

Chapel Walks Change of Use

Change of Use from Restaurant to Bar at 19 Chapel Walks, Manchester

Planning & Heritage Statement

OCTOBER 2022



Chester Office | Well House Barns | Chester Road | Bretton | Chester | CH4 0DH

South Manchester Office | Camellia House | 76 Water Lane | Wilmslow | SK9 5BB

t 0844 8700 007 | e enquiries@axisped.co.uk

FOREWORD

This document is the Planning & Heritage Statement in respect of an application for full planning permission and Listed Building Consent for the change of use from a restaurant to a bar of part of the upper ground floor of 19 Chapel Walks in Manchester (hereafter referred to as the 'Proposed Development').

This planning application has been prepared in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and all other relevant subordinate legislation.

The application has been produced in line with the requirements set out within the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended); specifically, Article 7 which sets out the requirements for applications for planning permission.

The planning application documents comprise the following:

Documents Forming Part of the Application

- Planning Application Forms, Certificates and Notices
- Planning Application Drawings
- Schedule of Works / Method Statement
- Planning & Heritage Statement (This document)
- Design & Access Statement (incorporating disability access)
- Noise Assessment
- Crime Impact Statement
- Operating Statement
- Dispersal Procedure
- Waste Management Proforma

Contents

1.0	INTRODUCTION	1
2.0	SITE LOCATION, SETTING AND SIGNIFICANCE OF HERITAGE ASSETS...	2
3.0	RELEVANT PLANNING HISTORY	4
4.0	THE PROPOSED DEVELOPMENT	5
5.0	PLANNING POLICY CONTEXT	7
6.0	PLANNING AND HERITAGE ASSESSMENT	8
7.0	CONCLUSION	11

1.0 INTRODUCTION

- 1.1.1 This Planning & Heritage Statement is being submitted in support of an application for Planning Permission and Listed Building Consent made by *Chapel Walks GP Limited on behalf of Chapel Walks LP* (referred to hereafter as ‘the Applicant’) to Manchester City Council for the change of use of a restaurant (Use Class E) to a bar (Use Class Sui Generis) (hereafter referred to as ‘the Proposed Development’) at the upper ground floor of 19 Chapel Walks, Manchester (hereafter referred to as ‘the Site’).
- 1.1.2 The location of the Proposed Development is illustrated on Planning Drawing 001.
- 1.1.3 A Heritage Statement has been prepared as the building is Grade II Listed and located within the Upper King Street Conservation Area.
- 1.1.4 The Planning & Heritage Statement is subdivided into a number of Sections namely:
- Section 1: Introduction, Background and Scope of Application
 - Section 2: Site Location, Setting and Significance of Heritage Assets
 - Section 3: Relevant Planning History
 - Section 4: The Proposed Development
 - Section 5: Planning Policy Context
 - Section 6: Planning and Heritage Assessment
 - Section 7: Conclusions
- 1.1.5 The Statement was compiled and coordinated by AXIS planning and environmental consultancy.

2.0 SITE LOCATION, SETTING AND SIGNIFICANCE OF HERITAGE ASSETS

2.1.1 The Site consists of a single upper-ground floor unit measuring 217sqm within 19 Chapel Walks in the heart of Manchester City Centre. The building was previously known as Cavendish House.

2.1.2 The building consists of a four-storey, mixed-use Grade II Listed Building (List UID: 1283063) located on the corner of Chapel Walks and Pall Mall. Within the Official List Entry of Historic England the property is known as 'Princes Chambers' under the statutory address of 30 Pall Mall.

Includes: No.30 PALL MALL. Warehouse and offices, now offices. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings (roof concealed). Trapezoidal plan on corner site, with rounded corners. Italian palazzo style. Four storeys over basement, a 5-bay facade plus 1-bay rounded corners, symmetrical; with stone plinth, cornice over ground floor, sill-bands to 2nd and 3rd floors, and prominent bracketed eaves cornice; arcaded ground floor of round-headed arches with broad stone pilasters, linked moulded imposts and moulded heads with keystones, including central doorway with internal steps, and recessed round-headed sashes without glazing bars; similarly arcaded fenestration to the upper floors, with linking stone imposts and stilted keyed hoodmoulds, segmental-headed at 1st and 2nd floors and round-headed at 3rd floor, the windows recessed, those at 1st floor sashed without glazing bars and those above altered as casements. Eight-bay facade to Pall Mall in matching style. Interior not inspected.

