

BRINKWORTH

DESIGN & ACCESS & PLANNING STATEMENT for and on behalf of END CLOTHING.

CLIENT	END CLOTHING
ADDRESS	12-14 St Mary's Gate, Manchester, M1 1PX
DATE	30/11/20

CONTEXT

8-10 St Mary's Gate is classed as falling within the City Centre (CC1-CC10) and the City Centre Primary Shopping area (CC2) and falls on the border of the St Ann's Square Conservation area.

Since at least the early part of the 20th Century the site has been occupied by shops. The current building opened in 1951 and replaced an earlier building that was destroyed during the blitz on the 22nd of December 1940. It was built for the retailer Woolworths and is a steel framed structure with ribbed precast concrete slabs. Although built for one retailer it has now been split in two retail units at ground floor. The split is not symmetric on the shopfront.

The façade could be described as a modernist building with a symmetric form. The hierarchy of the building reflects its function with the ground floor being one large horizontal window display and the upper floors having large windows equally repeating along the façade and up the floors. This is also reflected in the materials used as the façade is faced with limestone panels at the upper levels with a render on the ground floor. The limestone panels are in a portrate orientation to help emphase the vertical and draw your eye up the building on what would be considered a long horizontal façade. A more recent addition of an entrance totum spanning from ground to the underside of the second floor helps to break the horizontality of the façade. A cornice runs up the flanks of the building and along the roof line. Around the upper floor windows the mullions and transoms project proud of the façade to introduce depth.

The buildings on either side are contemporary to our building due to the extensive damage during the blitz. They therefore share a similar design language although do not form a cohesive elevation along the street. Built later than our site these buildings both have the ground and first floors which are given over to retail or office reception which is reflected on their facades. This makes for a interesting elevation across the streetscape where there are no common datums.

The site is an unoccupied retail space which has sat empty since April and will be occupied by END Clothing as their first flagship store in Manchester.

END Clothing have a history (Glasgow, Newcastle) of opening stores on the periphery of the existing commercial and retail centers of cities bringing regeneration and life to their and surrounding units.

END Clothing propose to refresh the tired looking façade of this 1950's building, adding a more complementary feature in place of the current entrance. An existing, although not original mezzanine floor at ground floor level will be removed. The internal fit out will consist of new staircase and lift, partition walls/finishes, M&E, manoeuvrable floor display fixtures, till counters and customer service facilities. The back of house areas will remain in their current location and can be found on the upper floors. These are reached from the sales floor via either a lift or from a staircase via an authorised personnel area divided with a door.

ACCESSIBILITY

Access to the store will be through the main entrance on St Mary's Gate. The entrance will be moved 1300mm to the right. Level access will be maintained through the extension of the current ramp. The upper floor levels being accessed by either the staircase or lift. Back of house facilities are accessed from either a lift or staircases to the rear of the store. The basement will be left fallow except for maintenance access. The floor finishes will be concrete screed, honed marble and carpet. All floor finishes will be flush with a transition strip at each junction.

There are 2 till counters in the new store space, one at each level – ground floor and first floor. The till units will be a maximum 1100mm high and have the card reader/chip and pin on a flexible cord. Both cash

desks accommodate a compliance shelf to service wheel chair users .

There are 10 new fitting rooms, 4 at ground floor level and 6 at first floor. This includes 2no. DDA accessible ones on both floors with an internal 1500mm diameter turning circle.

The store is to be brightly lit to help orientation and product identification. The staff will assist any customer in the best way they can in order to access the product available. Audio reinforcement system is to be incorporated into the counter and all staff will be fully trained to assist and serve hearing-impaired customers.

The existing staff kitchen on the second floor will be refreshed where required. This has a DDA compliant dropped worktop section and sink.

The existing staff toilets are located on the second floor including an DDA compliant WC. There are three toilets on the 1st floor for the use of the general public. Staff will assist customers to access these as they are through a key fobbed door.

The back of house doors and those on the fire escape route will be self-closing and will unlock on activation of fire alarm. Fire Exit routes are to be kept 1200mm clear. Any new walls required to divide the back of house will be 60 minutes fire rated wall.

CHARACTER

1. Amount of Development

The shop unit will be stripped back to an empty shell which will require a new HVAC system and retail lighting. A new staircase (compliant with building regulations) will be installed to connect ground floor to first floor, which will be located centrally to the existing void. A new customer lift will be installed between ground and first floors.

The shop unit has a gross area footprint of 22031 sqft, with 10903 sqft of retail sales floor and the remaining area as back of house. END Clothing proposes to fit out the unit with both secured new partition walls/finishes, M&E, retail lighting, manoeuvrable floor display fixtures, till counters and customer service facilities. The back of house areas can be reached from the sales floor via an authorised personnel access door.

2. Layout

The shop unit is on four levels with retail sales floor to the ground and first floors and back of house in the basement and second floors. The double door main entrance into the store will provide level access to the store from St Mary's Gate in the middle of the ground floor to aid circulation. The customer staircase and lift are located at the center of the store and take customers up to the enlarged first floor retail area. On both floors there are fitting rooms including DDA accessible spaces. These are located to the rear of perimeter of the store. The basement will be left as fallow and will only be accessed for maintenance via either the back of house staircase. The existing second floor back of house and staff facilities will remain as they are currently laid out again accessible via the back of house lift of staircase. There are four final fire exits from the ground floor and three and two protected staircases for exit from the first and second floors respectfully. There is a lightwell above the central staircase which will bring daylight into all retail spaces.

3. Scale

The site has one main façade with approx. dimensions of 33.3m wide & 19m high.

4. Landscaping

The proposal does not include any Landscaping works.

5. Appearance

The proposal is to retain the existing shopfront, making good where necessary. The entire façade will be cleaned to remove the 70 years of dirt that has accumulated and any flashings on the cills and cornices repaired. The three hanging banners will be removed and the outer two replaced in line with the scheme. The proposed façade interventions look to elevate the appearance of the building, through the removal of the current large colourful signage and through the introduction of materials that are more in keeping with the building and the surrounding conservation area. The existing feature entrance totum will be replaced by a marble clad version. The material choice, using a Bianco Venata Cararra marble, will make this entrance totum feel more in keeping with the stone clad upper stories. By shifting the door to the right allows this feature to be more of a totemic gesture than the one its replacing which had a number of fussy cut outs and details such as the small window and entrance canopy. Unfortunately the original sense of symmetry that the building was designed with, has been lost through its subdivision into two separate

units. Overall we have tried to create something that feels more harmonious within the overall modernist appearance of the façade.

There will be two pieces of external illuminated signage one low level integrated within the entrance totum and a second on the fascia band.

At night we are proposing lighting the building to help celebrate both its modernist features and proposed contemporary additions. The cornice that helps frame the building from its neighbours will be halo illuminated as will the windows on the upper floors.

COMMUNITY SAFETY

Full-time trained staff will be in the store at all times looking after the needs of customers. Appropriate fire safety equipment such as extinguishers and exit signage will be provided in accordance with the Landlord and Building Regulation requirements. First Aid equipment and trained staff will be available for the employees of the store.

ENVIRONMENTAL SUSTAINABILITY

The proposal will also comply with Part L2 of the Building regulations.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

We shall be consulting with Local Authority Building Control and appointed local Fire Officer for comment and approval in order to meet required Building Regulations.

Signed  -----

Grace Patton

For and on behalf of Brinkworth Design Limited

Date: 30/11/21