DESIGN AND ACCESS STATEMENT

LOOKERS | CUPRA CITY GARAGE, MANCHESTER

14-16 St. Ann Street, Manchester M2 7LP



Prepared for: Lookers PLC

Prepared by: Northmill Associates Ltd. Chartered Architects
Clarence House
Clarence Street
Manchester
M2 4DW

Date: May 2024

Document Ref: 2921_Cupra Manchester_DAS

Document Revision Sheet

Project Description: CUPRA City Garage, 14-16 St. Ann Street, Manchester M2 7LP

Project Reference: 2921

Version	Date of Issue	Title	Author	Checked
V1	03/05/2024	Planning Issue	HD	GTC
V2	14/06/2024	Revised Issue	HD	GTC
V3	28/08/2024	Revised Issue	HD	GTC

Contents

1	**INTRODUCTION**	**5**
1.1	Purpose of the Report	5
1.2	Planning Context	5
1.3	Supporting Documentation	6
2	**THE APPLICATION SITE**	**7**
2.1	Introduction	7
2.2	Built Context	8
2.4	The Existing Building	11
3	**DESIGN 12**	
3.1	Use and Amount	12
3.2	Layout	13
3.3	Scale and Massing	14
3.4	Appearance	14
4	**ACCESS 15**	
4.1	Transport and Access	15
4.2	Inclusive Access	15
4.3	Biodiversity	15

Table of Figures

Figure 1: Aerial view of the Application Site (indicated by red marker)..... 7
Figure 2: Site Location Plan, showing the Application Site boundary in red. 7
Figure 3: Built Context Key 8
Figure 4: Police Street elevation. 11
Figure 5: St. Ann Street elevation. 11
Figure 6: The existing ground floor level. 11
Figure 7: The existing basement floor level. 11
Figure 8: The existing basement floor level. 11
Figure 10: 6no. Sheffield bicycle stands relocated to enable vehicular access to the showroom 13
Figure 11: Proposed Ground Floor layout. 13
Figure 12: Proposed Basement Floor layout. 14
Figure 13: Proposed Elevations 14

1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Design and Access Statement has been written to accompany a full planning application for the change of use and refurbishment of the existing property at 14-16 St. Ann Street, Manchester (the 'Application Site'). It provides a qualitative analysis and justification of the proposals and considers any impact on the surrounding area.

This application seeks consent to provide a new CUPRA City Garage, including:

- A CUPRA showroom space with associated retail facilities (Use Class E(a) and Sui Generis).
- Hospitality areas for the sale and consumption of food and drinks (Use Class E(b)).
- Works to the existing shop frontage.
- Use of the public highway for external table and seating areas (Under separate cover - Pavement Licence)
- Relocation of 6no. existing Sheffield bicycle stands to allow for vehicular access to the showroom.

This Design and Access Statement will identify the constraints and opportunities presented by the site and will present the core principles and design objectives which form this application. This statement is intended to offer justification in relation to Design and Access only and should be read in conjunction with all associated planning application drawings, supporting statements and reports.

1.2 PLANNING CONTEXT

The proposals seek full planning permission from Manchester City Council and have been considered in the light of local planning policies, including the location of the Application Site within the St. Anns Square Conservation Area.

A search of the Council's online planning records indicates the following relevant planning applications:

Planning Reference Number	Description	Decision	Decision Date
Ref. No: 124391/AO/2019	Part-retrospective application for 2no. internally illuminated fascia signs and 1no. externally illuminated projecting sign and 1no. externally applied fascia vinyl sign.	**Approved**	Tuesday 15th October 2019
Ref. No: 124392/FO/2019	Change of use of public highway for placing of 3 tables, 6 chairs and 2 barriers in front of St. Ann Street elevation and 5 tables, 10 chairs and 2 barriers in front of Deansgate elevation between the hours of 7.30 to 23.00 Monday to Saturday and 8.30 to 23.00 on Sunday	**Approved**	Friday 15th November 2019
Ref. No: 108081/FO/2015/C1	The use of external paving on Deansgate adjacent 2-4 St Ann Street for the siting of external seating for A3 use in association with the A3 use within the ground floor of 2-4 St Ann Street.	**Approved**	Wednesday 01st July 2015
Ref. No: 051516/FU/CITY1/97	Change of use of basement to retail use in connection with existing ground floor use	**Approved**	Thursday 24th April 1997
Ref. No: 050660/AO/CITY1/96	Illuminated single sided box name sign	**Approved**	Monday 14th October 1996

