

Design and Access Statement

17-21 St Anns Square
REV C - 24th July2024

JOHNSON PINNEY ARCHITECTS

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0.0 Foreword



The Design and Access Statement has been prepared to support the Planning Application and Listed Building Consent seeking permission for:

- Internal refurbishment and re configuration plans for 17-21 St Anns Square into a retail unit.
- Installation of a new shopfront.

To fully understand the proposal, this statement should be reviewed alongside other documents in the application package. These materials will aid the Manchester City Council in evaluating the Planning Application.

Furthermore, support for the application includes a Planning Statement and a Heritage Impact Assessment, prepared by Savills and Donald Insall Architects, respectively.

1.0 Brief



The project team, appointed by Watches of Switzerland Group, has been asked to produce a planning application for the proposed alterations to the existing property situated within Mansfield Chambers.

This property, a Grade II listed building constructed of sturdy masonry, spans five floors, including a basement. Our design proposal lies on the ground floor and basement levels, while the upper floors are designated for office use and belong to different tenants.

Positioned in St Ann’s Square, a prestigious area at the heart of Manchester’s city centre, the property holds a significant presence. Ground floor and basement are currently divided into two units, one formerly occupied by Barclays and the other serving as a retail space. Both spaces are currently vacant.

The Watches of Switzerland Group aims to revitalize and reconfigure these two units to establish a new flagship store. The design intent seeks to elevate the store’s presence, effectively showcasing the brand while also enhancing the architectural integrity of the building and its surroundings.

