

Design and Access Statement

17-23 St Ann's Square
Rev A - 11th November 2024

JOHNSON PINNEY ARCHITECTS

Contents

0.0	Foreword
1.0	Brief
	1.1 Mappin & Webb
2.0	Site Location
	2.1 St Anns Square Conservation Area
	2.2 St Anns Square
3.0	Design Proposal
	Finishes

0.0 Foreword



The Design and Access Statement has been prepared to support the Listed Building Consent application for:

- The internal strip-out of existing finishes and installation of new finishes.
- The remodeling of the existing plant room.

This statement should be reviewed in conjunction with the other documents included in the application package, as well as the approved Planning Application and related documents:

- Planning Application Ref: 139943/FO/2024
- Listed Building Consent Ref: 139944/LO/2024

These documents will assist Manchester City Council in assessing the application. Additionally, the submission is supported by a Planning Statement and a Heritage Impact Assessment, prepared by Savills and Donald Insall Architects, respectively.

1.0 Brief

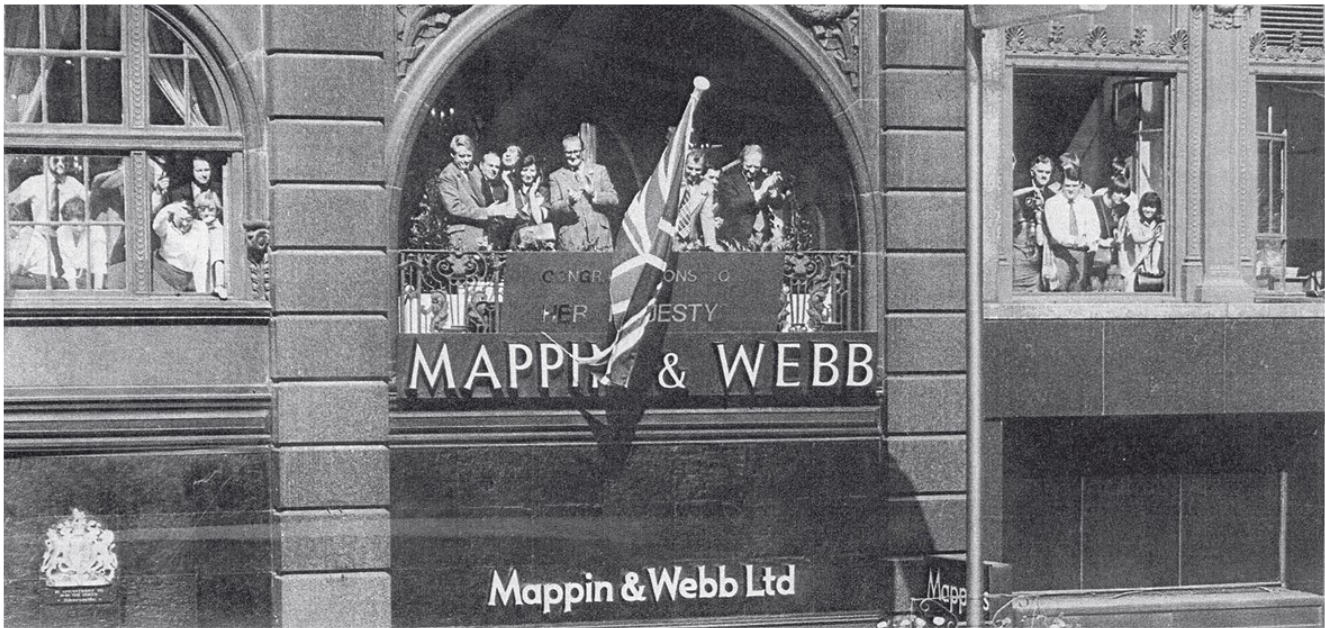


The Watches of Switzerland Group has appointed a project team to submit a Listed Building Consent application for alterations to the property in Mansfield Chambers. This application is linked to the previously approved Listed Building Consent (reference 139944/LO/2024) and addresses additional Mechanical, Electrical, and Plumbing (MEP) requirements.

The proposed changes include enhancing the existing plant room and installing new finishes in areas previously excluded from the original application. The property is a Grade II listed building made of robust masonry and spans five floors, including a basement. Located in the prestigious St Ann’s Square in Manchester’s city centre, the building currently features two vacant units: one formerly occupied by Barclays and the other a retail space.

The Watches of Switzerland Group plans to revitalize these units to create a new flagship store, improving both the property’s functionality and visual appeal.

