



MOSLEY STREET

Design & Access Statement
June 2023

CONTENTS

	SECTION	PAGE
01	INTRODUCTION	03
02	SITE CONTEXT	05
03	EXISTING DESIGN	11
04	PROPOSED DESIGN	16
05	DESIGN	25

1.0 INTRODUCTION

INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared on behalf of our client, **Coffee Lab**, a well-established Greek coffee shop franchise. The proposed development is situated at **Colwyn Chambers, 24 Mosley Street, Manchester M2 3AG**.

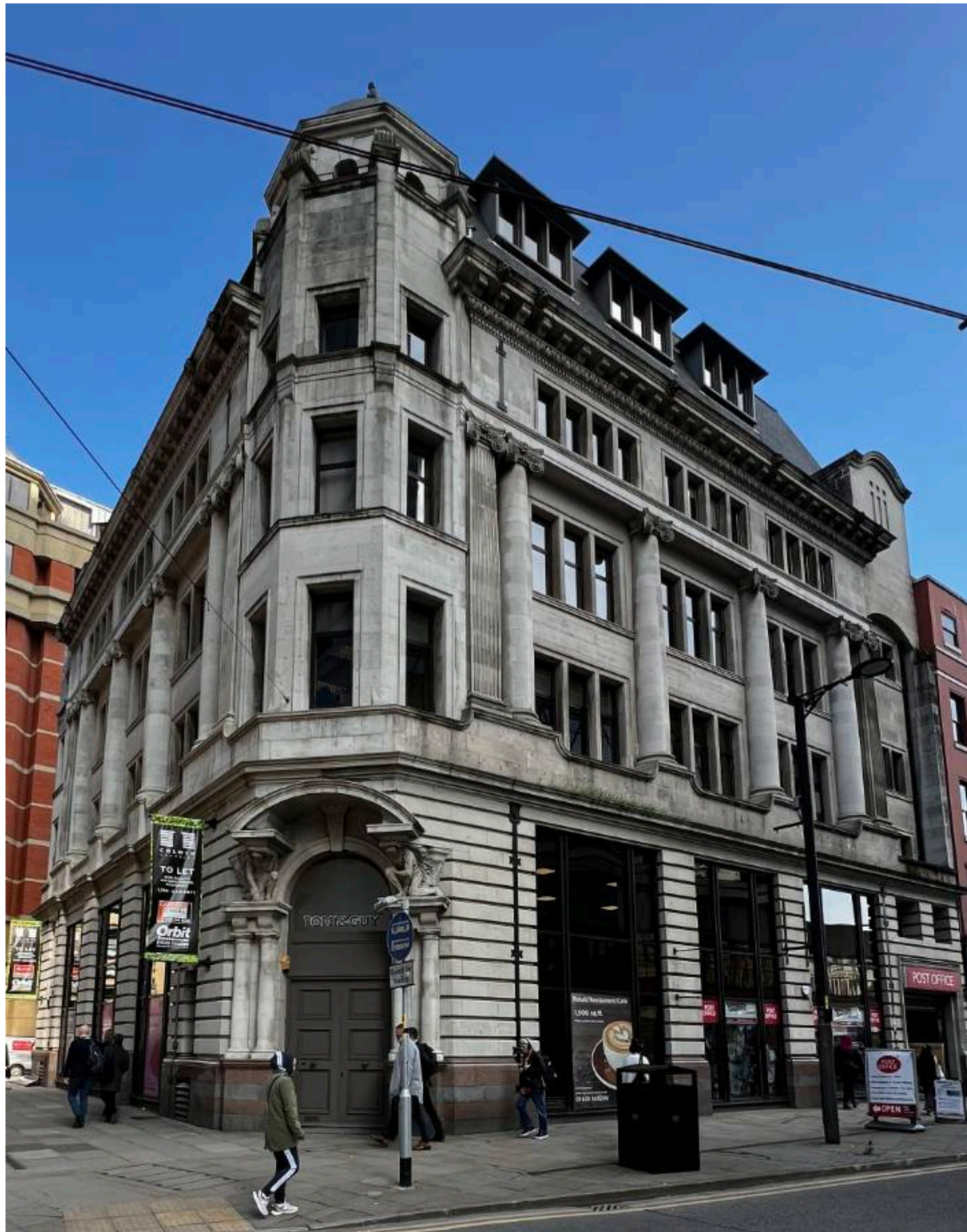
Grid Reference: SJ 84184 98241

Colwyn Chambers is a listed building, located in Central Manchester, at the junction of Mosley Street and New York Street. The site is adjacent to the Metrolink network and within easy walking distance of Piccadilly Gardens, making it highly accessible to the public.

The proposal aims to transform the currently vacant ground floor, previously a beauty salon, into a vibrant café. This transformation will involve internal alterations and new signage while maintaining the external integrity of the listed building.

This development should be supported as it will not only enhance the vitality of the local area but also respect the historical context of the building.

This report is to be read in conjunction with all submitted reports and architect drawings that accompany this planning application including the Heritage Statement.



2.0 SITE CONTEXT

PLANNING HISTORY

There have been numerous planning applications on this site over the past 30+ years. The following applications are some recent examples.

108223/FU/2015/C1

Change of use of the 5th Floor from medical clinic (Use Class D1) to medical/health services (Use Class D1) or offices (Use Class B1)
Approved in April 2015

095807/FU/2011/C1

Change of use of first floor from offices (Use Class B1) to offices and/or medical and health services (Use Class D1)
Approved in July 2011

074328/FU/2004/C1

Change of use of fifth floor from offices (use class B1) to private medical clinic (use class D1) with ancillary offices.
Approved in March 2005

048309/FO/CITY1/95

Elevational alterations to form new doorway
Approved Oct 1995

034524

LISTED BUILDING CONSENT Demolition of interior and upgrading of facade prior to redevelopment
Approved Oct 1989

PRE-APPLICATION CONSULTATION

The proposed development is in line with the National Planning Policy Framework (NPPF) and Manchester City Council's local planning policies. These policies advocate for sustainable urban development and the efficient use of previously developed land.

