

Plan:8 Town Planning Ltd

DAS with Proportionate Heritage Statement

Proposal: Alterations to the front ground floor elevation and siting of two air conditioning air handling units at rear roof rear.

Site Address: 5-7 Byrom Street, Manchester, M3 4PF

Prepared for T A Knox

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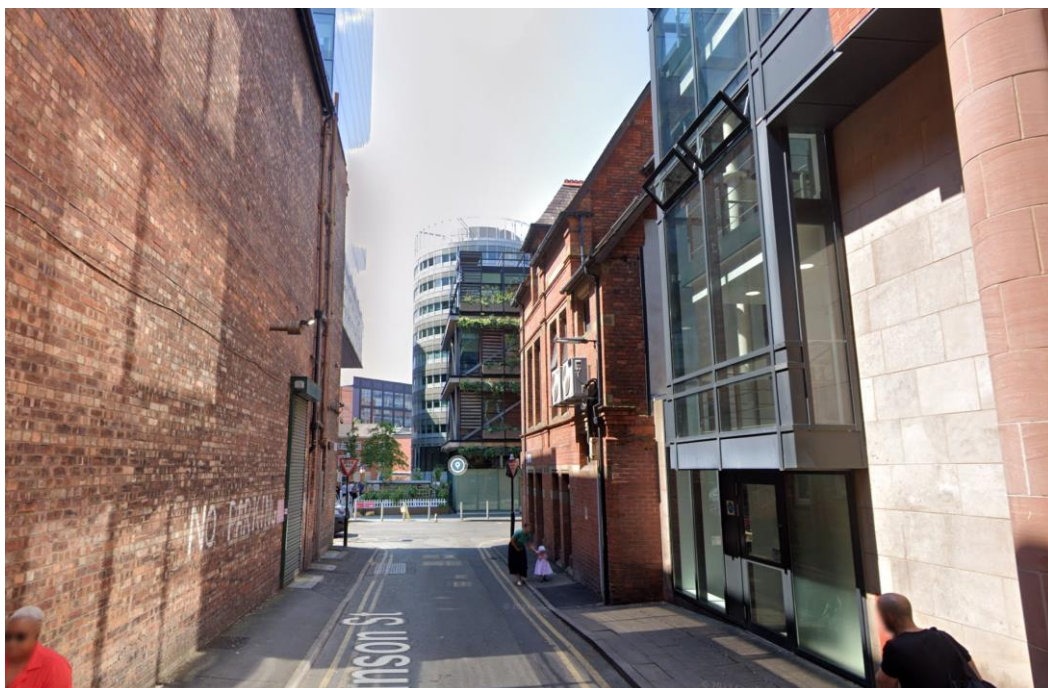
REGISTERED IN ENGLAND COMPANY NO. 06279898

M10 Maxron House, Green Lane, Stockport, SK6 3JQ

The subject property is 5-7 Byrom Street, originally the Friends' School. The property is not listed but does sit within the Deansgate and Peter Street Conservation Area.

The property is a three storey plus attic space and a basement property. It has three frontages, principally to Byrom Street and also to Atkinson Street and Byrom Place. The rear elevation abuts a modern 8 storey office building (which is clad in orange brick slips); the rear elevation of the subject property is obscured from view by the 8 storey modern. The other three elevations are similar to each other being each faced with Manchester stock bricks and with some stone masonry relief and stone base.

