PICKARD DESIGN

DESIGN & ACCESS STATEMENT

At: 60 Spring Gardens, Manchester

For: Roc & Rye Limited (Occupier) and NPV Manchester Ltd (Landlord)

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Introduction

This Design and Access Statement has been prepared on behalf of NPV Manchester Ltd to accompany the full planning application and an application for listed building consent for the change of use from an office (Use Class A2) to a bar (Use Class A4) with external seating on Concert Lane at 60 Spring Gardens, Manchester City Centre. The proposed development also includes internal alterations and the installation of an air conditioning unit to the external roof area. The document is to be read in conjunction with the following documents:

- Site Location Plan
- Existing Plans
- Existing Elevations
- Proposed Plans
- Proposed Elevations
- Existing Reflected Ceiling Plan
- Proposed Reflected Ceiling Plan
- Air Conditioning Plans
- Air Conditioning Elevations
- Air Conditioning Specification
- Heritage Statement
- Architectural Method Statement
- Acoustic Report
- Supporting Planning Statement.

Statement of Intent

The proposed bar will be occupied by Roc & Rye Ltd who plan to develop an independent high-end craft coffee and cocktail establishment to an area in Manchester which currently has a demand for this service. The proposed use will be located in the ground floor unit of 60 Spring Gardens, which is a prominent, Grade II listed building in the heart of historical Upper King Street, Manchester. It is also located within the Upper King Street Conservation Area.

Set up by a trio of Directors (an award winning bar tender, a highly experienced bar Businessman and a Corporate Marketing Consultant) Roc & Rye will be a stunning unique bar concept that Manchester has never seen before: an independent bar which will offer daytime trade in craft coffee as well as alcoholic drinks and a night time venue to accommodate those who are looking to enjoy Manchester's vibrant night life. The unit has been granted a 10am-3am alcohol license seven days a week.

The venue will serve craft coffee of the highest standard using coffee grinders Mancoco, which will be ancillary to the proposed bar use.

Roc & Rye Ltd intends to fully comply with current regulations and good practice. The occupiers will also o make the new facility as accessible as possible in all areas, and in line with local planning policy and the obligations imposed on Roc & Rye Ltd as a facility provider under the Disability Discrimination Act ("DDA") 1995.

In terms of Roc & Rye Ltd's ongoing management obligations, under the DDA, the company intends to undertake regular staff training in order to ensure a continued accessible service.

The Site

Hidden inside a Grade II listed building and located in the heart of Manchester's old Financial District, the proposed Roc & Rye bar will be a concept fusing Great Gatsby glamour with the grit of the industrial north.

Located in Upper King Street's conservation area, designed by local architect Alfred Waterhouse, and inspired by the classic American whisky cocktail, Roc & Rye will be a unique blend of timeless elegance and Mancunian swagger.

The site is located on the corner of Spring Gardens and Concert Lane, occupying a ground floor unit with a prominent corner position. There are many businesses in the immediate vicinity including Hotel Gotham, Vivienne Westwood store, Jamie's Italian, Rosso Restaurant and Bar and a range of other food, drink and retail establishments.

The site has been vacant for a number of months but remains in a good state of repair.

Concert Lane runs alongside the north western boundary of the site, and is a narrow cul-de-sac flanked by a large modern office building designed to be sympathetic to the surrounding architecture. To the rear of the site is a modern extension which was built at a later date (1980s) to the original building.



Streetscene - view of whole building (Spring Gardens façade)



Streetscene - entrance to unit



Streetscene - Concert Lane

Design

60 Spring Gardens became a grade II listed building in 1994, despite extensive remodelling during the late 1980s. The proposed site consists of the ground floor of the western side of a former manufacturers' warehouse. This was designed by Alfred Waterhouse in a Renaissance style. The building was extensively redeveloped in the mid-1980s to create a modern office complex behind three retained facades fronting onto: Fountain Street, Spring Gardens and Concert Lane. Consequently, it is only the street- frontages which remain from Waterhouse's original design, with an architectural emphasis on the octagonal turrets and the ground-floor arcade facing onto Spring Gardens.

It is important to note that there will be no alterations to the exterior of the building therefore there will be no impact to the historic importance and setting of 60 Spring Gardens.

The building is prominently located in the extensive Upper King Street Conservation Area which is the former central financial district. This area lies at the heart of the city centre and was designated by the City Council on 4th November 1970. The area was extended on the 26 June 1985, to include properties up to Market Street and Mosley Street.

