



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

Unit 43
41-43 Faulkner Street
Manchester
M1 4EE

March 2023

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1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *change of use of unit 43 from Sui Generis Betting Shop to Use Class E(b)* at Unit 43, 41-43 Faulkner Street, Manchester M1 4EE, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Planning application and Listed Building Consent submission.

Drawings:

- 9807/001A - Location Plan
- 9807/101B - Proposed Site Plan
- 9807/121A - Existing and Proposed Faulkner Street Elevations
- 9807/122A - Existing and Proposed Reyner Street Elevations
- 9807/123D - Existing and Proposed Rear Elevations
- 9807/212E - Existing and Proposed G/F and Ceiling Plans
- 9807/213E - Existing and Proposed Sections
- 9807/214A - Proposed G/F Plan Access Diagram
- 9807/231B - Proposed Details

2.0 Context

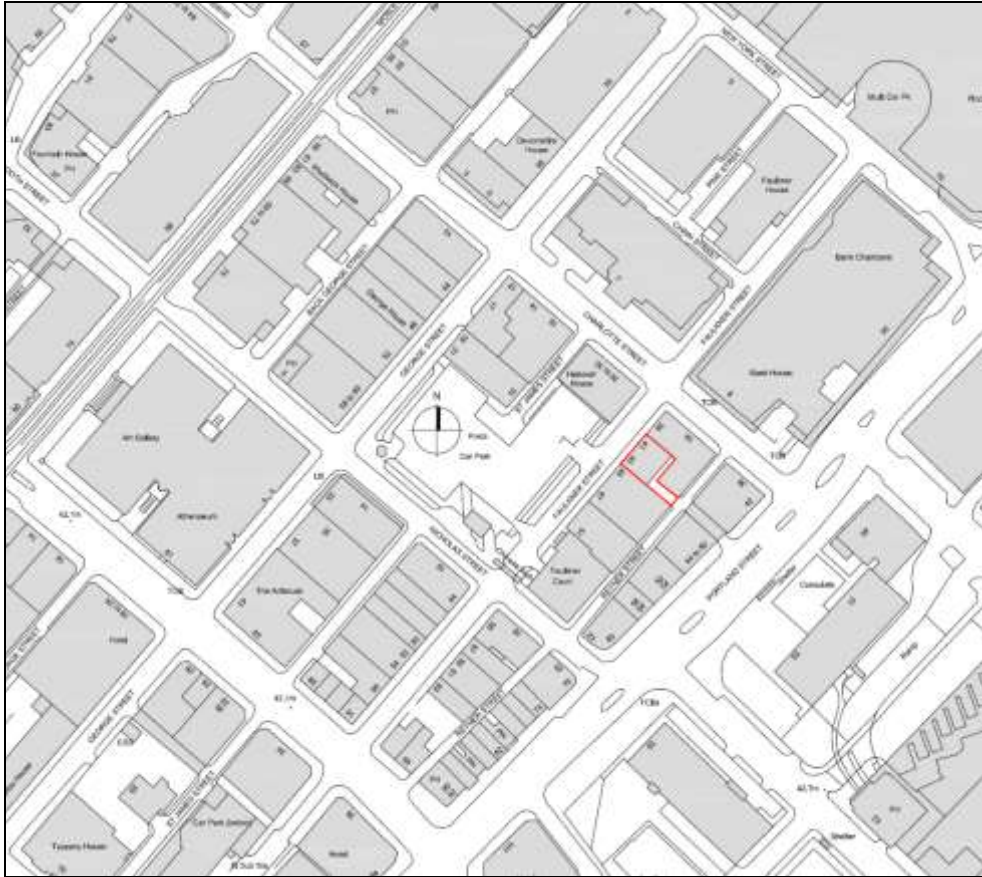


Figure 1. 9807/001A - The Site Location

The site lies within the jurisdiction of Manchester City Council and located on Faulkner Street within the George Street Conservation Area predominantly comprising of shops, restaurants, banks and housing. Today the conservation area is being regarded as Chinatown creating an interesting identity between the heritage style of Georgian and Victorian architecture as well as the feature illuminated signs displayed on many of the building within the area.

