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UNA

# Nell’s Pizza
# 1-3 Clarence Street, Manchester

## Design & Access Statement
## 30-04-24




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Note: all 3d images in this report are indicative. Detailed planning proposals are indicated on the general arrangement drawings.

# 1. Site & location

## 1.1 Location

The site is located at 1-3 Clarence Street in Manchester. The site is defined by Clarence Street to the northwest, Bow Street to the south-west and Kennedy Street to the east; containing both 1-3 Clarence Street and 10 Kennedy Street respectively.

The site is located at 1-3 Clarence Street in Manchester. It is located over the ground and lower ground floor levels.

The site is also located within the Upper King Street Conservation Area.

A Heritage Statement has been prepared to assess the significance and impact of the proposals upon the Grade II listed building and the built historic environment.

## 1.2 Historic context summary (Refer to Heritage Appraisal)

The site is formed of two buildings, No.1-3 Clarence Street, which is believed to have been established in the mid-19th century with extensive alterations made in the early 2000s and No.10 Kennedy Street, which was established in the late-19th century, c.1870s-1880s.

No.1-3 Clarence Street presents a three-storey, red brick building (c.mid-19th century) with stone quoin detailing (Figure).

The building was extensively altered in the late 1990s to accommodate a new restaurant unit. This resulted in the remodelling of the ground floor, which was rebuilt in a paler tone of red brick, with artificial stone to form a new entrance and flanking window openings.

The first and second storeys of the building convey some architectural merit through the retention of the mid-19th century warehouse aesthetic, which is commonplace in Manchester City Centre. This aspect of the building at 1-3 Clarence Street is considered to yield medium heritage interest. The remodelled ground floor dates to the early 2000s and is therefore of no heritage significance.

It is evident the focus of the special interest of the Grade II listing relates to No.10 Kennedy Street (refer to Heritage Appraisal). Established as a purpose-built insurance office, the distinctive, red sandstone façade is of higher architectural interest than the adjacent building on the site, featuring a recessed, arched entrance with moulded sandstone dressings to the ground floor (Figure) Although the windows have been replaced, the original transom / mullions to the upper storeys convey their original form.

The No.10 Kennedy Street part of the site is considered to yield high architectural and historic interest.

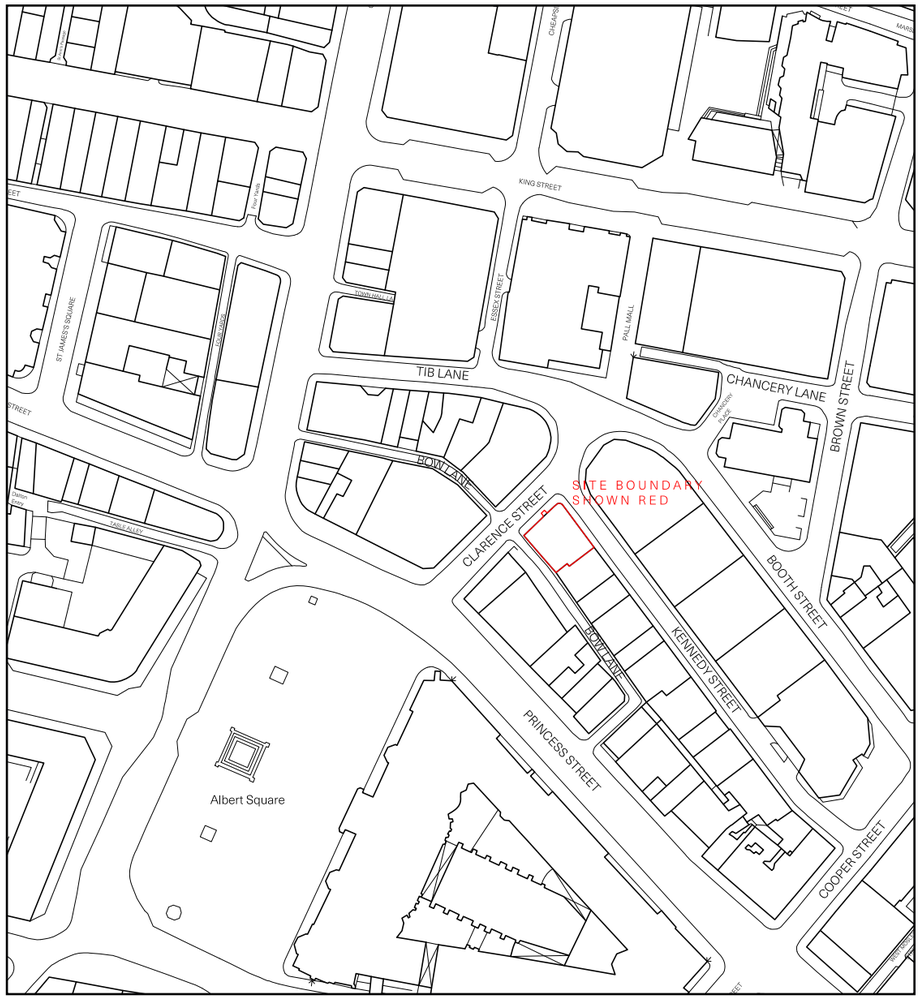



*Fig. 01: Site location plan, showing immediate site edged red*

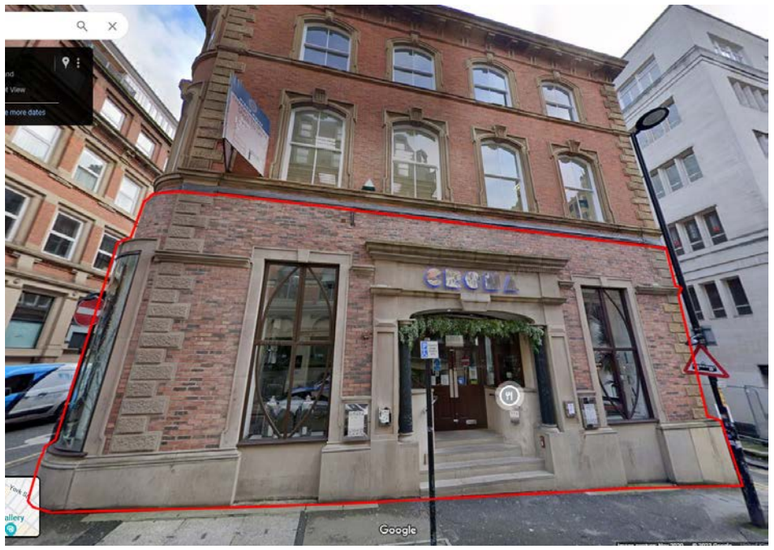



*Fig. 02: 1-3 Clarence Street, showing late 90s remodelling at ground floor in non original brickwork*



*Fig. 03: View along Kennedy Street showingdistinct transition to the 10 Kenndy Street elevation*




*Fig. 04: View of site along Bow Lane*



*Fig. 05: View along Kennedy Street showing two distinct structures forming the site*

