

Architectural Method Statement

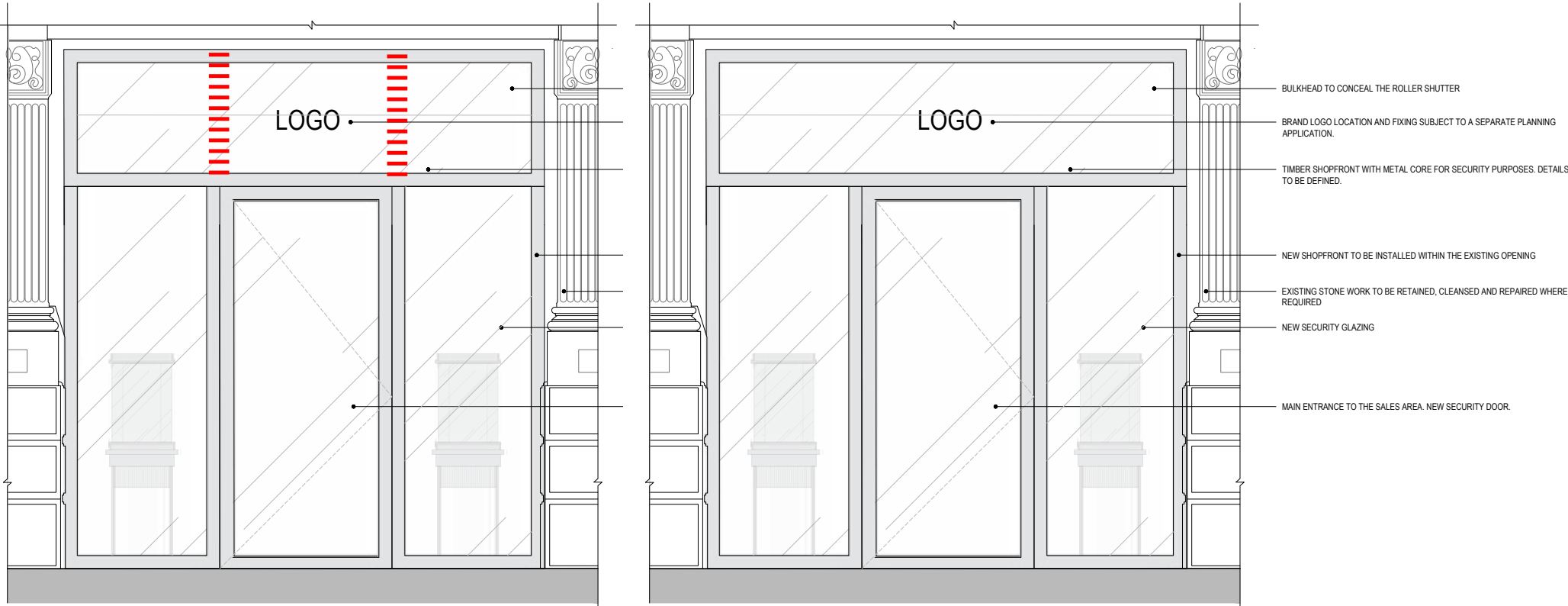
17-21 St Anns Square
Rev B - 18th July 2024

JOHNSON PINNEY ARCHITECTS

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1.0 Timber Shopfront



Following the pre application discussions with Manchester City Council, the proposed shopfront will follow the existing openings, with the use of timber and glass prioritised; to both reflect the historic appearance and this prime retail location.

In consideration of the security requirements from the brand, the shopfront will be composed of timber frames with concealed metal subframes, and security glass.

The metal subframe is required to receive the glass, to provide the necessary security rating for a prime jewellery store. As agreed as part of the Pre Application engagement he metal subframe will be completely integrated and will not be visible on completion, maintaining the effect of a traditional timber framed shopfront.

Following MCC Pre Application feedback,the tripartitte framing arrangement will be removed, a feature that is not historically accurate.

Other references for a timber shopfront that considers the enhanced security required by a jewellery store include the Mappin & Webb in York, located within the UNESCO World Heritage Site. This project was also executed by Johnson Pinney Architects for Watches of Switzerland Group.

