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UNA

Nell's Pizza
1-3 Clarence Street, Manchester

Design & Access Statement
15-03-24

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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.

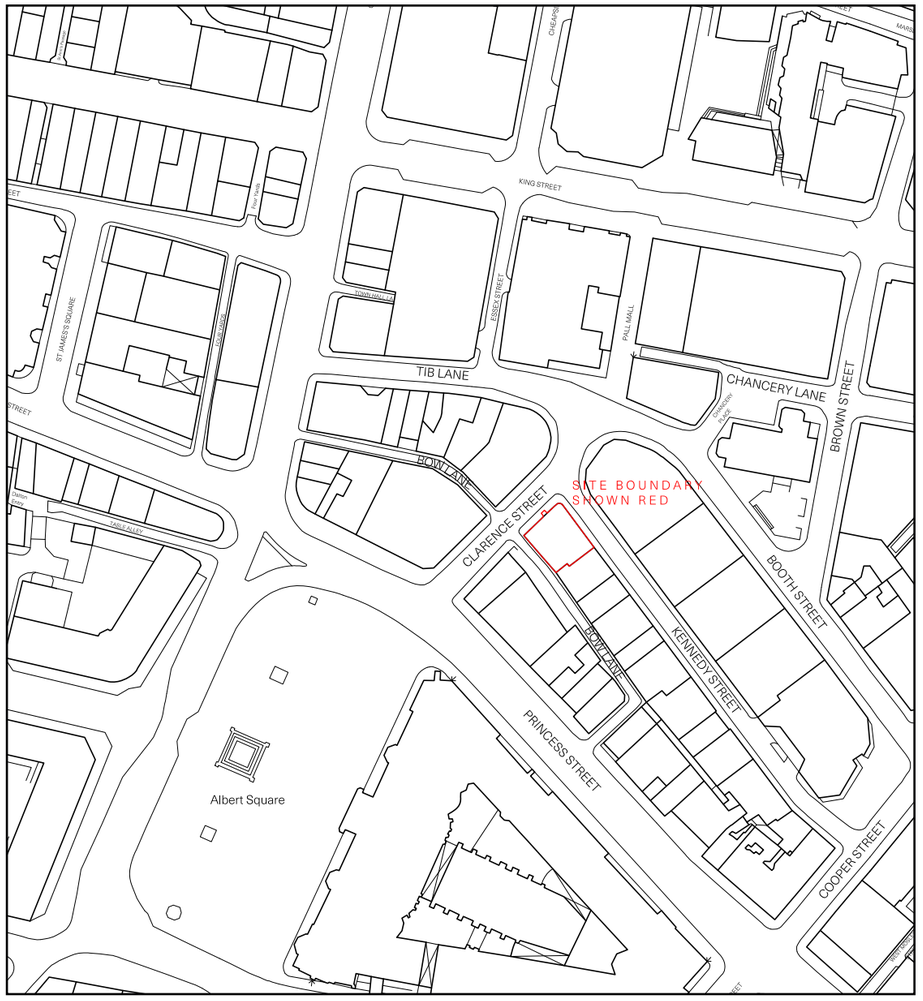


Fig. 01: Site location plan, showing immediate site edged red

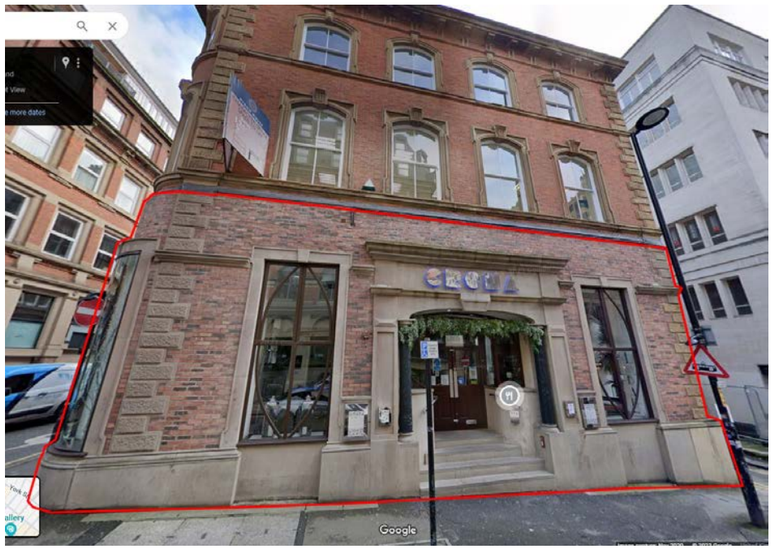


Fig. 02: 1-3 Clarence Street, showing late 90s remodelling at ground floor in non original brickwork