1.3 SUPPORTING DOCUMENTATION

This Design and Access Statement should be read in conjunction with the following drawings and reports:

1.3.1 DRAWINGS

- 2921_P.L(00)001 - Site Location Plan_Rev B
- 2921_P.L(00)002 - Block Plan_Rev B
- 2921_P.L(00)101 – Proposed Site Plan_Rev D
- 2921_P.L(01)001 - Existing Ground Floor Plan_Rev B
- 2921_P.L(01)002 - Existing Basement Floor Plan_Rev B
- 2921_P.L(01)101 - Proposed Ground Floor Plan_Rev C
- 2921_P.L(01)102 - Proposed Basement Floor Plan_Rev B
- 2921_P.L(02)001 - Existing Elevations_Rev B
- 2921_P.L(02)002 - Existing Photographs_Rev B
- 2921_P.L(02)003 - Existing Photographs_Rev B
- 2921_P.L(02)101 - Proposed Elevations_Rev D
- 2921_P.L(03)101 – Proposed Sections_Rev C

1.3.2 REPORTS

- Operational Management Statement
- Acoustic Report by Noise Solutions

2 THE APPLICATION SITE

2.1 INTRODUCTION

The existing premises is located on St. Ann Street, a prime retail location in the heart of Manchester City Centre. Bound by St. Ann Street to the north and Police Street to the east, the Application Site, which sits within the St. Ann's Square Conservation Area, is situated on a prominent pedestrian route in close proximity to both St. Ann's Square and Deansgate.

The existing unit, which currently lies vacant, was previously occupied by Fraser Hart jewellers. The proposal for the application site seeks to complement the existing urban fabric, refurbishing and rebranding the existing shop frontage whilst bringing an existing retail unit back into commercial use.



Figure 1: Aerial view of the Application Site (indicated by red marker)

The Application Site comprises the ground floor and basement unit at 14-16 St. Ann Street and the public highway immediately adjacent. The adjacent units are currently occupied by Black Sheep Coffee and Waterstone's, the latter of which also occupies all upper floor levels of the building.