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1. PROPOSED SHOPFRONT

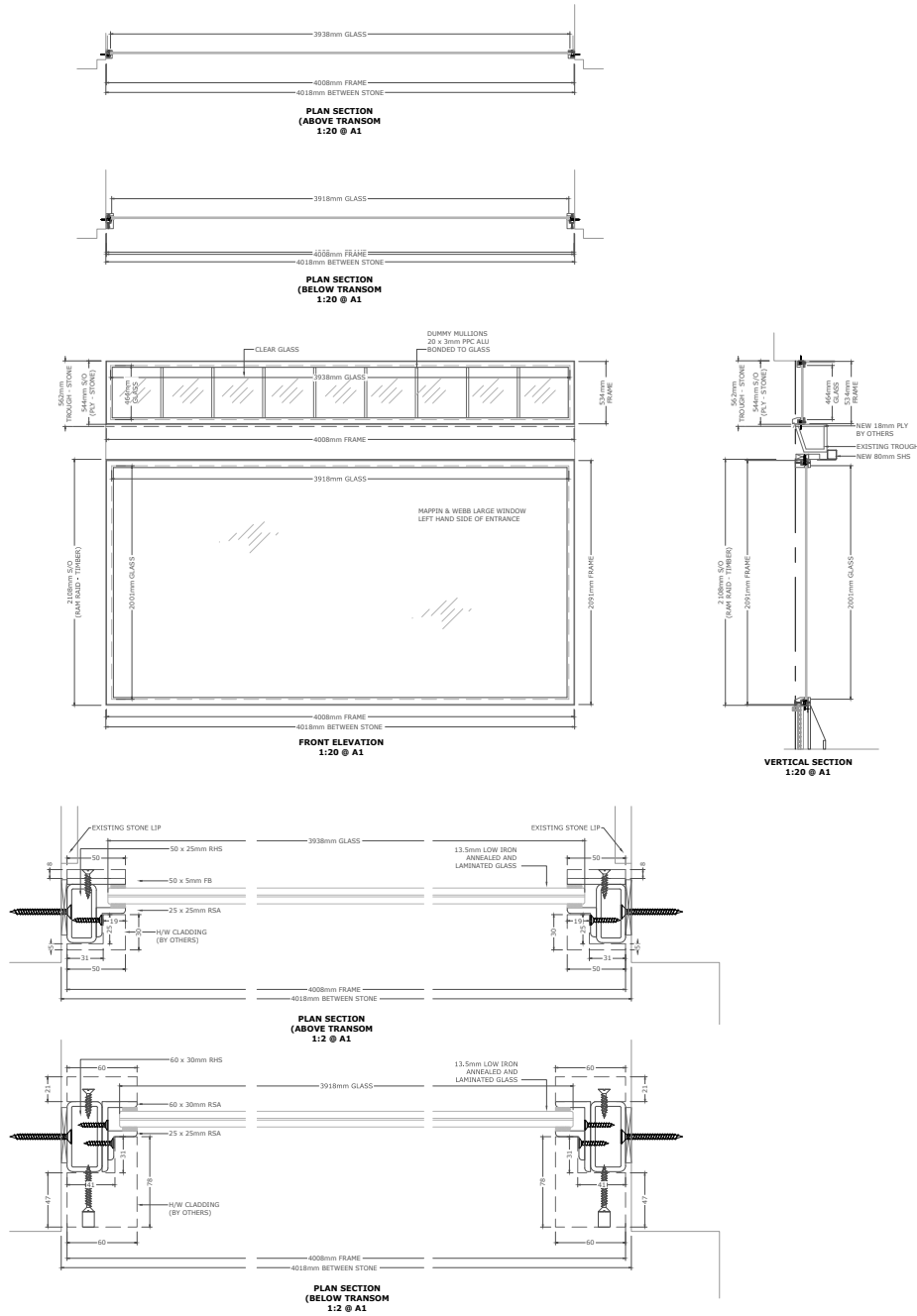
2. PROPOSED SHOPFRONT

1.1 Timber Shopfront - References

As part of the references for developing the timber shopfront, we have Mappin & Webb in York. This project was executed by Johnson Pinney Architects for Watches of Switzerland.