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

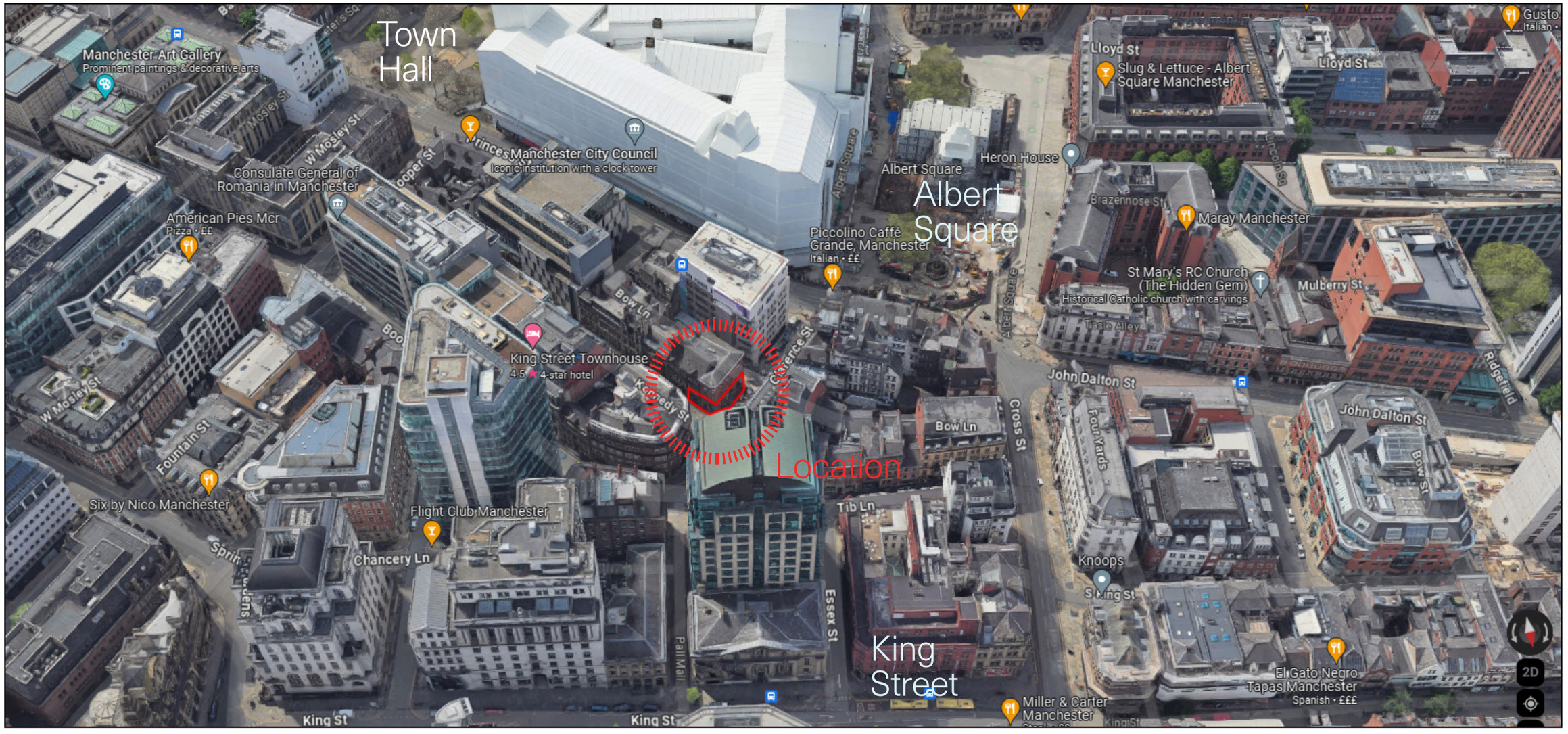


Fig. 06: Aerial view of site context viewed from the the North

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

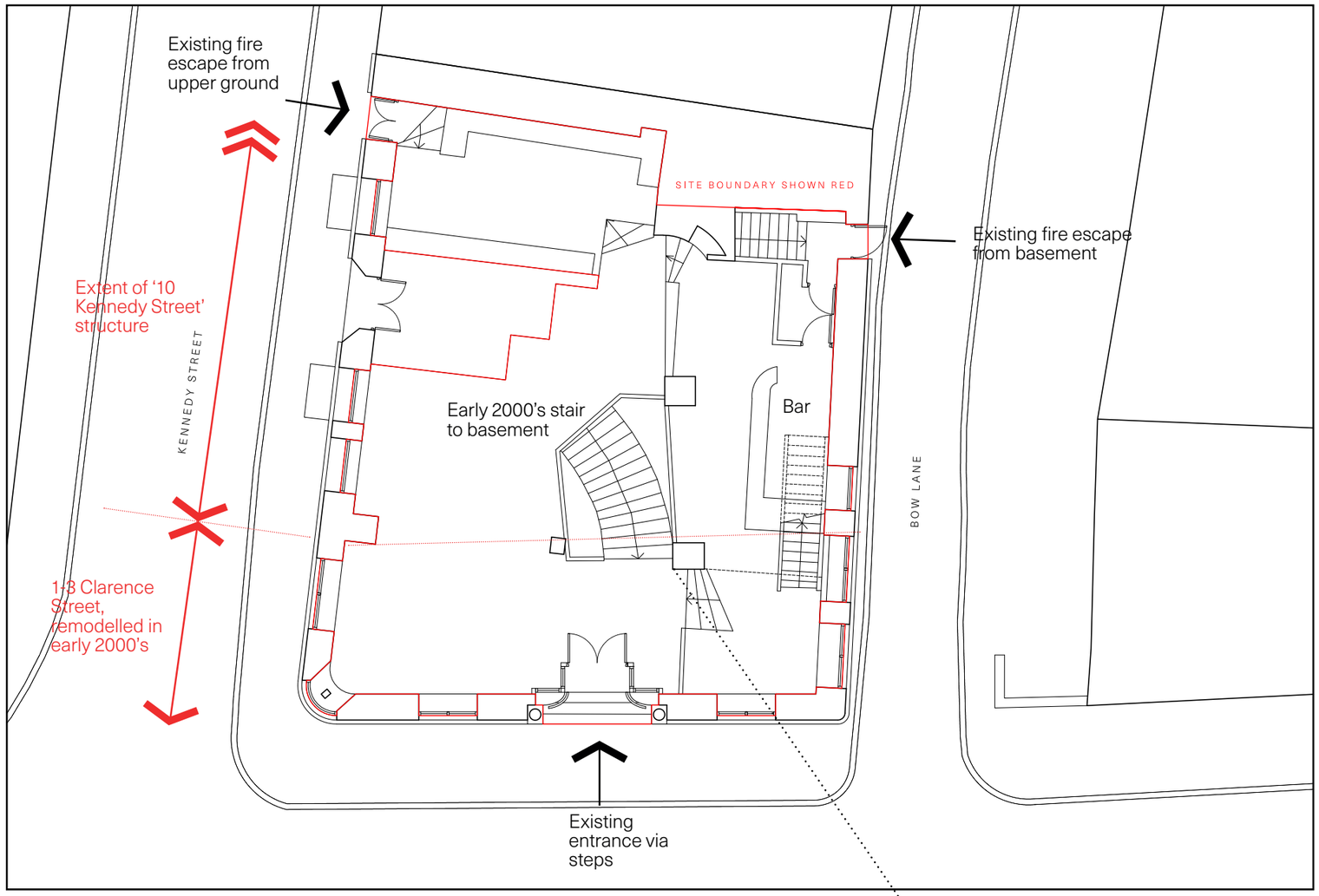
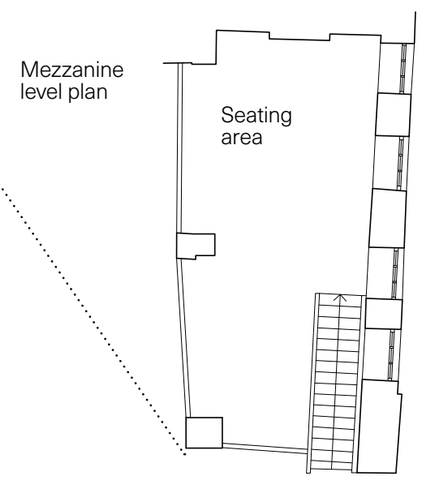


Fig. 07: Existing ground plan and access arrangements.
Extent of different age structures indicated in red



