Hyphen

LUSH

Manchester - Market Street

Design & Access Statement

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1. Introduction

1.1 The Site

The store is located in Manchester city centre, within St Anne's Square Conservation Area. It was the first conservation area to be designated by Manchester City Council, in 1970. It extends from Market Street, where the project site is located, to John Dalton Street in the south, and comprises many Listed Building within its boundary, including The Royal Exchange where the store is located.

Site Location	10 Market Street, Manchester M1 1PT
Building Type	Retail High Street
Gross Floor Area (m^2)	$98m^2$
Number of Floors	2

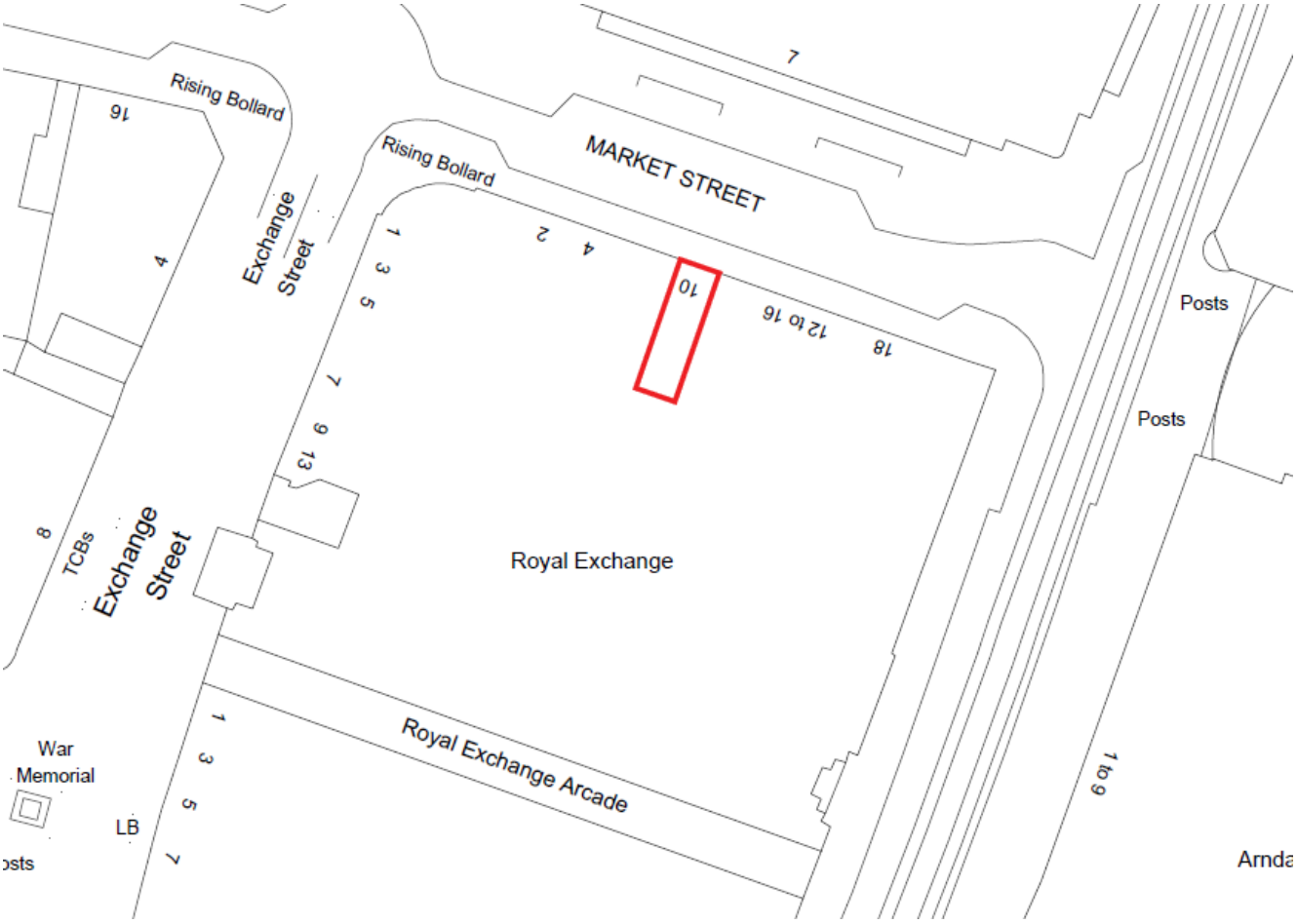

Fig. 1_OS Map of building – site outlined in red



Fig. 2_St Anns Square conservation Area Boundary. Source: http://www.manchester.gov.uk/

