M1NT STUDIO.

Design and Access Statement



Client: Doux Chanton
Project: 265-267 Deansgate Terrace, Manchester, M3 4EW

Date: 19.08.24
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Design and Access Statement

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1. Introduction

This Design and Access Statement has been prepared by M1NT Studio Ltd on behalf of Doux Chaton. The report is to accompany an application for Full Planning Consent for internal alterations, external cosmetic enhancement, Display of Advertisements and Listed Building Consent.

This report should be read in conjunction with the scheme drawings and any other supporting statements and report.

1.1 **Listed Status**

235-291 Deansgate is a Grade II Listed premises first listed 28th February 1989 with an amendment since, dated for 06th June 1994 and a List Entry Number of 1210103. The descriptive notes are as follows:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1210103
Date First Listed: 28th February 1989
Date of Most Recent Amendment: 06th June 1994
Statutory Address: 235-291 Deansgate District: Manchester (Metropolitan Authority)
Parish: Non-Civil Parish
National Grid Reference: SJ 83468 97744
Legacy System Number: 388094
Legacy System: LBS

MANCHESTER
SJ8397NE DEANSGATE 698-1/31/110 (East side) 28/02/89 Nos.235 TO 291 (Odd) (Formerly Listed as: DEANSGATE Nos.235-295 (Odd))

GV II

Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues. Listing NGR: SJ8346897744.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.2	**Building Regulations** As 265-267 Deansgate, Manchester M3 4EL is a listed building undergoing alterations limited to the exterior and interior of the ground and basement levels. Including the external storefront and rear elevation, plus minor alterations of services and access, it is understood Building Regulations approval will be required.
2. 0	**Design**
2.1	**Features & Use** The building was originally 29 individual units, a number of these have now been amalgamated to form larger units. Number 261-267 is one such amalgamated unit and now a retail unit / hospitality venue. No's.265-267 featured in this appliocation, are located mid-terrace block forming half of the amalgamated unit 261-267. The Grade II listed building constructed circa 1899 as a screen to the former Deansgate Goods Station now forms part of the Great Northern complex an important group of high street buildings facing Deansgate. Listed Building Grade II. Entry Number: **1210103**. Date first listed: **28-Feb-1989**. **Description of Exterior** No's 265-267 Deansgate terrace are one building with principal elevations facing Deansgate. The building comprises a combination of three and four storey units with retail areas to the ground floor and basement levels and generally commercial to upper levels. Front elevations are red brick with sandstone dressings giving a strong emphasis on horizontal lines. Slate roofs are concealed and includes timber sash windows to the upper storeys. Rear elevations are red brick with concrete structural columns and beams supporting upper levels. Air conditioning condensers are located to the rear wall in this location, along with containment trays and an Armco barrier. **Description of Interior** Most of the original interior of the building has been lost. The only internal wall that survived is the cross wall between units 265-267. Dividing works between the proposed units and units 261-263 was undertaken in 2021/2022, and constructed with timber studs and plasterboard walls, allowing easy reversal of future reinstatement to a single demise (which originally was four units). Additional electrical and water services were also installed to ensure separate supplies provided, existing drainage points are already present and will be utilised.

Apart from the ground and basement structural brick walls, all other internal walls have been removed and new commercial / retail subdivisions have been created to both floors using studwork and plasterboard. Wall finishes all appear to be of modern construction.

There are no original joinery fittings, all wall panelling, doors, door frames, architraves, skirtings, etc… all appear to be modern materials and construction. Sanitary facilities are also contemporary.

2.2 **Access**

To the front elevation, there is a public highway for both vehicles and pedestrians which is adopted by commuters and pedestrians with intermittent external café style seating in use along the building line. Short-stay parking is available along the highway adjacent to and opposite the building.

To the rear of the property there is a service road located within the Great Northern complex, with an access door from Deansgate, to the right-hand side of unit 279. Long term parking is available within the Great Northern complex to the rear of the property.

This area has very good transport for pedestrians via Deansgate or Victoria railway stations, GMCC bus routes, metro and cycle links throughout the city and surrounding suburbs.

Level access is accommodated into the building from the pavement via the front entrance of unit 267. Internally there is a level landing and a shallow ramp to the main ground floor area offering level horizontal circulation throughout this level.

Ground floor comprises: Table service to internal / external bakery and restaurant seating / dining areas. Good circulation is maintained to primary routes with adequate turning areas. An addition of a gender-neutral accessible toilet and baby change will be provided to support a more inclusive design than the previous tenants fit out. No changes to single access stair down to basement.