Part of the design process has involved the retention of the character and elegance of the building. This has been achieved through utilising the full height of the ceiling and taking full advantage of the arched windows the building features into the design of the proposed use. The design process has been influenced by the style of the existing listed building and incorporates key features into the proposed use such as chesterfield styled leather furniture and art deco Lounge Chairs. These features combined with the stature of the building and area will work together to deliver a high quality bar use that will have no impact to the listed building or conservation area as no internal features of the listed building will be removed or demolished.

The interior will be filled with beautiful furniture inspired by 1920's Interior designer Milo Bauchman; the backdrop for this is a 10 meter handcrafted, custom designed Chesterfield bar, designed by locally based upholsterers. The Bar's colours are an inviting combination of sophisticated and elegant greys offset by a brilliant white ceiling, fused in with warm brass lights, and striking gold lamps. A truly modern twist on a Classic gentleman's club.

The environment will be welcoming and relaxed at all times with a friendly approach to all clientele.

Use

The proposal comprises a change of use from office use (Use Class A2: Financial and Professional Services) to a bar (Use Class A4: Drinking Establishments) covering 301.25 sqm of the ground floor at 60 Spring Gardens, Manchester. It is also proposed to use part of Concert Lane as an external seating area. The external seating area is located on Concert Lane which is a dead end road with limited, if any, footfall and as such pedestrians will not be obstructed. A separate license will be sought from Highways to use the external area.

The proposed bar is in a location which lends itself to this use due to the leisure operators in the surrounding area. Within meters of the unit there are a number of hotels and restaurants, from Hotel Gotham to Jamie Oliver's Italian restaurant. Above and around these leisure operators are a number of offices. The majority of the area is occupied by offices with little to no residential in the immediate vicinity.

The unit has been granted a 10am-3am alcohol license seven days a week and the operators of the unit will be Roc & Rye who intend to deliver a high end craft coffee and cocktail bar inspired by the existing character of the listed building and surrounding area.

Amount

The site is located within a commercial district of City Centre that includes hotels, restaurants, bars, retail outlets and offices. The refurbishment is necessary to bring back into use a unit within a prominent listed building that is currently lying vacant. The proposed development will increase the range of leisure venues in the area and contribute to the economic sustainability of the area.

Layout

The layout has been designed around the use of the existing access point on the corner between Concert Lane and Spring Gardens and also the existing shell of the ground floor office. The shell of the building will be untouched during the proposed fit out, the only changes will be internally to accommodate the bar and appropriate facilities. The Bar has been designed to make use of the existing access points ensuring there will be no further amends to the exterior or structure of the existing shell.

The layout accommodates a new toilet area comprising female, male and DDA-compliant disabled toilets added within the existing floor space towards the rear of the unit. A bar, DJ booth and fixed seating will be added to provide the necessary facilities for use as a bar.

The existing double doors at the front of the unit will be retained, as will the metal gate.

Please see CGI Artists Impressions below of what the proposed Bar will look like:



Artists Impression - Bar



Artists Impression – Birds' eye view. (N.B. Toilet layout has changed slightly – please see plans)



Artists Impression - Bar & Seating area



Artists Impression - Bar & Seating area

Scale

The existing development comprises of a five story block which is reflective of the scale and mass of the local area. This application does not propose to alter the scale, and it is therefore considered that the development will not be prominent, visually dominate or significantly change the character of the area.

The streetscape on Concert Lane will be utilised as an outdoor seating area.

Appearance

The design of the five storey block exterior will not change as no external works are proposed other than to install an air conditioning unit on the roof which is not overlooked by anyone, nor will it be visible from Spring Gardens given the height it is at. There are existing air conditioning units already located on the roof of the building and as such it is considered to be an acceptable location for additional air conditioning units. The fit-out of the unit will include the provision of two air conditioning condenser units on the building's roof and an internal ventilation unit with heat recovery that will draw in and discharge air from louvres mounted above the existing rear fire exit door. No changes are proposed to the windows or the doors and there will be no structural alterations to the building.

Signage will be required, in keeping with the current street scene and a separate application will be submitted regarding the signage and advertising for the proposed development.

The bar will not comprise a kitchen as no food will be prepared or served on site. As such no information is submitted with the application on any external alterations for fume extraction as this is not required.

No internal features of the building will be removed or demolished and therefore the internal works proposed will have no impact to the listed building.