1.2 Building History

The Royal Exchange is a Grade II Listed Building, completed in its current form in 1914 for the cotton and textile industry. It replaced the original Royal Exchange building completed in 1809 which was extended and remodelled a number of times. It is considered one of the most iconic buildings in Manchester, located in the heart of the city.

The building was heavily damaged during World War II, in the Manchester Blitz and in the 1996 Manchester Bombing.

Currently, the complex includes the Royal Exchange Theatre and the Royal Exchange Shopping Centre as well as offices and restaurants.

The building is undergoing a major refurbishment programme, including upgrades to the offices, shops, theatre, entrances and façade.



Fig. 3_ Royal Exchange – Market StreetFig.



4_Royal Exchange – Market St / Exchange St

2. Existing Arrangement

2.1 The Surrounding Shopfronts

The Lush store is one of several retail units of similar size forming the facade of Royal Exchange building to Market Street. The building is currently undergoing refurbishment and all shopfronts are being replaced in line with a new shopfront and signage strategy approved by the council in 2015 (application ref. 109321/FO/2015/C1). All external signage has already been replaced by the landlord in line with this strategy. Many of the shopfronts, including Lush, are not yet refurbished.

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Fig. 5_Market Street façade



Fig. 6_Unit adjacent to Lush - 8 Market Street



Fig. 7_ Unit adjacent to Lush – 12 Market Street

2.2 The Shopfront



Fig. 8_Existing shopfront

Existing shopfront of Lush store is 15 years old and in need of repair. It is constructed in powder coated aluminium frame, and wear and tear is already visible. The single entrance door is set back from the shopfront and access to the shop is provided via ramp.

Shopfront signage was last replaced eight years ago, when current aluminium fascia board was installed, with black powder coated finish and white fret cut lettering.

Existing shopfront has ventilation ducts installed on both sides, with ventilation grilles visible to the sides of the shopfront. Ducting is concealed within the wall lining and lowered ceiling at the front of the store.



Fig. 9_Exsitng fascia board and new external signage



Fig. 10_ ventilation grilles by the shopfront

2.3 The Interior



Fig. 11_ Sales floor

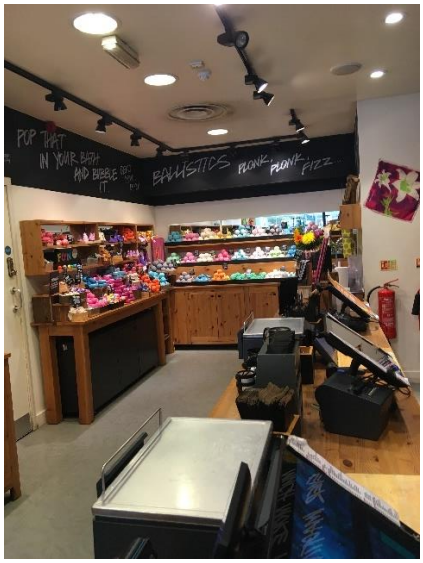


Fig. 12_Sales floor – back of the unit

Existing shop has two floors – sales floor located on ground floor and basement currently used as back of house, including office, storage, staff room and toilet. Access to basement is via staircase located on the left side of the unit.

Sales floor currently has vinyl tile flooring and plasterboard wall linings with paint finish. Above the sales floor, there is a false plasterboard ceiling concealing the services, which drops at the front of the unit, above the shopfront.

