

**DESIGN AND ACCESS STATEMENT for
INTERNAL REFURBISHMENT
SANTANDER 28-34 Cross Street, Manchester M2 7AQ**

Executive Summary:

This Design and Access statement has been prepared in support of a listed building consent for an internal refurbishment.

1. Type of Application

The planning Application which this document is to accompany is a Listed Building Consent.

2. Located of Proposed Development

The development which this statement & accompanying application refers to is at the following address:

Santander, 28-34 Cross Street, Manchester, M2 7AQ

Description of Proposed Development

The proposed development comprises of an internal refurbishment, repairs & redecoration.

3. Date of preparation

This Design & Access statement is dated 04/04/22. Any revision to document will be recorded and scheduled at the end of this document if it is reissued.

4. Date of Amendments

Any revisions to this document will be recorded at the end of the document and are to include the following: -Amended letter

-Date of amendment

-Detailed description of the amendment

5. Applicant

Property Services, Santander UK

Santander House

201 Grafton Park, Milton Keynes, Buckinghamshire MK9 1AN

Contact: Ruben Sesmero – 07599337397

6. The agent

No agent was needed for this applicant

7. Assessing the context of the Site

28-34 Cross Street is a stone built building built circa 1901. With four storeys an attic, and two stage turret it sits well within the surrounding buildings of similar quality.

8. Design Principles

Evaluation: The applicant has undertaken their own research to establish the need for an internal refurbishment.

Design: Due to the limited nature of the proposed works, it is felt that the proposed will have minimum impact on the existing shopfront.

The external works are generally cleaning, and the internal works are limited to not amending the fabric of the original building.

As the internal works are mainly refurbishment that will respect the original fabric and features of the building. Please see below a description of the scope of works in Ground and First floor:

GROUND FLOOR SCOPE OF WORKS:

The rationale behind the works is to add more facilities but with the minimum alterations to the existing layout. The addition of this new facilities will be beneficial for the customers and community of the surrounding area.

Alterations to the existing ground floor:

- Increase number of External ATMS from 2 to 3.
- Create new quiet room.
- Remove existing staircase.
- Adapt existing staircase configuration.



The existing GF ceiling consists of a plasterboard ceiling and a fake cornice detail that were added in 2016, both items have no historical value.



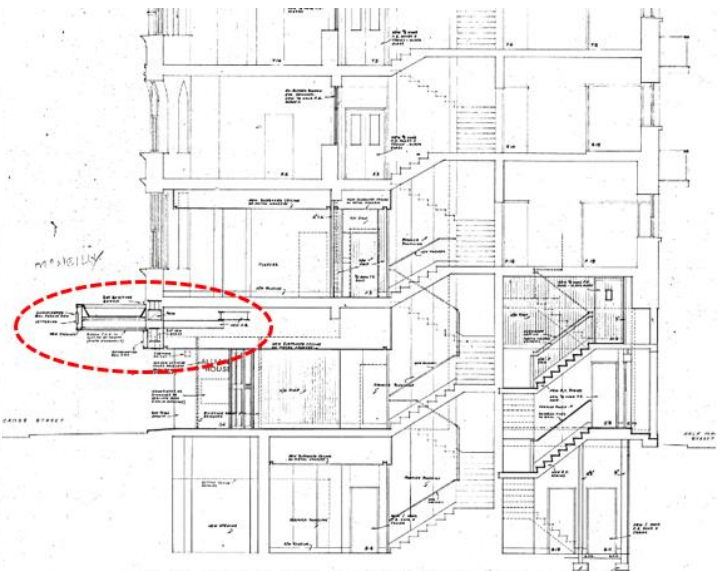
EXISTING
PLASTERBOARD
CEILING AND FAKE
CORNICE DETAIL
ADDED IN 2016

IMAGE 1

The GF ceiling structure is very random and complex. Our thoughts are that this structure that was needed by the time to support a canopy detail original of the building. This canopy was removed at a later stage, and it does not longer exist.



VISUAL OF THE BUILDING SHOWING THE CANOPY



SECTION OF THE BUILDING SHOWING THE CANOPY

Our ceiling proposal would consist in the removal of the existing plasterboard and cornice detail and the exposure of all the services and structure. All the ceiling (including services and structure) will be sprayed in the same colour so the background blends together.

PROPOSAL: REMOVE EXISTING PLASTERBOARD AND EXPOSED ALL THE INSTALLATIONS, SPRAY ALL OF THEM IN THE SAME COLOUR SO THEY BLEND TOGETHER.



EXISTING
INSTALLATION
BEHIND
PLASTERBOARD
CEILING.



IMAGE AS A REFERENCE ILLUSTRATION HOW THE CEILING AND PROJECT COULD LOOK EXPOSING THE INSTALLATIONS WITH ALL OF THEM SPRAYED IN THE SAME COLOUR.

IMAGES SHOWING THE EXISTING INSTALLATION BEHIND THE PLASTERBOARD CEILING, IMAGES TAKEN DURING THE CONSTRUCTION PHASE BACK IN 2016

SCOPE OF WORKS FIRST FLOOR:

The rationale behind the works is to add more facilities causing the minimum amount of alterations to the existing layout. The addition of this facilities will be beneficial for the customer and community of the surrounding area.

Alterations to the existing ground floor are:

- x6 enclosed Private Rooms.
- Relocate staff room and toilets o new location.
- Remove existing x3 rooms.
- Existing staircase to be blocked out to suit new location of toilets.



The existing FF ceiling consists of plasterboard ceiling with some rafts created to conceal the M&E installations back in 2016. There is a cornice detail original of the building with historical value. This cornice was exposed and restored back in 2016.

