Proposed External AC Condensers
1-5 St Ann's Square
Manchester
M2 7EF

For

Anthropologie

DESIGN, ACCESS AND HERITAGE STATEMENT



apt Design, 31 Main Street, Kilby, Leicestershire, LE18 3TD

1. INTRODUCTION

1.1. This Design, Access and Heritage Statement has been prepared to support the Listed Building Consent for the installation of 1No. new rooftop air conditioning condenser at 1-5 St Ann's Square, Manchester, M2 7EF.

1.2. The purpose of this document is to demonstrate the consideration given to the architectural significance of the building and the surrounding conservation area, and to illustrate that the proposed alterations and signage is appropriate for the building. The proposal takes into consideration the existing character of the public realm and the National Planning Policies (NPPF).

2. THE SITE:

2.1. The unit is located in the centre of Manchester fronting the east side of St Ann's Square, to the east of Deansgate and directly south of Victoria Station and west of Piccadilly Station.

2.2. St Ann's Square is primarily a mixed used area, comprising numerous brick and stone built buildings, varying in period, character and scale developed in the recent past to provide ground floor retail units with ancillary spaces and/or residential apartments on the upper floors.

2.3. The site comprises a two storey retail unit located within the Royal Exchange building fronting both St Ann's Square and the arcade running between Cross Street and St Ann's Square. The primary shopfront elevation faces St Ann's Square with the secondary shopfront within the arcade.

2.4. The Royal Exchange was constructed between 1914 and 1921 by the architectural firm Bradshaw, Gass and Hope. It replaced three earlier buildings on the site dated from circa 1729. The building was damaged and rebuilt following the Second World War and in 1996 following the IRA bombing.

2.5. The façade is comprised of rusticated sandstone piers on either side of original side openings. The shopfront windows and doors are modern powder coated aluminium frames with large glazed panes. The arcade elevation contains painted timber pilasters and stall risers with modern large glazed panes.

2.6. The Royal Exchange building is Grade II listed (list entry number: 1200826) and was first listed on 3rd October 1974. The buildings listing description as follows: MANCHESTER EXCHANGE STREET (East side) Nos.1 to 13 (Odd) Royal Exchange 03/10/74 GV II Includes: Nos.4 to 20 ROYAL EXCHANGE ARCADE. Includes: Nos.1 to 19 ROYAL EXCHANGE ARCADE. Includes: Nos.1 to 17 OLD BANK STREET. Includes: Nos.1 to 7 Former Royal Exchange ST ANN'S SQUARE. Includes: Nos.2 to 20 Former Royal Exchange MARKET STREET. Includes: Nos.2 to 20 Former Royal Exchange CROSS STREET. Commercial exchange, now shops, theatre, etc. Rebuilt and enlarged (for the fourth time on this site) in 1914-21, by Bradshaw, Gass and Hope. Darley stone, slate roof with three glazed domes. Very large approximately rectangular plan on island site penetrated by east-west arcade at ground floor and enclosing central atrium at first floor. Classical style. Four storeys with two attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to first, second and third floors with massive entablature and modillioned cornice; first attic storey with cornice and balustraded parapet, second attic storey in mansard roof, Baroque turret at north-west corner, domes over other corners. Giant round-headed entrance arch in west side with wide steps up; first and second floor windows set in giant round-headed arches; mullioned windows to third floor and first attic storey Interior: very impressive trading hall (now containing modular theatre).

2.7. The site lies within the CA3 Richmond Green Conservation Area, which is situated adjacent to Central Richmond and to the south od the A316 and the Old Deer Park. It is enclosed by a number of surrounding conservation areas. The Richmond Green Conservation Area was first designated on the 14th January 1969 and further extended on the 7th November 2005.

2.8. The unit at 1-5 St Ann's Square comprises a two storey (ground floor and basement) retail (Class E) space.

3. THE NATURE OF THE PROPOSAL:

3.1. It is proposed to remove 1No. existing air conditioning unit and replace with 1No. 1340x900x320mm external air conditioning condenser externally on the roof of the building to the corner of St Ann's Square and Old Bank Street. The condenser will be installed on the existing freestanding foot system (no roof fixings or penetrations) approximately 1.5 metres behind the roof parapet. The new unit will be connected to the existing refrigerant pipework, no new pipework or containment is proposed.

4. DESIGN & ACCESS

4.1. The proposal does not alter the amount of development as the works are confined to the existing roof space.
The proposal does not alter the scale of the existing building.
The proposal alters the external appearance of the building through the introduction of 1No. air conditioning condenser.
The proposal does not alter the accessibility as the entrance and layout remain as existing.

5. HERITAGE ASSESSMENT & JUSTIFICATION:

5.1. The air conditioning condenser is subordinate in scale to the host building, does not intrude into the outlook of nearby residents and does not have an adverse impact on the public or highway safety, being installed on the roof. From street level the condenser unit will not be visible, as it will be shielded by the parapet.

5.2. The proposal is small in scale and has been carefully considered to ensure that it does not adversely affect the conservation area in which it sits, siting the condenser unit on the roof in the location of the existing array and set back from the parapet. The condenser will have limited impact on the historic fabric of the building using the existing freestanding foot system to support the unit off the roof deck.

5.3. The proposal also utilisies the existing pipework, containment and riser between the ground floor unit and the roof, ensuring no impact on the historic fabric of the building.