

Planning, Design and Access Statement in support of the
Retrospective Planning Application for the

As-built Store Room including reclaimed timber enclosure with planters
and roller shutter; Main entrance pergola; external lighting; 1 nr fascia
sign comprising individual internally illuminated letters suspended on a
black frame and 2 nr internally illuminated projecting signs

At

Founders Hall
2-10 Albert Square
Manchester
M2 6LW

On behalf of the applicant



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Introduction

This statement has been prepared on behalf of JW Lees Ltd, Greengate Brewery, Grimshaw Lane, Middleton, M24 2AX and accompanies a Planning Application for the retained use of the as-built Store Room, Entrance Pergola and Lighting at Founders Hall, 2-10 Albert Square, Manchester, M2 6LW as indicated on the accompanying planning application drawings.

This statement has been prepared in accordance with DCLG Circular 01/2006, Section 3 Design and Access Statements in compliance with section 42 of the Planning and Compulsory Purchase Act 2004 (which substitutes section 62 of the Town and Country Planning Act 1990 and amends section 10 of the Listed Buildings Act) so that applicants must provide a statement covering design concepts and principles and access issues with a planning application and/or listed building application.

Proposal

JW Lees Ltd seeks full retrospective planning permission for the as-built Store Room including reclaimed timber enclosure with planters and roller shutter; main entrance pergola; external lighting; 1 nr fascia sign comprising individual internally illuminated letters suspended on a black frame and 2 nr internally illuminated projecting signs at Founders Hall, Manchester.

The as-built works provide an improvement to the existing on-site facilities. JW Lees Ltd seeks to work in a positive and proactive way, to propose a development that will improve the economic, social, and environmental conditions of the area, in line with the National Planning Policy Framework.

The proposal seeks to create a secure storage area for the beer garden tables, chairs and temporary barriers that are positioned on the pavement areas during closing times and also during trading times when public events are being held in Albert Square. The as-built works create an improved entrance to the existing public house and will provide improved trade areas for the existing public house business.

The Store Room has been built following consultation with the Local Authority and Greater Manchester Police and their requests to provide a secure store room for the storage of external beer garden furniture during times that Albert Square is being used for public events.

Please refer to Pre-Application Advice section for details.

Site Description

The proposal relates to the Founders Hall public house located within Albert Square in Manchester city centre and within the Albert Square Conservation Area.

The public house is located within the ground floor and basement of the building with offices above.

There is an arched brick recess / colonnade on the building's principle elevation on Albert Square elevation. An existing external beer garden area is located beneath the colonnade and on the pavement directly in front of the public house.

External beer garden tables and chairs located within the arches and beneath the colonnade are either stacked and chained up or brought into the public house outside of trading hours.

External beer garden tables, chairs and temporary barriers located on the pavement in front of the arches and colonnade are stored in the as-built store room outside of trading hours and also when Albert Square is also being used for a public event during trading hours.