The site has a history of commercial use, and the proposed change of use to a café is in line with the area's mixed-use character. The development will contribute to the vitality and diversity of the local area, enhancing its appeal to residents and visitors alike.

Pre-application advice has been sought to ensure the proposal is fully compliant with local planning policies and regulations. This proactive approach will help to streamline the planning process and ensure a successful outcome.

SITE CONTEXT



SITE CONTEXT

Colwyn Chambers is located at the junction of Mosley Street and New York Street in Central Manchester. Within the Upper King Street Conservation Area.

It is a Grade II Listed Building (Listed Entry Number 1197929), signifying its special architectural and historic interest. The building also includes No. 17 and 19 York Street.

Constructed in 1898 by J.Gibbon Sankey, the building was formerly the headquarters of the Lancashire Mercantile Bank and is now occupied by various shops, a restaurant, and offices.

The building is a remarkable example of Neo-Baroque style architecture, featuring Portland stone with polished granite on the ground floor and a slate roof. The rectangular plan on the end-of-block site, with chamfered corners, adds to its unique architectural character.

The building has four storeys and three principal bays to both facades, plus the corners. It features a high ground floor of channelled rustication, three-bay giant Ionic colonnades in antis to the first and second floors, and a very prominent enriched cornice to the third floor. The three-sided corners are carried up to domed octagonal turrets, with the angles pilastered and finished with volutes to the set-back lanterns.

The corner entrances are round-headed and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments. The windows at the ground are mostly altered; those to the upper floors of the three main bays have three lights on the first and second floors, four lights on the third floor, those at the corners are one-light; and at the right-hand end of the Mosley Street facade is one bay which has a square-headed doorway at ground floor, two-light windows to the upper floors in a segmental-arched recess, and a segmental cornice.

Colwyn Chambers was established in 1896 to the design of prolific local architect, Mr J G Sankey. The building was designed for the Mercantile Bank and served as their city centre premises until the mid-20th century. The building later became shops and offices and was partially converted to restaurant and bars in the 1970s. In the late 1980s, an extensive facade retention scheme was consented (ref:034524), resulting in the total loss of all interiors to the building.

The proposed development will respect the historical context of the building and its surroundings, enhancing the area's vibrancy and diversity, and contributing to the mix of amenities available to the local community and visitors.

AERIAL VIEW

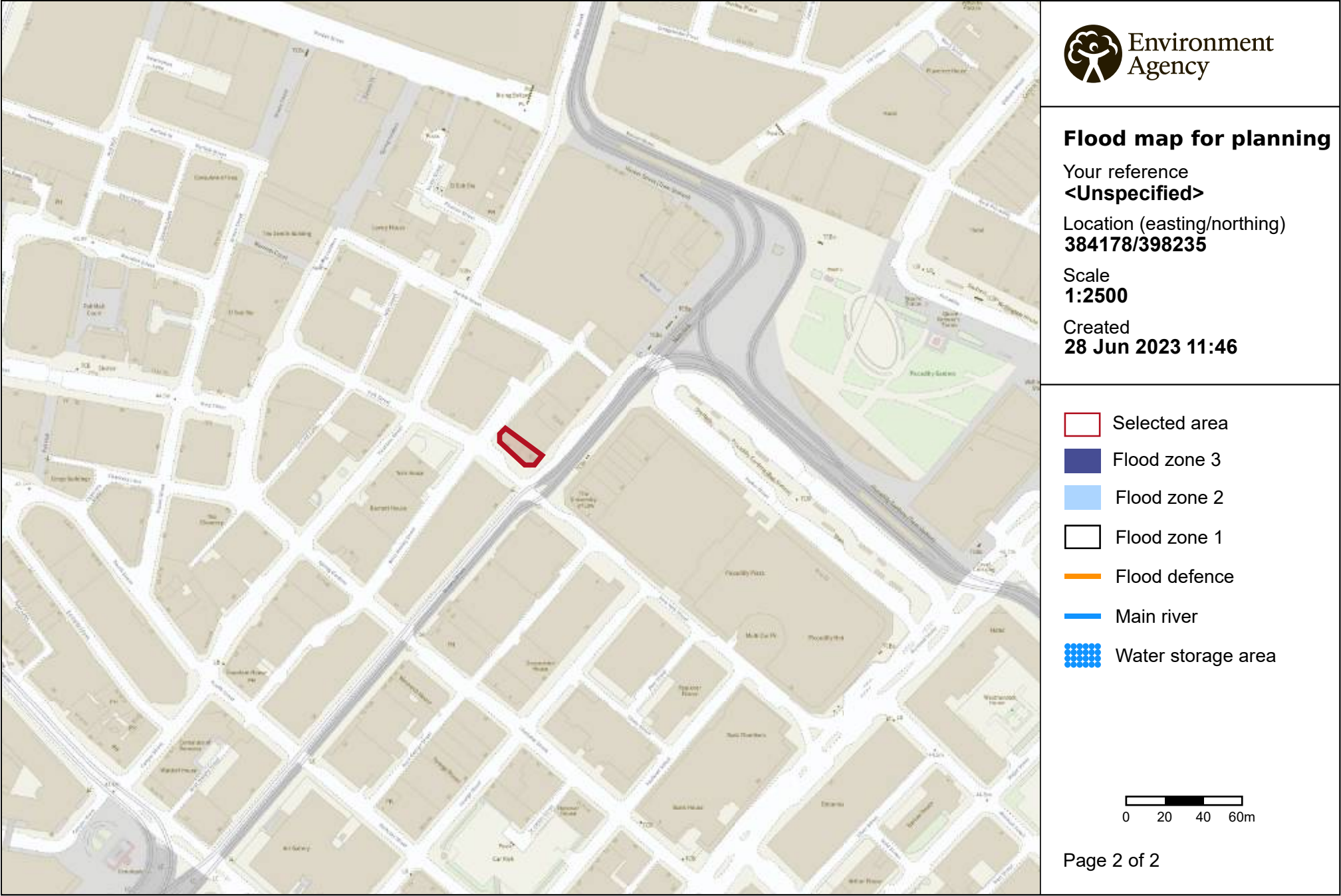


FLOOD RISK

FLOOD RISK

The site is at **LOW** risk of flooding from surface water and **LOW** risk of flooding from rivers and seas.