## Kennedy Street
## existing elevation




## Clarence Street
## existing elevation



## Bow Lane
## existing elevation



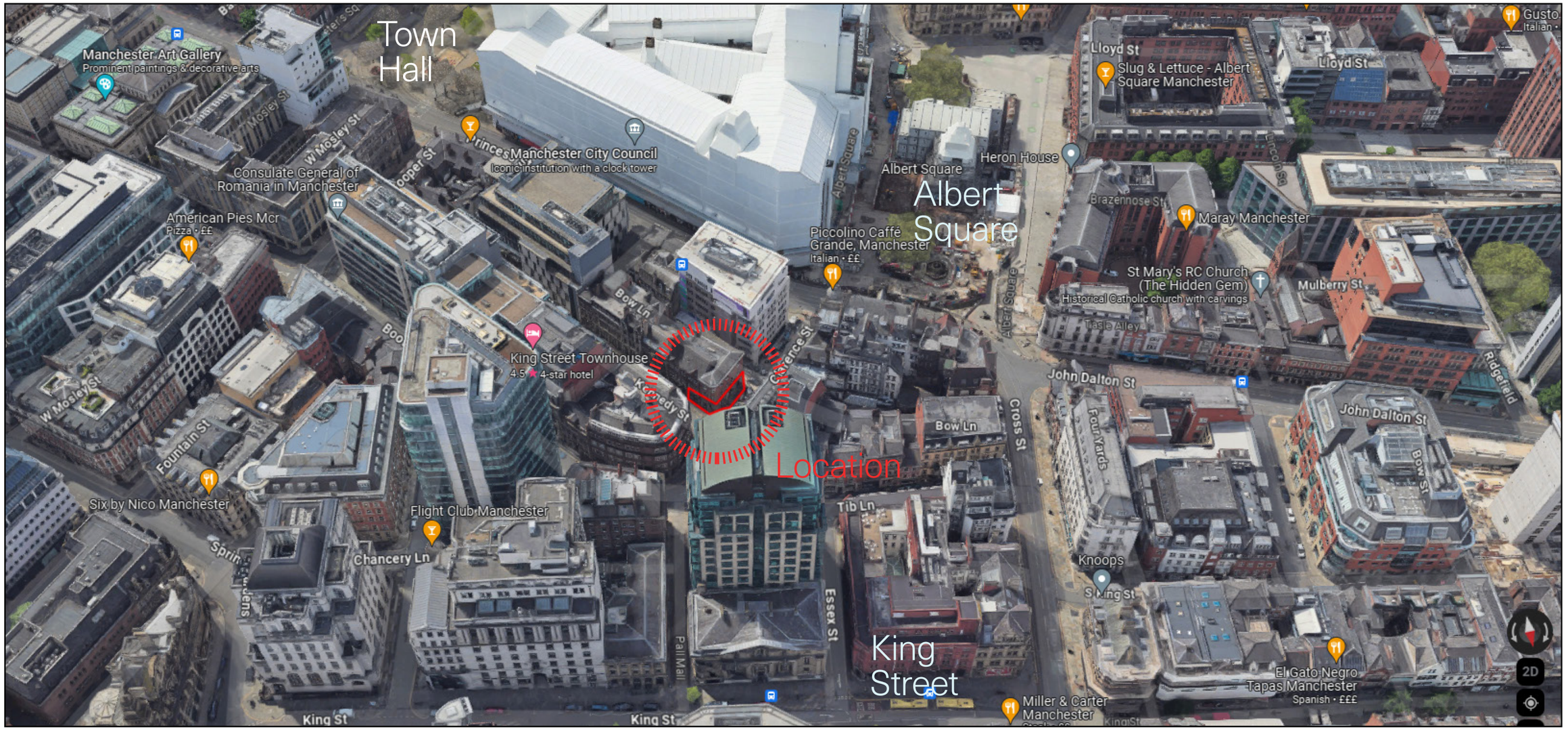



*Fig. 06: Aerial view of site context viewed from the the North*

## 1.3 Existing site & access

### Access

Pedestrian access to the retail unit is currently via a non-original 90s front door arrangement accessed off Clarence Street.

There is currently no disabled or level access into the site at any point.

There are secondary 'fire escape' doors to both Kennedy Street and Bow Lane. The Bow Lane door giving escape to the Basement level.

The basement is accessed from inside the unit via a large non-original stair dating from the early 2000's. The portion of the site to the 'rear' - in the 10 Kennedey Street section of the plan - is accessed via a further internal stair.

The site also has an existing mezzanine level, meaning there are 3 distinct levels existing within the unit.

### Former Use

The unit was formerly 'Croma', a pizza restaurant (dating from the early 2000's), which included a bar, and was spread over three existing levels. The kitchen and WC were located in the basement.

The proposed use is also a pizza restaurant.

Existing ground floor plan

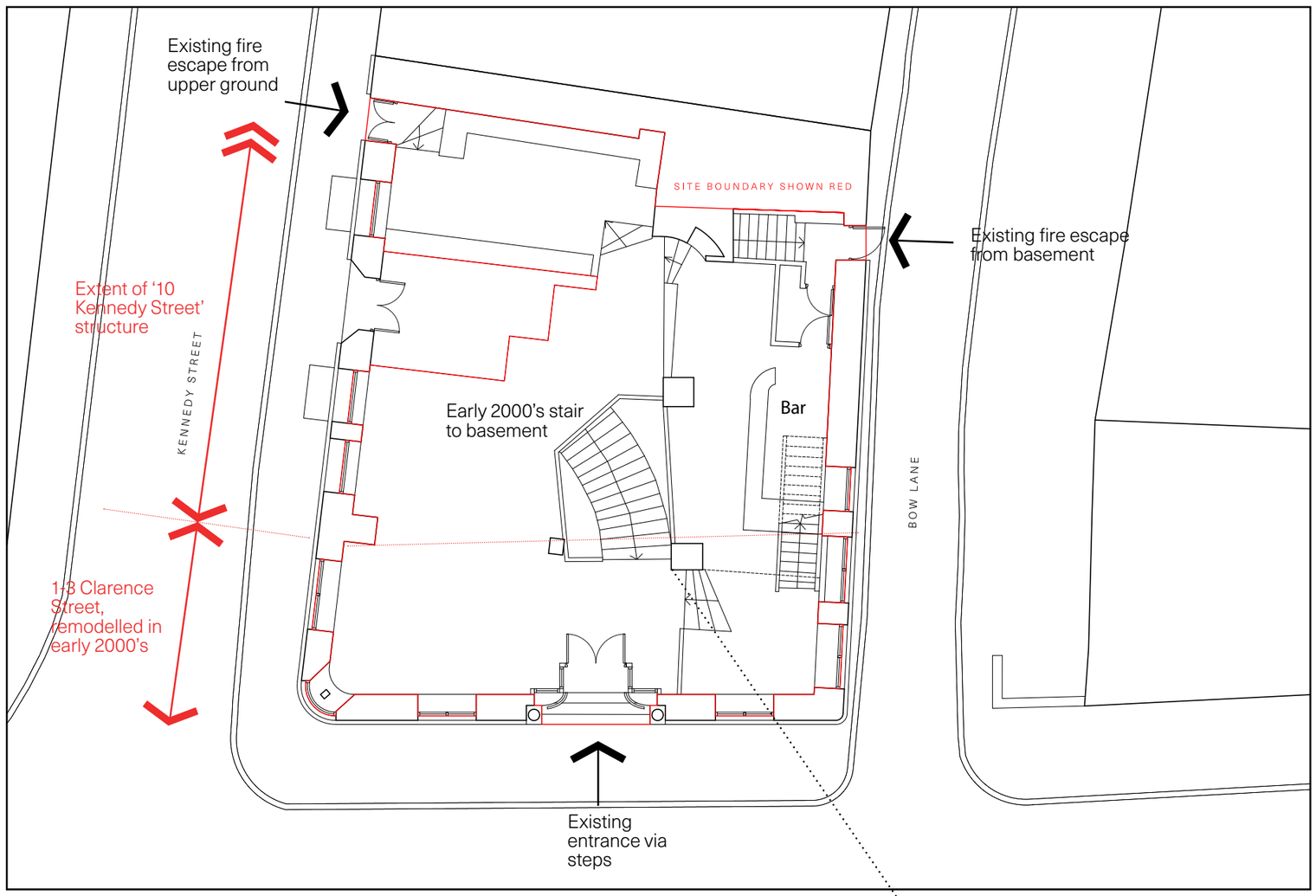
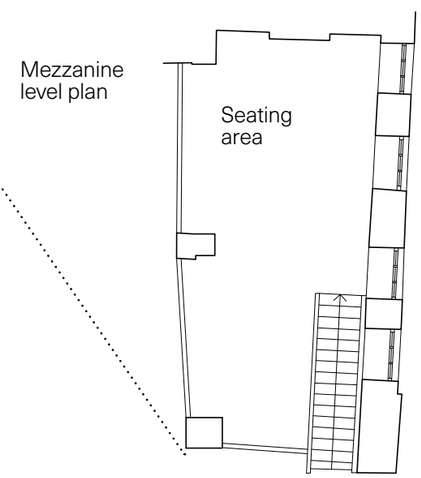



*Fig. 07: Existing ground plan and access arrangements.*
*Extent of different age structures indicated in red*



