Lululemon, 7 St Ann's Square

Manchester

D&A/Heritage Statement

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SUMMARY

The proposed alterations will permit the continued use of a retail unit at the Royal Exchange building on 7 St Ann's Square, M42 7EF. This is the original purpose of this space within the building.

Maintaining the original use of the building complies with both National and Local Planning Guidance. The proposed works will not harm any building element, especially those that form a part of its special architectural and historic interest.

The Lululemon proposal will remove existing superficial shop fit and retail areas and reconfigure into a new format to maximise the potential and future life of the sore. The works will not affect the historical elements of this building. All finishes will to be match existing finishes and align with the rest of the historical building.

As part of the design the proposal, all historical features in the space such as cornice and wall mouldings, columns etc will be retained and made good. Once the existing areas of shop fit is removed, the team will review these historical features and ensure any new fixings will not clash with these features so they can be exposed and expressed as much as possible. Any damage to the historical from the existing shopfit that is found will be made good as part of the works.

The brand will fit out the building with their concept, but this will not affect any of the structural elements of the building. The design will also look to protect the beautiful detailed historic cornicing. The design has considered an approach that all historical elements will be retained, and historically important features such as high-level cornice etc. will be retained and exposed with an open ceiling design to highlight these features. None of the proposed new walls will be full height and obstruct these features as shown on the proposed architectural drawings, except the wall between front and back of house which needs to be full height for security purposes.

The Lululemon proposal will enable the continued use of an important economic asset and thus contribute to business and employment in the city. When tested against national and local policies for the historic built environment, the proposals are clearly consistent with guidance and advice.

Extracts of some historical drawings for the building presumed dating to c.1914- 1921 and another plan c.1949 were obtained from the records C+W Architects in the LBC application ref. 109727/AO/2015/C1. Analysis has been based upon these drawings prepared for the Landlord of the Royal Exchange Building and other documentary evidence found on Manchester's planning portal.

1.0 Introduction

The aim of this report is to provide an assessment of the commercial property currently occupied by Lululemon on St Ann's Square, Manchester, and to establish as far as possible the historical development of the building and site. This is followed by an analysis of the significance of the property and an assessment of the potential impact of current proposals upon that assessed significance.

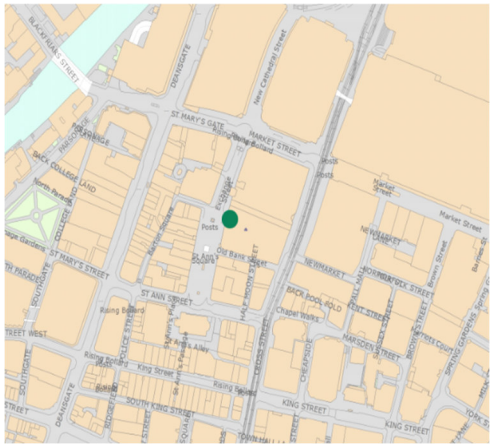
This report should be read in conjunction with the associated existing and proposed drawings prepared by IDL Architects.

It relates to the shop unit at No.7 St Ann's Square, Manchester M2 7EF.

The intention is to complete minor alterations works to the existing Lululemon store at No. 7 St Ann's Square. The proposed works encompass a new rationalised store layout to match the existing finishes and fit out so the store can continue to perform successfully in his location.

There will be no work or alterations to the listed façade.

1.1 Site Location



The retail premises of Lululemon is located within the Grade II listed former Royal Exchange building in the center of Manchester, as identified on the National Heritage List for England – Listing reference: 1200826.

Grade II listed buildings are classified as nationally important and of special interest. 92% of all listed buildings fall within this category. The site is situated within the St Ann's Square Conservation Area. The unit is located midway between the corner of St Ann's Square and the internal arcade that runs east-west through the former Royal Exchange. It comprises 7 St Ann's Square and the main elevation and entrance fronts St Ann's. The study area comprises the ground floor retail area.

1.2 Legislative Background

The future increased Lululemon store forms a part of the retail offering within the Royal Exchange building including the Royal Exchange Arcade. It is located on St Ann's Square and extends along Exchange Street with a side window located within the Arcade. It is a Grade II listed building and within the St Ann's conservation area.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of The Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas and state that new development should preserve or

enhance the special architectural or historic interest of listed buildings or their setting, and the character and appearance of conservation areas.

