

Design and Access Statement

17-23 St Ann's Square
Rev A - 12th November 2024

JOHNSON PINNEY ARCHITECTS

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0.0 Foreword



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

- The structural works required for the repair of the existing masonry pier.

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

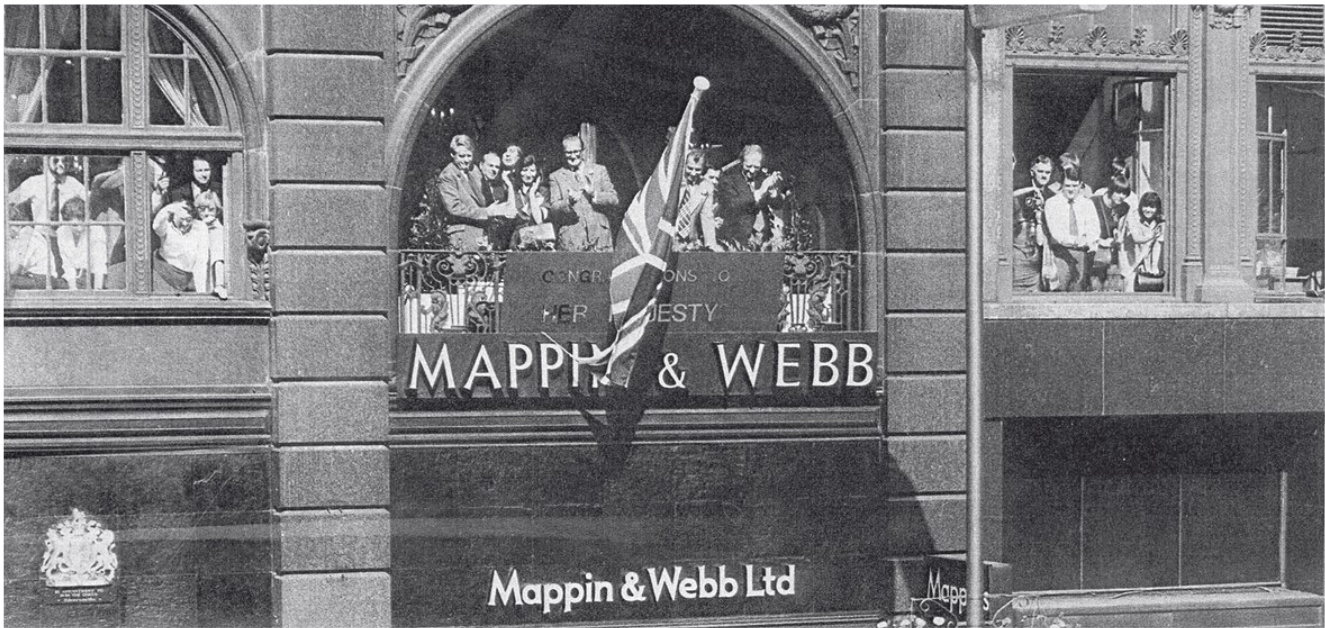


The Watches of Switzerland Group has appointed a project team to submit a Listed Building Consent application for alterations to the property in Mansfield Chambers. This application is linked to the previously approved Listed Building Consent (reference 139944/LO/2024) and addresses the proposed structural works around the repair of the existing mansory pier at the front of the building.

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1. 17-21 St Anns Square, Manchester, 2023

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.