Existing basement plan

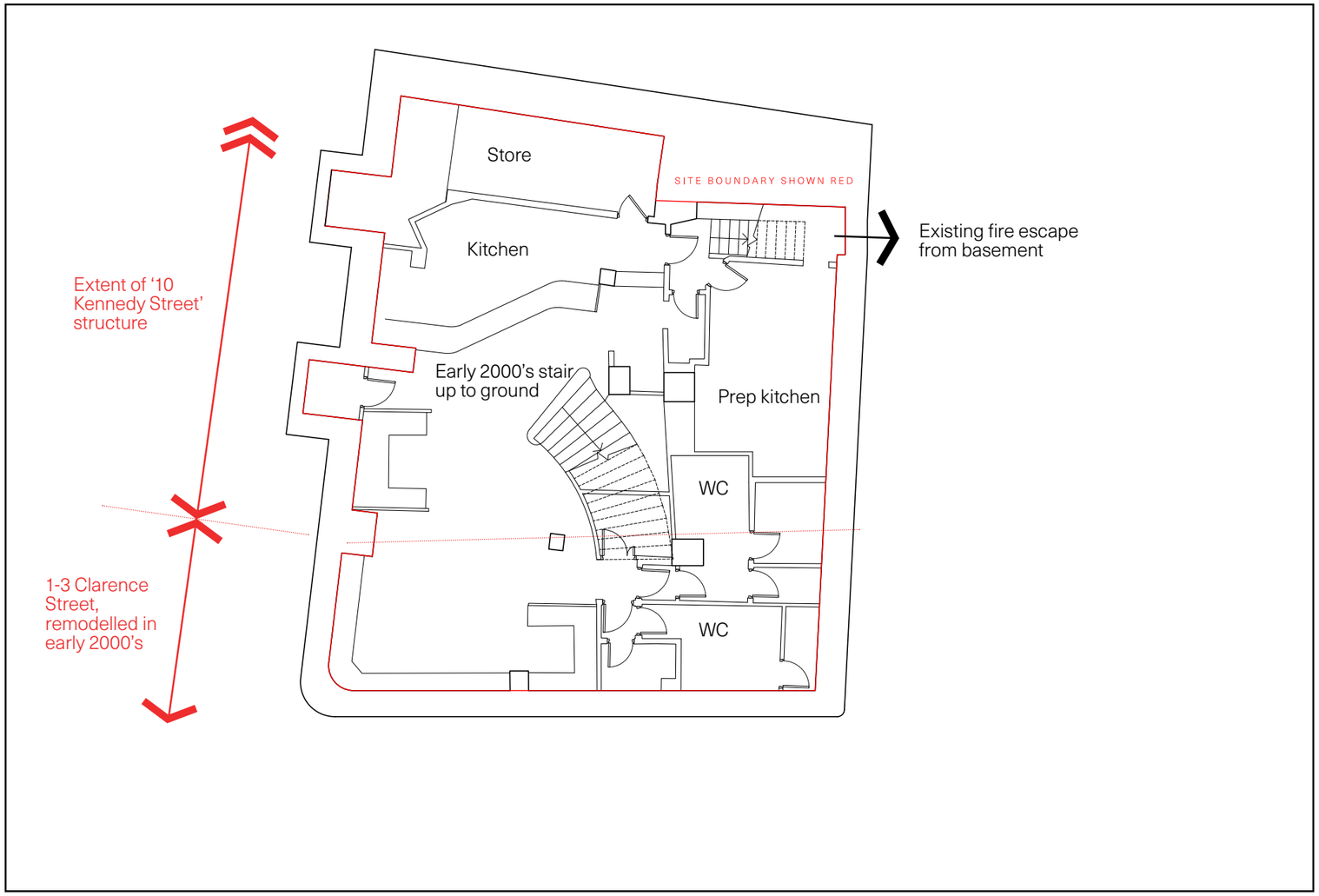


Fig. 08: Existing basement level plan
Extent of different age structures indicated in red