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

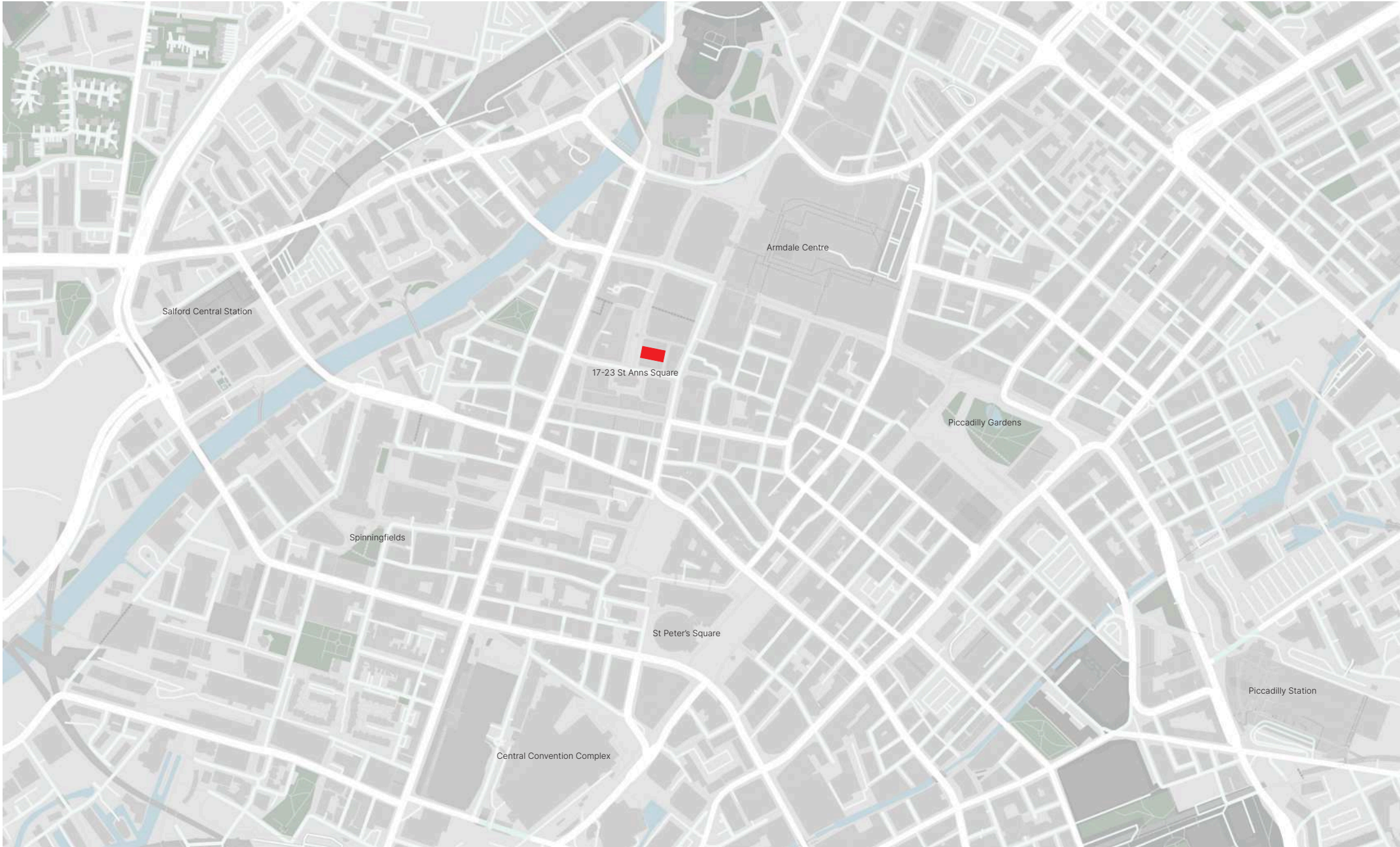
2. Mappin & Webb in York

3. Mappin & Webb historic photo

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

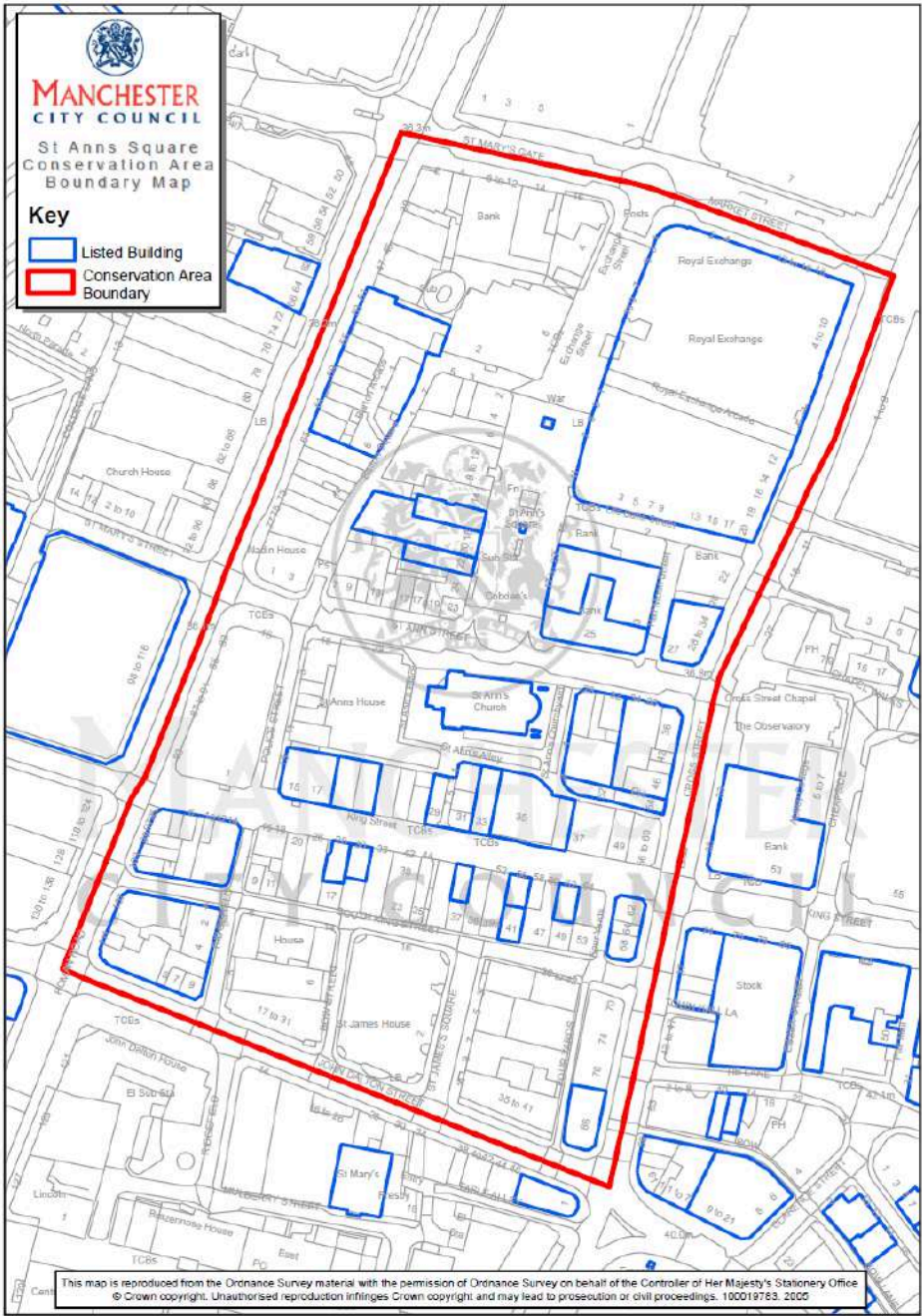
6. Mappin & Webb jewellery

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

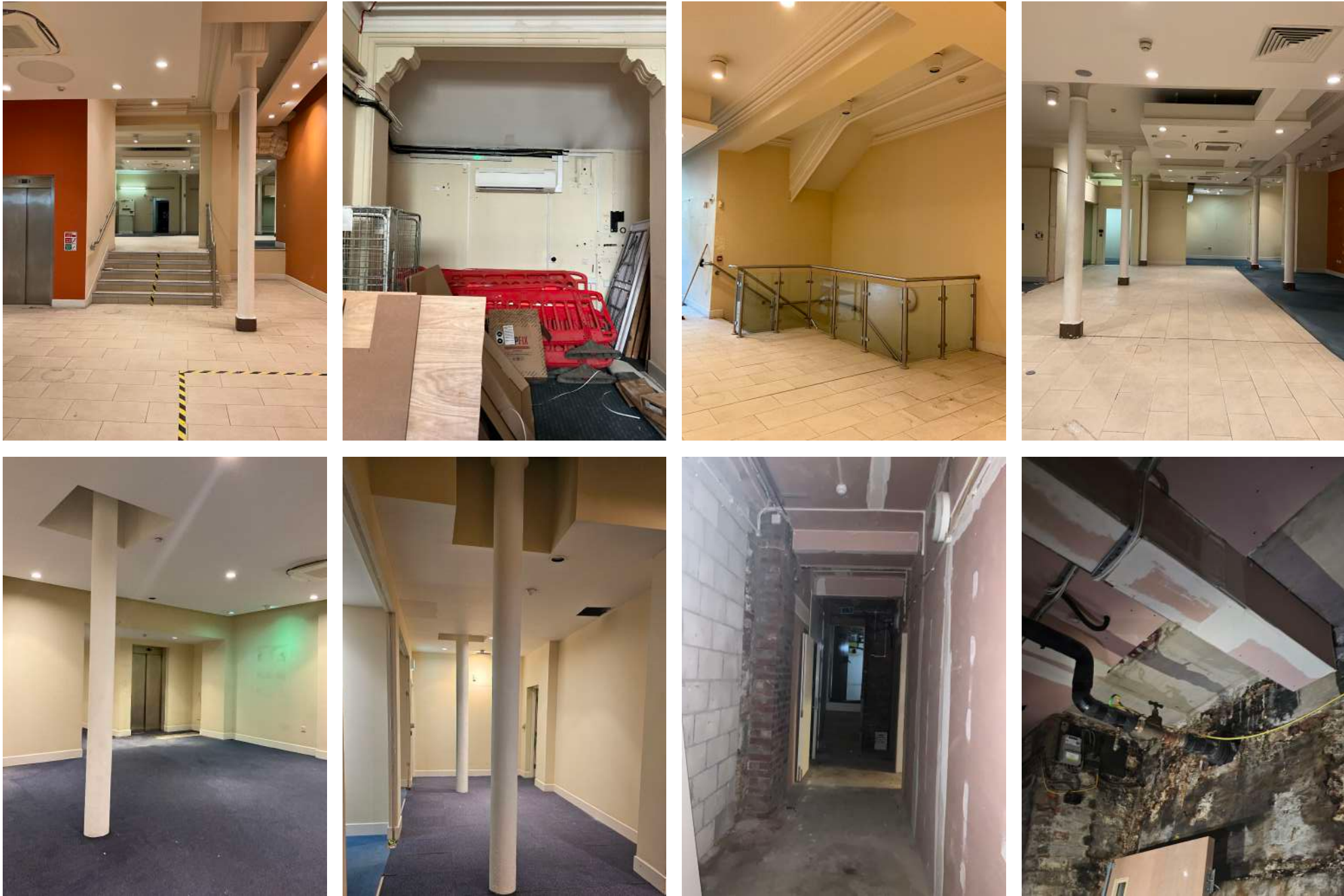


The property is located in within the retail district where other high-end retailers can be seen such as David Robinson or Watches of Switzerland from the same group; making St Anns Square a perfect location for the new Mappin & Webb flagship.

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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 Existing Building



The client’s demise compromises both the ground floor and lower ground floor. Most of the ground floor was occupied by Barclays, while the rest was leased to another retailer, whose identity is unknown to us. These spaces are separated internally.

The ground floor is divided into two levels, accessible via a staircase and a lift, providing full access from St Ann’s Square. The ceilings are full of decorative elements such as column heads, corbels, and cornices. However, the installation of mechanical, electrical, and plumbing (MEP) services are in ceiling rafts creating a cluttered interior.

