

# No5 Exchange Street Manchester

## Design and Access Statement

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### Introduction

This design and access statement has been prepared in support of an application for Planning and Listed Building Consent for the proposed works at No.5 Exchange Street Manchester which comprise the fit out of an existing retail unit including installation of a new shopfront and security shutter.

### Existing Use

No 5 Exchange Street forms part of The Royal Exchange, which is located within the St. Ann's Square Conservation Area. The unit is a retail store and no change of use is proposed.





## Design

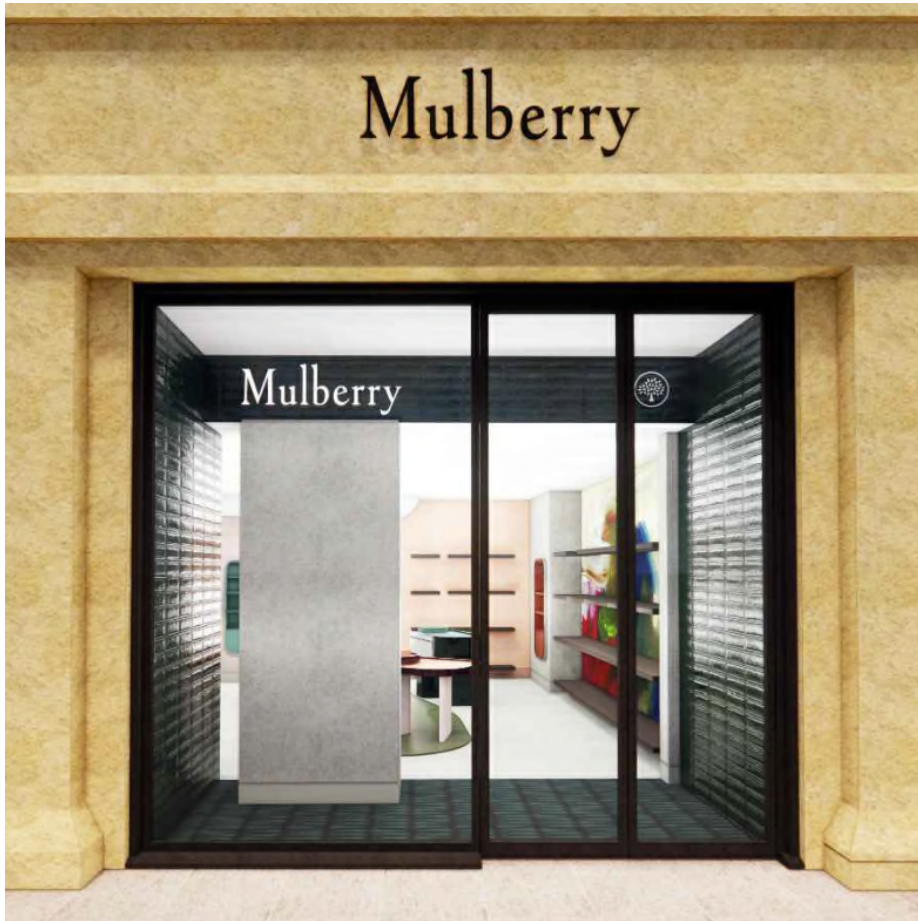
The existing shopfront has a poor quality light grey metal frame. The new shopfront framing in will be in much better quality, anodised bronze and glass infill similar to adjacent units in design, appearance and materiality.

New exterior signage will sit on the stone fascia in line with signage on adjacent units. The size, scale and materiality of this fascia signage will be similar to the existing adjacent units.

