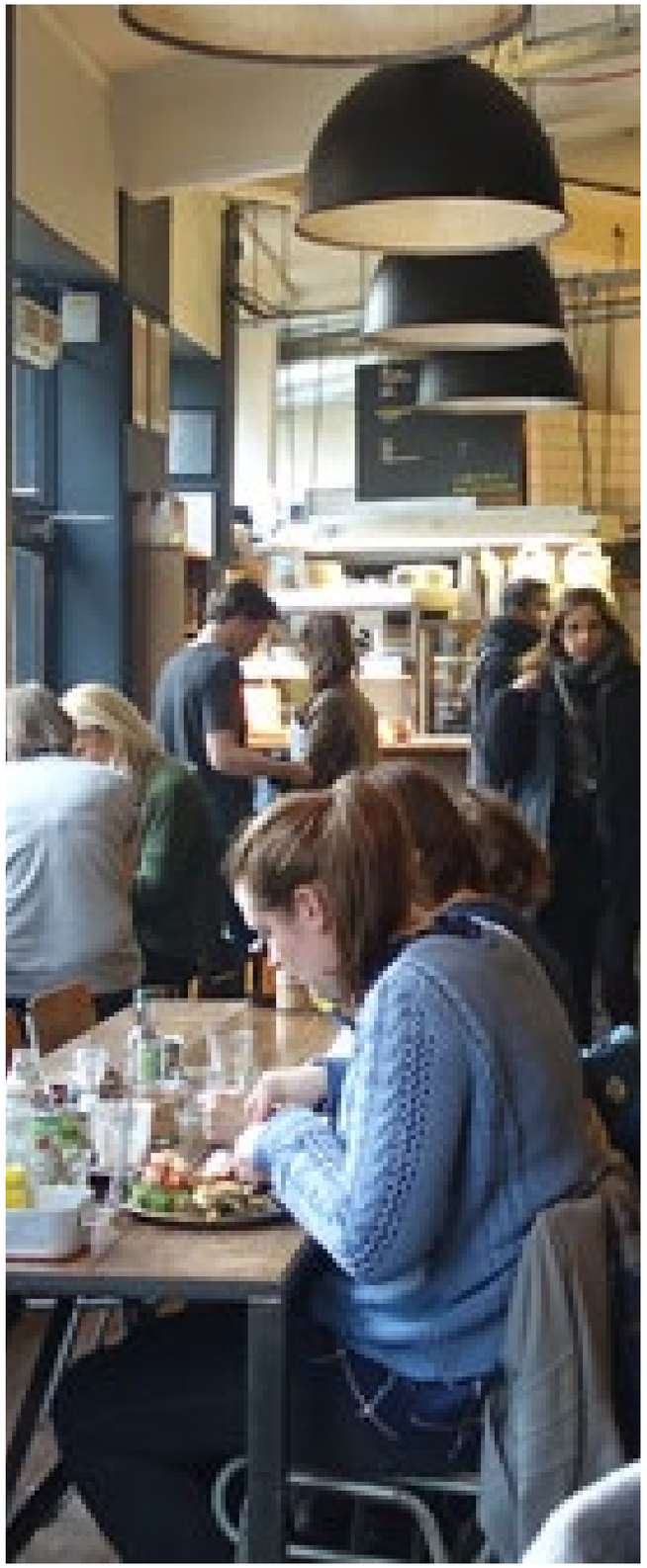
194 ROYAL LONDON HOUSE, DEANSGATE, MANCHESTER

Design and Access Statement // August 2018



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1.0 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

This document has been prepared by GA Studio, on behalf of Commercial Estates Group in support of a Listed Building consent application within the Grade II listed development of Royal London House, situated on the corner of the Deansgate / Peter Street conservation Area of Manchester City centre.

This document describes the design development and final design proposal, through an assessment of the existing conditions, site constraints and opportunities, for the redevelopment of the site, and should be read in conjunction with the planning application forms, drawings and other supporting documentation.

THE PROJECT

The Listed Building Consent Application within Royal London House aims to provide a high quality independent Café, to implement this the application aims to alter the front & rear access to the existing 194 unit, provide a Coffee servery & an associated Kitchen along with a high end internal fit out which highlights the historic assets of the existing unit.

THE PROCESS

The proposed development has followed a comprehensive design process. The scheme has been developed in close consultation with a number of specialist consultants and statutory consultees, with changes made in response.

The following sections will explain how this involvement and consultation has contributed to the design evolution of the proposal, helping refine the design narrative of the scheme.

1.2 DOCUMENT STRUCTURE

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them'[2006], prepared by CABE which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context.

These four stages are; Assessment, Involvement, Evaluation and Design.

ASSESSMENT

The physical, social and economic characteristics of the site and surroundings have been examined and assessed in context of all current planning policy relevant to the subject site.

INVOLVEMENT

A number of parties have been involved in the development of the design proposal. The proposal has also been discussed with Manchester City planning department and the conservation Officer.

EVALUATION

Development options have been appraised against the assessment of the site and surroundings, planning context and respond to the constraints and opportunities inherent to the site.

DESIGN

The knowledge gathered in the stages above has informed the approach and design rationale in developing the final proposal.



SITE AERIAL

1.3 PROJECT TEAM

- Applicant & Client – Commercial Estates Group
- Architect & Lead Designers – GA Studio
- Planning Consultant – Indigo Planning
- Tenant – Federal Cafe & Bar
- Building Surveyor - GrayScanlanHill

2.0 CONTEXT ASSESSMENT

2.1 LOCATION

Royal London House is located within the Deansgate / Peter Street Conservation Area which is located within Manchester's commercial City Centre.

The building is located on a prominent stretch of Deansgate (A56) within Manchester city centre. Deansgate is one of Manchester's most historic streets and forms a nearly straight route running roughly north to south within the western part of the city centre.

The site was previously in use as a late night Kebab takeway - Topkapi .

The site occupies the ground floor 194 Unit of Royal London house, the buildings boundary is formed by Atkinson Street to the north, Deansgate to the East and Little Quay Street to the West.

The predominant vehicular access to the site is via Deansgate with delivery opportunities to the rear of the building accessed along Little Quay Street and Atkinson Street. Within the local vicinity of the building there are a number of private surface carparks (Bootle Street) and a small amount of on street pay and display parking (peter Street) all within a short walk of the building.

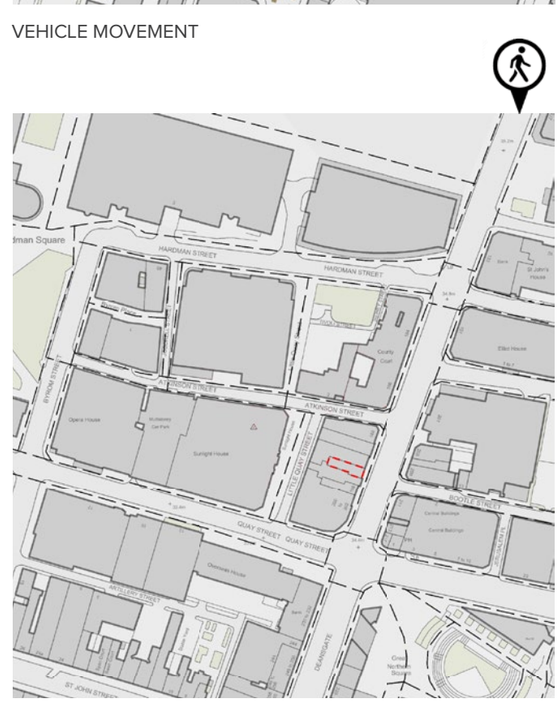
Pedestrian access to the building is also predominantly along Deansgate. Deansgate experiences high levels of foot fall throughout the day and night from daily commuters working within the local area to tourists visiting the city.