2.1 George Street Conservation Area

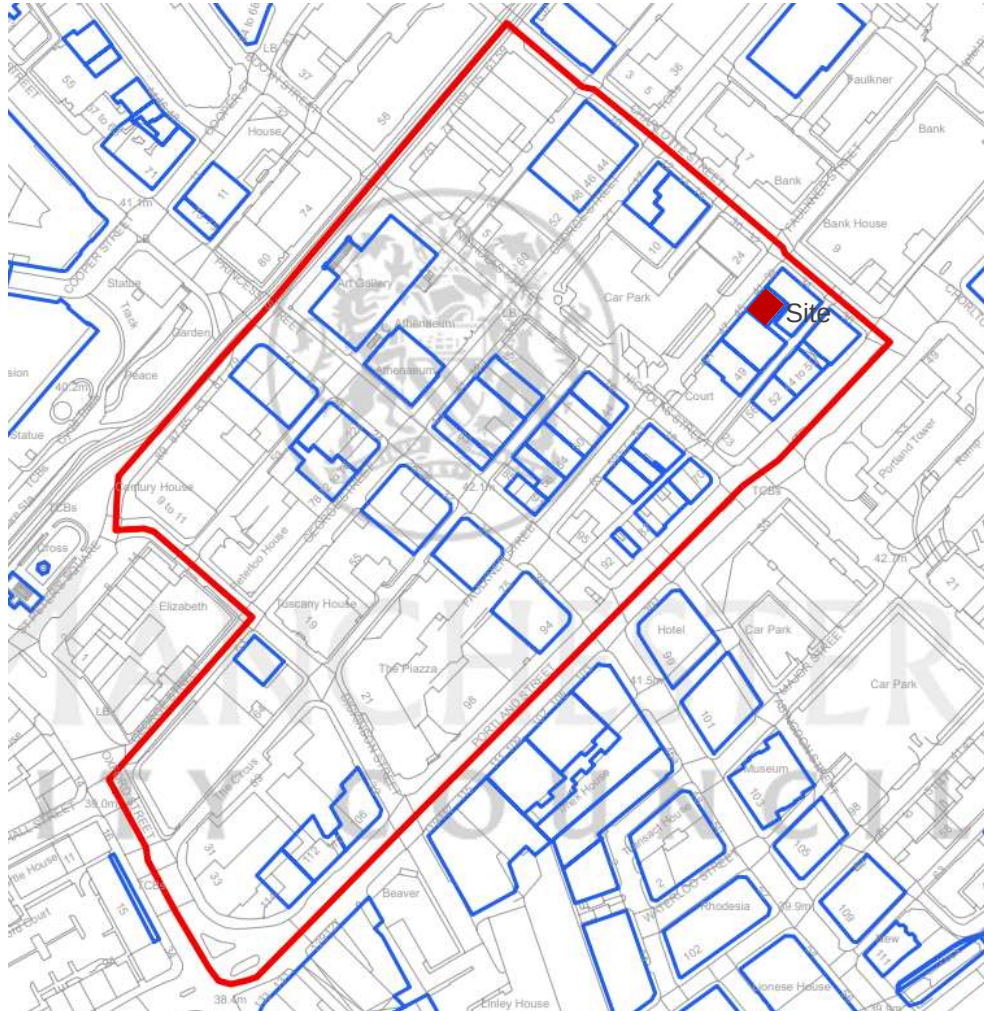


Figure 2. George Street Conservation Area Boundary (Manchester City Council, 2022)

The George Street Conservation Area was designated in June 1985 and acts to consolidate several conservation areas by linking them; Whitworth Street, St. Peter's Square, Albert Square and Upper King Street. This conservation areas are bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street.



Figure 3. Map 1848, Slater (Manchester University Archive, 2022)

As the name suggests, the origin of the area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time.

The continuing physical development of the area reflected the cultural and scientific achievements of the time, for example the Scientific and Medical Society building on Faulkner Street, which later became Owens College Medical School. The Literary and Philosophical Society built a meeting room on George Street, where the scientist John Dalton and Roget, author of the thesaurus, were members.

The portico Library was established in 1806, just north of the present conservation area on Mosley Street. Also located on Mosley Street was the Manchester Institute of Fine Arts, now the City Art Gallery, built between 1824 and 1835. This was followed in 1837 by the Athenaeum on Princess Street.

