

Planning, Design and Access Statement in support of the
Planning Application for the

Proposed elevation alterations to provide an
alternate structure to house external furniture

At

Founders Hall
2-10 Albert Square
Manchester
M2 6LW

On behalf of the applicant



GREENGATE BREWERY
GRIMSHAW LANE
MIDDLETON
M24 2AX

Prepared by

michael healy limited
architectural design + project management
m: 07952 114 756
t: 01704 514 751
e: design@michaelhealy.co.uk
w: www.michaelhealy.co.uk

Ref: 1364; Revision: 0; Nov 2025

Introduction

This statement has been prepared on behalf of JW Lees Ltd, Greengate Brewery, Grimshaw Lane, Middleton, M24 2AX and accompanies a Planning Application for the proposed elevation alterations to provide an alternate structure to house external furniture at Founders Hall, 2-10 Albert Square, Manchester, M2 6LW as indicated on the accompanying planning application drawings. This statement has been prepared in accordance with DCLG Circular 01/2006, Section 3 Design and Access Statements in compliance with section 42 of the Planning and Compulsory Purchase Act 2004 (which substitutes section 62 of the Town and Country Planning Act 1990 and amends section 10 of the Listed Buildings Act) so that applicants must provide a statement covering design concepts and principles and access issues with a planning application and/or listed building application.

Proposal

JW Lees Ltd seeks full planning permission for the proposed elevation alterations to provide an alternate structure to the existing store room to house external furniture at Founders Hall, Manchester.

The proposed works will be replace the existing reclaimed timber enclosure that were refused planning permission under planning application 139664/FO/2024.

The Store Room is required for the storage of external beer garden furniture as required by the Pavement licence between the hours of 11pm and 8am and also for dates that Albert Square is being used for public events and meets with Greater Manchester Police Secured by Design Team's request for the business to provide a secure store room.

JW Lees Ltd seeks to work in a positive and proactive way, to propose a development that will improve the economic, social, and environmental conditions of the area, in line with the National Planning Policy Framework.

The proposed elevation alterations to the existing secure storage area have been developed through consultation with the Local Authority Planning Department and are intended to harmonize with the established architectural character of the surrounding street scene.

Site Description

The proposal relates to the existing store room beneath the colonnade at Founders Hall public house located within Albert Square in Manchester city centre and within the Albert Square Conservation Area.

The public house is located within the ground floor and basement of the building with offices above.

There is an arched brick colonnade on the building's principle elevation on Albert Square elevation. An existing external beer garden area is located beneath the colonnade and on the pavement directly in front of the public house which has been granted a Pavement License.

External beer garden tables, chairs and temporary barriers located on the pavement in front of the arches and colonnade are stored in the existing secure store room outside of pavement licensing hours and also when Albert Square is also being used for a public event during trading hours.