2.1.3 While the building is Grade II Listed with high quality elevations and a series of semi-circular arched windows to the external walls, there is minimal internal character or detailing remaining following previous fitouts, with the exception of the majority of the internal cast iron columns. The most significant heritage feature of the unit is the 'prow' end of the upper ground floor where the external semi-circular arched windows to the elevations converge on the circular space with a single arched window that turns the corner via 'double curved' detailing.

2.1.4 The main entrance to the unit is from Pall Mall, with an existing set of five steps. There is also a fire escape leading to Pall Mall, which is also stepped.

2.1.5 The unit is self-contained and now vacant after previously being let to Chaophraya, a Thai restaurant (Use Class E) which vacated in December 2019. The lower

ground floor/basement is let to Sam's Chop House, a bar and restaurant (Use Classes Sui Generis/E). The upper floors contain offices (Use Class E) which are subject to refurbishment works following Planning and Listed Building Consent (ref: 126422/FO/2020 and 126423/LO/2020).

- 2.1.6 The property sits within an area of predominantly commercial, business and service uses, including offices to the upper floors and ground floor retail/restaurants. It lies only approximately 50m to the east of Cross Street, a busy north-south throughfare through the city centre. Piccadilly Gardens and St. Peter's Square are both within 350m, offering public transport access through bus and tram services across Greater Manchester.
- 2.1.7 Directly to the north is the Hotel Motel One, to the north-east is the Northern Stock Exchange (a Grade II Listed Building), to the east is Pall Mall beyond which is One Marsden Street with offices to the upper floors and ground floor commercial uses, to the south on the opposite side of Chapel Walks is a gym and retail units, and to the west is 15-17 Chapel Walks which also contains ground floor commercial units.
- 2.1.8 The property is located within the Upper King Street Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest. Many of these buildings are listed, including 19 Chapel Walks itself.
- 2.1.9 The Conservation Area extends from Cross Street to the west, Market Street to the north, Mosley Street to the east and Princess Street to the south.
- 2.1.10 Most of the Listed Buildings in the Conservation Area are located on King Street, Spring Gardens and Mosley Street.

3.0 RELEVANT PLANNING HISTORY

3.1.1 The following previous planning applications are relevant to the proposal:

- **Refurbishment and extension of existing office building to include elevational alterations and new two storey roof extension to provide additional office accommodation (Use Class B1) and external roof terrace with associated stair cores, change of use of existing restaurant (Use Class A3) at ground floor level to provide commercial floorspace (Use Classes A1, A3 and B1) and at first floor level to provide office accommodation (Use Class B1) (ref: 126422/FO/2020) – Application approved 23rd October 2020**
- **Listed building consent for refurbishment and extension of existing office building comprising new two storey roof extension and external roof terrace, external alterations to windows and doorways, internal strip-out and layout amendments, new lift, and general fit-out including M&E to provide commercial floorspace (ref: 126423/LO/2020) – Application approved 23rd October 2020**

4.0 THE PROPOSED DEVELOPMENT

4.1 Application description

4.1.1 The description of development as stated on the application form is as follows:

“Change of use from a restaurant (Use Class E) to a bar (Sui Generis) together with associated internal alterations.”

4.1.2 The proposed end user for the unit is ‘North Westward Ho!’, which will have a modern bar concept designed around the traditional pub aesthetic. Being located on the upper ground floor of an attractive Grade II Listed Building, it will have a high-quality interior that provides comfortable seating and private booths. There will be a long linear bar, with a curved seating area to one end, addressing the main ‘prow’ of the space.

4.1.3 The proposed layout includes a lobby area at the main entrance and WCs to the rear of the space along with other back of house and ancillary spaces.

4.1.4 A full description of the internal works to the Listed Building are outlined in the Design & Access Statement and Schedule of Works.

4.1.5 There will be no food offering and there is therefore no requirement for any additional external ventilation.

4.1.6 The upper ground floor unit will provide a self-contained space, utilising the existing main pedestrian entrance onto Pall Mall.

4.1.7 In terms of employment, four full-time and six part-time positions will be created including a bar manager, bar and service staff, door staff and cleaners.

4.1.8 There will be no elevational alterations as a result of the proposals.

4.2 Operations, Servicing and Waste Management

4.2.1 An Operating Statement accompanies the application, along with a Dispersal Procedure.

4.2.2 Deliveries will occur during business hours and are able to utilise a loading bay nearby on Chapel Walks / Pall Mall. Deliveries will enter the building via the servicing entrance on Pall Mall.

-
- 4.2.3 A dedicated bin/refuse room will be created, with waste being stored within this room and taken out to the collection area at the end of each day on Pall Mall adjacent to the fire escape point.