LOCATION PLAN

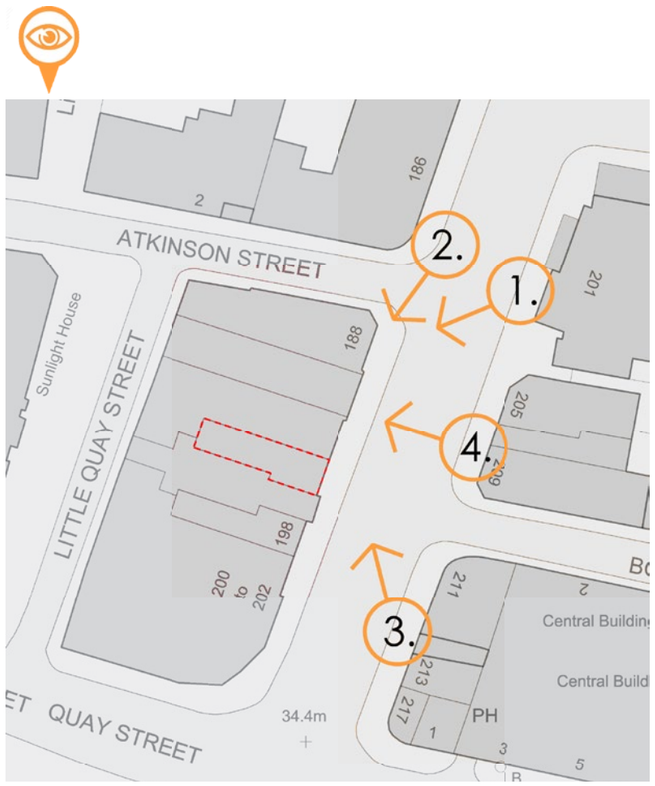


VEHICLE MOVEMENT



PEDESTRIAN MOVEMENT

2.2 SITE VIEWS



KEY VIEWS



VIEW 1



VIEW 2



VIEW 3



VIEW 4

2.3 PHYSICAL CONTEXT

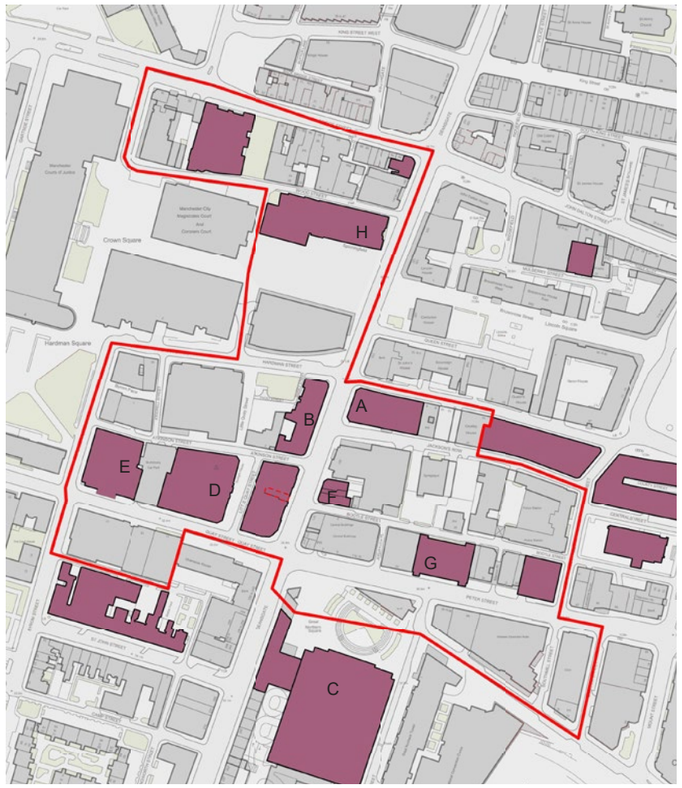
The Deansgate / Peter Street conservation area provides a link between Manchester's civic quarter and the business district of Spinningfeilds. The conservation area extends in broad terms from Bridge Street in the north to Quay Street in the South, Deansgate acts as a north to south axis within the conservation area. Southmill Street in the East boarders the Civic quarter of the city, with Byrom Street in the West boarding the Spinningfields business district.

Within and in the local vicinity of the conservation stand a large number of listed buildings highlighted on the right, most importantly the John Rylands Library. Royal London House was Grad II listed on 17 of May 1974.

A large percentage of these listed building have been converted from their intended use often into restaurants / bars and other leisure uses. Deansgate is also a central focus for retail and leisure offering within the city centre.

Royal London house's ground floor is currently occupied by 4 businesses – two A1 retail outlets an A3/4 Bar resturant and the current A5 Takeaway unit. The Rest of the building has been converted into office space occupied by various different companies.

The Onward building directly opposite along with Elliot house and Oddfellows house (all grade II listed buildings) have recently seen their ground floor units converted into Restaurant use, extending the restaurant offering towards the south of Deansgate. Also providing a link to the leisure context located around the Deansgate / Peter Street intersection, including the Great Northern Warehouse.



