



Blacklock

Design & Access Statement
27.07.23

Freetrade Exchange
37 Peter Street
Manchester
M2 5GB



ARCHITECTURE X INTERIOR

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Company No: 11847325

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1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI. The statement acts as a description of the design process to accompany the drawings submitted with this application.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Planning Statement produced by PBA and Heritage Statement produced by Stephen Levrant Heritage Architecture.

The proposals involve the refurbishment, alterations and selective demolition to facilitate restaurant use within the existing building demise and ensure the continued use of this significant building in the heart of the City Centre.

1.2 Development Team and Relevant Experience

Client: Blacklock

Architects: AXI & Other Side

Heritage Consultants: Stephen Levrant Heritage Architecture (SLHA)

Quantity Surveyor: Morgan Carr

Planning Consultants: Paul Butler Associates

Relevant Experience:

Blacklock is a high quality restaurant group with five restaurants based in London, including a sympathetically refurbished Grade II Listed Buildings in the City and Covent Garden. Blacklock is a chophouse focussed on delivering incredible experiences for great value for money. Its restaurants have been voted in the Top 100 restaurants in the UK across industry awards and guest review platforms. Alongside that it is passionate about purpose over profit and in the process of certifying as a B Corporation. Please refer to Appendix 1 for examples of their past refurbishment projects.

AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with Bruntwood on the refurbishment works at the Manchester Club and Union building adjacent to the town hall, as well as the former RBS building at 38 Mosley Street.

Other Side is a design-led collective of interior architects and designers. The Nottingham-based studio specialises in the hospitality industry working on bespoke projects that promote authenticity, originality and an instinctive sense of belonging. Following years of industry experience at several award-winning practices (working on Manchester projects including Hawksmoor and Dishoom), Other Side designed Blacklock's most recent restaurant at Canary Wharf.

Paul Butler Associates was established by Paul Butler in 1992 to provide professional, independent, cost-effective and creative planning advice to our clients, and this remains the motivation of our committed and experienced team of qualified professionals today. We advise on all aspects of the statutory planning system, including development control, planning applications, negotiations, planning appeals, inquiries and enforcement matters. The practice has been instructed by a broad range of public and private sector clients across a variety of sectors, within the northwest of England and beyond.

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2.0 Assessment

2.1 Physical Site Assessment

Site Description

Fretrade Exchange, also previously known as Harvester House, is a Grade II listed building, within the Deansgate-Peter Street Conservation Area. It is bounded by Peter Street, Southmill Street and Bootle Street. The building was originally a merchant's warehouse, constructed in 1868 and designed by Clegg and Knowles in the Italian Palazzo style in with ashlar facing stone to the external faces to Peter Street and Southmill Street, and in red brick to Bootle Street. The building has five storeys plus basement and is roughly square in plan to the site. Features noted by Historic England include a vermiculated plinth, rusticated detailing, moulded sill bands and balustraded parapet. The round headed doorway to the right hand side noted in the listing will form an entrance to the unit for these proposed works. All noted features are external to the building. For further information on the historical aspects please refer to the Heritage Statement by SLHA.

Recent modifications have been undertaken by the landlord including enabling shell works to the Lower Ground Floor for conversion into a Class A3 unit as well as overall refurbishment of the building in its entirety. Minor external alterations have taken place to the Peter Street entrances and the Bootle Street elevation.

It is of note that recently approved planning permission for St Michael's will see regeneration towards the rear Bootle Street side of the building, which will improve this aspect of the building and increase use of this elevation as a thoroughfare.

Within the proposed restaurant unit, modern partitions and doors to new riser cupboards have been formed as part of recently completed landlord works. New openings have been formed allowing access to the lift core. Enabling works allowing for new M&E services have been undertaken. A non-original concrete floor slab has been removed within the glazed brick area that is proposed to form a bin store.

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3.0 Architectural Method Statement

3.1 Design Objectives

- Adaptation of current space to suit the requirements of the incoming tenant and enable use of the Lower Ground Floor as a high quality restaurant respectful of the heritage value of the building.
- Restoration of as much of the existing building fabric as possible to be sympathetic to both the character and heritage of the building and the design philosophy of Blacklock.
- To enable access to the lower ground floor to potential customers and staff.

