

31 Booth Street, Manchester M2 4AF

Planning, Heritage, Design and Access Statement



Document Control Sheet

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1 Introduction

1.1 This Planning, Heritage, Design and Access Statement has been prepared on behalf of Portman Dental Care, by KEW Planning, to support the planning and listed building consent applications for the change of use of the basement and ground floors of 31 Booth Street from a beauty clinic/spa facility to a dental practice. There are minor internal alterations to the building only and no external changes. The application site comprises of a vacant beauty clinic which is located in the basement and ground floors of 31 Booth Street, Manchester, M2 4AF. Appendix 1 contains the location plan, which identifies the site.

Proposed Development

1.2 The Planning and Listed Building Consent Applications are for the following:

“Change of use of the basement and ground floors of 31 Booth Street from a beauty clinic to a dental practice, with internal alternations only.”

Use Class Order Revision

1.3 The application is for a change of use from sui generis to Class E, which was formally identified as Class D1 under the previous use class legislation. On the 1st of September 2020, the Town and Country Planning Use Classes (England) Amendment 2020 came into force, which seeks to re-classify Class D1 as Class E(e) as the provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner). However, as this has been the subject of a judicial review, which may be upheld, we are seeking formal approval of the change of use. Nevertheless, the change of use from sui generis (beauty spa) does not benefit from a permitted change and the building is Listed (Grade II) and within a Conservation Area. Consequently, both full planning permission and listed building consent are required.

1.4 The subject site is in the administrative authority of Manchester City Council (MCC).

Background

1.5 Portman Dental Care have outgrown the existing premises that they occupy at St Anne’s Square. The health services provided has seen a rise in requirements and they require a larger unit and more staff to operate to meet this demand.

- 1.6 31 Booth Street is a Listed Building which has recently been refurbished internally to modernise the quality of the office floorspace, whilst also providing a new identity to the building. The ground floor and basement floor of the property have been dis-used for approximately 2 years, having previously been adapted for use as a beauty clinic / spa facility.
- 1.7 The building is located in the Upper King Street Conservation Area, as seen in Figure 1, which lies in the heart of the city centre and is known as Manchester's Central Financial and Commercial District.

Planning application

- 1.8 The following documents comprise the planning application:
- Planning and listed building consent application forms.
 - Location plan (scale 1:1250).
 - Drawing number 0151_02-0/BC_002 Existing ground floor
 - Drawing number 0151_02-0/BC_003 Existing lower ground floor
 - Drawing number 0151_02-0/BC_005 Proposed ground floor
 - Drawing number 0151_02-0/BC_006 Proposed lower ground floor
 - Planning, Heritage, Design and Access Statement prepared by KEW Planning.

Structure of Statement

- 1.8 This report contains the following:
- **Section 2** – an analysis of the site and surrounding area, indicating the site specific conditions which potentially affect the proposed development.
 - **Section 3** – a review of the planning history records, which are a material consideration.
 - **Section 4** – provides a summary of the relevant planning policies which the proposed development should comply with.
 - **Section 5** – provides the Heritage Statement, examining the impact of the proposed works on the heritage asset.
 - **Section 6** - explains the reasons that planning permission should be awarded conditional approval, with a summary of the scheme benefits.
 - **Section 7** – provides the conclusions.