The site falls within **Flood Zone 1**, an area with low probability of flooding.

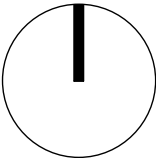
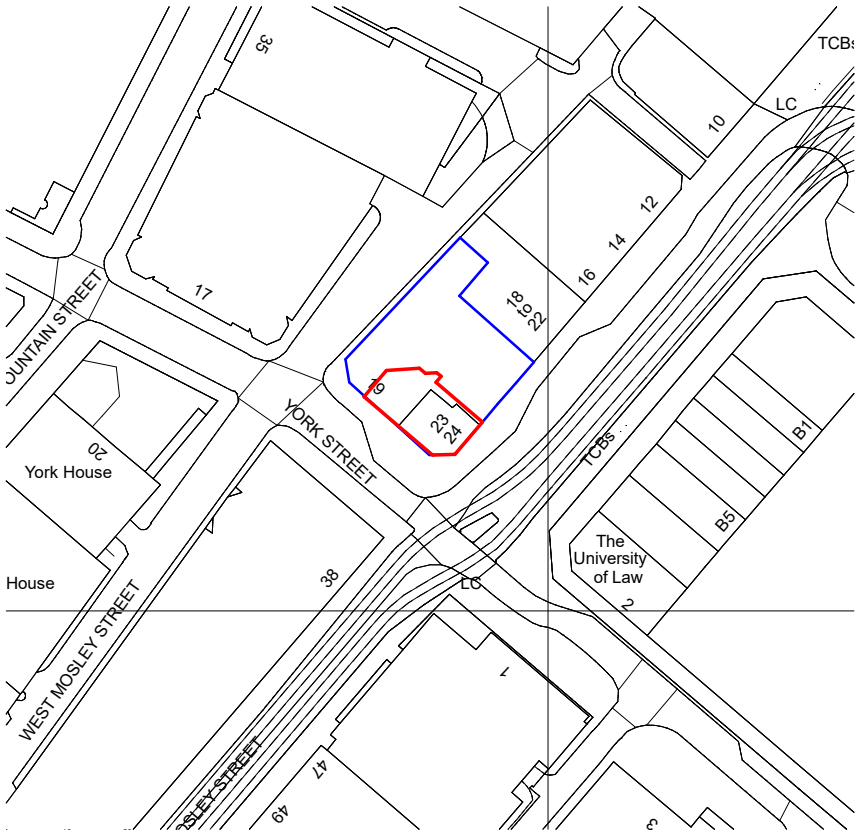


LOCATION PLAN

1:1250

LEGEND

- Site owned by the applicant
- Site Boundary



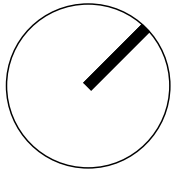
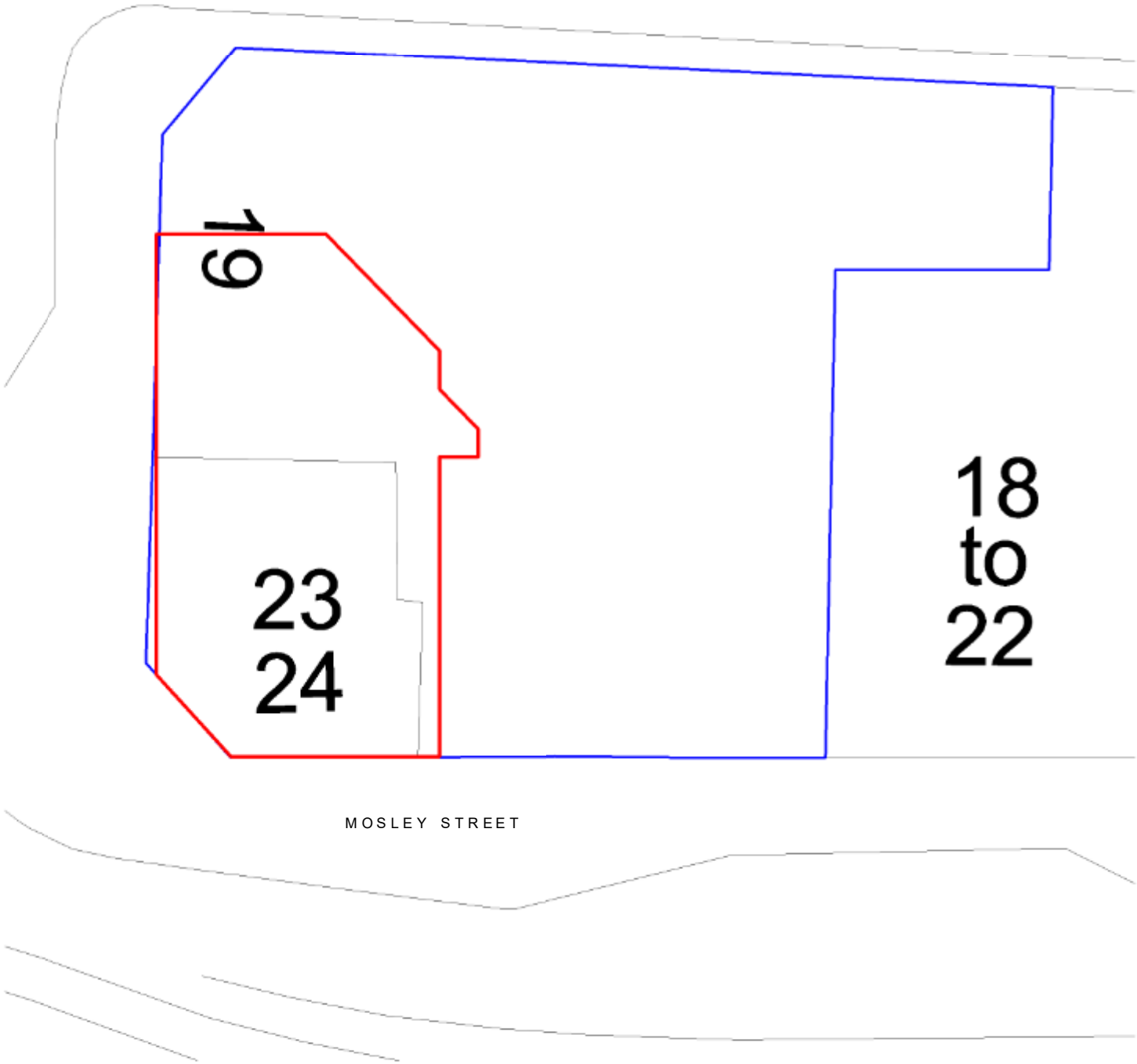
3.0 EXISTING DESIGN