3.2 Design Proposals

3.2.1 Entrance and Lobby Stair from Peter Street

A new entrance door and signage are proposed to improve upon the existing glazed door and be more sympathetic to the style of the building.

The existing door is a glazed frameless glass door (*Figure 1*), typical for a mid-90s / 2000s commercial office. This may have been contemporary when it was installed, but now seems an out of keeping contrast to the vernacular of the building and doesn't meet the aesthetic aspirations of the client. Blacklock aspire to be a brand where their sites establish a style which celebrates traditional features and reclaimed furnishings and as such the proposal puts forward the option to use a reclaimed vintage door.



Figure 1: Existing Peter Street Entrance

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Following initial discussion on site with MCC this has been altered from the initial scheme to indicate reclaimed timber doors with glazed apertures, to be set within the existing opening. The initial design intent for the door was for it to be in reclaimed timber with multiple glazed panels featuring glass subdivided with muntins (see *Figure 2* below)

The latest proposals feature an overall reduced extent of glazing with a smaller number of larger glazed apertures set within panels (see *Figure 3*). The oversized doors are intended to provide a bold design statement but one which will be in keeping with the character of the building.

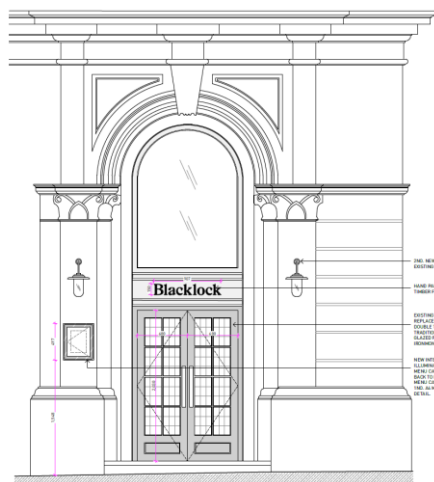


Figure 2: Initial door design



Figure 3: Proposed Door Design as Submitted

The existing stair is to be retained with the floor finish in a reclaimed wooden plank finish, with blackened mild steel riser and balustrades, and timber handrail.

3.3.2 External Lighting

New external lighting is proposed to the Peter Street Entrance, to replace the existing and highlight the restaurant entrance.

Two existing contemporary globe wall light fittings are to be replaced with reclaimed fixed mounted wall lights in a brass finish, intended to complement the era of the building's construction and have an industrial feel echoing the original purpose as a warehouse.

The external lighting is currently wired in black external grade cabling mounted surface to the façade using cleats drilled and screwed into the stonework; routed along the masonry. Various joint boxes have been positioned to connect the external lighting to multiple points around the façade. A new wiring strategy is to be explored, with a view to reduce the impact of the external cabling and mounting of fittings to the existing building. Any redundant fixing points will be infilled to sympathetically match the existing masonry.

Low output and dimmable LED lamps will be used, with careful consideration of lux levels to mitigate light pollution and excessive glare. Time controlled circuits to ensure the lights are switched off outside restaurant opening hours.

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For additional detail please refer to the accompanying External Lighting Statement produced by Other Side.

3.3.3 Restaurant & Bar Area

The general proposals for the layout of the unit are for an open plan restaurant seating area to fill the bulk of the existing open space within the floor. The restaurant layout will be a mixture between free standing tables, banquettes and booth seating.

A bar will be constructed around the existing stair core, with risers and a chilled wine store around this core, which will act as a secondary means of escape.

New partitions will be formed to separate the restaurant area from the back of house, with an open pass area to the kitchen.

Existing false light well windows are to be removed from the perimeter of the restaurant; these were presumably installed as part of prior office fit out to provide a sense of daylight, but would seem artificial and their frosted glass panes and UPVC framework would be out of keeping with the design intent and the style of the original building.

New finishes will be dealt with in more detail in section 3.3.4, but these are intended generally to be sympathetic to the original fabric and feel of the building as a former warehouse unit as well as the traditional feel of Blacklock as a brand. As much of the existing fabric is intended to be as exposed as is practicable.

3.3.4 Back of House

New partitions will be formed to separate back of house areas, i.e. kitchen, stores, washing facilities office and staff welfare room.