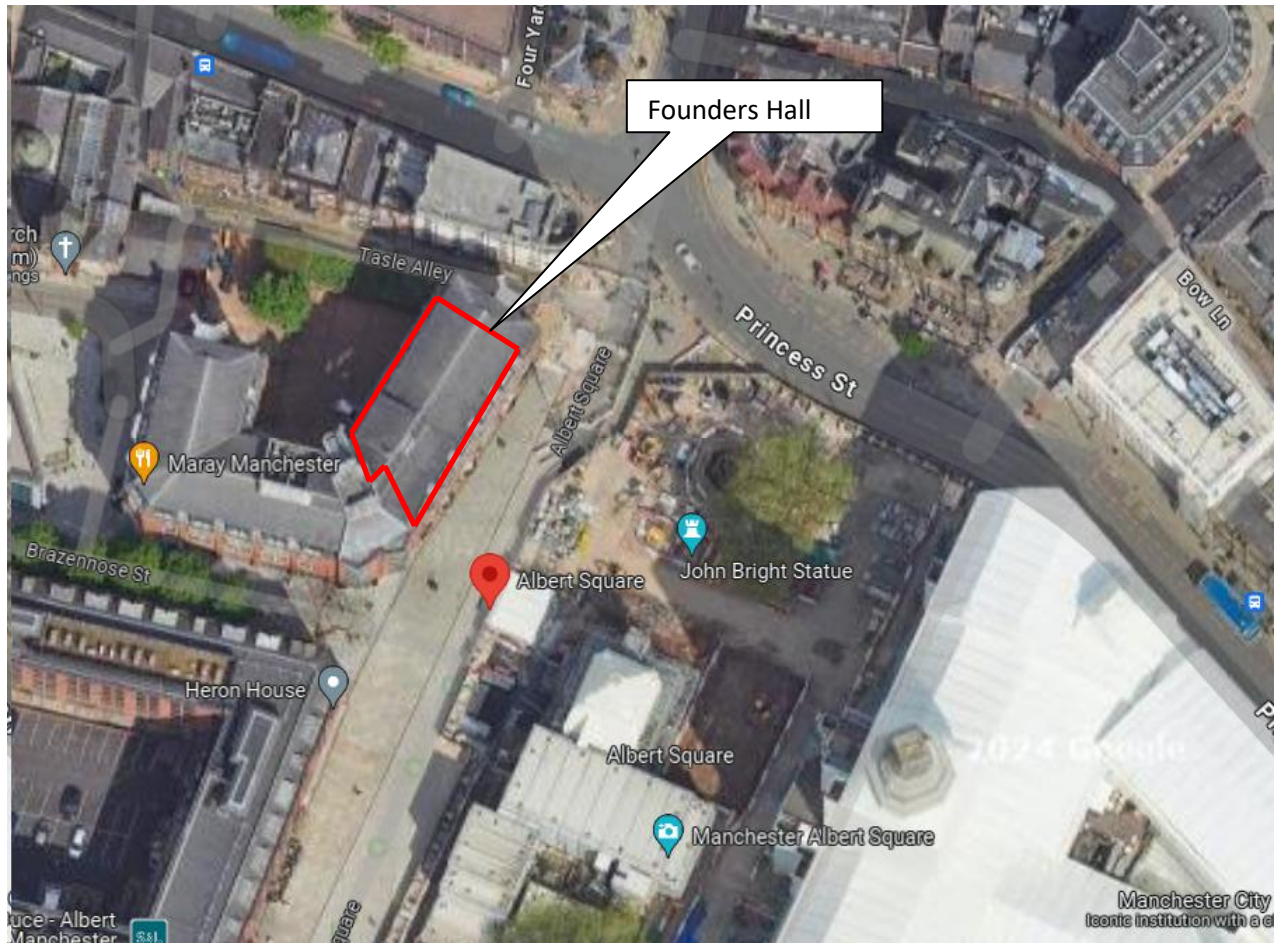


Image 1: Extract from Google Maps with application site boundary edged in red.

Planning Site History

105713/FU/2014/C1 - Use of external paving for the siting of tables and chairs and ancillary equipment associated with and ancillary to the restaurant/bar within the ground floor of 2-10 Albert Square – Application Approved.

139665/AO/2024 - Internally illuminated individual letter sign that reads 'J.W.Lees Founder's Hall' – Application approved (2no. internally illuminated projecting signs – refused)

139664/FO/2024 - Retention of reclaimed timber enclosure with planters and roller shutter– Application refused.

140300/AO/2024 - Installation of 2 no. externally illuminated projecting signs. – Application approved

Pre Application Advice

JW Lees have attended site meetings and have been in discussions with Manchester City Planning Department regarding the proposed elevation alterations. The Planning Officer Jack Naven commented as follows:

“The current structure, constructed primarily from wood, reads as a temporary structure that is out of keeping with the surrounding conservation area, within the setting of listed structures. In the past decade, there have already been external alterations employed to the wider building, particularly when it comes to infilling archways.

