



Design & Access Statement

Barclays – Manchester St Ann’s Square

Mansfield Chambers, 17-21 St Ann’s Square

Manchester

M2 7PW



Design and Access Statement

Barclays – 17-21 St Ann’s Square, Manchester, M2 7PW.

Introduction

This statement has been prepared in order to support an application for the decommission of Barclays Bank, 17-21 St Ann’s Square, Manchester. The building is Grade II Listed and is situated within a Conservation Area. The proposed work in this property is for the removal of existing external signage, removal of external ATMs and internally for removal of internal counters, ATM’s, partitioning and all furniture.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

1.Proposal Amount:

The building has been a Barclays Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The intention externally is to:

- Remove existing letter box and replace glazing with new
- Remove existing night safe and replace glazing with new
- Remove existing individual letter signage and make good
- Remove existing projecting sign and make good
- Remove existing CCTV camera and make good
- Remove existing external ATM’s and replace glazing with new and install new safety manifestation to the glazing
- Existing dark blue vinyl, applied on windows internally, to be removed
- Existing Branch opening hours vinyl to be removed

The intention internally is to:

- Ground and Basement Floors removal of all internal furniture.
- Ground & Basement Floors removal of all glazed screens to meeting rooms.
- Ground Floor removal of all internal ATM's and associated partitioning.
- Ground Floor removal of all counters and associated walls, fixtures, fittings and equipment.
- Ground Floor making good / infill to existing partition into stair leading to fire exit (Ground Floor) with 60min fire resistant partition wall.

2. How the proposed works relate to the existing building

The existing partitions and fixtures, counters, which are to be removed are themselves modern. The original building fabric will not be altered, removed or concealed. All existing original features will not be affected by the proposed works. The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible preserving the listed building status.

3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank. The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

As noted above, in relation to the front elevation. Where Letterbox, night safe and ATM's are removed, they will be replaced with new glazing. Where signage and CCTV camera are removed making good will match existing.

Internally the existing counters and internal ATM's and adjacent stud partitions will be removed. Glazed partition meeting rooms will be removed. All furniture is to be removed. At Ground floor there will be making good / infill to existing partition into stair leading to fire exit with 60min fire resistant partition wall.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context of its listed status.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.