Internally, the unit will be subject to full re-decoration including:

- New flooring throughout – This will consist of preparing the existing floor to main area ready to receive reclaimed solid white American Oak flooring. Finish with a light sand and 2no coats of clear lacquer.
- Flooring behind Bar – This will entail preparing the existing floor behind bar area ready to receive new polysafe standard vinyl floor covering with coved skirting.
- Flooring within the toilets – This will entail preparation of existing floor to WC's ready to receive 300 x 300mm non slip ceramic floor tiles. Includes 150mm upstand to perimeter of wc's finished with brushed aluminium square edge tile trim. Tiles fitted with an appropriate adhesive finished with a mould resistant grout.
- Removal of suspended ceiling grid and installation of new ceiling with decorative lighting. This entails dismantling the existing suspended ceiling which covers the entire suite and dispose from site. A new ceiling will be supplied and installed, the new ceiling will consist of MF ceiling to entire demise consisting of metal MF grid system supported by perimeter trim and

galvanised angle fixed to original concrete soffit. 1no layer of 12.5mm plasterboard installed to the underside of grid and plastered with 3mm multifinish plaster.

- Re-decorate walls – This will entail 1no coat of undercoat and 2no coats of matt emulsion paint to new and existing walls and ceilings. Further to this an application of 1no coat of undercoat and 2no coats of eggshell paint to new and existing woodwork.
- Installation of new bar, DJ booth and fixed furniture - Supply and installation of solid partitioning to form DJ booth. Partitioning to comprise of 50mm metal stud and track faced either side with 2no layers of 12.5mm standard plasterboard, cavity filled with 50mm acoustic quilt and plasterboard face finished with 3mm multifinish plaster skim. Further to this, installation of bespoke banquet seating to perimeter of main area consisting of fixed timber frame finished with upholstery. The fixed seating will be upholstered in Grey leather in the traditional Chesterfield style pattern.
- Installation of WC block - Supply and installation of solid partitioning to form wc's. Partitioning to comprise of 50mm metal stud and track faced either side with 2no layers of 12.5mm standard plasterboard, cavity filled with 50mm acoustic quilt and plasterboard face finished with 3mm multifinish plaster skim. Further to this ceramic tiles will be fitted to perimeter of wc walls full height. Tiles to be installed onto hardibacker board with an appropriate adhesive. Finish with mould resistant grout.
- Mechanical – new fresh air supply and ventilation installed - Supply and installation of air-conditioning system as indicated on proposed mechanical layout and as per the following; MITSUBISHI PUHZ-ZRP140VKA. Supply and installation of ventilation system as indicated on proposed mechanical layout and as per the following; MITSUBISHI LGH150RVX-E EXCHANGER.
- Electrical – power, data and lighting to be upgraded to meet new aesthetic and functionality requirements. Supply and installation of feature lighting to MF ceiling and perimeter walls as indicated on proposed layout. Supply and installation of power supplies to accommodate bar appliances, DJ booth power requirements, mechanical installation and cleaners' sockets.

Access

The main access into the bar will be via the entrance on the corner of Spring Gardens and Concert Lane. This entrance provides good level access from the pavement.

The entrance is wide enough at the narrowest point (933mm) to be accessible for both disabled persons and wheelchair users. The unit benefits from level access from the pavement allowing for easy access for Disabled persons and wheelchair users. The proposed internal and external seating plans allows easy access for disabled persons and wheelchair users also.

The proposed DDA-compliant toilets also benefit from level access making them suitable for disabled persons and wheelchair users.

Suppliers to the unit will use Concert lane as a drop off point. This street is a dead end so the suppliers will not inhibit any traffic flow in the area. The waste collection will be situated at back end of the building on Fountain street. This is a route that the appointed waste disposal company use for other operator in the area.

The site is located in the heart of Manchester city centre, and benefits from excellent public transport links. It is close to bus services, national train links and Metrolink tram routes.

Summary

This Design and Access statement demonstrates that the proposed change of use from an office (Use Class A2) to a bar (Use Class A4) with external seating on Concert Lane, has been sensitively designed to take account of the grade II listed building and conservation area it is located within. It is important to note that there will be no alterations to the exterior of the building therefore there will be no impact to the historic importance and setting of 60 Spring Gardens. Furthermore, no internal features of the listed building will be removed or demolished.

It is proposed to create a high end bar at 60 Spring Gardens, the fit out and style of which is in keeping with the surrounding uses and complementing all other leisure units in the area.