EXISTING SITE PLAN

1:200

LEGEND

- Site owned by the applicant
- Site Boundary

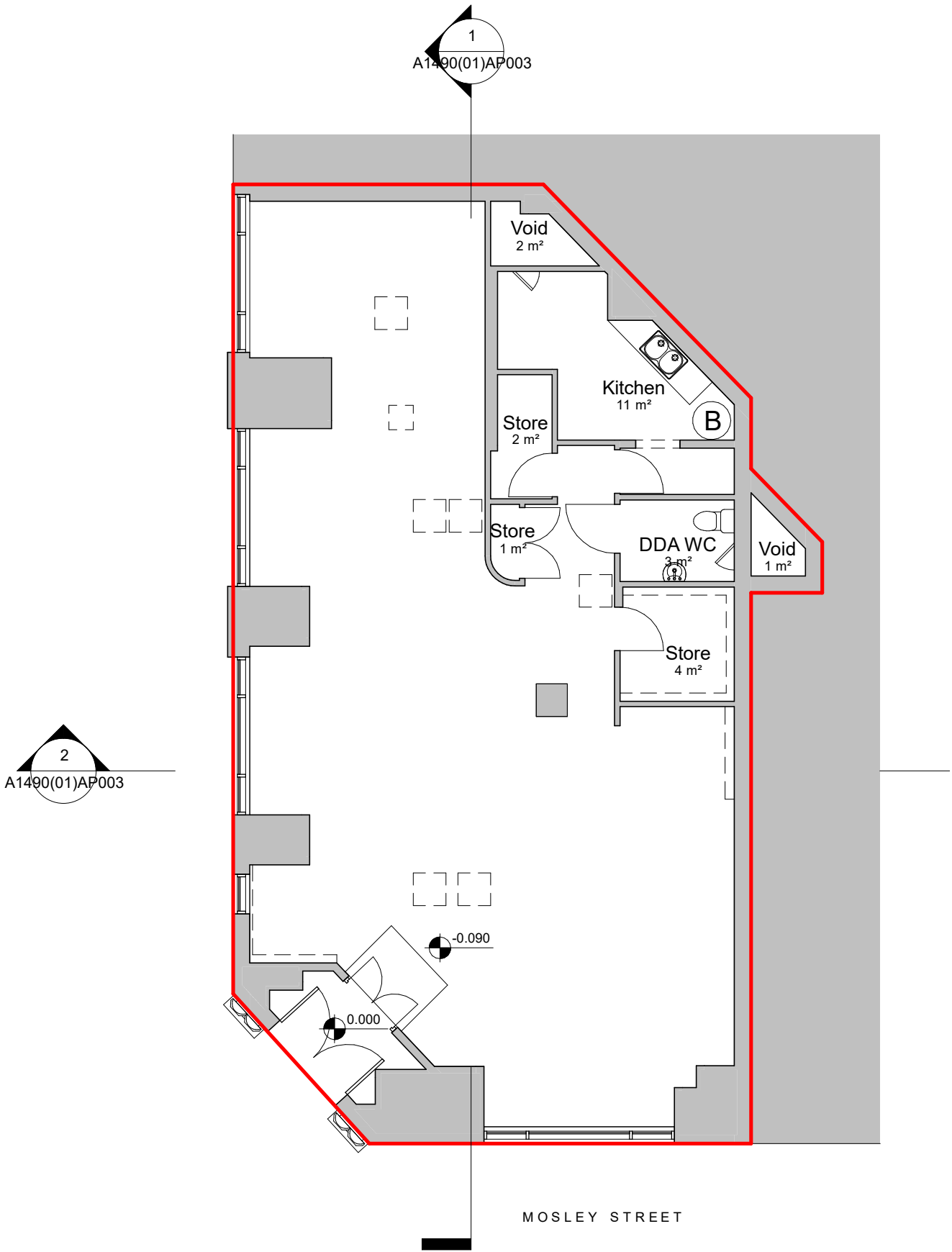


EXISTING GROUND FLOOR PLAN

1:100

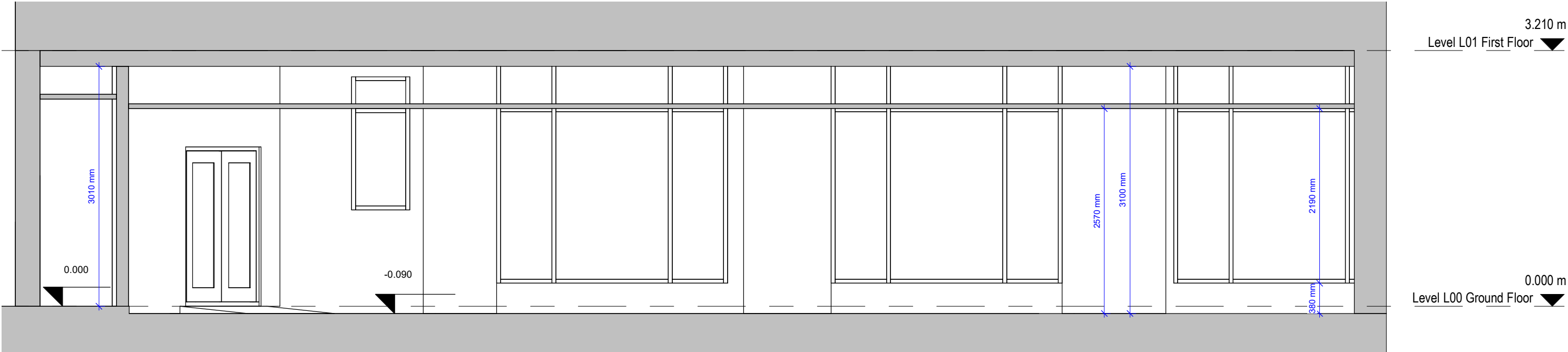
LEGEND

Site owned by the applicant

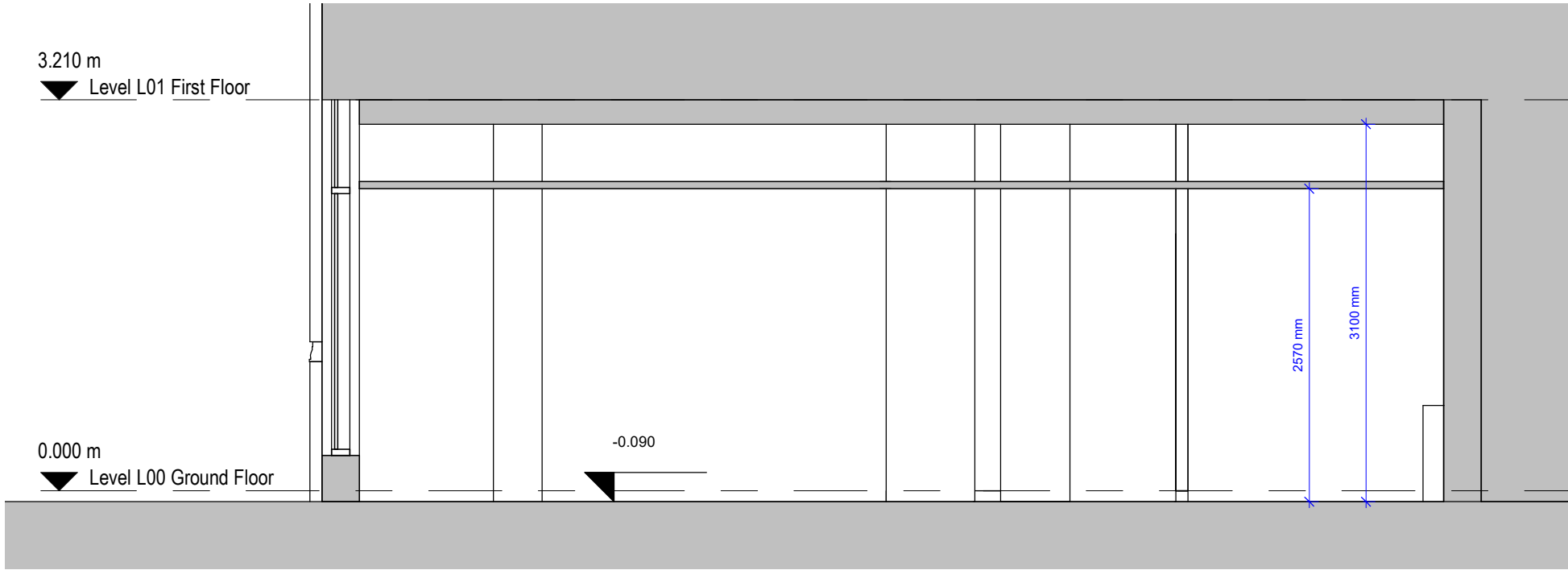


EXISTING SECTION

1:100



SECTION A-A



SECTION B-B

EXISTING ELEVATIONS

1:100



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH-WEST ELEVATION

4.0 PROPOSED DESIGN

DESIGN PROPOSAL

USE & AMOUNT

The proposal relates to the ground floor area only, which has been vacant for some time. Previously used as a beauty hair salon.

The proposed use is a café, which will include internal alterations including a new counter, dining area, and ancillary spaces for staff and storage.

The development will not alter the building's external appearance, maintaining the integrity of the listed building.

The café will provide a welcoming environment for customers, with a layout designed to facilitate efficient service and a comfortable dining experience.

The café will also create new job opportunities, contributing to the local economy.

DESIGN PROPOSAL

The design proposal aims to create a welcoming and comfortable café environment while respecting the building's historical character.

The café will benefit the local community and visitors, providing a new social space and contributing to the area's vitality.

The design will incorporate a new floor finish, subdivision of the internal space, and a new counter and dining area. Ancillary spaces for staff area, WC and storage will be discreetly incorporated into the design, ensuring a seamless customer experience.

As part of the design proposal, we also plan to update the external signage to reflect the new café.