Historically the area has been a changing, dynamic place, partly due to fluctuating economic circumstances. The social and economic revolution of the Industrial Age was a key factor in the development of the area. For example, many of the

residential properties were converted into textile warehouses and as residents gradually moved out to the suburbs, so the area was progressively taken over by commerce.

Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid-19th to the turn of the century. However, with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently, they fell into disrepair and rents dropped.

The decline started to reverse when the Chinese community opened restaurants in the area. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese communities in Britain, with a wide range of facilities.



Figure 4. Chinatown Chinese Imperial Arch

The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese garden. Once again, the area is becoming residential with the construction of 30 sheltered housing units, developed by the Tung Sing Housing association.

The regular grid pattern of streets established in Georgian times is still in existence. Where open spaces are created by the removal of a block of buildings, it is essential that the character of the area is retained by maintaining the street pattern. The most significant buildings, such as the Art Gallery, are situated on the wider streets at the periphery of the conservation area.

The City Art Gallery in Mosley Street was designed by Sir Charles Barry, who later designed the Houses of Parliament. It is a two-storey stone building in Greek Ionic style and is regarded as one of Manchester's finest buildings, being one of only twelve Grade I listed buildings in the city.

The Athenaeum on Princess Street is adjacent to the Art Gallery and now annexed to it. Sir Charles Barry was the premier architect in Britain when invited to design this stone building in the Italian Palazzo style. The details show the influence of the palaces of Rome and Florence, whilst the Athenaeum itself provided the pattern for many of the great Victorian warehouses of Manchester.

The Italian Palazzo style of architecture is very much in evidence in Charlotte Street, where most of the warehouses on one side of the street were designed by one architect, Edward Walters, in the mid-19th century. Late-19th century buildings may be seen on Princess Street, where the tall chimneys along the frontage reflect the insurance requirements at the time, which demanded that open fires be located at the front of buildings.

Near the junction of Portland and Princess Streets, some of the small-scale Georgian buildings still survive, many of them accommodating small shops and public houses.

2.2 Grade II Listed Building



Figure 5. Faulkner Street Townscape

41-43 Faulkner Street gained Grade II Listed status on 3rd October 1974 under the List Entry Number: 1200829 with the following listing description:

“Warehouse. 1846, by Thomas F. Taylor; altered. Facade of coursed sandstone rubble with ashlar dressings, otherwise brick, with slate roof. Rectangular plan parallel to street, with loading at rear (from Reyner Street). Classical style. Basement and four storeys, five narrow bays, symmetrical, the basement and ground floor treated as a rustic, the first and second floors as an unorthodox giant colonnade of fluted Doric columns in antis with deep entablatures and frieze including raised panels and mutuled cornice, the third floor with short coupled pilasters and a frieze with sets of guttae in the soffits of the window reveals, and a pediment. The ground floor has a large square-headed doorway with pilastered architrave under a blind balustrade, and segmental-headed windows (similar shaped openings to the basement, but that in the 5th bay now a door); the upper floors all have square-headed windows, those in the centre coupled; and all these windows are 4-pane sashes. Rear: altered loading slot. Interior not inspected.”

Historic England, 1974

2.3 Planning History

Application Ref	Description	Decision / Date
F07456/LB	Use of basement, lower ground floor and ground floor level of warehouse and offices as a restaurant.	Approved 07/12/1977
F07994/LB	Listed Building Use of 3 rooms at ground floor level, to a Hairdressing Salon, and Store Room.	Approved 10/02/1978

2.4 Existing Condition



Figure 6. 41-43 Faulkner Street

Currently the Uppers Ground floor unit of 43 Faulkner Streets was a Sui Generis Betting shop that has been vacant for a number of years.

3.0 The Proposal

The proposal is for the *change of use of unit 43 from Sui Generis Betting Shop to Use Class E(b)*.

The proposed works are limited to the interior with the exception of removing AC units from the rear elevations that concerns unit 43.