1.1 Mappin & Webb



Mappin & Webb is a British Institution with over 200 years of tradition and historical significance in the world of silver and jewellery.

Mappin & Webb was born in 1775 when Jonathan Mappin opened a workshop in Sheffield to create silverware for British society. Over the years, the company has expanded internationally and has received royal commissions globally.

Beauty, quality and preciousness are the brand’s values. The brand shows two royal warrants and its craftsman are appointed to the role of Crown Jeweller.

Timeless craftsmanship is combines with superior quality and contemporary design. Mappin & Webb became synonymous with excellence and their wares symbolise the best of Britain.

Illustrious clients over the history include Queen Victoria, Queen Marie Antoinette, The Czar of Russia Nicholas II, Winston Churchill, Charles Dickens, Harry Houdini or Grace Kelly.



1	3
	4
2	5 6

1. Mappin & Webb historic photo

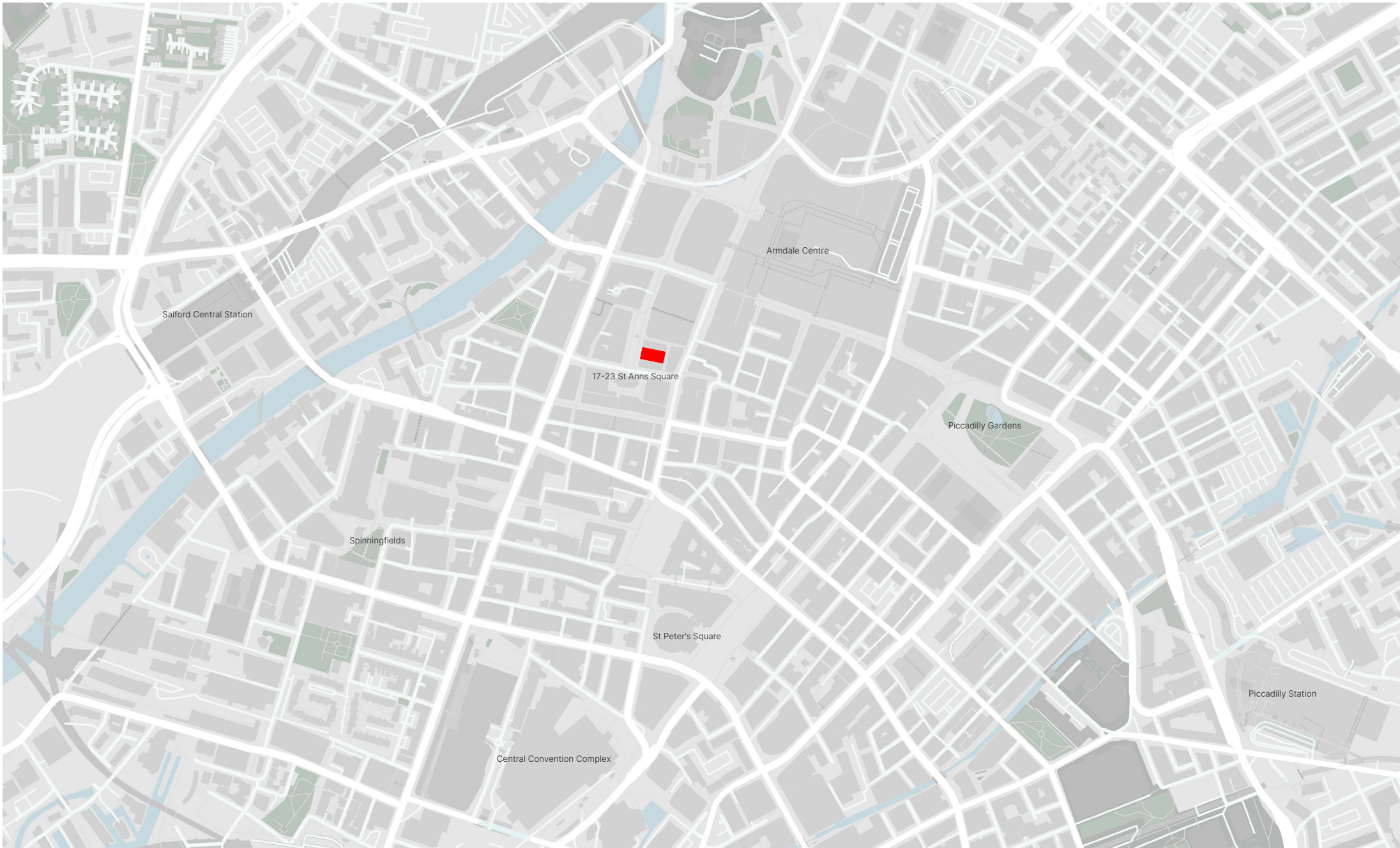
2. Mappin & Webb in York

3. Mappin & Webb historic photo

4. Mappin & Webb historic photo
5. Mappin & Webb silverware

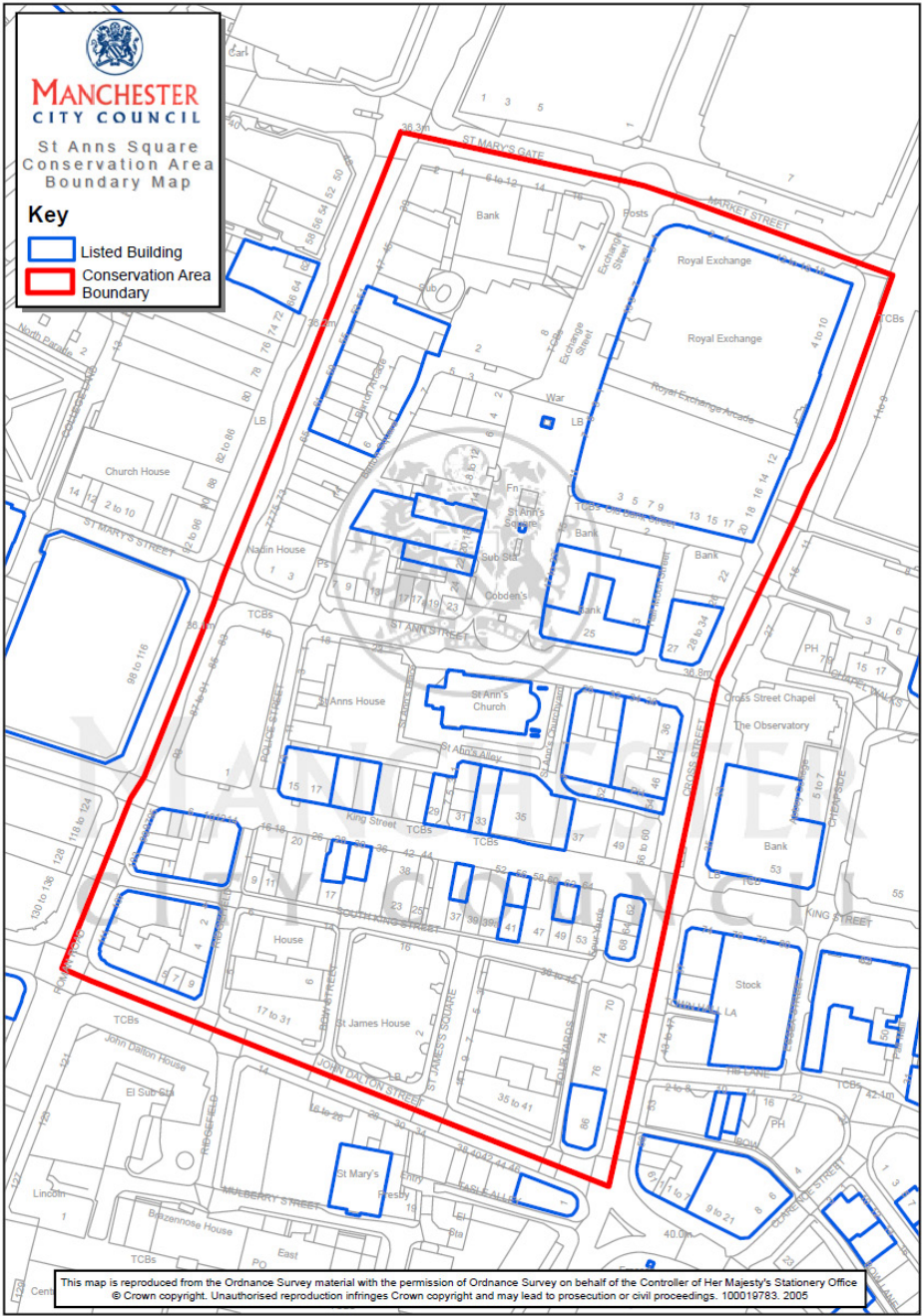
5. Mappin & Webb jewellery

2. Site Location



The site is located in Manchester City Centre in the heart of St Anns Square.

2.1 St Anns Square Conservation Area



17-23 St Anns Square is located within the St Anns Square Conservation Area, first designated by Manchester City Council in 1970.

As outlined by Manchester City Council the area is “an important part of the city centre around St Anns Square, extending as far south as John Dalton Street.