The existing signage above the entrance door will be replaced with a new non-illuminated fascia signage, designed to be in keeping with the character of the listed building and the surrounding area. The signage will be carefully designed to be visually appealing and easily readable, helping to attract customers to the café.

In addition to the fascia signage, a new hanging sign is proposed for the front elevation along Mosley Street. This sign will utilise an existing metal pole on this elevation, minimising the need for alterations to the building's exterior. The hanging sign will also be non-illuminated.

Both the fascia signage and the hanging sign will feature the Coffee Lab logo and branding, creating a consistent and recognisable identity for the café. The signage will be designed to be durable and weather-resistant, ensuring it remains in good condition for many years.

SITE LAYOUT

There are no alterations proposed to the site layout

SCALE & MASSING

The proposal will not alter the building's external appearance, ensuring it remains in harmony with its surroundings. The café will be designed to be inviting and comfortable, with a layout that maximises the use of the available space while respecting the building's historical character.

LANDSCAPING

Given the nature of the development, there are no landscaping proposals. However, the internal environment will be enhanced with appropriate interior design elements to create a welcoming café atmosphere. The design will incorporate natural materials and a warm colour palette, creating a cosy and inviting environment for customers.

BUILDING LAYOUT

The building layout will include a new counter, dining area, and ancillary spaces for staff and storage. The main entrance will remain, with internal alterations designed to improve circulation and create a comfortable café environment. The layout will be designed to be accessible and easy to navigate, ensuring a positive experience for all customers.

