

Design & Access Statement: Royal Exchange Manchester

Michaels Coffee House

Date: 30.11.2023

Unit 20, Royal Exchange, Manchester, Exchange St, Manchester
M2 7EA

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1. Introduction

This design and access statement has been prepared to support the application for the installation of an air conditioning system in Michaels Coffee House in Royal Exchange, Manchester.

This application is seeking planning permission to install an indoor unit within Michaels Coffee House and an external condensing unit in the carpark area.

2. Planning history

120320/FO/2018 – Approved application for additional outdoor seating on pavement to side of business, including 2 tables and 4 chairs.

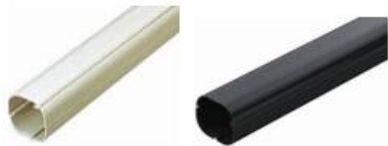
3. The site

- Michaels Coffee House is situated in Manchester's Royal Exchange Arcade. There are a number of shops and eateries surrounding Michael's Coffee House within the Royal Exchange Arcade. This is located within the Royal Exchange which is a Grade II Listed Building.
- The areas that we propose to install air conditioning equipment will be centrally within Michael's Coffee House and in the basement carpark area which will house the condensing unit.

4. Design – Under Ceiling Cassette

The indoor unit will be a Daikin under ceiling unit which will provide heating and cooling within the coffee house. The under ceiling cassette will be installed centrally within the ceiling and the smoke detector will be relocated to at least 1m away from the cassette. The dimensions of the under ceiling cassette are shown below as well as the appearance of the unit.

The associated pipe work will be installed in white trunking along the ceiling recess and within the void where possible in the surrounding boxed in areas of the ceiling. Where we need to drop down the wall, we will use black trunking to be in keeping with the existing black wall. This colour scheme will help the indoor unit to be discreet and in keeping with the coffee house's décor.



White and Black Trunking



Length: 950mm
Width: 950mm
Height: 198mm



5. Design – Condensing unit

The condensing unit will be installed in the basement car park area to avoid any visibility from the outside of the building. The condensing unit will be installed in the position indicated on the image to the top right.

The interconnecting pipe work will leave the coffee house via a hole in the floor which will lead to the existing void between the carpark basement and the shops above. We will discreetly install our pipe work within this void in order to conceal as much pipework as possible. We will then install any pipe work between the void and the condenser location on cable tray. The outdoor unit will be installed at high level and will be drained to the existing down pipe.

The condensing unit appearance and dimensions are shown on the image to the bottom right.



Width: 900mm
Height: 770mm
Depth: 320mm

6. Use, Layout, Scale and Access

- Use - no changes will be made to the use.
- Layout - the layout has been decided based on not being visible from the outside of the building. Consideration has been made to conceal as much of the new equipment as possible. Precedent has been set in the basement carpark with other condensing units installed in a similar position. Photos of these units have been provided alongside this application and are also visible later in this document.
- Scale – the proposed plan is to install a single split air conditioning system.
- Access – Michael's Coffee House is accessible by foot, public transport and cycle. This will not change with our proposals.

7. Heritage Statement

This project involves the installation of a Daikin air conditioning system which consists of one under ceiling cassette within Michael's Coffee House and one condensing unit to be installed in the basement car park.

The condensing unit will be installed at high level in the car park area which currently houses multiple other condensing units.

The installation of this air conditioning system will not impact the heritage or aesthetic of the external elevation of the building and services will only be seen within the building.

The system will provide both heating and cooling to Michael's Coffee House to improve the comfort of both customers and staff members.

The method statement submitted alongside this application provides full details of the installation.

Existing Condensing Units in Car Park