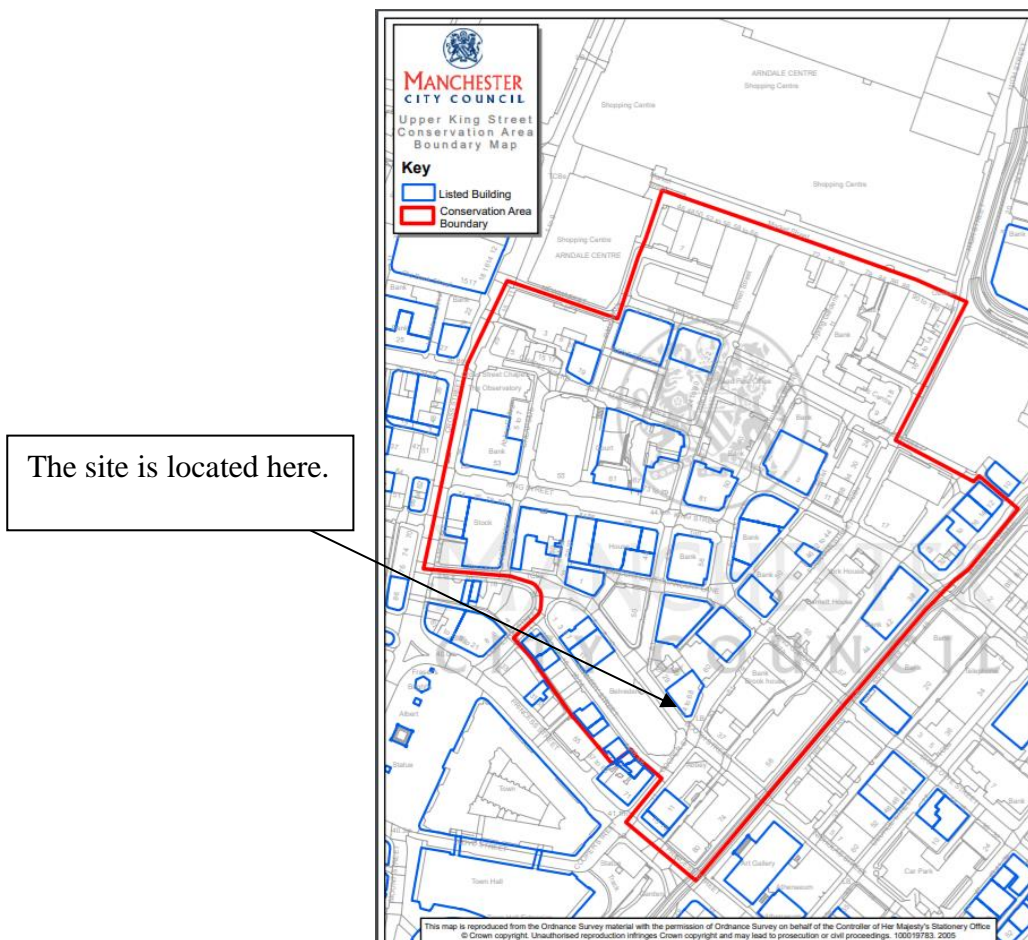
2 Site and Surrounding Area

2.1 This section reviews the prevailing conditions of the existing site and the surrounding area, which are material considerations when assessing the suitability of the proposed change of use and works.

The Site

2.2 The subject site comprises the basement and ground floors of 31 Booth Street (see [Figures 2 and 3](#)). The site currently comprises a vacant, dis-used beauty clinic / spa facility. The four upper floors are in office use. The building is located within the Upper King Street Conservation area, which includes multiple Listed Buildings. The subject site adjoins and shares its address with 68 Fountain Street, which is registered as a Grade II Listed Building. These group of building form a terrace of Listed Buildings on both Booth Street and Fountain Street, which have similar special architectural features. The heritage designations demonstrate the area is recognised as important having special character and historic interest which should be maintained (see [Figure 1](#)).

Figure 1 – Upper King Street Conservation Area



2.3 The proposed development site is located on the corner of Booth Street and Fountain Street, within Manchester's city centre boundary (CC1-CC10) and south of the City Centre Primary Shopping Area (CC2). The surrounding area includes a large regional concentration of financial and professional services and is recognised as a fundamental area for Manchester's commercial industry.

Listed Building

2.4 This commercial Listed Building dates from 1868, is a 4-storey (including an additional double-basement) 19th century Venetian-style Gothic building, with a red-brick format and detailed arch windows, recently reimagined to create contemporary office spaces. The building has a triangular plan on an acutely angled corner site, with an 8-window façade facing Fountain Street and a 9-window façade facing Booth Street. The building's main entrance is a previously blocked-up historic archway, located on the corner of Booth Street and Fountain Street. A detailed description of the Listed Building is included in [Appendix 2](#).