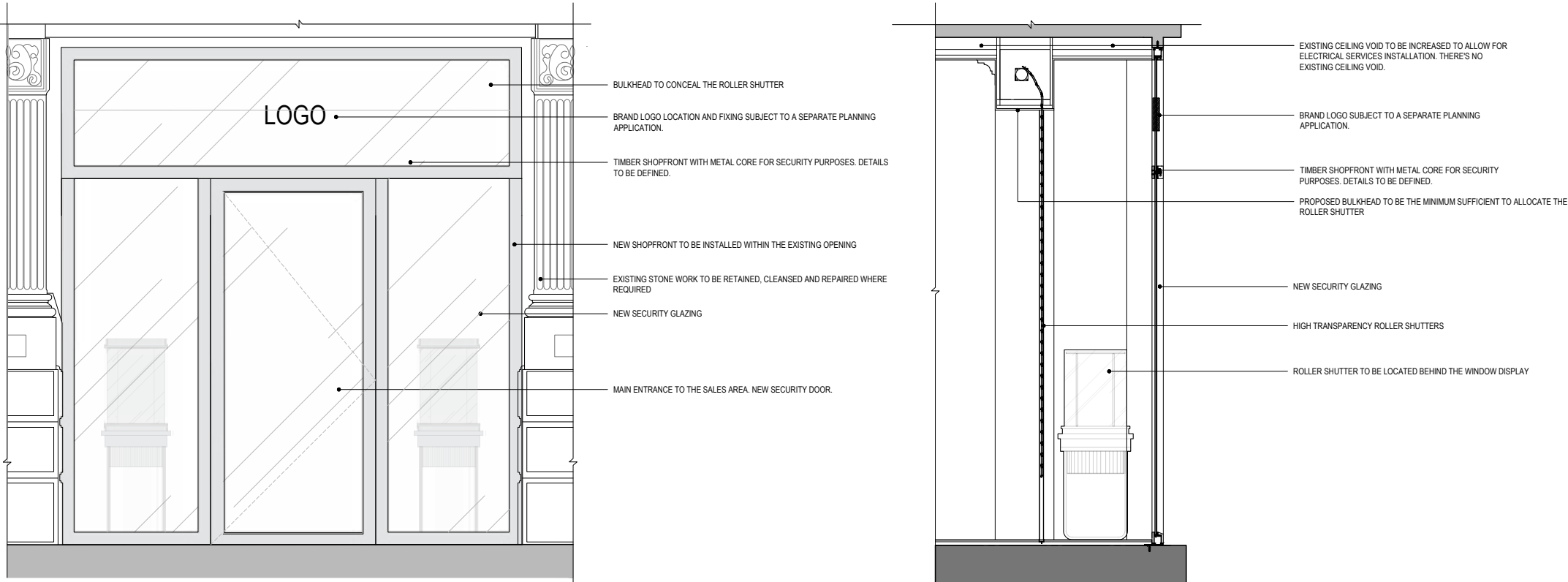
In this project, JPA succesfully delivered on other listed properties and within the tentative UNESCO World Heritage Site in York the same proposed shopfront.

The metal core is integrated in the facade design complying with the security requirements, and historical requirements of the area.



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1. METAL SHOPFRONT CLADDIED IN TIMBER DETAIL
 2. MAPPIN & YORK FACADE
 3. MAPPIN & YORK FACADE
 4. MAPPIN & YORK FACADE

2.0 Bulkhead - Roller Shutter



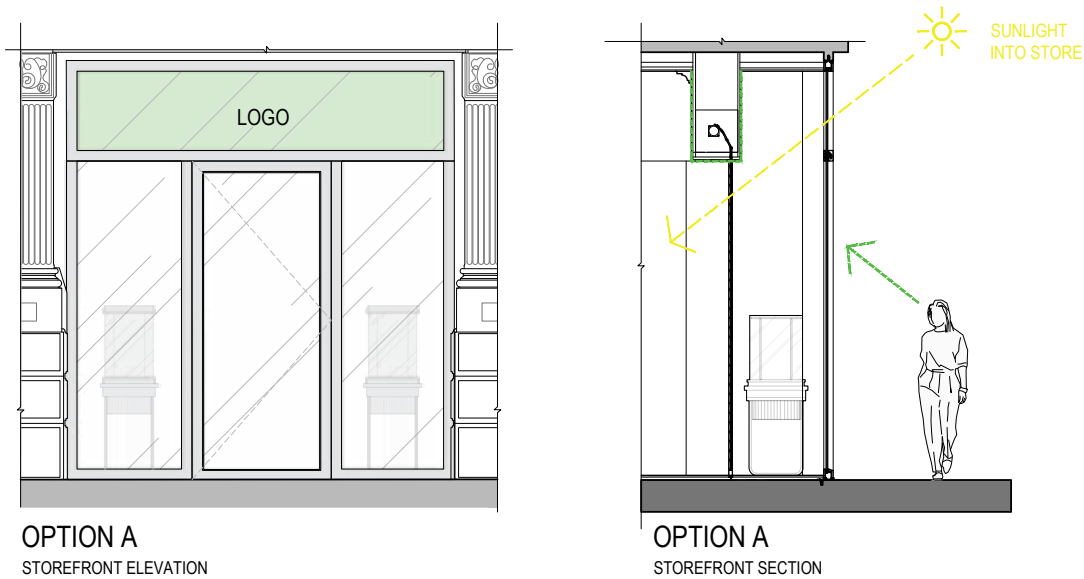
Following the pre application discussions with Manchester City Council, a roller shutter will be installed for security purposes, with high visual permeability either through a chain link or perforated design. It is proposed this would be set back from the shopfront in plan. A visual reference for the design has been included.