3. Planning History and Policy

3.1 Site Planning History

Date	Planning Ref	Address	Notes	Result	Agent/ Applicant
21-03-2018	118903/LO/2018	Royal Exchange Theatre Company Ltd St Anns Square Manchester M2 7DH	Listed Building Consent for the installation of a ducted ventilation system	Approved with conditions	GVA
07-08-2015	109727/AO/2015/C1	Royal Exchange Exchange Street Manchester M2 7DA	The installation of bronze individual lettered pin mounted signage at fascia level, bronze framed internally illuminated projecting sign and internally illuminated sign behind glazing.	Approved with conditions	Corstophine and Wright
29-06-2015	109321/FO/2015/C1	Royal Exchange Exchange Street Manchester M2 7DA	The installation of exterior lighting to the building and agreement of a signage and a shopfront strategy.	Approved with conditions	Corstophine and Wright
26-04-2010	092528/AO/2010/C1	10 Market Street Royal Exchange Manchester M1 1PT	Display of one internally illuminated fascia sign and one non illuminated projecting sign	Approved with conditions	Lush Retail Ltd / Design Time Ltd
21-05-2010	092527/LO/2010/C1	10 Market Street Royal Exchange Manchester M1 1PT	Listed Building Consent for the installation of a new fascia sign and projecting sign and internal refurbishment	Approved with conditions	Lush Retail Ltd / Design Time Ltd
07-11-2003	069244/LO/2003/C1	10 Market Street Royal Exchange Manchester M1 1PT	Listed Building Consent - Retrospective application for installation of new signage and new shopfront and internal fit out for new retail store	Approved with conditions	Lush Retail Ltd / Design Time Ltd
07-11-2003	069243/AO/2003/C1	10 Market Street Royal Exchange Manchester M1 1PT	Retrospective application for installation of new fascia sign and new projecting sign	Approved with conditions	Lush Retail Ltd / Design Time Ltd
07-11-2003	069056/FO/2003/C1	10 Market Street Royal Exchange Manchester M1 1PT	Retrospective application for installation of new shopfront with ramped access	Approved with conditions	Lush Retail Ltd / Design Time Ltd
17-12-1997	053194/FO/CITY1/97	10 Market Street Royal Exchange Manchester M1 1PT	Installation of new shopfront	Approved with conditions	Swatch SMH Ltd
17-12-1997	053240/AO/CITY1/97	10 Market Street Royal Exchange Manchester M1 1PT	Illuminated fascia name sign	Approved with conditions	Swatch SMH Ltd
17-12-1997	053195/LO/CITY1/97	10 Market Street Royal Exchange Manchester M1 1PT	Listed Building Consent - Installation of new shopfront and internal alterations	Approved with conditions	Swatch SMH Ltd

Other Sites with notable Planning applications					
18-09-2017	116693/LO/2017	2 Market Street Manchester M1 1PT	Listed Building Consent for the installation of 1no. Individual letter fascia sign, 1no. internally illuminated, individual letter fascia sign mounted behind the glazing and 1no. internally illuminated projecting sign, and internal alterations associated with the shop fitout.	Approved with conditions	Molton Brown
18-09-2017	116444/AO/2017	2 Market Street Manchester M1 1PT	Installation of 1no. Individual letter fascia sign, 1no. internally illuminated, individual letter fascia sign mounted behind the glazing and 1no. internally illuminated projecting sign.	Approved with conditions	Molton Brown
05-01-2017	112325/FO/2016	8 Market Street Manchester M1 1PT	Retrospective application for retention of new shopfront.	Approved with conditions	101 Consultants Ltd
05-01-2017	112326/LO/2016	8 Market Street Manchester M1 1PT	Listed Building Consent application for retrospective works, including retention of new shopfront, signage and internal fit out works including installation of suspended ceiling to replace existing	Approved with conditions	101 Consultants Ltd
18-03-2017	110386/LO/2015/C1	16 Market Street Manchester M1 1PT	Retrospective Listed Building Consent for the ground floor retail fit out, the installation of a new shop front, and the installation of signage	Approved with conditions	Hotel Chocolat Limited
18-03-2017	110372/FO/2015/C1	16 Market Street Manchester M1 1PT	Retrospective planning permission for the installation of a new shop front.	Approved with conditions	Hotel Chocolat Limited
18-03-2017	110373/AO/2015/C1	16 Market Street Manchester M1 1PT	Retrospective consent to the installation of one individual lettered fascia sign and one projecting sign.	Approved with conditions	Hotel Chocolat Limited

Most of the recent application history for the building has been for Planning Permission with Listed Building Consent and Advertising Consent for replacement of shopfront and signage and internal alterations; many of which were retrospective. All applications were in line with landlord's shopfront and signage guidelines were approved with conditions.

