



INTERIORS / ARCHITECTURE / DESIGN

DESIGN AND ACCESS / HERITAGE STATEMENT



FOR
INTERNAL REFURBISHMENT WORKS
AT
THE WHEATSHEAF,
30 Oak Street, Manchester,
M4 5JE
On behalf of Admiral Taverns.

09 Feb. 26



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INTRODUCTION

This document accompanies the planning application for the proposed internal improvements to The Wheatsheafs disused accommodation to the side of the pub. This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.

The Wheatsheaf is located on Oak Street in the Northern Quarter of Manchester, originally built in the 1880s to serve the Smithfield Fishmarket.

The pub has a separate accommodation offering both upstairs directly through the pub and also one to the side of the building, only accessed from a separate entrance on the street or through the pubs kitchen on the ground floor.

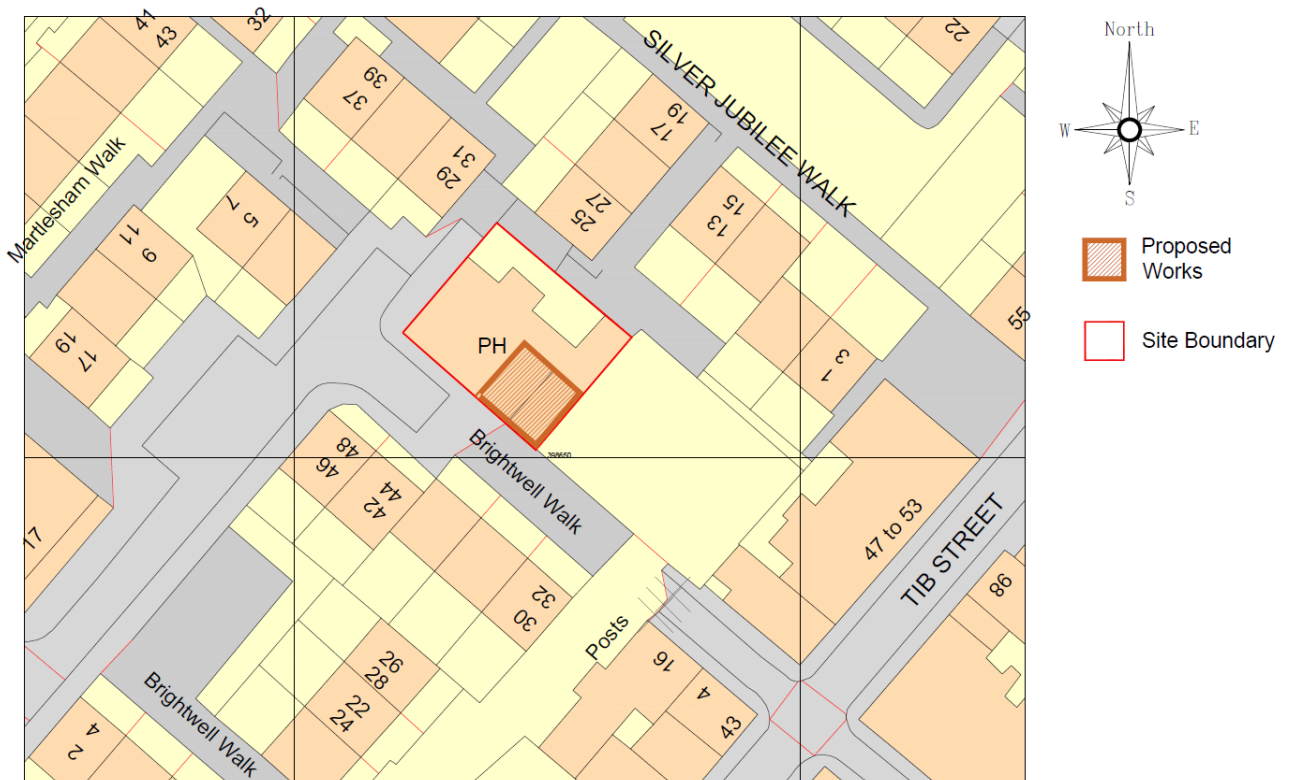
The pub and connected accommodation building are not listed or within a green belt, but are within Manchester City centres Smithfield conservation area.