In considering applications for listed building consent or planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework. The key message of the National Planning Policy Framework is the concept of 'sustainable development'. The National Planning Policy Framework requires that heritage assets (a term that, regarding UK planning legislation, includes listed buildings, conservation areas, and unlisted buildings of local importance) should be conserved in a manner 'appropriate to their significance.' It also notes the desirability of 'sustaining and enhancing the significance' of heritage assets and of putting assets to viable uses 'consistent with their conservation.'

The National Planning Policy Framework recognizes the 'positive contribution that the conservation of heritage assets can make towards economic vitality'. However, it also recognizes that, in some cases, proposals can lead to a heritage asset losing significance. The National Planning Policy Framework thus requires that the 'public benefits' of a proposal – which include securing the optimum viable use of a designated heritage asset – should outweigh any 'less than substantial' harm caused to the significance of a designated heritage asset.

1.3 Summary of Significance – Historic England report as follows:
(Paragraph 200, National Planning Policy Framework)

Grade: II
Date First Listed: 03rd October 1974
Listing NGR: TQ2913980914

Details: MANCHESTER

SJ8398SE EXCHANGE STREET 698-1/27/124 (East side) 03/10/74 Nos.1 TO 13 (Odd) Royal Exchange

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 4th time on this site) in 1914-21, by Bradshaw, Gass and Hope. Portland stone, slate roof with 3 glazed domes. Very large approximately rectangular plan on island site penetrated by east west arcade at ground floor and enclosing central atrium at 1st floor. Classical style. Four storeys with 2 attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to 1st, 2nd and 3rd floors with massive entablature and modillioned cornice; 1st attic storey with cornice and balustraded parapet, 2nd 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; 1st and 2nd floor windows set in giant round-headed arches; mullioned windows to 3rd floor and 1st attic storey. Interior: very impressive trading hall (now containing modular theatre).

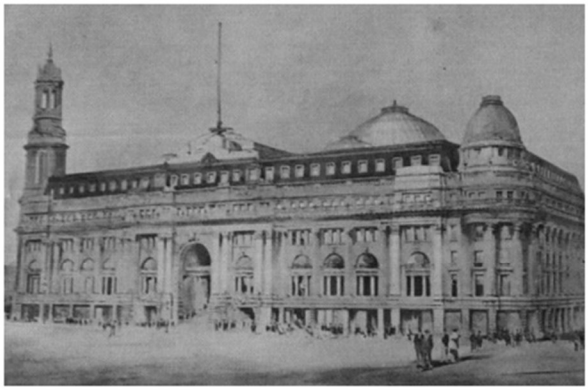
2.0 HISTORICAL BACKGROUND

2.1 Brief History

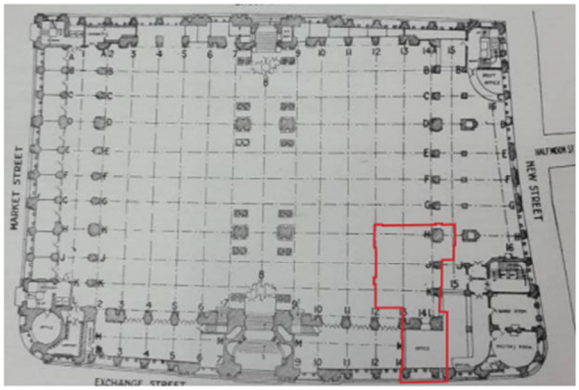
The Royal Exchange replaced three earlier buildings on or near the site of the present building. The building in its current form was built between 1914 and 1921 to designs by the architectural firm of Bradshaw, Gass and Hope. Trading continued in the building until 1968, by which time new technologies and business practices had superseded the need for face-to-face trading.

After 1973, the building provided an interim home for the Sixty-Nine Theatre Company. This temporary use became permanent when Levitt Bernstein Associates created a new 'pod' theatre within the hall. The Royal Exchange was heavily damaged by the IRA bomb of 15th June 1996, which exploded at the southern end of Corporation Street. Levitt Bernstein undertook repairs to the building. The building had also previously experienced rebuilding after damage received in the Second World War.