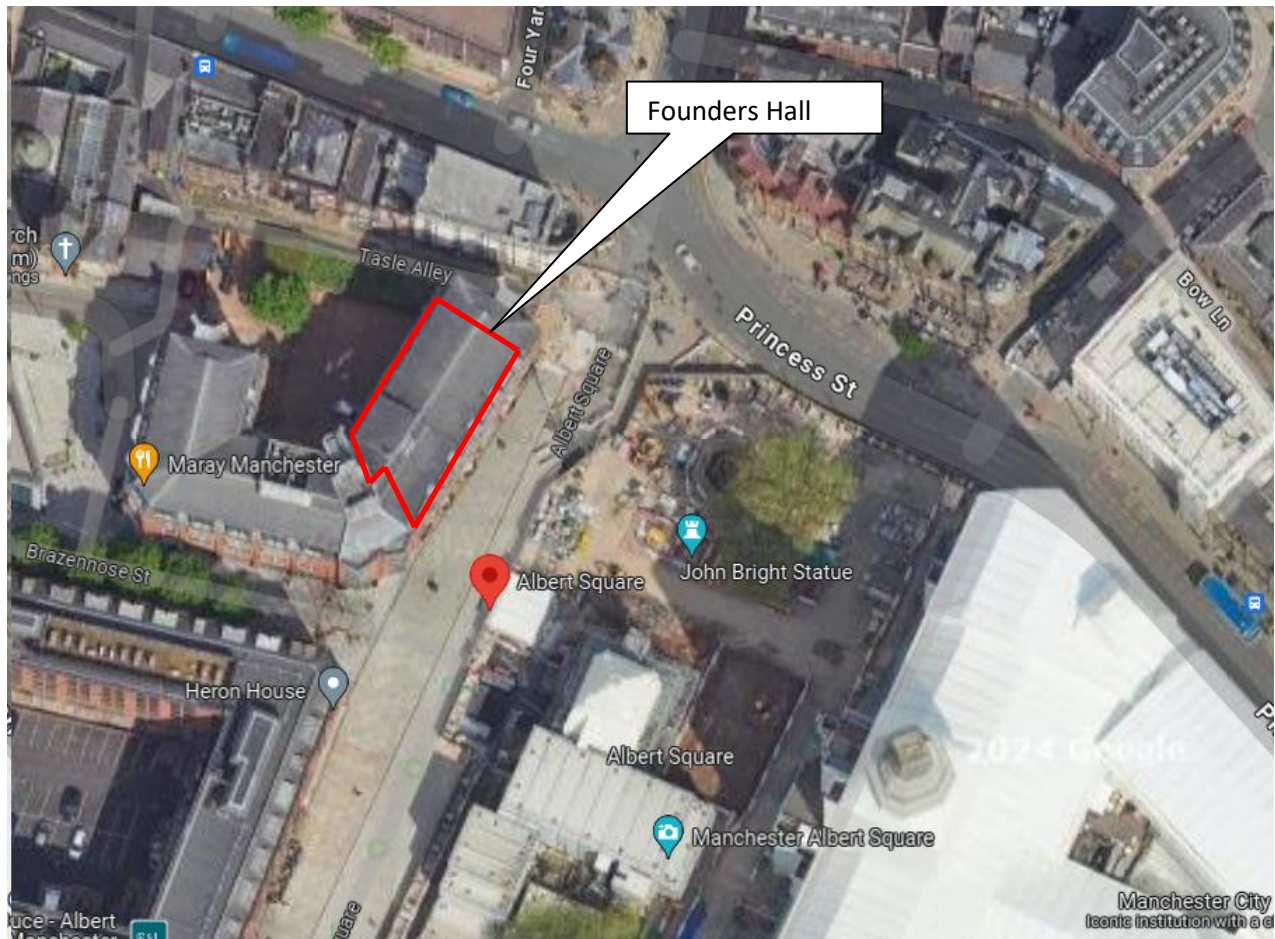


Image 1: Extract from Google Maps with application site boundary edged in red.

Planning Site History

105713/FU/2014/C1 - Use of external paving for the siting of tables and chairs and ancillary equipment associated with and ancillary to the restaurant/bar within the ground floor of 2-10 Albert Square – Application Approved.

Pre Application Advice

JW Lees attended a meeting Chaired by Ciaron Wilkinson (Strategic Stakeholder and Engagement Lead, City Centre Growth & Infrastructure) at Manchester City Council whereby JW Lees were requested to securely store all external furniture located on the pavement in front of Founders Hall during public event periods. These matters were discussed over several meetings between 6 and 12 months ago as part of the regeneration building works for Albert Square.

Additionally, Greater Manchester Police Design For Security letter dated 29.07.2014 recommendations state *"The tables, chairs and temporary barriers should be removed and*

secured within a locked storage area no later than 11pm". And, "Albert Square is often used for large public events; all outdoor furniture should be removed from this area during those times".

The as-built store room has been constructed on site as a direct response to the above and a copy of the Greater Manchester Police Design For Security letter is attached in Appendix 1 at the rear of this document.

Design

In respect of the design proposals, it was planned to carry out a sympathetic functional structures to complement the existing facilities.

The as-built store room is located within one of the existing arched brick colonnades to the left hand side of the existing public house.

The as-built signage reflects the new company branding and is located in the same positions on site as the original signs that have since been removed.

Use

Albert square is often used for large public events and the store room has been constructed to store the outdoor furniture including tables, chairs, barriers, etc, that is located on the pavement in front of the arches during those times in accordance with Manchester City Councils requests and Greater Manchester Police Design For Security recommendations (See appendix 1 at the rear of this document).

Layout, Amount and Scale

The size and scale of the store room has been designed to sit within one of the existing arched brick colonnades within the front elevation. The size and scale of the store room has been designed to accommodate the external furniture which will be removed from the pavement area for when Albert Square is being used for public events.

- The as-built store room has a footprint of approximately 12m².

Appearance

Soft landscaping has been introduced to soften the appearance and to provide a green element to the structure.

A black roller shutter within the colonnade provides security to the store room and compliments the colour of the existing public house powder coated aluminium entrance doors and shop frontage.

Please see following photos showing the as-built installation.



