



CONSTRUCTION. JOINERY. SHOPFITTING.

DESIGN AND ACCESS STATEMENT

05/05/2023

Rev –

Report Compiled by:

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DESIGN ACCESS STATEMENT

Location of the proposal: 68 Cross Street Manchester M2 4JQ
Type of Application: Listed Building Consent
Name of Agent: Sue Jones – CJS (NW) Ltd
Name of Applicant: Knoops

DESCRIPTION

Placement of 3 tables and 12 chairs on the pavement on Cross Street for customers

APPLICATION DETAILS

Listed Building Consent is sought to place 3 tables and 12 chairs on the pavement outside Knoops café on Cross Street. These are to be for use by customers.

SITE CONTEXT

The site forms part of a building known as Eagle House located at 62-68 Cross Street Manchester. The building was first listed 03/10/1974 and is Grade II, list no 1209494.

The listing describes Eagle House as *"Insurance office over shops. 1911, by Charles Heathcote and Sons. Sandstone ashlar, slate roof. Trapeziform plan on island site. Baroque style. Three storeys and attic, 5 bays plus 1-bay curved corners, symmetrical; with banded rustication to ground floor, balcony with wrought-iron railings, giant fluted Ionic pilasters to the upper floors, pulvinated frieze, prominent modillioned cornice, and mansard roof with open-pedimented attic dormers. The ground floor has a central round-headed entrance archway with banded cavetto surround and triple keystone, flanked by cartouches, square-headed doorways in the chamfered corners, with keystones, and banded piers between large rectangular shop windows."*

The site is no 68 Cross Street and is the retail unit to the left of the entrance archway which is also bounded by South King Street to the left and Four Yards to the rear.

PLANNING HISTORY

Historical Planning Records on Manchester City Council website go back as far as 1975. However, the status of applications is not known until 1980.

Year	Reference	Description	Decision
1980	F13078	Refurbishment of existing wine store premises.	Approved
1980	F/AD02521	A) Illuminated fascia name signs on Cross Street and South King Street elevations. B) Illuminated fascia name signs on Cross Street and South King Street elevations. C) Illuminated fascia name signs on Cross Street and South King Street elevations	Approved
1985	025568	Illuminated double-sided projecting box name sign	Approved
1988	032654	LISTED BUILDING CONSENT Alterations to shop front	Approved
1988	032655	(A) Four illuminated fascia signs (B) One illuminated double sided projecting box sign	Approved
1988	032747	Installation of new shop fronts	Approved
1991	038515	a) Illuminated fascia name sign on Cross Street elevation b) Illuminated fascia name sign on South King Street elevation	Approved
1995	047322/AO/CITY1/95	2 non-illuminated fascia signs on Cross St. elevation of shop and one non-illuminated fascia sign on King St. elevation.	Approved
1995	047524/LO/CITY1/95	LISTED BUILDING CONSENT Internal alterations and new fascia signs	Approved
2005	075013/LO/2005/C1	RETROSPECTIVE LISTED BUILDING CONSENT for internal alterations to first floor offices	Approved
2013	103294/FO/2013/C1	Change of use of ground and basement floors from class A1 (retail) use to class A3 (restaurant) use, with ancillary takeaway sales of hot food and drink.	Refused
2017	115569/FO/2017	Placement of 3 tables, 6 chairs and canvas barriers on the pavement in front of the existing shop	Approved

In Summary it appears therefore that applications to place tables and chairs on the pavement in the same position proposed has been approved.

DESIGN

Furniture has been chosen that is of good design, designed for exterior use and robust. The colour choices are quiet and do not detract from the heritage asset/

Dome is a collection of chairs that evokes the glorious tradition of bistro chairs with arched silhouettes and the generous shapes of the domes of monuments that embellish many cities in the world. Injection-moulded polypropylene chair charged with glass fibre with perforated seat and back. Stackable. Colour Anthracite

The Neu table – round is a fusion of simplicity, functionality and modern design. Comprising a small, round tabletop attached to a central pole and angled 4-star pedestal base, the table is crafted from powder-coated steel or aluminium to imbue the piece with durability and resilience whether used indoors or outside. Sleek and refined, the clean lines and understated design of the Neu table – round make it an extremely popular choice for dining rooms, patios and terraces in modern homes. Dia 70cm Height 74cm Colour Anthracite

All furniture will be staked inside the store during non-trading hours.

ACCESS

The existing unit currently has 1 step up into the retail area, which varies across its width due to the slope along South King Street. The intention is to retain this step as modifications to the existing would not be practicable. The store will keep a portable suitcase ramp for use by wheelchair users as necessary and has a comprehensive DDA policy to assist any customers who need assistance.

The addition of the external tables and chairs seeks to extend the cafes offering to those who are unable to or find accessing the store difficult as drinks can be ordered and brought to the external tables, by the trained staff.

SUMMARY AND CONSLUSIONS

Historically approval has been given for external furniture.

I therefore respectfully ask that this proposal is also approved as it also enhanced accessibility to customers and helps create a vibrant street scene and character.

SJ

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