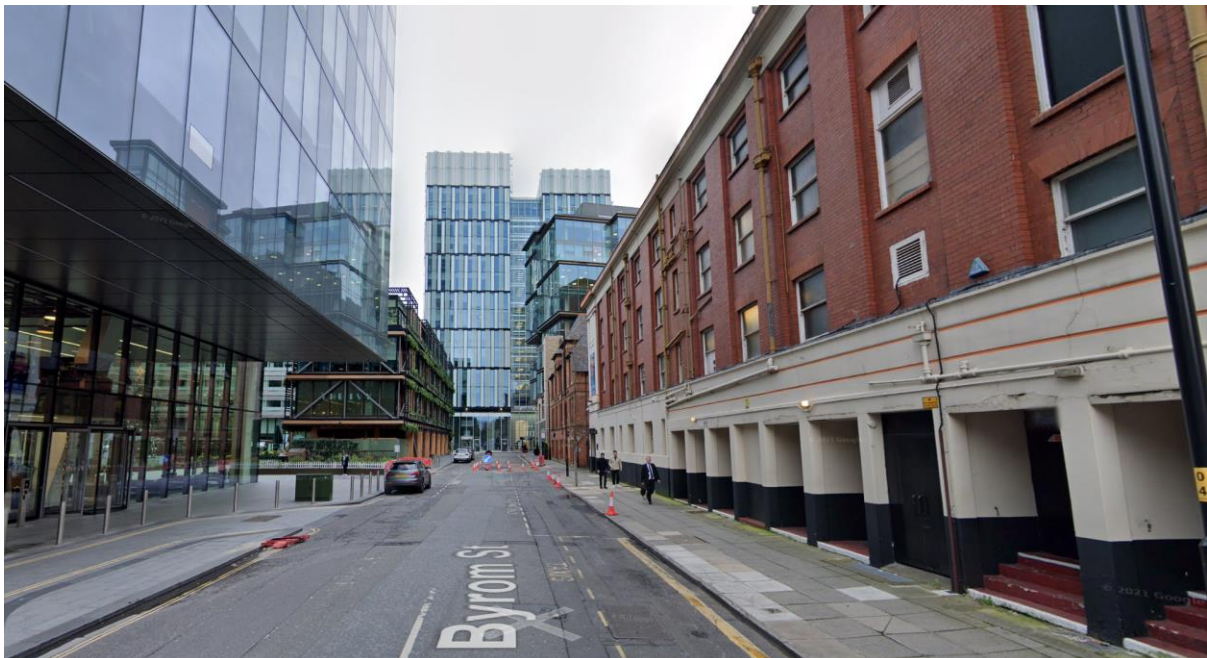
There are brick mullion piers between the windows at ground, first and second floors. Historically the entrance to the school was from Atkinson Street. The classrooms fronted Byrom Street and had full height windows which are ordered and with vertical emphasis. To the front elevation two windows have been replaced with entrance doors. All the original windows have been replaced. There are modern aluminium windows and doors in situ now. Modern bricks sit at the bottom of the ground windows, two courses with a tile topper, these bricks do not match the original bricks. There are various vents and holes in the street level front elevation, which provide ventilation to the basement. There is one listed building close by, The Opera House Quay Street which is a grade II listed property; as with most theatre buildings the rear elevation, which faces the side of the application property is without detailing. The image below shows the rear of the opera house on the left and the application property on the right hand side, also visible on the right is the 8 storey office block.

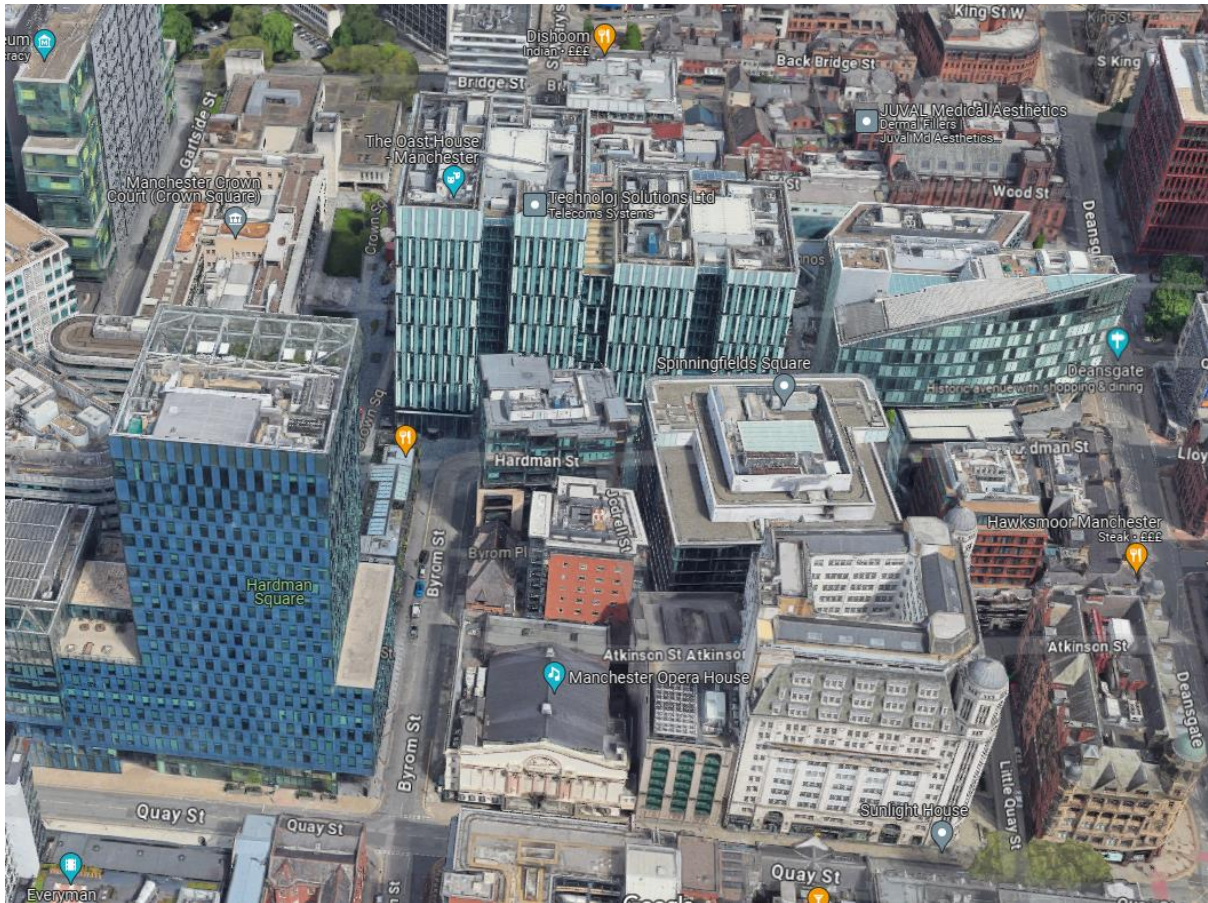


The above image shows some other modern buildings in the local area, the site is within Spinningfields where there are several tall glazed modern buildings. The image below left is a historic image of 5-7 Byrom Street and the image on the right is the same view today, clearly the back drop and setting have changed significantly.