Figure 2 –Site location

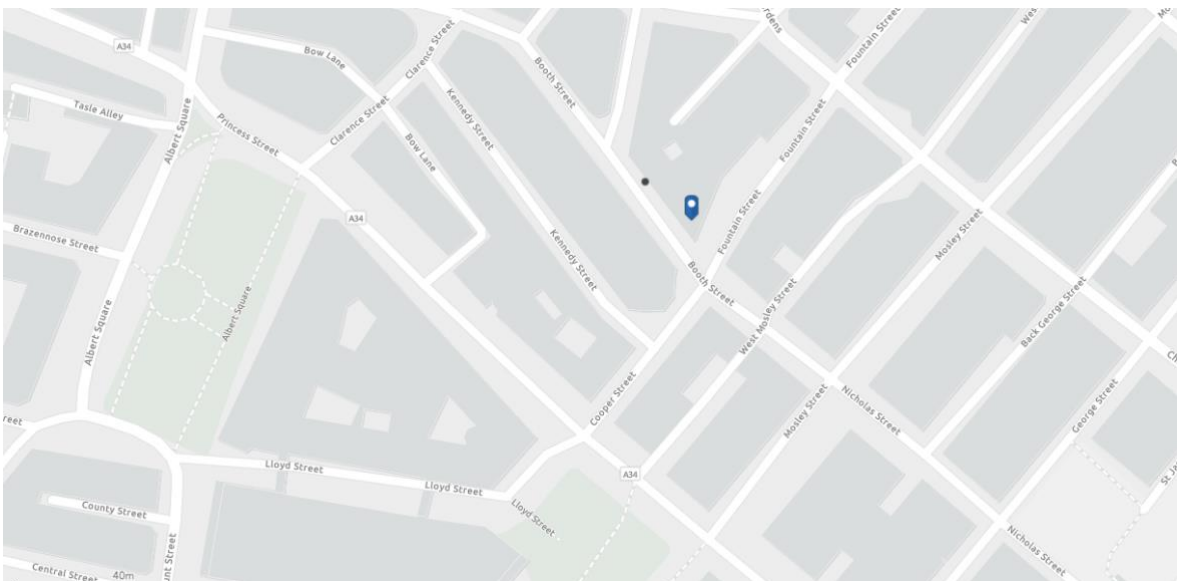


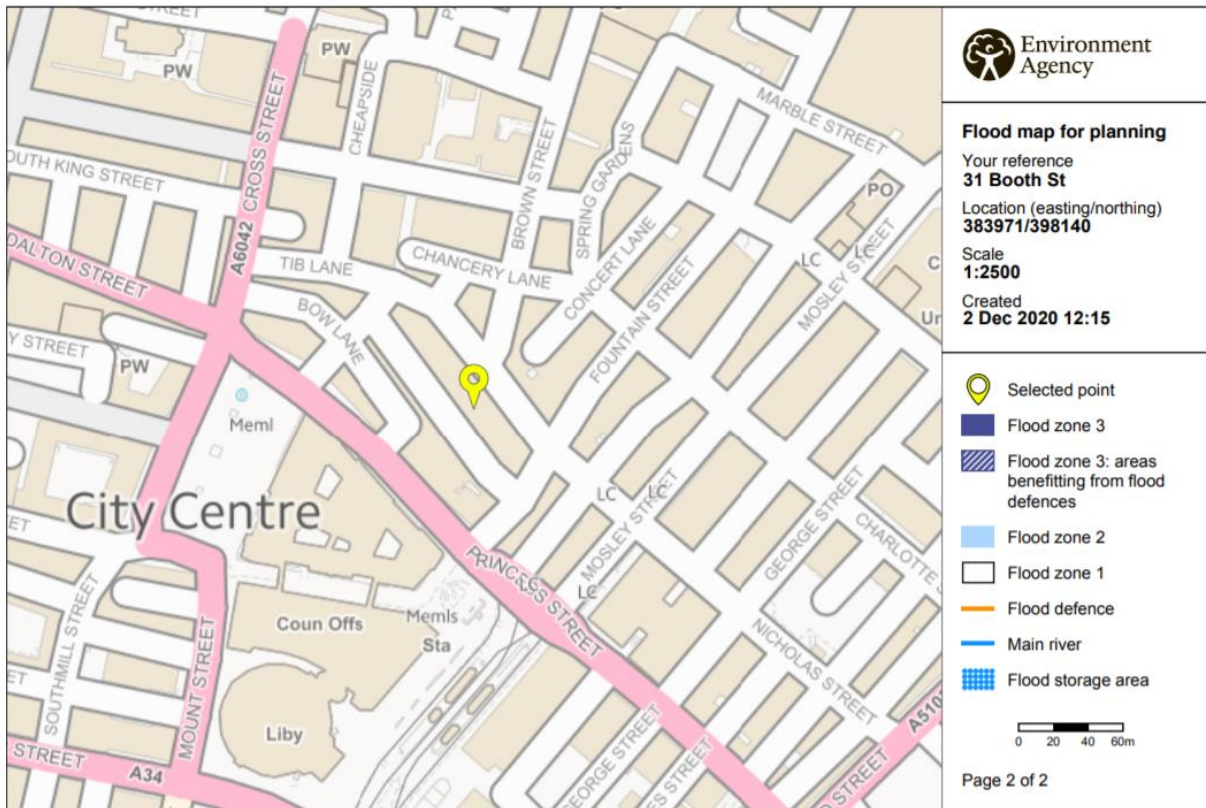
Figure 3 – Aerial image of the application site



The Surrounding Area

- 2.5 The site is within Upper King Street Conservation Area, which includes a rich variety of buildings, including Gothic-style buildings dating from mid-Victorian times with detailed stonework, to more recent high-quality modern developments. The site is located within Manchester’s financial and professional core, surrounded by multi-storey buildings (ranging from 4 storeys plus) including offices, restaurants and hotels, providing a commercial character. The streets that bound the site are designed for vehicular and pedestrian access, however many immediate roads to adopt a one-way system. Consequently, this is a pedestrian-friendly area prioritising pedestrians and public transport over private cars.
- 2.6 The application site has multiple sustainable transport links, located only 0.16km north from the nearest tram stop – St Peter’s Square – which is a 3-minute walk from the site. The nearest train station is Manchester Piccadilly, which is a 13-minute walk east of the site, measuring approximately 1km in distance. Additionally, the site is approximately 1km north of the A57, which connects the site to the rest of the UK by road.
- 2.7 Although this planning application is for a change of use only, it is important to understand the site’s current level of flood risk. As seen in the Environment Agency (EA) flood map below ([Figure 4](#)), the site is located in flood zone 1. This means the site has a low probability of flooding.

Figure 4 – Flood Risk Map Extract



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3 Planning History

3.1 Research of the statutory online register has revealed the planning history for site and the surrounding area. As the site is within a Conservation area, the recent planning history is limited. Table 1 contains the records relating to the site and the surrounding area.

Table 1 – Relevant Planning History Records

No.	Reference	Address	Description of Development	Decision	Date
1	104475/FO /2013/C1	8-10 Booth Street	Conversion of former office building (Class B1) to create a 40 no. bed hotel (Class C1) with ancillary bar, restaurant and conference facilities, together with rooftop extension and external alterations.	Permitted	16/12/2013
2	F16778/LB	31-34 Booth Street and 66-68 Fountain Street.	LISTED BUILDING CONSENT Demolition of the whole of the building behind the facades to Booth Street and Fountain Street, and construction of a new office building with the retention of the existing facades on Booth Street and Fountain Street.	Permitted	16/11/1981
3	F16779	31-34 Booth Street and 64-68 Fountain Street.	Construction of new office building with the retention of the listed facades to Booth Street and Fountain Street. (31-34 Booth Street and 64-68 Fountain Street).	Permitted	16/11/1981
4	F12523	31-34 Booth Street and 64-68 Fountain Street.	Details of elevations for the construction of a new office building with the retention of	Permitted	21/12/1979

			the facades on the Booth Street/Fountain Street elevations of listed building Nos 64-68 Fountain Street.		
5	F08834/LB	31-34 Booth Street, 64-68 Fountain Street.	Refurbishment involving the gutting of the interior and construction of new floors for offices including alterations to the facades with additional fourth and fifth storeys.	Permitted	02/06/1978
6	F08835/LB	31-34 Booth Street, 64-68 Fountain Street.	Refurbishment involving the gutting of the interior and construction of new floors for offices including alterations to the facades with additional fourth and fifth storeys.	Permitted	02/06/1978
7	F01071/LB	64, 66 and 68 Fountain Street and 31 Booth Street.	Refurbishment involving the gutting of the interior and the construction of new floors with an additional fourth storey and minor alterations to the facades.	Permitted	11/07/1974

