Design & Heritage Statement

Starbucks Coffee Shop - Victoria Station, Victoria Station Approach, Manchester M3 1WY
21-Feb

Summary

The store is an existing Starbucks Coffee shop, serving take away food & hot drinks
The external elevation is mainly marble stone effect, with painted windows and doors

The internal areas have a laminated floor, decorated plasterboard walls, decorated exposed structural ceiling with suspended lighting & HVAC The proposal is to upgrade the existing store to the latest store brand concept, a concept currently being introduced across the country

within rail station environments
The new Starbucks concept will enhance the customer experience, and introduce new products to the current range

No structural works are proposed, and no alterations to any of the listed building elements is proposed, all building features are to be retained

Listed Building Features & Proposals

The external elevation consists of marble effect walls and roller shutter entrance, these elements are to be retained The internal areas will not be affected other than replacing the existing fixtures and fittings with the new concept all structural features are be retained and where required made good to retain their existing features

The proposed internal fit out will not affect the existing building features in any way, all are to be retained

The new lighting proposed will be to replace the existing lighting, which is recessed from the existing structural ceiling

Assessment of Significance

Due to the stations historic significance and the significance of this property in particular, we have agreed with our client that the existing building features should be retained in their existing state and only if required should making good works be completed - no making good works have been identified as yet

Listed Building Features

We have assumed that the following listed building features are as follows - External wall finishes

Assessment of Impact

As detailed above, we have not proposed any works to the existing listed building features, all are to be retained in their current state and exposed as existing

Mitigation

As detailed above, we are happy that we have mitigated any impact on the existing listed building finishes