

Design & Access Statement

Relating to:

6913M – 261-267 DEANSGATE, MANCHESTER, M3 4EL



Issue Date: 18 October 2021

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1. Introduction

This Design and Access statement has been prepared in support of an application for Listed Building Consent for the proposed internal divisional and refurbishment works to 261-267 Deansgate, Manchester, M3 4EL. Facing onto Deansgate, the Grade II listed building forms part of the Great Northern complex and is located in the mid-terrace block comprising of three and four stories.

The building was originally 29 individual units, although a number of these have now been amalgamated to form larger units. Number 261-267 is one such amalgamated unit and now a retail unit. The general use of the buildings is either retail or offices, with 261-267 Deansgate having most recently been a bathware shop. Located between the three and four storey sections of the building, the unit in question is based over basement and ground and floors only. The building is constructed with red brick with sandstone dressings and a concealed slate roof and includes timber sash windows – there is a strong emphasis on horizontal lines. Constructed circa 1899 as a screen to the former Deansgate Goods Station, the building was Grade II listed in 1989 and now screens the modern cinema complex within the Great Northern Mill itself. Currently, the unit can only be accessed from the ground floor on Deansgate.

The proposed works entail internal separation works to create two units and general repairs to the property. The works include: removal of shop fit out; replacement of fire doors; reinstating electrical, drainage, ventilation and air conditioning services throughout.

1.1 Listed Status

235-291 Deansgate is a Grade II Listed premises first listed 28th February 1989 with an amendment since, dated for 06th June 1994 and a List Entry Number of 1210103. The descriptive notes are as follows:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1210103
Date First Listed: 28th February 1989
Date of Most Recent Amendment: 06th June 1994
Statutory Address: 235-291 Deansgate
District: Manchester (Metropolitan Authority)
Parish: Non-Civil Parish
National Grid Reference: SJ 83468 97744
Legacy System Number: 388094
Legacy System: LBS

MANCHESTER

SJ8397NE DEANSGATE 698-1/31/110 (East side) 28/02/89 Nos.235 TO 291 (Odd) (Formerly Listed as: DEANSGATE Nos.235-295 (Odd))
GV II

Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, impost bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.

Listing NGR: SJ8346897744

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.2 Building Regulations

As 261-267 Deansgate, Manchester M3 4EL is a listed building undergoing: separation works, reinstatement of services and access alterations, it is understood Building Regulations approval will be required.

2. Design

2.1 Use

The property subject to repair works, located on Deansgate premises involve a mid-terrace block comprising of a combination of three and four storey units with retail area to the ground floor and basement. To the rear of the property there is a service road located within the Great Northern complex, the air conditioning condensers are located to the rear wall in this location. To the front elevation, there is a public highway for both vehicles and pedestrians which will be used by commuters/pedestrians during the duration of the project.

Dividing works between the proposed units will be constructed with timber studs and plasterboard walls, which will allow easy reversal of future reinstatement to a single demise (which originally was four units). Whilst additional electrical and water services will be installed to ensure separate supplies are provided, existing drainage points are already present and will be utilised.

2.2 Amount

The extent of the works is generally to the interior, consisting of strip out of works, splitting the demise into two units, decorations and associated service alterations to facilitate the split. There are some minor exterior repairs and decoration which are intended to enhance the appearance of the building.

The intention is to retain the ceiling and wall linings, allowing to make good where former tenants fit out has been removed or damaged. The floor will be retained where possible, with new wooden floor used where the existing is beyond salvage – this will match the retained sections to the ground floor. New ceramic floor tiles will be used to replace vinyl floor tiles to match the retained ceramic floor tiles at basement level.

2.3 Layout

The application primarily relates to the separation works to the unit, to split the larger unit in to 2 smaller units as well as the associated service alterations. A new partition will be constructed between units 263 and 265 on both the ground floor and basement levels in order to accommodate future tenants and their requirements from the building.

2.4 Appearance

The appearance external of the building will be unchanged, as any and all works being conducted are being done in a like for like basis matching both colour and material. Internally the unit will be 'white boxed' in readiness for tenant fit out upon new occupation.

3. Access

3.1 Existing / Proposed

There is limited short-stay parking to Deansgate directly opposite and adjacent to the property. The closest long-stay car park is limited in terms of parking spaces but is located a 3-minute walk further on Deansgate with the address 24 Bridgewater St, Manchester M3 4NH.

The main pedestrian access to the units is via the regular entrance on Deansgate, with the main access being Unit 267. A new internal accessible ramp will be installed to Unit 261 to ensure level access is maintained. No changes to stair access/egress are proposed, other than the fire escape stairs will be contained within Unit 265 and will therefore make the access to the basement in Unit 265 via single stairs.

4. Summary

The proposals are aimed to return the space into open accommodation and to create a more lettable space for retail at ground and basement level by splitting a large (originally four bays) retail space into two smaller units.

Fundamentally, the shell of the unit will remain unchanged. Alterations have historically been undertaken to the unit and the proposed alterations do not take anything away from the historical fabric of the building and the alterations are reversible if necessary.

From this statement and supporting drawings submitted as part of the Application for Listed Building Consent, we would hope that the appropriateness and merits of the Application and indeed, the Applicant's good intentions to make the necessary construction works are clear. The proposals for which Listed Building Consent are now sought will bring much needed use back to this prominent Grade II listed building.

5. Photographs



1. Internal view of main access door to Unit 267.



2. General view of existing condition of Unit 265.



3. Area of proposed stud partitioning between Units 263 and 265.



4. Area of proposed access ramp, existing partition to be removed to accommodate the ramp.



5. Staircase leading to basement of Unit 261.



6. General view of basement to Unit 267.



7. General view of basement to Unit 265.



8. General view of basement to Unit 265. Existing partition to remain.



9. General view of staircase to Unit 265, this stairs will solely serve proposed Units 265/267.



10. General view of staircase to Unit 263.



11. General view of staircase to Unit 263.



12. General view of staircase to Unit 261.



13. General view of staircase to Unit 261.



14. General view of staircase to Unit 261.



15. General view of existing kitchen to Unit 261, to be retained.



16. General view of existing kitchen to Unit 261, to be retained.



17. External view of Unit 267.



18. External view of Unit 265.



19. External view of Unit 265.



20. External view of Unit 263.



21. External view of Unit 261.