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Design, Access and Heritage Statement

to support a Listed Building Consent Application for

1-5 St Anns Square, Manchester M2 7EF

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1. INTRODUCTION

1.1 Blass Design are instructed on behalf of Scamp and Dude Ltd to submit a Listed Building application for external alterations to the existing retail shopfront at 1-5 St Anns Square, Manchester, M2 7EF

1.2 Moss Bros. Group Ltd. previously occupied the site on the ground floor and basement as a retail unit.

1.3 Architectural drawings are provided with this application to show the proposed works.

1.4 This statement will assess the impact of the proposals on the Grade II listed building and to conserve the architectural and historic interest of the building.

1.5 This Statement should be read in conjunction with the submitted drawings.

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ReQuestaPlan

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Metres

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Plan Produced for:	Blass Design LLP
Date Produced:	22 Aug 2024
Plan Reference Number:	TQRQM24235112410789
Scale:	1:1250 @ A4

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2. SITE DESCRIPTION

2.1 The site is a retail unit located within the Royal Exchange Building at St Ann's Square. The retail space has two shopfronts: the main shopfront on St Ann's Square and the side elevation onto the Royal Exchange Arcade. The Royal Exchange Building is a listed Grade II building, and the proposal is related to maintaining the use as a retail unit for 'Scamp and Dude' Ltd.

2.2 The retail site is located on the corner of St Ann's Square and the internal arcade that runs through the Royal Exchange Building. The Royal Exchange building was built from 1914-1921 by the architectural firm 'Bradshaw, Gass and Hope.' It has replaced three earlier buildings on or nearby the site starting from c 1729. The building had to be heavily repaired after a bombing by the IRA in 1996. It has also previously been rebuilt from damage in the Second World War.

2.3 Until recently, Moss Bros Group Ltd. previously occupied the site as retail on the ground floor and basement, with staff facilities in the basement.

2.4 There are no proposed works that will alter or harm any element of the existing building which forms part of its special historic interest.

2.5 The listed building description as described from the Historic England website is as follow:

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" SJ8398SE 698-1/27/124 MANCHESTER EXCHANGE STREET(East side) Nos.1 to 13 (Odd) Royal Exchange 03/10/74

GV II Includes: Nos.4 to 20 ROYAL EXCHANGE ARCADE. Includes: Nos.1 to 19 ROYAL EXCHANGE ARCADE. Includes: Nos.1 to 17 OLD BANK STREET. Includes: Nos.1 to 7 Former Royal Exchange ST ANN'S SQUARE. Includes: Nos.2 to 20 Former Royal Exchange MARKET STREET. Includes: Nos.2 to 20 Former Royal Exchange CROSS STREET. Commercial exchange, now shops, theatre, etc. Rebuilt and enlarged (for the fourth time on this site) in 1914-21, by Bradshaw, Gass and Hope. Darley stone, slate roof with three glazed domes.

Very large approximately rectangular plan on island site penetrated by east-west arcade at ground floor and enclosing central atrium at first floor. Classical style. Four storeys with two attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to first, second and third floors with massive entablature and modillioned cornice; first attic storey with cornice and balustraded parapet, second attic storey in mansard roof, Baroque turret at north-west corner, domes over other corners. Giant round-headed entrance arch in west side with wide steps up; first and second floor windows set in giant round-headed arches; mullioned windows to third floor and first attic storey

Interior: very impressive trading hall (now containing modular theatre).

Listing NGR: SJ8384398442 "

Source:

https://historicengland.org.uk/listing/the-list/list-entry/1200826?section=official-list-entry

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2.6 The Royal Exchange building is occupied by shops at ground level and in the arcade that runs through it. It forms part of St Ann's conservation area. The building also includes the Royal Exchange Theatre and the Royal Exchange Shopping Centre.

2.7 The primary shopfront elevation faces west to the square and only the ground level of the shop is visible from the exterior. The façade is comprised of rusticated sandstone piers on either side of original side openings. The original shop windows and doors are modern flat glazed windows with glazed doors and projecting signage. There are also glass block pavement lights set above the basement.