Bradshaw, Gass and Hope is a long-established Bolton firm that first undertook work as J. Bradshaw in the 1860s and 1870s, and by the early part of the twentieth century was a large successful practice. Their buildings include a broad range of civic, educational and religious buildings, as well as offices and shops.
Listed buildings by the practice include Luton Town Hall, Chesterfield Town Hall, the former Leysian Mission in Islington, Farnworth Baptist Church, and the Methodist Central Hall in Liverpool.



Artist's impression of the façade in 1921 -showing the St Ann's Square elevation of the major extension by Bradhsaw Gass & Hope.



The Exchange Hall layout of the first floor at the time of opening in 1921. 7 St Ann's Square is located to the bottom on ground floor approximately adjacent to no. 14 as shown on this drawing.

Key

Existing Lululemon Store

3.0 BUILDING DESCRIPTION

3.1 Special Architectural and Historical Interest of the building

The Royal Exchange is undoubtedly of profound special architectural and historic interest. However, while the historic and social significance of the building can be assumed, the architectural interest of the building is not uniform. The exterior of the building and the hall are certainly architecturally magnificent, and at this overall level the building is an impressive example of early twentieth century civic/commercial architecture in a neoclassical style.

However, it is clear from the story of the building that it has changed continuously since its completion in the 1920s. War damage, bomb damage, changes in the shops at ground level, changes to the common parts, the insertion of the theatre in the 1970s and alterations to the offices have altered the interior of the building very significantly

As per paragraph 208 of the National Planning policy framework, these works will cause no impact on the historical value of the building whilst optimising its use as a best of class retail space.

3.2 Alterations

The shop units throughout the building have changed constantly over many years. Most of the shops on the street frontages of the building are contemporary chain stores, that have been in place for a relatively short period of time. It is the essence of high street retailing that a shop is designed for the particular retailer and fitted out with custom-made shop-fittings in a specific layout.

The present tenants and their predecessors have all made substantial changes in the shop units. The architectural interest of the overall shop units in the front and rear parts, is confined to plasterwork ceilings, some piers and an arched feature at the very back of the shop unit in the fire escape location. These areas of architectural interest will be retained as part of the new fit out works.

The vacancy in the rear part of the store shows that this interest has largely been ignored in previous work. Plasterwork has been damaged, and equipment and partitions have been inserted without any consideration for the integrity of these features. The unit has basement area, consisting of WCs and storage. This has some decorative tiling consistent with the Royal Exchange's date, though also much later bathroom fittings.

Since 1996, around twenty permissions and consents have been sought for alterations to 7 St Ann's Square. These have principally been submitted for advertising and external lighting, with only three previous applications made for internal alterations.

4.0 The Proposal

4.1 Scope of works

For this application, the scope of works includes:

- Removing the existing fitting rooms and rear back of house/studio space.
- A new fitting room layout, stockroom, staff areas and manager's office will be built.
- In the front of house retail areas, new perimeter fixtures will be installed and new freestanding mid floor. All of this will match the existing shop fit and concept to minimize any visible impact on the current store design and concept.
- New retail fit out works to form a more cohesive retail space, maintaining key site lines into the store from street and preserving the historical features of the space.

4.2 The Proposal

The Lululemon proposal will reconfigure their existing retail space and improve staff welfare facilities. The works are localized to the rear of the space and are deemed to be minor cosmetic works only. No major proposals are being made to the existing historic fabric of the building.

The work will not affect the external appearance of the building in any notable way as no work is planned in this area.

The proposed retail unit will stay largely open plan to the main Ground Floor space. The proposed works involve stripping out the existing fitting rooms and rear studio/BOH space.

New plasterboard fitting room cabins will be built. These walls will not be full height, so we cause no disruption to the historical ceiling. The only full height wall will be the diving wall running along the rear of the fitting room and new managers office as this is required from a security directive.

New perimeter fixtures will be installed or reconfigured in the front of house space. Any fixings into the existing perimeter walls will ensure this will not clash with the historical cornices and moulding etc. Any existing historical columns and features uncovered will be made good to match existing.