The lower ground floor can be accessed from the main staircase and secondary staircases located on the sides of the property. Unlike the ground floor, there are no decorative elements in the basement ceilings.

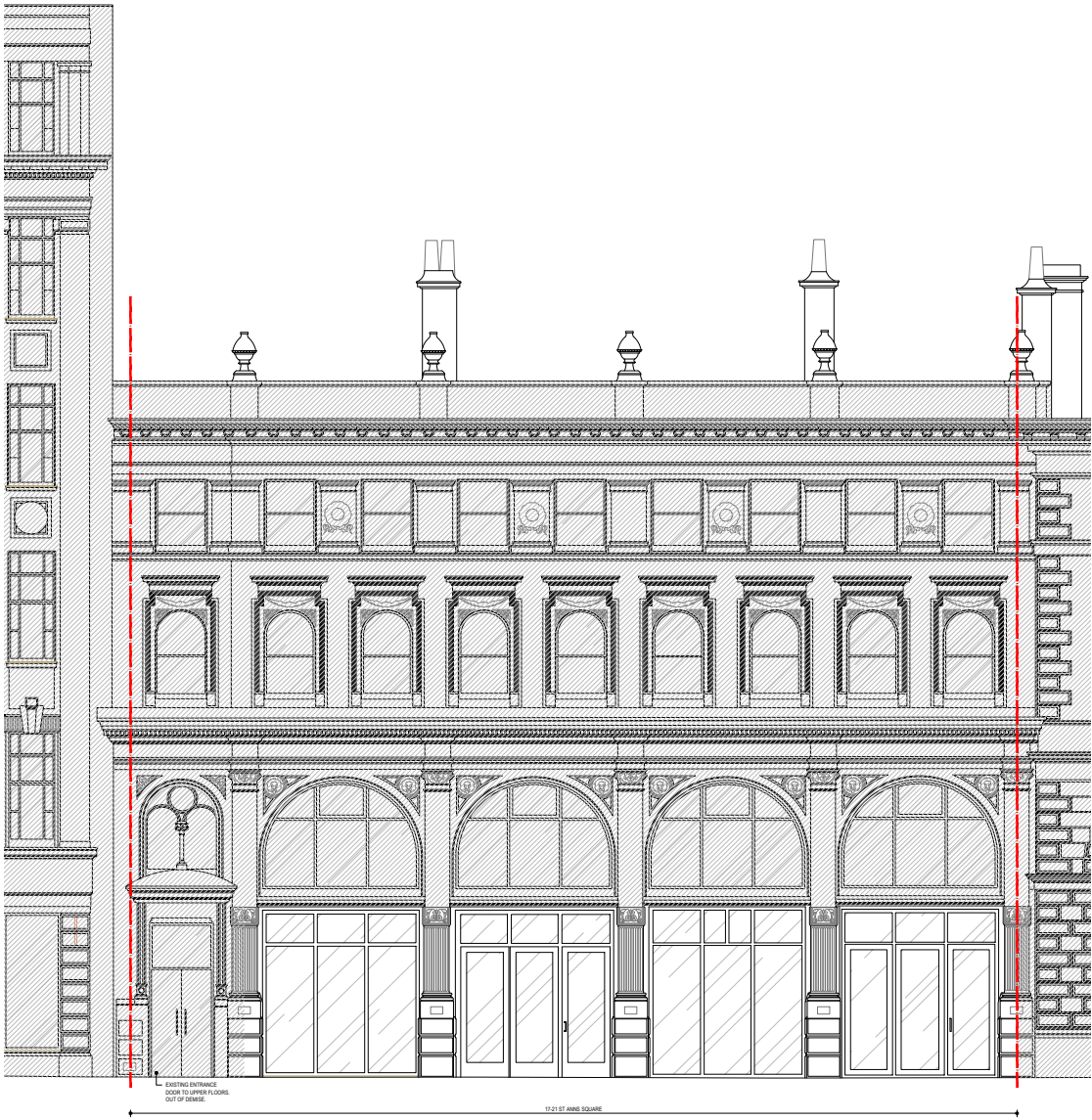
The ceilings have been lowered to accommodate the installation of MEP services. It appears that the rear part of the unit served as offices for Barclays, while the front is currently unused and exhibits signs of wall dampness. This issue will be addressed as part of the proposed works to ensure the area is habitable.

Please refer Existing Drawings for detail.

1	2	3	4
5	6	7	8

1. Ground Floor - Front Side
2. Ground Floor - Front Side
3. Ground Floor - Access to the basement
4. Ground Floor - Rear Side
5. Basement - Rear Side
6. Basement - Rear Side
7. Basement - Front Side - Currently unused.
8. Basement - Front Side - Damp damage

3.1 Existing facade



The front facade overlooks St Ann's Square, featuring the two main entrances. Constructed with a combination of stone and brickwork, it's distinguished by its characteristic pink colour. The existing shopfront is made of white-painted timber frames and glass. The logos of the previous tenants have been removed from the external face of the building.

The rear facade, which faces Half Moon Street, serves as a back-of-house area. The facade is made of stone and exposed brickwork.

The existing windows have been covered from the inside to accommodate the MEP strategy of the former tenant, which includes the installation of large louvres for supplying fresh air to the unit.

4.0 Demolition



STAIRCASE TO BE DEMOLISHED, AND SLAB INFILLED



STAIRCASE TO BE DEMOLISHED, AND SLAB INFILLED



NON ORIGINAL FIXTURE WITHOUT HISTORICAL VALUE TO BE REMOVED



EXISTING LIFT AND STAIRCASE TO BE DEMOLISHED



EXISTING CEILING RAFTS AND SERVICES TO BE REMOVED



NEW OPENING TO CONNECT THE GROUND FLOOR UNITS



EXISTING CEILING RAFTS AND SERVICES TO BE REMOVED



EXISTING PARTITION AND LOWERED CEILING TO BE STRIP OUT AND REMOVED WHERE REQUIRED

- All the walls, ceilings and floors to be stripped out to the structural shell.
- All ceiling rafts supporting the existing MEP strategy to be demolished.
- All internal doors to be demolished.
- All the cornices to be removed in order to be reinstated with a sympathetic detail.
- All corbels and column details to be retained and repaired in order to be incorporated into the design.
- In the event of heritage discoveries, all work will immediately cease, and the relevant personnel will be summoned to site to assess the situation.

Note:

- Photos to be read alongside the Demolitions Drawings to provide a complete understanding of the works.
- The photos show some of the major items to be demolished.