ACCESS

The building will be accessible for less abled people and wheelchair users, with level door thresholds, wide doors and corridors, and compliance with Part M of Building Regulations and DDA provisions.

The café will be designed to be welcoming to all customers, with clear signage and easy access to facilities.

The access will be approached via a level access threshold with external ramp access and a maximum of 1:12 slope to a level platform.

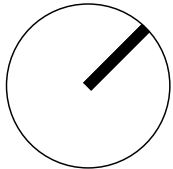
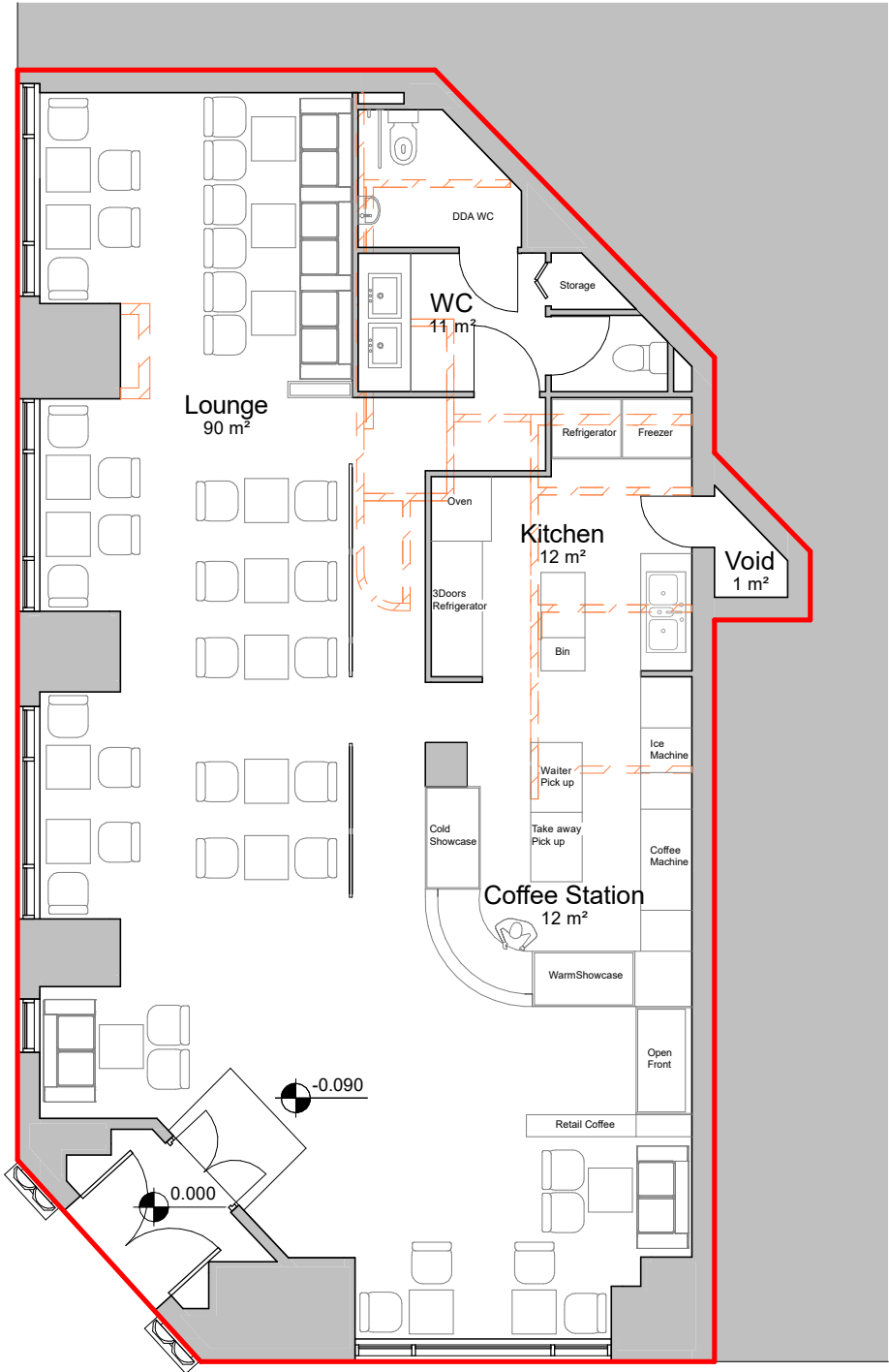
The entire ground floor will be level access with a DDA-compliant public WC.

