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**APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT
FOR INTERNAL FIT OUT AND EXTERNAL SIGNAGE.**

PLANNING DESIGN AND HERITAGE STATEMENT

APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT FOR INTERNAL FIT OUT AND EXTERNAL SIGNAGE.

Site Address: UNIT G5, Minshull House, Kampus, 49 Chorlton Street, Manchester, M1 3FY

On behalf of: The Seven Bro7hers Brewery

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PLANNING DESIGN AND HERITAGE STATEMENT

1.0 INTRODUCTION

This Design & Heritage Statement is to support the Planning Application and Listed Building Consent for the internal fit out of Unit G5, Minshull House, Kampus, Manchester. The applicant is The Seven Brothers Brewery Co. who intends to occupy the unit as a drinking establishment. The proposed works are required to facilitate their occupation of the building as a pub.

There have been previous applications for the works to the overall site that have been submitted and approved. The relevant planning and listed building consent are 115570/FO/2017 and 115571/LO/2017 respectively. The works for these applications are now complete. A new Listed Building Consent approval is required for the internal and external works and an application for Advertisement Consent is submitted in respect of the proposed signage.

Additionally, there has been another planning application and advertisement consent application for this site which were submitted by the previous tenant, Cloudwater Brewing Company via the agent Katie Priest Town Planning. The relevant applications are 135682/FO/2022 and 135683/AO/2022. Both of these applications were refused and it is thought that they were left to be refused rather than the applications being withdrawn, on the understanding that Cloudwater were no longer taking the tenancy. It is noted that the proposed works forming this application is less intrusive than the previous application.

In Summary, the proposed works are as follows:

- Stud wall partitions to form kitchen, back of house areas and customer toilet facilities
- New steps between the existing level change within the building
- Installation of new M&E services and internal decorations for the scheme
- External signage

This statement will provide a planning justification for the proposals taking into consideration the site's heritage and the impact the proposals will have on the site, including any design and access issues. This should be read in conjunction with the plan drawings submitted with the application and are referenced in Appendix 2.

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2.0 THE SITE

The site within this application is on the ground floor level of Minshull House. This is a Grade II Listed Building, located within the Kampus development site. Kampus is located in the centre of the former shipping District of Manchester City, with Little David Street to the North East of the site, the former MMU car park to the North East, MMU Aytoun Street Campus and car park to the South East, and Chorlton Street to the South West. (Refer to the location plan in figure 1.) Minshull House is an L-shaped, 4 storey building, originally used as a canal warehouse. Another shipping warehouse, the Minto and Turner Building, is also part of the overall Kampus Development, although not part of this application.

