Stride Treglown Planning. Job No.	14743
Prepared by	LMC
Checked by	PLT
Date	10/04/2008
File	M035_14743
Revision No.	B

PLANNING
ACK'D
REPLIED
RECD 14 APR 2008
INIT REC'D | DATE
M
M
M
FOR ACTION

Prepared by Stride Treglown for Barclays plc



Design and Access Statement

For

BARCLAYS BANK, 47/51 MOSLEY STREET, MANCHESTER, M2 3HQ

APRIL 2008 (REV B)

STRIDE TREGLOWN
Town Planning

DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE APPLICATION FOR ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE FRONT ELEVATION

1 INTRODUCTION

1.1 Stride Treglown Limited are acting on behalf of Barclays Bank Plc who have undertaken a review of their branches in order to ensure an efficient service for their customers and to provide improved working conditions for their employees. As part of this process, a number of branches have been identified that require an element of redesign to enable them to provide new modern banking facilities that will meet the day-to-day banking requirements of Barclays customers.

1.2 The Barclays branch at Mosley Street, Manchester has been subject to such review and has been identified as one of the branches that will be subject to a degree of internal and external remodelling.

1.3 In an effort to create a more inviting environment for Barclays customers, it is proposed to redesign a section of the external façade of the front elevation of the Mosley Street branch, to incorporate the relocation of two existing Automated Telling Machines (ATM) and improved access for the general public into the banking hall.

1.4 It is the purpose of this design and access statement to inform the reader of the design principles that have informed the design process and provide a valid justification for the proposed works.

2 SITE AND SURROUNDINGS

2.1 Mosley Street is located within the heart of Manchester city centre and is a key public transport route running through the city.

2.2 47/51 Mosley Street is a four-storey modern building with a front elevation constructed primarily of stone and glazing. Barclays Bank currently occupies the whole of the building however only a proportion of the ground floor serves as a 'High Street' banking facility accessible to the general public. The remainder of the space is used for business banking purposes, offices and associated storage facilities. These facilities are not readily accessible to the general public.

2.3 The street level façade of the front elevation comprises five bays, the central one of which is recessed from the pavement at the ground floor level. Stone columns clearly define the five bays and glazed panels occupy the space in between. The central recessed bay comprises two external Automated Telling Machines (ATMs) positioned either side of the sliding double doors offering the primary access into Barclays business banking facility situated within the office building, referred to as the secondary entrance on plan L01. To the right of this entrance, when facing the front elevation, are two further bays. The furthest bay to the right contains the main customer entrance into the publicly accessible banking hall. The two bays to the left of the office entrance door feature shop front windows, however views into the building are partially obscured by internally applied blinds.

2.4 The remaining upper floors exhibit a façade of simple design comprised of glazed panels constructed in a 'stepped' manner, adding interest to an otherwise simple facade.

2.5 The building is not listed and is not within a conservation area.

3 DESIGN ETHOS

3.1 The building design clearly denotes the centrally positioned secondary entrance as the main entrance for the banking hall. Therefore, customers routinely approach this door to enter the branch and staff are required to redirect customers to the main entrance situated to the right.

3.2 The ATMs situated either side of the office entrance door, within the central bay, further encourage customers to approach the secondary entrance thinking that it is the entrance to the banking hall.

3.2.1 It has, therefore, been identified that a robust scheme is required to ensure that customers are able to clearly identify the banking halls entrance from the street, without generating conflict with the users of the ATMs.

3.3 The design and access statement will now move on to discuss the proposals for 47/51 Market Street in greater detail.

4 DESIGN

4.1 Reinstatement of shop front window

4.1.1 As identified on plan L21, the existing main entrance door into the banking hall is situated in the far right hand bay of the front elevation. A combination of the need to improve the banking hall's internal arrangements to ensure the provision of an efficient service to Barclays customers and the architecture of the building, which clearly denotes a main entrance, has identified the need to relocate the main customer entrance. It is, therefore, proposed to reinstate the building's central entrance door as the main customer entrance into the banking hall.

4.1.2 As the central entrance door is to become the main customer entrance there is no longer a requirement to retain the door to the right, currently used as the only customer entrance into the bank. It is therefore proposed to remove the existing door and surrounding glazed panels and reinstate the stallriser and glazed panels to match the shop front windows to the left.