5.0 PLANNING POLICY CONTEXT

Local Policies

5.1.1 The following policies from the have been considered in relation to the proposal:

TABLE 4.1: RELEVANT POLICIES

National Planning Policy Framework (NPPF)
Paragraph 11 - Presumption in Favour of Sustainable Development
Section 6 – Building a strong, competitive economy
Section 12 - Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment
Adopted Development Plan
Manchester Core Strategy (Adopted 2012)
Policy SP1 – Spatial Principles
Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
Policy CC8 – Change and Renewal
Policy CC9 – Design and Heritage
Policy C10 – Leisure and the Evening Economy
Policy EC8 – Central Manchester
Policy EN1 – Design Principles and Strategic Character Areas
Policy EN3 – Heritage
Manchester Unitary Development Plan (Adopted 1995; Saved Policies 2007)
Policy DC18.1 – Conservation Areas
Policy DC19.1 – Listed Buildings
Policy DM1 – Development Management

6.0 PLANNING AND HERITAGE ASSESSMENT

6.1 Introduction

- 6.1.1 This section of the Statement provides an appraisal of Proposed Development against the relevant current planning policy framework.

6.2 The Statutory Development Plan

- 6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 6.2.2 In this case the Proposed Development, the Site is within the administrative area of Manchester City Council and the relevant Statutory Development Plan consists of the Manchester Core Strategy (Adopted June 2021) and the Saved Policies of the Manchester Unitary Development Plan (Adopted 1995).

6.3 Principle of Development

- 6.3.1 The proposed bar is located within the 'City Centre' where Policy CC1 (Primary Economic Development Focus) encourages the provision of a range of economic development uses. Policy C1 (Centre Hierarchy) also prioritises the development of town centre uses in the centres identified, including the Manchester City Centre, and bars are included within the definition of town centre uses within the NPPF.
- 6.3.2 Policy C10 (Leisure and the Evening Economy) also encourages new development that supports the evening economy and supports a balanced and socially inclusive evening/night-time economy. The unit was previously used as a restaurant but has now been vacant for circa three years. The applicant is therefore seeking to bring the units back into active use.
- 6.3.3 Given the location of the site, the principle of a change of use from Class E to a bar is consistent with the Development Plan and we therefore consider the principle of development to be acceptable.
- 6.3.4 As will be discussed below, the Proposed Development will also ensure that there is no detrimental impact upon amenity.

6.4 Impact on Amenity

- 6.4.1 The impact on nearby sensitive receptors has been considered as part of the Proposed Development, with a Noise Impact Assessment accompanying the application.
- 6.4.2 The Proposed Development is a for a bar which will only include background level music, rather than loud amplified music including live bands. There will be no food served and therefore kitchen extraction which may cause noise emissions is not required.
- 6.4.3 The nearest sensitive receptor was identified as a first floor east facing window on the adjacent Motel One hotel. The calculations show that noise emissions from the Proposed Development should meet the requirements of MCC with the recommended mitigation installed. A Proposed Noise Management Plan is included within the assessment.
- 6.4.4 A Crime Impact Statement also accompanies the application and confirms that the development is supported by Greater Manchester Police Design for Security. The statement concludes that the scheme has been well considered from a crime prevention perspective and will add further activity and interest to this part of the city centre.
- 6.4.5 On the basis of the above, the Proposed Development will not have a detrimental impact on amenity and therefore is in compliance with Policy DM1.

6.5 Heritage Impact

- 6.5.1 As there is only minimal internal character or detailing remaining within the unit, the Proposed Development will not have any detrimental impact upon any heritage features. Heritage features that still exist will be preserved and celebrated, including the 'prow' end of the upper ground floor and any internal cast iron columns.
- 6.5.2 No external changes are proposed to the elevations and therefore no harm will be caused by the change of use upon the significance of the Conservation Area or the setting of any listed buildings.

6.5.3 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 CONCLUSION

- 7.1.1 This Statement has explained the principles and concepts applied to the works and demonstrates the steps taken to appraise the context of the development.
- 7.1.2 The development will deliver planning benefits to the area, including bringing back into use a unit that has been vacant for approximately three years within a prominent location, adding to and complementing the existing leisure offer in this part of Manchester City Centre, and providing job opportunities for local people.
- 7.1.3 No external alterations are proposed to the elevations as part of this application, while there is only minimal internal character and detailing remaining within the units which will be preserved. The Proposed Development therefore minimises any impact on the locality, including upon the significance of heritage assets including the Upper King Street Conservation Area and the Grade II Listed Building itself.
- 7.1.4 The Proposed Development therefore complies entirely with the Development Plan and should be approved without delay.