HERITAGE STATEMENT

MCDONALDS RESTAURANT
Refurbishment of the restaurant
INTERNALS
St Ann's Square
Manchester

October 2011

MCND store 1076

McDonald's Restaurant – *St Ann's Square*

HERITAGE STATEMENT

Introduction

This statement is submitted to support the listed building application for refurbishment works for the internals at the McDonald's Restaurant, St Ann's Square, Manchester. In line with PPS5, Planning for the Historic Environment, the heritage assets have been assessed during the design process, with much care taken to ensure that the historic fabric of the building has been retained.

In line with the council guidelines on listed buildings and conservation areas, careful consideration has been taken to ensuring that the character of the area and the building were retained and enhanced.

The Site

The site is an existing McDonald's restaurant situated on St Ann's Square. The building is Grade 2 listed. Applications for planning and listed building consent have been submitted for the external works at the store, 096874/FO/2011.

This application is in reference to the internals at the store. The proposed changes will not affect the historic fabric of the building.

The restaurant is split over two floors; the ground floor, which accommodates the kitchen area and the front of house; and the basement area, which is used primarily for additional seating and the toilets.

Consultation

The design proposals have been previously developed on other McDonald's sites and valuable knowledge has been gained from amenity groups, neighbours and local authorities. Due to the historic nature of the building, care has been made on integrating the new design.

The Proposals

The internal changes will be updating the current shop fit, rather than the building itself and updating the style of the restaurant with a negligible effect on the fabric of the historic building. The internal refurbishment will provide a modern layout with appropriate furniture which will make the most out of the space.

In brief, the proposals are as follows:

- Removal of existing restaurant furniture. Installation of new tables, benches, chairs, pouffes and bins;
- New WC sanitary ware;
- Existing wall timber to be retained and stained;
- All stucco cornicing to be retained;
- New laminate wall graphics applied to chipboard panels;
- Circular features to be removed from the roof and straightened.
- New light feature to the dining area.

All of the above is detailed on the application drawings, both of floor and internal elevations and on the reflected ceiling plans for both floors. A colour schedule and details of proposed floor and wall finishes are included on the drawings. Furthermore, a concept file has been included, which shows all the different elements to be included in the re-image.

The refurbishment also includes the redecoration of the WC's, and refurbishment of the vanity units and replacement urinals.

Impact of the proposed changes on the listed building

We have carefully considered this proposal in relation to the listed building during the design process. The proposed external work will not affect the structure or any historic element of the building. Whilst we recognise that the whole of the building is indeed listed, these fittings are not expected to have any impact on the historic value.

We have looked specifically at planning policy within the Manchester City Council UDP. Consent will not be given to any external or internal alteration or addition to a listed building where there would be an adverse effect on its architectural or historical character. Furthermore, the Council will 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 (Policy DC19).

Proposals comply with planning policy and impact is considered to be negligible.

Overall we have carefully considered the amount and location of the proposed work in relation to the historic element within the building. In the light of this, there is no adverse impact on the building.