The proposals include the following works:

Demolition & Strip out

- Strip out the existing fitting rooms and BOH/Studio areas.
- Existing ceiling services retained.

Proposed Works:

- New fitting room cabins.
- New retail furniture and fixture layout
- New BOH stock room area

- New managers office

- New retail fitout works giving consideration will be given to the design to ensure the sensitive nature of the ceilings, partitions and wall unit shelving which will not be taken to the full height of the space, thus leaving ceiling plasterwork visible. Where it is not possible to do this for instance where a partition must be full height or must touch a column, the partition will be carefully scribed around the plasterwork feature in the way that frequently occurs in historic buildings.

Use:
No change is proposed to the use of the building.

By allowing Lululemon to reconfigure their retail space, the brand's duty of care towards the maintenance and care of a historic building within this conservation area increases. As they increase their stake in this area.
By providing a best-in-class retail experience, the brand will not only serve to attract shoppers to the area but also other businesses. (Paragraph 196, National Planning Policy Framework).

Amount:
No changes to existing floor area.

Layout:
Localised changes to rear of retail space only. No changes to the front area of the space or size of overall floor areas.

Scale:
The proposal is contained within the dimensions of the ground floor only.

Landscape:
Apart from the new shopfront proposed to the landscape of the building.

Appearance:
The exterior appearance will not change.

Access:
No change to general access is proposed. The main access is from St Ann's Square, with a fire escape at the rear opening out onto Old Bank Street.

Method Statement:

Preliminaries

- It is It is a criminal offence to carry out work on a listed building without obtaining consent beforehand.

- All works to comply with Manchester City Council Supplementary Planning Guidance, Planning Enforcement Action to Prevent Deterioration of Listed Buildings.

- Works should be carried out sensitively and should relate sympathetically to the historic character of the building.

- Any damage or decay should be reported to the Client for further instructions.

- No. 7 St Ann's Square is a Listed Building and therefore all fabric is statutorily protected.

- All site operatives should be made aware of the sensitivity of all building fabric in the property at 7 Ann's Square and are required to take measures to ensure appropriate protection is established prior to the commencement of works both generally and in local areas.

- Conditions imposed as part of a listed building consent can include requirements for the preservation of particular features of the building

- While every investigative measure has been undertaken prior to commencement, discoveries of lath and plaster, decorative moulding, original timber work, floorboards and structural elements should all be reported to the Client and Contractor to ensure work can proceed without causing harm to the listed building.

Method Statement for fixing and repairs to original fabric: Demolition

- No original historic building fabric will be removed in the proposed scheme. Where non original material has been removed as part of the demolition work, there may be some limited localised damage to the historic building fabric.

  In many areas this historic fabric will be exposed as part of the new proposal. This will be repaired in a sensitive and traditional way. At present much of the ceiling is hidden from view. After the initial demolition work has been undertaken an appraisal of the conditions and extent of work can be made.

- Ceilings - it is assumed that the existing high-level ceilings are plaster or concrete. Where non original ceiling rafts have been removed, the areas where fixings were located will be repaired sensitively with original materials. Any existing localised damage will be patched and repaired to match existing.

- Walls - some localised damage may occur to original plaster walls where modern partitions have been removed. These areas will be patched to match existing.

- Floors – the subfloors will be made good following the removal of any of the modern existing floor.

- Ceilings - The removal of any associated ceiling equipment, ductwork, cable trays and lighting – the ceiling will be made good, and any localised damage will be repaired.

4.3 Description of proposal and the impact on the Listed Building

The aim of the proposal is to refresh the original store that retains the successful business of the Royal Exchange.

This will involve jobs too:

- New retail layout, customer fitting rooms and BOH facilities.

4.4 Justification of proposal

The proposal of the proposed works is to create an exemplary retail space representative of the brand values that is in-keeping with the heritage of the building and local area.

4.5 External Signage

No works.

4.6 Shopfront amendments

No works

4.7 Conclusion

It is considered that this conservative proposal would be in keeping within its context and would. preserve the character and appearance of the Conservation Area and the Listed Building.