The shutter will be located behind the window display fixtures, with the spindle being concealed within a bulkhead.



- 1. PROPOSED SHOPFRONT
- 2. PROPOSED SHOPFRONT

2.1 Bulkhead

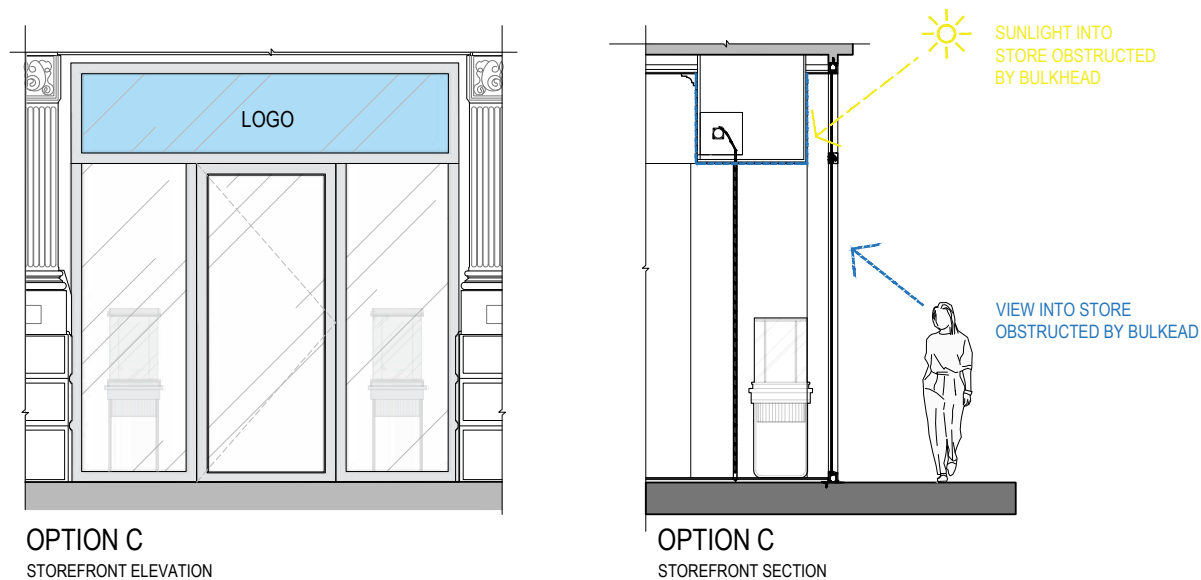
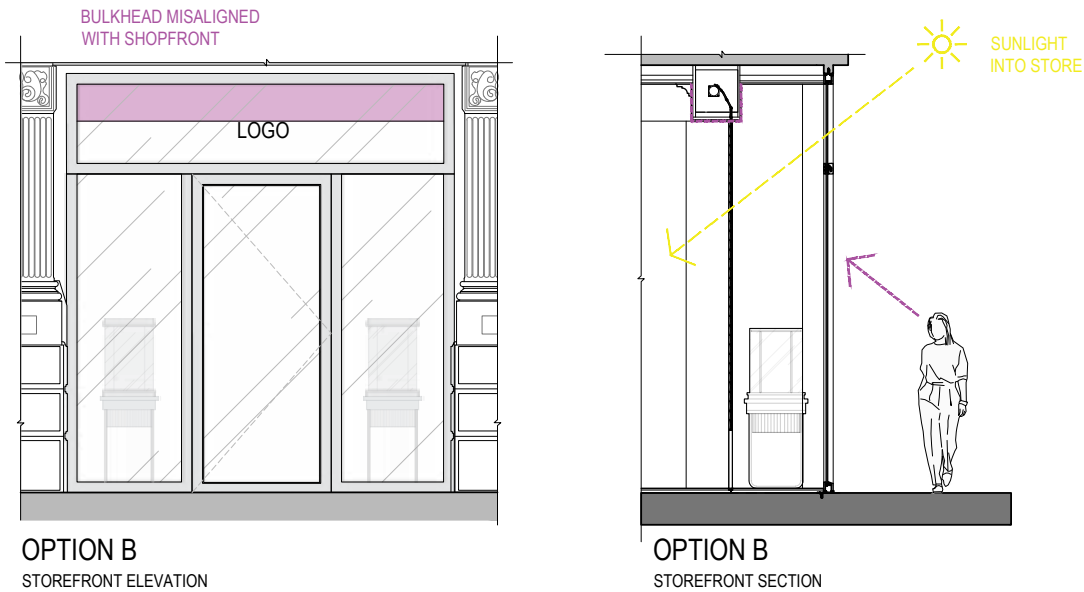


To install the roller shutter, we need to construct a bulkhead to conceal and support it. After discussions with MCC, the bulkhead dimensions have been carefully considered. Our original proposal, Option C, was based on the need to provide fresh air from the front of the building. Since this requirement has changed, we have explored reducing the bulkhead to its minimal size.

