

Jade3 Architecture Ltd

Job reference: 2021 enquiry 11
Address: Sakkusamba restaurant
Manchester House
The Avenue North
Spinningfields
Manchester
Date: 26-8-2023
Extra notes: **raised platform deck along part The Avenue North for external seating at Sakkusamba Manchester House, Manchester**

Design statement

The design statement is prepared in accordance with the CABE's publication – how to write, read and use them' (2006) headings.

Introduction

Sakkusamba occupied the former Artisan restaurant for a while and The Avenue North previously has a raised deck for external seating area. However, the Avenue North has been recently facelift with the street repaved but the existing raised deck was removed as a result. Due to the slight steep ramp, it is unable to provide tables and chairs that would be suitable for customers to dine and enjoy the external ambience.

The landlords are supportive of the idea of recreating this new raised platform deck but requested our client to check with planning department. We have also had a pre-application discussion via email dated 28th July 2023 with the planner, Mr Michael Pearson regarding whether or not a planning application is required since there was already a raised deck previously. Mr Pearson advised on 18-8-2023 that a planning application would be preferable and hence as a result, this planning is now being lodged.

At present, our clients group has a chain of a variety of cafes and restaurants in the following locations,

1. Estabulo, Leeds city centre at the Light shopping centre.
2. Fleur café is a sister branch of Estabulo, located in Raddison Blu opposite Estabulo, The Light
3. Estabulo Wakefield located at Merchant Gate
4. Estabulo Harrogate located adjacent to Everyman cinema
5. Estabulo Beverley located at Flemingate shopping centre
6. Estabulo Darlington located at Feetham Leisure

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7. Estabulo Doncaster located at Herten Triangle
8. Estabulo Barnsley located at Regent Street
9. Estabulo York located at Monks Cross
10. Estabulo Norwich at Riverside Leisure Park
11. Estabulo Sheffield at Leopald Square awaiting to be refurbished
12. Estabulo Durham at Riverside
13. Estabulo Aberdeen at Union Square
14. Casa Peri Peri is a sister branch of Estabulo Durham at Riverside earmarked to complete around November/December 2023
15. Casa Peri Peri is a sister branch of Estabulo, Wakefield at Trinity Walk shopping centre
16. Café Noor is a sister branch of Estabulo, Wakefield at Trinity Walk shopping centre. Café Noor concept is unique to other cafes as it is to be registered as a charity and some profits have already been donated back to the community to help assist with disadvantage children.
17. Sakku, Japanese sushi food Leeds at St Peters Square
18. Sakkusamba is a hybrid of Japanese and Brazilian tapas food at Bridge Street site
19. Sakkusamba Bradford at Broadway
20. Ikaro is a high end Michelin chef concept offering an ala carte style at former Panasea site, Manchester and earmark to launch in September 2023.
21. Ikaro is a high end Michelin chef concept offering an ala carte style at former East 59 site, Leeds and is earmark to commence refurbishment in September/October 2023.
22. and others

There are other new sites already planned in the country which will put Estabulo, Casa Peri Peri, Sakku, Sakkusamba, Fleur café or Cafe Noor amongst the elite group of high end chain of restaurants and cafes. Therefore Ikaro brand will create a new hybrid of restaurant styles for the restaurant chain.

As a result of covid, eatery concepts will need to change to suit the demand so this exciting fresh journey revitalising the former Artisan site

Description of proposals

This application seeks planning consent for the raised platform deck along part The Avenue North so that it will offer external seating experience during good weather. As mentioned, the raised deck were previously present but was removed recently when the Avenue North was facelift and repaved. Due to the slight steep ramp area, it is not possible to provide tables and chairs for their customers. The raised platform deck also provides some form of demarcation between the diners and the public

footpath. Most importantly it provides a safer and cosy area to enjoy the external dining ambience.



Recent facelift with new pavings along the Avenue North (as you can see there is a slight steep ramp which will not be suitable for placing tables and chairs externally for diners.