# Existing basement plan

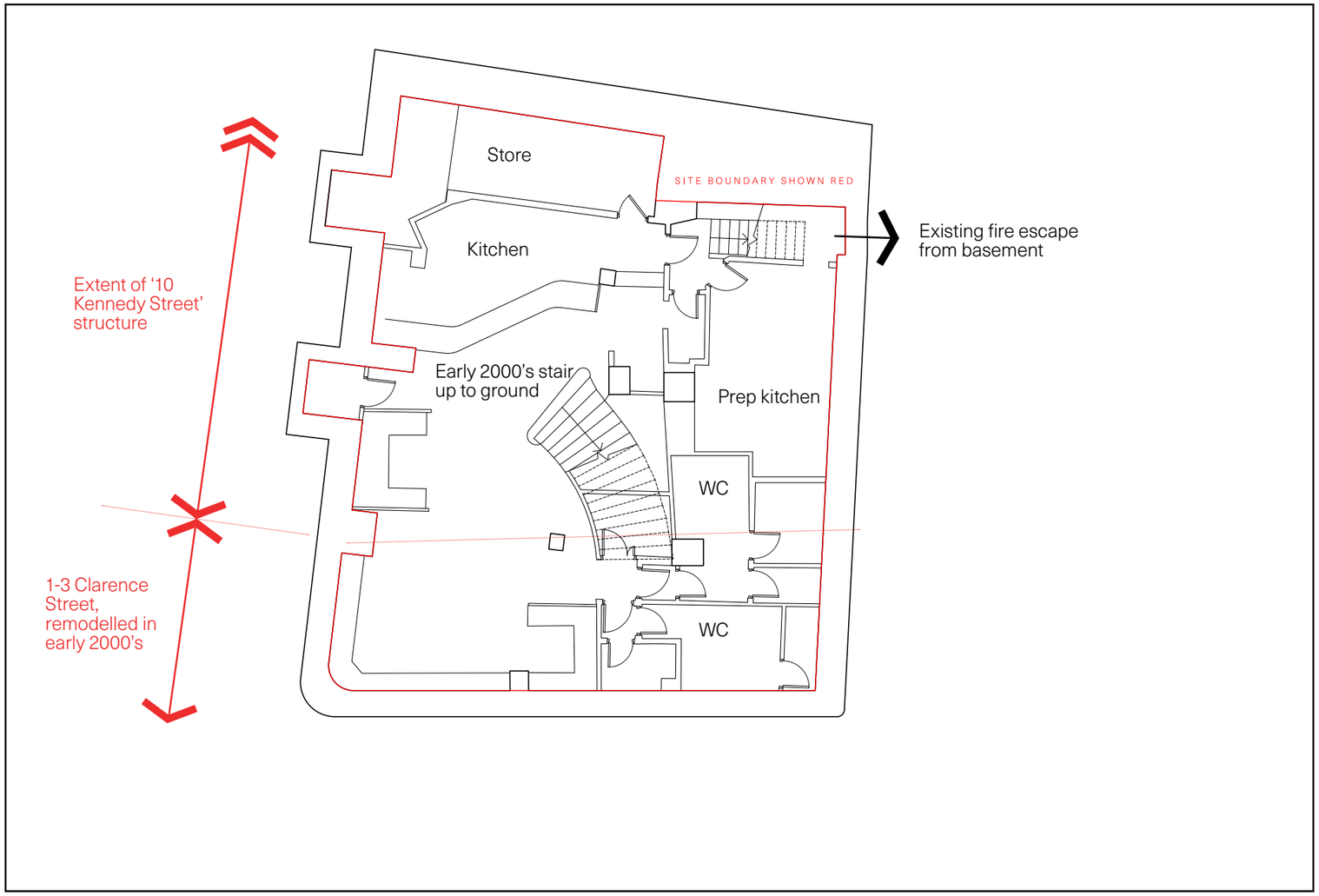



*Fig. 08: Existing basement level plan*
*Extent of different age structures indicated in red*

# Existing ground floor internal character / site



*Fig. 09: Internal view of corner to Clarence Street showing unusual non original window design*

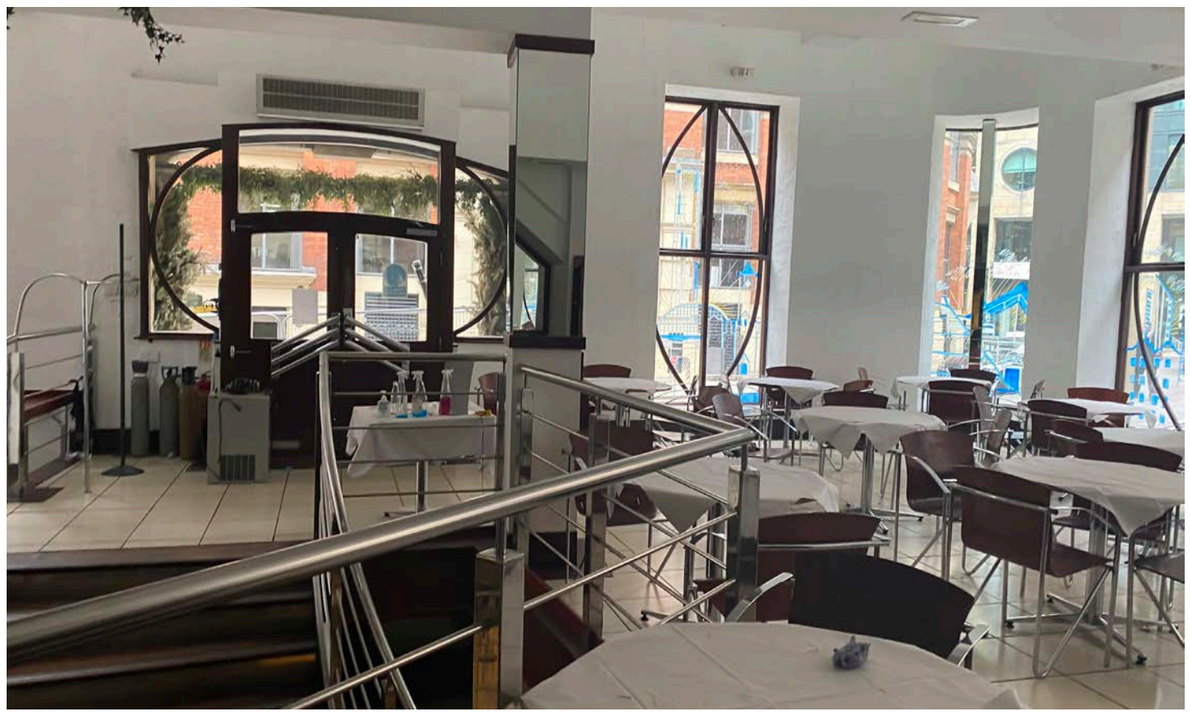


*Fig. 10: Internal view towards existing entrance off Clarence Street*




*Fig. 11: Internal view towards mezzanine across existing main staircase*

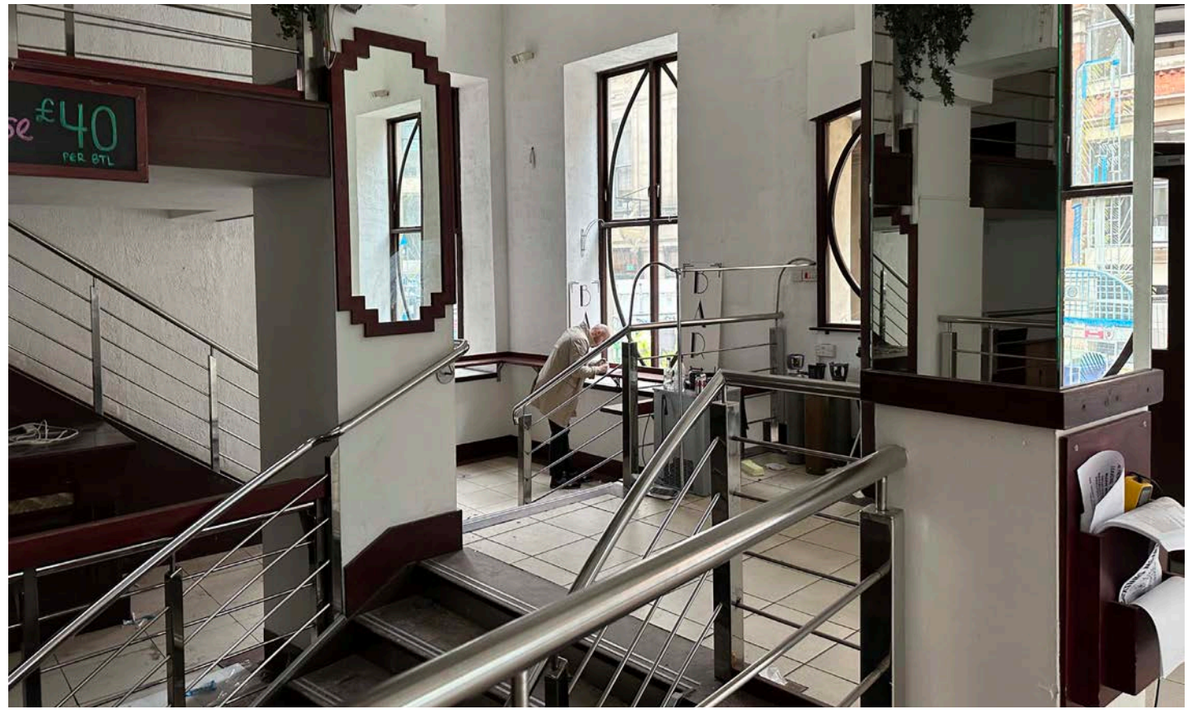



*Fig. 12: Internal view towards mezzanine and Clarence Street across existing main staircase*