1	2	3	4
5	6	7	8

1. Ground Floor
2. Ground Floor
3. Ground Floor
4. Ground Floor
5. Ground Floor
6. Ground Floor

7. Ground Floor
8. Ground Floor

4.0 Demolition



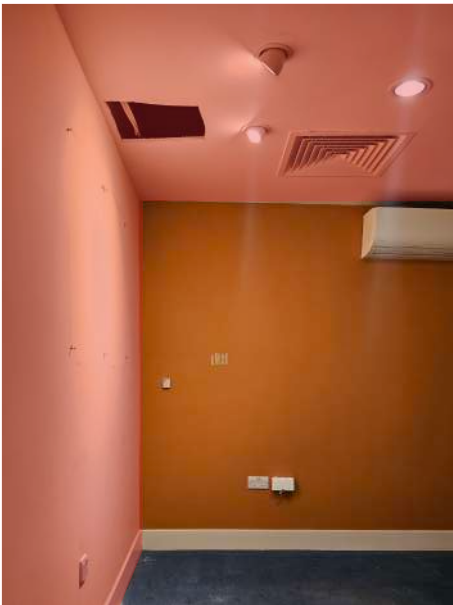
EXISTING EXPOSED COLUMN HEAD IN POOR CONDITION. CEILING RAFTS TO BE DEMOLISHED.



EXISTING FALSE CEILINGS TO INTEGRATE MEP TO BE DEMOLISHED.



EXISTING CEILING RAFTS TO BE DEMOLISHED



EXISTING WALLS TO BE DEMOLISHED TO SUPPORT NEW LAYOUT. EXISTING CEILINGS AND WALLS TO BE STRIPPED OUT.

- All the walls, ceilings and floors to be stripped out to the structural shell.
- All ceiling rafters supporting the existing MEP strategy to be demolished.
- All internal doors to be demolished.
- All the cornices to be removed in order to be reinstated with a sympathetic detail.
- All corbels and column details to be retained and repaired in order to be incorporated into the design.
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- The photos show some of the major items to be demolished.



EXISTING CEILING RAFTS AND SERVICES TO BE DEMOLISHED.



EXISTING SANITARY WARE AND MILLWORK TO BE REMOVED.



EXISTING CEILING RAFTS TO BE DEMOLISHED



EXISTING STAIRCASE TO BE DEMOLISHED AND SLAB INFILLED.

1	2	3	4
5	6	7	8

1. Basement
2. Basement
3. Basement
4. Basement
5. Basement
6. Basement
7. Basement

8. Basement

4.0 Demolition



- The existing shopfront will be demolished.
- The stonework and brickwork will be made good and cleansed.

Note:

- Photos to be read alongside the Demolitions Drawings to provide a complete understanding of the works.

4.1 Demolition - Arch



As part of the demolitions required to facilitate the proposed scheme, there is proposal to remove the arch between both ground floor levels as this is a replica and it has not historical value. To justify this, please see below the statement from our consultants:

Heritage note from Donald Insall Associates

As highlighted in detail in the HIA the building has been subject to extensive alteration through the course of its history including a number of interventions to the historic spine wall between the front and rear parts of the building. Firstly the creation of the lateral opening with an overly decorative arch; dating to 1914 at the earliest and overly ornate despite its position in the building and by comparison to other remaining historic detailing. As such it offers not value to the understanding of the building history or its architectural value and instead appears as an awkward feature in a deteriorating condition. Likewise, the adjoining nib may be historic fabric but this has been heavily truncated by the removal of the fireplace and chimney breast here (by the 1970s plan) to again allow for the lateral connection; given its heavily altered condition the removal of the nib would have no impact on the significance of the listed building overall given the extent of intervention from the historic context which has already occurred here.

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1. Central Arch

5.0 Existing Lower Ground Roof Slab



During the investigative works, a reinforced concrete slab was uncovered below the existing timber ground floor in the rear portion of the building.

It appears that the existing timber ground floor is supported on steel beams, which span between the external load bearing masonry walls and intermediate block work piers. These piers are supported on the lowered concrete slab (extend of which is shown in read in figure 5.0.1). The concrete slab, which has a thickness of approximately 180 mm, spans between downstand beams – the piers supporting the timber ground floor structure indicatively align with these. To provide support to these downstand beams, internal load bearing masonry walls have been constructed to transfer these forces down to foundation level.

Due to the building's previous use as a bank, it is assumed that the concrete slab and solid internal walls were added as a security measure to enclose a safe room or similar. The lowered concrete slab, supporting walls and timber ground floor arrangement appear to be of more recent construction than the surrounding structure to the ground and lower ground floors.

The concrete slab results in a reduced floor to ceiling height of 2.40 meters under the downstand beams, which conflicts with the Concept Design.

As the slab is a modern addition to the building and holds no intrinsic heritage value, the proposed work is to partially demolish it, along with the associated supporting masonry walls where required, and replacing it with new high level structure. This works will allow to achieve a minimum floor-to-ceiling height of 3 meters, not only aligning with the specifications required for a high-end retail space; but also bringing the existing building back to its original condition.



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1. Basement Plan reflecting the slab position