Minimal alteration to the existing fabric is intended, with these areas being formed around existing internal walls.

3.3.5 WCs

The main customer WCs are to be formed within the existing room to the Peter Street side of the building adjacent to the staircase, which is to be split with a new partition into two blocks. New partitions will be formed within the two blocks to form cubicles required. An accessible WC cubicle will also be formed in close proximity. Additional staff WCs are to be provided within the staff welfare area.

3.4 Principles of the Design

3.4.1 Use:

The existing Use Class of the building as a whole is mixed between Class E (commercial, business and service) on the upper floors and Basement, and Sui Generis Bar Use to the Lower Ground Floor, which this application concerns. A change of use application from Sui Generis Bar to Class E(b) restaurant

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use will be made in accordance with the proposed work. Works only relate to the Lower Ground Floor and areas to the Ground Floor which will provide access.

Operational allowances (i.e. riser spaces) have therefore been previously allowed for within the landlords' prior application as enabling works to ensure feasibility to fit out this space.

3.4.2 Layout

The existing configuration of the building is largely retained by the proposals with minor, non-structural, partitions formed to better serve the requirements of a contemporary restaurant, as detailed above.

For the general arrangement layouts of the scheme please refer to drawing 23-161 GA-01.

Please refer to the accompanying drawing schedule for a full list of drawings accompanying this application.

3.4.3 Customer Journey

Customer routes to access the restaurant are indicated in Figures 4 & 5 below, and 6 & 7 which follow in Section 4.2. From the Peter Street entrance, customers will enter by the stair which curves round offering an opening into the restaurant space, with a host station at Lower Ground Floor level.