SITE BOUNDARY

DEANSGATE / PETER STREET CONSERVATION AREA

LOCAL LISTED BUILDING OF IMPORTANCE



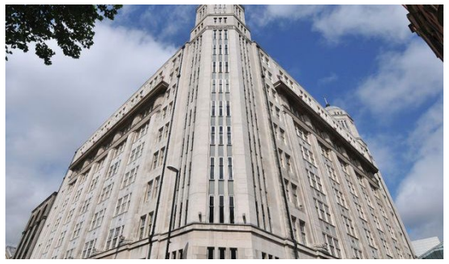
A. ELLIOT HOUSE



B. ODDFELLOWS HOUSE



C. GREAT NORTHERN WAREHOUSE



D. SUNLIGHT HOUSE



E. MANCHESTER OPERA HOUSE



F. ONWARD BUILDING



G. ALBERT HALL

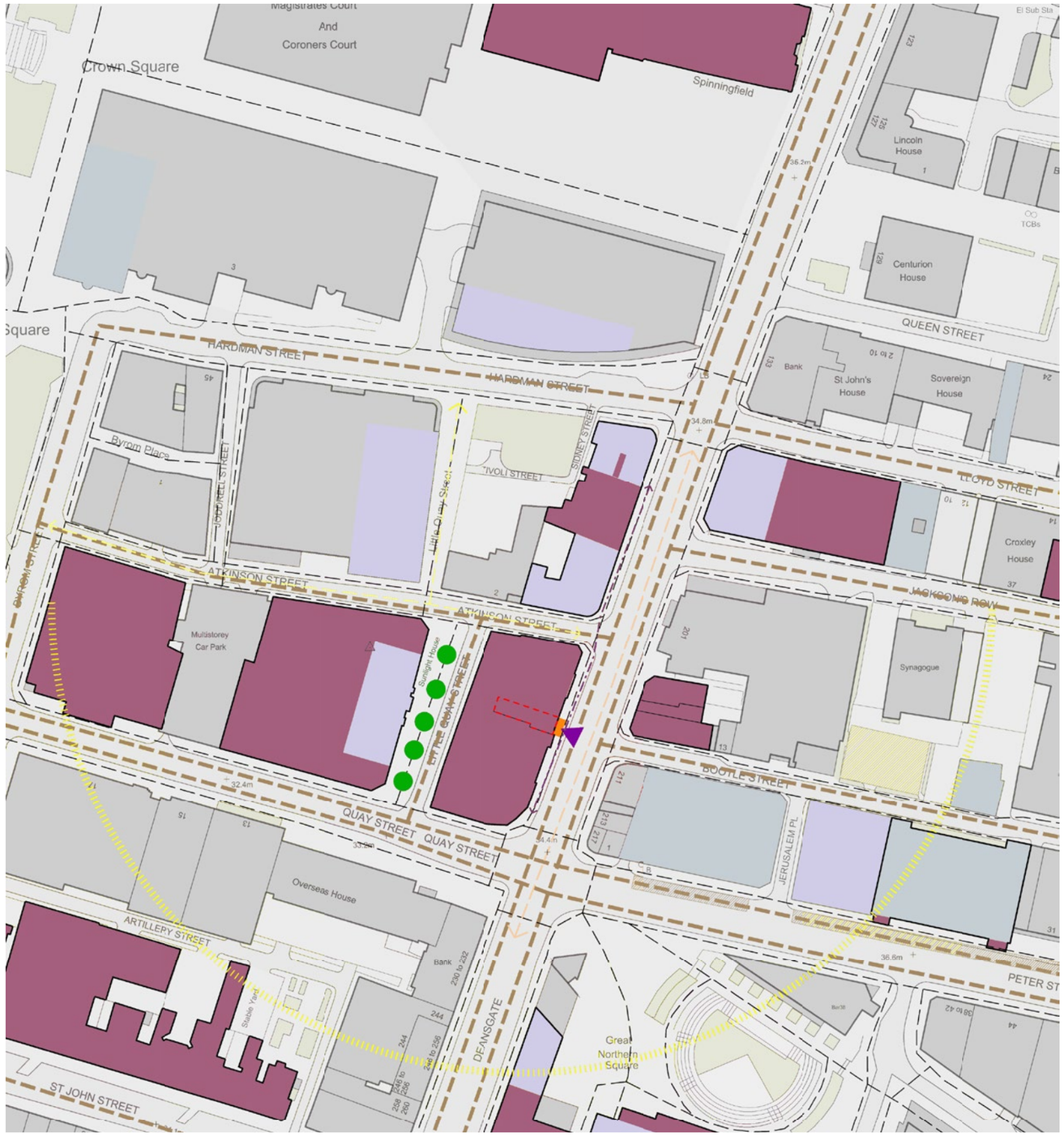


H. JOHN RYLANDS LIBRARY

2.4 OPPORTUNITY + CONSTRAINTS

Key:

- Site Boundary
- Heritage Asset
- Restaurant
- Bar / Public house / Club
- Site / Building Entrance
- Main Pedestrian Route
- Main Vehicle Route
- Connection with multitude of Resturant on Deansgate
- Develop Route with Spinningfields
- Local Parking spaces
- Sun Path
- External Pavement Seating Opportunity
- Tree



2.5 WIDER CONTEXT

Deansgate has developed from the post IRA bombing in 1996 to become the key leisure street within the city centre. Deansgate has an abundance of well-established retail, food and drink outlets. Stretching from Deansgate Locks at the south end, to the lower end of Market Street towards the North.

Several other streets within the wider context spur off Deansgate providing further focal areas of retail and leisure such as Market Street and King Street.

The site is superbly well connected with metrolink trams running through the city centre, the site lies less than 500m from both Deansgate train station, Deansgate-Castlefield and St. Peters square tram stops. Additionally the free metro shuttle bus runs pass the site at regular times throughout the day.

To the east of the site lies the district of Spinningfields, a relatively recent development that now has become the business core within the city centre. Boarded by Deansgate and the river Irwell, the district continues to see investment and growth.

Within the Steam's 2014 new economic report produced by Marketing Manchester, tourism and visits to the city had an economic impact of £10.5 billion, of this total 31% is spent within the food and drink sector. By the year 2020 the number of visits to the city is likely to 140m providing an ever increasing prospect to the food and drink industry.



Train / Tram Station

Bus Stop

Bar / Pub

Coffee Shop

Hairdresser /Beauticians

Restaurant

Supermarket

Park

Public Square

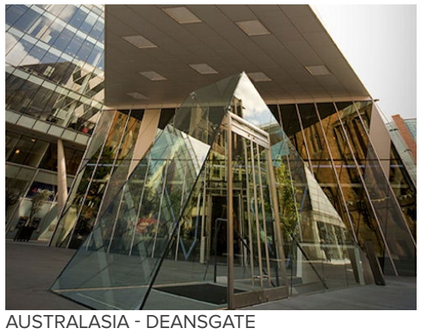
Hotel

Public Gym

Carpark


HAWKSMOOR - DEANSGATE


ALCHEMIST - SPINNINGFEILDS


AUSTRALASIA - DEANSGATE



THE BOTANIST - DEANSGATE

2.6 HISTORICAL CONTEXT

SITE HISTORY

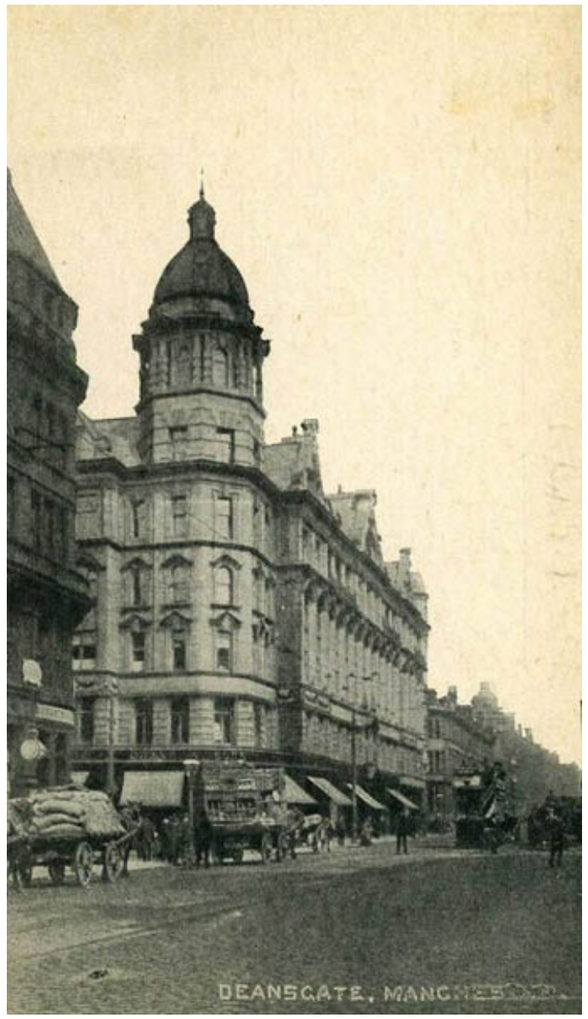
194 Deansgate is located within the block known as Royal London House, 188 - 202 Deansgate, Manchester and is bound by Quay Street to the south, Atkinson Street to the north, Little Quay Street to the west.

Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Creation Street and Peter Street.

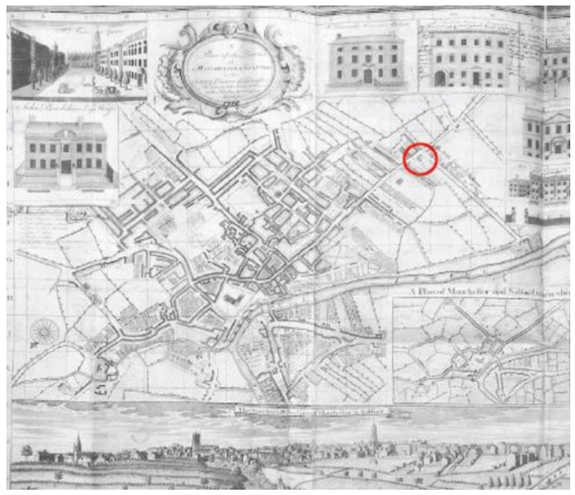
Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times.

Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell as shown on the extract from William Green's map of 1794. The area which forms the application site had been laid out and built up as shown in the more detailed extract of the 1974 map.

Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St Peter's church which was being constructed at that time on Mosley Street. St Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906.



1905


1710 - 1750


1794



1794


1980s

2.6 HISTORICAL CONTEXT

SITE HISTORY

Royal London House was designed in 1904 by Architect Charles Heathcote, who also designed the Onward building – Directly opposite the site and other notable historic buildings within Manchester City Centre. Including; 53 King street and 107 Piccadilly.

