

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137959/FO/2023	
Date registered valid:	20 November 2023	
Proposal:	External and internal alterations to provide a new inclusive access and platform lift.	
Address:	Richmond House, 15 Bloom Street, Manchester, M1 3HZ	
Ward(s):	Piccadilly	Ward
Applicant:	Mr Andrew Underwood The Eagle	
Agent (if any):	Mr Daniel Waugh Dickinson Waugh Architecture Ltd	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 23 November 2023

Expired: 14 December 2023

Neighbour notifications

Printed: 23 November 2023

Expired: 14 December 2023

Site notice

Posted: Expired:

Press advert

Published: 28 November 2023

Expired: 12 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to ground floor of Richmond House at 15 Bloom Street which houses a private members club called The Eagle. Richmond House is a Victorian period building of red brick and stone. The ground floor facade is dominated by three stone arches, which would have originally all been windows. The left-most arch has been converted into an entrance for The Eagle, removing glazing, wrought iron fencing and the stone balustrade that would have cut across the archway. The other two arches remain in a mostly original condition.

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of area

The area relates to a neighbourhood of Manchester city centre known as the Gay Village. The area houses a number of different entertainment, dining and drinking establishments and is an internationally recognised cultural hub for the LGBTQ community and the city of Manchester.

Description of development

The development relates to the conversion of the right-most arch into a new entranceway, to provide inclusive access and a platform lift, together with the modification of the existing left-most arch so that, externally, the two entrances would be visually identical. This would entail the use of masonry and ironmongery from the right-most arch to reinstate the previous removed elements to the left-most arch. The new doorways would be fully glazed and frameless with glazed side and fascia panels set into a structural steel frame powder coated to match the existing timber window frames.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting a conservation area. Letters were sent to surrounding occupiers notifying them of the development. Two representations in support and one in opposition have been received as a result of this publicity, summarised below:

Supportive comment one - accessibility around the Village is poor, the works would help the disabled to feel less excluded and improve wellbeing

Supportive comment two - lack of accessibility in the Village, the works would enhance the area and people's experience of it, demonstrate a commitment to accessibility and help future proof the area

Objection - the proposed development would be unattractive, harm visual amenity and have a detrimental effect on the conservation area and local heritage. It could also create a risk of increased anti-social behaviour and have a negative effect on public safety.

Issues

Principle

The application seeks permission for elevational alterations to help facilitate a new disabled entrance to the tea-rooms on the ground floor. The site presents several constraints, including a 1.5m step change from street level to the tea-room itself, a narrow footway on both sides of the unit that precludes the use of a ramp, a historic timber stairway on the opposite side of the building that serves the upper floors and an existing platform lift to the basement inside the existing Bloom Street entrance to the club below.

Whilst permanent level access arrangements are preferred by the City Council, the step change precludes this at this site. Therefore, to allow for the incorporation of a platform lift that would manage the level change to the team room, a new entranceway is proposed to the Bloom Street elevation. The creation of an accessible entrance is supported by policy CC10 of the Manchester Core Strategy (2012), which promotes high-quality accessibility arrangements throughout the City Centre and its spaces.

Two comments received in support of the application have noted the general lack of accessible venue across the Gay Village and consider the proposal would provide significant benefits to both the accessibility of the area, the well-being of residents and help to deliver on the City Council's commitment to providing an inclusive and accessible city.

Visual amenity

The proposal would see the installation of two new doorways to the two peripheral archways on the Bloom Street elevation, with the central archway unchanged. The doorways themselves would be restrained in design, consisting of frameless glazed leaves surrounded by clear glazed side and fascia panels. These would then be set into a steel frame, powder coated to match the surrounding timber windows.

The right-most arch, where the accessible entrance is to be, would have a central portion of masonry, timber-framed glazing and ironmongery removed to incorporate the new glazed doors. The removed material would then be utilised to create a new entranceway in the left most arch.

This left-most arch currently comprises a low-quality, incongruous entranceway, which undermines the character of the building and wider conservation area.

The result would be to matching entrances, one for the tearoom on the ground floor and another to the basement club. This would create a sense of symmetry and balance to the elevation and help remedy to the harm to visual amenity caused by the existing doorway. Whilst the glazed doorways would be somewhat incongruous in the context of the building's otherwise traditional appearance, the design allows for the retention of a large amount of the historic material in the right-most arch. The doorway itself, which would have a lightweight and permeable quality, is considered to be relatively unobtrusive and would integrate well into the wider street scene.