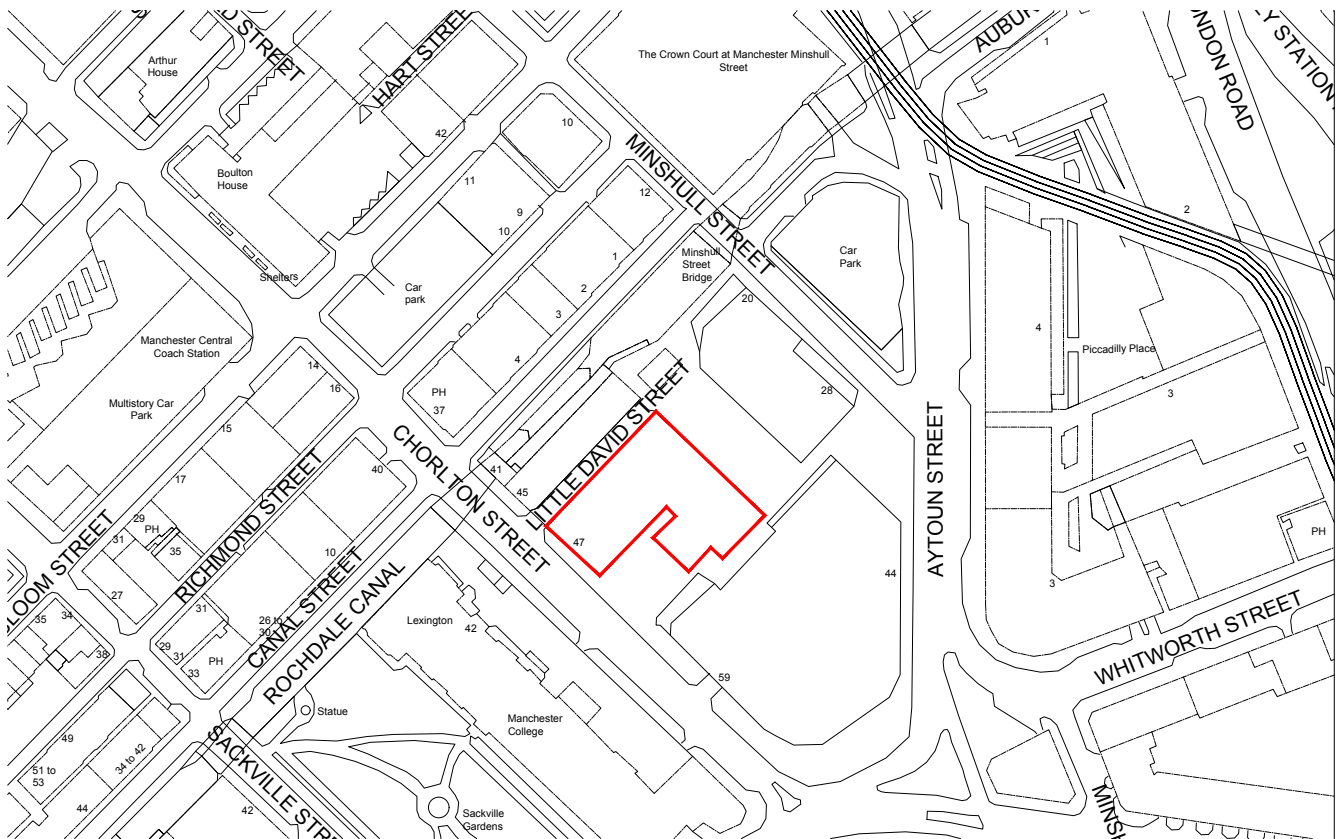


FIGURE 1

PLANNING DESIGN AND HERITAGE STATEMENT

3.0 HERITAGE

Minshull house is a former shipping warehouse dating back to the late 1870's and is a Grade II Listed Building (See Appendix 1 for the official list entry). It was converted for various warehouse uses in the 1920s before being home to a clothing manufacturer and mail order catalogue company during the 1950s. The University of Manchester took over the entire building in the 1980s until it closed in 2015.

Originally, the surrounding area to Minshull House was as open rural setting of fields and an ancient watercourse called Shooters Brook, and sat next to Manchester, which at the time was just a small town. The 16th Century saw the first notable development of Garrett Hall, an Elizabethan Manor House built to the South-East of Minshull House. The population grew rapidly through the 18th Century and saw Manchester expanding from a small town into a City, with the small country lanes surrounding Minshull House being replaced with larger streets. The Rochdale Canal opened in 1801 and saw a huge increase in industry and trading in Manchester, with new warehouses being constructed all along the canal.

In 1840, a large brick railway viaduct was constructed as the railways were introduced to Manchester, which, along with the stations created the skyline of Manchester that we still see today and enabled the Victorian industrial boom in trading and commerce. This commercial boom in the Victorian era transformed the area around the 1860s and 1880s, with many more warehouses being built, including the Minto & Turner Building and Minshull House.

During the late 1890s a number of educational buildings to the south and south-east of the site were built, which saw a loss of some of the early mills and factories, such as Sheena Simon College and the College of Technology. The area changed again around 1960, with the north and east areas to Minshull House were purchased by Manchester Polytechnic and saw the rise of concrete university buildings and a tall, 12-storey tower.

During the 20th Century the use of the canal for transportation declined, and as a result the number of warehouses along the canal were taken over by small businesses and light industrial purposes. The rise in educational buildings provided a dramatic change in the use of the surrounding area. So when the University of Manchester's Aytoun Street Campus needed to expand during the 1980s, Minshull House ended its life as a warehouse and become part of the university campus.