Our ceiling scope of works will include:

- Removal of plasterboard rafts to free more the visual to the original cornice of the building.
- Extend the exposure and restoration of the cornice detail in the area along the façade by relocating the toilets and staff room.
- Build new full height rooms.

EXISTING FF FLOOR PLAN SHOWING THE ALTERATIONS:



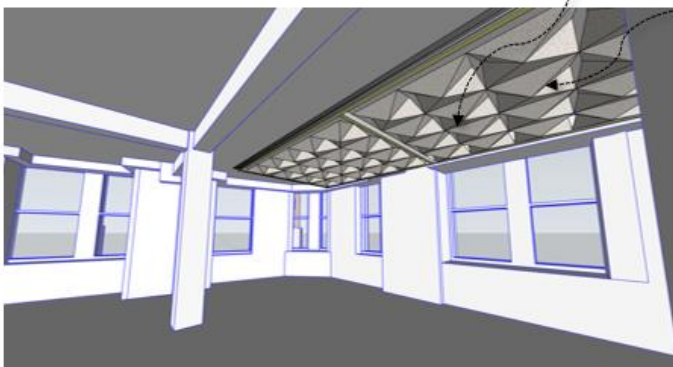
FIRST FLOOR PLAN

We would also propose to replace the main raft above the waiting area by an acoustic system dropping down from the ceiling to improve the functionality of the space. The acoustic system will not drop more than the original raft. See images below as a reference.

PROPOSAL: REMOVE EXISTING RAFTS AND INSTALL ACOUSTIC BAFFLES OR SIMILAR SYSTEM DROPPING DOWN FROM EXISTING PLASTERBOARD CEILING. CORNICE DETAILS REMAIN EXPOSED AROUND THE PERIMETER.

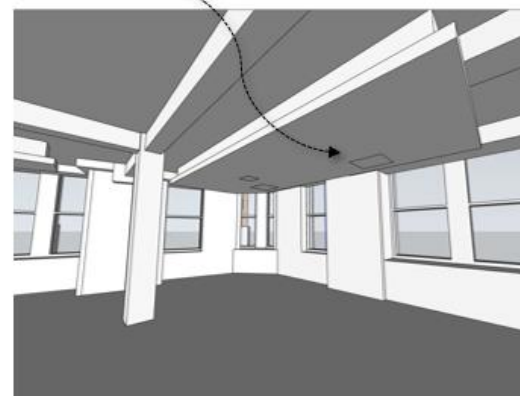
ORIGINAL CORNICE DETAIL REMAINED EXPOSED ALL AROUND THE PERIMETER

PROPOSED BAFFLE OR SIMILAR ACOUSTIC SYSTEM OR SIMILAR INSTALLED IN THE AREA OF EXISTING RAFTS.



3D SHOWING PROPOSAL REMOVING THE DRAFTS AND INSTALLING A BAFFLE OR SIMILAR ACOUSTIC SYSTEM. ORIGINAL CORNICE AROUND THE PERIMETER REMAINS EXPOSED.

EXISTING RAFTS



3D SHOWING EXISTING SPACE WITH PLASTERBOARD RAFTS.

For more details regarding the works please refer to documents:

- Santander Manchester CS - proposed works
- Manchester CS (28-34)-Proposed RCP-FF
- Manchester CS (28-34)-Proposed RCP-GF
- Manchester CS_GF-Existing-RCP
- Manchester CS_FF-Existing-RCP
- Manchester CS (28-34)-Existing FF
- Manchester CS (28-34)-Existing GF
- Manchester CS_FF_GA
- Manchester CS_GF_GA

9. *Philosophy and Approach to creating Accessible Development*

The intention of the works are beneficial to the upkeep of the building.

10. *Key access issues of the design including the nature and impact of any constraints*

N/A

HERITAGE STATEMENT

1. Description

The site at no. 28-34 Cross Street, Manchester is a stone dressed building built circa 1901.

2. Assessment

The building itself is important within the local area and sits predominantly within the centre of Manchester. English Heritage describe the building as follows;

Life insurance company offices. 1901, by Heathcote and Rawle; altered. Sandstone ashlar, slate roof. Trapeziform plan on end-of-block site. Eclectic style with French Renaissance elements. Four storeys and attic plus 2-stage turret, with 6-bay facade to Cross Street and 3-bay facade to St Ann Street hinged on an octagonal corner turret, with cornices over the 2nd and 3rd floors and shaped-gable dormers to the attic with parapets and chimneys between them; ground floor altered. The 2nd and 6th bays to Cross Street, and the centre bay to St Ann Street, project slightly through the 1st and 2nd floors, with coupled windows to both floors, carved spandrels to the upper windows and balustraded parapets above; otherwise, all windows on these floors are single-light sashes without glazing bars, those at 2nd floor round-headed; the 3rd floor has coupled round-headed windows with diagonal shafts and recessed sashes, and the attic dormers have sashes with 2-pane lower leaves and enriched gables with finials. The corner has curved sashes set behind free-standing colonnettes, a balustraded parapet over the 2nd floor with carved cresting surmounted by a pedestalled statue displaying a shield; the turret rising behind her has single-light windows to the 2nd stage, a pierced parapet with finials, and a domed cupola

3. Proposal

The proposals comprise of an internal refurbishment and general cleaning and maintenance works to the external facades.

4. Impact

The visual impact on the property & surrounding area will be minimal due to the small-scale nature of the works. The façade will be cleaned and that will be the extent of the works to the external part of the building.

Ref: 28-34 Cross Street, Manchester

Revisions: rev01 04th April 2021