2. Opening Up Works - Photo

3. Opening Up Works - Photo

4. Opening Up Works - Photo

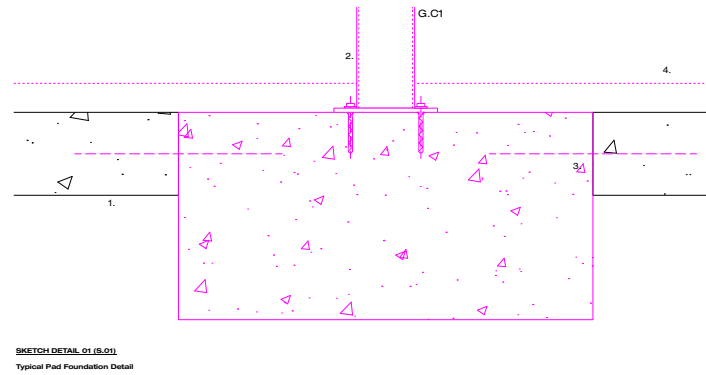
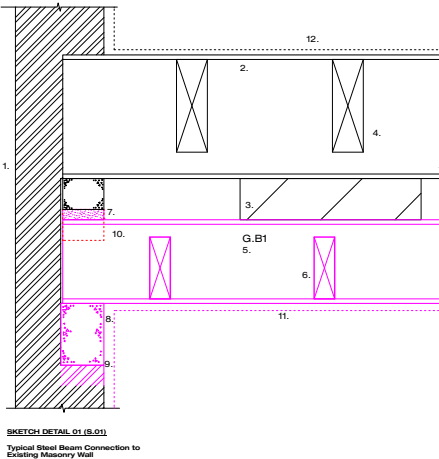
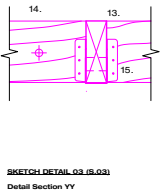
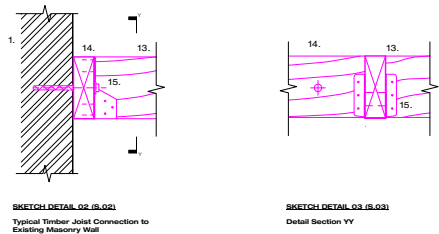
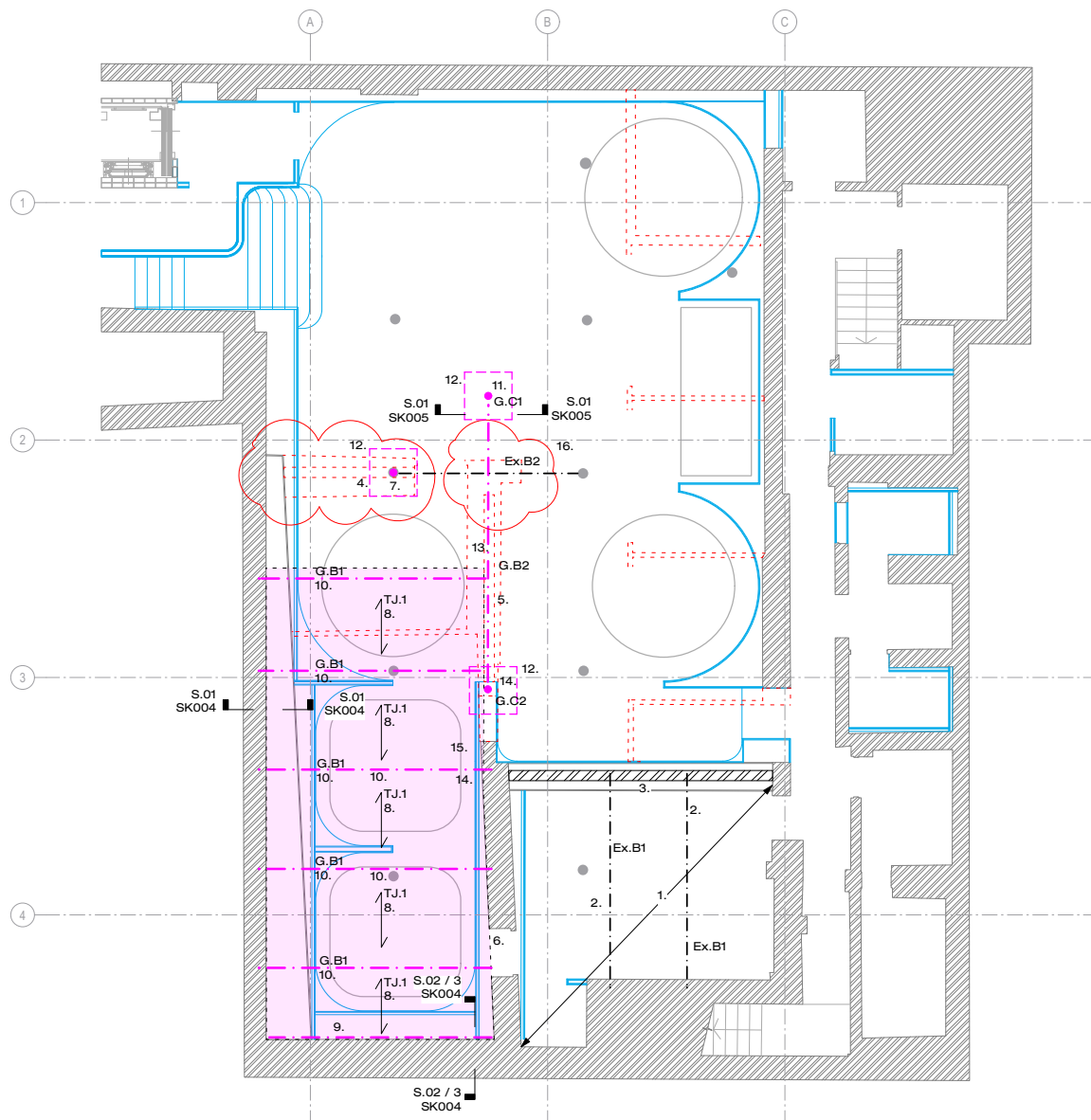
5.1 Proposals

The proposed works involves the removal of a portion of the concrete slab, as outlined in section 5.0, to achieve greater floor to ceiling heights closer to those seen at the time of the building's original construction. The concrete slab and associated load bearing internal masonry walls will be retained in the back of house spaces, such to limit the extent of demolition work to where necessary.

To maintain the existing ground floor structural philosophy, new structure will be installed tight to the underside of the ground floor structure to replace the existing lowered slab. New steel beams will be installed in the same location as the existing concrete downstand beams, infilled with a timber joist floor structure to replace the existing concrete slab. With these beams will be installed at a higher level, and the blockwork piers will reduce in height to accommodate.

Where the existing masonry walls are being removed, a new transfer structure consisting of steel beams and supporting columns will be installed. Three columns will be installed, with one of these being installed in what is believed to have the position of an original cast iron column. New reinforced concrete pad footings will be needed below the new columns – in these locations the existing ground bearing concrete slab will be removed, with the top of concrete of the pads aligning with the existing slab.

For full details of the structural proposals refer to the Structural Drawings Pack.



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- 1. Structural Layout
- 2. Structural Detail
- 3. Structural Detail
- 4. Structural Detail