3.2 Planning Guidance

The Manchester Core Strategy was adopted in July 2012. The following notes are relevant to this application:

- Policy CC1 identifies Manchester City Centre as a strategic location and encourages economic development uses such as retail

- Policy CC2 states that council will promote the growth and improvement of retail provision in the City Centre

- Policy CC9 relates to design and heritage and states that new development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Following extant Unitary Development Policies are relevant to this application:

- DC.14.1 In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

- DC.14.2 Shopfronts should allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

- DC.18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council.

- DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will: a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use; b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building; c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features; e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract; f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

4. Design Statement

4.1 The Proposals

This Full Planning application with Listed Building Consent covers the following:

- Replacement of shopfront and shopfront signage in line with landlord's guidance
- New entrance ramp
- Internal fit-out works, including new floor and wall finishes, replacement of existing plasterboard ceiling
- New opening in the slab to allow for new ductwork

4.2 Introduction

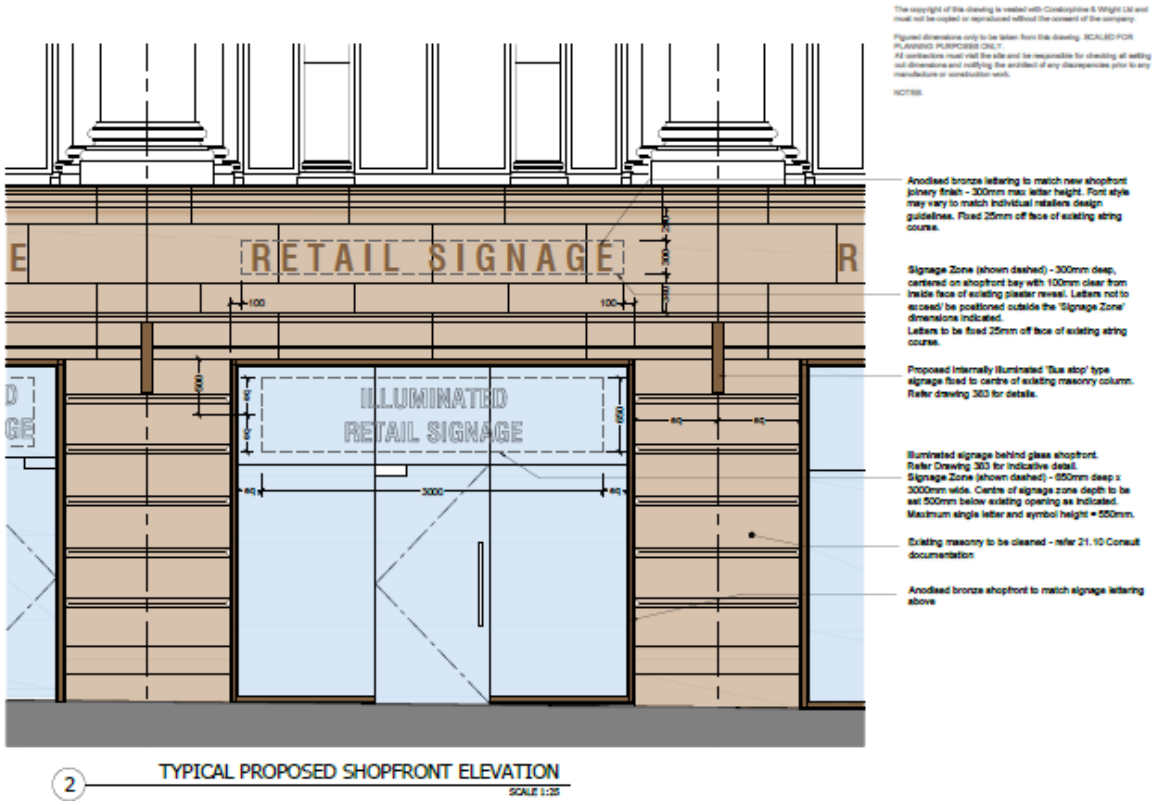
The current shopfront at 10 Market Street is 15 years old and in need of repair. Current design does not follow the latest shopfront design strategy for the Royal Exchange and the signage does not match historic character of the building. Lush would like to replace it in order to improve the building and better fit their current brand identity.

