

**Supporting Planning, Design &
Heritage Statement**

**Installation of kitchen flue and louvre
on rear (Bow Lane) elevation**

16 Tib Lane, Manchester, M2 4JA

February 2023

Statement prepared by:

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For and on behalf of New Wave Ramen

Supporting Statement

February 2023

Ref: 2022 – 68a

Approved by:



Russell Adams - Director

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1.0 Introduction

- 1.1 This full planning application is being submitted on behalf of New Wave Ramen, tenants of the subject property, for the following form of development:

“Installation of kitchen extraction flue and louvre on rear (Bow Lane) elevation with associated infrastructure.”

- 1.2 We are submitting a full planning application that comprises of the following documentation:

- A Covering Letter
- Planning Application Forms & Certificate B
- This Supporting Statement
- The following submission plans:
 - A Site Location Plan & Block Plan (Drawing No. JR/010/Rev. A)
 - Existing Basement Floor Layout (Drawing No. JR/100/Rev. A)
 - Existing Ground Floor Layout (Drawing No. JR/101/Rev. A)
 - Existing Front Elevation (Drawing No. JR/108/Rev. C)
 - Existing Rear Elevation (Drawing No. JR/109/Rev. C)
 - Proposed Basement Floor Layout (Drawing No. JR/102/Rev. D)
 - Proposed Ground Floor Layout (Drawing No. JR/107/Rev. D)
 - Kitchen Ventilation (Drawing No. C737/1, Rev.A) illustrating floor plans and rear elevation changes.
 - Technical Data Sheet ePowerBox AC (Project Code BB-23505-1)
 - Technical Data Sheet Estoc Targe-Powerbox GF(Project Code BB-23505-2)
- An Acoustic Report – Acoustic & Engineering Consultants Ltd

- 1.3 The planning application does not include a change of use given that the existing lawful use of the planning unit and the proposed use both fall within Class E of the Use Classes order which came into effect on 1st September 2020.

Site and Surrounding Area

- 1.4 This planning application relates to the use of the ground and basement (lower ground floor) level of 16 Tib Lane. The property is an early Victorian terraced building that most recently gained planning consent for the ‘Change of use of part ground floor and basement from Use Class B1 (office) to Use Class A1 (shop) or A2 (financial and professional services) together with external alterations to front and rear elevations’ (Ref: 113803/FO/2016).
- 1.5 The property is located within the Albert Square Conservation Area in Manchester City Centre. Tib Lane is a narrow early Victorian side street on the edge of this area. It contains a mixture of commercial uses. The property displays the architectural characteristics typical of the surrounding area/ the Albert Square Conservation Area.
- 1.6 The property is built in Manchester red brick with a pitched natural slate roof. It is built on a small plot, which produces a narrow street frontage. The vertical rhythm of the building is characteristic of Tib Lane in that it differentiates between its ground floor, middle portion and top part. In this case the ground floor is rendered in stucco. The upper floors are exposed red brick with the windows being smaller at the top of the building than in the middle. The front elevation and spatial position of the building make a positive

contribution to the conservation area. The front elevation is the only exposed façade to Tib Lane.

- 1.7 The rear elevation opens out onto Bow Lane. The Bow Lane elevation is entirely built out of Manchester red brick with limited architectural detailing or historic value. The Bow Lane elevations of neighbouring properties have existing flues, air conditioning units and less architectural appeal than the primary Tib Lane frontages. Bow Lane is evidently the rear of the properties and acts as a service road for many of the properties that front on to Tib Lane.
- 1.8 It has been established from both a review of the site and surroundings and the appointed acoustician's pre-application consultation with Manchester City Council's Environmental Health Department that there are no noise sensitive receptors (i.e. such as residential properties) within close proximity to the proposed new extraction system.

2.0 Development Proposals

- 2.1 The Site Location Plan & Block Plan (Drawing No. JR/010/Rev. A) outlines the full extent of 16 - 18 Tib Lane in red. The Bow Lane elevation that will accommodate the proposed new flue for the kitchen extraction system is on the southern elevation of the premises.
- 2.2 The Existing Basement Floor Layout (Drawing No. JR/100/Rev. A) and Existing Ground Floor Layout (Drawing No. JR/101/Rev. A) Plans illustrate the existing internal configuration of the existing basement (or lower ground floor) and ground floor of the premises that was historically used as retail, which falls within the same Class E – ‘Commercial, Business and Service’ as the proposed restaurant use.
- 2.3 The Existing Front Elevation Plan (Drawing No. JR/108/Rev. C) has been included simply for identification purposes. The front facade will remain unaltered as part of the proposed restaurant use.
- 2.4 The Existing Rear Elevation Plan (Drawing No. JR/109/Rev. C) illustrates the appearance of the rear elevation in the context of the neighbouring properties.
- 2.5 The Proposed Basement Floor Layout (Drawing No. JR/102/Rev. D) and Proposed Ground Floor Layout (Drawing No. JR/107/Rev. D) illustrate the internal layout of the proposed restaurant which provides the main layout at ground floor level and the majority of the food preparation, kitchen, fridges and freezers, toilet facilities at the basement level of the premises.
- 2.6 The Kitchen Ventilation (Drawing No. C737/1, Rev. A) illustrating the internal configuration of the ventilation and extraction infrastructure and how this relates to the external alterations that are subject to planning control. The flue is positioned in the optimum location and runs centrally between the rear windows of the host building with the vertical yet exhaust cowl exceeding eaves height. The flue exceeds the minimum length requirement of Document J of the building regulations and incorporates noise attenuation to ensure no unacceptable impact upon neighbouring premises. The rear elevation also incorporates a fresh air intake louvre at street level to minimise the visual intrusion of this required equipment.
- 2.7 The planning application is supported by an acoustic report that provides appropriate noise testing, in line with the recommendations of Manchester City Council’s Environmental Health Officer, that demonstrate that the ventilation system will operate within the required acoustic standards.