Existing ground floor internal character / site

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

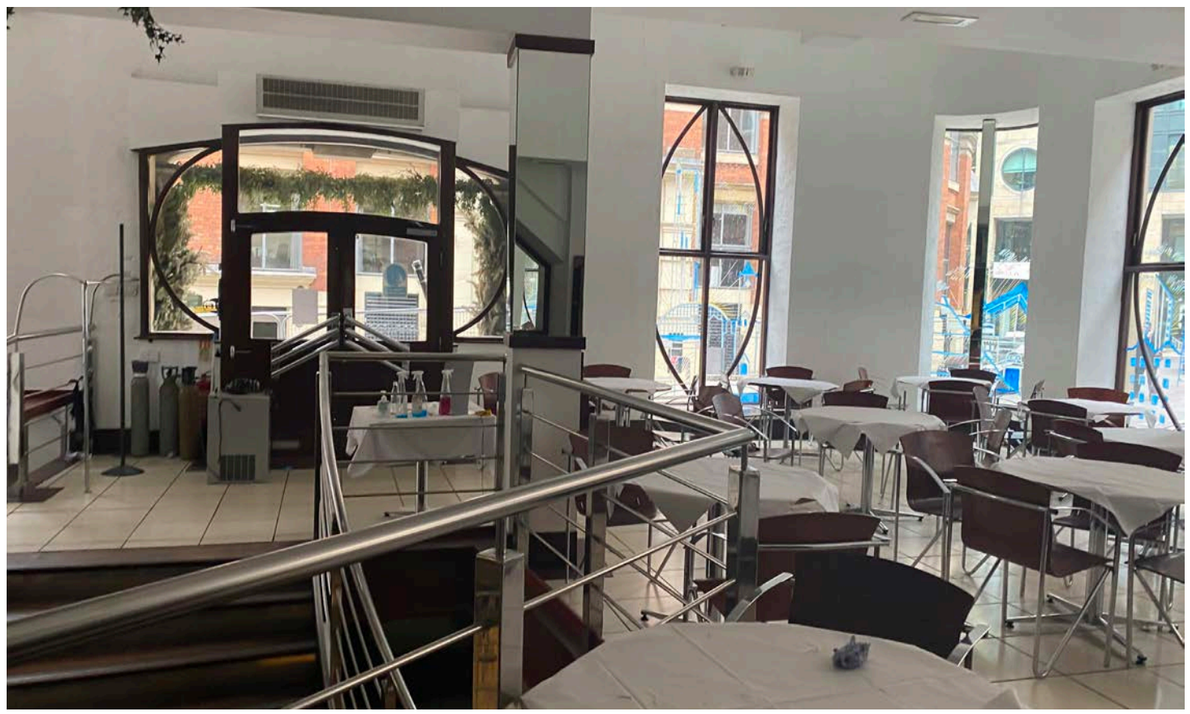


Fig. 10: Internal view towards existing entrance off Clarence Street

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

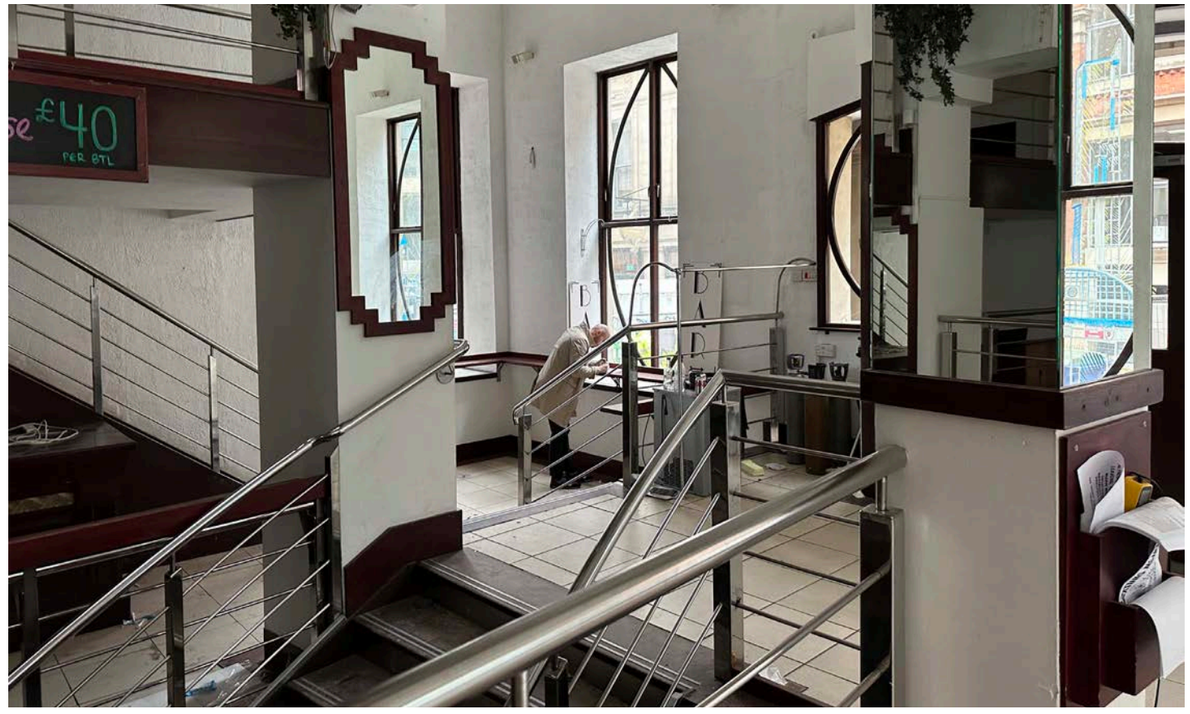


Fig. 12: Internal view towards mezzanine and Clarence Street across existing main staircase

Existing ground floor internal character / site

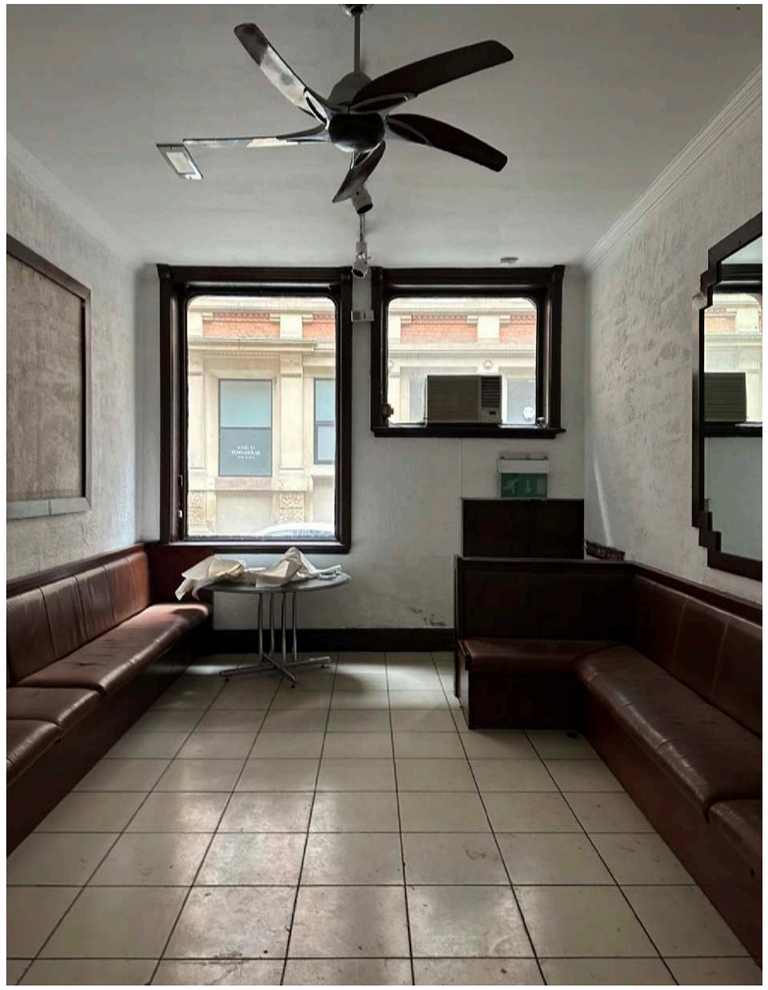


Fig. 14: Internal view of elevated seating area within 10 Kenneday Street section