The boundaries are Deansgate, St Mary’s Gate, Market Street, Cross Street and John Dalton Street, some of which are common boundaries with conservation areas designated subsequently.”

1	2
---	---

1. St Anns Square Conservation Area from Manchester City Council
2. 17-23 St Anns Square from Manchester City Council

2.2 St Anns Square

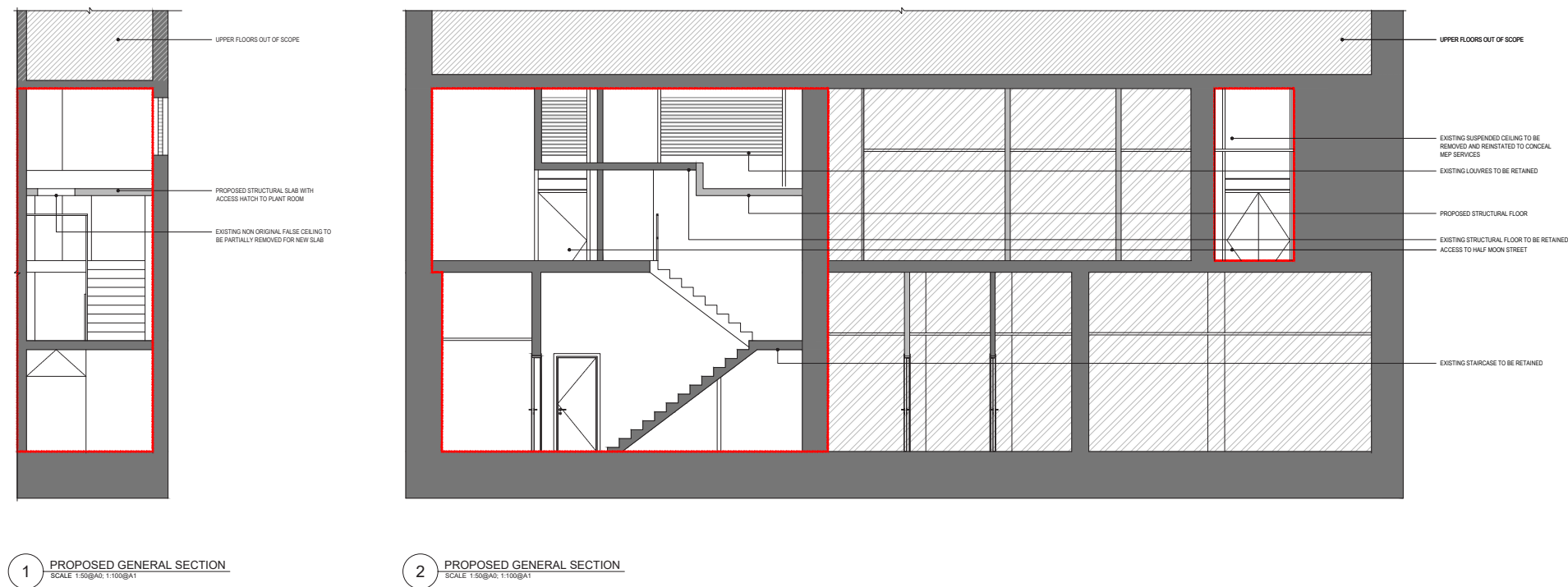


The property is located in within the retail district where other high-end retailers can be seen such as David Robinson or Watches of Switzerland from the same group; making St Anns Square a perfect location for the new Mappin & Webb flagship.

1	2	3
---	---	---

- 1. St Anns Square - David Robinson
- 2. St Anns Square - Watches Of Switzerland
- 3. 17-21 St Anns Square

3.0 Design Proposal



The new Listed Building Consent application aims to extend the previously approved consent by incorporating areas outside the original scope of work.

As part of the proposed alterations, the plant room will be redesigned according to the proposed drawings to provide sufficient height for maintenance purposes; please refer to the architectural method statement for detailed information. The application also outlines the existing and proposed finishes:

- The existing carpet tiles will be removed and replaced with vinyl tiles.
- Walls will be stripped and modern linings installed where applicable, while exposed fabric will remain visible and painted to enhance office comfort.
- The current suspended ceilings will be removed and reinstated to accommodate the required MEP services.

This proposal is designed to complement the approved scheme by preserving heritage elements and concealing MEP services within the back-of-house areas. Overall, the project aims to enhance the historical features of the Grade II listed building while creating a luxurious space tailored to the specific needs of Mappin & Webb.

JOHNSON PINNEY ARCHITECTS