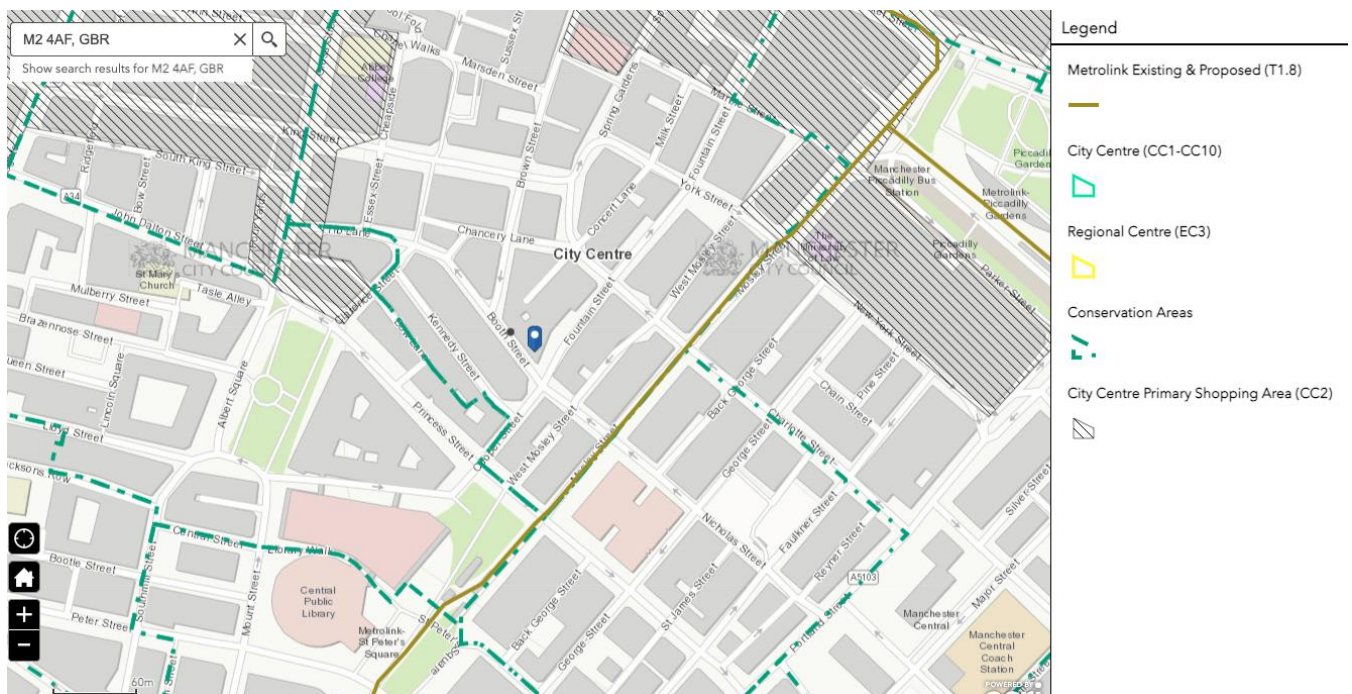
4 Relevant Planning Policies

4.1 All development should be in accordance with the statutory development plan (s38 of the Planning and Compulsory Purchase Act 2004), unless material considerations indicate otherwise. National Planning Policy and supplementary planning documents are afforded material weight in decision making. MCC’s statutory Local Development Framework comprises of both the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Appendix 3 contains a list of all relevant planning policies in relation to this application. This section summarises the relevant Local and National planning policies for the proposed development and relevant material considerations.

4.2 An initial analysis of the interactive proposals map (Figure 5) confirms that the site holds the following designations:

- City Centre (CC1-CC10)
- Regional Centre (EC3)
- Conservation Area

Figure 5 – Extract of the Local Development Framework Area Map



National Planning Policy Framework (Feb 2019)

- 4.3 Paras 8, 10 and 11 require that all development should abide by the principles of sustainable development, which ensure that environmental, economic and social objectives have been considered and met.
- 4.4 Paras 85 to 90 relate to town centre uses, where leisure and commercial uses are directed. Para 92 states plan policies should deliver and provide for community related health uses that serve the community and improve services.

Manchester's Local Development Framework. (2012-2027)

- 4.5 MCC's Core Strategy was adopted on the 11th of July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework for planning applications to be assessed against. The Core Strategy replaced many of the Unitary Development Policies (UDP), however some of the UDP policies remain. The following section identifies the relevant UDP policies that are applicable to the application, before examining the relevant policies within the adopted Core Strategy (2012).

Unitary Development Policies

Development Control Policy 14 - Shop Fronts and Related Signs

- 4.6 This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, optician premises etc and beauty salons.