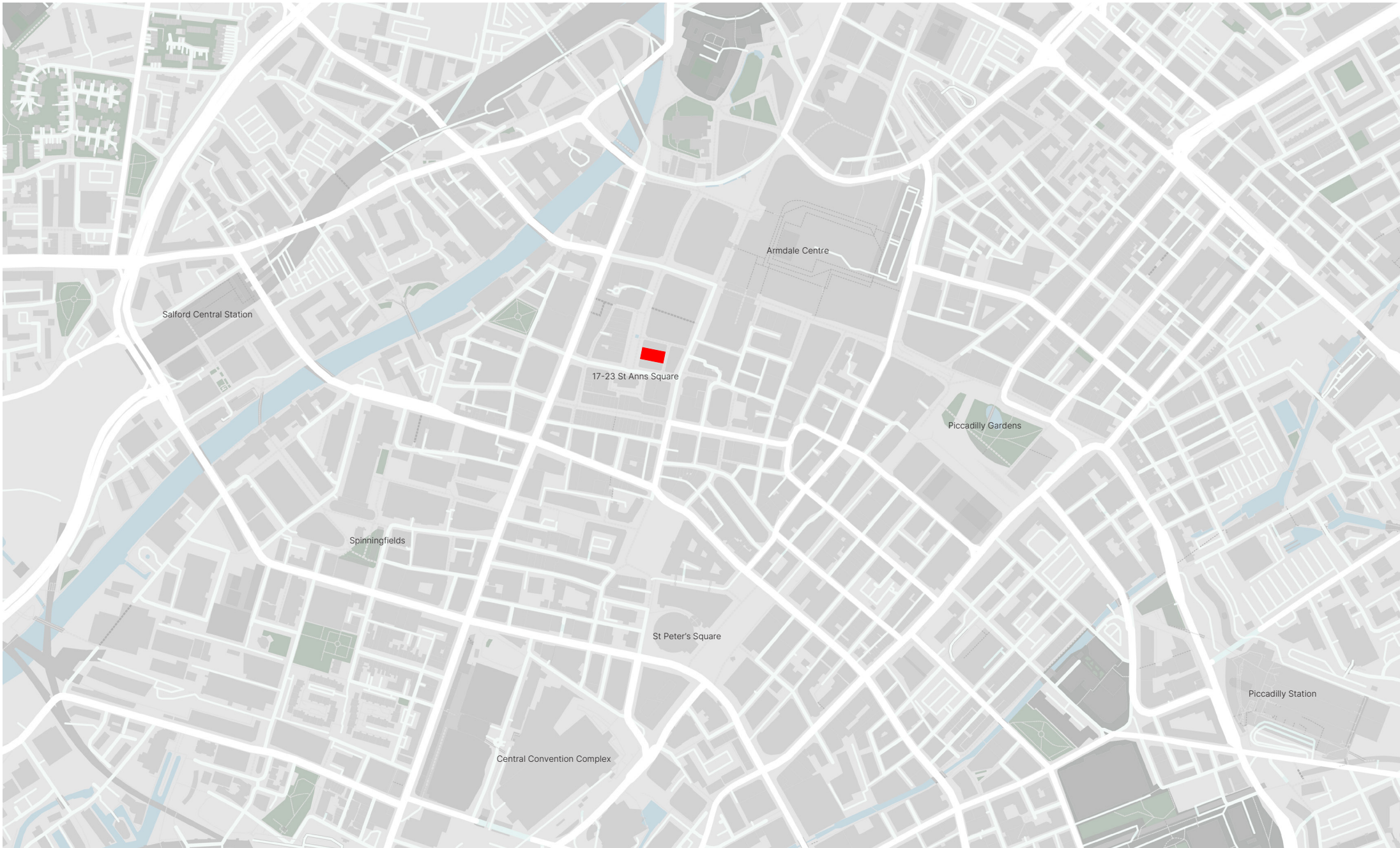
Timeless craftsmanship is combines with superior quality and contemporary design. Mappin & Webb became synonymous with excellence and their wares symbolise the best of Britain.

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.

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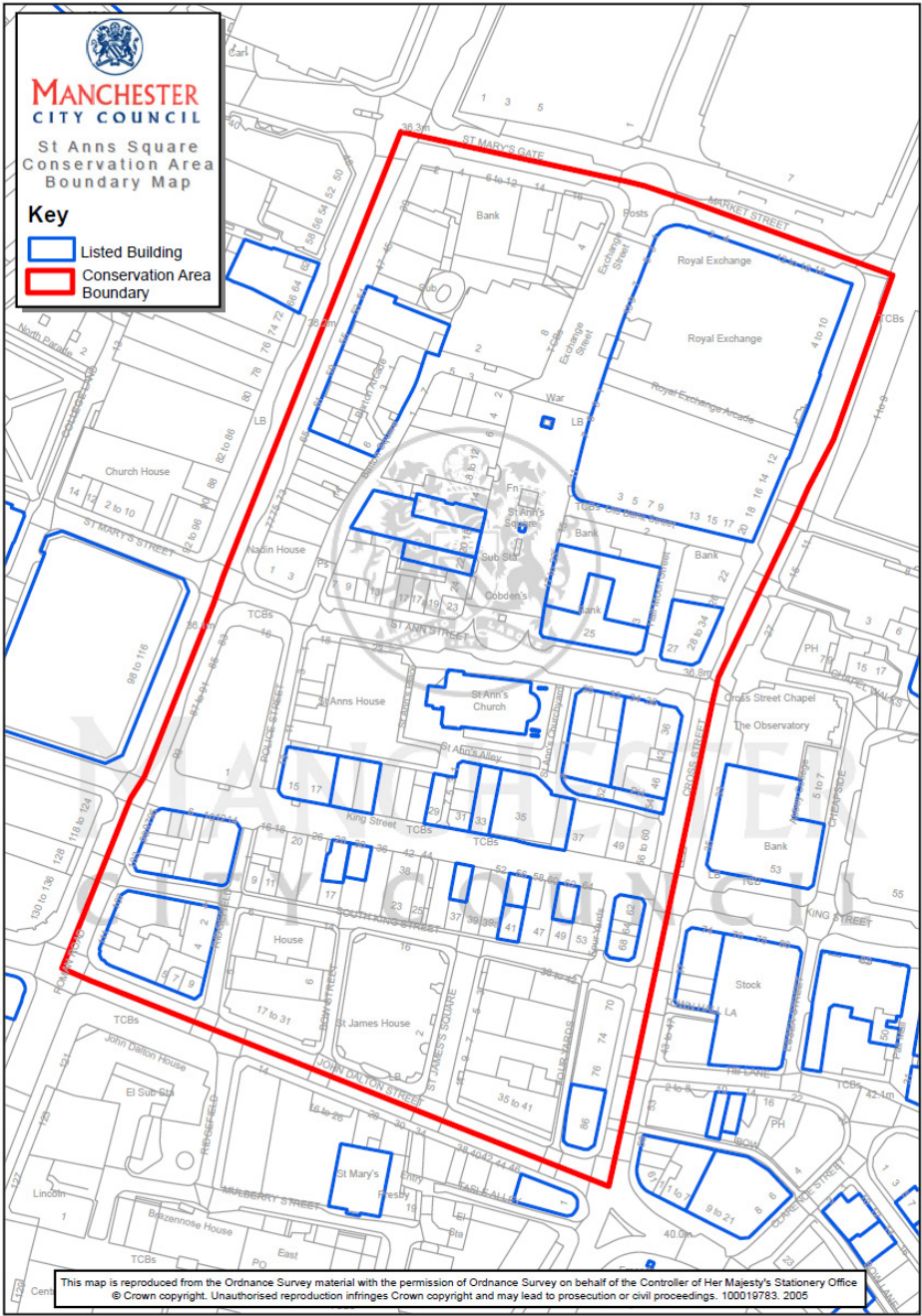
1. Mappin & Webb historic photo
2. Mappin & Webb in York
3. Mappin & Webb historic photo
4. Mappin & Webb historic photo
5. Mappin & Webb silverware
5. Mappin & Webb jewellery

