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INDIVIDUAL RESTAURANTS **86 CROSS STREET** **MANCHESTER** **M2 4LA**

DESIGN AND ACCESS STATEMENT

**PROPOSED INTERNAL FIT OUT WORKS TO PROVIDE A LICENSED PIZZA
RESTAURANT AT BASEMENT AND GROUND FLOOR LEVELS.**

MAY 2024.

1.0 INTRODUCTION.

This Design And Access Statement is supplemental to and in support of the previously Approved Full Town Planning and Listed Building Buildings Application No. 117966/FO/2017.

The proposals are for the internal refurbishment and fit out works at Basement and Ground Floor levels, shopfront and windows, and new external signage, incorporating all relevant and associated enabling and builders works.

The production of the Statement follows pre-application consultations with the City of Manchester Town Planning and Conservation Departments, and the current proposals have been designed to take into account their comments and observations.

All elements of the internal fit out design proposals have duly considered the architectural importance of the building, both to itself and within the local area context.

2.0 THE SITE – SIGNIFICANCE.

Cross Street is a significant thoroughfare that runs through the centre of Manchester, parallel to Deansgate and located centrally within the City.

The building holds a prominent corner position at the South Western end of Cross Street, at a junction with John Dalton Street, and faces out on to Albert Square and Manchester Town Hall.

No. 86 Cross Street also falls within the catchment of the St. Annes's Square Conservation Area. The internal fit out works have been designed with full consideration of the building's architectural significance and importance within this historical area of the City.

The Application site sits in a prominent location and has an imposing edifice within the local street scene. The majority of neighbouring properties contain a mix of retail or hospitality/catering premises at street level with a mix of commercial offices or residential apartments above.

Formally known as Anglia House, number 86 was designed by the architect Charles Heathcote. The building is part of a wider context of Heathcote buildings and other Listed buildings around Manchester, and falls within the curtilage of St. Annes's Square Conservation Area.

The site benefits from a variety of local amenities, all within walking distance, including retail outlets, supermarkets, bars and restaurants, as well as Civic buildings, with the impressive Manchester Town Hall and Central Library directly opposite.

The site also has ample public transport available which link all areas of the City by metro and bus, as well as a number of train stations within walking distance that link the City to the National Rail Network.

Prior to the construction of Anglia House, 86 Cross Street was occupied by the Princes Tavern, which was said to be the birthplace of Thomas de Quincey, author of Confessions of an Opium Eater.

During the 1950's and 1960's the building was occupied by the Scottish Amicable Life Assurance Society, with the ground floor used as a bank.

The exterior of the building is of special architectural interest, resulting in this being the main reason for its Listing. Constructed from brown polished granite at the entry level, with red sandstone ashlar above.

Built on a prominent yet narrow corner site, the building is notable within the local streetscape for its composition of baroque motifs. This is particularly evidenced by the corner dome that gains prominence from Alberts Square.

The Four Yards Elevation has been the subject of gradual change, but it is noticeable from the junction between the two thoroughfares.

While the Baroque influence of the main elevations are largely intact, the most significant changes have taken place inside the building. The interior has been subject to extensive alterations, and most recently to the upper floor levels to conversion to residential apartments, and the surviving historic fabric of the original floor plan is fragmentary.

The entry level has been largely subdivided and evidence of the existing cellular floor plan is no longer legible. The first, second and third floor attic levels have been converted into residential apartments – Town Planning Approval No. 117966/FO/2017.

Due to the significance of this heritage asset within the City streetscape, all proposed works will seek to make good, replace and refurbish remaining elements which are of architectural and historical significance. The internal works proposed will seek to acknowledge and retain where possible the interior features and finishes, and achieve a more vibrant and active use for such a prominent City centre location.

2.1 THE SITE – DESIGN CONSTRAINTS AND CONSIDERATIONS.

The refurbishment and internal fitout works respect the significance of the Conservation Area.

The refurbishment and internal fitout works will enhance where possible, the character of the building.

Potential to achieve a more vibrant and active use for a prominent city centre heritage asset.

Enhance the overall contribution of the interior to the significance of the building as a heritage asset.

Conversion of the former betting shop into a restaurant, enhancing the way in which the building is experienced.

The opportunities presented by the proposed refurbishment and internal fitout works far outweigh any constraints imposed by its Listing. The proposals seek to repair and enhance the original features, and no significant harm will be done where alterations are proposed to enhance the feasibility of the scheme.

2.2 THE SITE – PLANNING POLICIES CONSIDERED.

National Planning Policy Framework (NPPF).

3.0 DESIGN, ACCESSIBILITY AND USE.

Level access at the main entrance exists and will be retained.

The provision of an Assisted Toilet at Ground floor will enable all customers to access the same facilities. Restaurant usage will feature the same provision over the Ground Floor and Basement, so that the disabled customers are not prejudiced by only having access to the Ground Floor.

The internal fitout design aims to provide a scheme that will both enhance and compliment and invigorate the internal space and original detail, that has deteriorated, and where appropriate, repair those features which would enhance the significance of this heritage asset.

By changing the use of the building at Ground Floor and Basement levels, the buildings new air of vibrancy will make a positive contribution to the overall character of the Conservation Area.

All proposed internal fitout and refurbishment works will be carried out with the utmost care and respect for the historical and architectural significance of the building, and no significant harm will be done whilst carrying out the works.