Basement level to include: A small portion of customer seating, gender-neutral customer and staff toilets, bakery, kitchen, wash-up, food storage and preparation areas, plus dumbwaiter for food / dirty crockery passage between floor levels.

There is a single stair shared means of escape route for units 261-263 and units 265-267 from basement to ground exiting to the front of unit 265. No changes to stair access/egress are proposed.

Appropriate floor and wall finishes will be adopted, providing visual contrasts, anti-slip ratings and level access where required. Clear signage and wayfinding to be adopted offering an inclusive design in line with the Equality Act 2010.

External seating will be serviced by a designated staff member. All outside furniture is light and collapsible making it easy to re-arrange to accommodate less able dinners and wheelchair user. This paved area is level and easily accessible to wheelchair user. A member of staff will be on hand to assist any less able dinners needs.

2.3 **Layout**

The proposed alterations are limited to the exterior and interior of the ground and basement levels of this 3-storey shared building. Including the external storefront and rear elevation. All of which are deemed minor in nature and are intended to sustain the current use of the building as a premium leisure / retail venue for new tenants Doux Chaton.

External works are limited to front elevation decoration to timber, louvred stall riser, window frames, doors, door linings and signage fascia's, together with new signage which are intended to enhance the appearance of the building.

Introduction of new external tables and chairs for 8No. covers with perimeter barriers and awnings. Furniture will be stored inside premises 265-267 Deansgate outside of opening hours. A designated staff member will be assigned to keep the outside tables and chairs area clean and tidy at all times during service. Furniture will be brought out after 10am and brought inside by 11pm. Once all furniture is inside a staff member will ensure the area is swept and clear of litter.

The tables will be serviced. Dinners who create a nuisance or noise disturbance will be asked to leave. No amplified music will be played to the external seating. The location is a non-residential area on a high traffic road. We believe our 16 dinners will not significantly add to the high noise levels during our business hours.

To the rear of the property there is a service road located within the Great Northern complex. Original red brick and concrete structures to be maintained to the rear of the property. Existing air conditioning condensers to be retained also.

New external extract and air intake ducts to be installed to the rear wall in this location. Services containment adjusted to suit new arrangement and Armco barrier to remain unchanged. We believe these services will not significantly add to the high noise levels during our business hours, having been designed in line with precedents to neighbouring units along the terrace.

The extent of the works to the interior, consists of strip out of works, decorations and associated service alterations to suit new arrangement.

Works to ground floor level offers minimal alterations. Former tenants fit out to be stripped out. The intention is to retain the ceiling and wall linings, allowing to make good where former tenants fit out has been removed or damaged. Formation of new banquette seating, booths seats, screens, servery counter and wall panelling all in reversible timber construction methods.

Addition of accessible toilet, in the form of new stud partitions with skim, decoration and joinery, offers more inclusivity.

Cosmetic enhancements comprise of maintaining existing timber flooring with new inset tiles, safety flooring to servery and accessible toilet. Walls, ceilings, and joinery all receiving decoration in-keeping with Doux Chaton's brand.

	Works to basement level to comprise strip out of former tenants fit out. Formation of customer toilets, staff welfare, bakery and kitchen areas, in the form of new stud partitions with skim, decoration and joinery. Addition of a shaft wall in the form of stud partitions surrounding a new dumb waiter, including trimming back existing timber floor joists, to structural engineers' details. Formation of banquette seating in the form of reversible timber construction methods. Cosmetic enhancements comprise new LVT flooring to customer seating area with new safety flooring to kitchen and toilet areas. Walls, ceilings, and joinery all receiving decoration in-keeping with Doux Chaton's brand.
2.4	**Scale and Appearance** To front elevation, original elements of the 20th Century storefront to be preserved, maintaining traditional architectural features with minimal change. The appearance is to be enhanced by the application of Light Pink (RAL 3015) finishes, taking away the former tenant's blue and white aesthetic, to match Doux Chaton's branding. New halo illuminated Signage. Brushed gold stainless steel 'Doux Chaton' pin letters and logo application to newly decorated fascia boards. New projecting sign to match surrounding buildings to feature Doux Chaton's logo. Along with a retractable awning and removable barriers and external seating. Existing window glasses, fire exit and entrance to remain unmodified, with the exception of new finishes as noted above. To rear elevation, original red brick and concrete structures to be maintained. Existing air conditioning condensers to be retained also. New external extract and air intake ducts to be installed to the rear wall in this location, in line with precedents to neighbouring units along the terrace. Services containment adjusted to suit new arrangement and Armco barrier to remain unchanged. We believe all of the above aligns with scale and appearance of adjacent properties within this building complex.
2.5	**Heritage Assets** Built by Great Northern Railway cira 1899. A unique 3-way railway goods exchange station, serving the railway, canal and road networks of the Manchester region. It was considered in its day to be one of the largest and most advanced railway goods exchanges in the country. Construction also included GNR offices on Peter Street and a development of 34 shops with offices and warehouses above them along Deansgate. It is considered to be the longest Victorian terrace in Europe.