In Option A, we propose the minimum bulkhead required, aligned with the facade design.

Option B shows the bulkhead necessary for the roller shutter installation, but its position disrupts the facade design, creating a cluttered appearance.

The drawings reflect Option B as the selected proposal, however this is subject to the logo development by the client which will part of a different application.



2.2 Roller Shutter - References



Reference images from other Watches of Switzerland stores are included, where comparable shutters were used.

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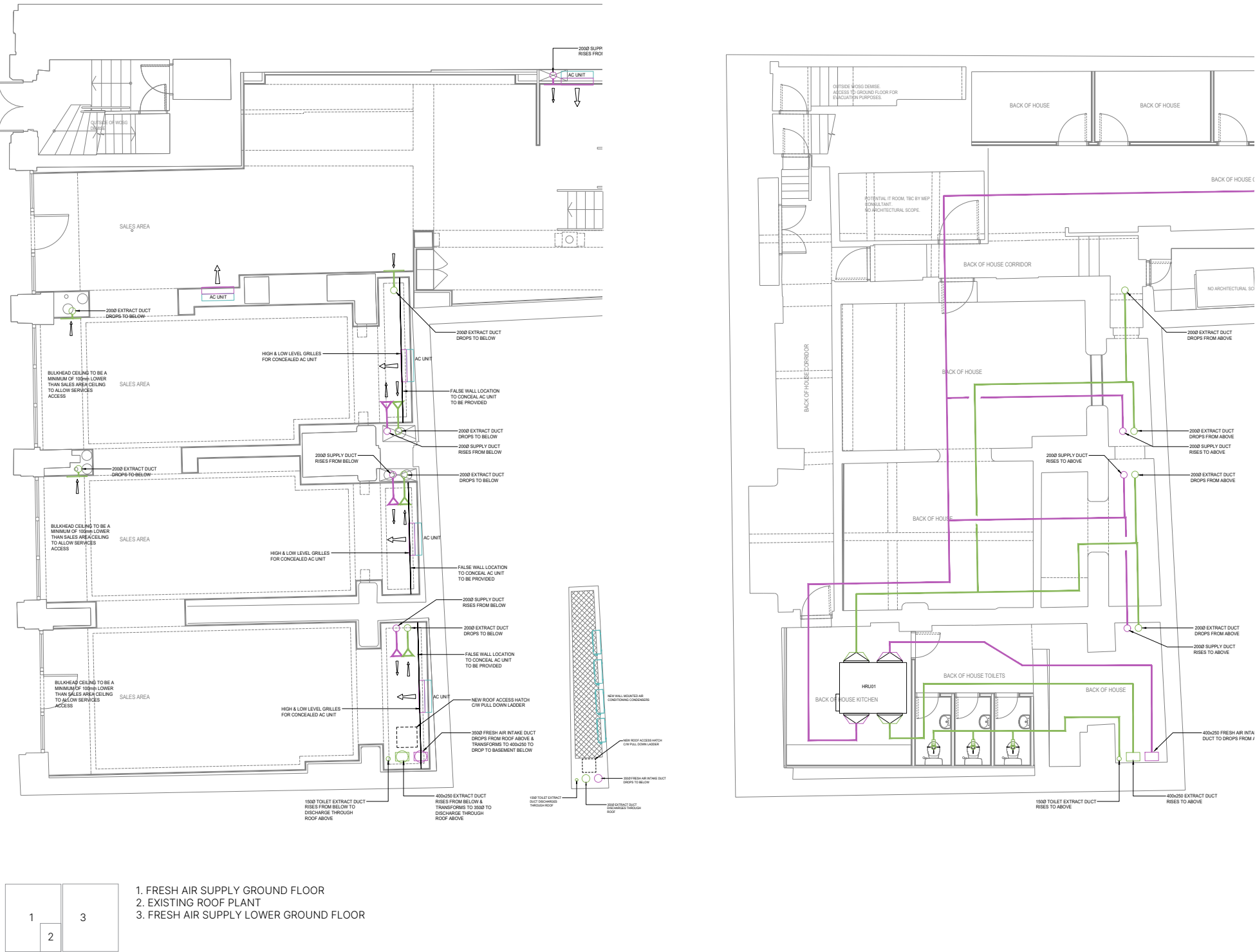
- 1. HIGH TRANSPARENCY ROLLER SHUTTER - WATCHES OF SWITZERLAND
- 2. HIGH TRANSPARENCY ROLLER SHUTTER - WATCHES OF SWITZERLAND

3.0 Fresh Air Supply

The proposals seek to bring back the use of the lower ground floor for prime retail, significantly enhancing the existing condition. In accordance with Approved Document F Volume 2 of the Building Regulations and the CIBSE guidelines, fresh air must be provided for these spaces to be usable.