2.8 The arcade elevation contains varnished wooded pilasters with modern glazed shopfront windows and projecting signage.

2.9 The ground floor area of the existing unit had been designed as a flexible retail space. The original wall between units 1-3 and 5 had been opened in 1953. The current shop and previous usage had been predominantly internal fitouts and general decoration works over the years.

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View towards Royal Exchange Theatre (June 2022)

(Source: Google Street View - https://maps.app.goo.gl/EWwfUMcakTnfQJoz8)

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Existing Shopfront (St Ann's Square) (June 2022)

(Source: Google Street View - https://maps.app.goo.gl/EWwfUMcakTnfQJoz8)

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View towards Royal Exchange Arcade (June 2022)
(Source: Google Street View - https://maps.app.goo.gl/EWwfUMcakTnfQJoz8)

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3. PROPOSAL

Proposal of Suspended Internally Illuminated Signage behind Shopfront Glazing. Proposal of 2 no. New Projecting Illuminated Signage Panels to Main Shopfront Elevation (St Anns Square). Proposal of 1 no. New Projecting Illuminated Signage Panel to Royal Exchange Arcade Elevation.
General internal decorations / maintenance to existing partitions. (No alterations to structure or compartmentation)

The appearance of the shopfront will not be altered. The main shopfront signage will be suspended from the internal ceiling behind the glazing, which doesn't affect the building's featured structural details. There are no external works to the building to be proposed. The shopfront glazing and entrance doors are existing and will be retained.

The proposed suspended signage are internally illuminated letters suspended on a stainless-steel bar from the existing ceiling – away from the shopfront glazing.

Currently, there are 2 projecting signs to the unit facing St Anns Square, and 1 in the arcade premises. Since they are part of the existing site, new branding letters are to be proposed for the new 'Scamp and Dude' shop. The letters will be Fret Cut Vinyl (RGB: 130/97/64) fixed to White Signage Panel with Halo Illumination within frame.

Internal works will only be general decoration and maintenance works to a shop fit out that retains the existing partitions throughout ground and basement levels.

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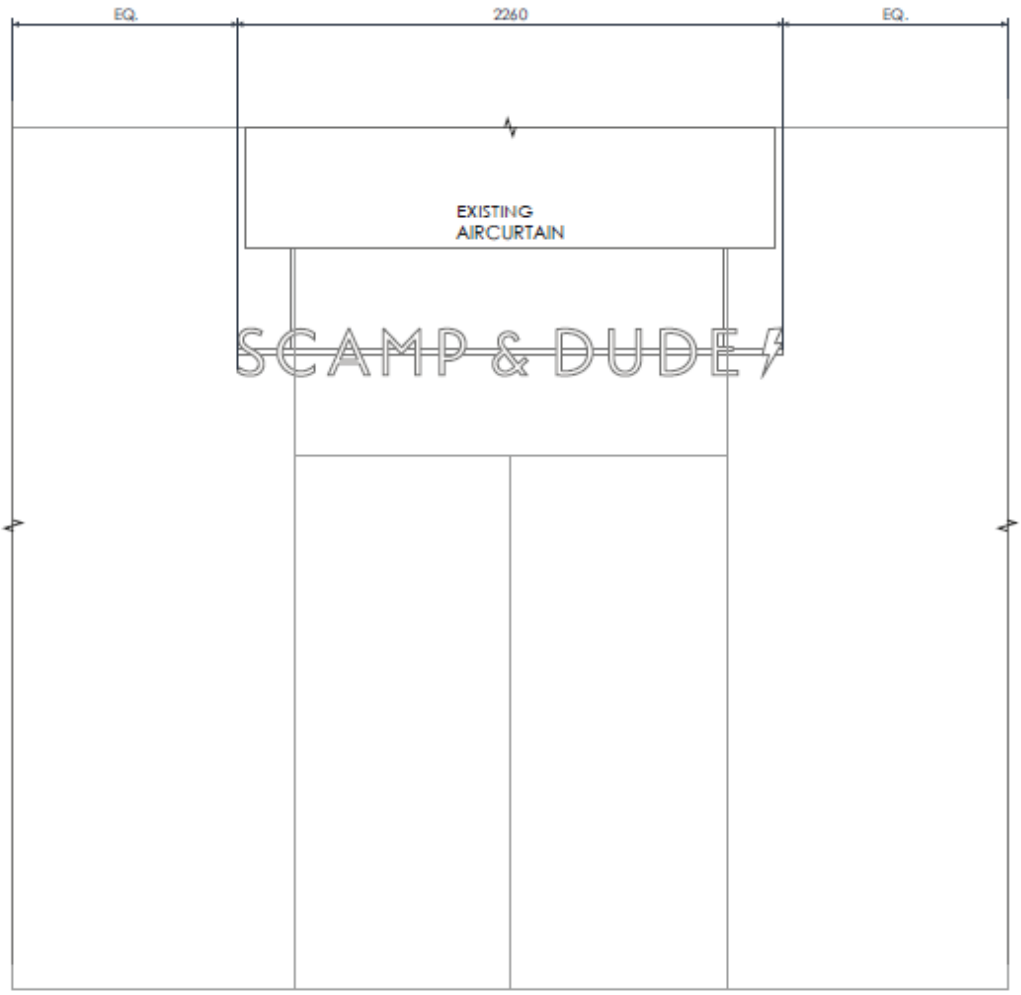