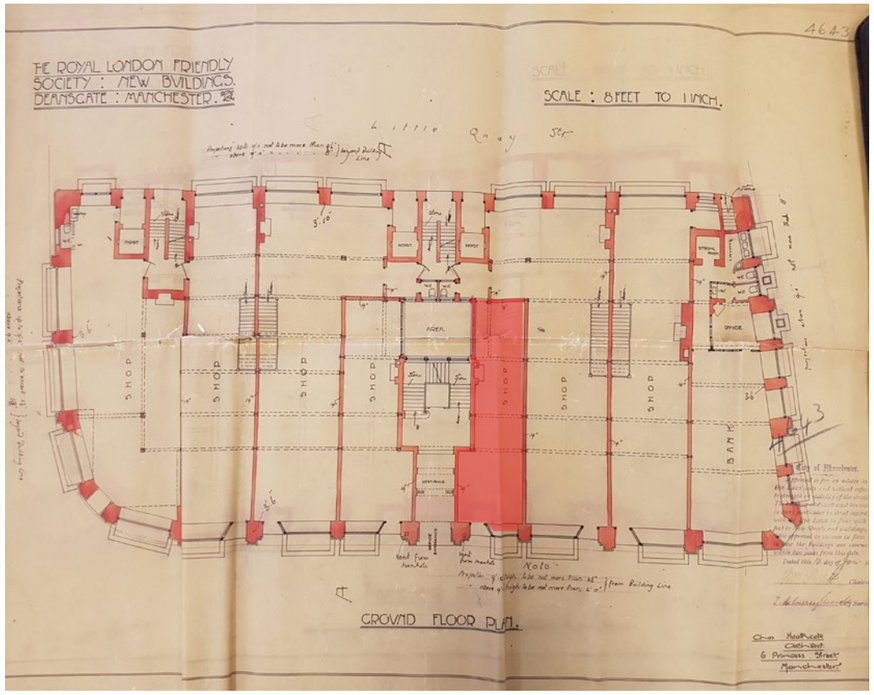
The building is aesthetically baroque style and was described by Pevsner as “a big Baroque stone block, the big turret to the corner of Quay street is well handled”.

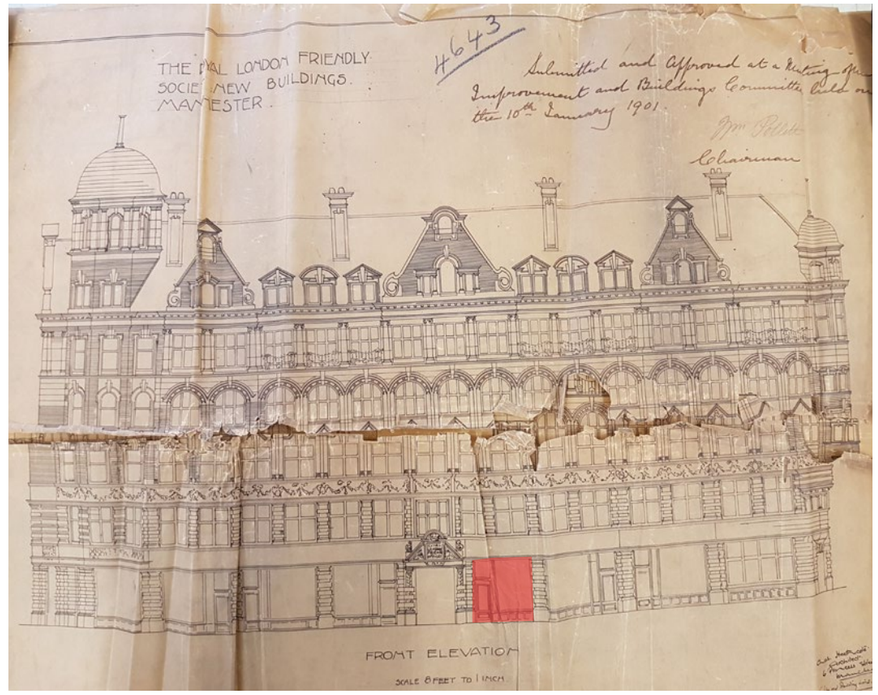
The primary elevations to the building (Deansgate, Quay street and Atkinson street) are primary clad in sand stone with the ground floor shop front finished in a dark maroon granite.

The right hand images are photographs of the original drawings of Royal London house produced by Charles Heathcote. The images were obtained from visiting the Manchester archive.

Interestingly, historically the building central lightwell carried down to the ground floor seperatng the 2 building cores and provided natural light to the back of the 194 Unit.

Site Boundry





2.7 PLANNING CONSULTATION

On the 19th of April, following a meeting to discuss a subsequent planning application at Royal London House. The project was discussed with Manchester city council planning representatives to gain pre-application advice.

Attendees to the meeting:

Tony Mitchell (TM), Manchester City Council
Paul Mason (PM), Manchester City Council (Conservation)
Greg Lacey (GL), CEG
Padraic Gorman (PG), GA Studio
Hannah Payne (HP), Indigo Planning

Key areas of discussion:

- Alterations / replacement of the timber shop front. Resulting in no opposition for changing the configuration
off access as long as the proposal is within keeping of similar doors at RLH.
- Areas of existing brick work to remain exposed
- Existing exposed steel columns to remain exposed
- Alterations to existing masonry to allow access at the rear of the unit to the buildings existing entrance lobby.
- Glazed screen and access door from the unit into the existing reception
- Retaining the existing plaster above picture rail height
- Retaining the existing cornicing
- Herringbone timber flooring



3.0 DESIGN DEVELOPMENT

3.1 DESIGN PROCESS

THE BRIEF

The initial brief provided by CEG was to explore the conversation of the existing late-night takeaway into a successful independent Coffee shop / Bar located within the ground floor unit at Royal London House.

The 194 unit is located on the ground floor within a central position of the building, adjacent to the buildings entrance. Within the conversion the brief aims to uncover and display as much of the original building fabric, putting these elements on display and celebrating them. This required stripping back the materiality which has been installed when the unit has been a kebab shop and previously a café.

The use of sketches, diagrams and computer visualisations have been utilised to test, evaluate and develop the design in response to the buildings physical characteristics. This has allowed for a strong design narrative to be created, demonstrating the clear uses, amount layout, adjustment and overall appearance of the scheme.

CONCEPT DESIGN

The initial brief provided by CEG was to explore the conversation of the existing late-night takeaway into a successful independent Coffee shop / Bar located within the ground floor unit at Royal London House. The 194 unit is located on the ground floor within a central position of the building, adjacent to the buildings entrance. Within the conversion the brief aims to uncover and display as much of the original building fabric, putting these elements on display and celebrating them. This required stripping back the materiality which has been installed when the unit has been a kebab shop and previously a café.

The concept design has been explored with input from Federal café & bar (the tenant). A Manchester based independent chain who are establishing there second location within the city centre. The internal fit out of the unit is required to reflect the Federal brands aesthetic but also compliment the units listed materiality.

PRECEDENTS

Inspiration in the form of precedents has been drawn from similar projects of conversions of listed building, with use change to contemporary Coffee shop / Cafe establishments. Particular attention has been focused on retaining original features and materiality.

3.2 HERITAGE STATEMENT

A heritage statement has been provided in support of this application which addresses the impact of the development on the listed building. The design of specific elements of the fit out and how they interact with the listed building are described in the following sections.



ANCOATS COFFEE - MANCHESTER



NORTH TEA POWER- MANCHESTER



FOUNDATION COFFEE – MANCHESTER



TAKK - MANCHESTER



FEDERAL CAFE - MANCHESTER

3.3 LANDLORD REPAIR WORKS

The current retail unit has had a soft strip out of all of the existing fit out elements installed by the previous tenant. The Landlord has currently stripped back the unit to its original state (see photos on the right), further works are proposed by the landlord (CEG) to restore the unit and prepare it for the next tenant – Federal Cafe & Bar. Within the listed building consent application there is a detailed list of repair works proposed to the building listed fabric, see Landlord repair works photographic schedule.

In brief;

+ All cornices are to be retained and repaired back to their original state.

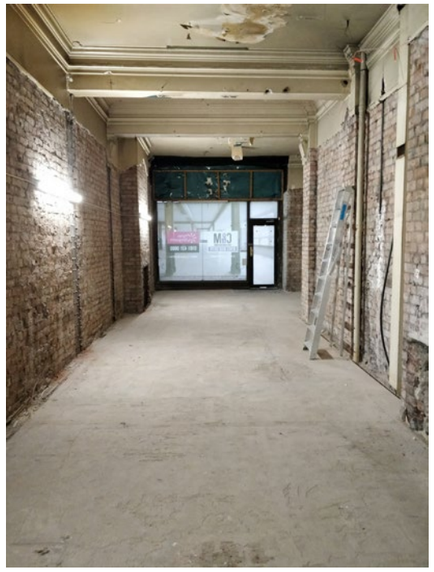
+ Exposed steel columns are to remain exposed but be painted with intumescent paint.

+ Existing exposed brickwork is to be wire brushed cleaned, repointed where necessary and sealed with matt finish internal brickwork sealer.