It is proposed to refurbish the existing store, including new floor, wall and ceiling finishes, new lighting and air conditioning.

4.3 Compliance with the Landlord's fit-out guide

New shopfront strategy for the Royal Exchange building has been approved by the Manchester City council in 2015. It aims to ensure uniform design to all shopfront and signage throughout the building. It proposes slim-framed, bronze-finished shopfronts; individual letter, anodised bronze external signage; internally illuminated projecting signs with anodised bronze lettering and framing; and illuminated internal signage.

Lush is proposing to replace the existing shopfront and signage to match this strategy.



2 TYPICAL PROPOSED SHOPFRONT ELEVATION
SCALE 1:25

Fig.13_ Royal Exchange shopfront design strategy – typical shopfront design for Market Street and Cross Street

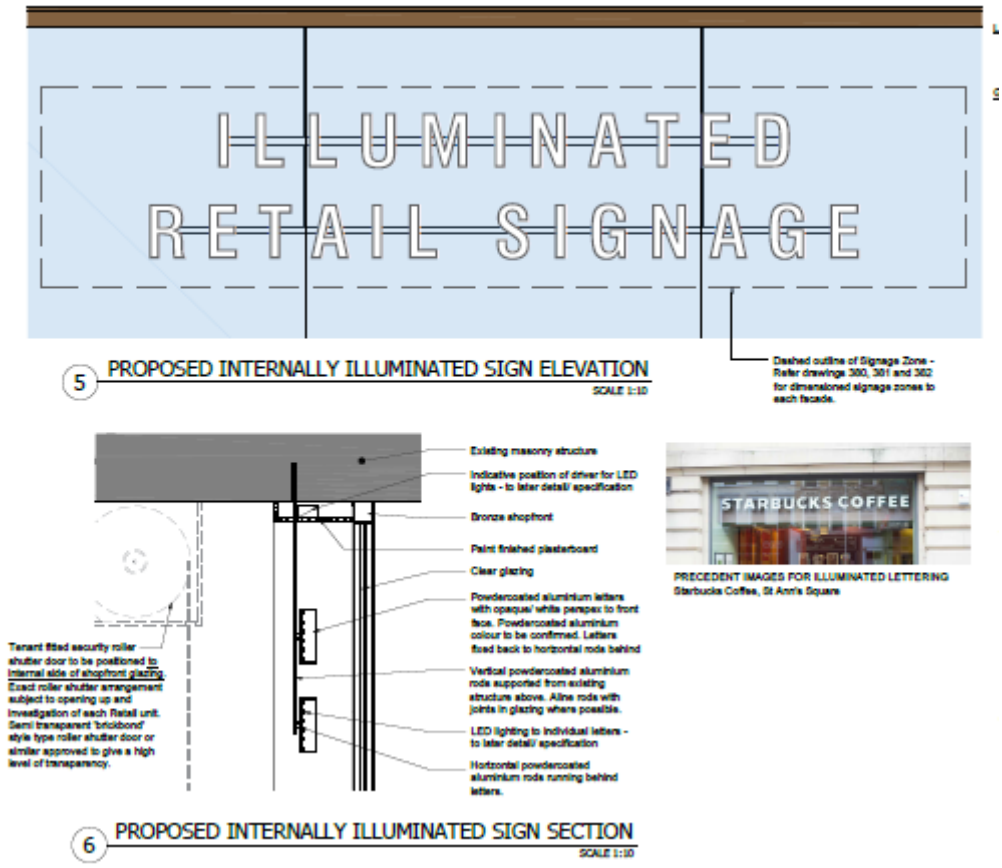


Fig.14_ Royal Exchange shopfront design strategy – typical internally illuminated sign

4.4 Shopfront

The chosen materials will be in keeping with the landlord's guidance. Shopfront framing will be slim lined and receive anodised bronze finish. Glazing will be laminated and toughened.

It is proposed to remove redundant ventilation and raise the ceiling at the front of the unit, in order to allow for new, full height shopfront.

