DESIGN & ACCESS STATEMENT

BARCLAYS BANK,
86-88 MARKET ST,
MANCHESTER
M1 1PD



Introduction

The Design and Access Statement has been prepared to accompany an application for Full Planning Permission at Barclays Bank, 86-88 Market St, Manchester, M1 1PD.

Proposal

The formal description for which consent is being sought, is as follows:

> *"Alterations to existing shopfront, including conversion from frameless to framed shopfront, replacement glazing and alterations to ATM"*

Design Principles

Use

The use will remain the same as existing.

Layout

The proposal comprises the replacement of the existing frameless shopfront entrance to a new framed shopfront entrance with framed sliding auto doors with pocket. The existing glazing will be replaced with laminated glazing which prevents glass from shattering. The works also comprise the introduction of new smart ATMs, with laminated glass surrounds.

Scale

The scale of the proposals is appropriate and aligns with the existing frontage.

Landscaping

The proposals do not entail any new external landscaping works.

Appearance

The works comprise the replacement of the existing frameless shopfront entrance to a new framed shopfront entrance with framed sliding auto doors with pocket. The frontage will look largely the same as existing. The detailed framed approach allows for slim frames and will align with the framing of the first floor above.

The proposed laminated glazing prevents glass from shattering and is therefore a much safer material. Meanwhile a framed system restricts damage from spreading to other panels and results in easier repairs as one only has to replace damaged panels, as opposed to entire frontages.

With regard to the ATM, the laminated glazing is more robust than current glazing but there is imperceptible difference as colour treatment will match existing.

The works serve to improve the turnaround of any repairs and would result in reduced period of time that hoarding is required therefore reducing any negative impact on the high street,

improving the appearance and for customers, employees and users of Market Street as a whole.

Sustainability

The proposals seek to ensure that the Market Street Barclays branch can continue to provide a high-quality service on the high street and can be accessible to all those who use this service.

Access

The works comprise the replacement of the existing frameless shopfront entrance to a new framed shopfront entrance with framed sliding auto doors with pocket. The proposals will therefore ensure that full pedestrian access is restored to the unit.

Currently, the hoarding which is in place is not inviting to customers, impacting on their experience and service; and is impacting on staff morale, particularly during inclement weather and winter months. Therefore, significantly reducing the period of hoarding is essential to the operation and accessibility of the branch to ensure that Barclays can continue to provide a high quality service on the high street and can be accessible to all those who use this service.

The proposals will ensure that full pedestrian accessibility is restored at the Site, allowing for able and disabled customers and staff to access the branch.

Conclusion

Overall, the proposed alterations are limited to the ground floor, maintain the active frontage by the retention of glazing and do not impact the function and integrity of the conservation area.