Alterations have been made to entrance on the corner of Albert Square and Brazennose Street, consisting of new double glazed windows and a glazed door with aluminium frames finished in bronze anodised.

An infill in the archway where the current structure is currently sited, carried out in a similar manner, could be supported by the City Council, as it would continue the established precedent of archway infills across this building.

The side door/access to the structure should not have a roller shutter and should be of a similar material/design.

Given that the structure will be housing tables and chairs, instead of clear glazing, it might be a consideration to see if back painted glazing, frosted glazing, or a similar type of solution that retains the overall glazed effect of the established precedent across the lower elevations but somewhat screens the appearance of the tables and chairs housed in the structure, should be investigated”.

Design

The replacement structure reflects the aesthetic qualities of the area, particularly beneath the colonnade. The proposed enclosure will consist of a powder-coated aluminium frame supported by double doors. At a high level, a solid panel will be incorporated to maintain a cohesive look with the materials used in nearby structures.

The design for the elevation alterations has been developed following discussions with the planning officer and the pre-application advice above and is characterized by the following:

Materials:

The use of a powder-coated aluminium frame will provide durability and a contemporary finish, which is consistent with other structures within the vicinity.

Rather than bronze anodised frames, JW Lees proposes to match the colour of the existing doors and frames of Founders Hall building so that the colours are the same and provides a cohesive appearance.

Height and Proportion:

Careful consideration of height and proportions of the proposed glass screen been taken to ensure it does not overwhelm the existing building or disrupt the visual harmony of the colonnade.

Access and Functionality:

Double doors will replace the roller shutter doors and will facilitate easy access for staff supporting the operational needs of the public house while enhancing the customer experience.

Visibility through new shop front:

To address visual concerns, an obscured vinyl film will be applied to the inside face of the glass. This will effectively conceal the view of items stored within the secure store room without compromising the overall transparency and openness of the design. This approach is in line with modern architectural practices while ensuring compliance with the aesthetic standards of the local context.

Use

The store room use will remain as existing.

The store room will be used to store outdoor furniture including tables, chairs, barriers, etc, to satisfy Pavement Licence number LC202409-534077 requirements and Greater Manchester Police Design For Security recommendations.

Layout, Amount and Scale

The size and scale of the store room will remain as existing.

Drawing number 1364_04 confirms that there is no other suitable location for the store room to be located.

The existing store room is approximately 12m² in area and is located within the existing arched brick colonnade to the left hand side of the front elevation.

The size and scale of the existing store room has been designed to accommodate the external furniture which will be removed from the pavement area between 11pm and 8am each day to satisfy Pavement Licence number LC202409-534077 and also for dates when Albert Square is being used for public events.

Appearance

Please refer to drawing number 1364-03 Proposed Plans and Elevations.

Proposed new powder coated aluminium frames, double doors and solid panels all to receive coloured finish to match the existing Founders Hall PH doors and frames.

Proposed new front elevation glazing to have obscured vinyl film applied to inside face of glazing.

Existing reclaimed timber planter in front of store to be retained.

The following images show the existing reclaimed timber enclosure and roller shutter that are to be removed as part of the proposed works together with drawings showing the proposed elevation alterations that have been designed to follow the planning officer's comments and recommendations.



Image 1 – Existing reclaimed timber external store enclosure wall will be removed as part of the proposed works and will be replaced with new powder coated aluminium glazed screen in colour to match Founders Hall existing doors and screens. The existing reclaimed timber planter in front of the enclosure wall will be retained.



Image 2 – Existing roller shutter to be removed as part of the proposed works and will be replaced with new powder coated aluminium double doors with solid panels and solid fan light over in colour to match Founders Hall existing doors and screens.