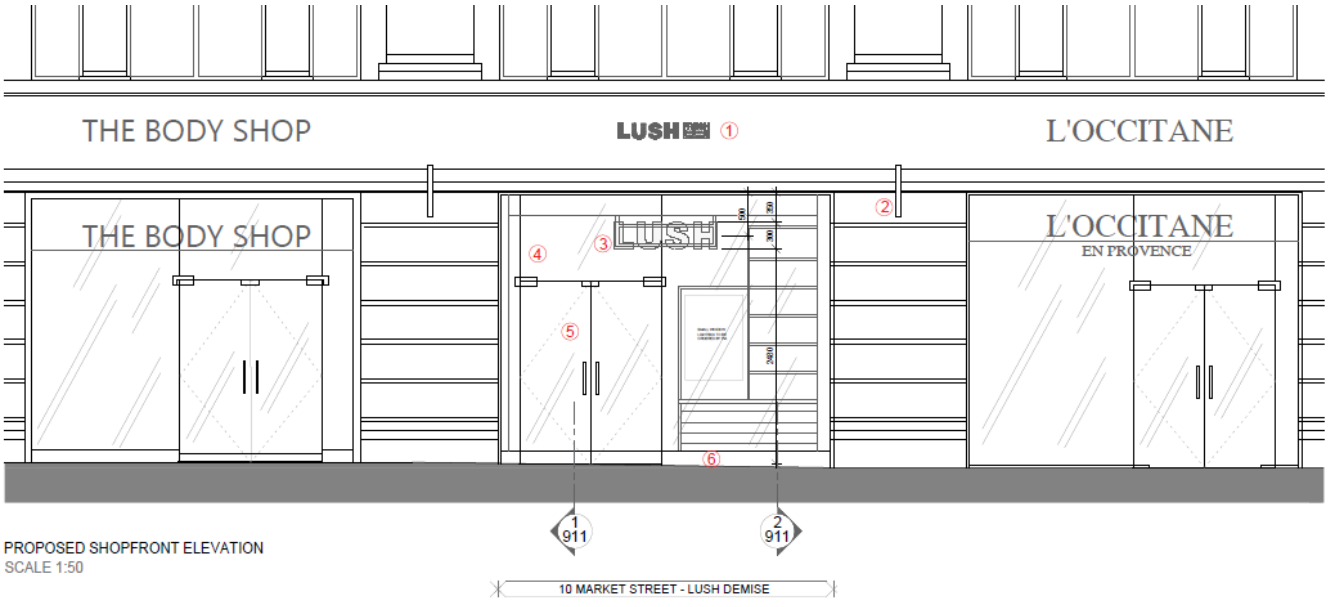


Fig.15_ Proposed shopfront elevation

4.5 Signage

New illuminated signage will be made in opal acrylic, with internal LED lighting, suspended on aluminium frame painted black grey to match the ceiling. Existing bronze external signage will be retained.

4.6 Doors

Existing single entrance door is replaced with a larger, double door on the left side of the shopfront. Door finish is to match the rest of the shopfront – anodised bronze frame and ironmongery, and clear laminated toughened glass. Door will be positioned in line with the shopfront glazing to avoid the need for an external ramp.

4.7 Internal finishes

It is proposed to replace all existing floor, wall and ceiling finishes to sales floor.

New ceramic floor tiles are to be laid throughout the unit, using tiles with increased slip resistance installed on the entrance ramp. New recessed door mat is to be installed by the entrance door. Floor finishes to BOH are to be retained and deep cleaned.

Existing plasterboard partitions and wall linings will be retained, with minor additions to wall lining as marked on the proposed plans appended to the application. It is proposed to strip down existing wall lining at the front of the store, in order to remove redundant ventilation grilles, and allow for new ductwork from basement. New linings to be rebuilt in the same position. New wall finishes include paint and ceramic wall tiles.

Existing plasterboard ceiling above the sales floor is to be stripped down in order to remove redundant air conditioning and allow for new services. New plasterboard ceiling is to be installed at the same height at the back of the unit. Lowered ceiling above the shopfront is to be removed and new ceiling installed at shopfront height. New air conditioning is to be concealed in ceiling void, new recessed spot light and track lighting is proposed. Existing plasterboard ceiling in the basement is to be stripped down to expose existing vault ceilings.