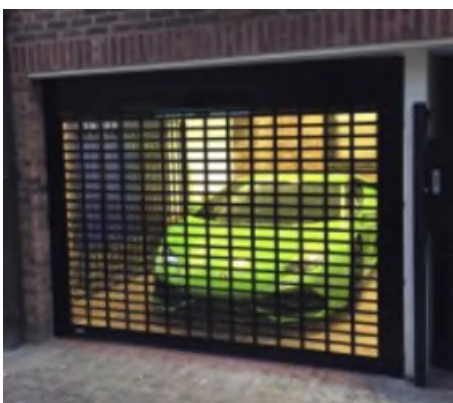
There is a series of existing illuminated projecting signs to the units with the Royal Exchange building, fronting Exchange Street. The sign serving no. 5 will be retained with the graphic infill changed to the new branding.



Internally, behind the shopfront line, there will be a tiled, down standing ceiling bulkhead with an internally lit sign. This is set back 1150mm from the glass shopfront. A security shutter will be installed on the interior some 1750mm behind the face of the glass shopfront. This set back ensures that the shutter has minimal visual impact when down.



Proposed shutter below, has clear plexiglass infills to allow a view through to the interior. A more open, lattice type shutter will not achieve the required insurance rating.



## Conclusion

The design of the store will enhance the quality and character of the area in accord with NPPF policy and the requirements of the conservation area. (see appendix 1)

## Access Statement

The unit is currently accessed via double glass plate doors over a significant ramped threshold approximately 40mm high. In replacing the shopfront this transition will be improved with a more gentle ramped threshold.



Internally, customer spaces are exclusively on the ground floor. The ground floor is flat and level and spaces between displays and walls allow for wheelchair access.



## Ground floor layout proposed

The shop will not generally sell ready to wear items. Therefore no fitting rooms are required. There will be no fixed cash desk. The implementation of Tulip mobile devices, rather than a fixed till point for payment will allow greater interaction and accessibility for people with all types of disability. Service and payments will be possible to complete anywhere in the store rather than a fixed point that could be unwelcoming or difficult to access, particularly in busy periods.

As store of this size is not required by code to provide toilet facilities for customer and accordingly no customer toilet is included.



## **Appendix 1 - St. Ann's Square Conservation Area – Supporting Text**

### **History**

The area now occupied by St. Ann's Square was once known as Acresfield. The earliest record of this field, which comprised four large 'Lancashire acres', occurs in 1222 when the regent for Henry III granted a licence to Robert Greslet or Grelly, the first Norman baron to settle in 'Mamcestre'. Grelly was lord of the manor, and requested a licence to hold an annual fair on the eve and feast of St. Matthew. The licence was extended, when the king came of age in 1227, to include 'the morrow of St. Matthew' (the following day) as well. This was intended to last in perpetuity.

Acres Fair was the only fair held by Charter in Manchester, and it initially served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. It grew into an important event with additional benefits for the whole village, which was all that Manchester amounted to in the 13th century.

The field, surrounded by hedges and ditches, was common land over which the villagers enforced their grazing rights, except on the days of the fair. When Manchester began to grow into a town in the 17th century, pressure for development was put on Acres field.

In 1708, the Act of Parliament that granted that St. Ann's Church might be built also stipulated that a space 30 yards wide should be reserved for the fair. This became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel. The Square also served as the principal place for the hiring of servants. During the 1745 Rebellion, Bonnie Prince Charlie reviewed his troops in the Square.

Acres Court or Ackers Gates was a narrow passage leading from Market Street to St. Ann's Square, and was one of the entrances to the fair, where toll gates controlled admission. Acres Fair served the community for 650 years. It was moved in 1820, first to Shudehill and then to Campfield, Deansgate, where it remained until it was abolished in 1876.

St. Ann's Square conservation area has been home to the Manchester Cotton Exchange for over two centuries. It first opened in 1729, the second building being erected slightly further south, on the site of the present one, in 1809. The third and current Royal Exchange building was constructed in 1874, boasting the largest trading floor in the country. This building was extensively altered between 1914 and 1921, badly damaged by bombing during World War II, and repaired in subsequent years. It was finally closed in 1968, but by 1976 had been adapted to other uses, one of which was the provision of a home for a theatre of national repute. The building was again badly damaged by the terrorist bomb explosion in 1996, but it was fully repaired and it reopened in 1998.