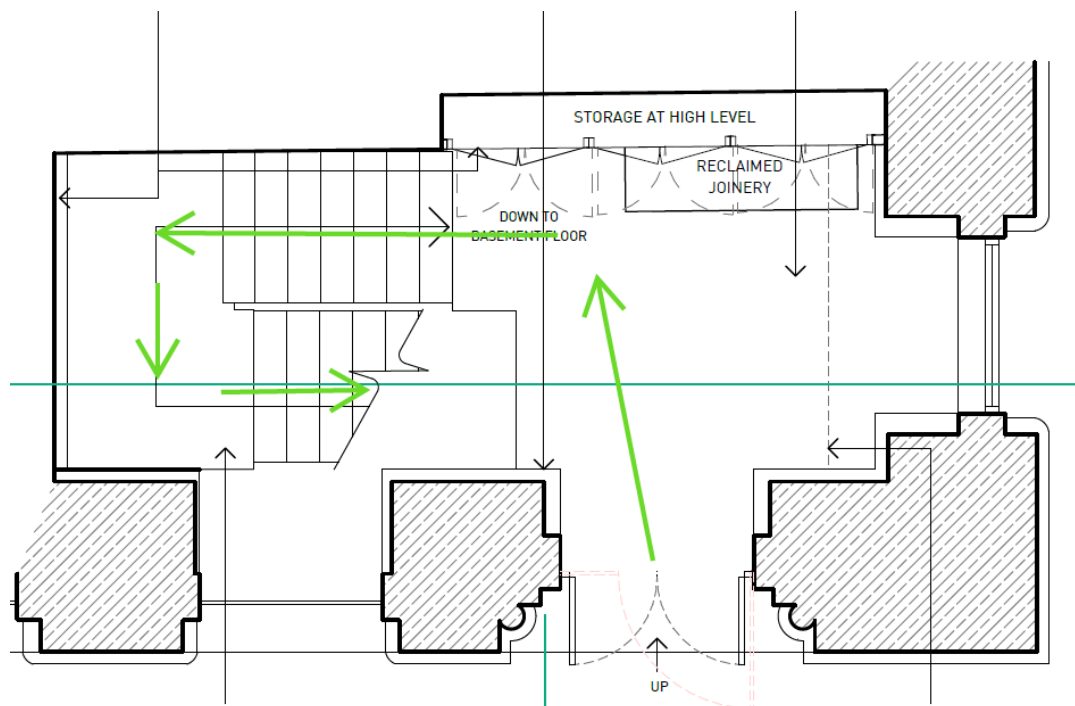


Figure 4: Peter Street Entrance at Ground Floor Level

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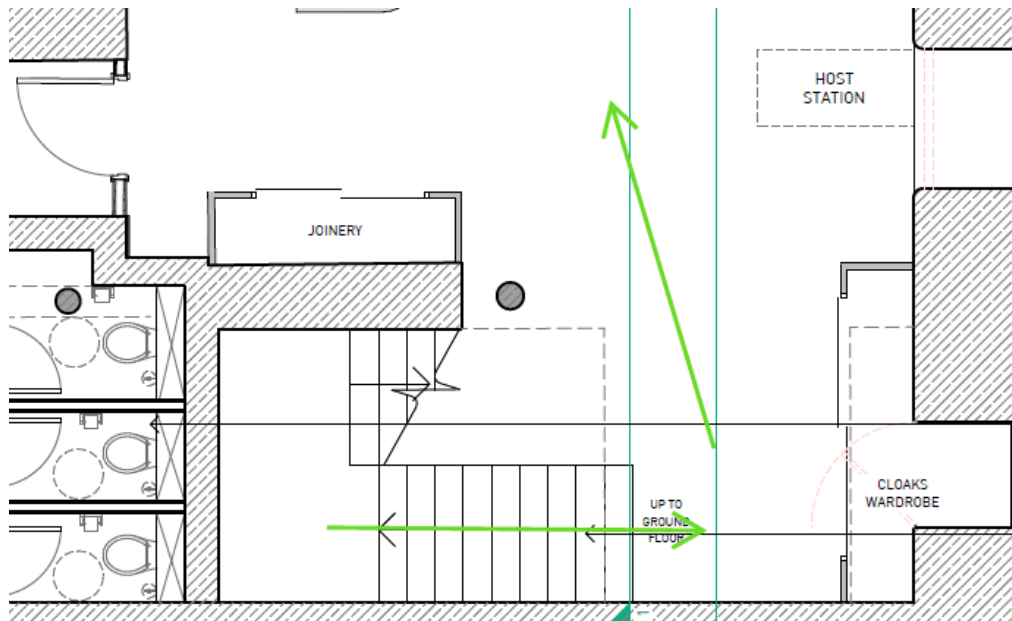


Figure 5: Peter Street Entrance Route at Lower Ground Floor Level

From the Bootle Street entrance, the route will be via the level entrance, and from the internal lobby vertical access via either stairs or the customer lift to the Lower Ground Floor. Wayfinding from either point will direct towards the restaurant.

For details of inclusive access please refer to section 4.2 which follows later in this document.

3.4.4 Scale

There is no change to the overall scale or footprint of the unit with selective internal non-structural modifications to form new rooms within the back of house areas as noted above.

3.4.5 Materials

Internally, new walls are set to be sympathetic to the nature of the existing building, faced in plasterboard and to receive full decoration.

Internal faces of the external walls within the main restaurant area are intended to have the original brickwork exposed, cleaned and sealed, subject to intrusive investigation by damp proofing specialists.

Hand painted timber wall panelling is intended around the Peter Street entrance stair and selected decorative areas within the main restaurant space.

Kitchen areas will require a hygienic finish, which will also act to protect existing walls. General preparation areas will be in whiterock and the cooking areas in stainless steel.

Back of house areas that are less visible to the public and do not require hygienic surfaces are to be decorated in paint finishes. Within the proposed bin store, the original design intent was to expose the glazed brick and repair where possible. Following review on site it was deemed more appropriate to

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protect the existing brickwork around the exposed void extant in the bin store, where this presents a health and safety risk, as well as to seal any potential entry points for pests.

WC walls are to receive a part tiled finish up with paintwork above, with this decoration line carried through to the front of house corridor area which will receive a timber boarded finish.

Ceilings to the lower ground floor require 90 minutes fire protection to be maintained from the Ground Floor office use. The existing plasterboard ceilings are to be investigated with the intrusive methodology to be approved by MCC.

Existing columns are to be exposed and repainted as required.

Existing beams within the restaurant area are intended to be exposed with fire resistant intumescent paint applied. Between beams, the initial preference was for existing timbers to be exposed; however, due to compartmentation concerns an alternative is proposed for reclaimed timber boarding in keeping with the original style to be installed as a decorative finish below a plasterboard ceiling which will provide the required 90 minutes fire resistance.