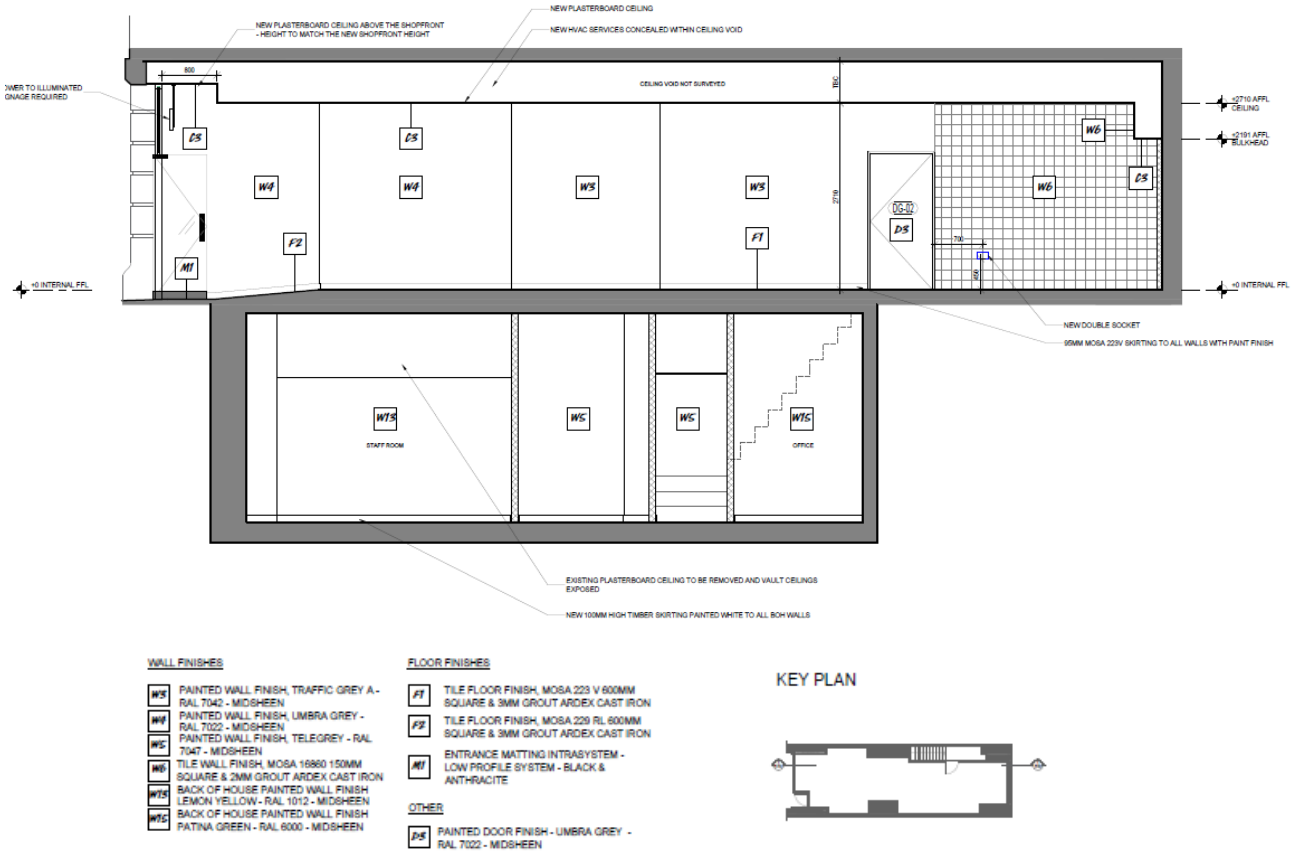


Fig.16_ Proposed section

4.8 New ducts

New ventilation ducts are provided by the landlord. The proposal includes capped off supply and extract ducts coming from sub-basement through basement to ground floor. The proposal is approved by the council. Drawings for Listed Building Consent, application reference number 118903/LO/2018, are appended to this application.

Lush is proposing to adjust the location of the ducts coming from basement to ground floor, this is to allow to conceal the new ducts in the proposed wall lining at ground floor. The proposed opening in the slab will be of the same size as the landlord's proposal.