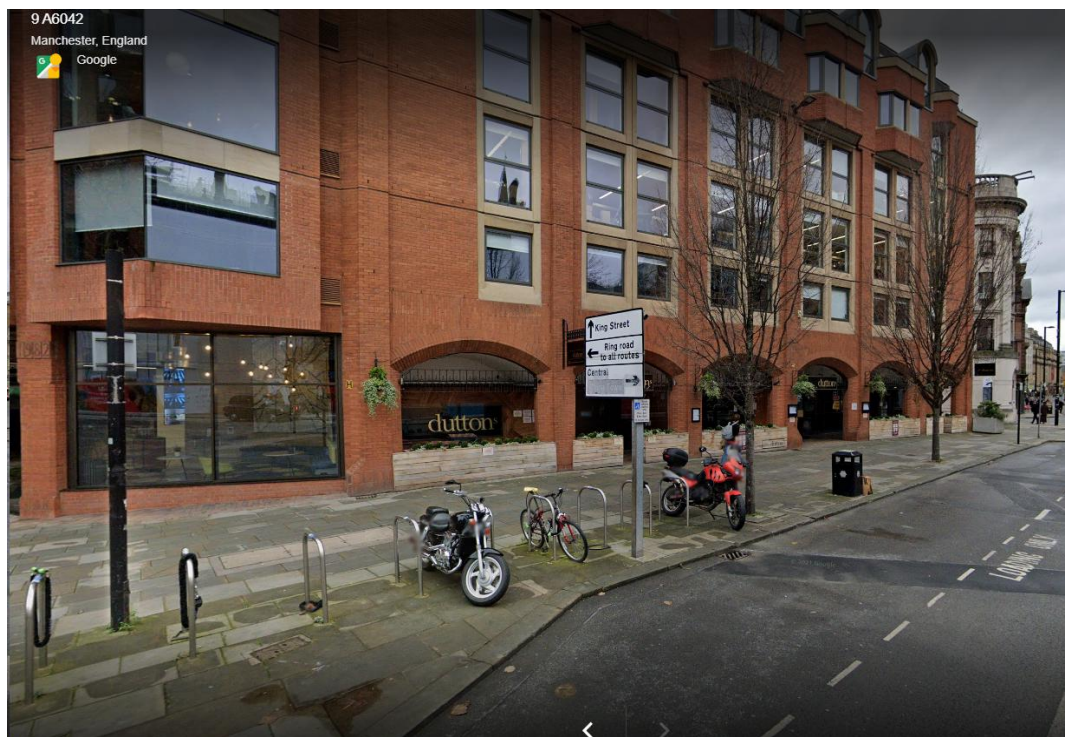


Image 3 - Google Street Scene dated November 2020 showing existing timber planters between arches which have since been removed.