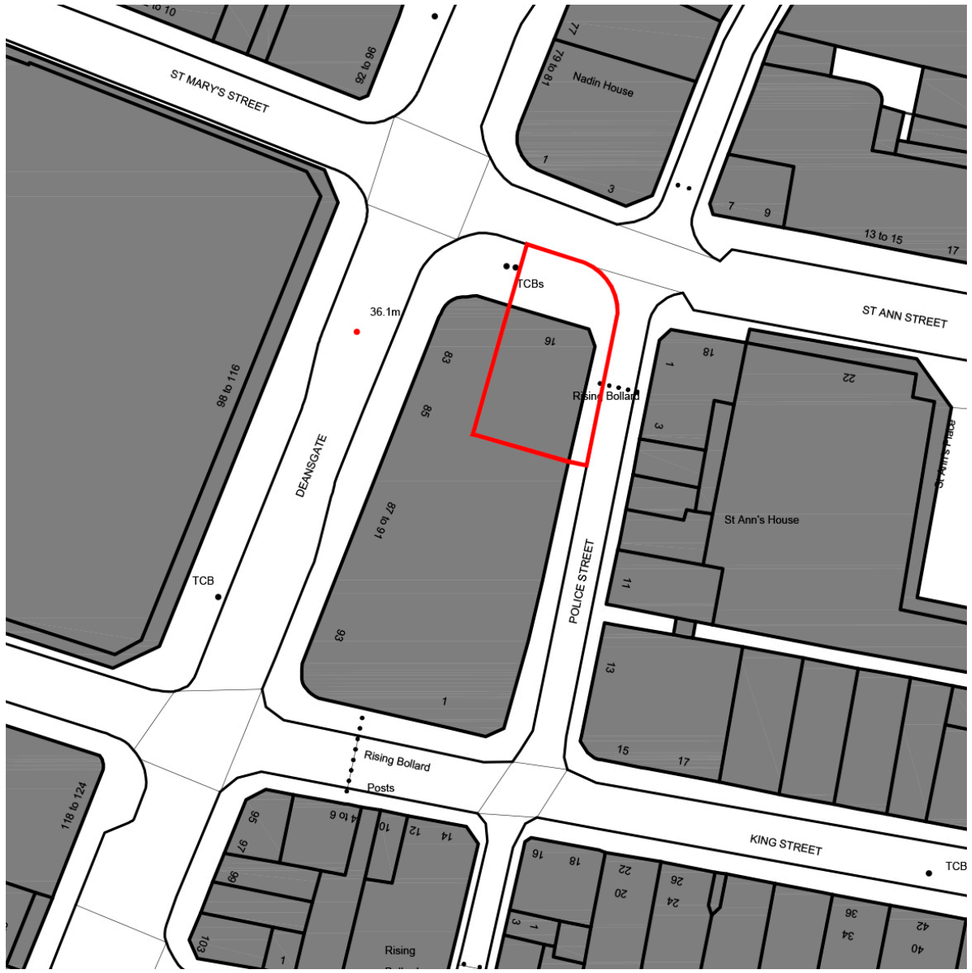


Figure 2: Site Location Plan, showing the Application Site boundary in red.

2.2 BUILT CONTEXT

The application site is located in Manchester City Centre in the heart of its commercial core and in close proximity to numerous amenities. The site is within easy walking distance of Manchester Piccadilly, Manchester Oxford Road, Manchester Victoria, and Salford Central train stations with numerous bus and tram routes nearby.

The series of photographs opposite gives an overview of the immediate built context:



Figure 3: Built Context Key

1. The Application Site viewed from St. Ann Street



2. The Waterstone's Building, Deansgate, with Black Sheep Coffee in the foreground. The Application Site occupies a ground floor and basement unit within this building.



3. Veggie Pret and 1 St. Ann Street, located opposite the Application Site.



4. Mappin & Webb at the junction of St. Ann Street and Police Street, located opposite to the Application Site.



5. Equitable Buildings, St. Ann Street, located opposite to the Application Site.



6. The Grade I listed St. Ann's Church, located at the heart of the St. Ann's Square Conservation Area.



7. St. Ann's Square, located at the heart of the St. Ann's Square Conservation Area.



8. Vacant corner property at the junction of Deansgate and St. Mary's Street.



9. The Grade II listed 98 - 116 Deansgate, currently occupied by House of Fraser.



10. The Application Site, viewed from St. Ann Street.



2.4 THE EXISTING BUILDING

The existing premises comprises a ground floor and basement unit in the larger Waterstone's Building, which has a primary frontage on Deansgate. Prior to being vacated, Fraser Hart jewellers occupied the unit, with Waterstone's occupying all upper floor levels over the Application Site.

The existing shop front comprises full height shop front glazing; black-brown painted pilasters and stall risers; a mirrored brown fascia; and painted render. Above the fascia are 10no. retractable awnings (currently unbranded) which will be utilised in the proposed refurbishment.



Figure 4: Police Street elevation.



Figure 5: St. Ann Street elevation.

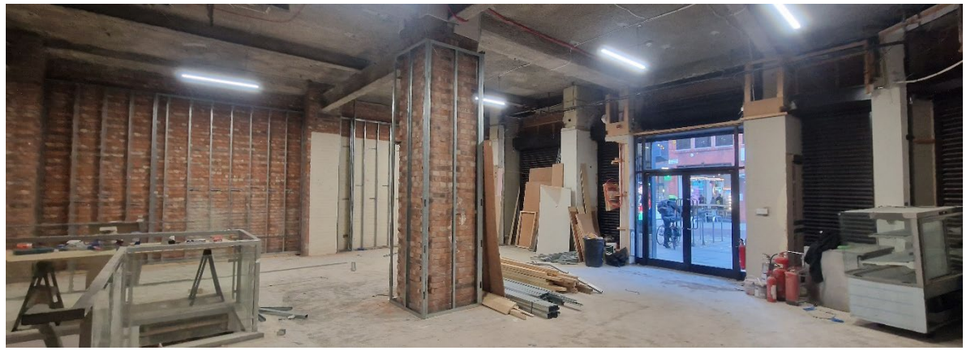


Figure 6: The existing ground floor level.