A priority to the proposal is to reinstate all the historic fabric which has been identified in detail in the accompanying heritage statement such as the 2 large timber sash windows, the downstand beams and some ceiling moulding/cornices. As you will see in the schedule of works that is coherent through this Design and Access Document and the Proposed set of plans indicate any works that affect original and non-original building fabric.

Majority of works to the original fabric is to Retain or Reinstate. Only 1 which is in regards to functionality for the change of use, inserting a small scale kitchen flue required work on the external wall to the rear of the property.

While most work to the non-original fabric is to Remove or Replace for higher quality and to a design that is more sympathetic to the historic fabric.

3.1 Schedule of Works

1. Non-original: Modern metal frame glass door to be Replaced with timber door with smaller glazed opening to the upper half
2. Non-original: Geometric carpet to be Replaced with engineered wood flooring with underlay to protect the original timber floor
3. Non-original: Bet shop box to be Removed
4. Non-original: Existing flat wall panel to hide services to be Replaced with contemporary timber wall panelling to conceal low level plug sockets and provide lighting
5. Original: Existing sash windows/lobby window to be Repaired and Repainted
6. Original: Existing steel/timber beams to be Retained and to be redressed with same Victorian Swan cornice profile as existing
7. Original: Existing steel/timber beams to be Retained
8. Original: Existing ceiling mouldings to be Reinstated and existing black paint to be sanded back and mouldings to be painted in white colour
9. Non-original: Existing florescent dropped tube lighting to be Replaced by pendant lights fixed to the ceiling
10. Non-original: Kitchen units wrapped to continue the same contemporary timber panelling along serving counter concealing the low level access door
11. Original: Reversible timber stud wall with simple plastering and paint finish to be Instated to divide the cafe area and the preparation kitchen
12. Non-original: Instating of preparation kitchen of a stainless-steel finish with appliances such as a boiling stove, sink as a basic
13. Non-original: Lighting in the kitchen to be fitted to a suspended ceiling to protect the original ceiling
14. Original: Proposed new ceiling mouldings with the same profile as the originals

15. Non-original: Proposed Coach Seating to be reversible and build off the proposed wall panelling
16. Original: Proposed Kitchen Flue, 304-grade black powdered coated non-reflective Stainless Steel to be installed in the existing A/C unit wall opening
17. Non-original: A/C units to be removed from rear Elevation

3.2 Treatment of Existing and Proposed Building Fabric Details

More details of the intention of wall finishes, columns, downstand beams or other features, cornices, skirting board etc. are dealt.

In regards to details of fixings this is provided in the heritage statements schedules of works along with photographics of the proposed works areas existing condition. Please review the Heritage Assessment for more details.

3.3 Materials

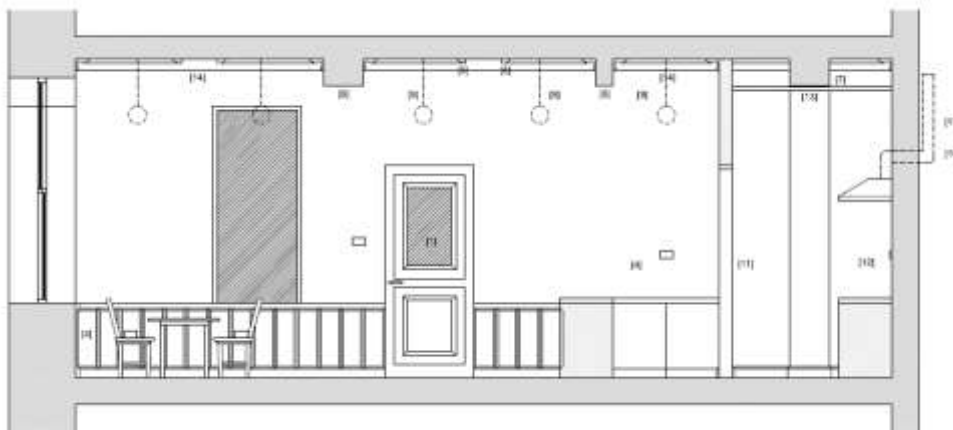


Figure 7. 9807/213E – Proposed Section A-A

The change of use application proposal is limited only to the interior of Unit 43 therefore there will not be any specification of external materials.

The main wall finish material is white mist painted plaster board and the lower parts of the wall to be covered with timber panelling. The concept is to keep these two main materials for a clean and open feeling space.