PROPOSED GROUND FLOOR PLAN

1:100

LEGEND

 Site owned by the applicant



PROPOSED ELEVATIONS

1:100



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



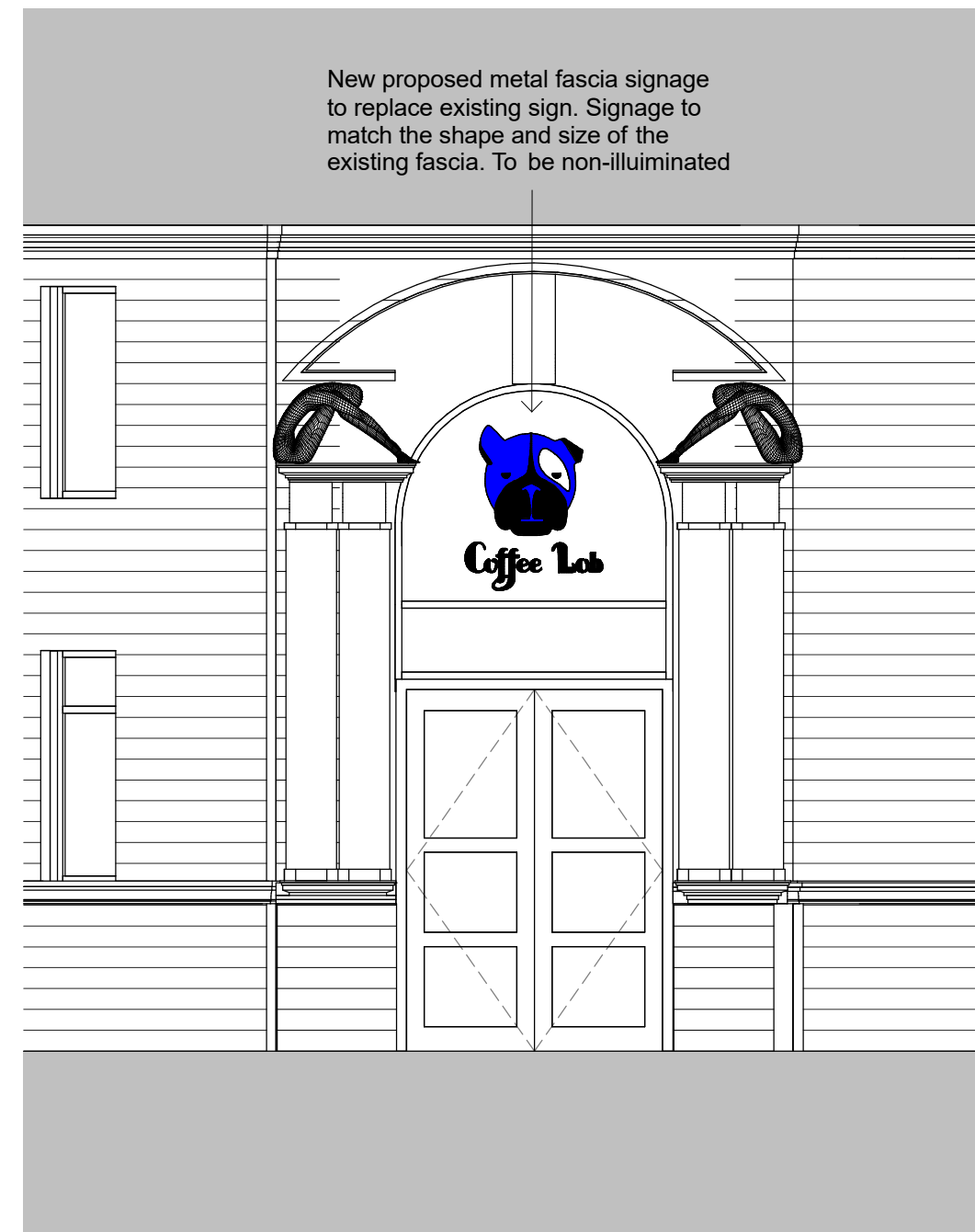
PROPOSED SOUTH-WEST ELEVATION

EXISTING & PROPOSED SIGNAGE

1:50



EXISTING SIGNAGE

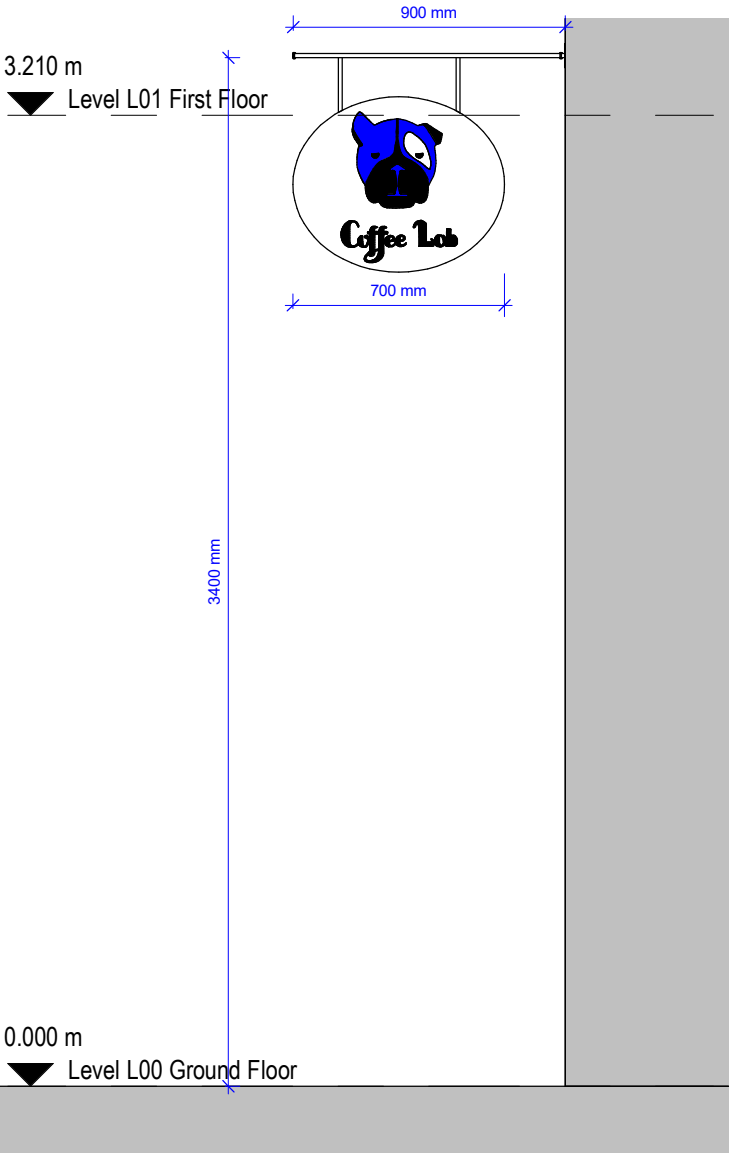


PROPOSED SIGNAGE

SIGNAGE DETAIL



KEY ELEVATION



PROPOSED SIGNAGE ELEVATION



PROPOSED SIGNAGE