Within the entrance areas timber cladding is to be installed, with decoratively finished plasterboard to the bar and waiting areas as well as to the Peter Street entrance.

Grid ceilings are to be installed within the kitchen and store areas, with MF ceilings to WCs and corridors, which will ensure protection to the current ceiling fabric.

Floor finishes are to be laid over the existing, with reclaimed timber flooring generally within the restaurant areas in keeping with the heritage style of warehouses in Manchester. Anti slip vinyl with coved skirtings is to be installed to kitchen, back of house and bar areas. Tiled flooring is to be installed within the WCs.

Please refer to the relevant finishes and detail drawings for further information on walls, ceiling, flooring and partitions

4.0 Access

4.1 Movement Through and To the Site

Principal entrances to the Lower Ground Floor are available providing access to the restaurant unit from Peter Street and Bootle Street.

A new entrance door to Peter Street is intended to improve upon the existing glazed door and be more sympathetic to the style of the building.

Additional access to the unit is proposed from Bootle Street. A contemporary glazed entrance door has been installed as part of the landlord's recent works, which provides level access with more than ample width for wheelchair users. In this regard the Bootle Street entrance would likely be more convenient for such users than the doors to Peter Street and, as discussed below, there are material advantages which are less intrusive to the existing fabric of the building and to the highway in this approach. An existing passenger lift is to be reconfigured to serve for access via a lobby to the Lower Ground Floor from the Bootle Street entrance, in conjunction with the recently refurbished stair to this entrance.

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Internally to the unit, the open plan layout to the restaurant provides ample circulation. Corridors within the back of house area are minimal and set out to allow sufficient width for users to access all areas.

Cycle provision in the form of two spaces within the shared cycle store in the Lower Ground Floor has been agreed with the landlord for staff use.

4.2 Inclusive Access

4.2.2 Entrance from Peter Street

Consideration has been given to various possibilities to alter the existing entrance and stair to enable wheelchair users to access the unit via the Peter Street entrance directly. The following options have been explored for consideration and are shown in the drawing in Appendix 2 (drawing no. AXI-23-161 SK01):

- Formation of a new access ramp within the door entrance would be a preferable method to enable level access but would have the effect of presenting a sheltered alcove that would encourage rough sleepers.
- An external ramp has also been considered, which would have a sizable impact on the external thoroughfare and would be an intrusive insertion into the highway. This would likely prove unacceptable to MCC highways.
- Another suggested option would be to form a level threshold to the entrance, which would entail removing the existing external step, as well replacing the internal floor and stair. A new threshold drain would be required which would need to be channelled through the existing building fabric to connect to drainage.
- All of the above options would require a new platform lift to be installed within the entrance lobby. The span between the ground and lower ground floor is over 4m, therefore a lift pit of substantial depth would be required to be cut into the existing floor between Basement and Lower Ground Floors, which would in turn entail works into the Basement which are outside of Blacklock's demise.

For the above reasons the level threshold option is considered to be too intrusive to the existing building and unfeasible within the scope of the proposed scheme, therefore an alternative access arrangement is proposed from Bootle Street.

4.2.3 Entrance from Bootle Street

Additional access to the unit is therefore proposed from Bootle Street. This more contemporary feeling façade features a rendered wall with level access already provided by a recently installed glazed entrance door, which has more than ample width for wheelchair users. In this regard the doors would likely be more convenient for users than the doors to Peter Street.

The Bootle Street entrance is a shared entrance which already provides wheelchair access to the office units on the upper floors. Security is an important concern with regard to other tenants, so it is proposed that the existing fob access will be retained.