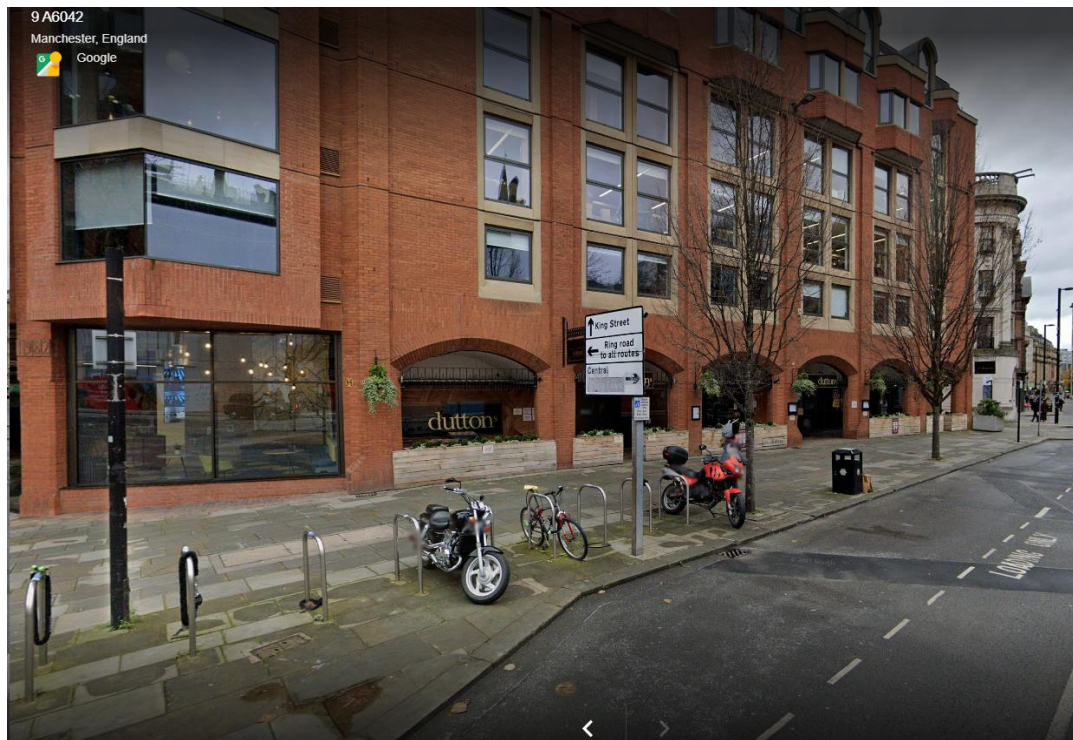
Photograph 1 – As-built external store enclosure wall constructed from reclaimed timber vertical boarding with herringbone upper and lower planters fixed within existing brick arch colonnade. As-built projecting sign visible on right hand column in same location as previously removed sign. As-built external lighting in same location as previous light fittings.



Photograph 2 – As-built roller shutter finished in black to provide access to secure external store enclosure. Roller shutter is obscured from view behind mobile planter.



Photograph 3 – As-built external store enclosure wall and 2 nr replacement projecting signs within street scene.



Photograph 4 - Google Street Scene dated November 2020 showing existing timber planters between arches which have since been removed.

Access

The existing pedestrian access points to the public house will remain as existing.

Community Safety

It is felt that the proposed works are, in planning terms, classified as 'minor in nature' and will not impact on the safety of local residence and the wider community.

The as-built store room will provide a secure store for the tables, chairs and barriers during trading times when public events are taking place in Albert Square and also during non trading hours.