In determining application relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

In the interests of amenity,

- A. Signs should not normally be positioned other than at fascia level;
- B. Signs should respect the architectural form of buildings and shop frontages;
- C. Where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows;
- D. Projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted;
- E. The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs;
- F. Fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- G. Long canopies which ignore the architectural form of frontages will not normally be permitted.

In the interests of public safety,

- H. Any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- I. All canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath.

Development Control Policy 18 - Conservation Areas

4.7 The Council will give particularly careful considerations to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - a. The relationship of new structures to neighbouring buildings and spaces;
 - b. The effect of major changes to the appearance of existing buildings;
 - c. The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees)'
 - d. The effect of signs and advertisements;
 - e. Any further guidance on specific areas which has been approved by the Council.

- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
 - c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
 - d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
 - e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of view into and out of Conservation Areas.
- 4.8 The application site lies in the City Centre boundary which includes policies CC1-CC10, and the Regional Centre boundary which includes policy EC 3. As previously addressed, the area's primary function and purpose is a financial and commercial district. With this in mind, the following section will address the relevant policies within the Core Strategy.

Core Strategy Policies (2012)

Policy CC 1 Primary Economic Development Focus: City Centre and Fringe

- 4.9 The City Centre is a strategic economic location and focus of employment growth in the City and City Region.

The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes.

Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

New, and the enhancement of existing, infrastructure provision which supports the agglomeration role of the City Centre and Fringe will be supported. Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure in the Regional Centre as set out in the Energy policies.

Development which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported.

Policy CC 5 Transport

4.10 The Transport Strategy for Manchester City Centre will be delivered to ensure that transport is managed in a way which supports the projected growth of the City Centre.

Developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.

Proposals will be supported that improve pedestrian safety, improve air quality and increase the scope for accessible public realm improvements, for example improvements to:

- Remove buses and private cars from St Peter's Square
- Create a new pedestrian priority zone initially the area bounded by Deansgate, Peter Street / Oxford Street, Portland Street, Piccadilly North, Manchester Arndale, Corporation Street and Exchange Square
- Close Victoria Street in the Medieval Quarter to traffic and create a new public realm around the Cathedral and Chethams.

The Council will seek to ensure that development includes adequate parking provision for cars and bicycles.

Policy CC 7 Mixed Use Development

4.11 The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to the following considerations:

- Other than in locations specifically mentioned in policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail and hotels, will be maximised. A clear justification will be required for proposals without employment opportunities.
- Active ground floor uses (shops, food, drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

Policy CC 8 Change and Renewal

4.12 The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Development which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve

the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester.

Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9 Design and Heritage

4.13 Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to the given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy CC 10 A Place for Everyone

4.14 The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:

- Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and,
- High standards of accessibility to buildings and across spaces in the City Centre.

Policy EC 3 The Regional Centre

4.15 Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office development will be appropriate providing that:

- They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and
- The scale and type of office development does not undermine delivery of employment space within the City Centre.

The Regional Centre is an appropriate location for large scale leisure uses, for which City Centre sites are unsuitable.

Proposals for other town centre uses will be assessed in accordance with policies C1 and C9, unless included in an allocation or the uses are ancillary to the main employment use.

Housing will also be appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.

Policy EC 1 Employment and Economic Growth in Manchester

4.16 Key locations for major employment growth showing indicative distribution figures will be:

- Regional Centre:
 - Manchester City Centre 33ha
 - City Centre Fringe (including Strangeways, Collyhurst, Ancoats, New Islington and Manchester Science Park) 25ha.
 - Central Park and Eastlands 65ha
- In addition to the above the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generation uses mainly in the City Centre and Eastlands in line with Policy C1.
- Priorities for ensuring continued economic growth include:
 - Improving access to jobs for all via public transport, walking and cycling;
 - Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;
 - Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
 - Improving digital infrastructure delivery to businesses and residents;
 - Creating business destinations by enhancing the primary business use with ancillary commercial facilities;
 - Ensuring the continued social, economic and environmental regeneration of the City;
 - Ensuring connectivity to international markets for the import and export of goods to ensure comp

5 Heritage Statement

- 5.1 This section analyses the significance of the Upper King Street Conservation Area and the Grade II Listed Building, and the impact that the proposal will have on both the area and building's character, appearance and significance. It is required because the application site is within a conservation area and is part of a Listed Building which are designated heritage assets that should be preserved and enhanced.
- 5.2 A detailed description of the application site and its surrounding area, and its planning history have already been provided in section 2 and 3 of this document.

Upper King Street Conservation Area: description and significance

- 5.3 The Upper King Street conservation area is located in the heart of Manchester city centre and was designated by the Council on the 4th of November 1970.
- 5.4 The area witnessed a rapid growth from the 19th century onwards, with residences being demolished for the erection of more commercially-oriented buildings. By 1825, most houses on King Street were used as business houses or professional offices, including a branch of the Bank of England. This financial and commercial district has expanded over time to include multiple streets, in addition to King Street, and the area was previously known as the location of some of the country's most prestigious office buildings for banks and insurance companies. The conservation area expanded in 1985 to include additional commercial properties and shops, meaning the area now extends from Cross Street to Mosley Street. The buildings vary in architectural style, with the west including buildings from the Georgian period, and the east including buildings of completely different Baroque-style character. The area includes interesting street curvature, which is seen at the application site as Booth Street joins Tib Lane, creating a triangular shape.