Fresh air will be supplied from the existing plant room. To achieve this, the architecture has been adjusted to conceal the required case units and risers, keeping the ventilation services away from the ceilings. This allows us to enhance the interior aesthetics by eliminating the need for visible raft services.

The rear of the floor plan has historically been served by mechanical ventilation with louvres located on the elevation fronting Half Moon Street. These louvres will be retained to continue to provide mechanical ventilation to the ground floor and basement for the rear of the store.



4.0 Ceiling Details



The ground floor ceilings showcase decorative elements such as cornices, corbels, and column heads. Although these elements are not original, as indicated in the accompanying heritage report, our plan is to preserve the existing column heads and corbels as prominent features in the design.

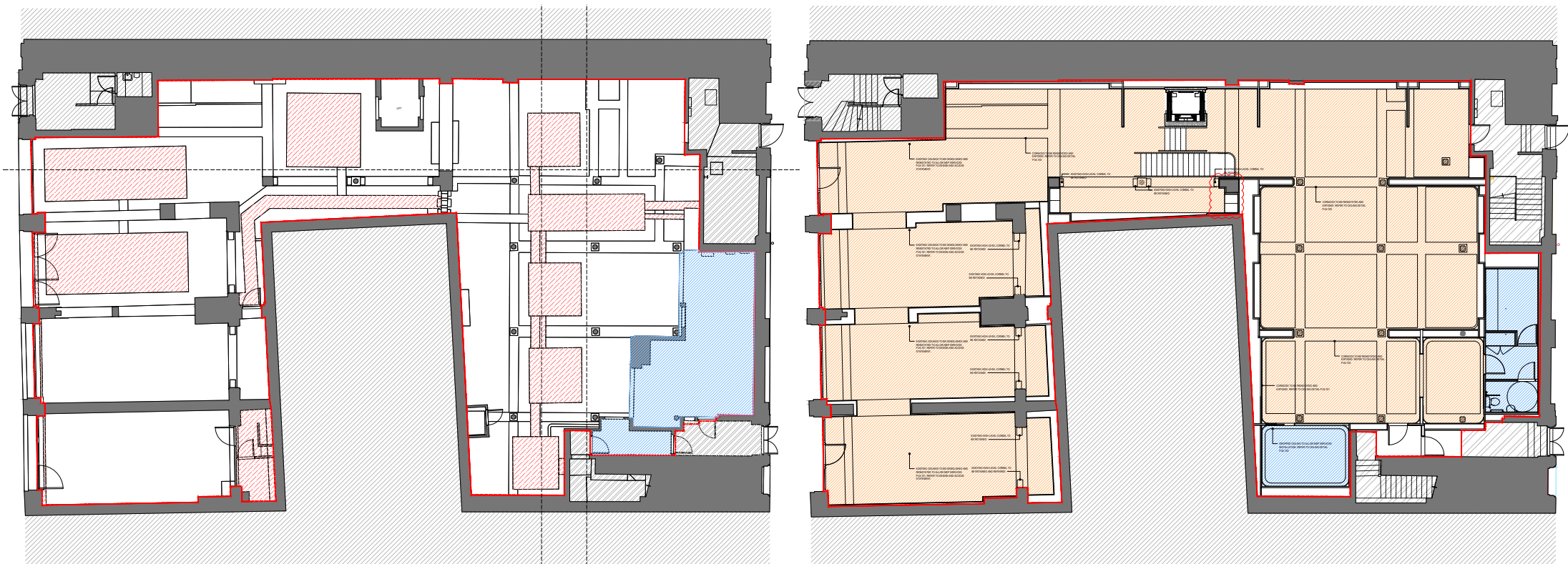
In contrast, the basement lacks such heritage elements. The only heritage features present are the column heads; there are no cornices in this area. As in the ground floor, the column heads will be preserved and integrated into the design.