## Existing ground floor internal character / site

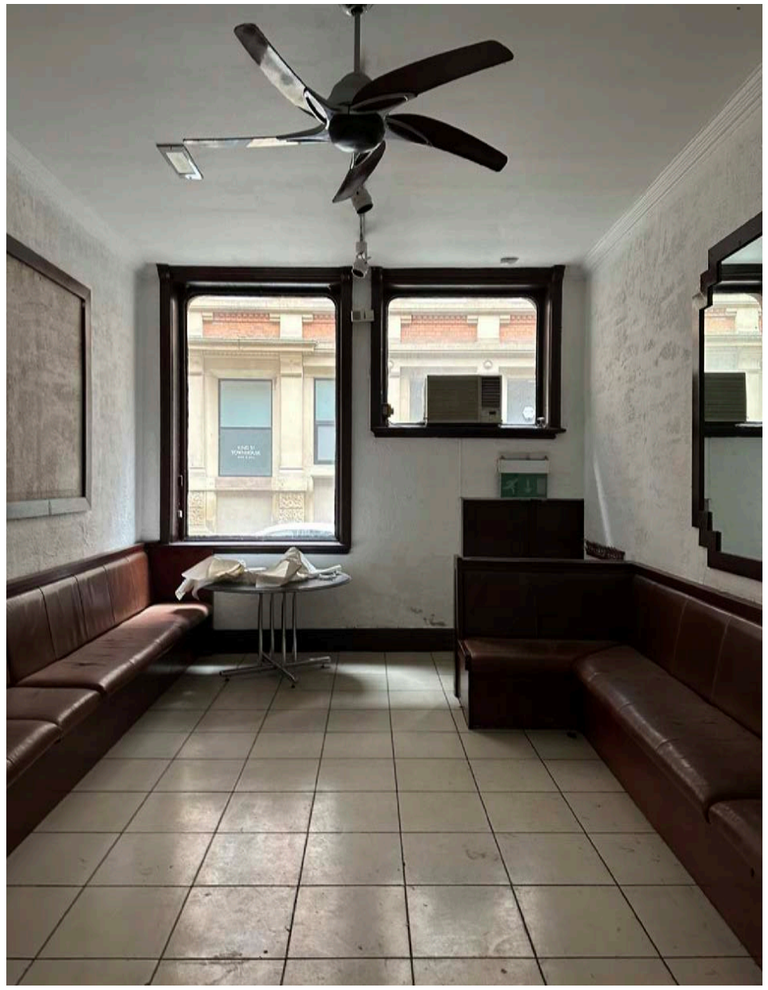


*Fig. 14: Internal view of elevated seating area within 10 Kenneday Street section*