	The Warehouse Ceased operating and closed in 1954. Listed Building Status was granted 23rd November 1979 (Grade II*). And in 1996 consent was given to turn the listed warehouse site into an extensive leisure and retail complex. Buildings at the Peter Street end of Deansgate were cleared to open up the site and create Manchester's first purpose designed and built Public Square since World War II. In 2015, it was bought by Trilogy and Peterson Group (HK). Architecturally the form of the building and its regular rhythm of sash windows is in the Victorian tradition. Its elevations have undergone some changes during the 20th century but the form of the building and most of its windows remain intact and are architecturally significant. Most of the original interior features have been lost during the 20th century prior to listing but the original floor plan is still legible. The interior is of low significance. The building's special architectural and historic interest is formally recognised by the Grade II statutory listing.
4.0	**Summary**
	The proposals are aimed to return the space into a thriving local amenity of food and retail at ground and basement levels. Fundamentally, the shell of the unit will remain unchanged. Alterations have historically been undertaken to the unit and the proposed alterations do not take away from the historical fabric of the building and the alterations are reversible if necessary. The effect of bringing the listed building back into a sustainable and economic use, consistent with its listing, is positive and desirable. The contribution that keeping the building in active use has in sustaining economic vitality is also positive and consistent with the objectives of the National Planning Policy Framework.
5.0	**Appendix**
	Statutory list entry taken from the National Heritage List for England Sources of Information https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/4 https://www.manchester.gov.uk/info/511/conservation_areas/972/castlefield_conservation_area/5 https://www.gov.uk/guidance/equality-act-2010-guidance

Appendix

265-267, DEANSGATE, MANCHESTER - 1047803 | Historic England

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1210103**
Date first listed:	**28-Feb-1989**
Date of most recent amendment:	**06-Jun-1994**
List Entry Name:	**235-291, DEANSGATE**
Statutory Address 1:	**235-291, DEANSGATE**

Location

Statutory Address:	**235-291, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District:	**Manchester (Metropolitan Authority)**
Parish:	**Non Civil Parish**
National Grid Reference:	**SJ 83468 97744**

Details

MANCHESTER

SJ8397NE DEANSGATE 698-1/31/110 (East side) 28/02/89 Nos.235 TO 291 (Odd) (Formerly Listed as: DEANSGATE Nos.235-295 (Odd))

GV II

Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.