RECENT HISTORY

The site is owned by Admiral Taverns and is currently open and trading. The Wheatsheaf is a large pub hidden in the small housing estate that now covers much of the former Smithfield Market area. Altered in the 1990's it has a large bar along the back wall in the middle of the pub. Regular live music evenings are provided and a sizable menu for food and drinks.

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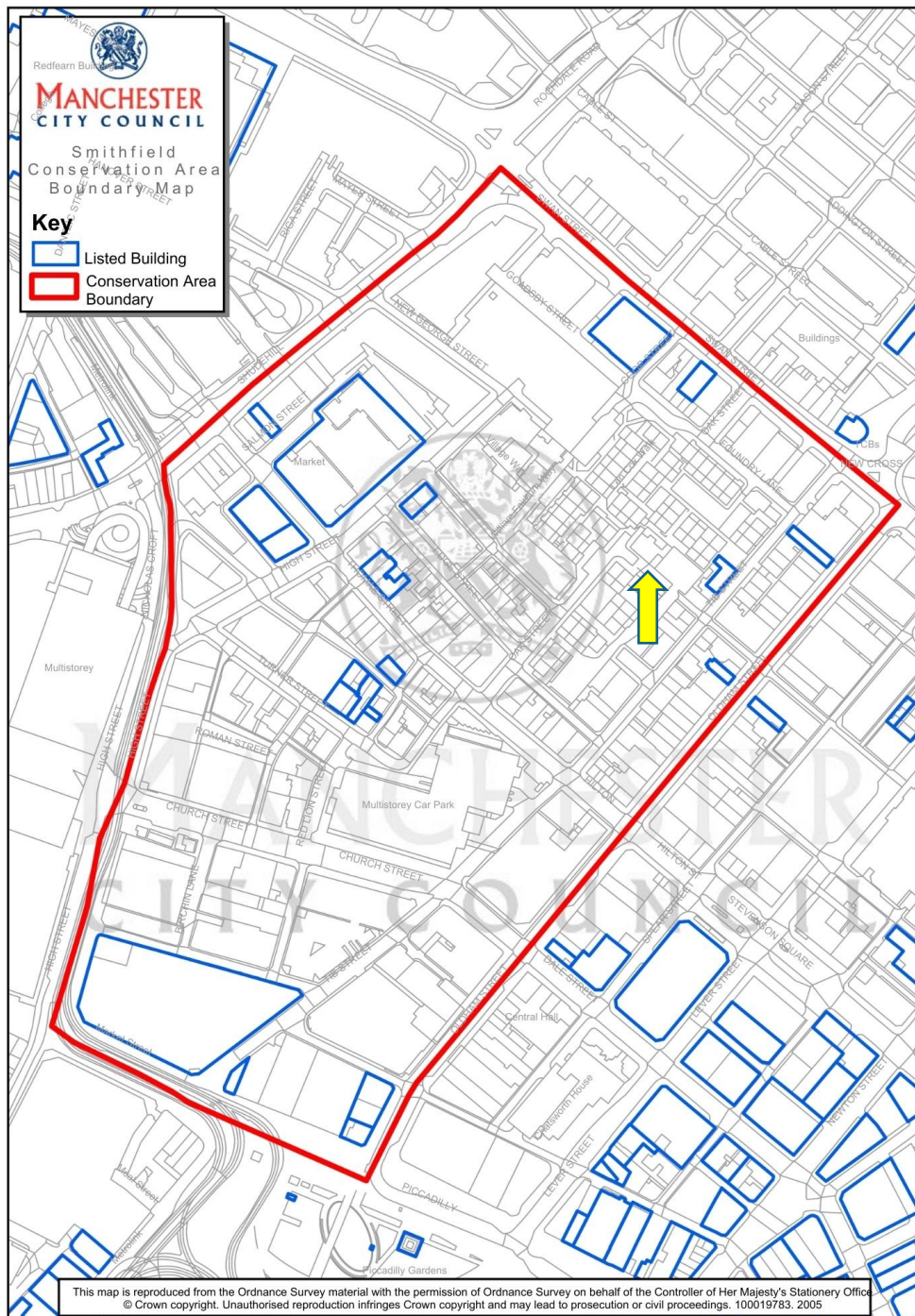
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OS Map above showing current site outlined in red and outline of proposed works in orange.