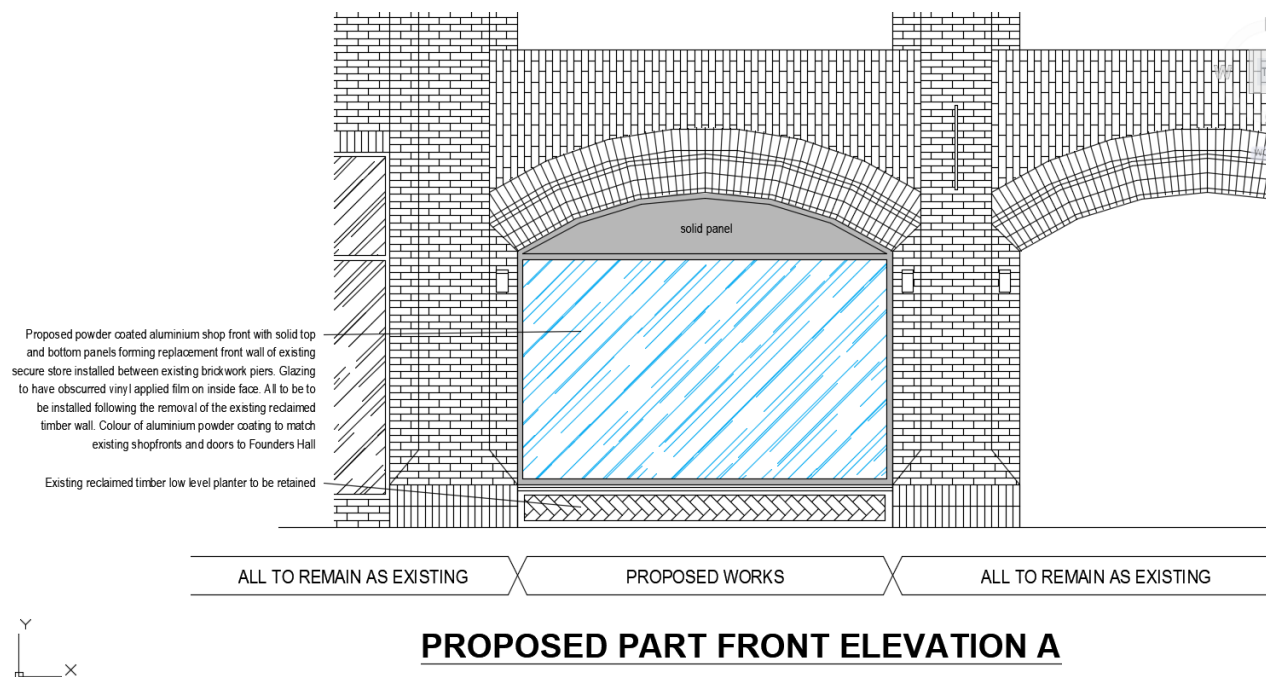


Image 4 – Extract from drawing number 1364-03 Proposed Plans and Elevations showing proposed front elevation. Obscured vinyl film will be installed to inside face of glazing to prevent views from pavement into store room. Existing reclaimed timber planter in front of glazed screen to be retained.

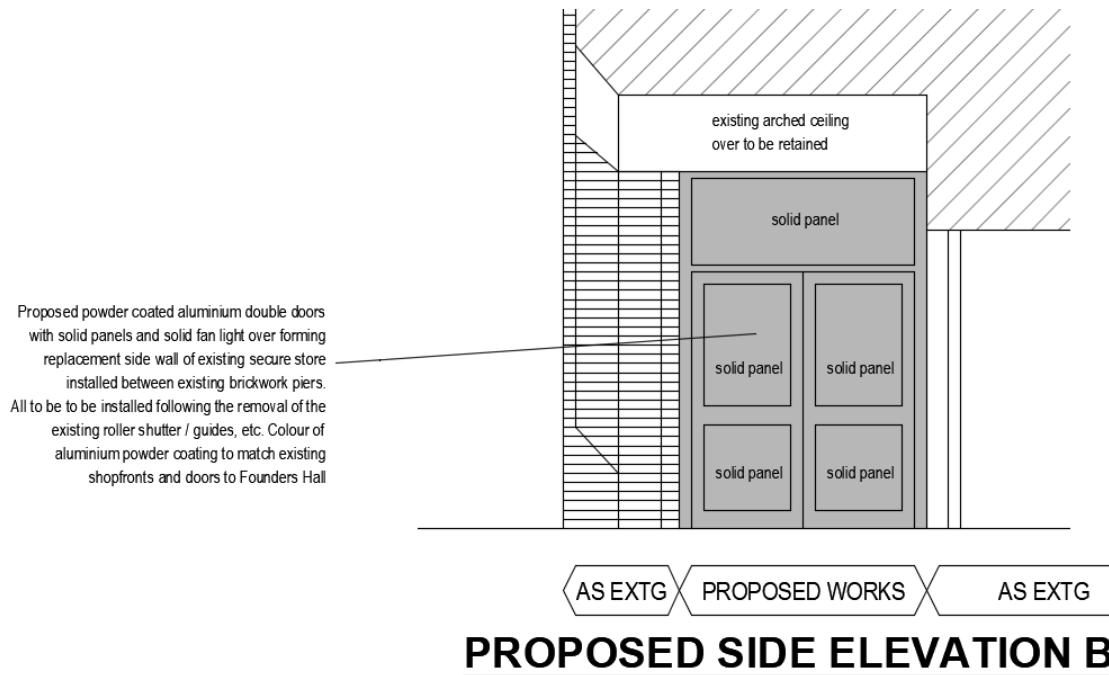


Image 5— Extract from drawing number 1364-03 Proposed Plans and Elevations showing proposed side elevation.