4.1.3 In reinstating the main customer entrance to the central door it has been identified that a potential conflict is present between customers entering and exiting the branch and users of the automatic telling machines (ATMs). It is, therefore, necessary to relocate the ATMs situated either side of the central door to prevent excessive congestion being generated around the entrance door which may impede access or egress in the case of an emergency. It is also desirable to improve the security of the ATMs. The following section describes the proposals for the relocation of the two ATMs in detail.

4.2 Relocation of two Automated Telling Machines (ATM)

4.2.1 As highlighted above, it is proposed to remove the two ATMs located either side of the central entrance door and relocate these within the furthest right hand side glazed pane of the new shop front window at the ground level, replacing the existing entrance door. See plan L31.

4.2.2 The present position of the ATMs means that queues can often form either side of the buildings secondary entrance hindering the ability of people to readily enter and exit the building. In addition, the recessed position that the ATMs occupy provides the opportunity to conceal any potential threat and therefore raises concerns in relation to the safety of the ATM user. The ATMs are not located in a secure area which means that replenishment cannot take place out of view during opening hours.

4.2.3 The ATMs require a more prominent position within the street so that customers are able to more readily view activity within the street in either direction. In addition, it is a general perception that positioning ATMs next to one another increases levels of safety as it avoids the occurrence of customers making isolated cash withdrawals, particularly in the hours of darkness when ATM users can be at their most vulnerable.

4.2.4 External lighting will be provided to ensure that the ATMs remain well lit and CCTV will cover both ATMs. A 'defensible space' box 900mm square will be painted on the pavement in front of the ATM.

4.2.5 Following extensive discussions with Richard Llewellyn of Manchester City Council, a rational design solution has been prepared accounting for the Council's requirements to maintain views into the building and generate visual interest without compromising the security of the ATMs.

4.2.6 To ensure the ATMs do not obscure visibility into the branch the secure wall has been set back 360mm from the window glazing creating a void that will enable a three-dimensional bespoke graphics display to be affixed to the secure wall. When viewed in plan (L11) the secure wall is curved to allow views through into the main banking hall at ground floor level from the right hand window.

4.2.7 This bespoke design approach ensures the necessary security measures for the ATMs are implemented whilst the visual interest within the streetscene is retained and enhanced.

4.2.8 The Council have stressed the importance of installing a three-dimensional graphic display within the void created by the glazing and the secure wall to generate visual interest. A suitable display is currently being fine-tuned by the designers in association with Barclays branding team. Once an appropriate display has been finalised this will be forwarded to the Council for approval.

4.2.9 In removing the existing ATM works will be undertaken to ensure that the stonework is restored to its former state using appropriate materials to provide a match with the original fabric of the building.

4.2.10 By positioning the relocated ATMs within the new glazed shop front this will ensure that there are no further alterations to the original fabric of the building than that proposed by the relocation of the customer entrance.

4.2.11 Please be advised that the proposals for the repositioning of the automatic telling machines have been prepared in consultation with the Great Manchester Police

Architectural Liaison Unit's design criteria for the security of ATMs, their customers and their replenishers.

4.3 Additional minor alterations

4.3.1 Two staff entrance doors currently exist either side of the central entrance door that are not clearly visible from the footpath. The door to the left is currently in use and this use will continue. The door to the right is not currently used, however, the occasional use of this door outside of opening hours will be reinstated. A new door will be required with enhanced security measures and is designed to match the existing.

4.3.2 It is necessary to note that the existing blinds at ground floor level are to be removed as part of the refurbishment.

5 ACCESS

5.1 Barclays plc, as a major national clearing bank, has taken the issue of access to its branches by the members of society very seriously and is making every effort to meet its obligation under Part III of the Disability Discrimination Act 1995. Barclays have been working with the Disability Rights Commission in this respect. Barclays has systematically reviewed access and facilities within its banks for those with disabilities across its entire network of nearly 2,000 branches within the UK.

5.2 The branch is located in a busy part of Manchester city centre and on the route of the tram network and as such is highly accessible by public transport, on foot and by car. A level access into the branch is currently provided by way of an internal access ramp. The secondary access, currently used to access the offices, provides a level access and this will be maintained in the reinstatement of this as the main customer entrance.

6 SITE PHOTOGRAPHS



Photograph A – Front elevation



Photograph B – Existing customer entrance



Photograph C – Central entrance door and existing ATMs