6.0 Design Proposal

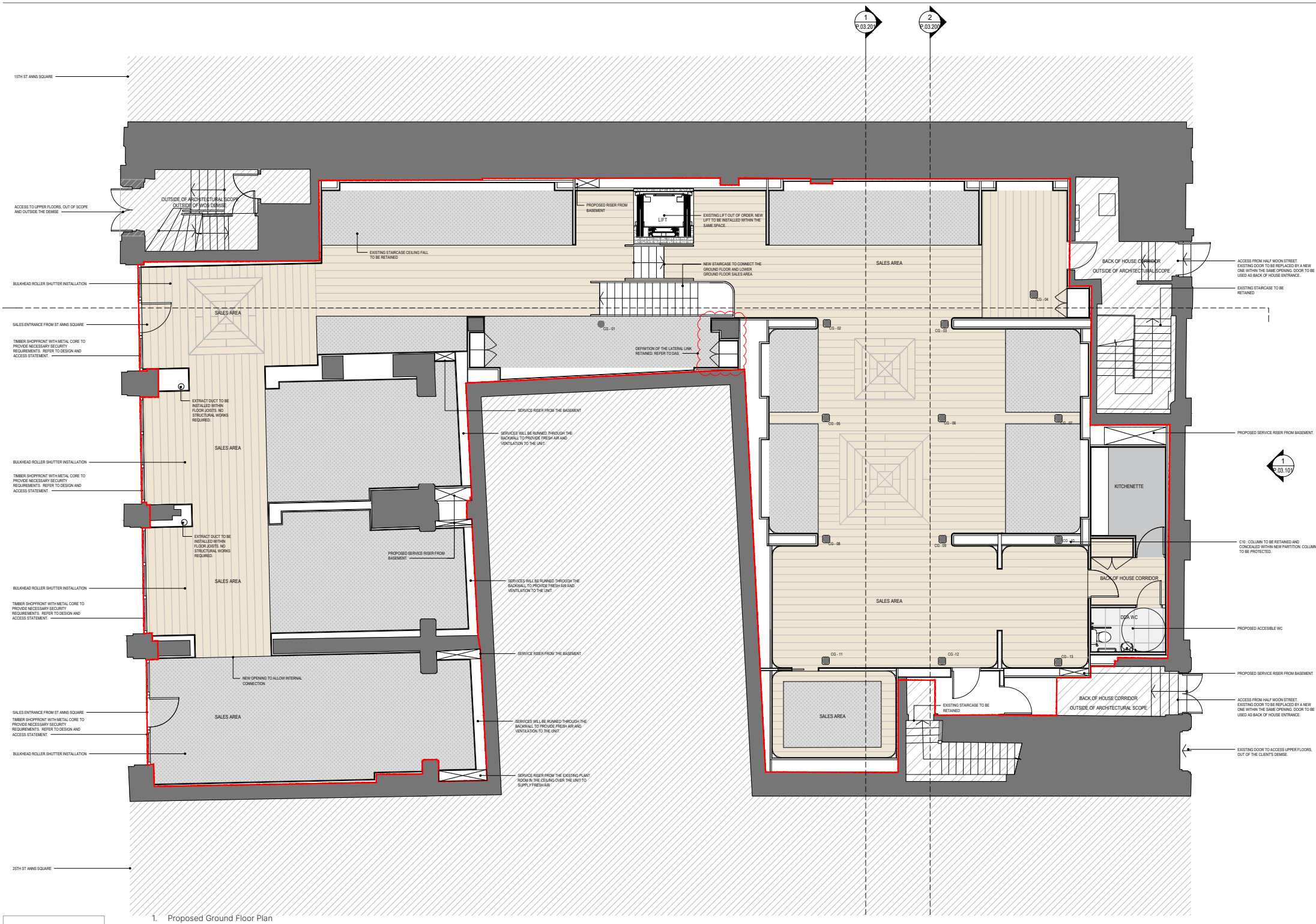
Ground Floor

The ground floor will serve as the main sales area supported by a small back of house area.

As the preexisting conditions, the ground floor is divided in two levels connected with a platform lift which makes the shop fully accessible.

New cornices will then be added to support and enhance the ceiling design. All columns will be preserved and repaired to integrate them into the new design.

The proposal aims to not only enhance the historical features of the Grade II listed building but also to create a luxurious space that meets the specific needs of Mappin & Webb.

