LAWRENCE BUILDINGS • 2 MOUNT STREET • MANCHESTER

DESIGN & ACCESS STATEMENT

in support of an application for Listed Building Consent



Produced by Wrather & Co, January 2014

W&Co.

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INTRODUCTION

This Design & Access Statement has been prepared to accompany an application for Full Planning and Listed Building Consent for alterations at Lawrence Buildings, 2 Mount Street, Manchester. It is intended to be read alongside the architects drawings and associated documents as set out below:

Drawings

W552_1.03a	Proposed External Works
W552_1.04	Existing Entrance Elevation
W552_1.05	Proposed Entrance Elevation
W552_L01	Location Plan
	Mount St entrance montage



USE

The property is a grade II* listed building situated in Manchester City centre. The building comprises five floors plus basement incorporating two café/restaurant units at ground floor level with offices above.

LAYOUT

The property has three main entrances at ground floor level. One on the corner of Mount Street and Central Street, giving access to Velvet Central Restaurant (entrance 1), one on the opposite corner of Mount Street and County Street (entrance 2), giving access to the Bowlers Café, and the third, central to the Mount Street elevation, providing access to the offices above (entrance 3).

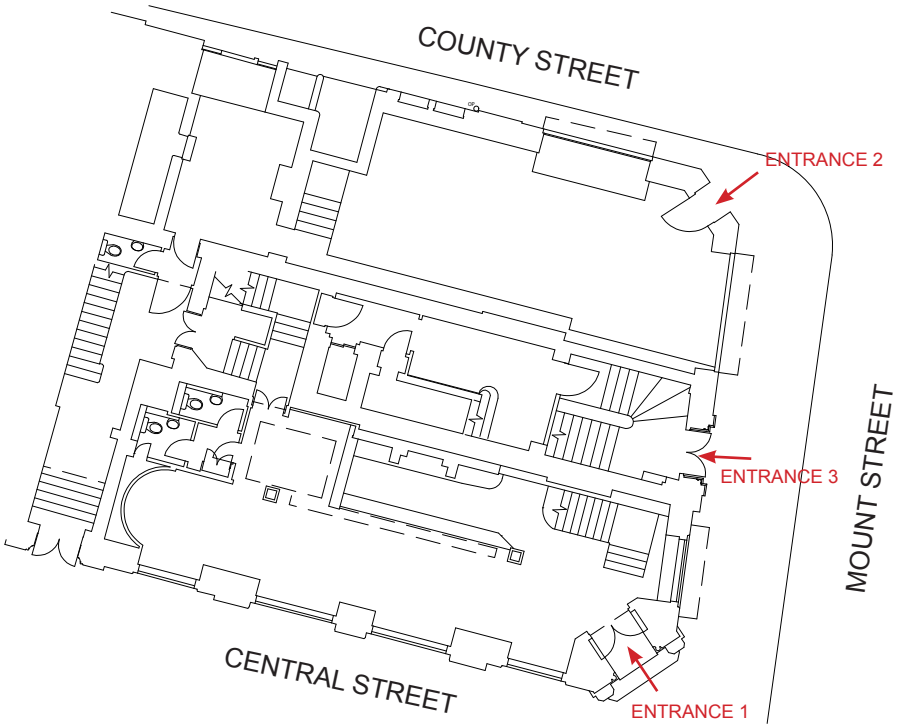

Figure 1: Ground floor plan to 2 Mount Street showing location of three main entrances

APPEARANCE

Gothic in style, the property boasts elaborate sandstone elevations with ornate detailing. Copper and brass provide muted detailing to the façade in the form of lanterns and handrails.

At present the central office entrance is somewhat easy to overlook owing to its recessed nature.



Figure 2: Mount Street elevation of sandstone with ornate detailing

PROPOSAL

The proposal sees the introduction of one number additional step to the central elevation entrance, which will project 300mm forward of the front line of the building. This will improve the entrance to the office element of the property both in terms of physical accessibility and visual legibility.

The proposal also seeks to amend the existing office entrance doors to introduce more light into the entrance lobby. This would involve extending the area of glazing whilst introducing detailed grills which will add a layer of modernity to the entrance.

The proposal builds on the limited palette of materials, introducing sensitive yet modern additions to improve the office access and entrance.



Figure 3: Montage showing proposed office entrance

ACCESS STATEMENT

Access to the building

The proposal seeks to improve accessibility into the building by overcoming the existing over sized step into the office entrance. The current situation has one no. step with a rise (at centre of step) of 229mm. The introduction of a new step will create two no. steps with equal rises of 115mm (at centre point).

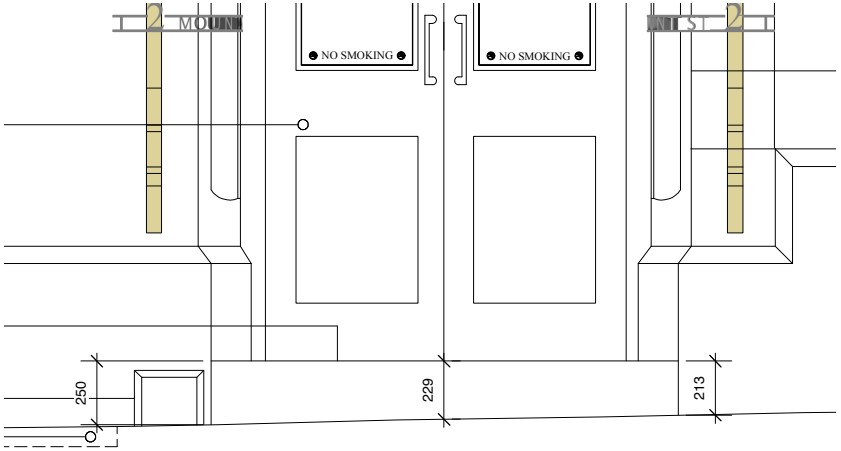

Figure 4: Extract from drawing W552_1.04 Existing Entrance Elevation showing existing stepped entrance

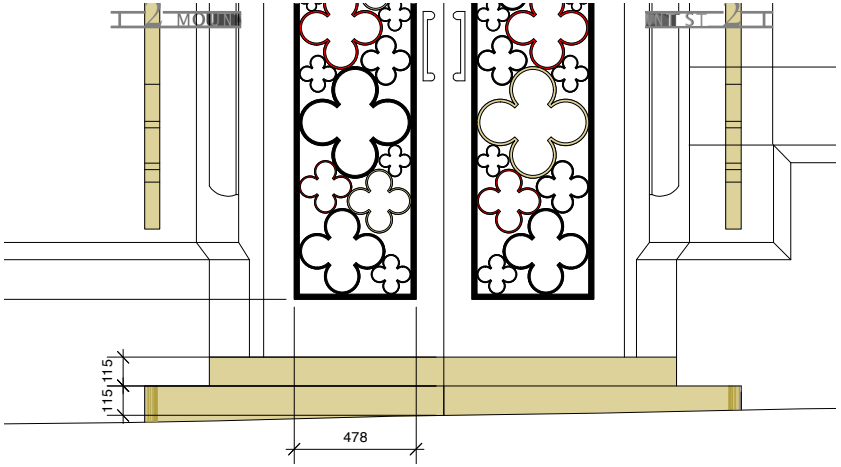

Figure 5: Extract from drawing W552_1.05 Proposed Entrance Elevation showing proposed stepped entrance