



CAROLINE TAMWORTH PLANNING

Planning and Design

PLANNING AND LISTED BUILDING CONSENT APPLICATION

PROPOSED CHANGE OF USE OF PART OF BASEMENT FROM CAR PARK AND STORAGE SPACE TO DRINKING ESTABLISHMENT (SUIS GENERIS) INCLUDING REMOVAL OF WALL MOUNTED AIR CONDITIONING UNITS TO FORMER LOADING BAY, INSTALLATION OF LIFT TO ENTRANCE, DEMOLITION OF NON-ORIGINAL INTERNAL WALLS, EXCAVATION WORKS AND INTERNAL ALTERATIONS TO ACCOMMODATE BAR, SEATING AREAS AND TOILETS

LLOYDS HOUSE, JACKSONS ROW, MANCHESTER, M2 5ND

PLANNING, DESIGN & ACCESS
STATEMENT

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On Behalf Of

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1.0 The Site

1.1 The application site comprises part of the basement area and a ground floor gated entrance point of the grade II listed Lloyds House, an imposing part four and part five storey red brick building, with additional basements, built as a packing warehouse in 1867-1868. The building has two main frontages, on Lloyd Street to the north and Jackson's Row to the south. Access to the application site is from Jackson's Row.



1.2 The site is surrounded by a variety of commercial uses including clubs, retail and eating and drinking establishments at ground floor level and office accommodation and similar uses above.

1.3 Albert Square is located to the north east. The junction of Jackson's Row with Deansgate is approximately 90 metres to the west and its junction with Southmill Street a similar distance to the east.

2.0 The Proposal

2.1 The application seeks consent for the change of use of part of the basement of the building to a drinking establishment. Customer access to the new use will be from an existing staircase within a former loading bay to the Jackson's Row frontage. A platform lift will also be installed to provide disabled access. The large metal gates to the frontage will be retained and refurbished along with the staircase and railing surround. The cobbles will also be retained. The redundant air conditioning units will be removed from internal rear wall to expose the original building fabric. Surface mounted concealed up-lighters will be installed within the entrance area to provide low level lighting to highlight the original features and fabric of the building and to light the staircase.

2.2 The stairs will lead down to a welcome area and small waiting area before opening up into a seating area with a mix of low and high level seating and booths. New stud partition walls will separate the bar from the remaining basement area with two exit points for emergency and staff access to waste bins. A small number of non-original sections of wall will be removed to better expose the fabric of the building but all of the cast iron columns will be retained along with the brick vaulted ceilings and original features such as the hoist which will be protected with clear casing and illuminated with non-fixed lighting.

2.3 An area of floorspace below the vehicle ramp will be excavated to create a corridor leading to the toilet area.

2.4 Furniture will be free-standing, including the bar, and the lighting will be fixed to non-original fabric.

2.5 The design has been very much heritage-led with extreme care taken during the design process by the architect and applicant to retain and enhance the original features of the building to secure a high quality venue.

2.6 The existing ramped vehicular access to the basement will be unaffected.

2.7 The proposed hours of operation of the bar are:-

17:00 – 03:00 Sunday to Thursdays

17:00 – 03:00 Friday and Saturdays

2.8 Detailed plans prepared by Mors + Harte Architects are provided.

3.0 Planning Policy Context

3.1 The application site is located within the city centre and the Albert Square Conservation Area on the Proposals Map read in conjunction with Manchester City Council's Core Strategy and associated Local Plan documents.

3.2 The following Core Strategy policies are relevant:-

- Policy SP1 - Spatial Principles
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy CC1 - Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 - Visitors – Tourism, Culture and Leisure
- Policy CC9 - Design & Heritage
- Policy C1 - Centre Hierarchy
- Policy C10 - Leisure and the Evening Economy
- Policy T1 - Sustainable Transport
- Policy EN3 - Heritage
- Policy DM1 - Development Management

3.3 The following 'saved' Unitary Development Plan (UDP) policies are also relevant:-

- Policy DC10 - Food and Drink Uses
- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings
- Policy DC26 - Development and Noise

3.4 Advice contained within the Council's 'Guide to Development in Manchester' Supplementary Planning Document and the National Planning Policy Framework (NPPF) is also relevant.