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.”

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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.

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

3.0 Structural Proposal



Introduction

During the strip out works on site, significant cracks were uncovered to an existing masonry pier located towards the front of the building at ground floor level.

The contractor raised concerns that further removal of finishes could compromise the structural integrity of the pier. Work was therefore paused to the pier and an exclusion zone created in the area until the structural engineer attended site.

The structural engineer attended site on 30th August to carry out a visual inspection of the pier. It was agreed to pause strip out works to the pier and the immediate area until temporary propping had been installed. The props were fully installed on 23rd October, removing load from the pier to allow for the safe removal of the finishes.

Once all finishes were removed, the existing masonry was fully inspected. Significant vertical cracks were observed at both ends of the pier, which are believed to continue through the entire pier, which have resulted in a section of the existing masonry being separated from the rest of the pier. The base of the pier was also found to be partially supported on existing floor joists with large gaps present between the pier and the wall below.

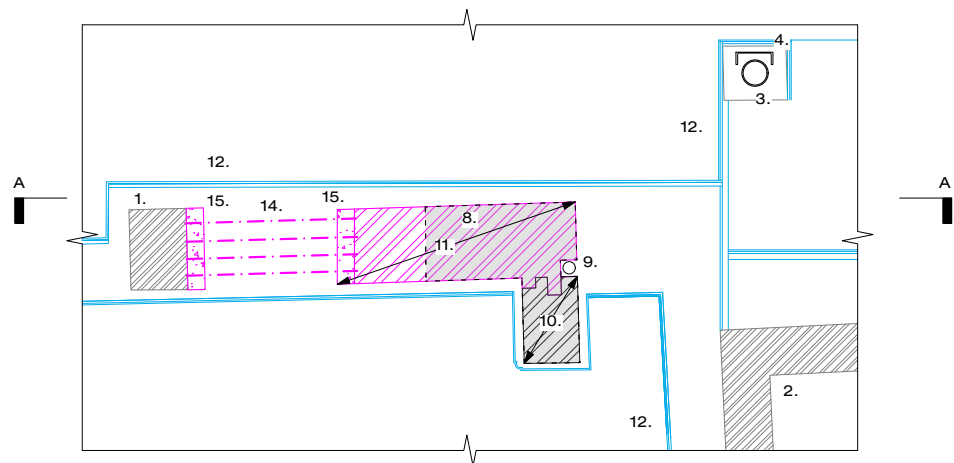
The inspection also revealed that a portion of the masonry pier, L-shaped on plan, remained in good condition with adequate support at its head and base.

It is believed that the defects are a result of the forming of the adjacent opening, which concentrated load on the masonry in this location.