KEY ISSUES

- Planning Policy
- Visual/Residential Amenity
- Highway Safety

Planning policies

Applications are to be determined in accordance with the local planning policies. This planning application in this instance is straightforward as the raised platform deck

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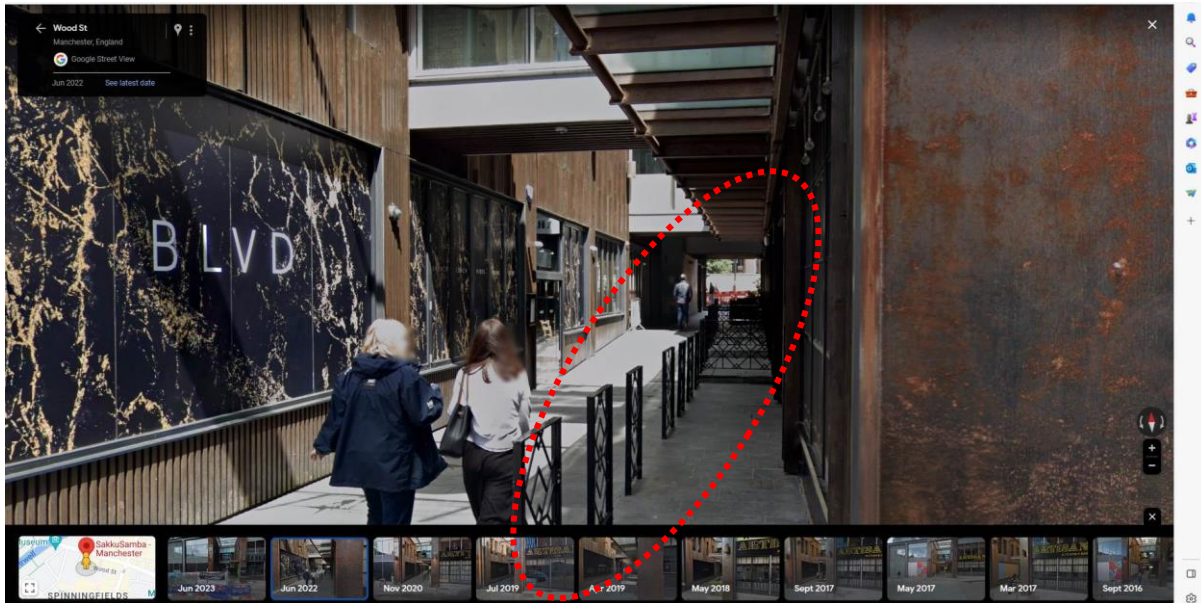


follows the previous layout which had already set precedent so that they will be consistent throughout the street.

The raised platform deck is made off site which is brought and assembled on site to suit. There are no fixings needed onto the existing newly facelift pavement. The design of the raised platform deck comes in 3 separate section within a metal or timber framed structure with composite floor cladding and slot into position. The frameless glass balustrades will fixed directly onto the frame once on site. The external appearance is modern and with the frameless glass will appear less clutter and will not affect visual appearance of The Avenue North street scene.



New pavings along the Avenue North



Excerpts of Google map showing The Avenue North with metal railing balustrades and also raised deck in the distance. The metal railings have been disposed and it is now intended to use frameless glass so that it is less clutter visually.

The National Planning Policy Framework (NPPF) is a material consideration. Relevant NPPF guidance is explained below.

Excerpts of National Planning Policy Framework (NPPF)

Chapter 12. Achieving well-designed places

Chapter 130.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The raised platform deck is essential to add the additional seating back into the restaurant but also creates a visual separation from the footpath.

Chapter 131.

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

An innovative design that is made off site to avoid health and safety issues to the public during assembly.

Visual Amenity

Notwithstanding this, since there was already an existing raised deck area but was removed which had set a precedent. The Avenue North is a tucked away small thoroughfare and is all commercial uses around. The addition of the raised platform deck will not affect the visual amenity of the area.

Highway safety

The NPPF states that suitable and safe access to a site should be achieved by pedestrians and vehicles should generally only be assessed in terms of its impact on visual amenity, and public/highway safety. As you can see, the Avenue North is a pedestrian thoroughfare that leads from Bridge Street onto Wood Street and beyond. The Avenue North is a pedestrianised secondary street and therefore already achieved safe access to the site and beyond.

Therefore the raised platform deck is not considered to give rise to any issues of highway safety due to their location being adjacent to the building façade and still allowing adequate width for pedestrian passing. It is within the already established retail and hospitality area which will not have any highways harm.



Proposed frameless glass balustrades to the raised platform deck along part of the Avenue North

CONCLUSION

The proposed raised platform deck is considered to be appropriate and would not detract from the overall character or appearance of the wider area.

It is considered that the raised platform deck proposal will not detrimentally impact on visual amenity of any neighbouring use or highways safety.

The application is therefore considered to comply with the statutory duties and relevant policies within the Manchester City Council Planning Policies and the National Planning Policy Framework. The raised platform deck application does not cause any significance to the area and respects the character within the Avenue North area and a positive consent should be awarded.



Prepared by



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for and on behalf of Jade3 Architecture Limited