

HERITAGE STATEMENT

Proposed OXPOT COFFEE

Unit 10 Barton Arcade
63 Deansgate
Manchester
M3 2BW

18 AUGUST 2025
Version 2

Introduction

Unit 10 Barton Arcade, formally SYNC retail showroom. Occupation to be taken over by Oxpote Coffee. Unit proposed to be changed from Retail to Coffee Shop.

Occupation consists of a Ground floor, Basement and First floor. Ground Floor consists of 60 Sqm, Basement consists of 57 Sqm and First Floor consists of 113 Sqm. A total demise of 230 Sqm / 2475 SqFt.

Ground Floor Scope of Works

- Existing freestanding retail units and cabinets, both mid floor and perimeter to be carefully removed, ensuring walls and floor areas are made good.
- Existing MF ceiling raft with integrated lighting, added in C.2017, to be carefully removed. Services integrated into ceiling raft, including sprinkler system and suspended VRF unit to be carefully retained. NOTE: Details of how internal services are to be made good on removal of ceiling raft to be confirmed by M&E contractor & Designer on site following removal of ceiling raft.
- Proposed addition of a DDA WC as a freestanding structure to 2.4m to provide the unit with accessible toilet facilities. NOTE: Details of pipework, penetrations and plumbing runs to be confirmed on appointment of M&E contractor.
- Addition of coffee counter and food preparation area towards the rear of the ground floor.
- Existing staircase and balustrade to be retained.
- Engineered timber herringbone floor to be retained. Floor to be lightly sanded and refurbished.

Ground Floor Heritage Considerations

- Removal of C.2017 MF ceiling raft to further express ceiling height and ceiling coving details.
- Existing paint colours to ceiling, walls, coving and skirtings to be retained. Touch up paint may be required, contractor to use suitable vapour permeable paint to mitigate against moisture trapping and interstitial condensation.
- DDA WC to be formed out of aluminium stud partition system to maximum overall height of 2.6m. Partition height restriction to enable sightlines to be retained towards ceiling and coving.

First Floor Scope of Works

- Existing partition wall added in C. 2017 to be carefully removed. New matching coving to be carefully removed and ceiling made good. Existing continuous line of Coving to be re-instated.
- Existing Glass wall and door system added in C. 2017 to be carefully removed with new matching coving to be carefully removed and ceiling made good. Existing continuous line of Coving to be re-instated.
- Existing MF ceiling rafts (3 qty) with integrated lighting, added in C.2017, to be retained. Services integrated into ceiling raft, including sprinkler system and suspended VRF unit to be retained.
- Existing glass panel between chimney breast and central structural wall, added in C. 2017, to be carefully removed with opening re-established.
- Existing distressed Timber window plinths to be retained.
- Existing staircase balustrade to be retained.
- Existing Engineered timber floor to be retained. Floor to be lightly sanded and refurbished.
- Existing Window high table to be retained with new over wrap detail added on top of White MFC frame that was added in C.2017.
- Kitchenette to be retained with new worktop, doors and backslash to integrated to fit the scheme.
- First floor to be utilised as customer seating area with freestanding seating and lounge areas throughout the space.

First Floor Heritage Considerations

- Existing paint colours to ceiling, walls, coving and skirtings to be retained. Touch up paint may be required, contractor to use suitable vapour permeable paint to mitigate against moisture trapping and interstitial condensation.
- Recent partition used to divide the space to be removed to create clear sightlines throughout the whole first floor and out the windows.
- Internal arched windows to remain visible and clear of obstruction. Existing paint colours to be retained.

Shopfront

- Existing shopfront to be retained. Existing shopfront colour scheme to be retained as existing. New signage to match existing sign to be installed within the signage zone.
- New internal illuminated signage to be installed to replace existing.

Basement

- Basement to remain exactly as existing.
- Basement to become a 'Back of House' food preparation area.



Image 1
Ground floor overview.



Image 2
Ground floor entrance area.

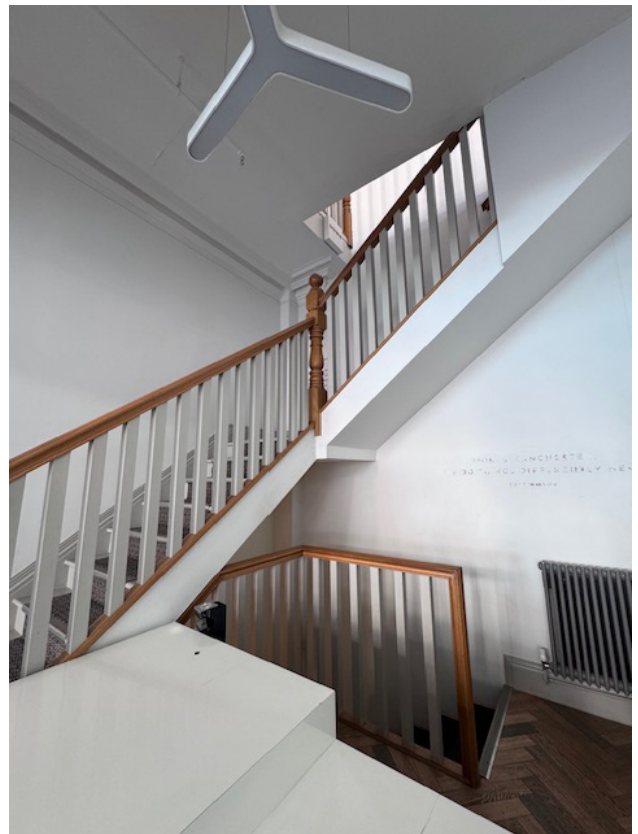


Image 3
Ground floor staircase.



Image 4
First Floor Overview.

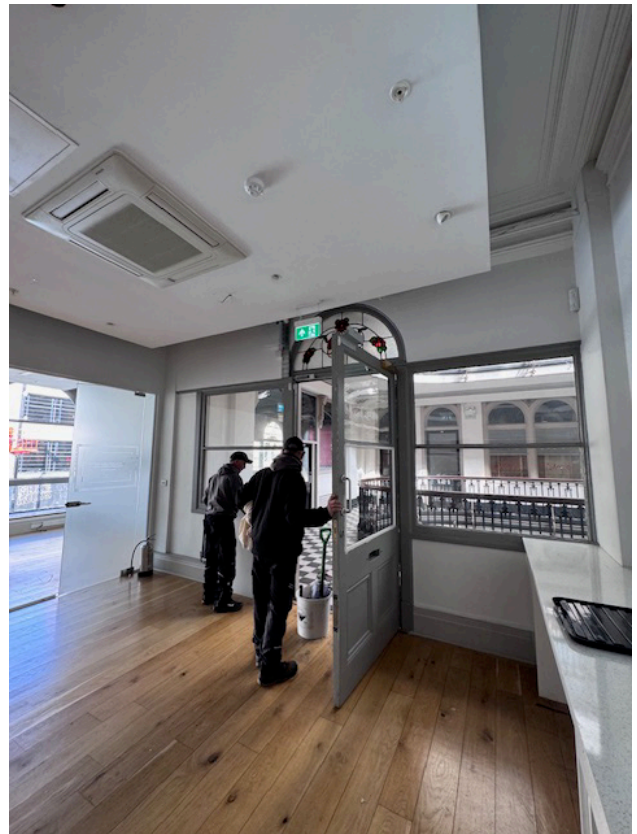


Image 5
First Floor Exit.



Image 6
First Floor Window Bench.



Image 7
First Floor Ceiling Raft.



Image 8
Shopfront