Proposed Shopfront

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4. DESIGN AND ACCESS STATEMENT

4.1 There is no external alteration work to the shopfront whatsoever and doesn't impact the architectural interest of the site as there is only an amendment for the new branding signage internally and on the provided projecting signs.

4.2 The alterations do not affect the listed features such as the stone elevation, and the key features of the larger part of the Exchange Building. The internal works are only minor, as there are no listed features internally.

4.3 The proposals for internal are primarily decorative / maintenance therefore the existing access into the shop will not be impacted by the proposals.

4.4 The existing access into the premises is St Ann's square via the pedestrian walkway. The store has an open-door policy at opening hours.

4.5 The staff are trained to assist any customers with difficulties within the shop. Visual nonslip nosing will be retained on the existing stairs throughout to the basement.

4.6 There are no further changes in this proposal that could affect access.

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5. HERITAGE STATEMENT

5.1 This statement has been made to assess the impact of the proposal on the Grade II listed building. The building also lies within the St Ann's conservation area.

5.2 The most significant heritage asset to the site is the external appearance of the whole Royal Exchange Building and the arcade. The area is renowned historically for cotton and textile trade. Retail shops within this area was a key part of commercial growth throughout the past. The site has always been associated with tailoring, up to current day. The Manchester Royal Exchange is an iconic building for retail and the arts. To retain this heritage, it is ideal to retain the usage as a shop and renew the look of the interior. In Section 16 of the National Planning Policy Framework, it is mentioned that 'Plans should set out a positive strategy contribution to local character and distinctiveness' (Paragraph 196). To propose a new retail unit to enhance this statement would be a positive outcome.

5.3 The historical significance of the former key centre of commerce in the UK has been preserved through the number of shops in the area. With the building's architectural significance, it has been visually important to the character of the cityscape. The elevation of 1-5 St Ann's Square contributes to the composition of the Royal Exchange building itself, combined with the arcade. The original elements of the shopfront as well as its adjacent shops, has been maintained consistently to contribute to the significance of the streetscape in keeping with the aesthetic value.

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5.4 Under Paragraph 203 of the National Planning Policy (Section 16) , it is important to take account of the positive contribution that conserves the heritage assets for economic vitality and the desirability of new development to have a good impact on local character. The communal significance of the area is its retail purposes in central Manchester. In a building of high value, its heritage is conserved within the bustling shopping area, as it prolongs the age by modern retail.

5.5 There are no proposals to conceal, remove or alter part of the existing building fabric that will affect its value.

5.6 There are no changes to the stairway and the basement floor.

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6. CONCLUSION

6.1 The proposed works to the site are acceptable to the Listed building.

6.2 The proposals will not harm the historical character of the building.