Grade II Listed Building

- 5.5 The application site is part of a terrace of 19th-century Gothic Listed Buildings with a red-brick format and detailed arch windows. Historic England's full description of the listed building is provided in [Appendix 2](#).

Internal changes

- 5.6 The works necessary to facilitate the proposed development will not impact the special features identified within the listed building. The marble walkway and the marble staircase leading the ground floor to the basement will be maintained and preserved.

5.7 As the building has already been subject to numerous internal construction works and refurbishment, there are limited internal special features left to maintain and preserve. Aside from the marble walkway and marble staircase, there are no other original features such as cornices, historic fireplaces and doorways. As a result, the proposed development will have an extremely limited impact, as the vast majority of the internal building is non-original. The proposed development will include new partition walls and doorways to create the new surgery rooms for the dentists.

External changes

5.8 There will be no external changes to the Listed Building.

6 Justification for Planning Permission

6.1 This section of the Planning, Heritage, Design and Access Statement sets out the planning issues associated with the application and addresses each to demonstrate that the proposed change of use accords with MCC's development plan framework.

6.2 The planning issues are as follows:

- **Loss of beauty clinic / spa facility**
- **Principal of dental clinic**
- **Transport and accessibility**
- **Appearance, Layout and Scale**

Loss of beauty clinic / spa facility

6.3 The proposed development is a change of use from a beauty clinic / spa facility to a dental practice. The beauty clinic / spa facility is currently vacant and anecdotal evidence suggests it has been dis-used since the business went into administration in December 2018, meaning it is no longer used for its original purpose. As the property has been vacant for approximately two years, changing its use would not only provide a new form of considerable employment, it would also benefit the area by re-introducing an active frontage to the ground floor, improving the area's local amenity and townscape. MCC's Core Strategy (2012-2027) states that if a site has remained empty or vacant for a period of time, although it has been marketed, and the employment space no longer serves the needs of the business, alternative uses are welcome. In this case, a change of use would both provide new employment opportunities and ensure the vitality of the city centre.

Principal of dental clinic

6.4 MCC's website states that Upper King Street Conservation Area has a "virtually unlimited" potential for commercial activity, however designers should respect the architectural character of the current existing historic proposal. As this application will require internal changes only, it is considered that introducing a dental practice to the building's vacant basement and ground floor would be acceptable, in line with the area's commercial and financial character. Portman Dental Clinic propose to employ approximately 20-30 people and the hours of operation would be as following:

Tuesday 8am-5:30pm

Wednesday 8am-5:30pm

Thursday 8am-8pm

Friday 8am-3:30pm

Saturday 9am-12pm

Sunday Closed

Monday 8am-5:30pm

- 6.5 The dentist surgery would not only provide employment opportunities for local residents, in line with Policy CC1 of MCC's Local Development Framework, which encourages employment growth within the City Centre, but also provide must needed health services. The dentist surgery would create employment, in line with Policy EC 1, which encourages significant contributors to economic growth and productivity including health, education, retailing, cultural, and tourism facilities. The proposed use would also comply with Chapter 11 of the NPPF: "Making effective use of land", which encourages planning decisions that promote and support the development of under-utilised land and buildings, allowing land and buildings to be used more effectively. The NPPF encourages planning decisions that, where appropriate, re-introduce or create new markets. The proposed dental practice would be accepted as the current dis-used building should be utilised for other commercial and health purposes.

Transport and accessibility

- 6.6 MCC's Core Strategy (2012-2027) highlights the importance of the City Region's transport infrastructure for the success of the City. It emphasises that the City Region's transport infrastructure determines how easy it is for workers to access employment opportunities in addition to the extent of the labour pool from which employers can draw. Booth Street, as previously mentioned, is within walking distance of both tram stops and train stations, meaning the City Centre's local, regional and national public transport networks allow for a sustainable opportunity for significant concentrations of employment. The site's proximity to public transport encourages active travel for both visitors and employees of the proposed dental practice. This coincides with Chapter 9 of the NPPF, "Promoting sustainable transport", which encourages opportunities that promote walking, cycling and public transport. Given the application site's close proximity to multiple public transport facilities, people will travel by sustainable forms of transport. Furthermore, the visitors and employees of the proposed dental practice would increase the area's footfall, improving the area's sense of place.

Appearance, Layout and Scale

- 6.7 The Listed Building's existing attractive, unique, and easily identifiable design will remain as no changes are proposed to the building's exterior, meaning there will be no impact on the Conservation

Area's unique character. The building's current ground floor and basement floor arrangements can be seen in Appendix 4 and 5. The physical internal arrangement in terms of the layout of the proposed change of use has been carefully considered to allow an efficient use of space, complying with Policy EC 1 which encourages proposals to ensure the best possible use of a building regarding its design for an efficient use of space. The proposed internal designs for the ground floor and basement floor are shown on the drawings below (Figure 6 and 7).

