



DESIGN & ACCESS STATEMENT

UNIT 16-18 THE ROYAL EXCHANGE ARCADE, CROSS STREET, MANCHESTER

AMENDMENTS TO SHP FRONTAGE AND INTERNAL FIT OUT OF RETAIL UNIT

December 2020

ANALYSIS OF SITE & SURROUNDINGS

The Royal Exchange Manchester is a Grade II Listed Building, situated in the heart of the city looking out onto St Ann's Square. It is set within Manchester's bustling retail heart in close proximity to a number of iconic stores. The Royal Exchange hosts as an eclectic mix of uses such as retail, restaurants, cafés and bars.

DESIGN PRINCIPLES & CONCEPTS

Unit 16-18 is an existing retail unit of approximately 97 sqm in size. It is enclosed by other units on three sides with a glazed frontage that is approximately 9m wide.

The unit is currently vacant, the last known use being a Jewellery Store. There is currently a non-original timber framed shop frontage (with paint finish) which consists of a fixed glazed unit and a single doorset within the original masonry façade. The applicant seeks approval to retain the timber frontage and replace only the non original 'wave' style door handles with a more in keeping, and accessible simple barrel style handle. The door is fully glazed for accessibility with level threshold. The proposal for the new handles adhere with the principles set out within the Royal Exchange Design Guide, and the applicant has obtained Landlord approval prior to submission of the planning applications.

The unit comprises of a single room, with plastered ceiling and walls (no original features are present)

and dental style coving to the perimeter. The floor is level throughout and consists of part carpet tile part vinyl covering to the floor, which again is non original. The applicant's intension is to replace the flooring with laminate throughout to create an even finish.

It is the applicant's intention to create a retail unit for the sale of furniture and as such the existing premises are suitable for this purpose and therefore works proposed are minor and do not affect the any original fabric of the building.

The proposed alterations have been designed in a way to minimise works to the existing structure by working with the existing walls, ceiling and flooring and using the existing battening out to both the wall and ceiling so to conceal any new cables for electrical fittings within a sacrificial layer and thus not touching or affecting the original structure of the building.

Significance & Contribution of Heritage Asset

The materials and style of construction, together with its location and relationship to the nearby listed buildings, identifies a form of development typical of its era. The unit itself is not of a unique design, though the external design is typical of its period. The significance of the property perhaps relates more to its relationship to surrounding buildings and the area generally than the property's own individual characteristics. Please refer also to separate Heritage Statement.

Impact of Proposal on Heritage Asset Significance

The proposal seeks to the achieve modest internal alterations the layout to accommodate a simple unit for sale of minimalist furniture and accessories.

Externally, the proposal seeks only to alter the front elevation by the removal of the existing door handle and replacement of a modest yet contemporary handle within the existing openings.

The overall appearance therefore, whilst altered by this addition, will not affect the urban landscape.

The proposals seek therefore to have minimal impact upon the existing layout and will not

have any effect upon the existing building's elements and it will not involve removal or

damage to any of the existing building's structure. The unit will remain as existing in terms of it's design and accessibility.

Conclusion

Overall the proposal, which consists of relatively modest replacement of door handles to the shop frontage and minor internal alterations to an existing retail unit, has been designed in a way which will maintain the character and appearance of the original structure and avoid any significant interference with its structure or significance.

The character and appearance of the conservation area will remain intact following the completion of the proposed alterations and the unit will off the same level of good design and accessibility as before.