+ Damaged plasterboard above the existing picture rail datum to be patch repaired and levelled.

+ Existing timber picture rail to be reinstated around the unit's perimeter.

The Landlord is committed to maintaining and preserving the original fabric of the building. Through completing the detailed repair work, the listed fabric of the building can be enjoyed by future patrons of the propsed Federal Cafe.













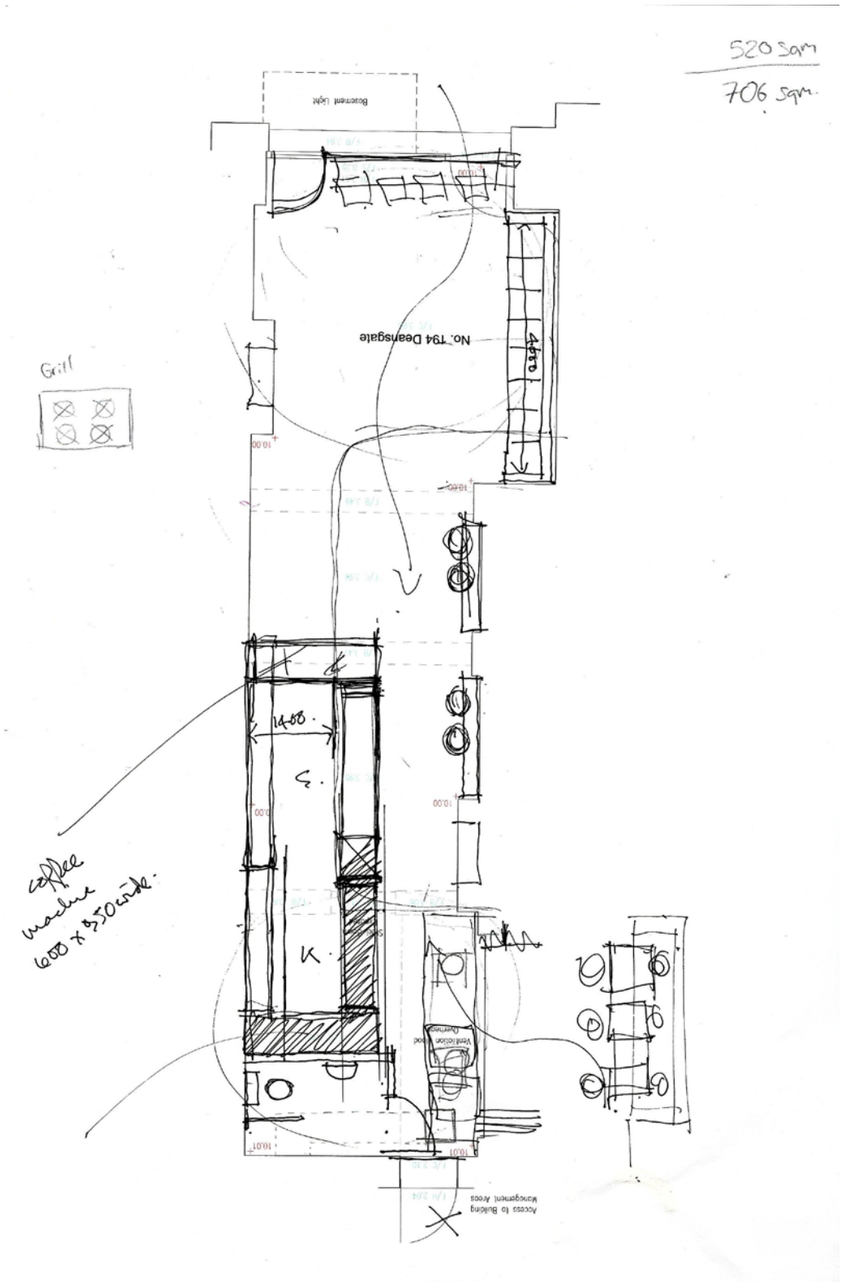




3.0 DESIGN DEVELOPMENT

3.5 DESIGN DEVELOPMENT

The proposed layout has been developed through consultation with both the Landlord (CEG) and the tenant (Federal café) with discussed input on site with a Manchester city council planner and conservation officer. The development aims to take advantage of the buildings original features and incorporate them within the design of the new café. Original features will be restored back to their original state and displayed again within the public eye.



Development sketch



4.0 DESIGN PROPOSAL

4.1 INTERNAL LAYOUTS

Federal is an independent and locally owned coffee shop aiming to bring a bit of antipodean café culture to Manchester. Serving Ozone coffee and locally sourced food within an all-day brunch menu. The cafes aesthetic is rustic in materiality with use of industrial elements and colors which reflect and are inspired by the antipodean.

The proposed layout splits the café into two areas, at the front of the unit is located the shops coffee and bar servery, taking kitchen orders along with servicing take away coffee orders. The kitchen and accessible WC are located towards the rear of the unit, allowing for easy extraction into the buildings existing lightwell. Separating the two area is a selection of low level seating acting as a dining area within the seating towards the front of the unit acting as coffee shop seating.

An alternative entrance / escape from the unit is proposed, connecting the coffee shop to the building existing reception – allowing the coffee shop to become an amenity to the current buildings users.

