

















Kendals Department Store

House of Fraser

Proposed alterations to the Ground Floor shopfitting and Entrance Doorways.



Prepared by

Bamber and Reddan Architects

73 Collier Street
London
N1 9BE

Tel: +44 (0)20 7843 1700
Fax: +44 (0)20 7843 1717
Email: design@bamberandreddan.co.uk
www.bamberandreddan.co.uk

September 2008

Contents

1.0 Introduction

2.0 Historical Context and overview of Department Stores

3.0 Comparative Analysis

4.0 Case Study: Peter Jones Department Store

5.0 Analysis of the Character of Kendals

6.0 Justification of the Proposed Work

6.1 Analysis of Original Character
6.2 Justification of the Works
6.3 Existing Structure
6.4 Existing Finishes
6.5 Specification of proposed work to shopfitting finishes.

7.0 Conclusion

8.0 Drawings

Bamber and Reddan Architects Drawings

08-22-YA-G01 - Existing Plan, Ground Floor Level, 1:100, A0
08-22-AG-G01Rev A- Proposed General Arrangement, Ground Floor Level, 1:100, A0
08-22-YC-G01Rev A - Existing Ceiling Plan, Ground Floor Level, 1:100, A0
08-22-CA-G01Rev A - Proposed Reflected Ceiling Plan, Ground Floor Level. 1:100, A0
08-22-AX-001 Rev A - Existing and Proposed Sections A & B, 1:50, A0 (oversize)

Havelock Europa plc Shopfitting Drawings

CD-822-GF-01J - Ground Floor Fixture Layout Plan, 1:100, A0
CD-822-GF-02C - Ground Floor Flooring Layout, 1:100, A0
CD-822-GF-05B - Ground floor fragrance perimeter 1:100 A1
CD-822-GF-06 - Beauty Room 1 1:20 A1
CD-822-GF-07 - Beauty Room 2 1:20 A1
CD-822-GF-20A - Section through beauty room 1:50 A1
CD-822-GF-21 - Section through beauty room 1:50 A1

Havelock Europa plc Shopfront Drawings

CD-822-SH01A - Existing Shopfront doors to Deansgate, 1:100 / 1:50 , A0
CD-822-SH02B - Proposed new Shopfront doors to Deansgate , 1:100 / 1:50 , A0
CD-822-SHO3A - Proposed new Shopfront doors to Deansgate - detail, 1:50, A0

9.0 Notes and References



1.0 Introduction

Kendals department store was build more than 75 years ago and has continuously been refurbished and updated to meet changes in customer requirements. At one stage Kendals offered funeral services, hair dressing and a women's tea room, now retailing reflects customer's demands for modern and bright and exciting environments. Competition has increased enormously due to the redevelopment of Manchester city centre and, more recently, the challenging economic circumstances. However Kendals has retained its 1930's external silhouette and elements of the internal finishes, especially to the lift lobbies and ceilings and it was given a Grade II listing in 1982.

In 2000 and 2003 listed building consent was given for internal refurbishments and limited works to the rear external façade. These works included an interpretation and reproduction of the original ceiling design and ventilation grille feature details to the ground floor. More substantial works comprised the need to update services, structure and the fire safety of the building and this led to the most drastic refurbishment in the history of the building. The whole structure of steel beams and columns had to be exposed and fire clad and the large spans of the sales floor reinforced with additional steel beams.

The current refurbishment works proposes internal shopfitting alterations to both side perimeters at Ground Floor and new beauty rooms on the St. Mary Street perimeter. In addition there are proposals to replace the existing stainless steel 1970's entrance doors to Deansgate which have long passed their effectiveness and to incorporate the necessary security shuttering behind.

This application refers to Planning Policy Guidance Note 15: Planning and the Historic Environment, issued by the Office of the Deputy Prime Minister, states in section 3.8 under the heading of "Use" that "Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new and even continuing uses will often necessitate some degree of adaptation," and proposes that the refurbishment works falls within this category.

This document will demonstrate that the alterations being proposed have been considered in terms of the above Planning Policy Guidance and also in terms of the Historical context within which this store sits.

We have researched the origins of the main and architecturally the most compatible Department Stores in the UK and the basis of their design and layout. We will aim to demonstrate that the challenges faced at Kendals with regards to ongoing refurbishment and development are similar, if not the same as those which have been implemented in other Listed Department Stores. The knowledge and expertise our firms involvement has had in the recent refurbishment of the Grade II* listed Peter Jones, Grade II listed Selfridges &Co and the DH. Evans site on Oxford Street London and the previous works at Kendals in Manchester has all been applied to the proposed new works. The proposals reflect the historic research carried out on the building and in determining how closely the changes proposed reflect the original layout of the building.

2.0 Historical Overview of Department Stores

Although Kendal Milne department store was discussed in architectural press upon its completion, few primary or secondary resources remain illustrating how the store was envisaged or realised. To understand how Kendals was considered exemplary by its architectural contemporaries, the following section provides a brief history of department stores. This Historical overview is included to demonstrate an understanding of the Department Store as a building type and also to demonstrate that the proposed alterations to the ground floor are being done with the knowledge of how the store came about, the prevalent design ideas at the time and in the wider context, of ever changing retail habits.