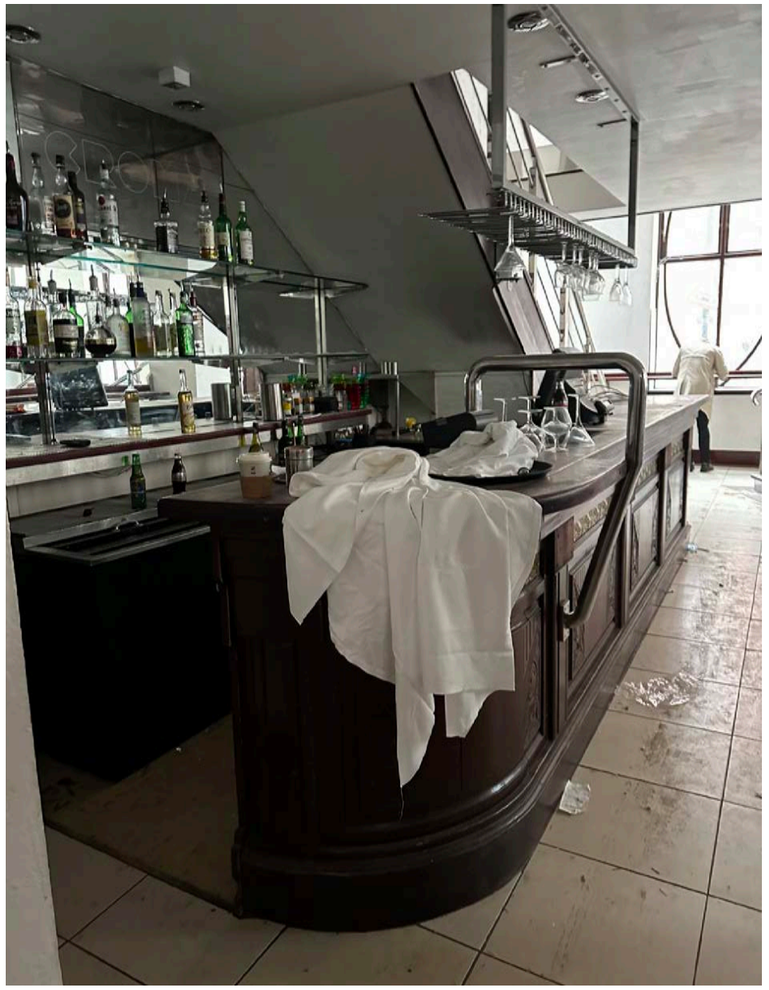


*Fig. 15: Internal view of existig bar counter*



*Fig. 16: Internal view of existing rooflight*

## Existing basement internal character / site

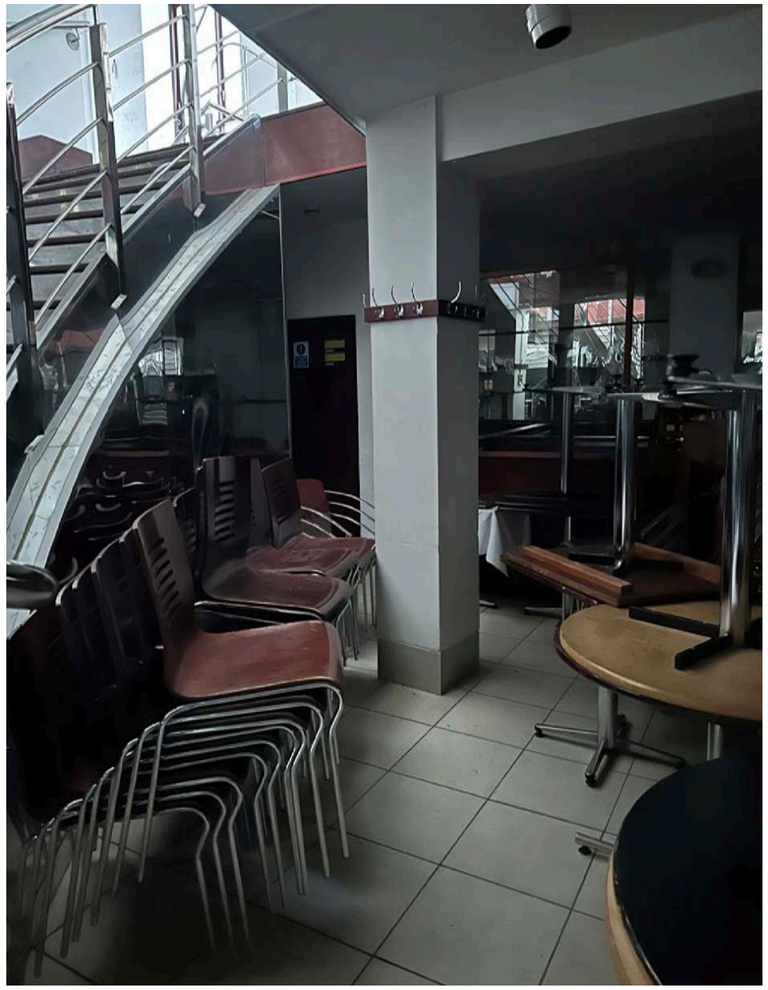


*Fig. 17: Internal view of base of main stait towards WC entrance area*

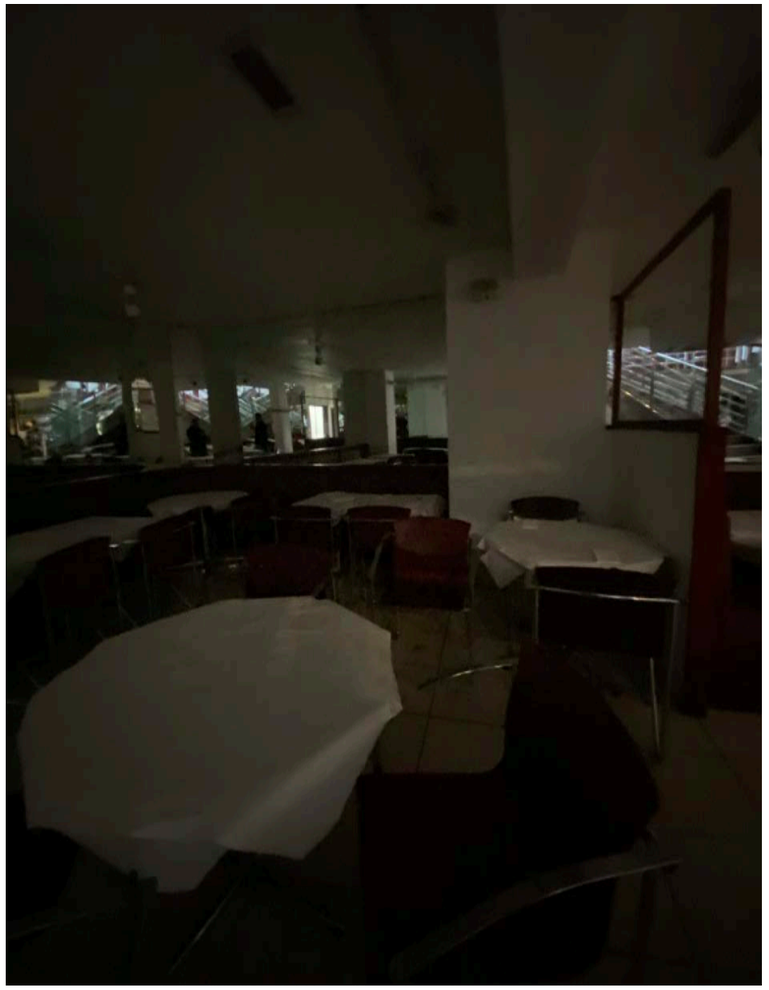


*Fig. 18: Internal view of exsiting basement seating area*

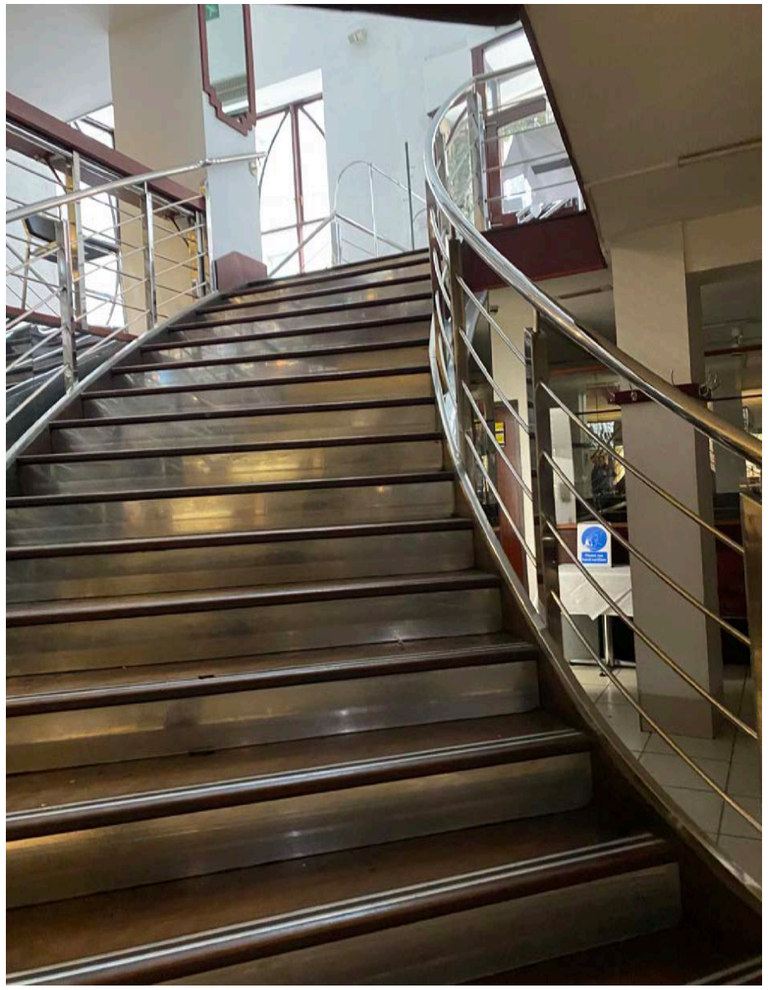


*Fig. 19: Internal view from base of main stair up towards ground floor entrance*

# 2.0 Design Proposal

## 2.1 Brief

Requirement

The brief calls for a replacement pizza restaurant. There is a requirement for disabled access to the ground floor, with the provision of level access and an accesible WC at this level.

## 2.2 Proposed access

A new entrance has been created to Kennedy Street. The existing entrance on Clarence Street is set nearly 800mm above pavement level, and is accessed via a set of non-original stone steps.

The new entrance takes advantage of the fact that on Kennedy Street, the pavement rises to meet the internal floor level. A new door has been proposed where there is level existing access.

The existing entrance has been repaced with a glazed 'bay window' which retians the symmetrical focus of the elevation to Clarence Street. It is noted that the elevation here at ground floor is non-original and reference should be made to the accompanying Heritage Appraisal of this element.

All other access points are retained as fire escape positions

To accompany the provision of discalbed and level access, a new disabled WC has been provided at the ground floor level.

## 2.3 New stair position

<u>Retaining the existing stair aperture</u>

The main stair (dating from the early 2000's) created an opening which is retained and utilised within these proposals.

<u>New stairs</u>

The new stair down to the lower ground sits cleanly within the existing floor void on site. A new 'switchback' stair creates a more compact arrangement on plan, and the stair arrives more succesfully at the lower ground in terms of a viable plan.

A new stair to the mezzanine is created above the stair to the basement over the existing floor aperture. This stair has been positioned away from any existing windows to the perimeter of the building.

Proposed ground floor plan

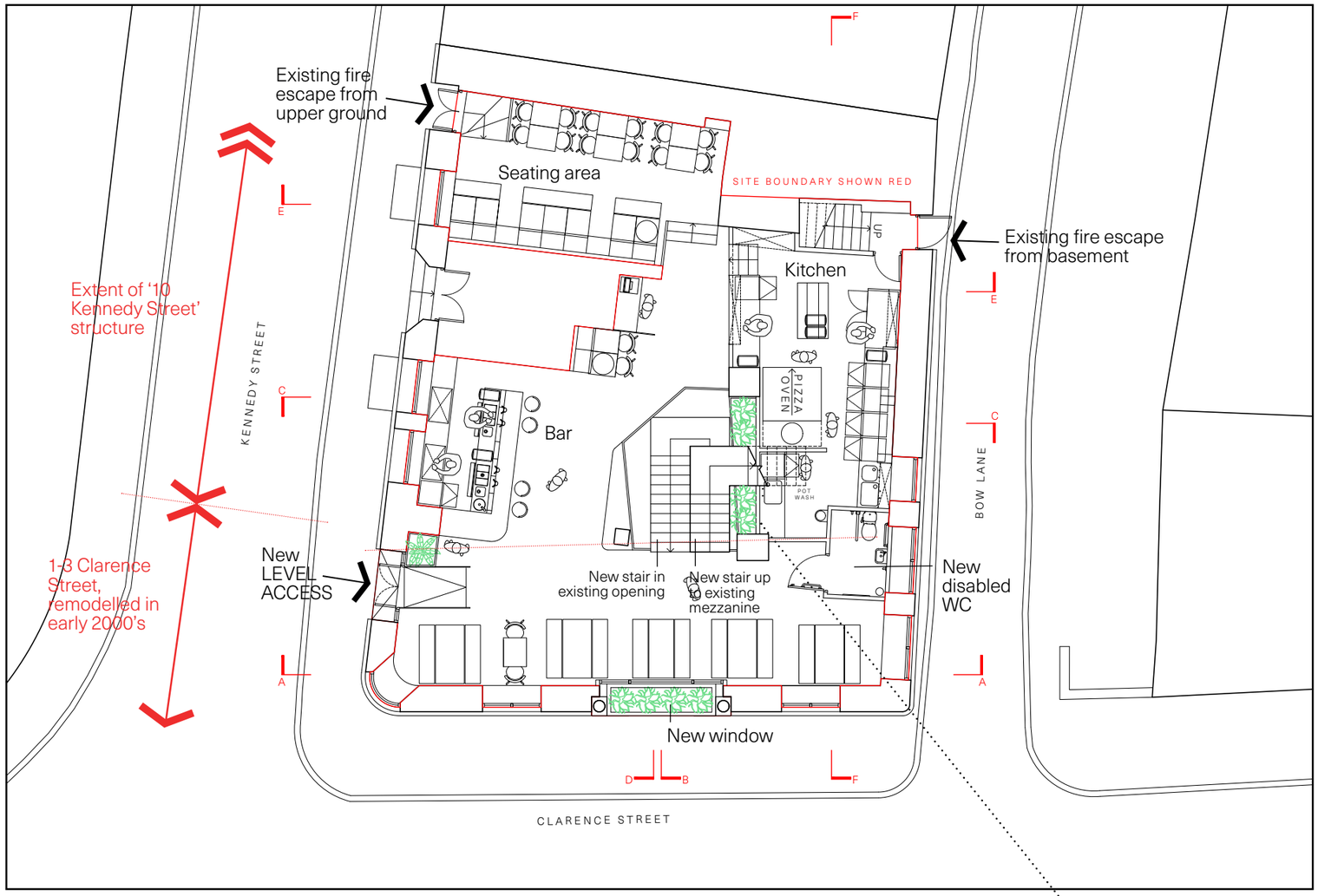
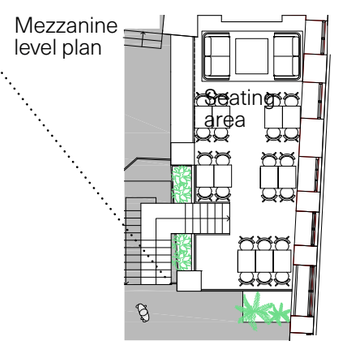