Core Strategy Policy SP1

3.5 Policy SP1 states that the Regional Centre will be the focus for economic and commercial development along with retail, leisure and cultural activity, and high-quality city living. The policy puts an emphasis on accessibility, in particular walking, cycling and public transport and improving sustainable access to jobs, services and education.

3.6 The site is located within the heart of the city centre and is therefore well connected to public transport with walking and cycling also feasible modes of transport for customers and staff. The proposed use will add to the range of drinking establishments within the area and the vitality of this part of Manchester.

Core Strategy Policy EC1

3.7 This policy seeks to secure opportunities for employment and economic growth across Manchester with the city centre highlighted as a key location for employment related development.

3.8 In line with this policy the development proposal will assist in ensuring the continued social, environmental and economic regeneration of the city by making use of underused floor space within an existing historic building by creating a high quality and sympathetically designed space for a use that is complementary to the established character of the area.

Core Strategy Policy CC1

3.9 Policy CC1 states that the city centre and its fringe are to be the focus for Manchester's employment growth. Policy CC1 also states that developments which lead to the more intensive use of employment land and creation of additional floor space will be supported.

3.10 The basement area of the building is currently underused. A large number of car parking spaces will remain within the remainder of the basement area but the area to be occupied by the new bar, which is currently used for a small number of awkwardly placed spaces and storage that is no longer required, will create new employment opportunities for several members of staff and make a direct contribution to the local economy.

Core Strategy Policy CC4

3.11 Manchester is the third most visited city of the UK after London and Edinburgh and has a rich artistic, architectural, theatrical and musical culture.

3.12 Policy CC4 states that:-

"The City Centre will be the focus for culture and leisure in the City Region."

3.13 As well as its wealth of art galleries, museums, theatres and sporting venues Manchester is renowned for its varied and vibrant nightlife with a vast range of venues to suit most tastes from restaurants and traditional pubs to clubs and contemporary and themed bars.

3.14 The proposed bar is being created by an experienced operator who has vast knowledge of the food and drink sector. Having successfully operated the award winning Speak in Code at 7 Jackson's Row (immediately adjacent to the application site) for some time the applicant wishes to build on this success and create an additional separate venue with a slightly different feel but still offering the same high-quality experience. Allowing the characteristics of the fabric of the historic building to lead the way during the design process is key in creating an inviting environment and an innovative drinks menu for customers.

3.15 In view of the above the proposal is in line with the provisions of policy CC4 and will assist in improving facilities for Manchester's visitors and residents.

Core Strategy Policy CC9

3.16 The policy wording states:-

"Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment."

3.17 For the reasons stated above and below the proposed development is fully compliant with the provisions of this policy.

Core Strategy Policy C1

3.18 This policy sets out the hierarchy of centres for new development with the city centre named as the regional focus for commerce, culture, leisure and tourism.

Core Strategy Policy C10 & Saved UDP Policy DC10

3.19 Core Strategy policy C10 states that:-

"New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to [specified] considerations.."

3.20 The proposal will not lead to a negative cumulative impact as a result of an over-concentration of similar uses. There are other drinking establishments within the area but there are also many other complementary commercial uses within the vicinity, particularly at upper floor level. The basement location of the new bar will not result in a significant change to the current level of active frontage of the building, aside from the improvement of the entrance. Jackson's Row is not an established shopping location and is the ideal location for the new use.

3.21 In line with the policy, the proposed use will not lead to a detrimental impact upon the amenity of surrounding land users by virtue of noise, traffic or disturbance.

Core Strategy Policy T1

3.22 The site is within a highly sustainable location being accessible on foot or by cycle and by public transport. Due to the nature of the use customers are unlikely to visit by car.

Core Strategy Policy EN3 & Saved UDP Policies DC18 & DC19

3.23 Policy EN3 seeks to encourage development that protects, conserves and enhances Manchester's heritage assets and its settings.

