JSA DESIGN

Big Easy MCR
Vantage Point
Spinningfields,
Manchester



Design & Access Statement

20th May 2026

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1. Introduction

This document accompanies the planning application for the refurbishment of the currently vacant ground and mezzanine of the former Banyan Site at Vantage Point, Spinningfields, Manchester.

The application seeks a full planning approval to alter the existing glazed shopfront on The Byrom Street elevation with 2 sections of 'sliding-folding' metal door systems, as well as opening up the existing glazed Byrom Place elevation with a similar 'sliding-folding' metal door system to give flexibility for external access from the unit onto an existing external seating area.

To increase covers for the new restaurant operator that has taken the lease of the unit, it is also proposed to install a Bio-Climatic Pergola on the existing external seating area complete with retractable roof and glazed sides. It can be used fully enclosed for full UV protection, open up the louvres to acutely adjust solar glare, or retract to open up the roof completely.

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 production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

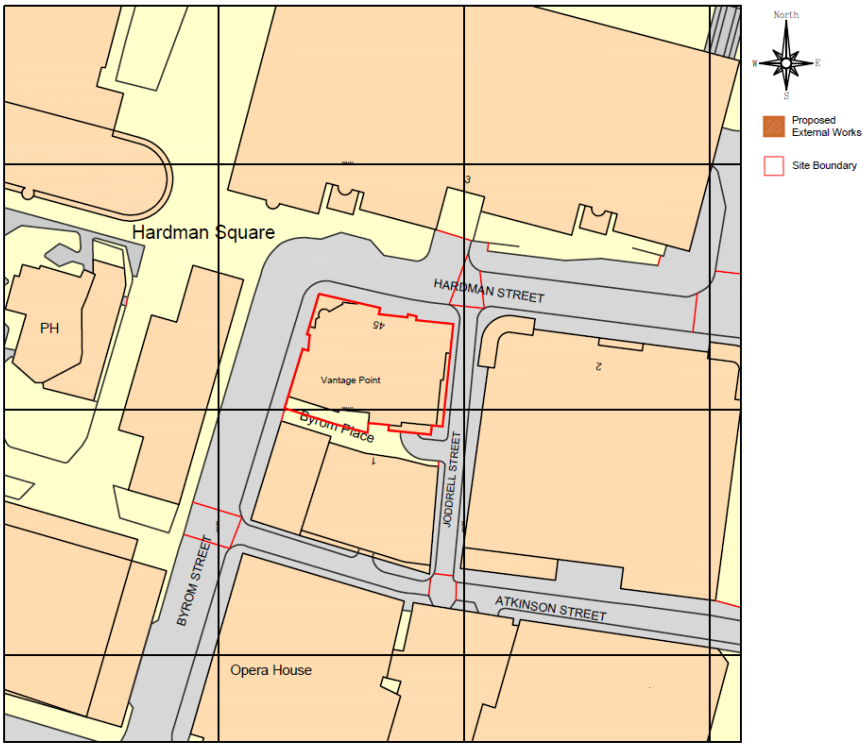
This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended. Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long. It also states that Design & Access Statements:-

- Explain the design principles and concepts that have been applied to the development; and
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.

2. Location and Site Information

2.1 Existing Site & Building History

The site is located at the ground floor of the existing building at Vantage Point, Spinningfields in Manchester city centre. Overlooking Hardman Square, the building is bounded by Hardman Street, Jodrell Street and Byrom Place.



The site is currently vacant at the ground and mezzanine floor levels following the site being vacated at the end of 2025 by former bar operators Banyan.

The site is within the heart of the commercial district of Spinningfields in Manchester and, as such, is dominated by offices and commercial properties.
The adjacent buildings to the south and east are offices as are upper floors of Vantage Point – there are no residential dwellings nearby.

Recent History

The site has up until recently been managed by Arc Inspirations as Banyan Bar & Kitchen. This use commenced following an application for change of use in 2017 ref: 115116/FO/2017. As part of this application permission was granted to open up The Byrom Place elevation for access onto the external drinking area which forms part of this application.

A further application was then submitted in 2019 for the proposed installation of two number sliding folding windows and balustrade within existing leisure unit frontage on The Byrom Street Elevation ref: 122575/FO/2019. This approval has since lapsed and as such we would like to reapply for this planning approval.

3. Design

In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Layout
- Scale
- Landscaping
- Appearance
- Visual Impact
- Operational Design

3.1 Use

The application is to reinstate previous planning approvals to alter the existing glazed shopfront on The Byrom Street elevation with 2 sections of 'sliding-folding' metal door systems, as well as opening up the existing glazed Byrom Place elevation with a similar 'sliding-folding' metal door system to give flexibility for external access from the unit onto an existing external seating area.

In addition to increase covers for the new restaurant operator that has taken the lease of the unit, it is also proposed to install a Bio-Climatic Pergola on the existing external seating area complete with retractable roof and glazed sides. It can be used fully enclosed for full UV protection, open up the louvres to acutely adjust solar glare, or retract to open up the roof completely.

We consider that the alterations will complement the existing businesses in the immediate area, and that the proposal is similar to many other restaurant operators within the Spinningfields development.

3.2 Layout

The layout of the exterior elevations will complement the already vibrant bar and restaurant culture in the Spinningfields area and by utilising the existing drinking terrace with retractable pergola systems which will be available to use all year round in all weather.

3.3 Scale

It is considered that the proposals with have a minor impact on the exterior of the building due to the position of the pergola on the existing terraced area. With regards to the size and scale of the proposed refurbishment, the alterations are restricted to the curtilage of the existing property/external licensed space.

3.4 Landscaping

No proposals for landscaping forms part of this application due to the location of the site within the city centre, although existing planters will be retained to barrier off the remaining terrace area and softened with planting.

3.5 Appearance

It is proposed that the new sliding and folding door systems will match the existing shopfront façade for a seamless appearance on the elevation.

The proposed pergola will be a black frame with glazed sides which it is felt will be sympathetic to the street scene and in keeping with the development of the adjoining businesses.



3.6 Visual Impact

It is felt that the proposals will not be detrimental to the existing character of the building or that of the surrounding areas. The proposals aim only to improve the appearance of the building on the street scene while being in keeping with the concept of the proposal and other buildings in the immediate area.

4. Access

4.1 DDA Access

DDA access will be maintained as existing via the front entrance off Byrom Street which also forms the primary entrance into the Ground Floor bar & restaurant.

There is currently a DDA platform lift in the premises along with accessible toilet facilities which will be retained as existing.

4.2 Waste Management & Vehicular Access

Waste management and storage arrangements will be retained as existing and be subject to landlords agreements which the applicant has agreed to as part of the terms of their lease.