Figure 6 - The proposed ground floor drawing

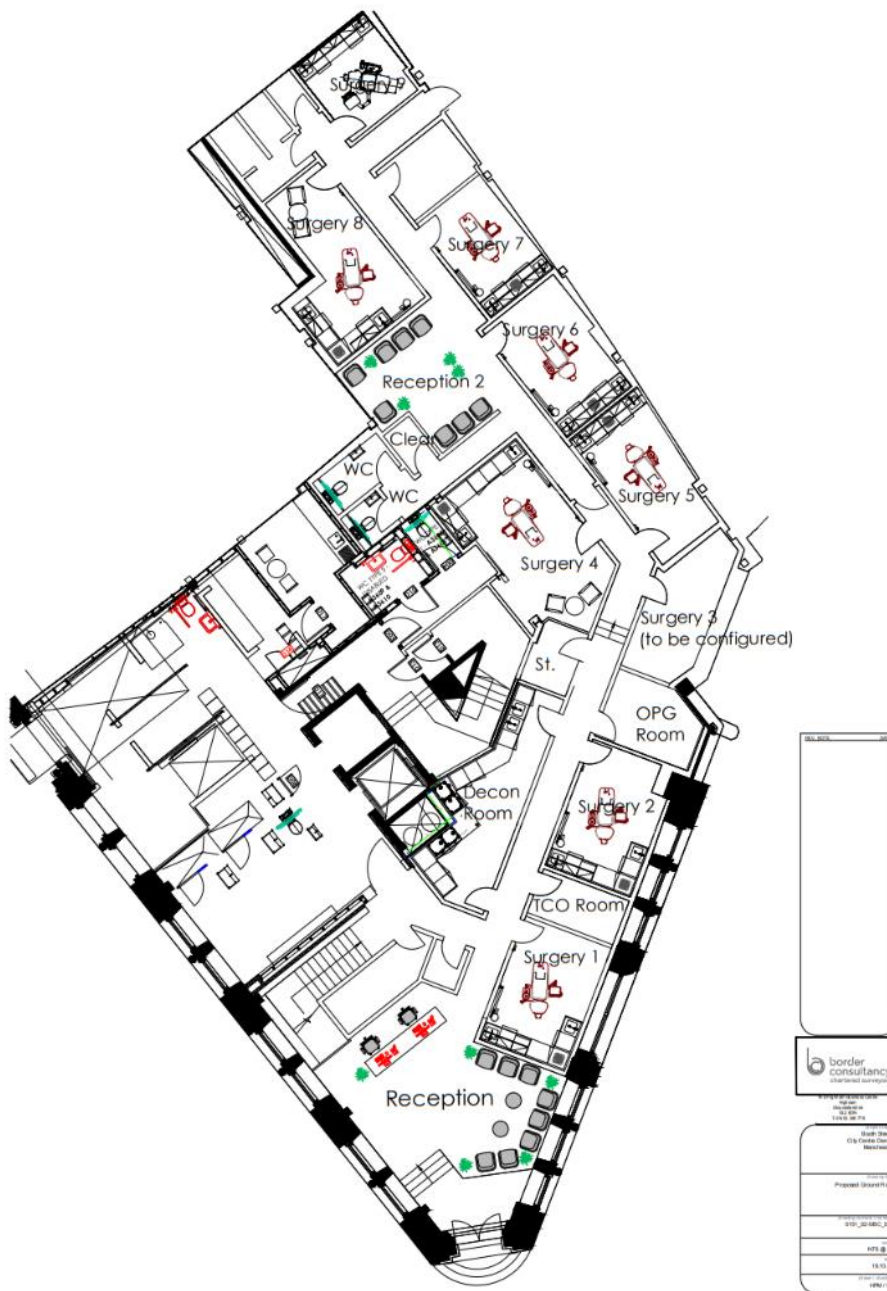
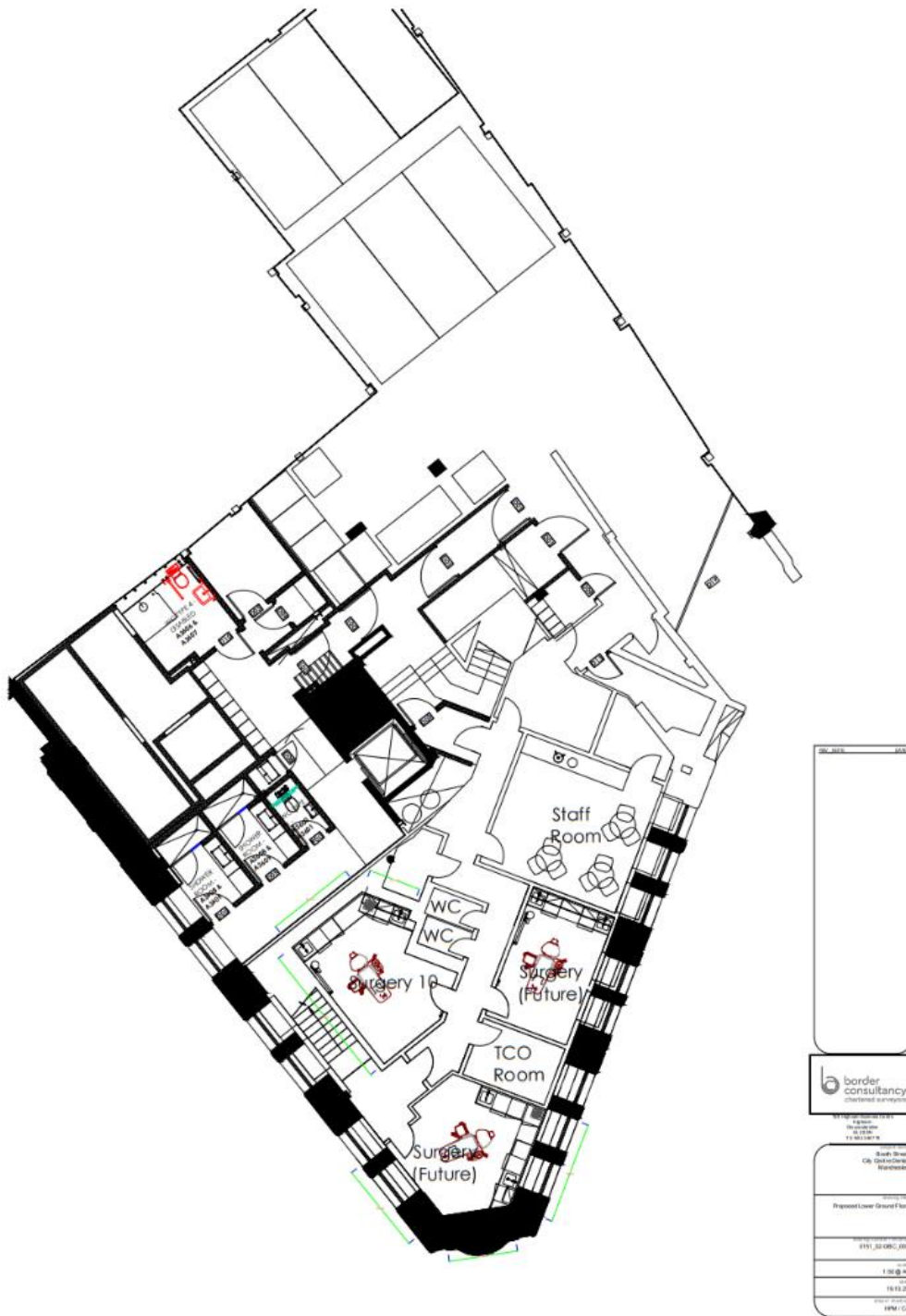