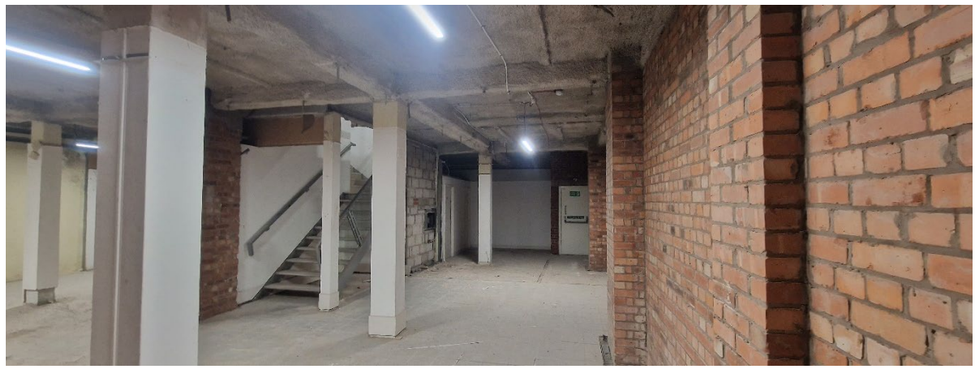


Figure 7: The existing basement floor level.



Figure 8: The existing basement floor level.

3 DESIGN

3.1 USE AND AMOUNT

The proposed development is intended to provide a new consumer experience, combining showroom space and hospitality provision in a city centre environment.

The scope of development is summarised as follows:

- CUPRA showroom space.
- Afterwork area and exhibition space.
- Customer and staff welfare facilities, including accessible WC provision.
- Hospitality provision, including café space at ground floor level and a bar at basement floor level.
- Seating and lounge areas.
- Outdoor seating areas (public highway) (Under separate cover – Pavement Licence).
- New lift provision.
- Relocation of 6no. Sheffield bicycle stands to allow for vehicle access to the showroom.

The development is intended to facilitate the following functions:

- Sale of cars.
- Display of cars (ICE/PHEV/EV).
- Sale of Merchandise.
- Sale of Clothing.
- Sale of Hot/Cold drinks.
- Sale of Hot/Cold food.
- Private Events – with the sale of alcohol.
- Private Events – meetings.
- Private Events – with loud music.

3.1.1 EXISTING AREAS (GIA)

	GIA	
	sq.m	*sq.ft*
Ground Floor Level	157.0	1,689.9
Basement Floor Level	136.0	1,463.9
External Seating Areas	0.0	0.0
TOTAL	**293.0**	**3153.8**

3.1.2 PROPOSED AREAS (GIA)

	GIA	
	sq.m	*sq.ft*
Ground Floor Level	157.0	1,689.9
Basement Floor Level	136.0	1,463.9
External Seating Areas	30.4	327.2
TOTAL	**323.4**	**3481**

3.2 LAYOUT

3.2.1 SITE

Externally, the site layout comprises the following:

- 7no. tables and 14no. chairs within a screened off area adjacent to St. Ann's Street (30.4 sq.m) (Under separate cover – Pavement Licence)
- The relocation of 6no. Sheffield bicycle stands to accommodate vehicular access to the showroom space.