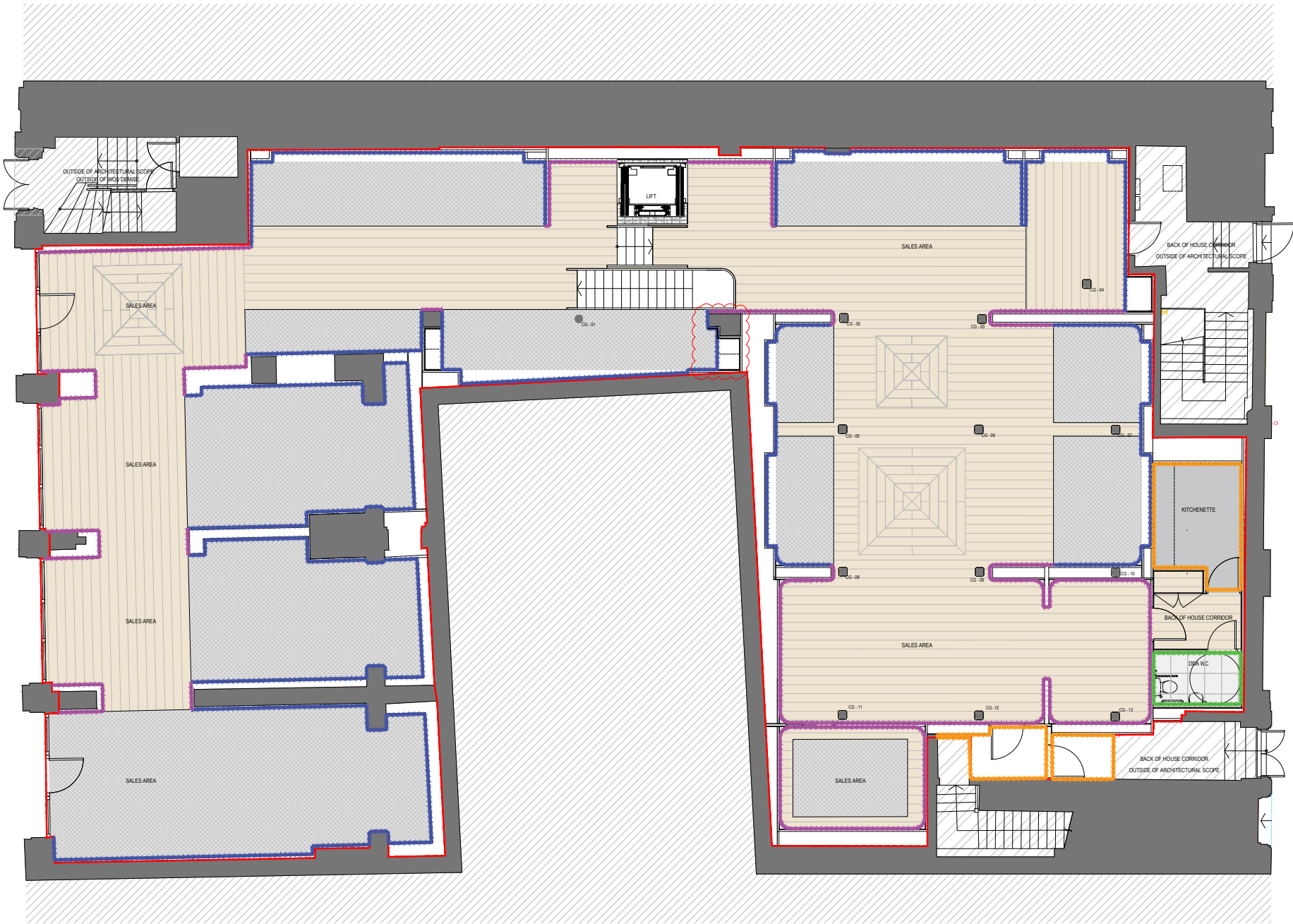


1. Proposed Ground Floor Plan

6.0 Design Proposal

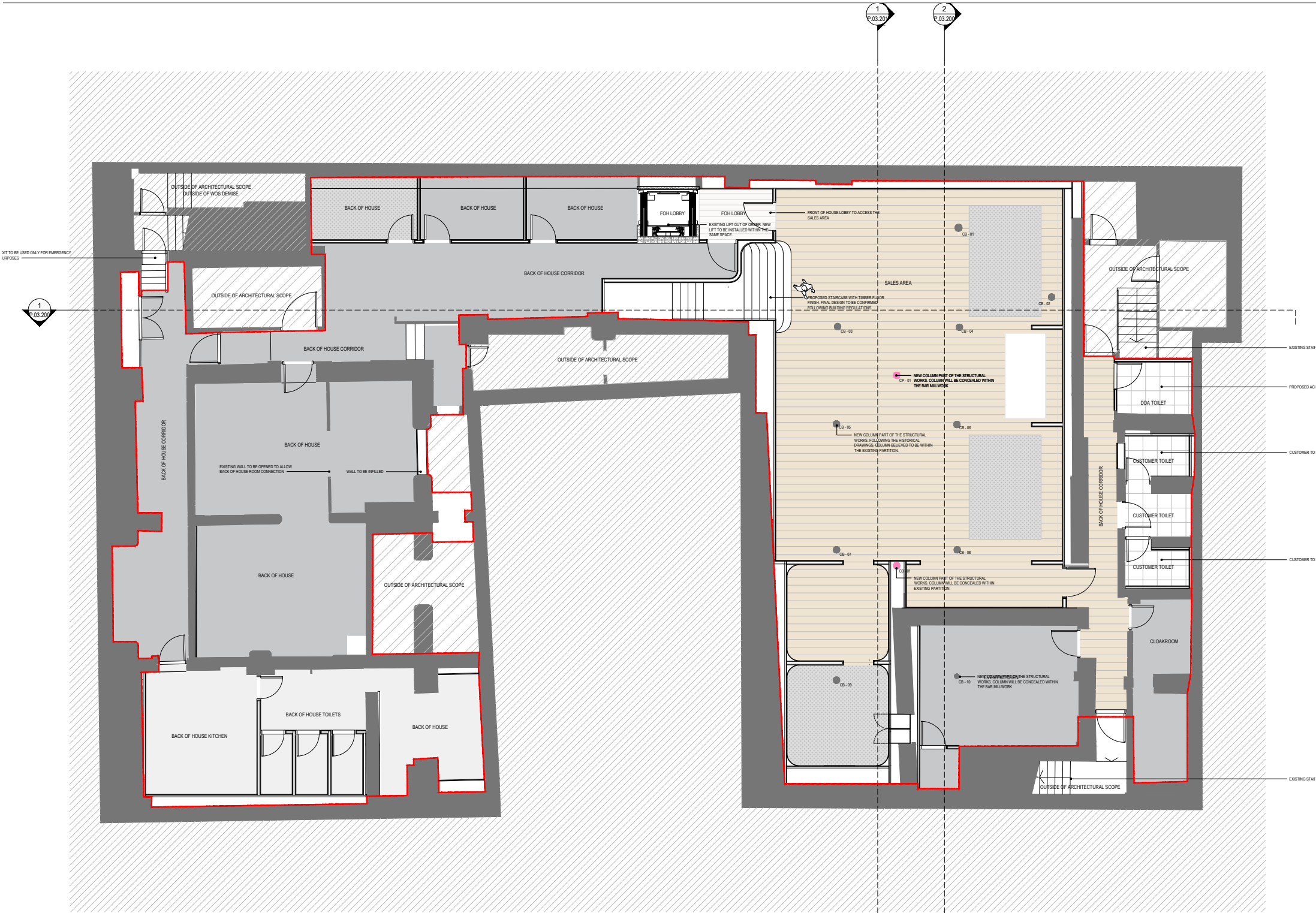
Ground Floor Finishes

The finishes are outlined in the drawing 1357.P.02.300.



1. Proposed Ground Floor Plan

6.0 Design Proposal



1. Proposed Basement Plan

Basement

The basement will feature a hospitality area designed to support the sales area and host events. This hospitality area will be complemented by back-of-house and customer areas.

Based on feedback from MCC, the basement has been redesigned to incorporate the existing columns into its layout. This approach, similar to the ground floor, creates a rationalized space that reflects the original design of the Grade II listed building.

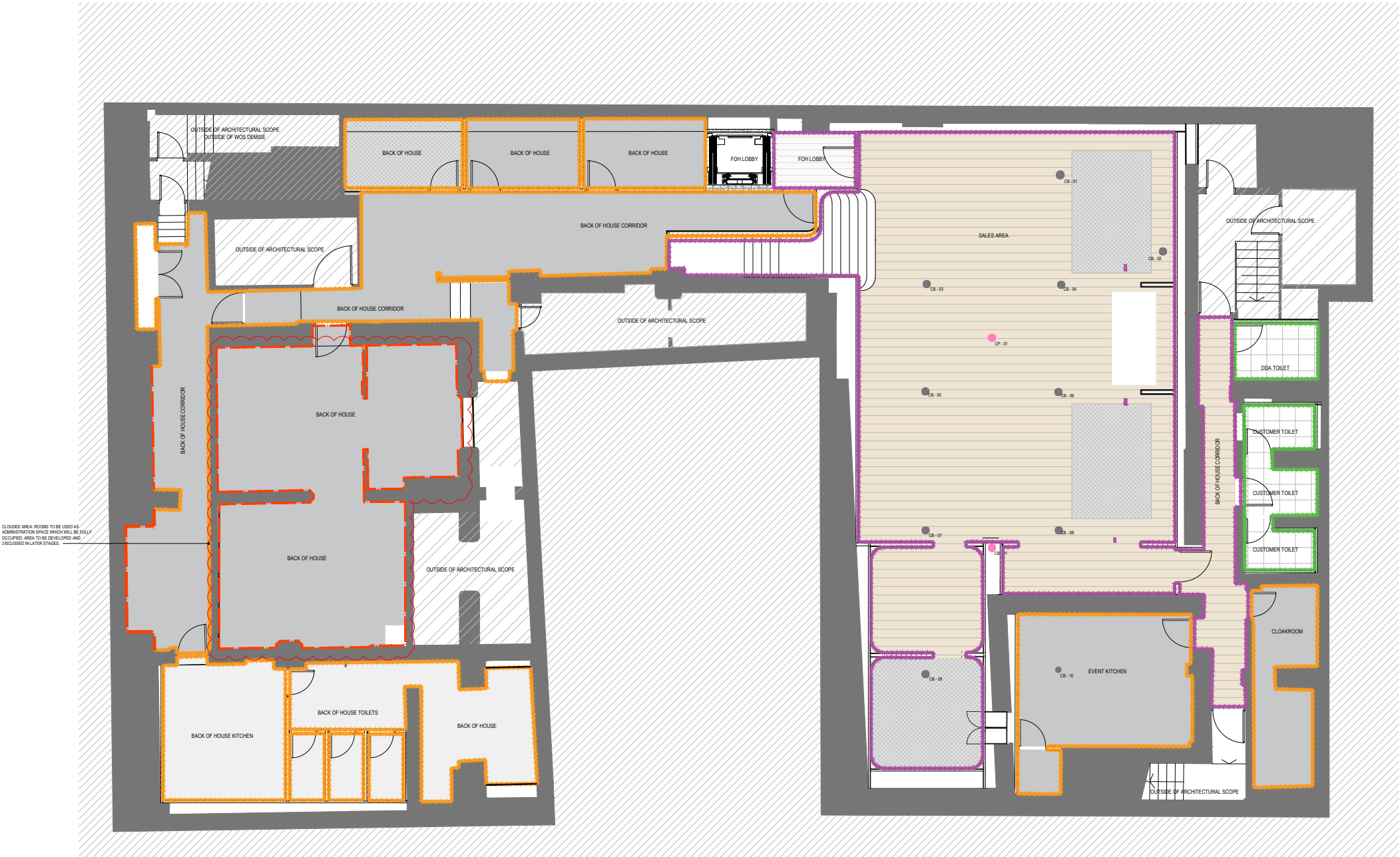
All existing column heads, many of which are currently hidden by false ceilings and rafts, will be exposed and restored. This proposal not only revitalizes the basement of the Grade II listed building but also enhances its historical features, improving the space while creating a hospitality area that meets client requirements.