To enhance the existing ceiling height within the café area glass pendant lighting will be used.

3.4 Access

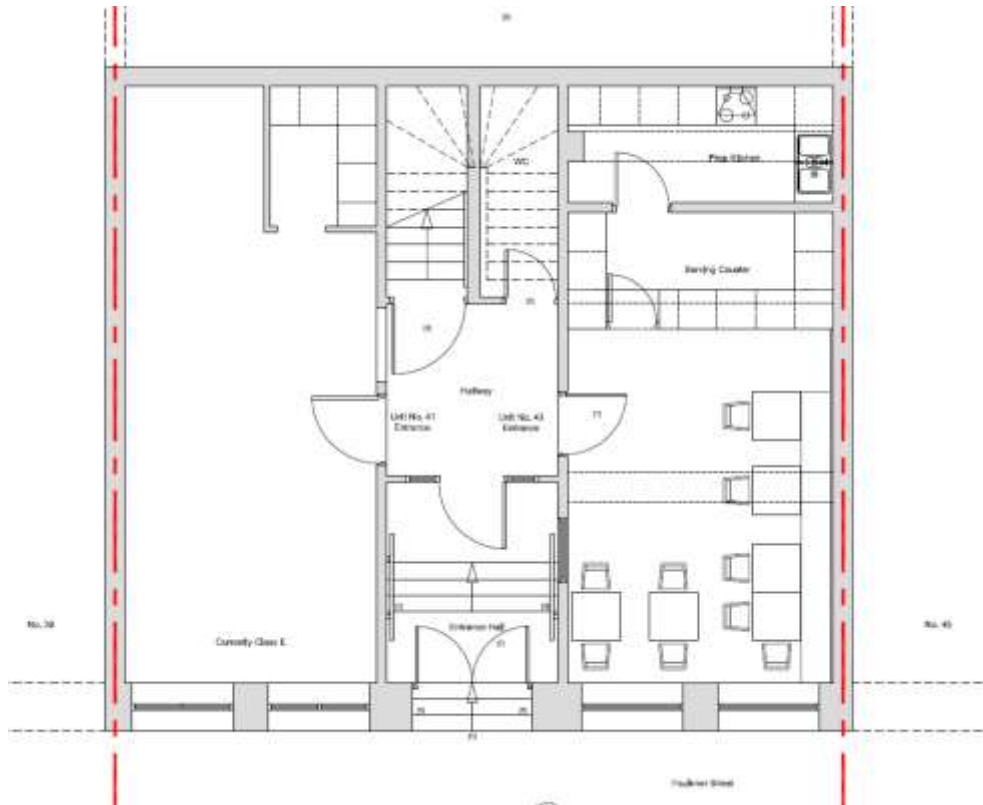


Figure 8. 9807/214A – Proposed G/F Plans Access Design

1. The main public and private access are located off Faulkner Street (front elevation) where there is a 1m difference in height, if a ramp is to be proposed for wheelchair accessibility to a standard that is acceptable this would require the ramp to span a 10 m distance along Faulkner Street. This would cause another issue which is reducing the width of the pavement as well as being development outside the client's property and land due to the small curtilage associated with the property.
2. Handrails can be installed on the interior of the lobby on both sides, but due to our intention to keep the original as we are not altering the external appearance of 41-43 Faulkner street the current door swing will cause a collision with any central balustrade that would be proposed; therefore, it is omitted for this reason.
3. There was also thought given to possibly creating an access through the rear elevation for wheelchair accessible entrance but due to the narrow width of the existing toilet area which is dictated by the width of the highly significant central staircase. We have a view that altering this will cause significant harm to the significance of the historic fabric.

4. There was also thought given to possibly creating an access through the rear elevation through the staircase. But as this is of high heritage significance this would cause negative impact on the significance of the building overall.
5. In addition, Reyner Street (rear elevations) is of a servicing street character where refuse is stored etc. therefore it would not have a negative impact on crime prevention if an access for wheelchair users is provided on the rear.
6. The existing stone stair already comply with the stair finishes detailed by Manchester City Council for Access 2) therefore we are to preserve the existing material
7. The external stone steps are part of the external appearance that gives the building its historic significance to conceal it will a permanent ramp that would require damaging the stone to fix it in place would be deemed to have a negative impact on the significance of the building.
8. As the exterior steps are few, and due to the heritage significance of the building as well as this application being limited to Unit 43. No works are to be done to add a handrail to the exterior steps as this would also be deemed to have a negative impact on the significance of the building.