Tree Protection

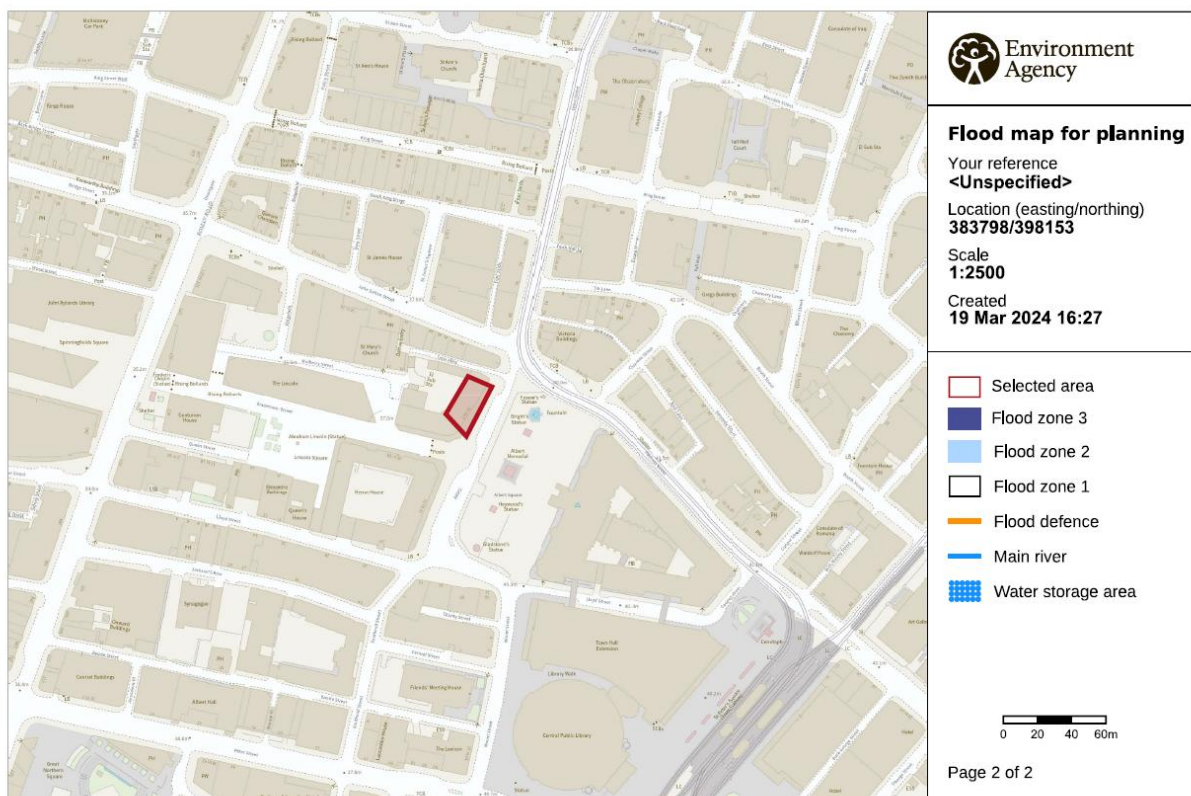
There are no trees on site that will be affected by the proposed works.

Employment

The as-built proposals will maintain current employment within the business.

Flood Risk

The Environment Agency Flood Map for Planning shows that the site is located in flood zone 1, an area with a low probability of flooding. See map below.



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Image 3: Environment Agency Flood Map for Founders Hall, Albert Square, Manchester showing that the site is located in Flood zone 1.

The proposed works are confined to existing hard landscaped areas. The as-built store room is located within the existing colonnade. Consequently there will be no change in any surface water run-off between the existing and proposed as-built layouts.

Drainage

There is no additional drainage connections associated with the as-built Store Room and there will be no additional surface water run-off resulting from the as-built works.

Ecology

The proposed works are confined to the existing hard surfaced areas adjacent to the existing pub business. On this basis we consider that as no flora or fauna will be affected by the proposals and as such a Preliminary Ecological Survey will not be required.

Environmental Impact Statement

The existing pub has an Energy Performance Certificate (EPC) Rating of 49 B which is already better than similar existing properties which typically have an EPC rating of 87 D.

The as-built store room is an unheated storage space that will have no impact on the current EPC and consequently Climate Change Mitigation measures are not relevant in this instance.

Advertisement Consent for As-built Replacement Signage

The as-built external signage comprises 1 nr internally illuminated individual letters fascia sign, 2 nr internally illuminated projecting signs and 2 nr internally illuminated menu boxes to replace the existing 3 nr internally illuminated fascia signs, 2 nr projecting signs and 2 nr internally illuminated menu boxes.

Please refer to separate document for details and images of existing and as-built replacement signage.

Supporting Documents

Please refer to the following drawings/documents for the as-built store room which support this application:

- 1288_JWL_01 Location Plan and Site Block Plan
- 1288_JWL_02 Existing Ground Floor Plan and Elevation
- 1288_JWL_03 Proposed Ground Floor Plan and Elevation

Conclusion & Summary

This application by JW Lees Ltd seeks planning permission for the as-built Store Room and replacement signage and associated works at The Founders Hall Public House, Albert Square, Manchester, M2 3XF as indicated on the accompanying drawings.

This supporting statement demonstrates that this proposal would:

- 1 Not impact the character of the Albert Square Conservation Area
- 2 Ensure the host building remains the dominant element in terms of size and appearance
- 3 Not harm the scale and character of the original part of the existing building
- 4 Not harm the character and appearance of the local area
- 5 Not harm the amenities of nearby residents and businesses
- 6 Have no adverse impact on highways
- 7 Have no detrimental impact on existing ecology and trees
- 8 Bring significant benefits to the customers / visitors to the public house
- 9 Provide a sympathetic and attractive addition and an improvement to an existing facility
- 10 Maintain existing employment
- 11 Reinforce the business model, attracting new customers and increased custom
- 12 Satisfy Local Authority and Greater Manchester Police recommendations and requests to provide secure storage for external furniture during public events in Albert Square

It is considered that the as built works are entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant full planning permission for the proposal.

Appendix 1

Letter below from Greater Manchester Police Design for Security dated 29.07.2014 requesting a secure storage area for external furniture located in Albert Square during public events and out of trading hours:

