

Stonegate Group

Slug And Lettuce 64 - 66 Deansgate
Manchester, M3 2EN
Planning & Heritage Statement



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1. Introduction

- 1.1. This Planning & Heritage statement has been prepared by Planning Potential on behalf of Stonegate Group, who are seeking to obtain listed building consent for internal works involving decoration, upkeep and minor alterations at Slug & Lettuce, 64-66 Deansgate, Manchester, M3 2EN.
- 1.2. The application site is located on the west side of Deansgate and is designated as a Grade II listed building. The history of the property suggests that it was originally constructed in the mid to late 19th Century and appears to have been a china and glass shop before being converted into a public house. It is apparent that the ground floor interior of the building has been much altered in the 20th Century.
- 1.3. The application site has been the subject of several refurbishments works in the past. Most recently under planning app ref: 135585/LO/2022 a series of internal works were approved on 08/03/2023. It is important to note that the works approved under 135585/LO/2022 have not been implemented.
- 1.4. The most recent permission (135585/LO/2022) coincided with a redesign. Resultingly, the applicant now aspires for 64-66 Deansgate to act as a landmark site for the Slug & Lettuce brand. It should be noted that whilst proposals differ, the vast majority of works proposed were approved by the Council as part of planning app ref: 135585/LO/2022.
- 1.5. The long-established public house is a well-used and an important local facility. The sensitive and considered proposals represent routine upkeep and maintenance of the venue, whilst respecting its heritage status, helping safeguard and futureproof the important role it plays to the local community.
- 1.6. This statement comprises the following sections:
 - Section 1 – Introduction
 - Section 2 – The Site and Surrounding Area; Planning History
 - Section 3 – Development Proposals;
 - Section 4 - Planning Policy Context and Other Material Considerations;
 - Section 5 – Heritage Justification Assessment;
 - Section 6 – Conclusion
- 1.7. A suite of supporting drawings and documents has also been submitted alongside this Heritage Statement. This includes:
 - Site Location Plan;
 - A full suite of existing and proposed plans and drawings
- 1.8. This Statement details the proposals and demonstrates how the development accords with the latest national and local planning policy framework, without having any adverse impacts on relevant heritage and material considerations, namely from a heritage and conservation perspective.

2. The Site and Surrounding Area

- 2.1. The site itself comprises an attractive, mid-late 19th Century four storey building, with an external seating area. The ground floor and part of the basement fall under the demise of the applicant and comprise the Slug and Lettuce venue. The application site is located on the west side of Deansgate and is designated as a Grade II listed building (ID 1210025).

Figure 2.2 - Slug and Lettuce 64 - 66 Deansgate, Manchester, M3 2EN



Source: Google 2022

- 2.2. The listing description of the property notes the architectural and historic interest of the external appearance of the building, in particular its piers, cills, pilasters, friezes, arches, keystones, moulded heads and architraves.
- 2.3. Deansgate is principally a shopping, leisure and commercial area and is clearly part of the commercial core of the city, characterised by a mixture of retail shops, bars, restaurants and other commercial uses. The surrounding area has the characteristics of a typical busy and bustling city centre, with high levels of activity from early morning until late at night. It should also be noted that the site borders the St. Ann's conservation area.

Planning History

- 2.4. The application site has been subject to several refurbishment works in the past. Recent evidence of previous refurbishment is as follows:
- Planning App ref: 102957/LO/2013/C1 - Listed Building Consent for the refurbishment of the ground and lower ground floor (approved 20.12.2013).

This application predominantly comprised of repainting of surfaces and replacement floor covering throughout the premises. There was also a minor alteration to the interior layout of the building, comprising small scale alterations to the glass wash area at ground floor. Works were also approved in the bathrooms, which included new veneer cubicle doors; tiling' new IPS system; vinyl flooring and decoration throughout.

- Planning app ref: 135585/LO/2022 – Listed building consent for refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeep and minor alterations.