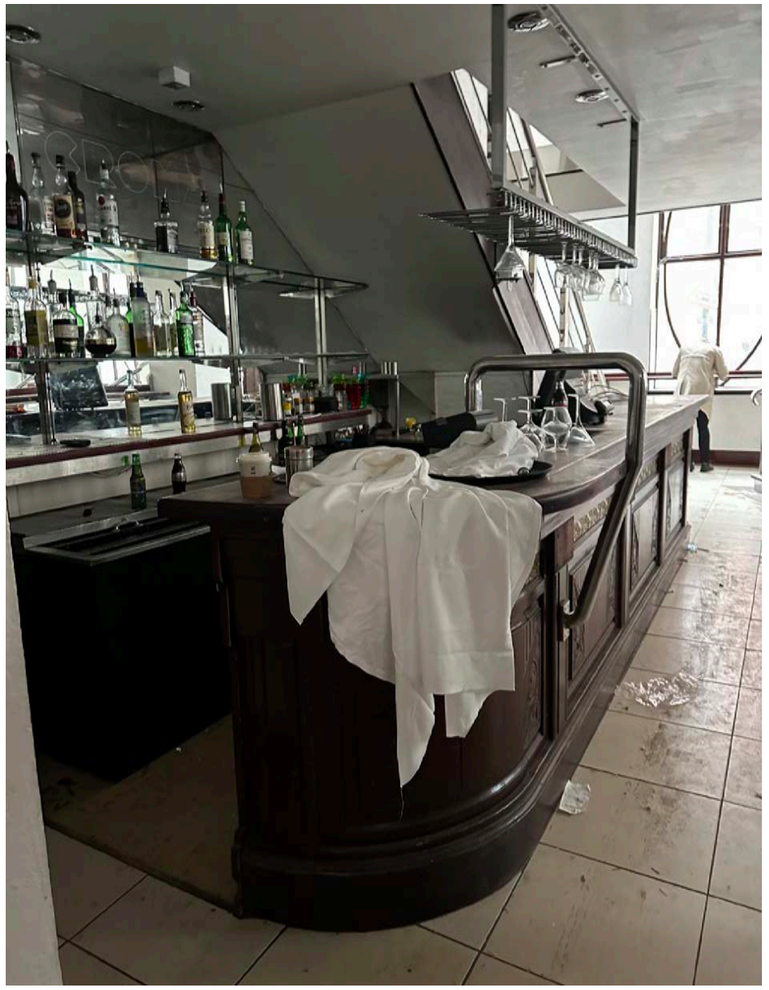


Fig. 15: Internal view of existig bar counter

Fig. 16: Internal view of existing rooflight

Existing basement internal character / site

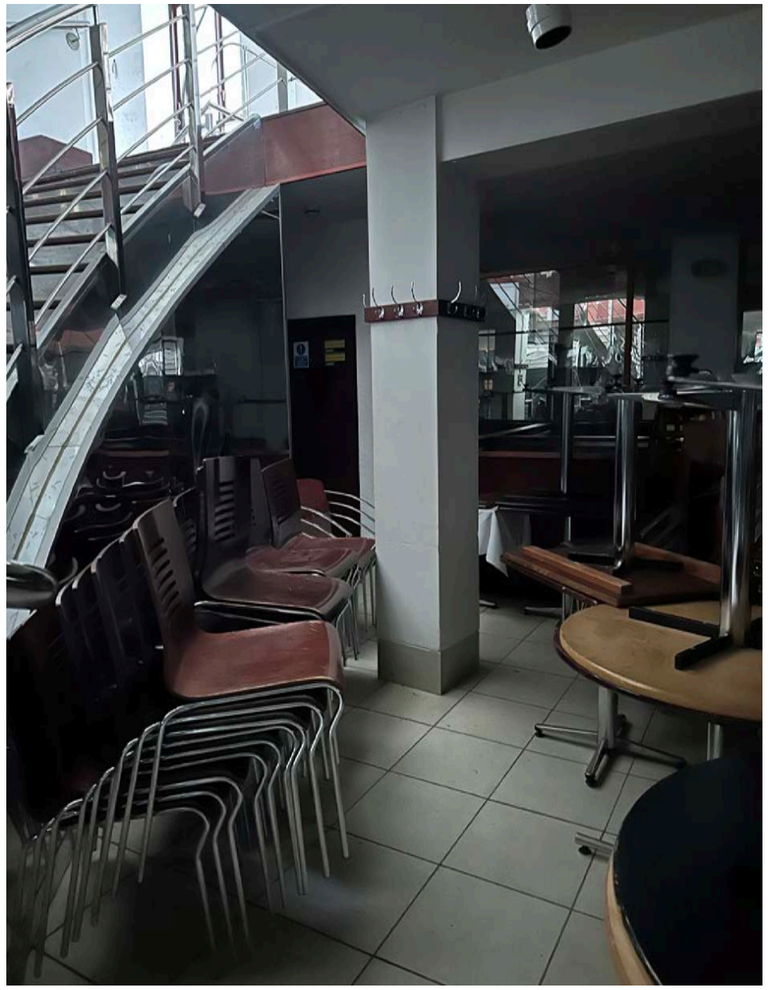


Fig. 17: Internal view of base of main stait towards WC entrance area

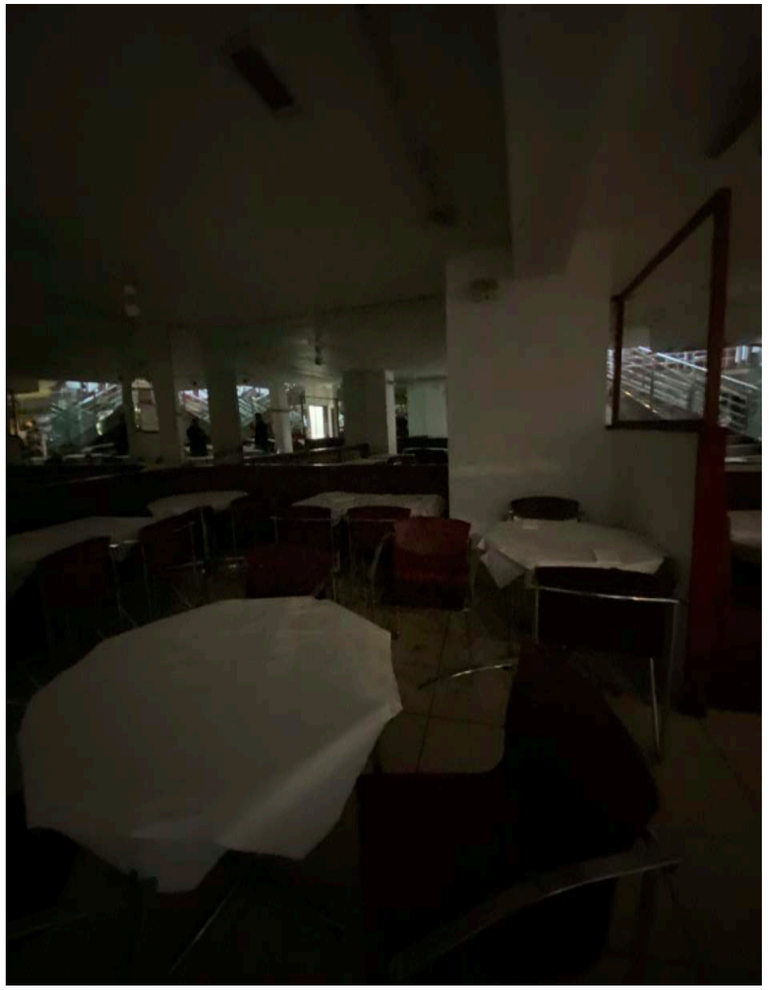


Fig. 18: Internal view of exsiting basement seating area

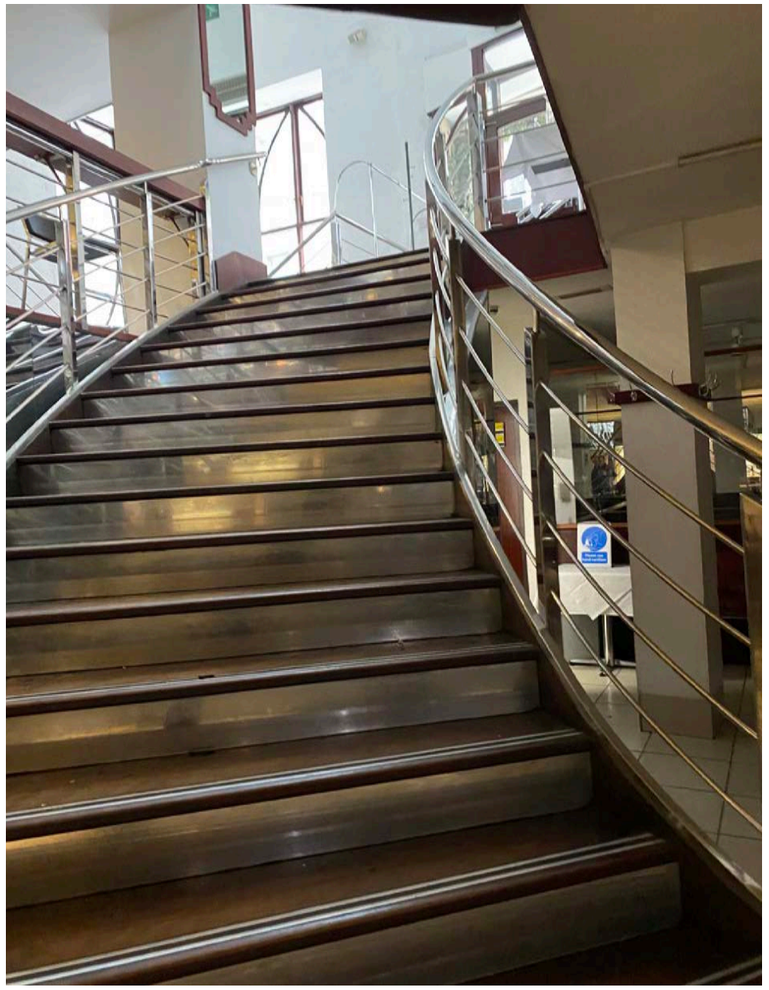


Fig. 19: Internal view from base of main stair up towards ground floor entrance

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' (housing a feature' table) 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 refernce 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

Unviable existing stair and floor plan

The main stair (dating from the early 2000's) is proposed to be infilled. It occupies a very central position in the main seating area and renders the existing ground floor unviable in terms of seating capacity. It is additionally overly wide.