*Fig. 20: Proposed ground plan and access arrangements.*
*Extent of different age structures indicated in red*



Proposed basement plan

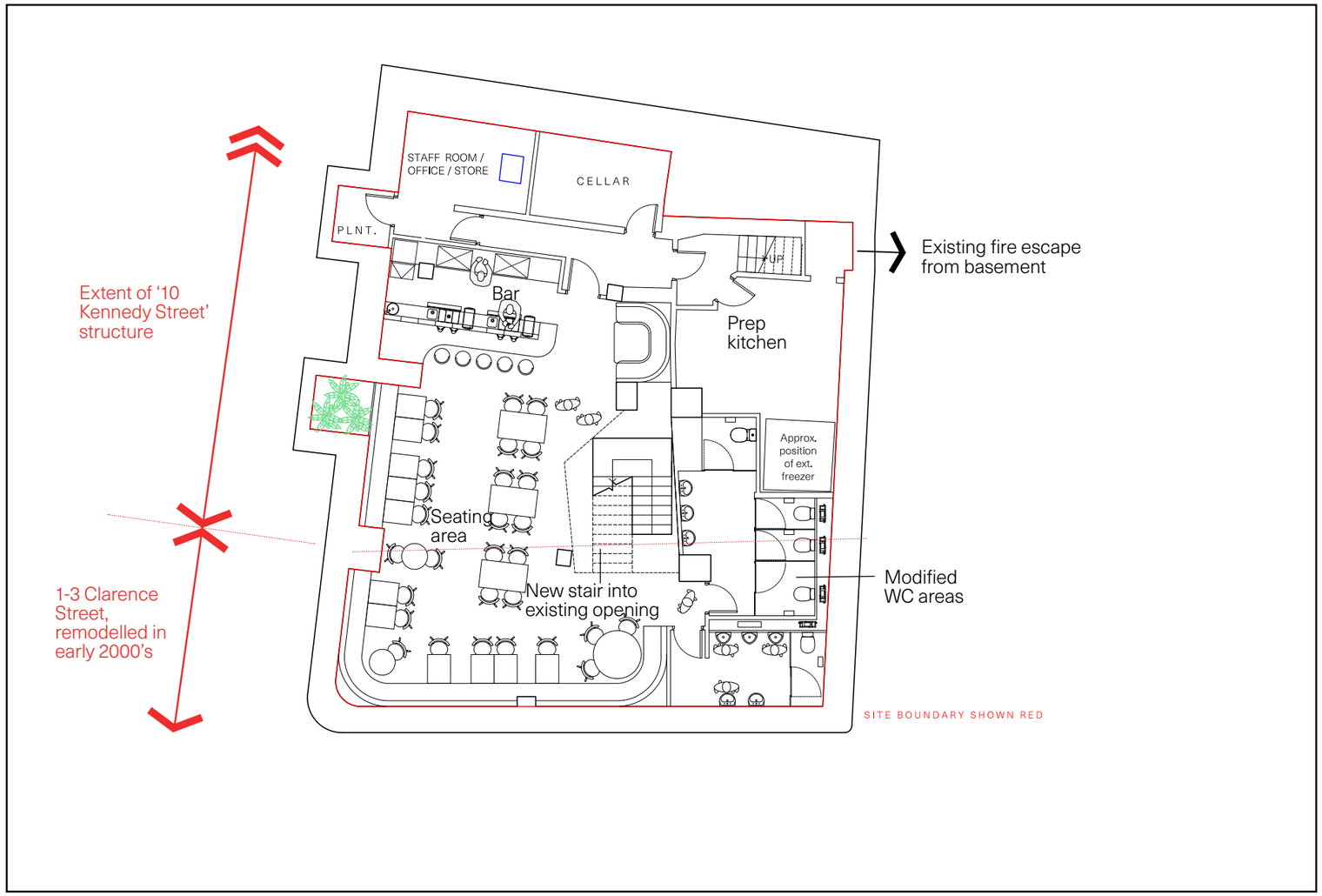



*Fig. 21: Proposed basement plan and access arragments*
*Extent of different age structures indicated in red*

## 2.4 Accesible entrance rationale

### 2.4.1 Accesibility requirement - the brief

The brief calls for a replacement pizza restaurant with disabled access to the ground floor via the provision of level access, and a new accesible WC at ground floor level.

### 2.4.2 Kennedy Street is virtually level with internal floor level

A new main entrance has been created to Kennedy Street. The new entrance takes advantage of the fact that on Kennedy Street, the pavement rises to meet the internal floor level. A new door has been proposed where there is level existing access.

To accompany the provision of discalbed and level access, a new disabled WC has been provided at the ground floor level.

### 2.4.3 Clarence Street former entrance - issues

The existing entrance on Clarence Street is set nearly 800mm above pavement level, and is, in the existing condition, accessed via a set of non-original stone steps. As such, it does not provide level access

Platform lift application

A previous application for a disabled platform type lift (137248/FO/2023) was judged visually unacceptable from a Heritage and Highways point of view, and so a platform lift has been discounted here

'FLEXSTEP' type lift mechanism

https://axess2.co.uk/flexstep-platform-lift/

The use of a 'flexstep' type platform (where a motorised step arrangement can adapt to form a level platform has been discounted for the following reasons:

- The moving platform steps would require the existing stone steps to be removed. This would breach the envelope of the building and then require a large and complex waterproof 'downstand' be formed within the basement. This 'obstruction' would 'remove' too many seats for the basement to be viable.

- It is financially unviable as the unit required here is in excess of £20,000 + VAT

### 2.4.4 Conclusion

For the reasons given above (and in recognition of the adjacent explanatory diagram), a new fully accesible entrance has been proposed on Kennedy Street

The existing entrance on Clarence Street has been been replaced with a new window, retaining the symmetrical focus of the elevation to Clarence Street.