The building on King Street known as Old Exchange was built in 1897. Its predecessor on the site provided temporary accommodation for the Cotton Exchange around 1800, hence its name. Most buildings on King Street were built or rebuilt during Victoria's reign, the main exception being nos. 35-37, the last surviving Georgian mansion in central Manchester. It was built as a residence in 1736 by Dr. Peter Waring, and became a bank soon after his death in 1788. Following severe internal alterations in the 1970s, the building continued in use as a bank, but was further remodelled in the 1990s to become retail shops.

The buildings around St. Ann's Square and along King Street developed into the most fashionable shopping district in Manchester, maintaining that status to the present day. King

Street was the first city centre street to be given over to pedestrian use, in 1976, and the Square followed in the early 1980s. Both have been restored with more appropriately designed schemes in the 1990s.

Considerable changes have taken place since 1222, when local residents were rigorously defending their grazing rights. Now the commercial heart of a large city, almost all the buildings in the conservation area are shops or offices, or a combination of both. There is a wealth of buildings of architectural quality, the majority of them being Victorian with some Edwardian and a few of more recent origin. Few properties remain from the 18th century. Many buildings are listed for their special architectural or historic interest.

The Church of St. Ann, constructed in red sandstone, has two tiers of round-headed windows, a semi-circular apse to the east and a square tower to the west. Originally the tower was surmounted by a three-tier cupola, replaced by a spire in 1777 that was removed in its turn around 1800. Restoration and internal alterations were carried out by Alfred Waterhouse around 1890. The original architect is unknown, but was probably a pupil of Sir Christopher Wren. St. Ann's is one of only fifteen buildings in the City listed as Grade I, and because of its position at the south end of the Square it is the most prominent building in the conservation area.

The former bank on King Street (nos.35-37) is a three-storey brick building formerly with two-storey brick wings, now replaced by glazed facades. The windows are framed by moulded stone architraves with key blocks. There are steps up to the typical pedimented Georgian entrance, which is flanked by dwarf stone walls with iron railings, found nowhere else in the City.

The Barton Arcade, fronting on to Deansgate and Barton Square, is the City's finest shopping arcade and the only surviving Victorian example in Manchester. It is a four-storey cast-iron framed building with a glazed dome roof and curved internal balconies. The elevations are of brick and stone, but that part on the visual axis of Barton Square is a flamboyant concoction in metal and glass. It is a Grade II listed building.

The shopping arcade in the former Royal Exchange building was created during the 20th century refurbishment. A large sandstone building in the Classical style, with giant Corinthian pilasters and huge projecting cornices, the Royal Exchange has a tall cupola on the northwest corner and massive arched entrances on Exchange Street and Corporation Street. The theatre located inside is housed in a seven-sided module suspended from four columns within the disused trading hall. The enormous space around the module serves as foyer, shopping area and restaurant, besides housing sound and lighting equipment.

St. Ann's Square is lined with many buildings of architectural merit, while within the space are two bronze statues, one of Richard Cobden and the other a memorial to the Boer War comprising a group of soldiers. Both are listed buildings. On the corner of St. Ann's Square and St. Ann Street stands a building which is a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows. Designed by the architect J. E. Gregan, it was originally Benjamin Heywood's Bank and was connected to the manager's house by a single-storey link. It is listed Grade II\*.

## **Landmark Buildings**

The Royal Exchange is the dominant building in the area, by virtue of its sheer bulk, but the much smaller St. Ann's Church is also a landmark building because of its contrasting form and dominant location at the southern end of the Square. Although there are other architecturally fine individual buildings, it is the relationship of them to each other as components in the street wall that dominates the area, as in other parts of the city centre.

### **Control of Development**

Building proposals should be designed to enhance the existing quality of the built environment. Source: Manchester City Council.