New stairs

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 at the side of the new bay window and feature table adressing the Clarence Street elevation. This stair is positioned to allow ramped access to pass below to to a new accessible WC at upper gorund floor level.

Proposed ground floor plan

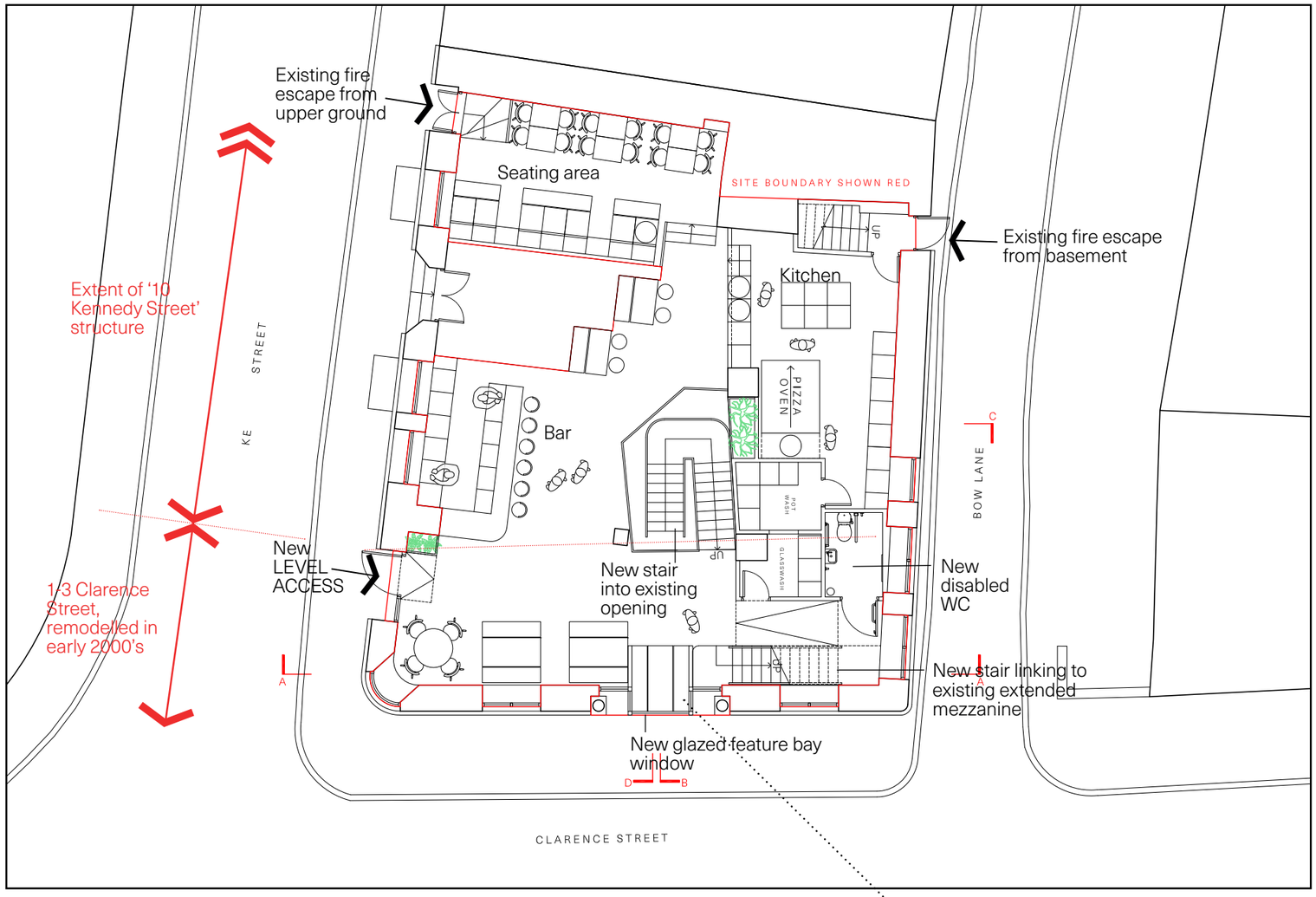
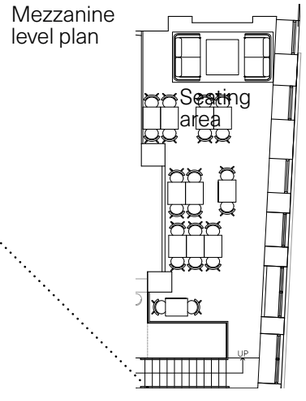


Fig. 20: Proposed ground plan and access arrangements.
Extent of different age structures indicated in red