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4	5	6

1. COLUMN HEAD AND CORBEL
2. CORBEL
3. COLUMN HEAD DETAIL
4. COLUMN HEAD DETAIL
5. COLUMN HEAD DETAIL
6. CORNICE DETAIL

4.1 Ceiling Details - Ground Floor



During the opening up works, it was discovered that there was no ceiling void to install all the necessary MEP services (Mechanical, Electrical and Plumbing). This reflects in the existing building with the installation of numerous ceiling rafts, disrupting the ceiling design and concealing heritage elements. Additionally, large suspended ceilings have been created, cluttering the space and conflicting with the original layout.

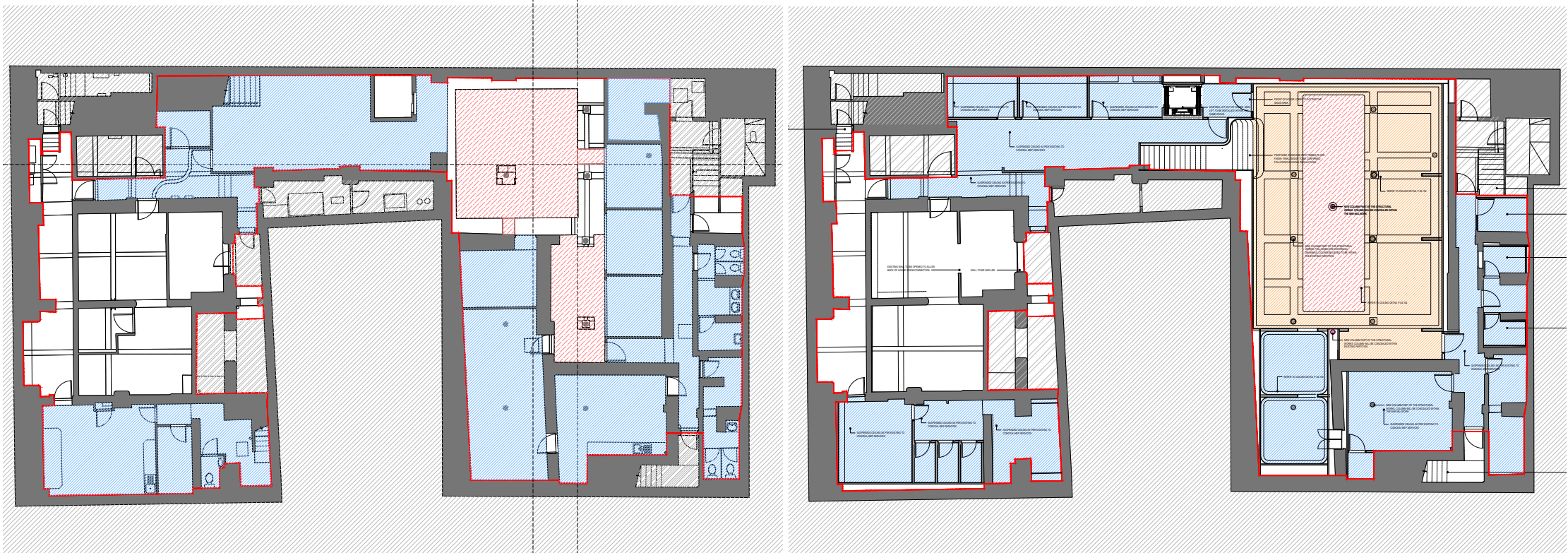
The proposed ceiling renovations aim to enhance the Grade II listed building. Therefore all major MEP services (mechanical and plumbing) will be installed within the new partitions or limited to suspended ceilings in the back of house area where they are absolutely necessary. In the rest of the ground floor, the ceiling will need to be fully stripped out and cornices removed to allow the installation of the electrical services (lighting, cameras, speakers, etc.). New cornices will be introduced through to create consistency and with the Grade II listed building's heritage significance.

This approach will enhance the existing ceilings by prominently displaying the column heads and corbels and seamlessly integrating the cornices into the design without any visual disruption.

A similar approach has been taken in other recently completed existing Mappin & Webb stores in York and Glasgow. Both sites had heritage considerations that influenced this design approach.

Glasgow is particularly relevant to this application, where the heritage assets included cornices and column heads, both of which were retained and integrated into our design.

4.2 Ceiling Details - Basement



The existing basement ceilings are cluttered with suspended ceilings and rafts that conceal MEP services, obscuring the original layout.

Following MCC feedback, the basement's hospitality area has been redesigned to expose and enhance the column heads, the only heritage element. This is made possible by removing the concrete slab (see design and access statement and SE drawings), revealing a high-level structure.

The new design will integrate the high-level structure and MEP services into a central ceiling raft, partially recovering the historical layout and achieving high ceilings. Suspended ceilings will be demolished and reinstated only where necessary for MEP and back-of-house office spaces.