3.24 Extant UDP policy DC18.1 states:-

"The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements;...."*

3.25 Extant UDP policy DC19.1 states:-

"In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.”

3.26 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.27 NPPF Section 16 – Conserving and Enhancing the Historic Environment requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that 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.

3.28 In this case the heritage assets are the Grade II listed Lloyds House and the Albert Square Conservation Area.

3.29 The Heritage Assessment prepared by Highlight Heritage provides a detailed assessment of the significance of the assets and the impact that the proposed development will have on them. The report concludes that the proposed development would result in:-

“...less than substantial harm on the significance of Lloyds House for the reasons above and within this category, the harm is considered negligible.

The proposed scheme will enable more people to appreciate Lloyds House and it will support Local Policies relating to the local economy, leisure, culture and tourism, as well as heritage, mitigating this negligible level of harm. The basement is currently used for car parking, therefore a new high quality bar will improve the viability of the building.”

3.30 It was considered that the removal of small parts of the non-original interior would cause no harm to the significance of the building and that the removal of the redundant air conditioning units to the ground floor entrance would enhance the street scene and character and appearance of the conservation area.

Core Strategy Policy DM1 & Saved UDP Policy DC26

3.31 The NPPF and the Core Strategy, along with the Council's SPD 'Guide to Development in Manchester, demand high-quality design that respects the local context in all developments.

3.32 The majority of the proposed development will take place within the basement and therefore will not be particularly visible from the public domain, with the exception of the proposed works to the entrance. Future signage, which will be the subject of a separate listed building and advertisement consent application, will be minimal and recessed within the entrance. The proposed lift, which for operational reasons will be of a modern and functional design, will be screened by a suitably designed barrier. No other alterations to the external fabric of the building are proposed. The scale of the development is appropriate to the massing of the building and will result in the retention of a good deal of basement parking and storage. As detailed above, the scheme seeks to better reveal the original internal fabric and features of the building and all alterations will be of a high-quality design and will preserve and enhance the key characteristics of the building including the vaulted brick ceilings, cast iron columns and teagle.

3.33 As stated above the development will fit in well with the character of the area being of the same or complementary usage of nearby buildings and will not conflict with these uses by virtue of unacceptable levels of noise and disturbance. The basement location will mean that the principal access will be via steps. However, a platform lift is proposed to ensure access for the less mobile. The vehicular access ramp leading down to the basement is not suitable for customer entry and exit as it will continue to be used by vehicles accessing the basement car park and, as there are no designated footways, this shared use would be hazardous to drivers and customers. The ramp would only be used in case of an emergency if customers and staff needed to be evacuated through the fire doors.

3.34 Adequate provision will be made for the storage and collection of refuse.

4.0 Design

Use/Amount/Size

4.1 The proposed development involves the change of use of 385m² of car parking and storage space to a drinking establishment (suis generis).

Layout

4.2 The layout of the development makes efficient use of the space available whilst retaining and enhancing key features of the historic fabric. The resulting layout will provide a comfortable, safe, unique and inviting environment for customers and staff.

Scale

4.3 The scale of the proposed development is appropriate to the use and building and will not lead to levels of activity beyond what would be expected within the area and will not have an adverse impact upon its character.

Appearance

4.4 As stated above, the use will not be immediately visible from the public domain with a discreet, low-lit, quality entrance from Jackson's Row. The external fabric of Lloyds House will not alter significantly overall as a result of the proposal but the appearance of the gated entrance area will be improved following the removal of the untidy redundant air conditioning units and the refurbishment of the gates.



Proposed front elevation plan – Mors + Harte Architects

5.0 Access

5.1 The site is located within the heart of the city centre and easily accessible by a range of modes of sustainable transport options. The use is unlikely to generate a high number of car journeys as customers will make combined visits with other food and drink establishments and other surrounding uses and will therefore not put undue pressure on the surrounding highways. The existing ramped access to the car park will be unaffected.

5.2 The basement will be accessible to members of the public both via steps and a platform lift.

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