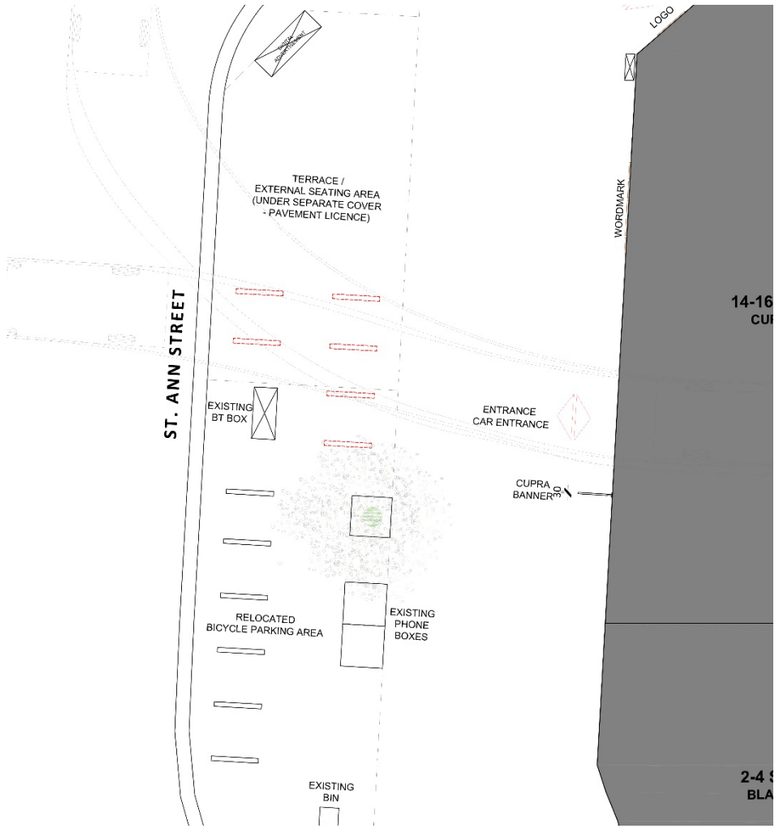


Figure 9: 6no. Sheffield bicycle stands relocated to enable vehicular access to the showroom

3.2.2 GROUND FLOOR

The proposed ground floor layout comprises the following:

- A CUPRA showroom space.
- Hospitality area including a bar for the sales of food and drink.
- Customer seating / lounge area.
- Accessible WC.
- New lift provision.
- Storage

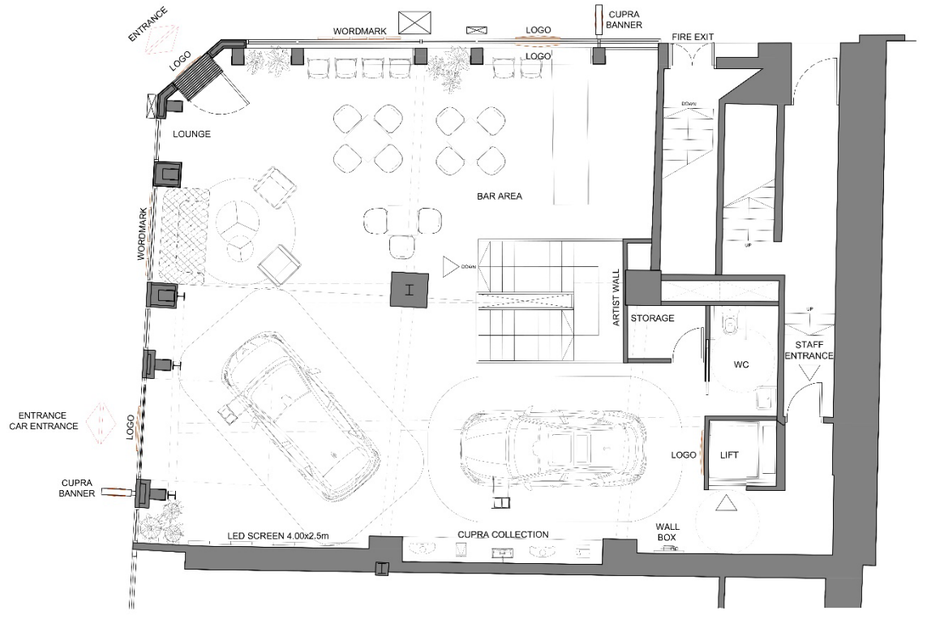


Figure 10: Proposed Ground Floor layout.