The agreed works as part of this application were deemed appropriate and would not lead to any loss or original/historic fabric and would not harm or conceal ornate core features of the Grade II Listed Building. Similar internal works were carried out in 2006 and 2013 to the building and they have not been considered to have caused any harm to the heritage asset. Resultingly, internal refurbishment in this instance was concluded to result in a low level of harm to the significance of the building, particularly as works are revisable. The level of harm is considered to amount to less than substantial as defined within paragraph 202 of the NPPF.

- 2.5. The public house was also refurbished in 2007, following the grant of requisite listed building consent (planning ref: 081533/LO/2006/C1). These approved alterations were undertaken throughout the ground floor and basement. This comprised new floor coverings; repainting throughout; altered bar layout; new glass wash area; new mosaic screens; stud partition work; fixed seating; repairs to floor tiles; new vanity units and mirrors.
- 2.6. As mentioned previously, it is important to highlight that that the interior of the ground floor and basement of the building has been much altered significantly in the 20th Century, with the Council welcoming the refurbishment of the application site. The listing description does not note any internal features and it is considered that scale of proposals is no more significant than that previously approved.

3. Development Proposals

- 3.1. This application seeks listed building consent for refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeep and minor alterations at Slug & Lettuce, 64-66 Deansgate, Manchester, M3 2EN.
- 3.2. Works proposed are no more contentious than that previously approved and, in some instances, have already been previously approved by the Council as part of planning app ref: 135585/LO/2022. The proposed schedule of works can be seen via the proposed ground and part basement floor plan (drawing ref: 4267-LB02E), however, for completeness, proposed works are as follows:

Ground Floor (Proposed)

- Existing Drink Shelf to be removed.
- Removal of brick slip finish (Modern addition) in the central area. Wall to be over boarded to allow new wallpaper finish detailed in 4276 - LB08B.
- New upper back fitting in the bar server area.
- New feature seating booth as per drawing ref: 4267- LB05D.
- New cocktail masterclass backfitting; 2no new bottle coolers; Belfast sink; central cupboard and framed living wall to be positioned in the central area (with Neon Cocktails sign).
- 4no. New feature VIP seating booths.
- Existing cocktail masterclass backfitting to be removed and replaced with new dining height seating.
- Opening between lounge/dining area and central area to be infilled with materials that match the existing.
- Existing framed mirror in the lounge/dining area to be removed and wall will be made good.
- 2no. Timber Raft (Type 1) in the lounge/dining area (see drawing ref: 4267-LB02E & LB03B).
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).
- The proposed staircase timber finish retained as existing, with replacement nosing's as required (match location and size of existing)
- 2no. feature birdcage and seating booths as per drawing ref: 4267-LB02E

Ground Floor (Approved as part of planning app ref: 135585/LO/2022)

- Installation of cherry blossom tree.
- Existing doors and ironmongery to be retained and made good.
- New bar walk tile to be installed.
- Existing display cabinet to be retained. Existing pendant light fittings to be replaced and shelves redressed.
- New coir matting to be installed in existing lobby.
- Pendant light fittings to be suspended from ceiling.
- 2 no. circular Birdcage seating booths.
- 2 no. new timber ceiling rafts.
- New bar server.
- 1 no. large VIP seating booth. Formed via a metal framework and pendant light to be fitted from top cross bar.

- Cocktail masterclass back fitting including cabinetry, glass prongs and shelving. Central panel to include faux living wall with LED cocktail.