4.0 THE BUILDING

Minshull House is an L-shaped building, clearly defined into two distinct sections and set over four floors. The longer section is of brick construction with buff stone dressings. The front façade is on Chorlton Street. The return elevation, which houses the front section of the site for this application, was originally simply weather boarded with horizontal timber planks, with the only openings serving for loading and unloading. Proper window openings and the brick infill were added in the 1950s. The brick wall projecting to the right at the end of the building is original and it is thought that this part of the building was intended to be extended. The original cast/wrought iron internal frame can still be seen today, protruding out at first and second floor levels.

On the opposite façade, there is a striking feature where the first floor projects out over the ground floor. This was so that canal boards could unload and load directly into the warehouse. During the 1950s, this section of the building was reconstructed to allow for new window insertions and asbestos cladding.

When the building was converted to offices in the 1950s, internal changes were undertaken. Sub-division floors were installed, and the original staircases were removed. Thankfully, the original cast and wrought iron structure, bracing and columns were all retained.

In 2017 planning permission was granted for an extension to the South façade of the return elevation of Minshull house, facing Chorlton Street. This extension has now been completed and forms the front section of the site within this application.

5.0 SIGNIFICANCE OF THE ASSET

Minshull House is a Grade II Listed building and built by an unknown architect as a shipping warehouse in the 1870s. Over the years it has undergone significant alterations, both internally and externally, however it is still recognisable as the Victorian warehouse it was originally designed as. Many of its original internal features have been lost, but the original columns, framework and roof structure have remained. Externally, all the original windows have been replaced, with additional new insertions. The areas of the building in relation to the site in this application, that are of high significant value are the internal columns and wrought/cast iron framework. The overhanging cantilever over the north elevation is also of significant value as it is integral to the understanding of the building.

The site within this application is formed of the ground floor of the return elevation of Minshull House and the new existing extension built to the front facing Chorlton Street.

6.0 ABOUT SEVEN BRO7HERS BREWERY CO.

The Seven Bro7hers is a family run business from Salford, Manchester. The seven brothers grew up helping their dad make homebrew in the cellar of their family home before forming their brewery in 2014. They are dedicated to creating the best beer for everyone. Since then, they have developed and established their brand and won a number of awards and accolades for their beer.

The start of 2017 saw a large growth after they moved into their new brewery. With new state of the art digital technology that only a limited number of craft breweries in the country have, combined with their engineering knowledge and skills has allowed them to develop a unique system that can work with them as they accelerate their expansion. There are currently three Seven Bro7her Brewhouses in Manchester with additional sites in Liverpool, Halifax and Manchester Airport. There is also the Tap Room located on site within their brewery.

Sustainability is incredibly important to the Brothers, and they engaged in a sustainability project teaming up with Kellogg's to utilise their waste within their beer production. It generated fantastic media coverage including a New York Times article and a Twitter shout out from Ashton Kutcher. Born and bred in Salford, they are committed to working with the local communities where their bars are home to. With their experience in bringing to life and managing bars within communities, they are mindful of their responsibilities as bar operators in highly populated residential developments and are well versed with liaising with local authorities. They understand what it takes to work alongside the necessary departments to create an amazing space where both visitors and residents alike will be happy with the Seven Bro7hers development.

7.0 IDENTIFY PROPOSED CHANGES

- 7.1 The proposal is for the internal fit-out of the ground floor level on Minshull House. The site encompasses the return elevation of Minshull House and the newly extended area to the front. These two sections, the old and the new are separated by a change in floor level. This is shown in Figure 2. The fit out will include a customer area with serving bar, customer toilet facilities, a kitchen, cellar and storage and staff areas.
- 7.2 The front, Grade II Listed section of the site features brick walls and the original columns. A concrete wall divides the space centrally, with two doorway cut outs and a window opening through. This area will mostly be inhabited by customer areas, except for the kitchen. This has been located due to the existing service shaft in this area that continues up to the roof level.
- 7.3 The newest section of Minshull House will accommodate the cellar, staff areas and store, with the remaining space being customer areas. The existing site level change between the front and rear areas of the site requires a set of three stairs up to allow for access. This element of internal fit out enables the site's use as a pub and is necessary for the public to safely access the site. These steps will not result in any loss of fabric from the building or detract from the overall form of the original Minshull House.
- 7.4 The proposed concept for the interior fit out has been designed to showcase Minshull House for all its original features and work with the design of the building. The existing brick walls, columns and any cast/wrought iron features will all be left exposed in all the customer areas. The plaque on the wall will be left exposed for customers to see (see Figure 3). Where new stud walls are formed to create the separate areas, the walls to the customer areas will be clad in vertical black timber to compliment the black timber on the external face of the building. Other finishes include wall tiles, and painted finishes. The new wall finishes are necessary to allow the Seven Bro7hers Brewery Co to occupy the building. It will not result in any loss of the fabric of the building or detract from the overall form of the original Minshull House.



FIGURE 2

PLANNING DESIGN AND HERITAGE STATEMENT

- 7.5 The proposals include for new flooring installations. The existing condition is uneven and requires a new screen to create a level and even floor. The new flooring proposed comprises of a mix of grey screed to match the existing, Altro safety flooring to kitchen and back of house areas, and vinyl flooring to customer toilet areas. The proposed flooring is necessary to allow the Seven Bro7hers Brewery Co to occupy the building. It will not result in any loss of the fabric of the building or detract from the overall form of the original Minshull House.
- 7.6 A new lighting scheme is proposed as part of the fit out. This includes ambient, task and decorative lighting to all areas. This consists of mainly ceiling suspended light fittings and ceiling mounted fittings. These will be complimented with wall lights and accent lights to accentuate the existing columns. In addition, emergency lights and the required smoke and heat detectors will be ceiling mounted. The lighting is integral to the scheme and is necessary to allow the Seven Bro7hers Brewery Co to occupy the building. It will not result in any loss of the fabric of the building or detract from the overall form of the original Minshull House.



FIGURE 3

- 7.7 There is a requirement to make small openings for services to pass through existing walls to enable the site to operate. These are highlighted on the plan in Figure 4, and all openings will be kept to the smallest size required and with prior agreement with the Listed Building Officer. Running services throughout the site is integral to the operation of the site and is necessary to allow the Seven Bro7hers Brewery Co to occupy the building. It will not detract from the overall form of the original Minshull House.

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7.8 New signage is proposed on the Northern and Southern elevations. This is necessary to suitably advertise the premises. On the north elevation, it is proposed to fit internally illuminated sign boxes in black with white letters above each of the doors. The sign box will match the width of the doors. The end set of doors will be closed shut with the location of the toilets behind, and so a full height vinyl graphic will be applied to the internal face of the glazing. On the Southern elevation on Chorlton Street, an internally illuminated round fascia sign is proposed to be located above the entrance doors. The new signage is considered to have a negligible impact on Minshull House and the setting within it sits. The proposed signage is necessary to allow the Seven Bro7hers Brewery Co to occupy the building. The level of signage proposed is restrained and appropriate for a development of this type. The circular sign over the Southern entrance is minimal in consideration of the residential units above. There are no signage or graphics proposed to the Eastern elevation. The sign boxes over the entrance doors on the Northern façade are located under the overhang above, utilising the fascias above the doors which were designed for this purpose. Given the context of the site and surrounding developments, the nature and appearance of the proposed signage is not considered to have any harm to the character or appearance of Minshull House, or the setting of nearby listed buildings or Conservation Area. It will not result in any loss of the fabric of the building or detract from the overall form of the original Minshull House.