Impact on the Surrounding Area

The proposed elevation alterations to the existing store are expected to positively contribute to the vibrancy of the street scene, providing an inviting atmosphere for patrons while maintaining the integrity of the historic character of Albert Square. The enclosure will blend seamlessly with the surrounding architecture, aligning with the established precedent of Founders Hall and other outdoor dining structures in the area.

Justification for existing store room location

JW Lees attended a meeting Chaired by Ciaron Wilkinson (Strategic Stakeholder and Engagement Lead, City Centre Growth & Infrastructure) at Manchester City Council whereby JW Lees were requested to securely store all external furniture located on the pavement in front of Founders Hall during public event periods. These matters were discussed over several meetings as part of the regeneration building works for Albert Square.

The existing store room is necessary for the storage of external beer garden furniture as required by the Pavement licence between the hours of 11pm and 8am and also for dates that Albert Square is being used for public events.

The existing store room is also necessary to satisfy Greater Manchester Police Secured by Design Team's letter dated 29.07.2014 which states *"The tables, chairs and temporary barriers should be removed and secured within a locked storage area no later than 11pm". And, "Albert Square is often used for large public events; all outdoor furniture should be removed from this area during those times"*.

Drawing number 1364_04 identifies that there is no other suitable location for the store room to be located on site. A meeting was held on site and attended by JWLees Director of Properties and members of the planning team to review this.

Access

The existing pedestrian access points to the public house will all remain as existing.

The proposed new double doors to the store room will be used by staff members only.

Tree Protection

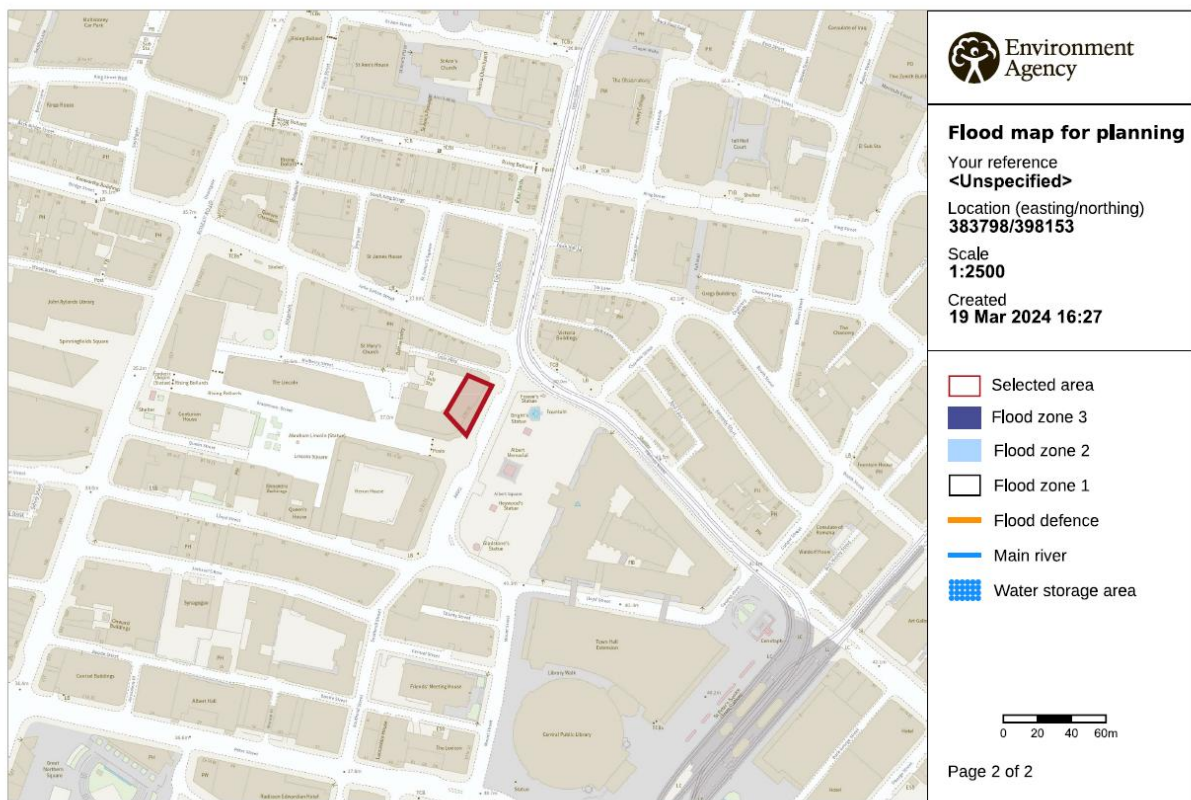
There are no trees on site that will be affected by the proposed works.