Part Basement (Proposed)

- Ladies and Gents toilets to be switched over and fully refurbished
- Refurbishment of ladies toilets – New vanity unit with new taps and WHBs; re-use 3no. existing WC's to allow for new white seats and flush mechanisms; 6no. new WC's and new flush mechanisms; Retain 3no. existing cubicle partitions and give them a new tile/wallpaper finish; 3no. new cubicles with associated studwork and partition system, which include new cubicle doors, frames and arches; new tiled finish and wallpaper throughout; New vinyl floor; new illuminated selfie mirror and full height vanity mirrors; new Make-up shelf with illuminated mirrors; 1no. new radiator; LED lighting to the bathrooms perimeter.
- Refurbishment of male toilets – removal of 3no. existing cubicles and surfaces made good; New vanity unit and 5no. new WHB's and taps; New IPS system to walls and re-use existing urinals; 3no. new W/C's; retain remaining cubicle walls to allow wall finished; decorate existing cubicle doors and architraves; New black IPS system/Panels to cubicles; New tiled finish; New vinyl flooring; New illuminated Vanity mirrors.
- Basement Lobby to receive new wallpaper finish; vinyl floor and new illuminated selfie mirror. Existing escape stairs to receive new paint finish.
- Existing Lobbies (entrances to toilets) will receive panelling and décor T&G Dago panelling and decorative finish. Existing doors and ironmongery to be retained & made good. New matting will be installed.
- Stairs and Walls to the basement will receive a new decorative finish and new vinyl flooring.
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).

Part Basement (Approved as part of planning app ref: 135585/LO/2022)

- Refurbishment of male toilets – New vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Paint applied to walls above tiling everywhere else.
 - Refurbishment of female toilets - New vanity unit with countertop basins and taps; New tiling with side illuminated mirrors fitted to the wall above each basin. Wallpaper finish applied to walls above tiling everywhere else. Large mirror to be included in toilets.
 - Upkeeping and upgrading of the existing lobby.
- 3.3. As mentioned, further details are contained within the accompanying plans pack which includes information of the finishes schedule; materials; works to original/modern additions and photographic references of the proposals (prepared by Fusion by Design).
- 3.4. It is important to note that all alterations relate to more modern additions to the building and have no impact on any of the identified heritage features or its significance. Further, the alterations proposed are sympathetic and appropriate given the context of the building and previous refurbishment.
- 3.5. The proposals are considerate of the existing context of the site and surrounding area and have been designed in compliance with local and national policy objectives. Proposals have also meticulously considered the Council's previous assessment of proposed works.

4. Planning Policy Context and Other material Considerations

- 4.1. The Planning System is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, (when taken as a whole) unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (July 2021)

- 4.2. The content of the NPPF is a material consideration.
- 4.3. Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 4.4. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 4.5. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF adds that developments should be safe and accessible.
- 4.6. Chapter 6 promotes a strong and competitive economy, with paragraph 84 confirming policies and decisions should enable the retention of development of local services and facilities, including public houses.
- 4.7. Chapter 12 sets precedent by which planning can achieve well-designed places, which is a key component of what constitutes sustainable development.
- 4.8. Chapter 16 concerns itself with conserving and enhancing the historic environment. Section 5 of this statement goes into more detail on this point.

Manchester Core Strategy (July 2012)

- Policy CC 9 'Design and Heritage'
- Policy CC 10 'A Place for Everyone'
- Policy EN 1 'Design Principles and Strategic Character Areas'
- Policy EN3 'Heritage'

Saved Policies Unitary Development Plan (1995)

- Policy 19.1 'Listed buildings'
- 4.9. The proposed minor works at the application site will have no impact on the character or appearance or the historical importance of the listed building. Indeed, the proposed investment in the refurbishment of the building is aimed at increasing the site's vitality and interest and will maintain its historic character. Consequently, the proposed minor works accord with all relevant planning policies.

5. Heritage Justification Statement

Figure 5.1 – Existing Internal Layout of 64-66 Westgate, Deansgate, Manchester M3 2EN



Source: Planning Potential site visit on 12.01.2023.