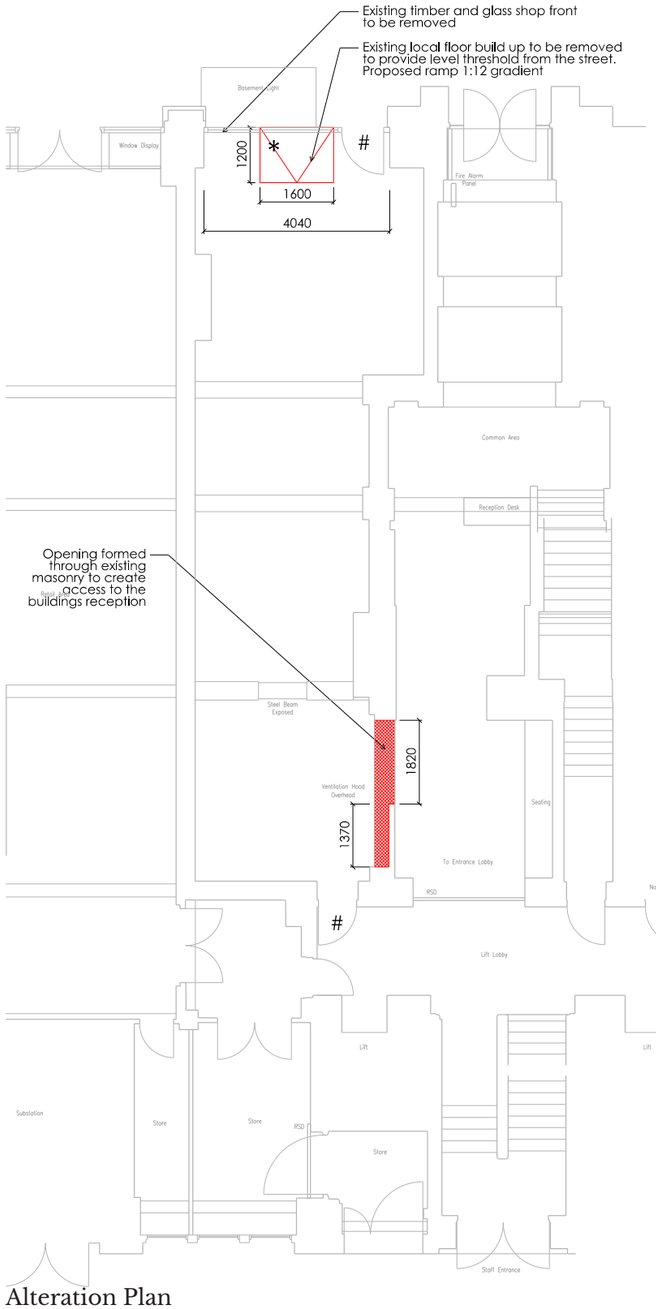


Proposed Persepective Plan

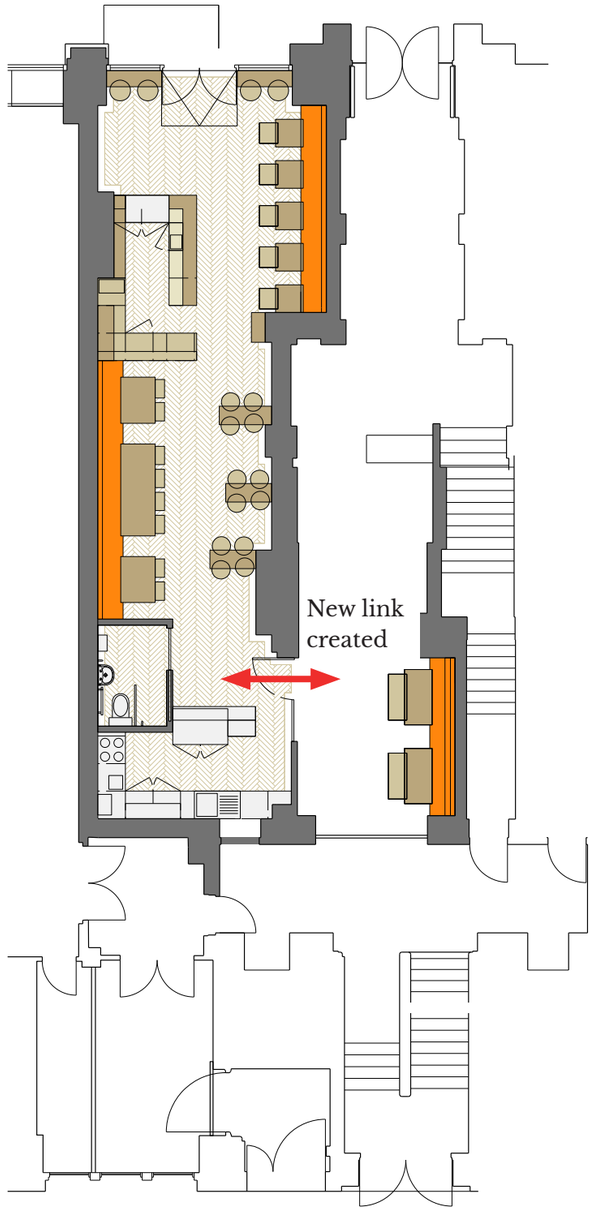
4.2 STRUCTURAL ALTERATIONS

The proposed internal structural alterations aim to link the unit with the existing buildings reception, both physically and visually, the proposal removes a section of masonry that historically was added to block up the existing lightwell which once continued to the ground floor of the building. (refer to the historic plans on page 11)

An access controlled Crittall style door is proposed to link the rear of the unit into the rear of the reception. This provides direct access and allows the unit to become a new amenity to the current building and its users.



Alteration Plan



Proposed Plan

4.2 STRUCTURAL ALTERATIONS

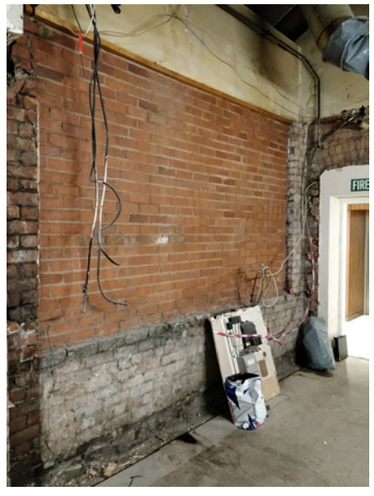
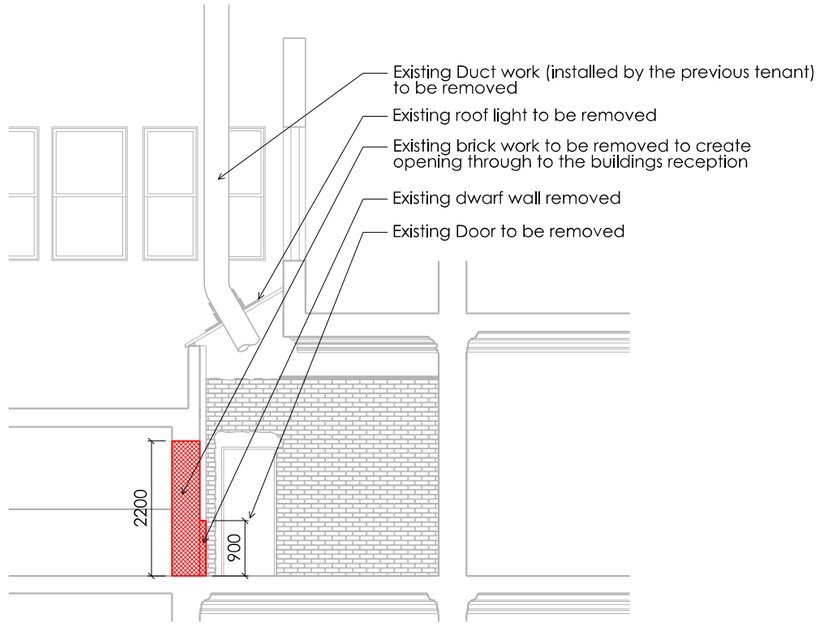


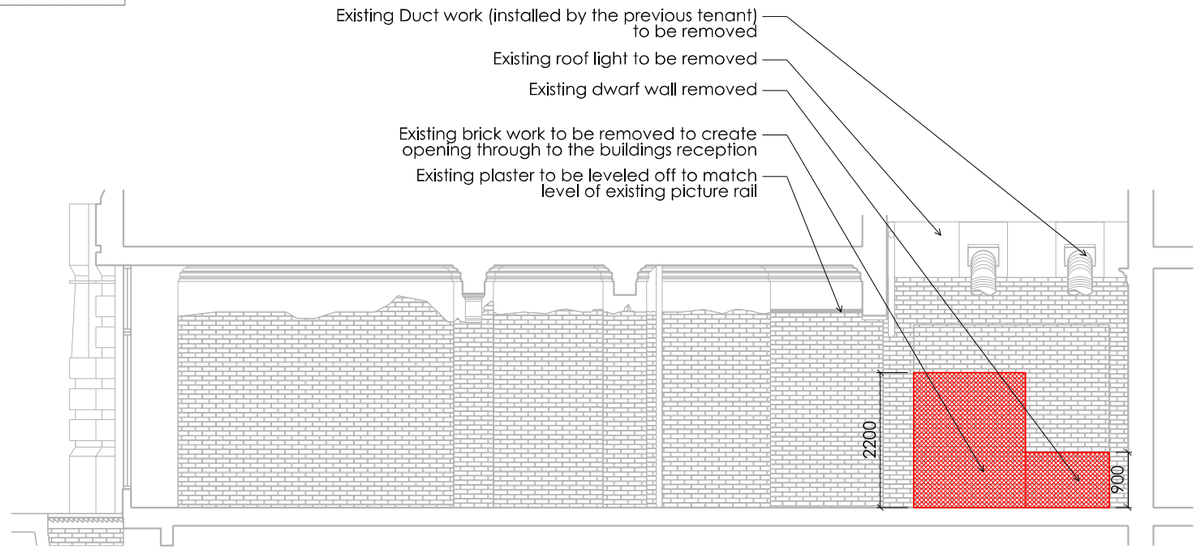
Image above demonstrates the section of masonry historically added to block up the existing lightwell.

Alteration Sections BB & CC highlight the area of existing masonry which is proposed to be removed.