2.0 Historical Overview of Department Stores



Fig 1. Kendal Milne 1850 Trading Card



Fig 2. Watts Warehouse 1858



Fig 3. Kendal Milne 1873

Kendal Milne: Deansgate Manchester

The store was founded by John Watts of Oldsbury who opened a draper's shop "the Bazaar" in Deansgate in 1769 selling home woven fabrics made by his wife and six sons. The continued growth of the trade prompted the removal of the retail store to 64 Deansgate in 1832 and to a corner site at 99 Deansgate and to Police Street in 1834. In 1835 the Watts family withdrew from the retail trade to concentrate on the wholesale side of the business. The Bazaar was consequently sold to three young men in the Watts' employ; Thomas Kendal, James Milne and Adam Faulkner who reopened the store under the name of Kendal, Milne & Faulkner.

Watts Warehouse: Portland Street Manchester 1858

The introduction of plate glass and steel frame construction allowed for big open plan mills and warehouses in the service of the Manchester textile trade. When Watts warehouse was completed on Portland Street in 1858 it was by far the biggest building in Manchester. The façade was built in stone in an elaborate style to mark the fortune and success of its owner. The warehouse employed 600 staff and the contents read like the that of a department store including linens, carpets, clothing articles, umbrellas, haberdashery, furs and hundreds of other articles.

Kendal Milne: Deansgate Manchester

During the 1840s the firm installed the most up-to date gas lighting and developed a substantial delivery fleet with more than fifty horses. During 1872 and 1873 the old Bazaar was extensively rebuilt with four floors housing drapery and fashion departments. The new building was built with a stone façade in an Italianate style with large windows. The typical bazaar or emporium had two storeys of retail with offices and staff accommodation on the top floors.

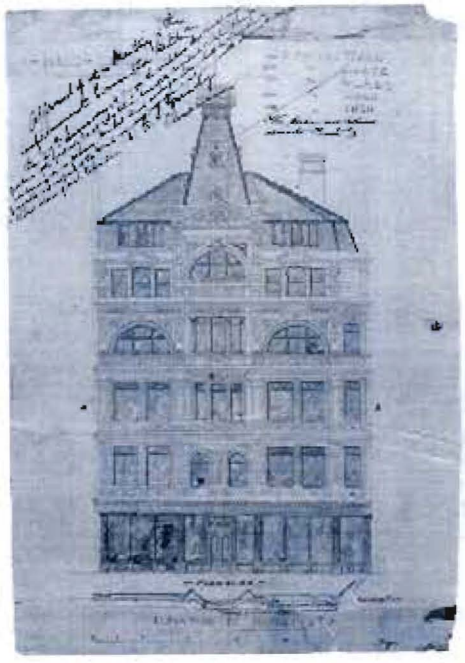

Fig 4. Lewis's

Lewis's: Manchester 1879

In 1877 Kendal Milne was in competition with Lewis's, the first department store chain, founded by David Lewis in Liverpool. The 1877 store on Market Street, which was the first outside Manchester, was extended again in 1879. Fig. 4 shows the growing fashion for French-style ornamentation and the mansard roof.

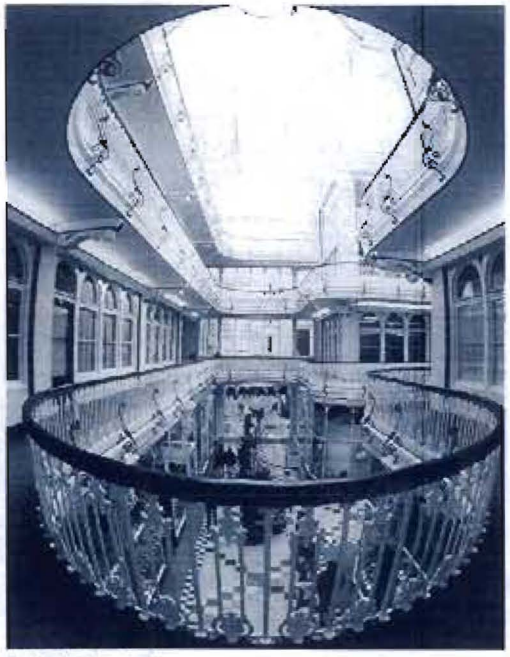

Fig 5. Barton Arcade

Barton Arcade: Manchester 1871

Steel framed glass for roofs was shown on a huge scale in the Crystal Palace Exhibition in 1853 and increasingly used for both large and small structures. From the shopping arcade for the upper and middle classes to the large market halls it allowed for light to penetrate to display goods at an advantage before appropriate artificial lighting was available.



Fig 6. Arighi, Bianchi & Co.

Arighi, Bianchi & Co.: Macclesfield 1892

Cast iron facades like Arighi, Bianchi & Co.'s on the outskirts of Macclesfield, was built with large glass areas, but they were not allowed on the high street where they were considered too industrial by good Victorian taste.