3.5 Servicing & Operation

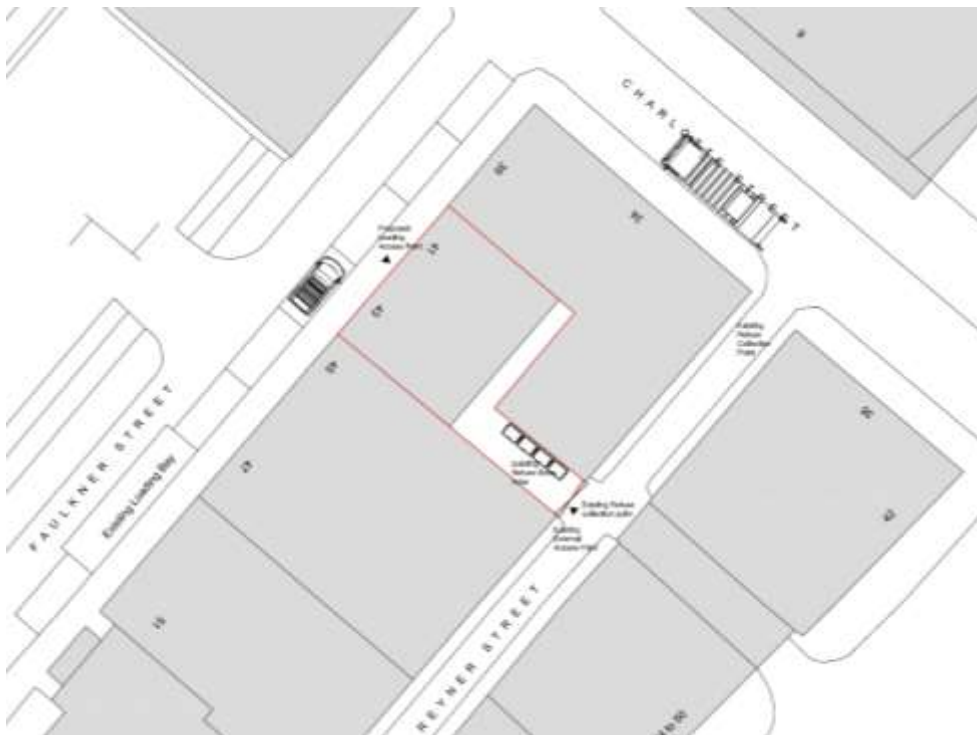


Figure 9. 9807/101B – Proposed Site Plan

Loading of goods to the Proposed Café will be done through main entrance on Faulkner Street outside of opening times. As the proposed café is of a small size

and the priority is the sale of drinks and small food items the amount of goods to be stocked at one time is small and would only require at maximum a small van no longer than 5m in length and no wider than 2m. Payment to use that space will be made in accordance to the regular rate of that area. (Please see above figure)

The proposed operation hours are as follows:

- Sunday - Thursday: 11:30am - 9:30pm
- Friday - Saturday: 11:30am - 10:00pm

No external plant is proposed as the proposal for the unit has a modest sized kitchen.

3.6 Noise Concerns

Regarding any concern for noise, the acoustic report accompanying this Planning and Listed Building Consent application has concluded that the Unit is suitable for Class E(b) use. Please review the Noise Impact Assessment for more details.

3.7 Fumes and Vapours Concern

The proposed flue will be located on the rear elevation facing Reyner Street per the recommendations of the Odour Impact Assessment submitted as part of this Planning and Listed Building Consent Application. Please review Odour Impact Assessment for more details.

4.0 Conclusion

The design team have carefully prepared the Design and Access Statement and proposal which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area by providing high quality and sensitive restoration of a marker building within the George Street Conservation Area.

The site was designed to consciously address security, privacy, accessibility and to retain architectural quality contributing the George Street Area.