3.0 Planning Policy and Heritage Considerations

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 47 of the revised National Planning Policy Framework (NPPF, February 2019) identifies that decisions on planning applications *"must be made in accordance with the [development] plan unless material considerations indicate otherwise."*
- 3.2 The 'Development Plan' for Manchester City Council's consists of the Core Strategy (2012), and saved policies from the Unitary Development Plan (UDP).
- 3.3 Policy RC20 'Small Areas Proposals' divides the City Centre into 31 different areas in recognition that each area has their own particular character atmosphere and range of activities. One of the main objectives of the Plan is to seek to enhance this aspect of the character of the City Centre.
- 3.4 The Conservation Area boundary map extract (see Figure 1 below) illustrates that the site is on the northern side of the Albert Square Conservation Area. Manchester City Council's Conservation Area Appraisal recognises that besides the civic buildings and spaces, there is also much commercial property in the conservation area.

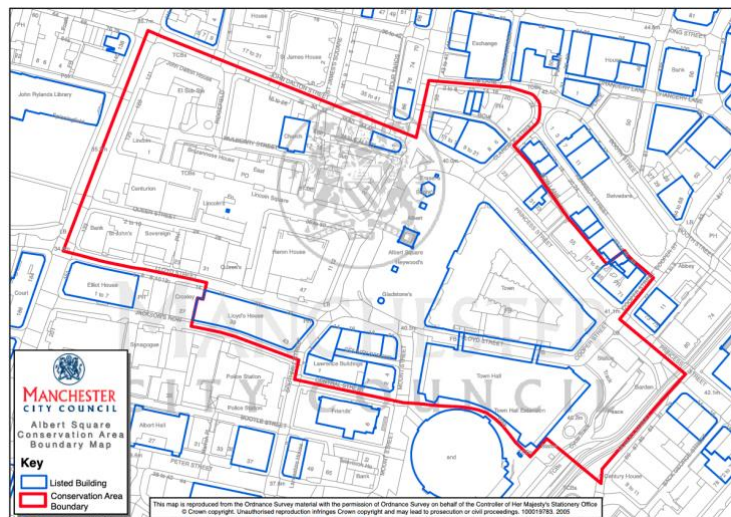


Figure 1 – Albert Square Conservation Area Boundary Map

- 3.5 The Conservation Area appraisal clarifies that proposed new development should incorporate a mix of uses in the building, especially including active ground floor uses in order to maintain the liveliness of the streets. Furthermore, in places where existing buildings have narrow frontages, it is important that new proposals maintain similar dimensions to ensure that a vertical rhythm in the 'street wall' is maintained when viewed in perspective.
- 3.6 The Unitary Development Plan Policy DC10.1 identifies that:
- "In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:*
- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;*

- b. the effect on the amenity of neighbouring residents;*
- c. the availability of safe and convenient arrangements for car parking and servicing;*
- d. ease of access for all, including disabled people; and*
- e. the storage and collection of refuse and litter.”*

- 3.7 With regard to Conservation Areas, the fundamentally important statutory provision is contained in s.72 (1) of the Listed Buildings Act, which states that the basic conservation area duty is as follows:
- 3.8 *“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 3.9 Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Policy Review

- 3.10 It is evident from our review of the site and surroundings that the Bow Lane is a service street that it utilised by the commercial premises that front on to Tib Lane. The Bow Lane elevations of the subject premises and the neighbouring premises do not contribute positively to the character and appearance of the Albert Square Conservation Area. Inserting the flue on the Bow Lane elevation does, however, enable the tenants to occupy and operate the premises that will, in turn, result in a more active ground floor that will improve the liveliness of the street and ensure the main Tib Lane frontage remains unaltered.
- 3.11 The proposals are considered to be an appropriate form of development located in the optimum location and will enable the reuse of the previously vacant premises. The acoustic report demonstrates that the proposals will operate without undue impact upon neighbouring premises. Accordingly, we urge Manchester City Council to approve the proposals in accordance with the presumption in favour of sustainable development.