Proposed basement plan

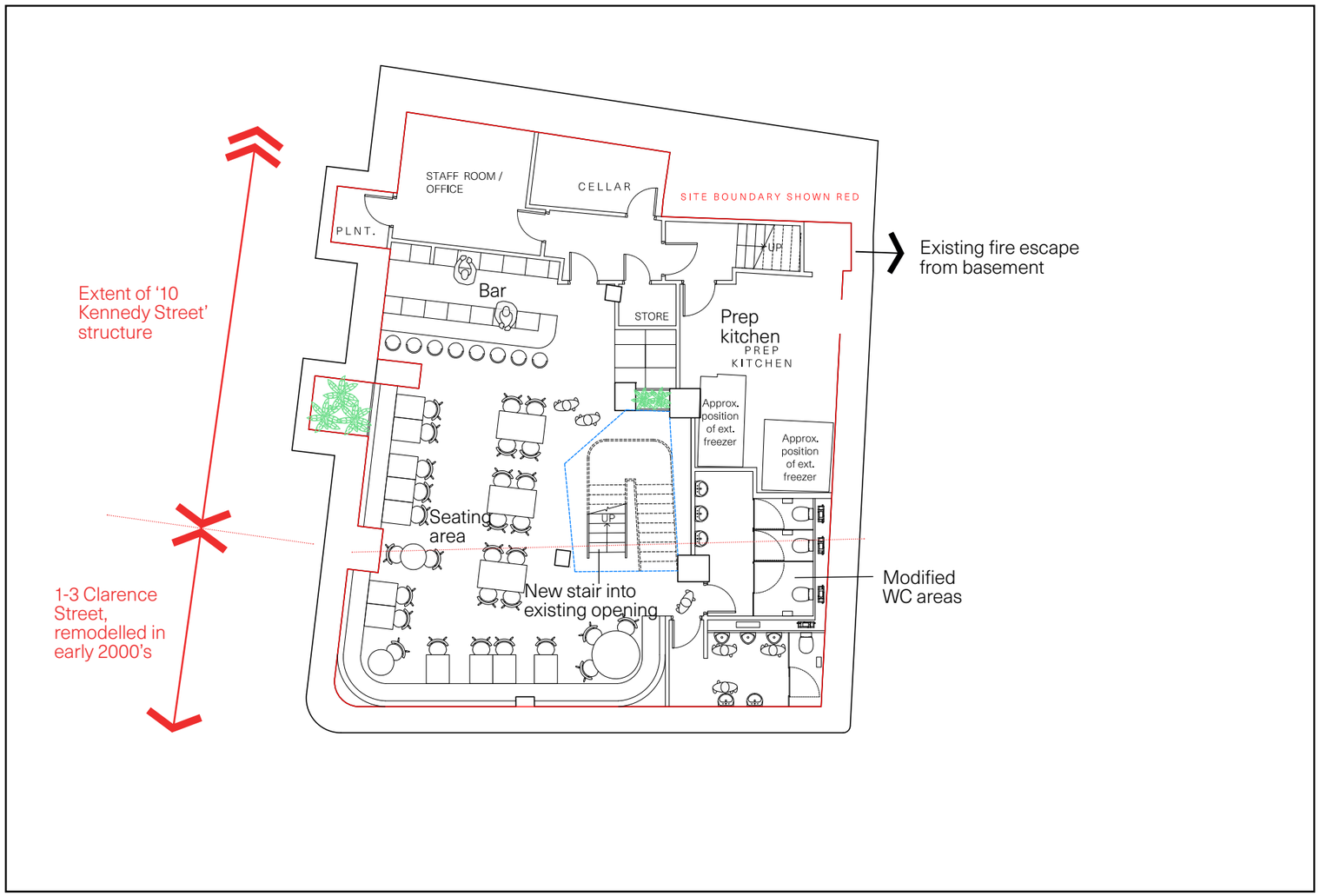
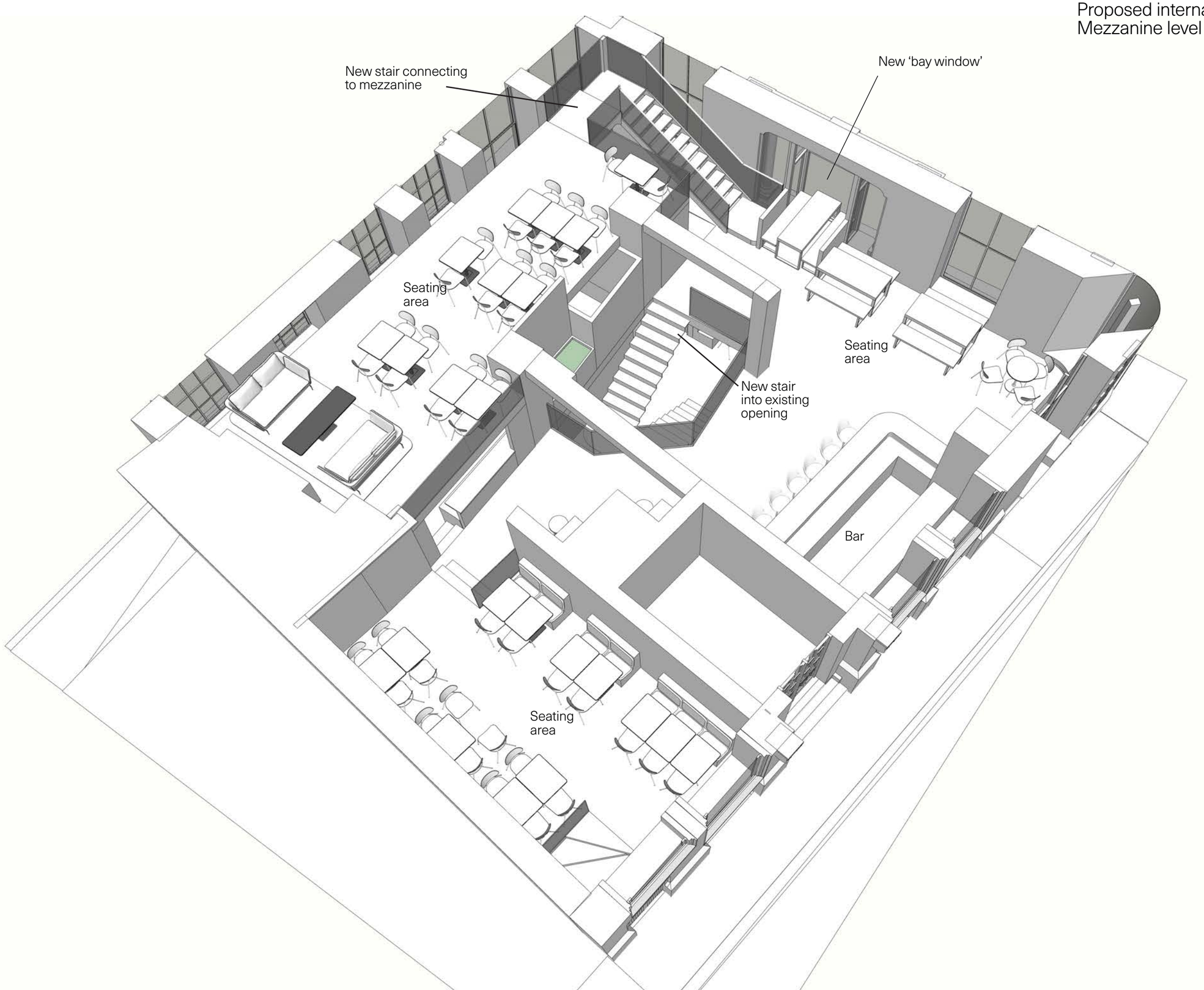
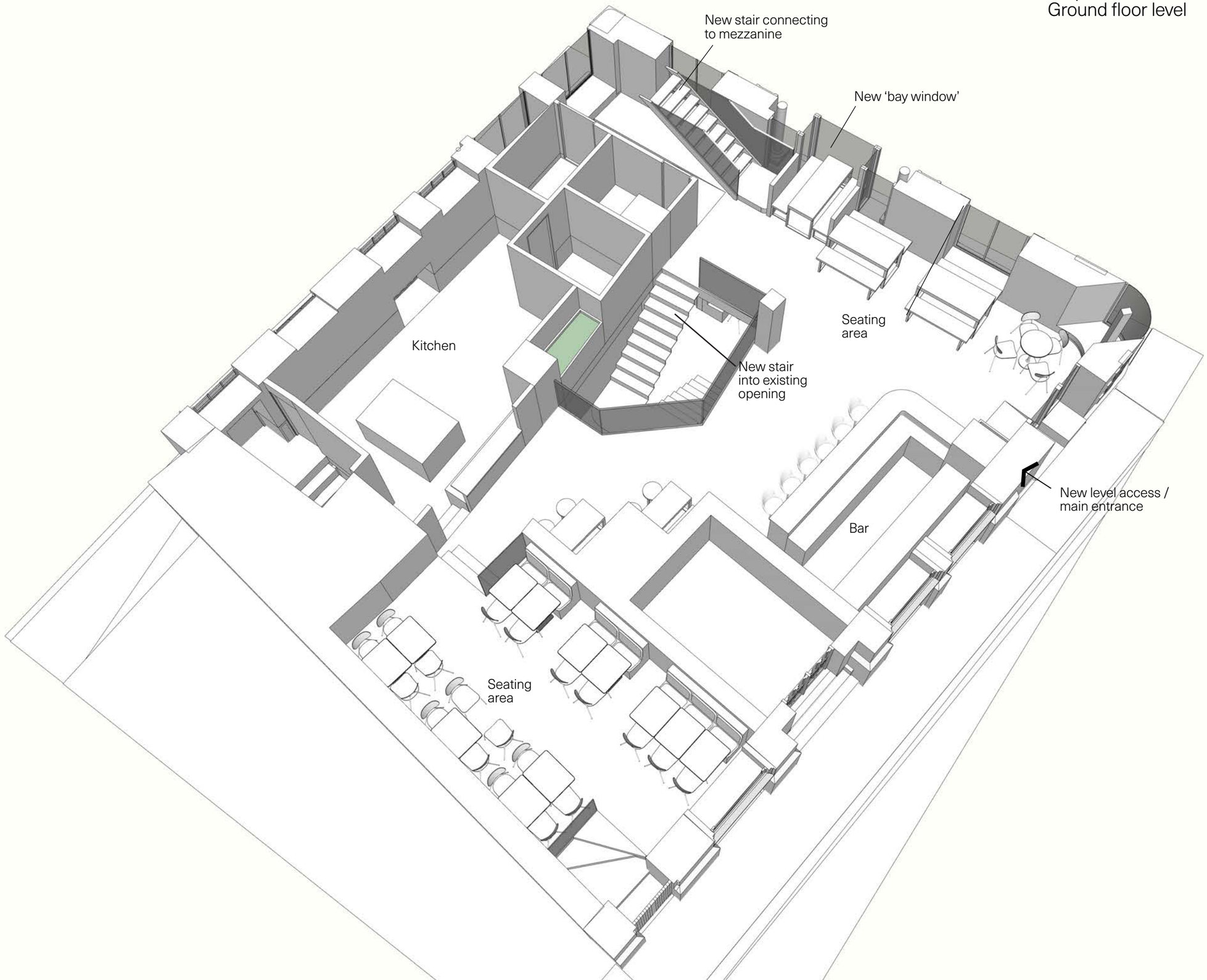