This proposal enhances the building by prominently displaying its heritage elements.

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1. EXISTING CEILING FINISHES
2. PROPOSED CEILING FINISHES

4.3 Ceiling Details - References

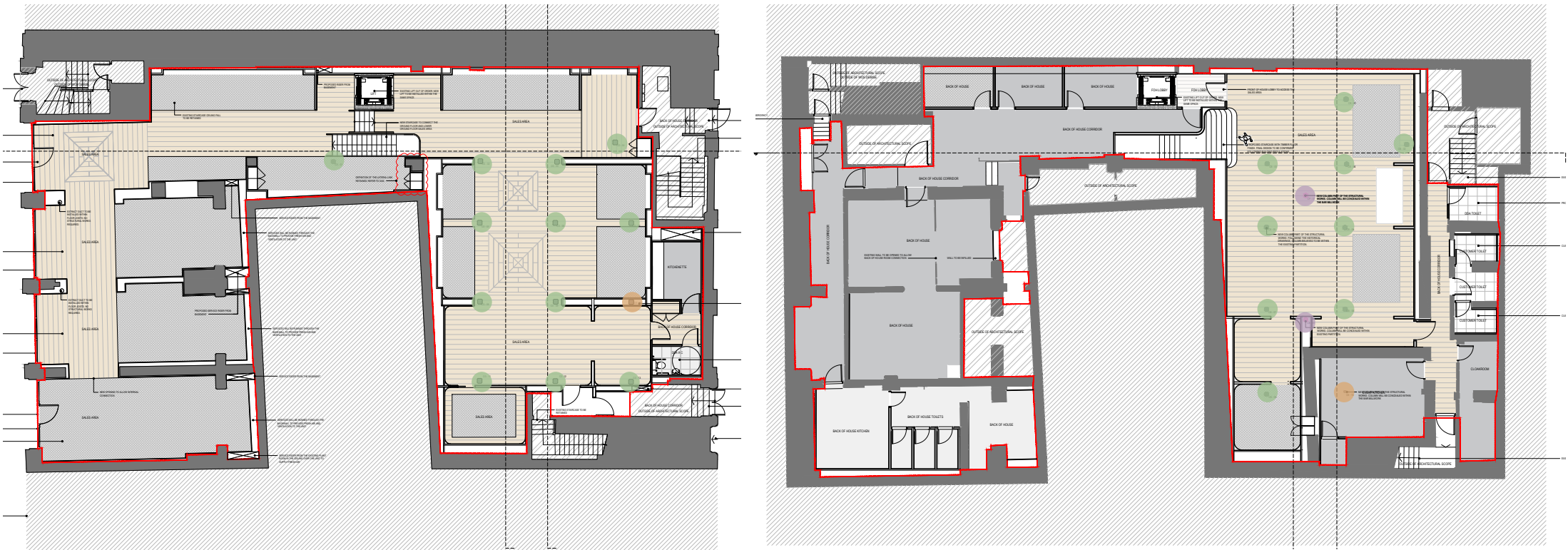


Reference images for both Mappin & Webb York and Glasgow.

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- 1. MAPPIN & WEBB YORK
- 2. MAPPIN & WEBB YORK
- 3. MAPPIN & WEBB GLASGOW
- 4. MAPPIN & WEBB GLASGOW

5.0 Columns



- GREEN: ENHANCEMENT OF THE CURRENT CONDITION
- ORANGE: NO CHANGES.
- PINK: STRUCTURAL INTERVENTION

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1. PROPOSED GROUND FLOOR
2. PROPOSED BASEMENT

As part of our proposal, we conducted a thorough study of the column heads and devised an individual approach for each.

Ground Floor:

- Only one column (CG-10) will be concealed to meet the client's requirements. CG-10, located in the area designated for a brand's collection display, will be enclosed within a partition, protected from damage, and free of mechanical fixings on its surface.
- This partition will be removed when the client vacates, allowing the column to be exposed and restored for the next tenant.

Basement:

- All columns will be exposed and integrated into the new design, with their heads restored.
- Exceptions are columns C09 and C10:
- C09 is in an area where the concrete slab will not be removed, so no architectural work will occur around it.
- C10 is in an area where the concrete slab will be removed, but there is an existing suspended ceiling.
- The proposed columns (highlighted in pink) are part of the structural proposal to remove the concrete slab and will be integrated into the new architecture to differentiate them from the existing scheme. CP-01 will be integrated into the millwork, and CP-02 will be incorporated into the wall partition.

In summary, out of 23 columns, only one will be concealed within partitions. This approach enhances the Grade II listed building, where currently eight columns are concealed within suspended ceilings.

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