- 5.1. The Slug & Lettuce is a Grade II listed venue, owing to its special architectural or historic interest. The site was listed in 1983 and the entry comments on the property as below:
- *Shop with offices over. Mid to later C19. Ashlar (roof concealed). Rectangular plan at right-angles to street. Eclectic style. Four storeys, three-and-a-half bays (half-bay to left), with banded piers to ground floor, enriched sill-band to 1st floor, left bay slightly projected from this level and giant pilasters to the other bays, panels between 1st and 2nd floors, dentilled friezes to the full bays, enriched frieze above and prominent cornice with balustraded parapet. The ground floor has 3 wide semi-elliptical arches with figured keystones (the heads of 2 arches with lettered glass bands "T.HAYWARD & CO GLASS & CHINA"), the arches filled with glazed screens, and a round-headed doorway to the left (now containing an inserted C20 door) with a stone balcony to the window above; the 1st floor has large round-headed arches with imposts and enriched keystones, containing coupled round-headed windows. At 2nd and 3rd floors each bay (except the half bay) has 2 windows, those at 2nd floor round-headed with set-in shafts and enriched moulded heads and those at 3rd floor segmental-headed with moulded architraves and raised moulded sills. Interior of ground floor altered; otherwise, not inspected.*
- 5.2. Where proposals affect a heritage asset, paragraph 194 of the NPPF requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting so that impact can be properly assessed. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The NPPF goes on to state that weight should be given to the asset's conservation (para 199).
- 5.3. Any decisions where listed buildings are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as applying the relevant policies in the development plan and the National Planning Policy Framework.
- 5.4. Adopted local policy, particularly UDP Policy DC19.1 (Listed Buildings) states that the Council will have regard to the desirability to securing the retention, restoration, maintenance and continued use of listed buildings and to protect their general setting. The Council will not permit any internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character. Nevertheless, the Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will therefore be taken in determining applications for uses in listed buildings.
- 5.5. The significance of the heritage asset (the application site) relates namely to the buildings architectural interest, as referred to in the listed building entry which comments favourably on several external features. The listing makes no reference to any internal features. This in itself is significant, as the proposed internal works have no impact on the identified heritage assets. Further, the internal works

proposed are sympathetic and appropriate given the context and include the replacement of existing more modern additions to the building. For instance, works to the ground floor, particularly the ceiling raft; new bar server; new birdcage seating and seating booths will enhance the vitality of the works, but not alter internal structural aspects of the building. Favourably, more sensitive making good works to the original features, such as to the doors and ironmongery are proposed.

- 5.6. With regards to the proposed works on the ground floor, the preservation of existing doors, ironmongery balustrade and parquet flooring will ensure necessary and sympathetic upkeep. The flooring in the rear lobby area; toilets and certain areas of established seating will signify a new vinyl flooring to which will replace the existing which had been fitted during a previous refurbishment at the property. These level of changes have previously been accepted by the Council and would have no impact on original building fabric, offering a safe, practical, and comfortable material layout for the benefit of both staff and customers, and subsequently contributing to the aesthetic character of the interior. The scale of work to modern additions can be seen as part of drawing ref: 4267-LB02. Therefore, proposed works will simply improve the quality of the internal environment and once again will contribute to a practical and contemporary refurbishment.
- 5.7. New features include Slug and Lettuce VIP seating booths; birdcages and seating booths, new backfitting to the rear of the existing cocktail masterclass section, will include upgrades to modern additions to ensure efficient operation and secure storage. . In terms of the implications for the historic fabric of the listed building, the proposed works to the ground floor would cause no detriment or harm. The internal alterations proposed will result in only a minor impact on contemporary fabric of the building and this must be considered in the context that the internal layout has been substantially altered in the past and there is nothing of note relating to the interior of the building in the formal listing description. As a result, the internal works represent generic maintenance and up-keep through the sensitive & commensurate re-decoration throughout to allow for the continued beneficial use of the listed building. Further, works will enhance customer experience and evolve the aesthetics.
- 5.8. Works in part of the basement are focussed on toilet facilities and the existing lobby. The toilets will be fully refurbished; including vinyl and wallpaper finishes throughout. The works will also see upgrades in facilities, with new taps; radiators; toilet seats and selfie and vanity mirrors. Similarly, the lobby will receive decorative wallpaper finishes and a new matting will be installed. Again, proposals are sympathetic and no more contemporary than that previously approved. Where necessary, existing doors and ironmongery will be retained and made good.
- 5.9. Agreed finishes can be seen via plan ref: 4267-LB10A; 4267-LB11A & 4267-LB12A.
- 5.10. It should be noted that as part of this planning application, partition walls that currently form existing cubicles, are proposed to be removed. The NPPF and PPG make it clear that the public benefits must flow from the development and must be of a nature or scale that would benefit the public at large.
- 5.11. As you can see from figure 5.2 below, the existing layout of the toilets is restrictive, particularly with regards to manoeuvrability:

Figure 5.2 – Existing toilet facilities



Source: Planning Potential Research

- 5.12. The removal of partition walls does not impact the dimensions of the original built form/layout of part of the basement. The proposed alterations simply relate to the removal of modern fabric, and as a result, will maintain the historic use (toilets) and character of the part of the basement.
- 5.13. Overall, the works proposed are considered to be very similar to that previously approved and have no impact on the identified heritage assets noted within the site's listing and are simply an evolution of a previous contemporary refurbishment that has been welcomed by the Council. The works present enhancements to the building that will help contribute to the public benefit through the continued maintenance and up-keep of the building, as supported by local and national policy, in turn helping to preserve and enhance the character and appearance of the asset.

6. Conclusion

- 6.1. The proposal seeks to obtain listed building consent for internal works involving the refurbishment of the Ground Floor and Part of the basement at the Slug and Lettuce 64 - 66 Deansgate, Manchester, M3 2EN. The works principally consist of redecoration, upkeeping of existing features/materials, as well as the introduction of:
- 2no. Circular Birdcage Seating Booths
 - Seating booth as per drawing ref: 4267-LB05D
 - New Bar Servery
 - Installation of a new cocktail masterclass backfitting
 - 4no. New Feature VIP seating booths
 - Opening between Lounge/Dining Area and Central area to be infilled with materials that match the existing.
 - 2no. Timber Raft (Type 1) in the Lounge/Dining area.
 - New vanity units in Male and Female toilet facilities.

Importantly, none of the works proposed will impact the external features of the building.

- 6.2. This planning and heritage statement demonstrates that the principal issues associated with the proposed works are acceptable in policy terms and the public benefit of the scheme outweighs any prospective harm upon the host building and neighbouring heritage assets (see NPPF paragraph 202).
- 6.3. Public benefits attached to the proposals include an upgraded appearance of the internal areas to improve the aesthetic appeal and comfort of the venue for the enjoyment of customers; and the improved practicality of the material palette, the bar service area and toilet facilities, which will enable our client to deliver a more efficient and hospitable level of service, whilst improving customer facilities.
- 6.4. Granting this permission will enable the Stonegate Group, to provide a more hospitable service at the premises, simultaneously evolving their contemporary and practical internal arrangement, which again, will not present harm upon the value of the heritage asset.
- 6.5. The Heritage Statement has demonstrated that there is nothing in the NPPF, or adopted local policy, to identify this type of development as being unsustainable or which precludes in principle, development of this type within this location. This is echoed in the site's planning history, whereby the Council have welcomed this level of refurbishment at this location previously. Proposals in this instance are simply renovation work to assist in the continued economic success of this existing beneficial use of a listed building. Therefore, the proposed upgrades to the application site's interior will not have an adverse effect on either the internal or external character of the listed building.
- 6.6. It has been demonstrated throughout this Statement that the proposals comply with the NPPF and all relevant local policies, and planning permission for the internal redecoration and minor alterations should be forthcoming.