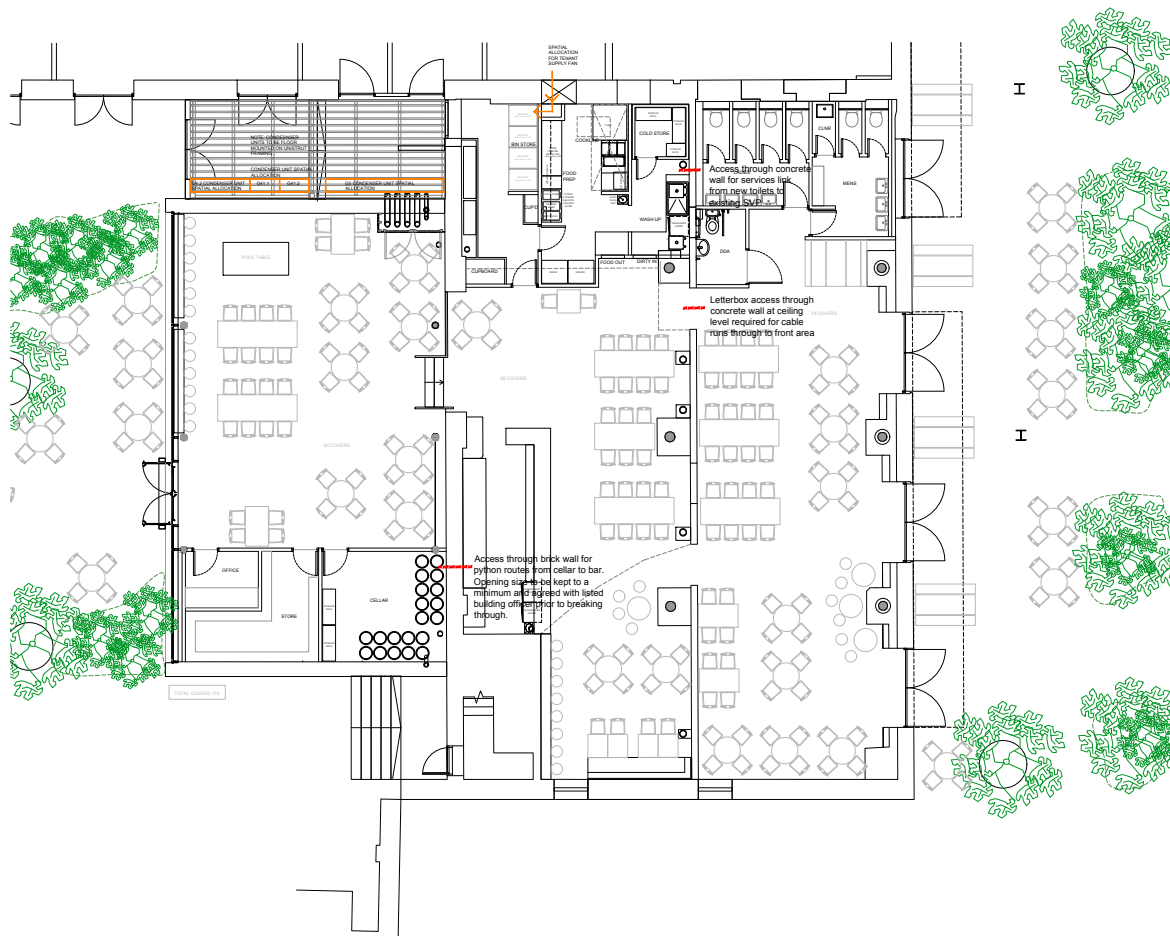


FIGURE 4

8.0 IMPACT OF CHANGES

- 8.1 It is considered that the proposal for minor internal and external works to facilitate the building's occupation by Seven Brothers Brewery Co. as a pub is acceptable in principle. The site has an extant planning permission for this use and therefore, the application seeks to undertake the works to lawfully implement this extant use. As such, development of this type is acceptable in principle. Seven Brothers Brewery Co does not seek to alter the permitted use in any way. However, the development for the external and internal works to the property is required to facilitate the site's occupation and is imperative to the business needs of this innovative local business.
- 8.2 The scope for the concept for the interior fit out is to showcase and preserve as much of the existing building as possible, with the intent that when the Seven Brothers come to leave their tenancy and vacate the unit, all the integrity and features of Minshull House will remain as it is when they first start on the site.