Fig. 21: Proposed basement plan and access arragments
Extent of different age structures indicated in red

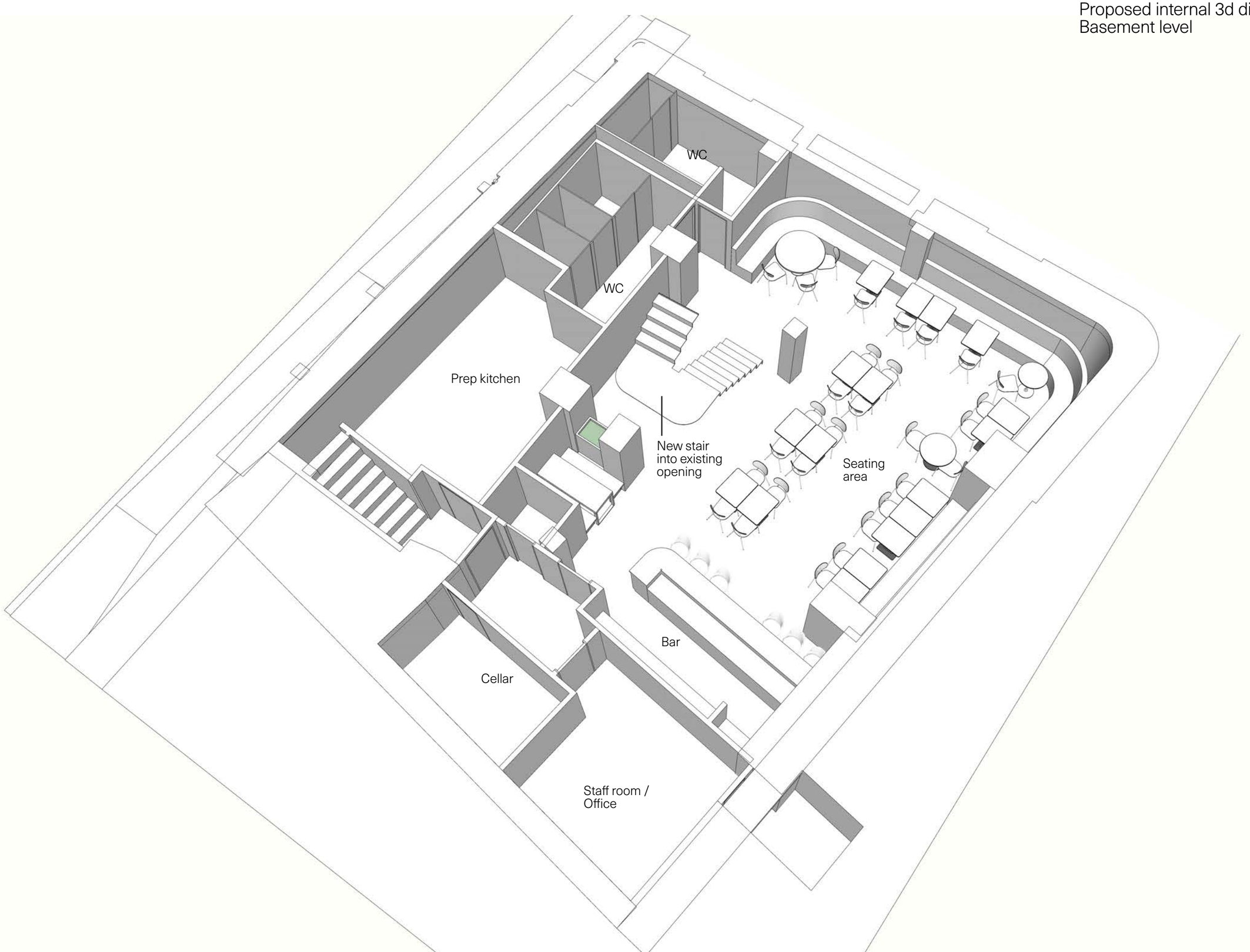
Proposed internal 3d diagram
Mezzanine level



Proposed internal 3d diagram
Ground floor level



Proposed internal 3d diagram
Basement level



2.4 Window & external amendments

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.

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.

A new bay window

The existing entrance doors to the unit on Clarence Street are proposed to be removed and a new timber framed bay window created. The existing non-original external steps will be removed and a new plinth created beneathg the bay. This plinth will be clad in stone to match existing adjacent.

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

Proposed elevations

Proposed external 3d diagrams

Fig. 17: External 3d diagrammatic view of Kennedy Street elevation / corner

Fig. 17: External 3d diagrammatic view of Clarence Street elevation / corner

Fig. 17: External 3d diagrammatic view of Bow Lane elevation / corner