Globe & Simpson Building, Manchester

Proposed Façade Modifications – Design Strategy/Evaluation

Works are proposed to introduce additional localised doors and louvres to the New Quay Street and St. John's Square elevations at the Globe & Simpson building. The works are localised to the ground floor and mezzanine levels of the building, and are proposed in support of a new F&B occupation to the current vacant unit.

The occupier of the unit will be a "high end" restaurant, operated by Light Republic Ltd.

In arriving at the current design proposals for the façade modifications, the restaurant occupancy of the space together with the original design of the base building has largely dictated the strategy.

Whilst New Quay Street is the main public highway running parallel and adjacent to the Globe & Simpson building, the principal frontages and entrances to the ground floor unit front Water Street and St. John's Square.

Noting the position of the existing main entrances to the ground floor unit, this dictates the internal spatial design layout of the restaurant occupation, with the greeting, seating and bar areas located in proximity to the main entrance doors. The "back of house" functions including kitchen and storage, would be typically at the rear of the unit, and in this instance would be adjacent the New Quay Street elevation.

In terms of internal distribution of services, the existing vertical risers are being fully utilised as part of the overall building occupation, which includes the ground floor unit.

The nature and function of the proposed restaurant is dictating the requirement for additional M&E services installations, and unfortunately the amount of services is beyond the capacity of the existing vertical risers in the building. Ideally this would not be required, but without the proposed façade modifications the shell unit is incapable for supporting the restaurant function.

Whilst the New Quay Street elevation fronts the public highway, the base build façade treatment already captures back of house functionality, serving the overall building. Means of escape doors, delivery entrance doors, bin store doors, substation access doors and services louvres are already present to the elevation in the immediate proximity. This is illustrated on the existing elevation drawing as submitted as part of the application.

The proposed façade modifications will replicate the deign and colour of the existing installations to mitigate any impact. Consideration was given to enhancing the appearance of the proposed doors and louvre modifications, but given the proximity to the existing installations, it was felt this would be totally out of character and would emphases the modifications as opposed to mitigating the overall impact.

The owner or the property would ideally prefer not to carry out any alterations to the facades, however without the implementation of the proposals the shell unit is not capable of supporting a restaurant operation.

The Globe & Simpson building has now been in use for nearly 3 years, but in all of this time the ground floor unit has remained vacant. The owner of the property is keen for the space to be occupied, and has selected the proposed restaurant operator, in the belief this will enhance the amenity of the building and activate the building frontages as part of the surrounding St. John's development.