Listing NGR: SJ8346897744

Legacy

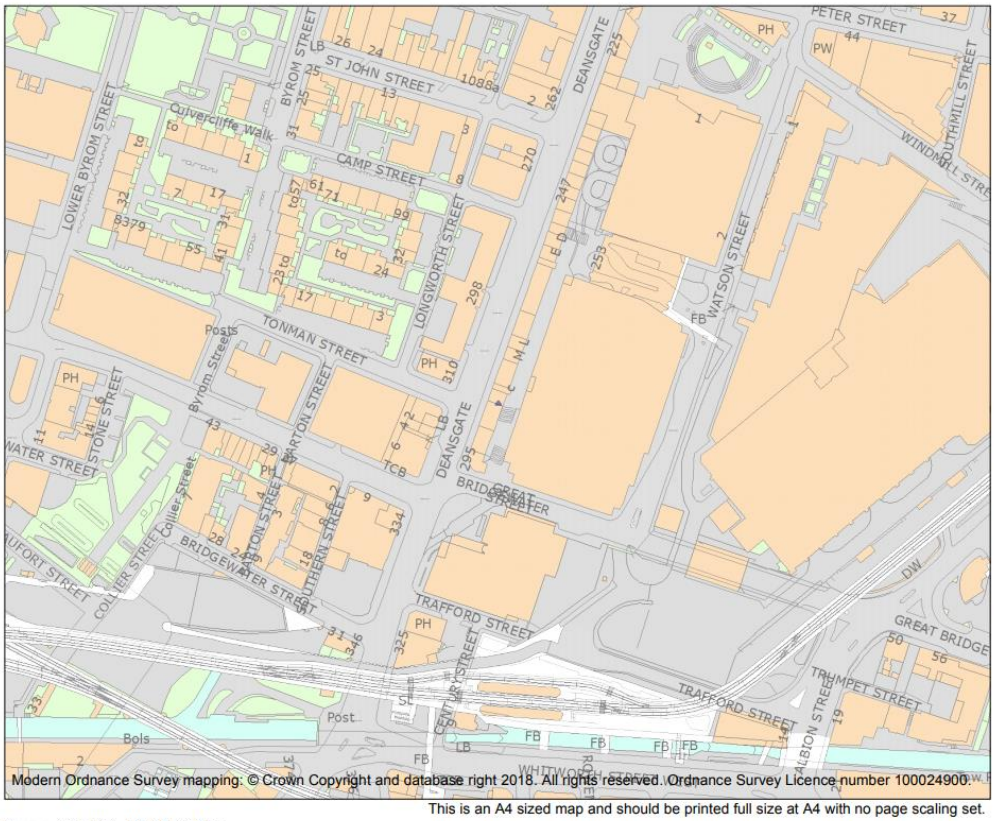
The contents of this record have been generated from a legacy data system.

Legacy System number:	**388094**
Legacy System:	**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: 235-291, DEANSGATE

Heritage Category:	Listing
List Entry No :	1210103
Grade:	II

County:

District: Manchester

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SJ 83468 97744
Map Scale:	1:2500
Print Date:	20 August 2024

Historic England

HistoricEngland.org.uk

End of official list entry



Image 1. Shopfront Elevation, Deansgate, Manchester

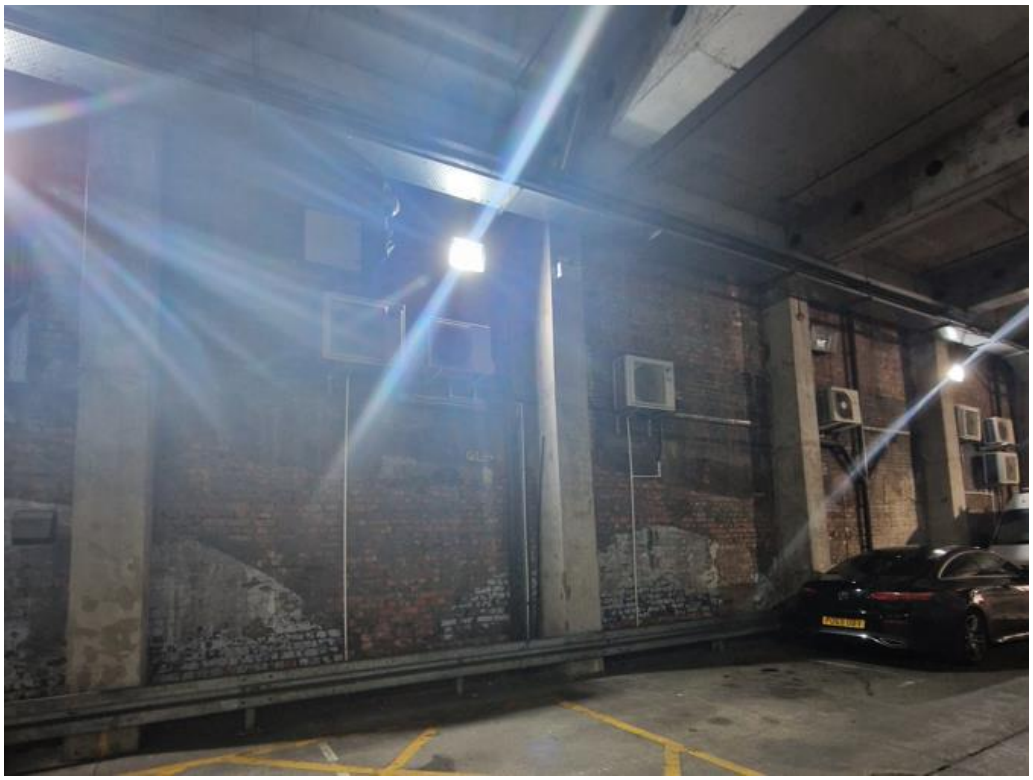


Image 2. Rear Elevation, Service Road



Image 3. Ground Floor Interior view, Main entrance level with slight gradient up to unit 267