Impact on heritage assets

The installation of a new doorway to facilitate the accessible entrance would result in a significant elevational alteration to a non-designated heritage in a conservation area. The new, fully glazed doorway would be read as a clearly modern intervention. In isolation, the installation of this doorway in the right-most arch would fail to preserve or enhance the setting of the conservation area, amounting to a moderate degree of less than substantial harm. On balance, this harm is considered to be mitigated by the redesign of the existing entrance in the left-most arch. This would allow for an overall uplift of the appearance to the elevation. Furthermore, the design approach would allow any historic fabric to be retained and reutilised.

The City Council has received an objection to the application, which considers that the proposal would negatively impact the appearance of the conservation area. This is considered to stem from the replication of the poor-quality existing doorway and the use of 'Ibiza style' signage as already in situ. The proposal, which would see the creation of a entrance of a more restrained design to both arches, is considered to mitigate against this concern as has been noted above. A condition attached to this approval would require the submission of a signage strategy for approval by the City Council, to ensure any new signage is placed behind the glass fascia panels.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Existing & Proposed RS 03B BLOOM STREET ELEVATIONS

-Drawing - Proposed RS 07C NEW DOORWAY DETAIL

-Drawing - Existing & Proposed RS 05B DOORWAY SECTION

All received by the City Council, as Local Planning Authority, on 29/01/2024

-Supporting Information HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT

-Supporting Information SUPPORTING STATEMENT

Both received by the City Council, as Local Planning Authority, on 01/09/2023

-Correspondence EMAIL RE: FRAME received by the City Council, as Local Planning Authority, on 02/02/2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to commencement, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any brickwork, fixing and joining and new doorways and windows including specifications of frame widths. The approved materials shall be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to commencement, full and final details of the internal elements of the accessible entrance, including stairway, platform lift, turning circle and refuge area, shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - To ensure that the accessibility of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC10, SP1 and DM1 of the Core Strategy.

5) Prior to the first occupation of the development a signage strategy for the unit building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, the signage shall comprise:

-1no. individual letter, non-illuminated fascia-level sign placed behind the glazed fascia panel

The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) Notwithstanding any manifestations required by Approved Document K of the Building Regulations, the window(s) at ground level, fronting onto Gun Street and George Leigh Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Eagle Bar, 20 Richmond Street, Manchester, M1 3NB
Rear Part Third And Fourth Floors, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Rear Part First Floor, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Front Part First Floor, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Bar Risa, 40 Chorlton Street, Manchester, M1 3HW
Ground Floor, 16 Chorlton Street, Manchester, M1 3HW
Second Floor Rear, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Third Floor Rear Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Second Floor Front, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Lower Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3JE
Flat 8, 10 Canal Street, Manchester, M1 3EZ
Flat 5, 10 Canal Street, Manchester, M1 3EZ
Flat 2, 10 Canal Street, Manchester, M1 3EZ
Fourth Floor And Mezzanine Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Flat 64, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 62, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 55, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 53, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 46, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 44, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 41, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 35, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 32, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 25, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 23, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Third Floor Front Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
40 Chorlton Street, Manchester, M1 3HW
28 - 30 Canal Street, Manchester, M1 3EZ
10 Canal Street, Manchester, M1 3EZ
Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
Flat 7, 10 Canal Street, Manchester, M1 3EZ
Flat 6, 10 Canal Street, Manchester, M1 3EZ
Flat 4, 10 Canal Street, Manchester, M1 3EZ
Flat 3, 10 Canal Street, Manchester, M1 3EZ
Flat 1, 10 Canal Street, Manchester, M1 3EZ
Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
First Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Flat 10, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 9, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 8, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 7, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 5, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 4, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 3, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 2, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 1, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 65, Canal Court, 28 Canal Street, Manchester, M1 3EZ

Flat 63, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 61, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 56, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 54, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 52, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 51, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 45, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 43, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 42, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 36, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 34, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 33, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 31, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 26, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 24, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 22, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 21, Canal Court, 28 Canal Street, Manchester, M1 3EZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Whitworth Street Conservation Area 1985

Area Team Boundary - Name: CENTRAL