9.0 DESIGN & ACCESS STATEMENT

- 9.1 The Site is on the ground floor of Minshull House, with the front taking up the original projected elevation section of Minshull House, and the rear area being the newly added extension. The existing premises has four entrance doors on the North elevation, which have level access out into a shared garden patio area. The South elevation has a large entrance door in the centre of a glazed façade, again as level entry out into a courtyard garden. The two areas are separated by a significant change in floor level between the old and new. There is both ramped and stepped access between the levels externally on the East elevation.
- 9.2 To enable customers to safely traverse the site, a new set of three steps up is proposed between the change in floor areas. This will be wide enough to allow people to pass on the stairs, with a hand rail provided on either side and a balustrade running along the edge of the change in level. Investigation was made into the formation of a ramp in the same location, however a 1:12 ramp would extend 6.5m in length and would need to extend nearly the entire width of the room. With the overall size of the site very limited, the space for the ramp was not considered to be a sensible solution. Assisting in this decision, is that the internal layout has been designed as such that the customer's needs can be accommodated on the upper level alone, with the bar and DDA toilet in this location. The inclusion of the new stairs is considered to be improving the existing situation.
- 9.3 Staff are highly trained in assisting customers and as such, customers who have any form of impairment, will be offered table service to any location within the premises.
- 9.4 CCTV cameras are to be located to all customers areas for both staff and customer security.
- 9.5 There is no alteration to existing vehicular access.

10.0 CONCLUSION

10.1 The application is for planning permission, Advertisement Consent and Listed Building Consent for the internal and external works to the building at Unit G5, Minshull House, Campus, 49 Chorlton Street, M1 3FY. The permission is to facilitate the occupation of the site by The Seven Brothers Brewing Co as a new drinking establishment.

10.2 The proposal has taken into consideration the site, the history of the site and its surroundings and the existing community in which the site sits. All efforts have been made within the proposal to be sympathetic to the Grade II listed building, and to enhance and protect the building whilst in its occupation. The proposal is not considered to cause any detrimental effects to the building or surrounding area.

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APPENDIX

APPENDIX 1

LISTED BUILDING OFFICIAL LIST ENTRY

Heritage Category: Listed Building
Grade: II
List Entry Number: 1283092
Date first listed: 08-May-1990
List Entry Name: MINSHULL HOUSE
Statutory Address 1: MINSHULL HOUSE, 47, CHORLTON STREET

LOCATION:

Statutory Address: MINSHULL HOUSE, 47, CHORLTON STREETThe building or site itself may lie within the boundary of more than one authority.
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84479 97885

DETAILS

MANCHESTER. SJ8497NW CHORLTON STREET 698-1/32/66 (North East side) 08/05/90 No.47 Minshull House

GV II

Canal warehouse, in use as a Polytechnic library at the time of listing. Early to mid C19, probably enlarged in later C19, and subsequently altered. Red brick in English garden wall bond (the front rendered), with sandstone dressings, corrugated sheet cladding to jettied upper floors at rear (roof concealed), internal cast-iron and wrought-iron frame. L-plan formed by main range on east-west axis between Chorlton Street at front and former canal basin at rear, with a wing at the south-east corner. Three storeys over a basement, 5x13 bays; symmetrical west front 1:3:1 bays, now covered with scored render; the centre breaks forwards slightly and has rusticated quoins and a very wide elliptical-arched former wagon entrance with rusticated long-and-short surround and raised keystone (now blocked with C20 glazed screen containing doorway), and segmental-headed windows on both floors above, all with raised sills and altered glazing; the outer bays have tall round-headed openings with C20 glazing, and upper windows like those in the centre. The 13-window left return wall has (inter alia) a 3-window portion towards the rear which matches the centre portion of the front and has a similar wagon archway (now blocked, with windows on 2 levels), and to the right of this a narrow loading slot with a pitched canopy breaking the eaves. The rear is distinguished by a full-width cantilevered jetty from the 1st floor upwards overhanging the side of the former basin, and the wall below this has a mooring ring and the remains of a wooden wall-crane. Interior: retains intact framework of cast-iron columns (those at ground floor very thick, with entasis, and vertical fins), a system of struts and tie-rods to the cantilevered upper floors, and timber king-post roof trusses with raked struts.

Listing NGR: SJ844799788