THE EXISTING AREA

The site sits within the Smithfield Conservation Area, Manchester.
Marked with a yellow arrow below. The building isn't listed nor does it sit within a green belt.



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Location and setting

The Wheatsheaf, 30 Oak Street, Manchester M4 5JE, is located within the Northern Quarter, an established mixed-use area characterised by historic commercial buildings, public houses, cultural venues and residential accommodation. Oak Street is a secondary street set within the wider city centre, close to Swan Street and the former Smithfield Market area, which historically functioned as one of Manchester's principal food and produce markets during the nineteenth and early twentieth centuries. The surrounding area developed to support market activity, with many urban workshops, warehouses, shops and backstreet public houses, many of which remain in use today. The Wheatsheaf from the late nineteenth century and represents a traditional public house of the type commonly associated with the historic market district, contributing to the long-established social character of the area.

Summary of the special interest

The Northern Quarter is known for its Victorian industrial and commercial character, a dense number of historic streets and a mix of retail, leisure, residential and cultural uses. The Northern Quarter has evolved from an area dominated by Smithfield markets in the 19th century to a vibrant contemporary urban quarter featuring independent businesses and creative industries, with much of its historic urban fabric retained and adapted for modern uses.

Landmarks include the Manchester Craft and Design Centre on Oak Street, housed in a former Smithfield Fish and Poultry Market building dating from 1873, which reflects the area's long association with market activity. Also within the vicinity is the Smithfield Market Hall (now Mackie Mayor), originally built in the mid-19th century and a surviving element of the broader Smithfield complex that once covered a large area of the Northern Quarter. Cultural venues such as Band on the Wall, a historic live music venue dating back to the 1860s, further demonstrate the social history of the area.

The Wheatsheaf forms part of the broader historic setting shaped by the former markets and nineteenth-century development, the site itself holds no great historic merit.

Relevant Historical Development and Archaeology

In recent years the Smithfield Market Hall has been successfully refurbished and repurposed as the popular Mackie Mayor food hall, carefully restoring the once-derelict Grade II-listed former meat market and fully integrating it into the area's vibrant food and drink scene after lying empty for decades. Beyond this, the wider Northern Quarter still has active regeneration, Manchester City Council and developers are progressing plans to transform under-used sites such as the former Church Street car park into a mix of 300+ homes, shops, landscaped public squares and community spaces that aim to respect the area's independent character. On Oak Street there have been no major new refurbishments there recently, the focus has been more on reuse of historic buildings and potential redevelopment of adjacent sites. Archaeologically, past assessments for Northern Quarter redevelopment have noted potential medieval and post-medieval deposits under former market land, reflecting the area's long evolution from open land to 19th-century market complex, these are generally of local rather than national significance.



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Conservation Area Audit of the heritage assets

The Smithfield Conservation Area, designated in 1987, lies on the north-eastern edge of Manchester city centre and derives its special architectural and historic interest primarily from its long association with the city's 19th-century wholesale and retail food markets. The area contains a high concentration of former market buildings, including the Grade II-listed Smithfield Market Hall and the former Retail and Wholesale Fish Markets, which collectively illustrate the historic commercial function of the area and make a strong positive contribution to its character and appearance. Surviving Georgian and early Victorian townhouses, narrow plot widths and a fine urban grain along streets such as Thomas Street and Turner Street further reinforce the area's historic significance. Architectural interest is expressed through a varied yet coherent palette of red brick, stone dressings, decorative gables and cast-iron elements, reflecting successive phases of development. While some later or heavily altered buildings make a neutral or negative contribution, the overall character of the conservation area remains defined by its historic market architecture, street pattern and mixed commercial heritage, all of which are identified in the conservation area audit as key heritage assets worthy of preservation and sensitive enhancement.

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SUMMARY OF PROPOSALS:-

The proposed works as part of this application internally are required to comply with current building regulations, materials used will compliment the existing building whilst also providing a high quality of structural support and carefully maintain the bones of the building.