Employment

The proposed elevation alterations to the existing store will maintain current employment levels within the business.

Flood Risk

The Environment Agency Flood Map for Planning indicates that the site is located in flood zone 1, an area with a low probability of flooding. See map below.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Image 6: Environment Agency Flood Map for Founders Hall, Albert Square, Manchester showing that the site is located in Flood zone 1.

The proposed works are confined to existing hard landscaped areas. The existing store room is located within the existing colonnade. Consequently there will be no change in any surface water run-off between the existing and proposed layouts.

Drainage

There is no additional drainage connections associated with the existing Store Room and there will be no additional surface water run-off resulting from the proposed works.

Ecology and Biodiversity Net Gain

The proposed works are confined to the existing store room and hard surfaced areas adjacent to the existing pub business beneath the existing colonnade.

The proposals have minimal impacts on biodiversity receptors. On this basis we have assumed that as no flora or fauna will be affected by the proposals and that a qualified ecologist and an Ecological Survey will not be required.

The Government website for Biodiversity net Gain <https://www.gov.uk/guidance/biodiversity-net-gain> provides an example for a development solely on a sealed surface as follows:

Scenario 1: A development solely on a sealed surface

The development is a new commercial building on an existing car park. There are no other habitats (e.g. a green verge or tree) within the red line boundary of the development. The development would be exempted from biodiversity net gain by the de minimis exemption as:

- the development does not impact on any onsite priority habitat;*
- the car park would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and*
- there are no other onsite habitats.*

As the proposed works are confined to the hard landscaped confines of the existing colonnade then as described above the proposed works can be considered as being confined 'solely to a sealed surface' which indicates that the proposed development falls under the 'de-minimis exemption' for biodiversity net gain.

Environmental Impact Statement

The existing pub has an Energy Performance Certificate (EPC) Rating of 49 B which is already better than similar existing properties which typically have an EPC rating of 87 D.

The as-built store room is an unheated storage space that will have no impact on the current EPC and consequently Climate Change Mitigation measures are not relevant in this instance.

Community Safety

It is felt that the proposed works are classified in planning terms as 'minor in nature' and will not impact on the safety of local residence and the wider community.

The existing store room will remain 'all-be-it' with altered elevations to satisfy the planning department comments and recommendations and will continue to provide a secure store for the

tables, chairs and barriers during times when public events are taking place in Albert Square and also during non-trading hours to satisfy the Pavement License for the site.

Design for Security (see appendix 1)

Greater Manchester Police in their letter dated 29.07.2014 discussed Design For Security and recommended *“The tables, chairs and temporary barriers should be removed and secured within a locked storage area no later than 11pm”. And, “Albert Square is often used for large public events; all outdoor furniture should be removed from this area during those times”.*

The proposed elevation alterations will not compromise the existing secure store and therefore we consider that the proposal will satisfy Greater Manchester Police requirements.