6.0 Design Proposal

Basement Floor Finishes

The finishes are outlined in the drawing 1357.P.02.299.

The clouded area refers to the administration room, which will be fully occupied during business hours. The exposed brick wall will be retained for the initial stage, subject to project development and further agreement with MCC.



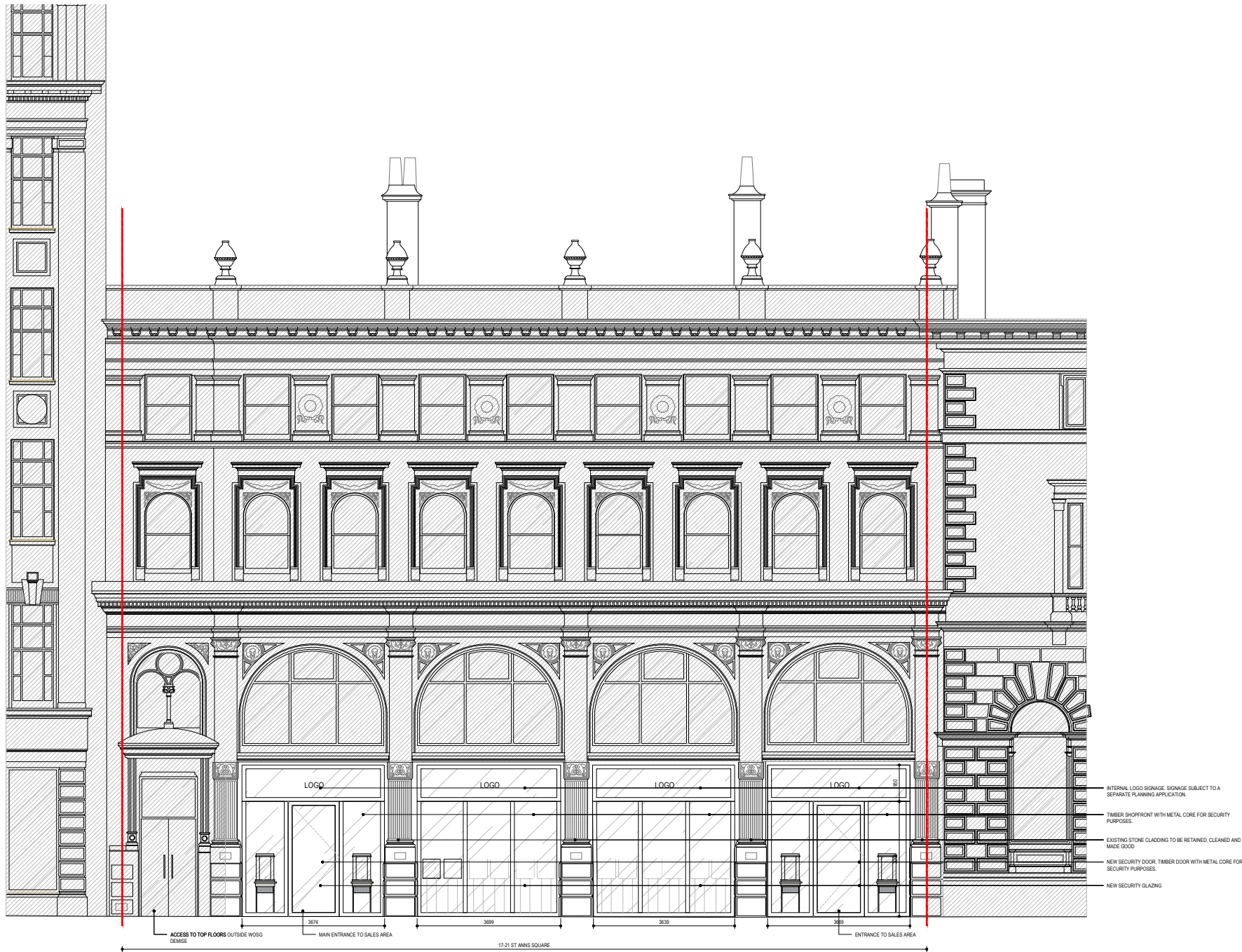
1. Proposed Basement Plan

6.0 Design Proposal

Front Elevation

The new shopfront will be installed within the existing openings. Following the consultations with Manchester City Council, the proposed shopfront will be composed of timber frames with a metal core; which not only will comply with the security requirements by Watches of Switzerland, but also will enhance the conditions of the Grade II listed building.

The logos details are subject to a different Planning Application which will be submitted in due course.



1. Proposed Front Elevation

6.0 Design Proposal

Rear Elevation

No architectural interventions are planned for the rear elevation. The work will focus on replacing both rear doors with identical finishes and performing a light cleaning.



1. Proposed Front Elevation

7.0 Access Statement



Consideration has been made to the guidance set out within Manchester City Council's Local Plan and, specifically, to the following points within policy DM1 referring to Development management:

- Appropriate sitting layout, scale, form massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale a appearance of the proposed development. Development should have regard to the character of the surrounding area.

In addition, consideration has been made to the following, and captured within the accompanying Planning Statement

- CC9/EN3 Design and Heritage
- EN1 Design principles and Strategic Character Areas.

The main entrances are clearly identified. There will be two level entrances from St Anns Square, and two rear entrances where level access is not possible due to the existing steps.

The existing lift provides access to all levels, however as it hasn't been maintained it will be replaced by a similar one which will also provide access to both ground floor levels and lower ground floor.

Provision for accessible WC accommodation has been made in both ground floor and lower ground floor.

1. Proposed Basement Floor Plan
2. Proposed Ground Floor

8.0 Staircase Location



The staircase location was carefully studied during the Concept Design Stage of the project. It needs to be centrally positioned to optimize the sales area and provide the best connection between the ground floor and lower ground floor.

To the right are the feasibility studies that justify the staircase's location. Option A, as outlined in the proposed floor plans, offers the best circulation and space optimization while requiring minimal demolition. The extent of demolition is minimal compared to the benefits of unifying the building's interior.

JOHNSON PINNEY ARCHITECTS