Figure 7 – Proposed basement floor drawing

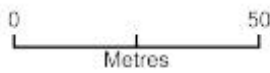


7 Conclusions

- 7.1 This Planning, Design, Heritage and Access Statement has been prepared to examine the potential for a change of use from a beauty clinic to a dentist surgery at the ground and basement floors of 31 Booth Street, Manchester.
- 7.2 Following a review of planning policy and guidance, site conditions and relevant planning applications, the proposed change of use is considered to be acceptable.
- 7.3 A dental practice is an appropriate use within this mixed use commercial area. The provision of a new a dental clinic would re-introduce an active frontage to the vacant ground floor and basement of 31 Booth Street, as well as create substantial new employment opportunities to the city's commercial and financial district.
- 7.4 The site's proximity to sustainable transport links also promotes active travel use for the dental practice's staff and customers.
- 7.5 The key sensitivities at the proposed site relate to it being Listed and within the Upper King Street Conservation Area. However, the development involves minor internal changes only. There are no existing internal historic features other than the marble entrance and stairs, which would remain in-situ. As a result, there would no impact on the listed building or the Conservation Area.
- 7.6 In summary, the proposed change of use and works are appropriate and acceptable, conforming with MCC's adopted development plan framework.

Appendix 1 - Location Plan

31 Booth Street, Manchester M2 4AF



Plan Produced for: Portman Dental
Date Produced: 11 Dec 2020
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Appendix 2 – Listed Building description (Historic England)

Commercial building (perhaps warehouse or offices). Dated 1868 on doorway to Booth Street; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Triangular plan on acutely-angled corner site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window facade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors (the top 2 with saw-tooth bands under them), prominent bracketed cornice, steeply-pitched roof with inserted attic windows; wide segmental-headed arch in centre of ground floor with deeply-recessed window, flanked by 3-light windows which have round-headed lights with 2-centred arched banded extradoses, and shafts with carved capitals, these openings linked by foliated impost; windows at 1st and 2nd floors in similar style, grouped 3, 2 and 3, those at 1st floor stilted; continuous arcade of stilted windows at 3rd floor. One-bay south end has round-headed doorway in stone surround, with shafts (1 twisted and 1 of polished granite), carved capitals and foliated impost, 2-centred arched hoodmould, panelled door and plain fanlight; 2-light windows at 1st and 2nd floors, single-light window at 3rd floor. Booth Street facade, 9 windows in matching style and similar doorway at north end, with carved tympanum, and lettered roundels in the spandrels (monogram to left, "1868" to right). Interior not inspected.

Appendix 3 – List of relevant policies

MCC's Core Strategy 2012-2027

Policy C 1 Centre Hierarchy

Policy CC1 Primary Economic Development Focus: City Centre and Fringe

Policy CC2 Retail

Policy CC3 Housing

Policy CC 4 Visitors – Tourism, Culture and Leisure

Policy CC 5 Transport

Policy CC 6 City Centre High Density Development

Policy CC 7 Mixed Use Development

Policy CC 8 Change and Renewal

Policy CC 9 Design and Heritage

Policy CC 10 A Place for Everyone

Policy EC 1 Employment and Economic Growth in Manchester

Policy EC 3 The Regional Centre

Policy EN 1 Design Principles and Strategic Character Areas

Citywide Development Control Policies

Development Control Policy 14 - Shop Fronts and Related Signs

Development Control Policy 18 - Conservation Areas

National Planning Policy Framework (2019)

Chapter 7 – Ensuring the vitality of town centres

Chapter Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 16 – Conserving and enhancing the historic environment

Appendix 4 – A drawing of the building’s current ground floor arrangement



Appendix 5 – A drawing of the building's current basement arrangement