Section BB Alterations



Section CC Alterations

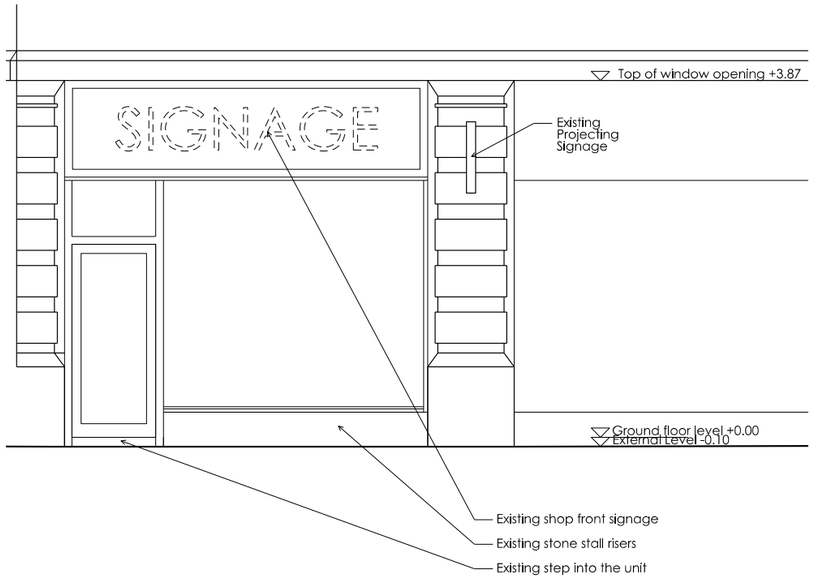


4.3 EXTERNAL ALTERATIONS

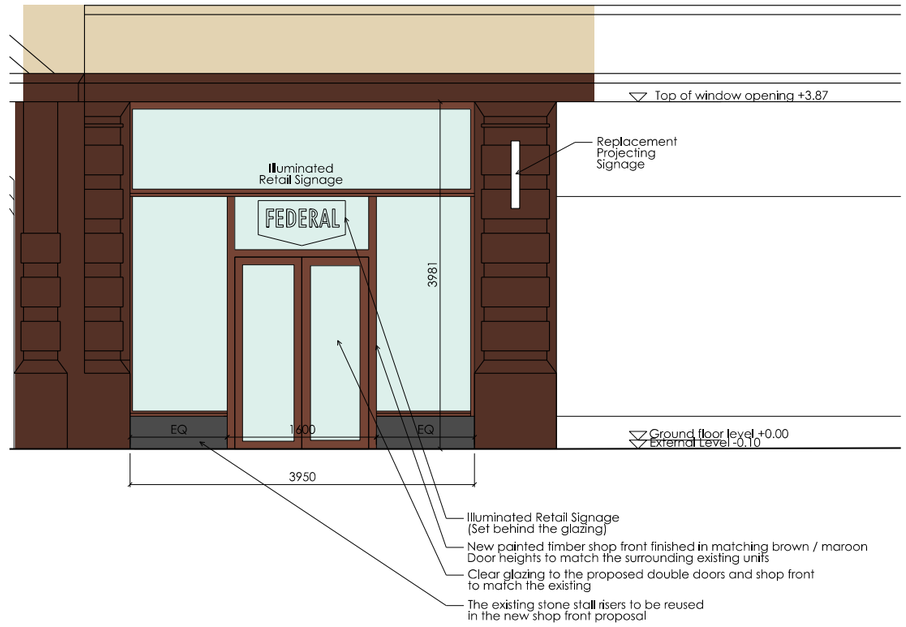
The proposals include alterations to the front principal elevations to facilitate the operation of the unit. To Deansgate the existing single entrance door to the unit is to be removed and replaced with a double entrance door to the centre of the unit.

The new shop front and double entrance door will all be in hardwood timber painted in maroon paint to match the adjacent existing shop fronts. Transom and timber profiles details will again match the existing / adjacent shopfronts. The existing stone stall risers will be reused in order to retain and preserve as much listed fabric as possible.

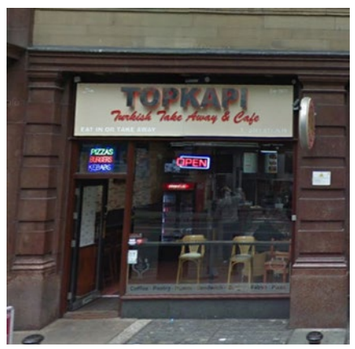
The shop front has been further proposed to allow for level access into the unit. Currently there is a 100mm step into the unit, making the unit inaccessible for wheel chair users. With the replacement of the shop front, a section of the existing floor build-up will be graded to provide level access as 1:12 gradient – making the unit wheel chair accessible.



Existing Elevation



Proposed Elevation





Left: Existing shop front
Right: Example of existing shop front at RLH with Central double doors

4.0 DESIGN PROPOSAL

4.4 MATERIALS AND APPEARANCE

An outline scheule of works and materials specification is included in support of this application this gives full details of the proposed finishes.
The graphic sections opposite demonstrate the Federal concept which utilises a paired back pallet of materials to highlight the listed materiality and qualities of the unit.

4.5 HERITAGE ASSETS

It is acknowledged that the building is listed and all fabric and details contribute to the whole. However several key Heritage items exist within the unit and are unique to this building. These items will be retained within the design and will be protected during the works to be on view in the finished scheme.

+ All cornicing and decorative plaster details to the underside of the beams that are in situ will be protected – no fixings will be made into these, nor penetrations made through these – new openings have been sized and designed to prevent damage to these elements. The cornicing will receive a paint finish.

+ The exposed steel columns and beam will remain exposed, demonstrating the buildings primary structure. These steel elements will be painted with a intumescent paint in a colour to compliment the unit.



Indiactive internal elevations

4.6 MECHANICAL & ELECTRICAL INSTALLATION

Drawings outlining the Ventilation installation and lighting installation have been included as part of this application. Containment for electrics and small pipework will be suspended from the ceiling and run below the existing corniced downstand beams. Individual light fittings will be cabled through conduit which will spread out from the main cointainment runs. All containment will receive a decorative finish

Ventilation will be provided by low profile Air Handling units suspended from the ceiling and ducted through the unit. Supply and extract is proposed to be via the existing buildings lightwell. Ductwork will be suspended below the downstand beams and will receive a decorative finish. Examples of this approach are included below.

Photos opposite from Banyan, City Square,Leeds Grade II Listed building which had decorative cornicing within the unit.

Lower photos show example of images of proposed lighting.











5.0 ACCESS

5.1 PEDESTRIAN ACCESS

Access into the Federal café unit for public pedestrians will be via the newly proposed double entrance door off Deansgate. The unit will have additional access from the buildings existing reception, offering building users direct access to the unit. The reception access will be controlled via a swipe card system which is already in use across the rest of the building, this controlled access omits the chance of the public gaining entrance into the resto of the Royal London House complex.

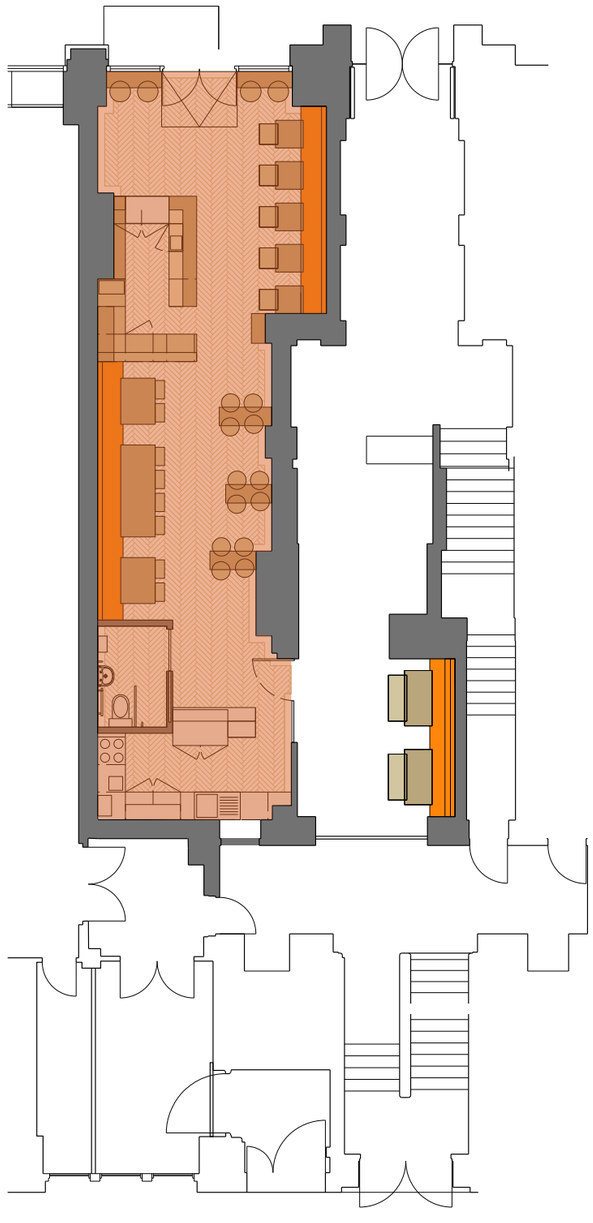
5.2 WHEELCHAIR ADAPTIBILITY

The proposed level threshold within the new shopfront proposal allows for step free access into the unit. Previously the unit was inaccessible due a 100mm step into the unit. A further accessible WC is proposed towards the rear of the unit, providing an amenity to all users of the café.