Proposed ground floor plan

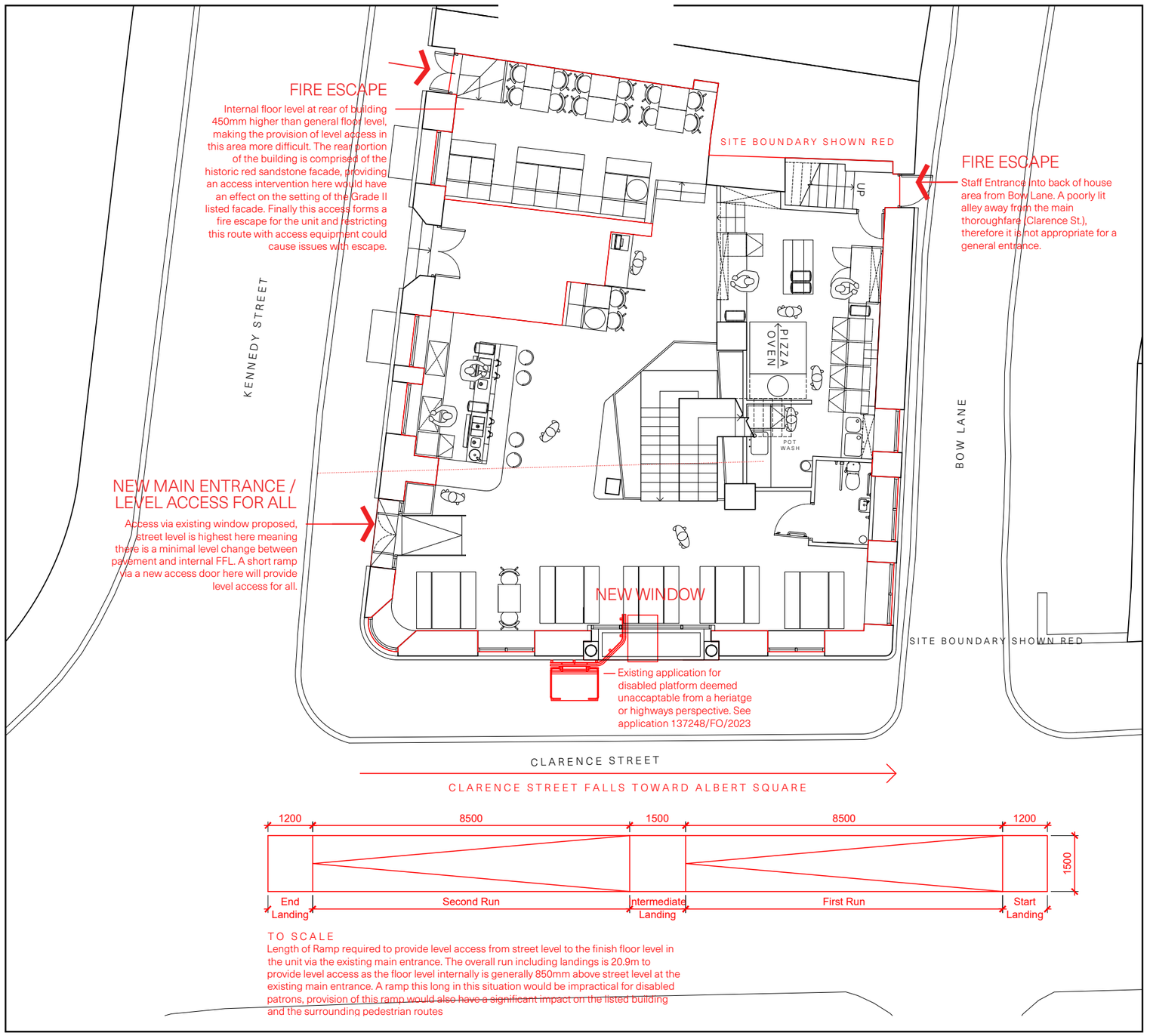
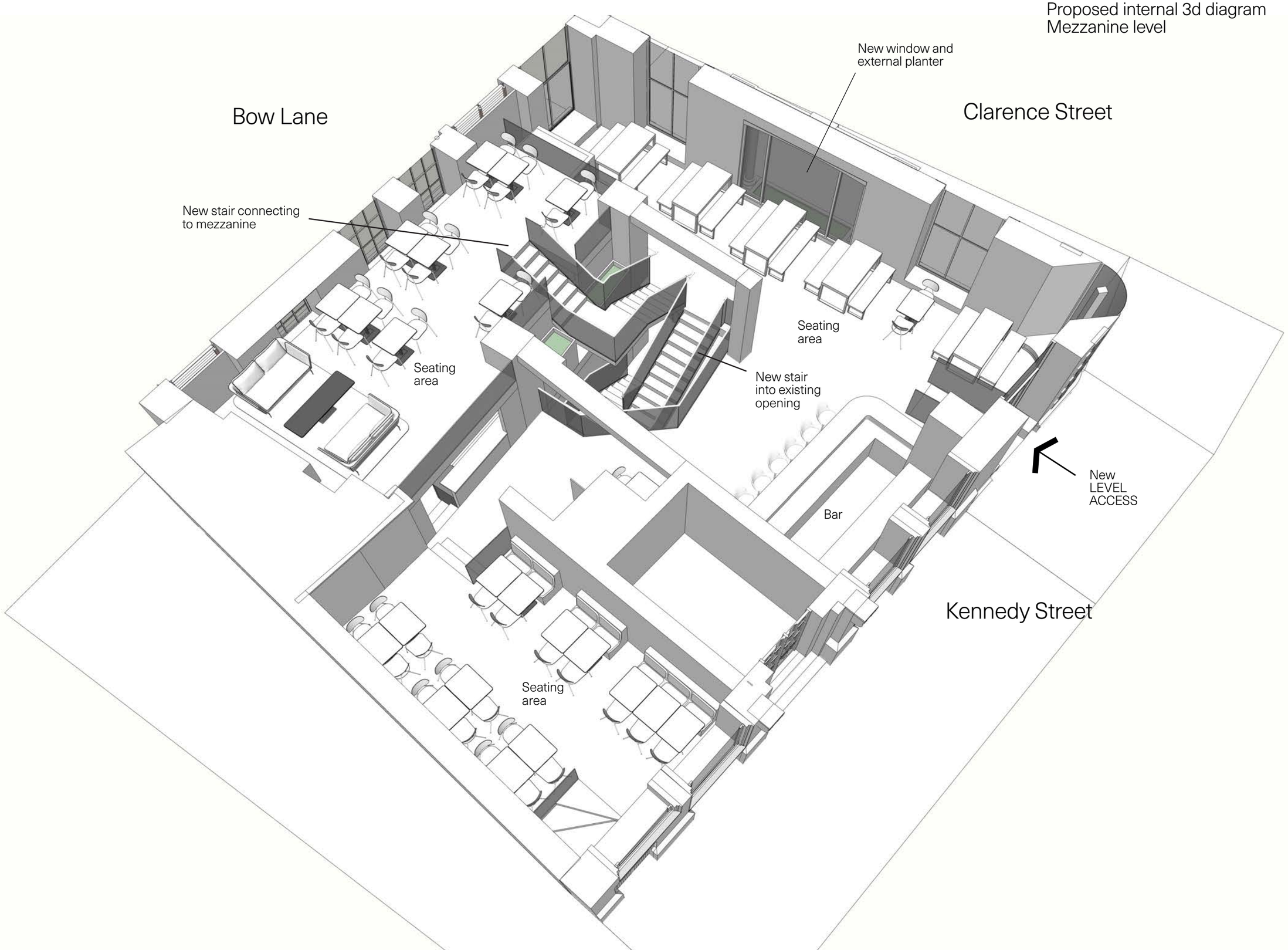
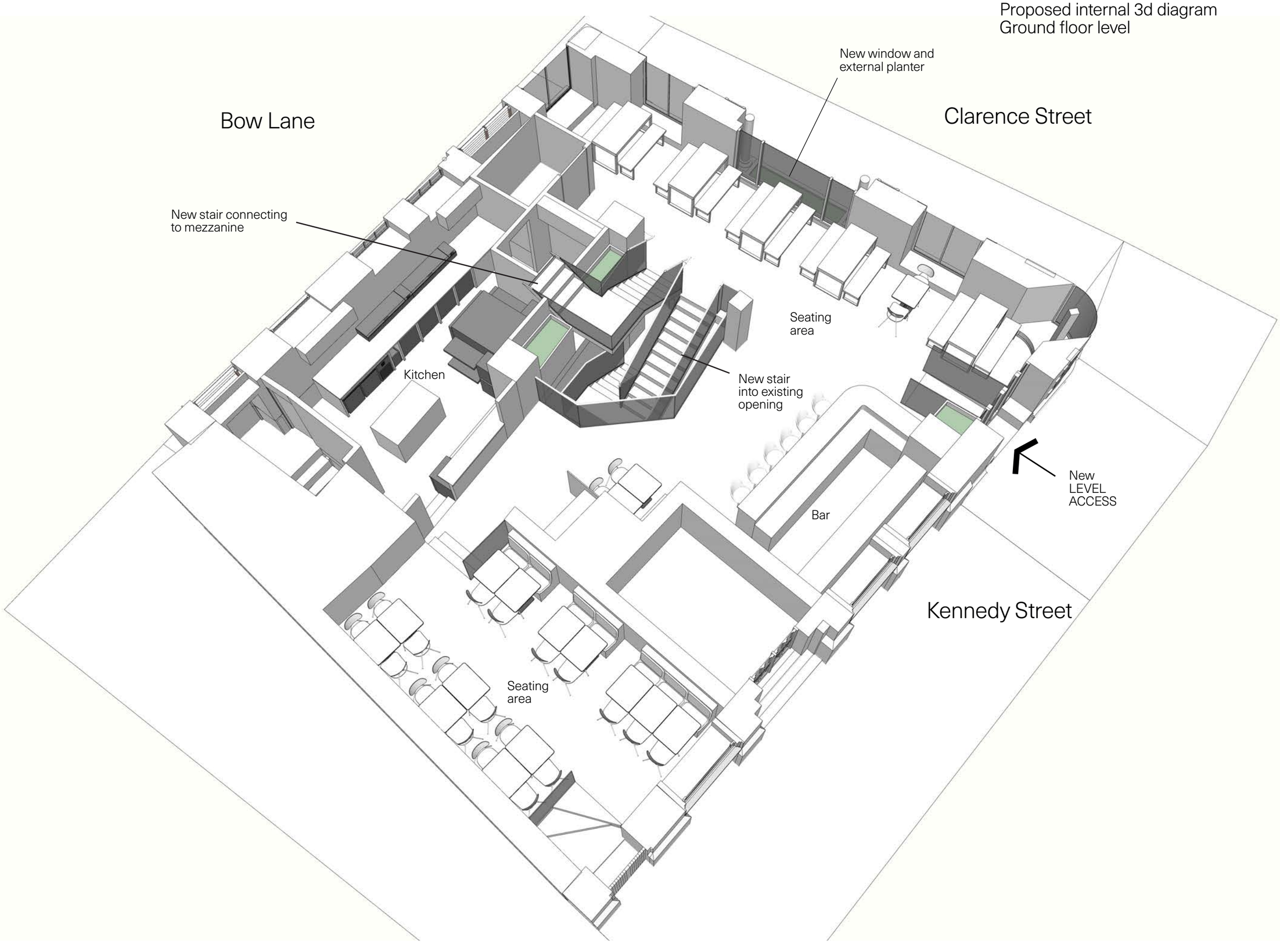