A call button directly linked to the host station within the restaurant will be installed to the entrance at Peter Street. Restaurant staff will meet, greet and escort wheelchair users to the Bootle Street

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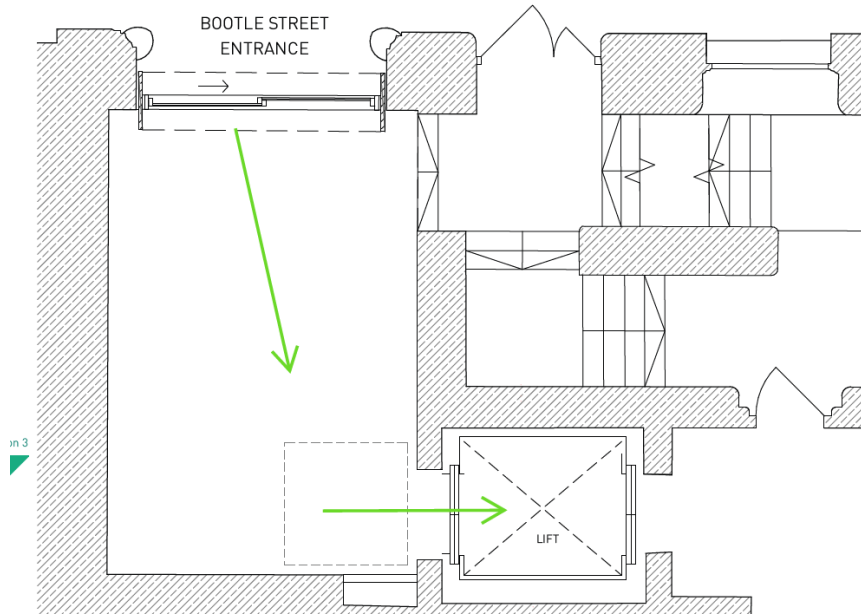
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entrance, which will maintain security to the upper floors. All staff will be appropriately trained to ensure consideration to all users and that this is not considered a secondary experience.

The access route is straightforward from Bootle Street to the lift at both Ground Floor (*Figure 6*) and Lower Ground Floor (*Figure 7*), with clear wayfinding to be provided within each lobby and on the call buttons of the lift itself.



PROPOSED GROUND FLOOR BOOTLE STREET ENTRANCE PLAN

Figure 6: Ground Floor accessible entrance route

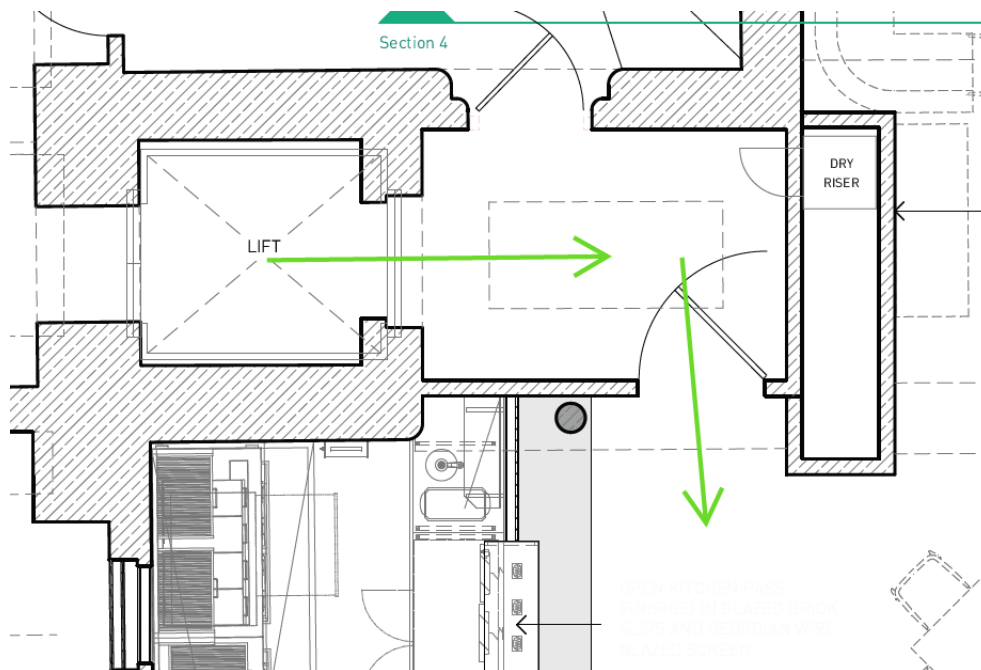


Figure 7: Lower Ground Floor accessible entrance route

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It is important to this proposal that the Bootle Street entrance should not be seen as 'secondary' to potential users. In addition to staff training, new signage at this entrance will therefore be considered in consultation with the landlord and signage proposals will form part of a separate Advertising Application in due course. It will be a principal of the management that the entrance lobby and lift will be kept clean and presentable to customers (and office users) at all times.