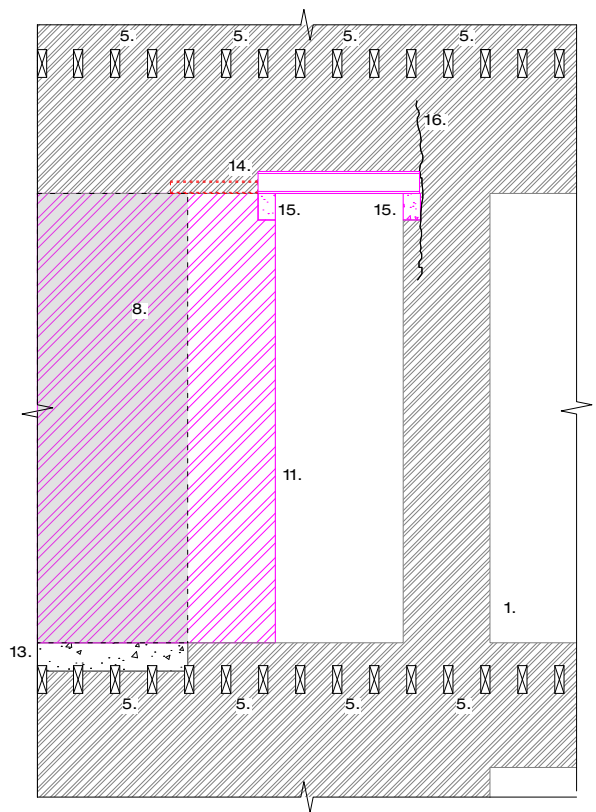
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- 1. Photo showing the corner pier damage
- 2. Photo showing the corner pier damage
- 3. Photo showing the corner pier damage

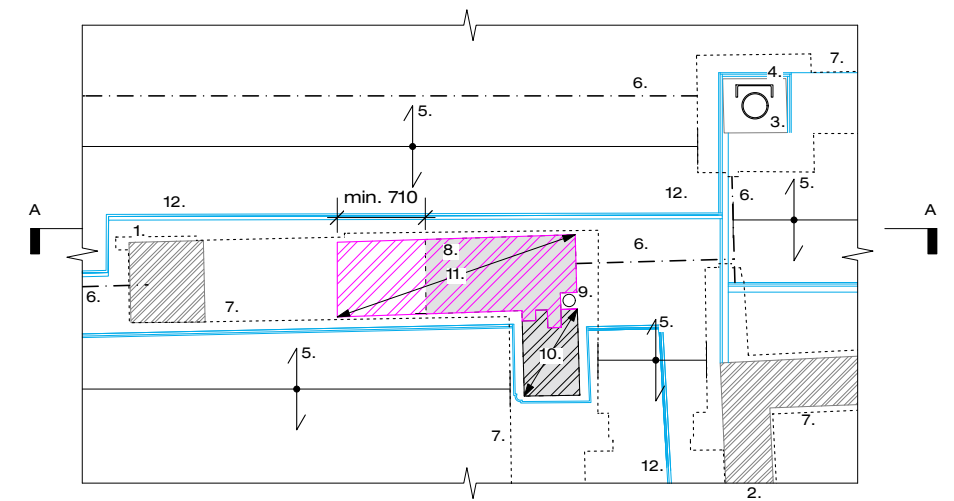
3.0 Structural Proposal



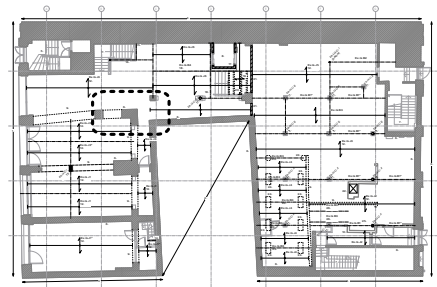
Floor Plan - GF Lintel Level
1:50



Elevation AA
1:50



Floor Plan - Ground Floor Level
1:50



Reference Plan
Not to scale

The proposed works involves a partial rebuild of the existing corner pier. The portion of the existing pier deemed in good condition is to be retained with the remaining portion of brickwork replaced.

The defective section of the corner pier is replaced with high strength engineering brickwork fully toothed and bonded to the retained section of the corner pier. The new section of masonry will be rebuilt to a greater length to allow load spread from walls and floors above into the existing wall below.

Historic record drawings reveal that the original corner pier was greater in length than the defective pier. Therefore, the proposals would see the corner pier reinstated to a size similar to its original proportions.

Increasing the pier's length also removes the equirements to carry out remedial works to the lower ground masonry walls below. Therefore, minimising the extent of work carried out to existing structure within this heritage asset.

New lintels would be installed, spanning between the corner pier and adjacent square pier, bearing onto new mass concrete padstones. A stacked lintel arrangement would allow for full support of the existing masonry wall above.

For full details of the structural proposals, refer to drawing 1920-SK00013 Corner Pier Scheme.

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