*Fig. 22: Proposed ground plan and access arrangements.*
*Access notes in RED*

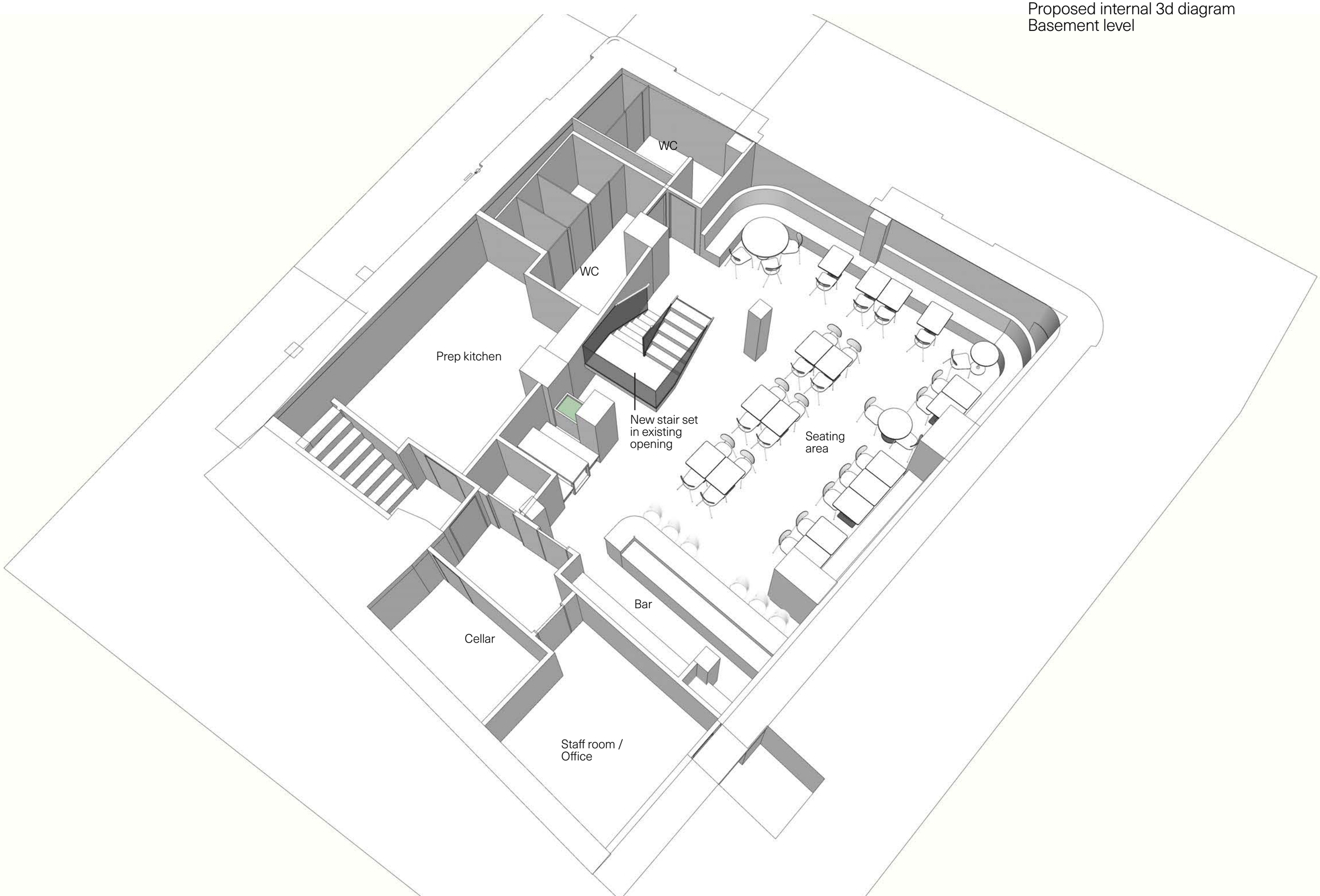
Proposed internal 3d diagram
Mezzanine level



# Proposed internal 3d diagram
# Ground floor level



# Proposed internal 3d diagram
# Basement level



## 2.4 Windows & external amendments

### 2.4.1 Simplified frame elements

The existing windows have an unusual and non-original 'curved' glazing bar pattern. This is considered to be not fitting to the language of the existing scheme. The proposed rectangular fenestration design utilises a simpler and more conventional design.

### 2.4.2 Removal of air handling unit

An existing low quality air handling unit will be removed to Kennedy Street (pictured below). The window will be re-glazed with clear glazing to restore this window.




### 2.4.3 A new window

The existing entrance doors to the unit on Clarence Street are proposed to be removed and a new timber framed window created, set above a new external planter.

It is noted that the form and materials in this area date to the early 2000's being non-original. Reference should be made to the asoociated Heritage Statement.

## Existing elevations

Kennedy Street



Clarence Street



Bow Lane





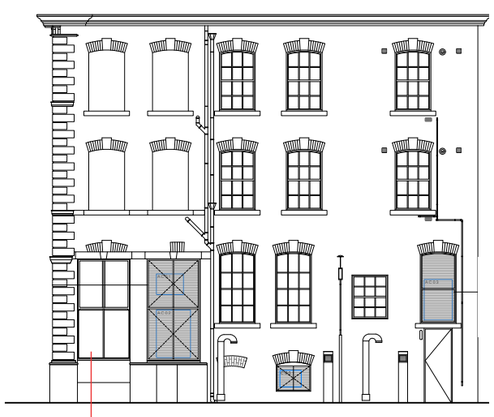

Existing low quality air handling unit removed, window re-glazed

New level access via new timber glazed door and screen. Double leaf door central / symmetrical in opening




New simplified rectilinear glazing bar layout

New fully glazed timber framed window set above external planter



## Proposed elevations

New simplified rectilinear glazing bar layout

## 2.4.4 'De-cluttering' the Bow Lane elevation

The Bow Lane elevation fronts onto a small 'laneway', where historically, external condensers and mechanical equipment was mounted on the elevation. Within these proposals we are seeking to remove all face fixed equipment, and position all new equipment within existing recesses, and to 'screen' this equipment with powder coated metal louvres (set flush with adjacent brickwork). In this way, the Bow Lane elevation is 'de-cluttered' and visually 'tidied up'.

It should be noted that it is not possible to mount any equipment at roof level - the roof being pitched in its entirity. The number and size of the proposed units are required to meet current regulations.





Existing elevation




Proposed elevation



## Proposed external 3d diagrams



*Fig. 23: External 3d diagrammatic view of Kennedy Street elevation / corner with 'symmetrical' double leaf main entrance door*



*Fig. 24: External 3d diagrammatic view of Clarence Street elevation / corner showing new window and external planter*



*Fig. 25: External 3d diagrammatic view of Bow Lane elevation / corner*