3.2.3 BASEMENT FLOOR

The proposed first floor layout comprises the following:

- Staff afterwork area with flexible furniture and storage.
- Hospitality area including a bar for the sales of food and drink.
- Customer seating / lounge area.
- WC provision.
- New lift provision.
- Storage.

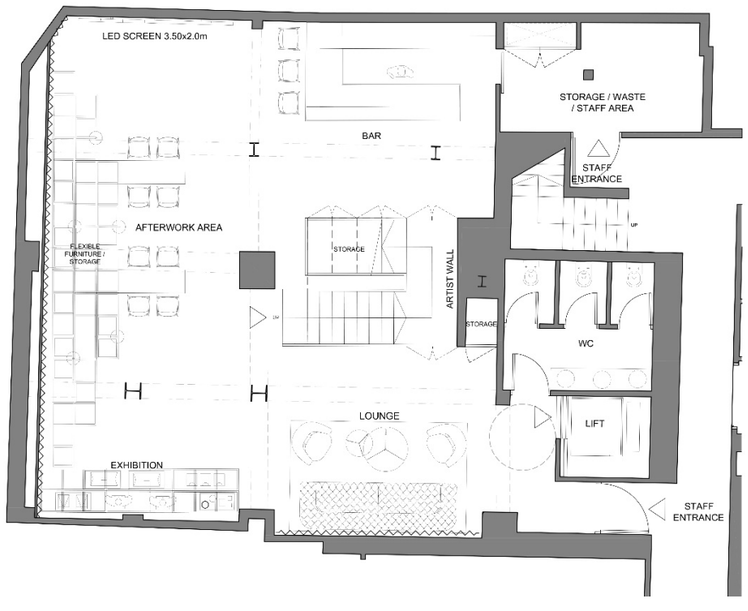


Figure 11: Proposed Basement Floor layout.

3.3 SCALE AND MASSING

The development is scaled to suit the premises, with additional outdoor areas proposed to provide customers with additional seating areas. Externally, the refurbishment and rebranding of the shop front has been designed to suit the existing arrangement.

3.4 APPEARANCE

The refurbishment and rebranding of the existing shop front has been designed to align with the design aspirations set out by CUPRA, ensuring a readily identifiable and recognisable space that is representative of the CUPRA brand identity.

3.4.1 EXISTING ELEVATIONS



ELEVATION A - POLICE STREET **ELEVATION B** - CORNER **ELEVATION C** - ST. ANN STREET

3.4.2 PROPOSED ELEVATIONS



ELEVATION A - POLICE STREET **ELEVATION B** - CORNER **ELEVATION C** - ST. ANN STREET

4 ACCESS

4.1 TRANSPORT AND ACCESS

The Application Site is located in Manchester City Centre and is within easy walking distance of Manchester Piccadilly, Manchester Oxford Road, Manchester Victoria, and Salford Central train stations, with numerous bus and tram routes nearby.

The CUPRA City Garage will primarily be accessed by pedestrians, with showroom vehicles transported into the building via the vehicular entrance doorway.

6no. public Sheffield stands have been relocated on the public highway adjacent to the Application Site.

4.2 INCLUSIVE ACCESS

The proposed showroom is intended as fully accessible, with level across the ground floor and lift access to basement floor level. In addition to this, the development proposes the following:

- Colour contrast will be applied where necessary (such as to doorways, important interfaces, and accessible WC provision) to allow for easy navigation of the premises.
- Accessible WC facilities are provided at ground floor level.
- All accommodation provides a modern, flexible layout which can be adapted to suit the needs of the user.

4.3 BIODIVERSITY

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

It is considered that the proposed development is subject to the de minimis exemption for development below the threshold due to the following reasons:

- The development does not impact on any onsite priority habitat.
- The existing retail unit and adjacent public highway would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric.
- The tree within the red line boundary would be classified as an individual urban tree and would have a biodiversity value of greater than zero under the statutory biodiversity metric but is not impacted by the development.

Ends.