Redevelopment of the area adjacent to Bootle Street is something the applicants are aware of. The aforementioned St Michael's development is set to reinvigorate this area and it is entirely plausible that the Bootle Street entrance will eventually see significant footfall which will be an asset to their business they wish to take advantage of.

4.2.4 Internal Layout

The existing configuration of the building is largely retained by the proposals with minor non-structural additions to internal walls to better serve the requirements of a contemporary restaurant.

The principal lift core and central staircase have been recently refurbished by the landlord. This lift will be reconfigured to ensure both are able to provide vertical access to and from the Lower Ground Floor. The staircase from Peter Street is to be refurbished as part of the tenant works and opened out at this opening to the restaurant.

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5.0 Building Services

5.1 Waste Management

Waste management has been accounted for in the current layouts, with an adequately sized bin store based on the operator's requirements housed within the Lower Ground Floor unit (area indicated in *Figure 6*). Bins will be taken for collection via the rear lift and via the Bootle Street entrance, with collection to be arranged so that this will be outside of opening hours for customers.

Please refer to the waste management pro forma for further details.

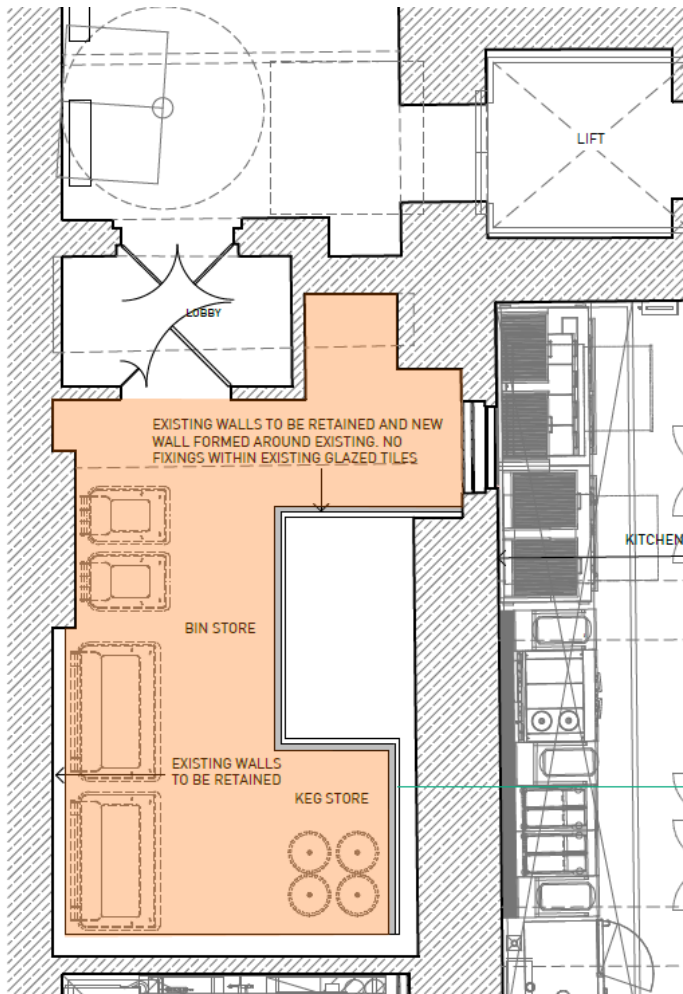


Figure 6: Internal bin store location

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5.2 Servicing

For new services to the unit, please refer to drawings by Chapman Ventilation to be submitted as part of this application.

New mechanical extract and supply ventilation ducting is to be provided throughout the Lower Ground Floor. Ducted heating is to be provided to the restaurant space, along with electrical services provided by electrical trunking to the perimeter and through fixed joinery items.

Risers have been provided as part of the existing shell unit inherited from the landlord which was upgraded as part of their recent works.

Plant is to be located at roof level as per Chapman Taylor drawings, with sound attenuators and silencers provided to equipment located at roof level.

6.0 Summary

In conclusion, the location and current use of the building and site have been summarised and proposed plans have been introduced. The scheme seeks to ensure the continued use of the building, reinvigorate original features of the building within the Lower Ground Floor suite. This will facilitate continued use with sympathetic features and be an asset to a significant building within the heart of Manchester.