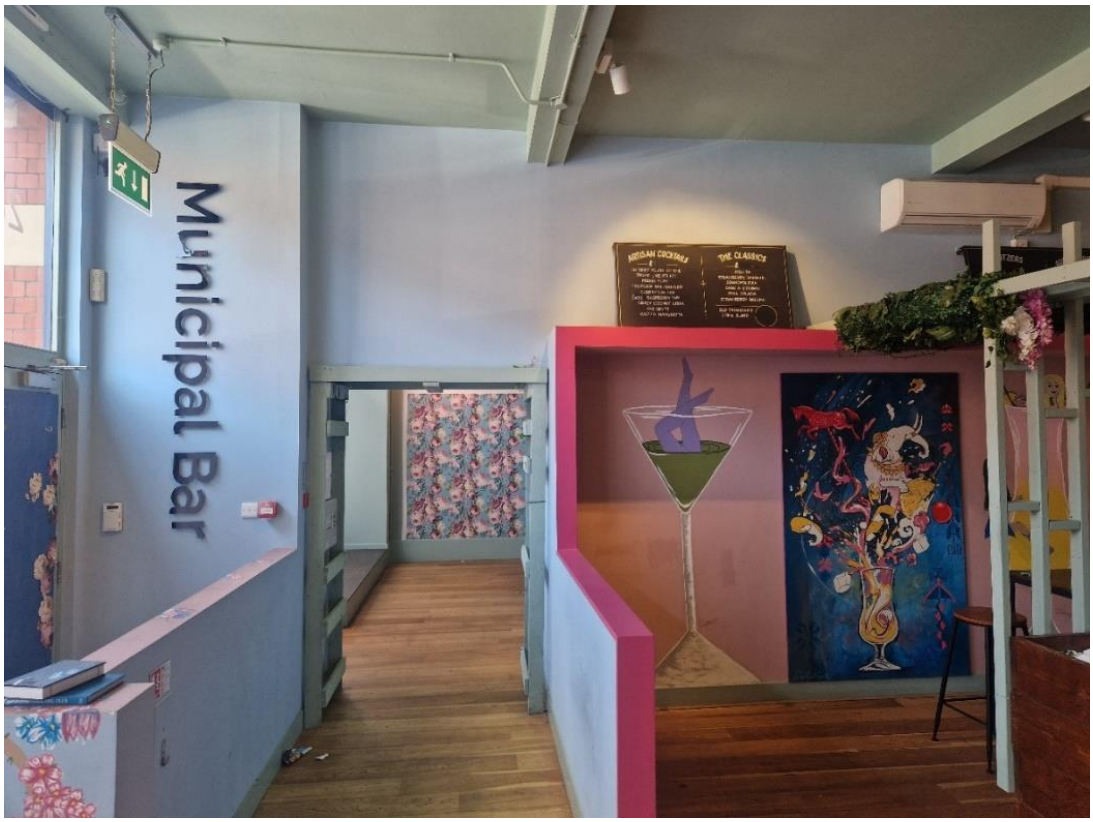


Image 4: Ground Floor Interior view, level access from unit 267 to 265

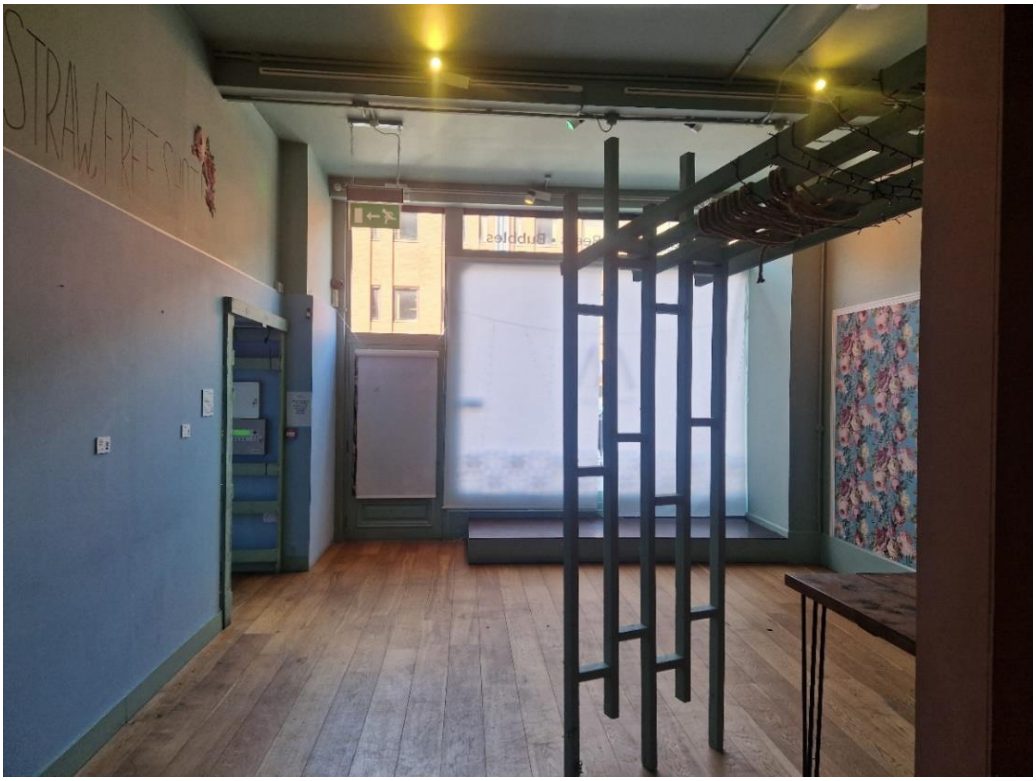


Image 5: Ground Floor Interior view, front of unit 265



Image 6: Ground Floor Interior view, from Ground to basement unit 267



Image 7: Basement Interior view from unit 267 into 265



