

**HERITAGE, DESIGN, ACCESS AND SIGNIFICANCE STATEMENT FOR REFURBISHMENT WORKS AT
GREGGS' CONCOURSE KIOSK, VICTORIA STATION, MANCHESTER, M3 1WY**

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The Greggs' kiosk unit is not listed as being of special historic or architectural interest, it was constructed in 2016 within Victoria Station, which is Grade II listed. There are no historic features within this unit, which was constructed in 2016, and no historic or listed features within Victoria Station will be impacted by this development.

AMOUNT OF DEVELOPMENT

The development involves refurbishment works to the kiosk shop and remote store; installation of an additional air conditioning condenser unit on the rear elevation to service the prep room and installation of a new oven extract flue on the flat roof, which involves cutting through a new A/C pipe run, adjacent to the existing pipe run - pipes to penetrate the 2016 constructed concrete floor and run into the Greggs' unit below. The application is for the addition of an external A/C cassette in same position we have previously obtained permission for under application 112494/LO/2016. The position for this new A/C cassette is in the allocated area we have been given by the station.

Photographs of existing equipment attached.

Scaled existing and proposed plans and elevations attached:

- updated existing/proposed planning drawings 09 and 10
- Mitsubishi spec sheet
- Photo of existing outdoor cassette location.

Scaled cross-sections through the condenser units attached:

- Drawing 10 Proposed Planning

An acoustic study is deemed to be unnecessary in this location. There are no sensitive receptors within the Station complex, and our additional A/C condenser will not add to the ambient noise levels present in this very busy railway station. Attached please find noise data provided by Mitsubishi.

- Noise levels for air conditioning units

The additional unit will be in operation for the same hours as our existing units, ie 6:30 to 21:00 seven days a week.

Attached please find our generic odour impact assessment based on data collected at two existing High Street locations. This concludes on page 10 that our existing extract filter installations are suitable for locations within 5-20 m of a sensitive receptor.

- Greggs Odour Impact Assessment V2

Attached please find relevant floorplans showing the location of any equipment internally and the route any ducting would take to the internal riser/exterior walls

- Drawing 05A Proposed RCP, Power and HVAC and drawing 08A Proposed remote store

We confirm Greggs have a cleaning/maintenance schedule in line with manufacturer's recommendations for our fume extraction equipment, as follows:

Baffle Filters

Due to the nature of cooking these are routinely inspected and cleaned by our in-house maintenance team once every 3 months. If the LA feel these should be cleaned more frequently we can increase the routine maintenance to these filters.

Oven Condensers

As part of our routine in-house maintenance schedule, once every 3 months.

Pleated filters

As part of our routine in-house maintenance schedule, change once every 6 months.

Carbon Filters

As part of our routine in-house maintenance schedule, change once every 6 months.

LAYOUT

The building is a kiosk unit currently trading as Greggs, with a remote store. The front area of the ground floor is used for retail sales to the general public with the remainder of the building used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly.

ACCESS

The entrance is level, with automatic sliding doors which are locked open during trading hours that provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

We confirm there is level access to both units. The first floor prep unit can be accessed via stairs or lift provided by the station. Only staff members require access to first floor prep unit. Drawing 04.1 shows access to Greggs' shop for wheelchair users.

We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

POLICY CONTEXT

This Section of the Statement will consider the pertinent national and local planning policy.

National Policy

The National Planning Policy Framework (NPPF) (July 2018)

Section 16 of the NPPF relates to conserving and enhancing the historic environment.

Paragraph 185 of the NPPF determines that local planning authorities (LPA) should set out a positive strategy for the conservation and enjoyment of the historic environment. LPAs should conserve heritage assets in a manner appropriate to their significance and recognise that they are an irreplaceable resource.

Paragraph 189 notes that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 193 recognises that LPAs should consider the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

The application site is located within Manchester City Council. The planning policy context is formed by the Core Strategy (July 2012) and saved policies from the Unitary Development Plan (UDP) (July 1995) which together form the Local Development Framework (hereinafter LDF).

Policy CC9 of the Core Strategy relates to design and heritage, requiring that development either preserves or enhances identified heritage assets.

Policy EN3 of the Core Strategy relates specifically to heritage. Much like Policy CC9, it supports development that compliments heritage features and preserves or enhances the historic environment.

Saved Policy DC19.1 relates to Listed Buildings, seeking to preserve and enhance the setting of listed buildings whilst resisting proposals that would have an adverse effect on its architectural or heritage character.

Justification for the Proposed Works

This section sets out the justification for the proposed works, reaching the conclusion that the alterations will not harm any of the features recognised in the building's listing description.

Heritage Value and Nature of Proposals

The exterior and interior of the unit are not listed. All refurbishment works are renewal of the 2016 fitout works.

The proposals will provide a high quality and attractive fit out with the addition of new flooring, and works to the internal walls, as well as the installation of the facilities required for Greggs to offer their full menu.

Externally, front elevation will be retained unaltered.

Overall, the proposals are sensitive, proposing no alterations to the features of heritage value and accordingly they will act to preserve the heritage value of Victoria Station in accordance with Saved Policy DC19.1 of the UDP and national guidance.

Operating Requirements

The proposals are considered a minimum operating requirement for Greggs. The proposed refurbishment is therefore not excessive but a minimum requirement for Greggs.

Benefits of Occupation

As highlighted above, the purpose of the application is to facilitate refurbishment of the unit by Greggs and to install an additional A/C condenser to make the prep area a more comfortable working environment for our staff.

Signed Applicant

A handwritten signature in black ink, appearing to read 'S. Humphries', written in a cursive style.

19 December 2022