5.3 VEHICULAR ACCESS

The existing vehicle servicing strategy for the unit is to be retained. This strategy accords with the adjacent units also. The existing vehicular lay by to be Deansgate is utilised for vehicles to pull in and off load deliveries are then brought into the unit via the main entrance. Suitable handling strategies will be confirmed with relevant providers as part of the supply contracts for Federal Cafe.

The unit is well served by public transport being in the centre of Manchester. A basement level bike store is also avaible to memebers of staff.



Proposed plan showing areas of accessibility

5.0 ACCESS

5.4 WASTE MANAGEMENT

Federal are committed to operating in a responsible and sustainable manner, working to reduce volumes of waste through recycling and procurement initiatives wherever possible.

Estimated Volumes & Type of Waste

Final storage volumes for each type of waste are to be calculated alongside the preferred commercial waste pick up provider establishing volume of waste in accordance with business levels. The storage available within the listed building will be considered against more frequent collections to ensure high levels of service and cleanliness.

The waste management company will be New Look waste management, capacity and collection frequency is outlined below.

Details of Waste Storage Facilities

Waste is to be stored internally in a designated ventilated room at basement floor level. Refer to to the opposite plan.

Bins will be provided locally throughout the unit to suit the operation of the unit. Typically at barista stations and within the kitchen. These bins will be collected internally and the waste transferred to the bin store at the end of each service ready for collection by the waste management company.

Location of Proposed Collection Point

The waste collection vehicle will pick up from the existing location utilised by the adjacent retail and office operations. The existing vehicle layby off Deansgate is currently utilised for servicing. Designated bin bags will be collected from the storage area by the waste collection pick up operatives - New Look; the route is level and does not cross paths with vehicular traffic.

The route of the collection vehicle will follow the existing route taken by vehicles servicing the adjacent retail and office operations. Collection times will be after 7AM, with a second collections service available after 10PM. This is available 7 days a week.

Bin Capacity and Collection Frequency

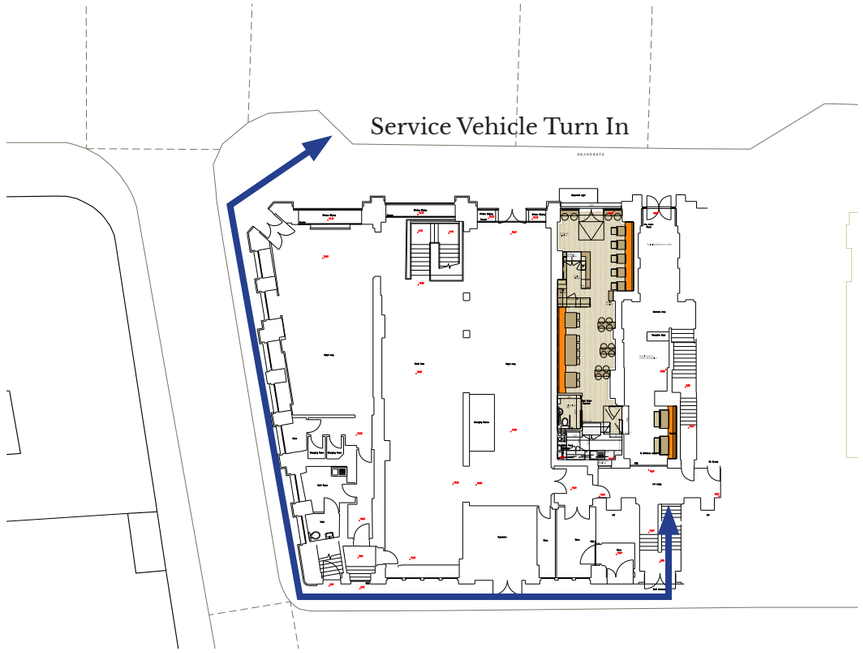
Storage will be sufficient for storage of the following types of waste to meet the requirements of the operation based on a collection schedule agreed with the waste pick up provider.

• General Waste – 420 litres – Services 7 Days per week, Monday through Sunday

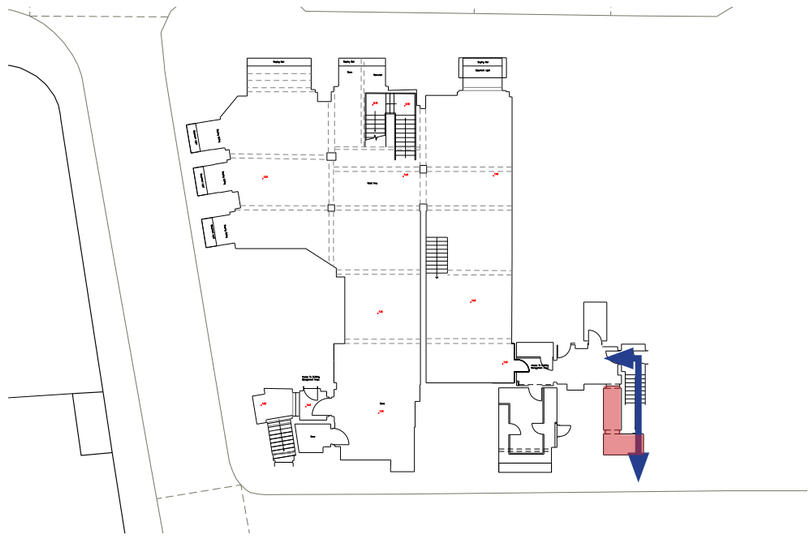
• Dry Mixed Recycling – 210 litres – Services 7 days per week Monday through Sunday

• Glass Recycling – 105 litres – Services 7 times per week, Monday through Sunday

• Food Waste Recycling – 210 litres – Services 7 times per week, Monday through Sunday



Ground Floor Bin service strategy



Basement refuse location

6.0 OPERATION / SECURITY

5.5 OPERATION STRATEGY

Federal Café and Bar operate 2 venues in Manchester; one located in the Northern Quarter and the second located on Deansgate. These two locations are situated in central commercial environments, offering antipodean cafe culture to the city centre of Manchester.

The company works with statutory authorities to ensure all conditions attached to planning permissions and premises licenses are complied with. There have been no negative interactions with any regulatory authorities on any site since established in 2015.

The premises will trade as Federal Café and Bar. Federal Café and Bar currently trade in just the Northern Quarter, on the ground floor with outside dining space on Nicholas Croft, between Shudehill Interchange and the Andale Centre.

All staff are informed and aware of their responsibilities and relevant company operating procedures before the start of employment.

Any person who appears to be intoxicated or who is behaving in a disorderly manner will be professionally removed from the premises.

Risks associated with this building type include acts of theft, cash robbery, bogus callers, wilful damage to the property and attacks on employees, particularly in early morning hours. The company risk assessment does not require door supervisors, but a comprehensive formal surveillance system, with he use of digital CCTV, will be functioning on both the inside and outside of the premises. Informal surveillance through extensive staff training will also be effective in combatting risks associated with this property.

All premises have a fit out to ensure no unwanted noise emanates from the premises, and that no vibration is transmitted throughout the structure of the premises.

No smoking will be permitted on the premises, and all areas will be supervised by staff to ensure that smoking is carefully managed and controlled outside.

There is gradual dispersal from the premises towards the end of the tradition session. This gradual dispersal of customers will help to avoid all noise nuisance. Customers will be supervised by staff at all times.

The company have agreed conditions for planning permission and licensing across both sites to ensure safe management of the premises and that there are no public nuisance issues created by dispersal from their premises.