Image 8: Basement Interior view towards fire exit door, rear of unit 265

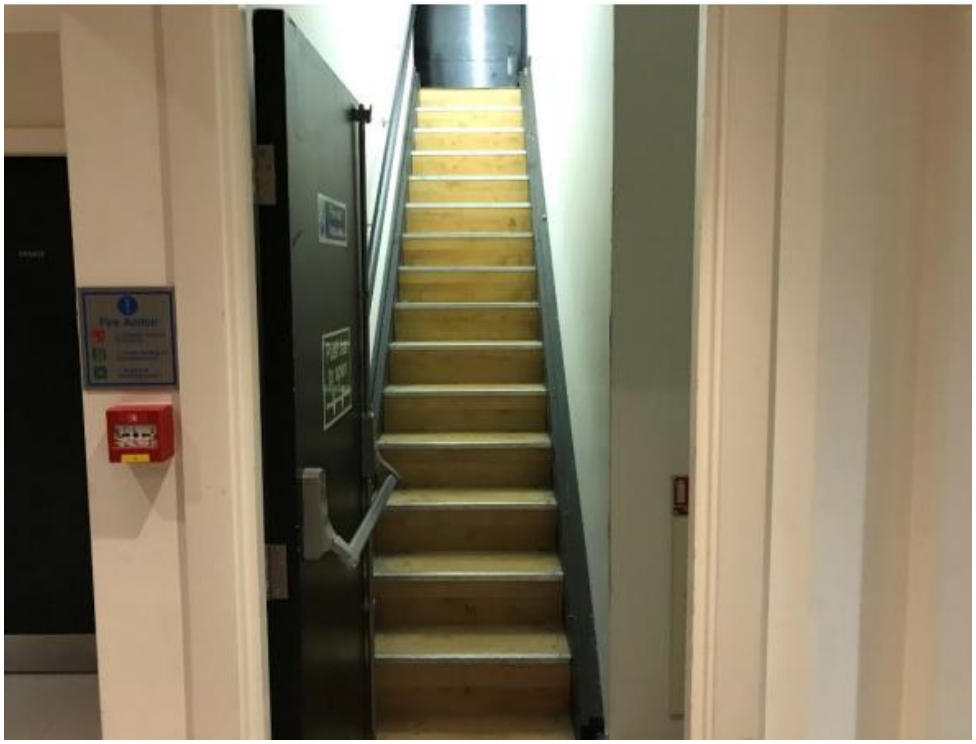


Image 9: Basement to Ground Interior view, MOE staircase to final exit onto Deansgate, this stair will serve Units 261/263 & Units 265/267



Image 10: Shopfront Elevation of MOE Door to LHS, final exit onto Deansgate, serving Units 261/263 & Units 265/267