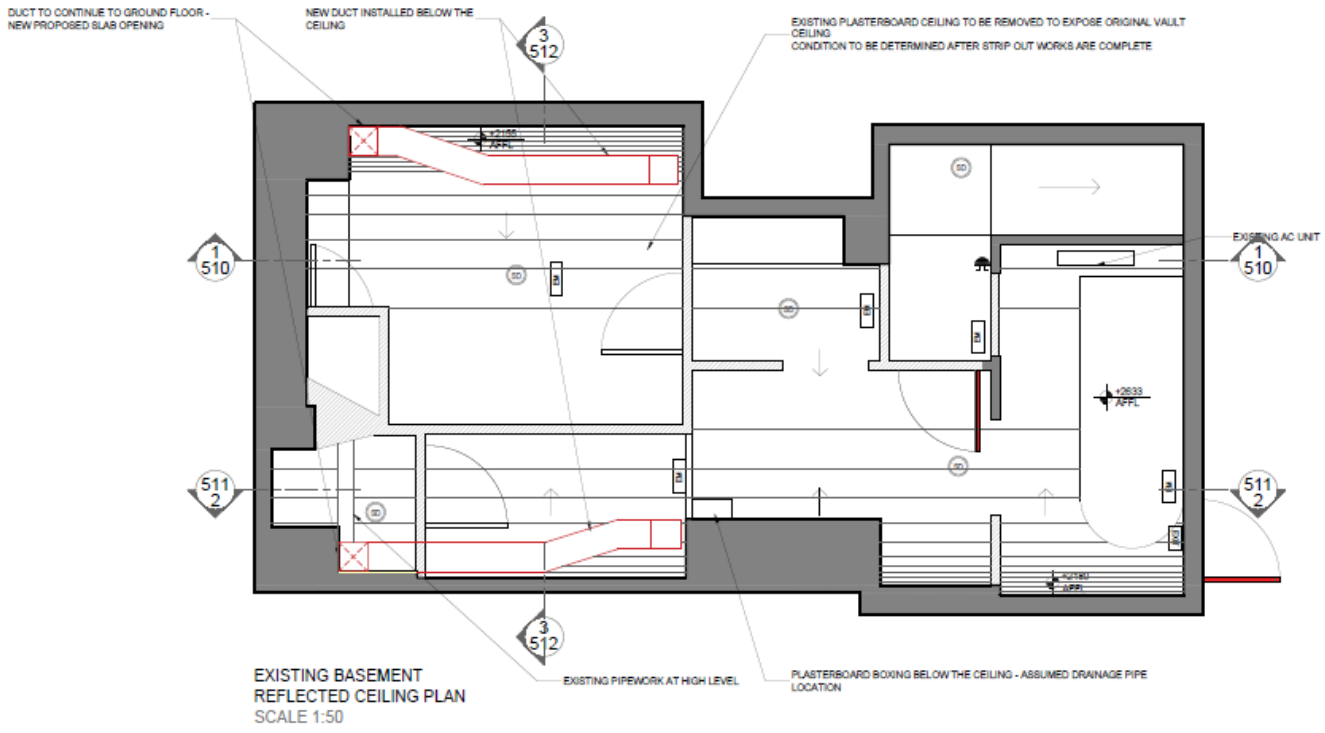


Fig.16_ Proposed ducts location

5. Heritage Statement

The proposed alterations to the building are considered minor and will not affect the overall fabric of the building or impact the Conservation Area.

Proposed external alterations are in line with the Royal Exchange shopfront and signage strategy, which is approved by the council. New shopfront and signage will be a positive contribution to the historic character of the building.

Internal alterations are of minor character and no changes are proposed to the structure of the building other than new ventilation ducts from basement to ground floor. Existing slab and masonry arches will be protected, and appropriate works will be undertaken to make good existing structure.

6. Access

New entrance ramp is proposed to the store, which will be wider and less steep than the existing ramp. Slope of the ramp is 11% which is an improvement to existing situation. The ramp will be finished with floor tiles with improved slip resistance, and a hand rail will be provided to one side to improve accessibility.

Level access is provided throughout the store. Access to BOH is retained via existing staircase.

Prepared by	Checked by	Date	Revision
AK	LT	25/07/2018	A