The image below shows a view along Byrom Street looking north. The side of the opera house can be noted on the right beyond which is the application property. All other buildings are modern and glazed. The aerial image on the next page also demonstrates this.





Proposal

The proposed development involves alterations to the front ground floor elevation and siting of two air conditioning air handling units at rear roof rear. In detail the proposed works involve:

- Main entrance to be created by removing an existing mullion and create double door.
- An existing non original entrance door is to be changed from a door to window.
- Removal of existing 2 a/c units from ground level on the Atkinson Street elevation.
- New windows to match existing windows at ground floor, all other windows to be resprayed black
- External grills / vents for new M & E as per drawing
- Clean external stonework with water-based cleaning

Design and Access

This section of the statement responds to the Design and Access considerations as suggested appropriate in best practice guidance.

Amount

The proposal is for operational development for removal of two a/c units at ground level and installation of two a/c units at rear roof level. The proposal also involves the return of one of the existing doors to a window and the creation of a double door. The proposal is limited to the visual impact.

Layout

The floor layout will not significantly change aside from the change to doorways noted above.

Scale

The scale of the building will not change.

Appearance

The design is envisaged to complement the existing building.

Access

The proposal has no access implications. The siting of a double entrance rather than two single entrance doors will enhance security for the office building.

Heritage Planning Policy Framework and Appraisal

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role.

Paragraph 200 of the NPPF advises that planning applications submitted relating to Heritage Assets should bear in mind any designation records and other records. The area is described above and proximity to listed buildings. The Council have not published a formal Conservation Area Appraisal but have a section on the website describing the Conservation Area. The subject site is not mentioned within this guide.

The list description for the opera house confirms it was originally known as 'The New Theatre' only describes the front of the building. This is normal with many listings, but of course the very simple rear elevation does contrast to the front facing Quay Street. The minor elevation alterations to the subject property will not harm the setting of the opera house. The removal of the a/c handling units may offer a beneficial change to the setting of the opera house.

We consider that the proposal will not change the appearance of the wider area. The proposed alterations will not cause loss or negative change to views of or sequential views toward the listed buildings. There are other modern buildings closer and higher in relation to both listed buildings. As such we consider that the proposed development will not result in harm to the setting of the listed buildings.

Further in terms of the impact upon the historic environment the guidance surrounding setting of heritage assets is given in the NPPF glossary: *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."* (Glossary, NPPF, 2015).

Government guidance explains that an assessment of the impact upon heritage assets needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. The definition of significance (for heritage policy) is: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* (Glossary, NPPF, 2015).

It seems appropriate to consider the setting over time and the proposed development in context of all current surroundings. There have been significant changes with wholesale redevelopment of Spinningfields. This proposal will retain the significance of the heritage asset, the building itself, and the conservation area. The proposal here will have such a limited impact upon the character of the heritage assets, and not harming views over the site, that the proposal will result in less than substantial harm.

We find the proposal will provide a slight positive with the relocation of the a/c units. We also find slight positives from the removal of the non original bricks to the base of the ground floor windows. The rationalisation of two doors to one double door to the front elevation is slight negative in heritage terms with the removal of the mullion

pillar. Increased security for the business with having one point of entry to the office is a public benefit.

The NPPF confirms at Paragraph 196 that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.....” (Para 196 , NPPF).

We find that the proposal will lead to less than substantial harm. The benefits of the proposal are provided by re-use of an empty building. This building has been empty for months at a time over the last 20 years, we understand this has been in large part due to the awkward entrance lobbies and the narrow entrance doors. It is known that historic building preservation is best achieved through viable use. The building owner wishes to take on the building and use it for its lawful office use. In order to do so he wishes to have a double door onto the Byrom Street frontage.

There will be a positive impact for the long term preservation of the building. Positives will come from some minor elevation enhancements to the building as discussed above and the removal of the a/c units on Atkinson Street. There will also be improved security for the office, with greater natural surveillance of the street. There will be a positive impact upon for the economic impact of the area with the building being occupied and in the short term with local building contractors gaining employment. The proposal makes efficient use of land within the existing built-up area without causing harm to heritage assets.

The scheme can be considered in accordance with Manchester Planning Policy and the NPPF. Our assessment of the site, surrounding area and proposed alterations has reflected advice within local policies and the NPPF. The applicant respectfully requests positive consideration from the Local Planning Authority.