Timescales to implement the proposed works

Upon receiving planning permission, JW Lees intend to commence works on site approximately 6-8 weeks after receiving planning permission. This to provide a sufficient lead-in time for the contractor to purchase materials and manufacture.

The current structure and roller shutter to be retained on site until commencement to maintain secure storage of the tables and chairs at all times.

Upon commencement, approximately 6-8 weeks after receiving planning permission, the current structure will be removed from site and the new replacement structure will be installed. We envisage that the construction period for removal of existing and replacement of new will take approximately 1 week.

Supporting Documents

Please refer to the following drawings/documents for the as-built store room which support this application:

- 1364_01 Location Plan and Site Block Plan
- 1364_02 Existing Plans and Elevations
- 1364_03 Proposed Plans and Elevations
- 1364_04 Justification for existing store room location

Conclusion & Summary

This planning application by JW Lees Ltd seeks planning permission for the proposed elevation alterations to the existing Store Room at The Founders Hall Public House, Albert Square, Manchester, M2 3XF as indicated on the accompanying drawings.

This supporting statement demonstrates that this proposal would:

- 1 Not impact the character of the Albert Square Conservation Area
- 2 Ensure the host building remains the dominant element in terms of size and appearance
- 3 Not harm the scale and character of the original part of the existing building
- 4 Not harm the character and appearance of the local area
- 5 Not harm the amenities of nearby residents and businesses
- 6 Have no adverse impact on highways
- 7 Have no detrimental impact on existing ecology and trees
- 8 Bring significant benefits to the customers / visitors to the public house
- 9 Provide a sympathetic and attractive addition and an improvement to an existing facility
- 10 Maintain existing employment
- 11 Maintain security to satisfy Greater Manchester Police Design for Security.
- 12 Satisfy the Pavement License requirements for the site
- 13 Reinforce the business model, attracting new customers and increased custom
- 14 Satisfy Local Authority and Greater Manchester Police recommendations and requests to provide secure storage for external furniture during public events in Albert Square
- 15 Has been developed following planning officer pre app comments and recommendations

It is considered that the proposed elevation alterations are entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant full planning permission for the proposal.

Appendix 1

Letter below from Greater Manchester Police Design for Security dated 29.07.2014 requesting a secure storage area for external furniture located in Albert Square during public events and out of trading hours:

Greater Manchester Police
designforsecurity

Design for Security
Greater Manchester Police HQ
Northampton Road
Central Park
Manchester
M40 5BP

t: 0161 856 5912
e: info@designforsecurity.org

Duttons Manchester,
Commercial Union House,
2-10 Albert Square
Manchester,
M2 6LW

Your Ref: 105713/FU/2014
Our Ref: URN:2014/0439/CIS/01

F.A.O. Terence Ncube

Date: 29th July 2014

Dear Sir,

RE: Crime Impact Statement Pavement License onto walk way on Albert Square

Thank you for your application for a Crime Impact Statement in relation to the above proposed development.

Please find attached Design for Security Outdoor Seating Guidance for your reference. When considering this document and advice we would make the following comments with regard to the current proposal:

- The location of the above proposal is Albert Square which is an area of very high pedestrian flow within the city.
- It is therefore recommended that the table and seating closest to John Dalton Street will create a pedestrian pinch point. This area should be reconfigured to give a greater area of clear space to the pedestrian footpath on Albert Square.
- The tables, chairs and temporary barriers should be removed and secured stored within a locked storage area no later than 11pm.
- All tables should all be fitted with property clips.
- Chairs should have rounded backs to deter customers from hanging bags on them.
- Albert Square is often used for large public events; all outdoor furniture should be removed from this area during those times.

Should you require any further information please do not hesitate to contact us.

Yours faithfully,



Julia Hall RIBA
Design for Security Consultant
e: julia.hall@designforsecurity.org