The client's proposals are;-

- Change of use from disused accommodation linked to The Wheatsheaf into one dwellinghouses operating as short term rental accommodation such as Airbnb.
- The proposal includes a full refurbishment of the ground, first and second floor to make good of the existing internals with new flooring, decoration, lighting and necessary fixes to the ceilings, walls and stairs.
- Three new bedrooms, a bathroom, WC, plant room, kitchen, living and dining area have been proposed all with the necessary fire rated walls and doors.
- Opening up a part of the existing second floor wall to allow for corridor to extend through above the pub, allowing to extent the floor space of the apartment.
- Retaining the existing staircase, main entrance and internal walls the bones of the building will remain with new stud walls dividing the bedrooms and living spaces.
- New balustrades will be installed to meet height regulations and to be the appropriate strength.
- Installing a new HW cylinder/boiler.
- New ventilation system to the bathroom.
- Installing a new electronic entry system to the front door with signage.
- Forming new linen cupboards to the ground floor.
- Compartmentalise the existing pub kitchen to achieve 60 min protection.
- Blocking up an existing doorway on the second floor.
- Creating a fire rated divide with a stud wall between the pub private quarters and internal extension on the second floor.

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PHOTOS OF EXISTING BUILDING SHOWING AREAS OF PROPOSED WORK;



Image 1: Front elevation; Proposed new signage and electronic access entry system to front door.



Image 2: Ground floor entry; Form linen store areas within recesses, with FD60SSC doors and frames, along with shelving internally. New FD60SSC door to Pub Kitchen.

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Image 3; Compartmentalise the existing pub kitchen to achieve 60 min protection.



Image 4: First Floor; Proposed corridors, new fully fitted kitchen, open plan living and dining area all with fire rated doors.

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Image 5; New stair balustrades throughout to ensure compliance with height regulations and required strength. New fire rated stud walls to edge of stairs.



Image 6: Second floor; Form opening in existing wall and span steel, allowing access to new 3 piece bathroom and bedroom. Strip out existing WC and replace with new. There will be no access from the pubs second floor into the proposed apartment, fire rated separation will be implemented.

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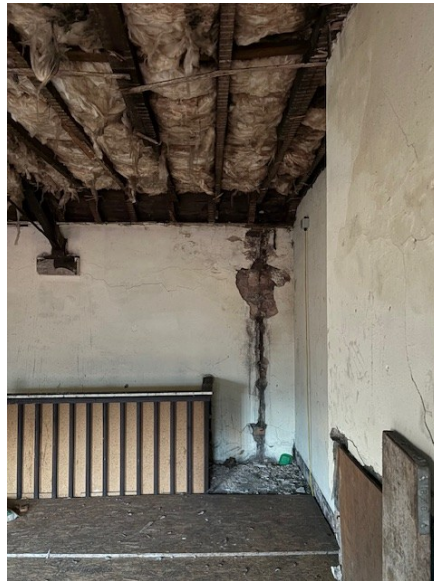


Image 7: Second floor; New stud walls and access door to create plant room with HW cylinder and boiler.



Image 8: Second floor; 3no. bedrooms with new stud walls between.
Full internal refurbishment to walls, floors, stairs and ceilings across all floors.
New decoration, furniture and lighting throughout.

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AMOUNT OF DEVELOPMENT

The proposed works propose extending into a portion of the pubs existing second floor. The proposed works are still within the existing envelope of the site.

LAYOUT

The key aspects of the layout of the building will be retained, including access on the ground floor and the staircase. New bedrooms, toilets, kitchen, plant room and dining/living area have been proposed divided by stud walls which are fire rated where necessary and connected via corridors across all floors.

SCALE

This scheme will not increase the building footprint and will not affect the scale on the site overall.

APPEARANCE

The proposals will visually have little impact on the externals of the building. A new electronic system to the entrance door and signage to identify the building is all that is proposed.

LANDSCAPING

The existing landscaping will remain as existing. No works are proposed.

ACCESS

The access into the premises for customers will be retained, a new electronic entry system will be implemented to the front door for secure access. The access between the pub kitchen and ground floor of the building will be retained, with a new fire rated door and frame.

SUMMARY OF IMPACT

In summary the application proposal relates only to elements of the site, none of which have any historical importance. Our client is keen to invest in this site, and in doing so alter the internals in a way to greatly elevate the appearance of its current disused state. We believe that these works will have minimal impact to the historic nature of the building and will put the building back in a good habitable state, whilst also boosting its longevity.

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