No. 86 is a building comprised of new residential Apartments to First, Second and (Third) Attic floor levels. The Basement and Ground Floor levels are empty and unused.

It is proposed, therefore, that the Basement and Ground Floor areas will be converted into a licensed restaurant – Use A3 – which is a more appropriate usage for its context and will, therefore, open up a greater dialogue between the building and the surrounding area.

The internal fitout and refurbishment works will bring back much needed vibrancy to the building which is befitting of its architectural and historical significance.

4.0 SCALE.

No new buildings are proposed and no external spaces will be created. The external building works proposed and required, are for the accommodation of new main frontage signage, new timber shopfront and widow units to replace the existing – of design to match the existing, incorporation of air intake and exhaust air grilles at low level to Four Yards elevation, together with new vertical extract duct riser to Four Yards elevation.

The proposals are for the provision of a licensed restaurant split over the Ground and Basement floor levels. All superfluous non original features will be stripped out and made good. Any original and/or notable features will be enhanced to raise the quality of the interior to compliment the exterior.

Part M compliant access is in place, and with the provision of an Assisted Toilet at Ground Floor entry level, the restaurant is fully accessible to all users.

The restaurant area at Ground Floor level will also incorporate the main Pizza Oven Cooking Area, Served, Drinks Dispense and Takeaway pick up. The Basement accommodates additional customer Dining, Customer Toilets, Kitchen Preparation and Storage, and Staff Accommodation. The extract flue from the pizza oven at Ground Floor will discharge through the rear Four Yards external wall and then rise vertically in the corner, to terminate 1.0m above the roof eaves line, and will not be adjacent to any openable windows. All service risers will be properly considered by a qualified acoustician, and will be installed to meet the relevant standard with regard to the minimising of the passage of sound.

Existing windows on the rear Four Yards elevation will be opened up to allow natural light into the Ground Floor restaurant area.

All internal fitout and refurbishment works will be carried out with full respect for the historical and architectural significance of the building, and no significant harm will be done to the building through the undertaking of the proposed works.

5.0 EXTERNAL.

The existing stone and brickwork to the external elevations at Ground Storey level will be cleaned. Otherwise, the façade will remain untouched.

The entrance doors, shopfront windows and sliding sash windows will be replaced, with new timber painted, and of design to match existing.

The rear Ground Floor windows will be opened up to permit natural daylight into the restaurant dining area, and to make more of the existing elevation legible

The rear Ground Floor windows that bridge the floor slab and down to Basement level, will accommodate a decorative perforated grillage to the outside face, providing free air intake and discharge from mechanical plant located at Basement level.

6.0 ADDITIONAL INFORMATION.

6.1 ALTERATION TO EXISTING STAIRCASE, GROUND FLOOR TO BASEMENT.

Existing timber access staircase leading from ground to basement floor level, to be removed completely, existing ground floor slab modified, and new timber staircase installed.

Removal of the existing timber staircase is necessary, due to its' non conformity with current Building Regulations requirements, poor condition, poor state of repair, and unsuitability for reuse.

6.2 WASTE DISPOSAL.

Rubbish/refuse will be bagged everyday and held in the Basement Refuse Holding Room, until the end of each trading day. At which time it will be transferred and disposed of into the shared refuse bins at the rear of Piccolino Café Grande in Bow Lane adjacent.

No rubbish/refuse will be allowed to be left or stored externally around the building

6.3 SECURITY.

Existing previously blocked and boarded up windows to the rear Four Yards elevation, are to be opened up to maximise natural surveillance of the publicly accessible areas.

Existing rear access door to Basement, is key fob operated from outside, with push bar release internally.

New main entrance doors secured by internal drop bolts to the slave leaf, and security rated 5 lever key operated deadlocks.

Provision of internal intruder alarm system, incorporating CCTV camera surveillance throughout, door contacts and CCTV camera coverage externally of the Main Entrance.

All window glazing, together with new shopfront glazing, to conform to current safety standards legislation and requirements, British Standards and Building Regulations.

6.4 LANDSCAPE.

None proposed.

6.5 MEANS OF ESCAPE.

There will be a Management Plan in place to assist the safe evacuation of people from the building, especially disabled.

Suitable provision of Fire Detection, Alarm, Emergency Lighting and directional signage, in full compliance with Licensing and Fire Standards requirements.

6.6 EMERGENCY SERVICES ACCESS.

Clear and unobstructed street access – Cross Street, John Dalton Street and Four Yards, for the Emergency Services vehicles

7.0 CONCLUSION.

The scheme proposals have been designed to comply with all relevant planning policy.

The internal fitout and refurbishment proposals are respectful of the architectural and historical significance of the building, and considered to do no significant harm.

The proposals will revitalise a prominent building of architectural significance that has otherwise been underutilised by the previous usage.

The scheme is in a sustainable area with excellent transportation links to a number of local towns and cities.

Appropriate consideration has been given to the passage of sound between the restaurant space and the apartments above, and appropriate noise reduction measures have been incorporated where required by the Landlord in carrying out the Apartments works previously.

An Air Quality Assessment was previously undertaken by the Landlord in carrying out the Apartment works, and it was deemed that no mitigation measures are required.

The above documentation clearly demonstrates that the proposed works take due account of the requirements and prominence of the building, engaging the highest regards to the quality of design and materials used.

Dated. May 2024.