Gundry + Ducker

September 2019

Rosa's Manchester

184-186 Deansgate, Manchester, M3 3WB

Heritage Design and Access

Application for Listed Building Consent

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Introduction

This statement accompanies the application to fit-out an existing restaurant unit on the ground floor of 184-186 Deansgate. The proposals involve alterations to the existing shopfront, relocations of existing signage and the full internal fit out of the unit to create a Rosa's Thai restaurant.

The proposal includes the installation of new signage which will be covered in a separate Advertisement Consent Application

The statement is to be read in conjunction with the following planning drawings:

PL.00, PL.01, PL.02, PL.03, PL.04, PL.05, PL.06, PL.07

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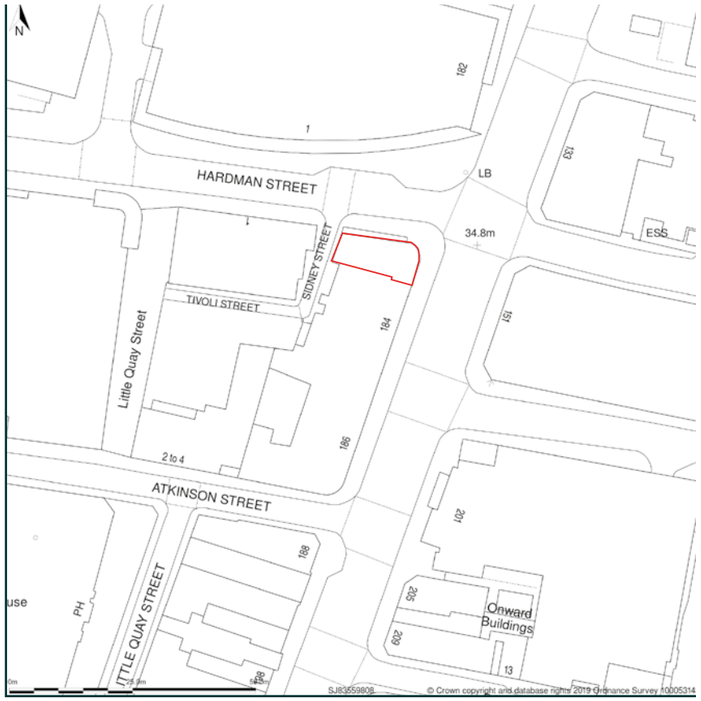

Fig.1 Location Plan (NTS)



Fig.2 Location Plan (NTS)

01 Site Location + Setting

The site is located within the Grade II Listed former Inland Revenue and High Court Registry Office situated on Deansgate, Manchester. The present building occupies the width of a block fronting Deansgate between Hardman Street and Atkinson Street. It was constructed as a whole but strictly divided as two buildings, the Inland Revenue Office (No.184) and the High Court Registry (No. 186). The Inland Revenue occupied a substantially larger area than that of the High Court Registry, thus resulting in an asymmetrical arrangement of plan and elevations. The building was erected in 1895/6, and designed by the office of Woods and Forests (Ministry of Works). It was subsequently converted to the County Courts building in 1974. Prior to the 1895 building, the site was occupied by ten narrow town houses which can be seen in the Ordinance Survey Map of 1849.

The site is situated withing the Deansgate Conservation Area and is Grade II listed. The statutory listing description is as follows:

SJ8398SE DEANSGATE 698-1/27/106 (West side) 03/10/74 Nos.184 AND 186
GV II
No.184 was formerly the Inland Revenue office and No.186 the High Court Registry (renovation or conversion in progress at time of survey). 1896. Ashlar, with slate roof. Trapeziform plan on end-of-block site. Three storeys and basement, 18-window range; with sill-bands, modillioned cornice surmounted by balustrading and small pediments, one with carved Royal Arms; ground floor has arched windows with hoodmoulds and rusticated pilasters, doorway to left with voluted pediment on consoles within arched recess, and doorway to right with coupled pilasters and entablature surmounted by blind balustrade. Upper floors have sashed windows with moulded architraves. Interior not inspected.

02 Planning History

104609/LO/2014/C1 - Listed Building Consent - for internal fitting out of a retail unit shell for new restaurant

106718/LO/2014/C1 - Listed Building Consent for the installation of new entrance doors to unit on Deansgate / Atkinson corner - Application Approved

103258/LO/2013/C1 - Listed Building Consent - External and internal alterations to building to allow subdivision of Unit 2 (Ground floor and Lower ground Floor) into 2 smaller units - Application Approved

Image Survey can be found in Drawing 394_PL_03_Existing Site Photographs

03 Design Statement

Exterior

The application proposes to replace the existing modern twin automatic sliding bi-parting doors within the powder coated metal portal entrance. The current doors are not suitable for the unit's A3 restaurant use as they obscure views into the unit and form an uninviting entrance. The proposal is to replace these with 2 sets of solid traditional hard wood doors. The outer pair will act as storm doors and will be panelled to match a former historic door to the building. A reference image of this can be found in drawing PL.07. The doors will also to reflect a pair of doors installed on the opposite corner of the same building. The proposed doors will sit within the portico reveal in the same position as that of the glazed doors so not to overhang over the pavement. The outer doors will be able to fixed in an open position and site flush with the metal portico.

The inner door will be of a simpler, but still traditional design to better suit the brand of the occupier. The door will be constructed of painted hardwood with two glazed panels allowing views into the restaurant. The door will sit within a matching painted hardwood frame with glazed side lights and a fanlight.

The inside face of the outdoor doors will be of a matching simple design as the inner door to create a consistent design when open.

Additional works include the lowering of the existing internally illuminated signs so that they have a greater relationship with the entrance. They will be dropped by one bracket. New fixings will be required into the stone. The former fixing holes will be filled with tinted stone filler to match adjacent stone.

Two A3 brass menu cases are to be fixed to the existing metal portico with discreet fixings

Interior - Ground Floor

The application proposes general refurbishment and fit out of the interior including the installation of a new servery counter, lighting and fixtures and fittings, and redecoration throughout. All of which is reversible. Sections of existing modern partitions are to be removed and new plasterboard partitions to be constructed as detailed in the drawings. Historic decorative features such as cornices, corbels and fireplaces are to be preserved. Where pannelling is being installed around windows, the decorative mouldings will be left visible and a void created behind the pannelling to allow for the lime plaster wall behind to breate. Beathable Lakeland paints are to be specified on lime plaster walls to create a breathable surface.

04 Access Statement

The existing automatic doors were built to a level threshold and this threshold is to be retained with the proposed doors. There is an existing level change between street level and the restaurant level which has been accommodated by an existing stair lift which will be maintained. All Accessible WC facilities are to be retained as existing