

DESIGN & ACCESS STATEMENT

KRISPY KREME 111 DEANSGATE MANCHESTER M3 2BQ

This statement supports the application for Listed Building and Advertising consents for 1no. Projecting sign and the internal fit out sign at the above address.

1.0 Location

- a) The vacant unit is located at 111 Deansgate
- b) The unit sits within a Grade II listed Building on the ground floor of Queens Chambers
- c) There are close public transport links including bus stops, and the Metro tram at nearby Deansgate Castlefield



1.1 - OS Map - Ordnance Survey
Red outline - 111 St Nicholas Street

2.0 Background

Krispy Kreme have secured the lease for the ground floor space within the building with the ground floor retail space for a cafe serving doughnuts and hot and cold drinks. The unit comprises 37sq m of retail space with counter space / customer circulation space and limited seating to the front of the store and facilities and a back of house area to the rear. Due to it's size and location the offer will be primarily of a 'take out' nature.

We have been advised by Manchester City Council that as the proposed works fall within a Listed Building, full Listed Building Consent is required. To this end, the drawings that accompany this Statement and application should be read in conjunction with the Heritage Assessment Statement prepared by Buttress Architects

3.0 Shopfront

The existing shopfront is a contemporary design set within the existing listed facade of the original building - this shopfront was subject to a previous planning application (ref 101987/LO/2013/C1). The proposed design does not make any changes to the shopfront or facade and no additional security elements are proposed.



2.1 - Existing shopfront elevation 2024 (author's own photo)

An existing projecting sign bracket is located on the stone pilaster to the left of the shopfront

The previous (Dunkin Doughnuts) 'fascia' sign was internally located on a steel beam provided by the landlord behind the glazing line. The proposal is to replace with a new Krispy Kreme fascia brand sign and we are advised that this does not need Advertising Consent as it is internal †

† letter from Manchester City Council 08 May 2024 - ref: 139831/AO/2024

4.0 Signage

The projecting sign will be manufactured from powder coated RAL 6029 aluminium panels with acrylic brand sign in red and white applied to the front face

Illumination will be from external LED 'trough' lights mounted above the sign similar to the previous Dunkin Doughnuts sign

The projecting sign will be fixed back to the stone pilaster utilising existing holes in the facade from the previous fixing bracket or if necessary only be fixed through mortar joints



4.1 -Proposed projecting sign

See drawings 044.04 for reference.

5.0 Internal Works

The internal works are of a cosmetic nature involving the installation of freestanding counters, decorative wall linings applied to the previous tenant's wall linings and suspended lighting / ceiling feature from the existing non historic ceiling lining.

Care will be taken in order not to fix into or disturb any original wall linings or features. As noted in the Heritage Assessment these assets are minimal and appear, in the main, to be behind existing contemporary wall linings.

The main 'feature' of the space is a fabricated 'box' formed in soft wood and decorated plasterboard which by design and detail will be predominantly free standing with some additional support provided from the existing non-original plasterboard ceiling. Where possible existing fixings - ie ceiling mounted unistrut will be re-used.

New vinyl and ceramic flooring will be laid over the existing subfloor following the removal of existing contemporary and the making good where required of the subfloor to allow for a commercial grade application of flooring.

Front of house walls generally will be white decorated plasterboard lining with timber panelling applied over and all high level areas will be sprayed out black (Dulux - 00NN 07/000 - Diamond matt). The rear areas will have tiling applied over new tile backing board which in turn is bonded back to existing non-original wall linings.



5.1 - Store interior renderings

4.0 Sustainability

The shopfront has been retained thereby utilising and reusing these existing elements with minimal work to rebrand - to this end there is not demolition of the existing shopfront

Internal wall linings are to be retained and overboard using FSC timbers or recyclable plasterboard / tiling; floor finishes are from sustainable sources and all metalwork and counter finishes are from recycled or recyclable materials

5.0 Access / Equality Act 2010

The existing single entrance door has been retained, and a clear opening width of approximately 1000mm maintained which is compliant with Part M

Krispy Kreme have a policy of actively engaging with customers, customers are looking to have a take-away service, the staff accommodate wheelchair users where possible with handheld contactless machines - the main counter height is set below the Part M requirement of 850mm

A hearing loop will be installed at the till area; finishes strongly contrast between floors and counters, or similar finishes are delineated with contrasting skirting; digital menus have been designed to offer a significant contrast between frame and text.

We have consulted approved documents B and M.

6.0 Design Impact

The retention of the existing shopfront, will have no negative impact in the streetscape and is being utilised in line with the original 2017 design.

We believe the proposal is in keeping with the existing streetscape.

Given the nature of the high street environment, the retention of the shopfront and the careful installation of the fit out, we believe the proposed design reflects positively the design intent for this Listed Building and will have a positive impact.

As the unit has been vacant the installation of the new signage and internal works will enhance the street elevation and bring vibrancy back to a redundant space.

7.0 Conclusion

Given the minor works and low impact of the proposals as demonstrated in the accompanying Heritage Assessment, we are hopeful that the Council are minded to grant Listed Building and Advertising consents.

Path Design - June 2024