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APPENDIX 1

Blacklock examples of refurbishment projects



Blacklock Shoreditch - 2018



Blacklock Canary - 2023

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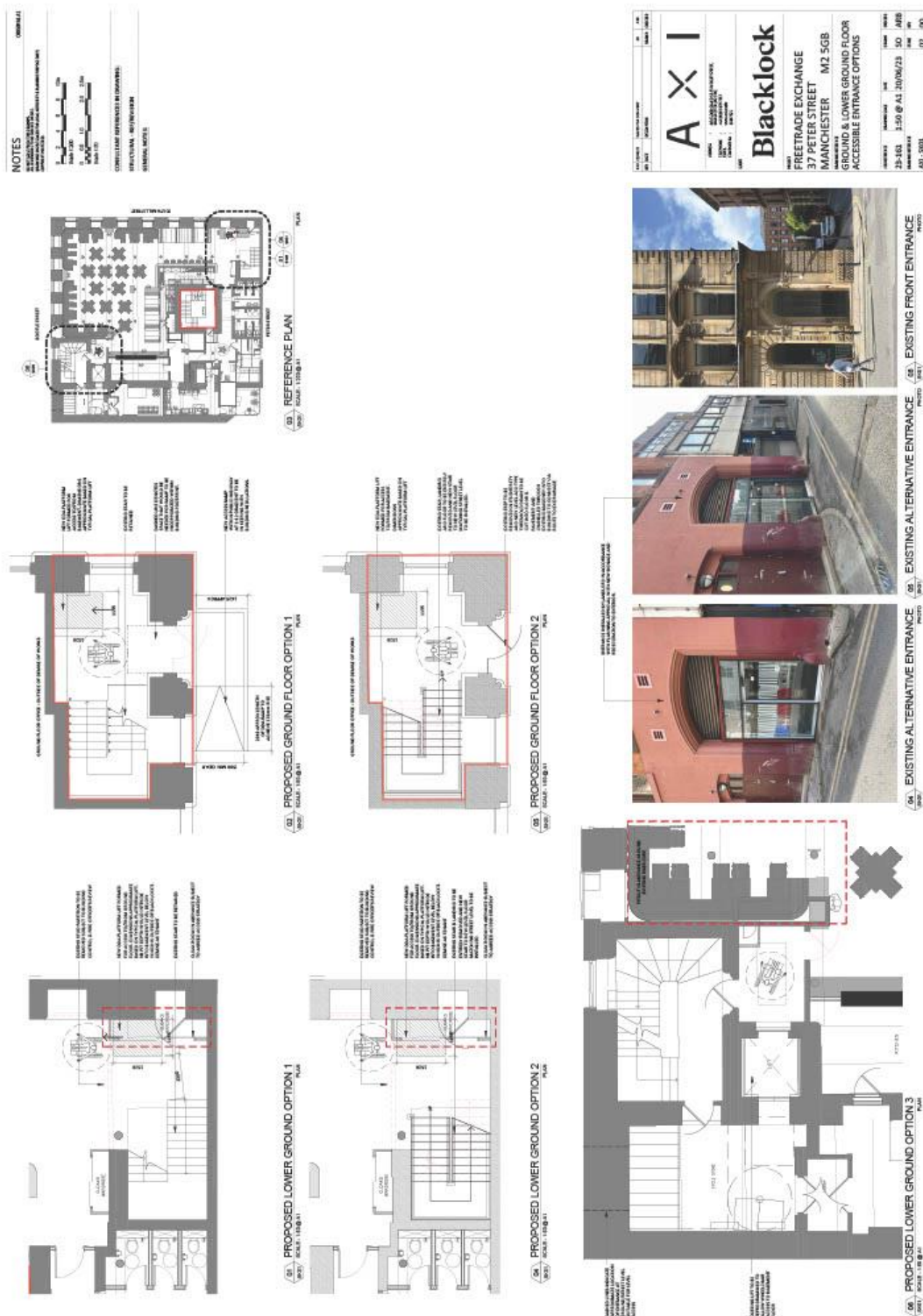
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Entrance sketch options drawing



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