PROPOSED CGI



PROPOSED CGI

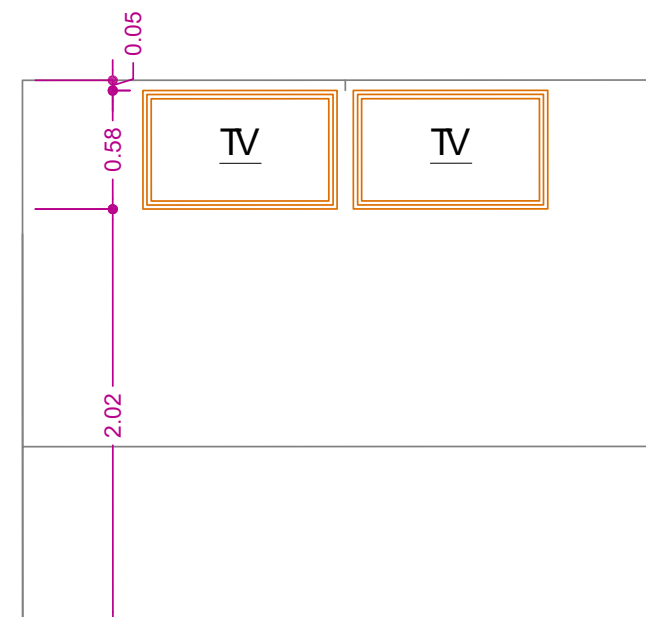
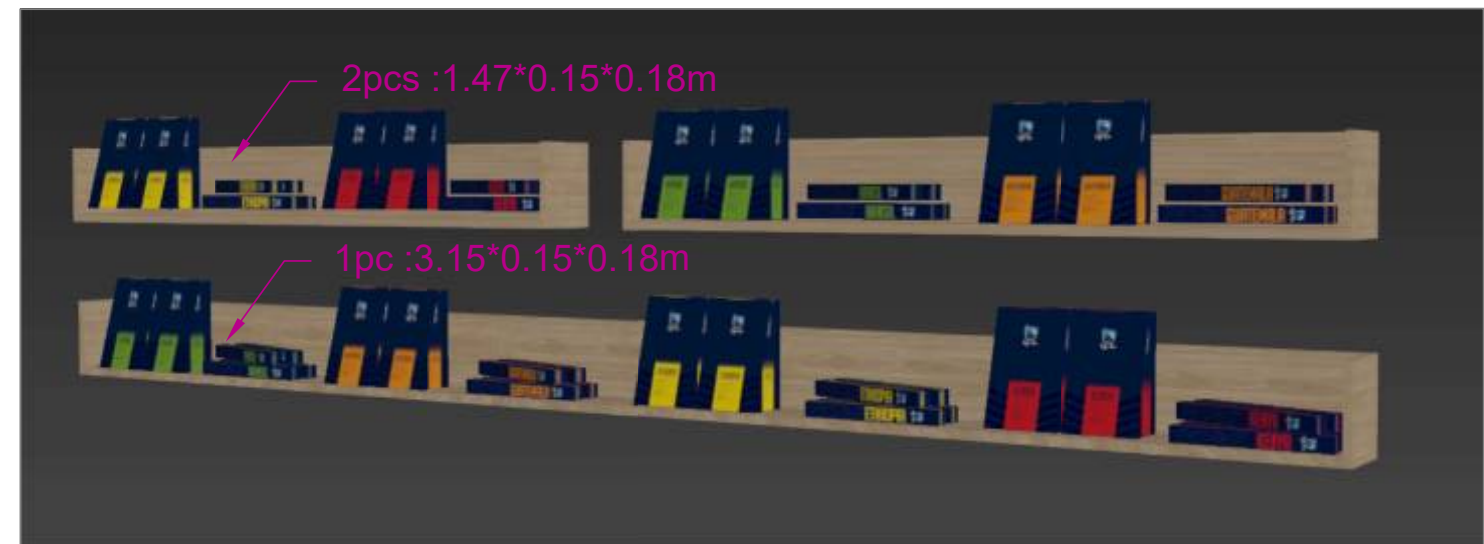
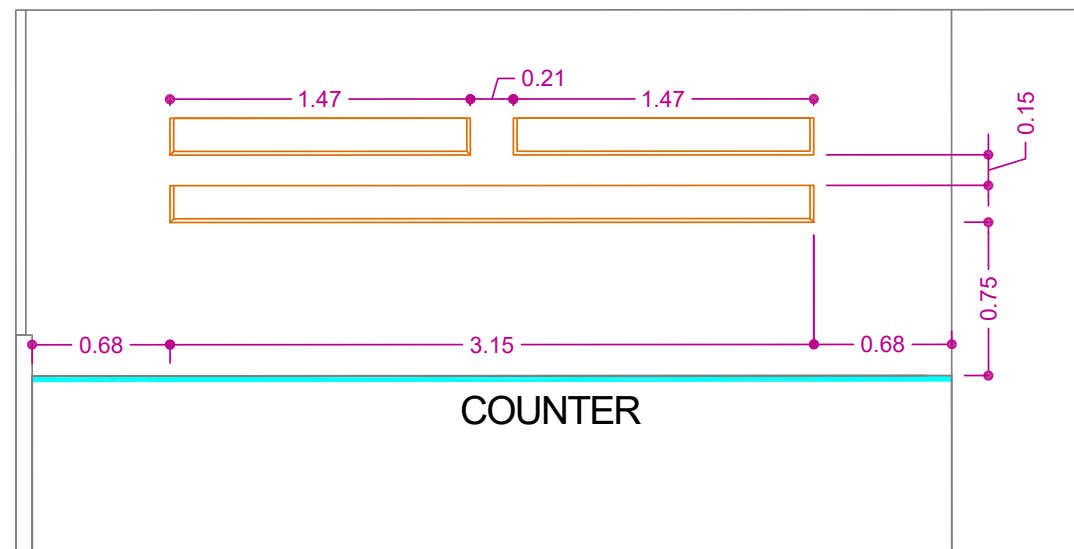


PROPOSED CGI



5.0 DESIGN

INDIVIDUAL WOODWORK



MEMORANDUM

WOODEN TV FRAME MADE OF 18mm
DIMENSIONS: 0.95m*0.59m*0.04m 2pcs.
THE TV IS 50"
(0.91*0.54m)

CEILING BASES WILL BE NEEDED TO
SUPPORT THE TV'S

SHELF MADE OF MELAMINE 18mm
DIMENSIONS: 1.47*0.15*0.18m- 2pcs.
3.15*0.15*0.18m- 1pc.

MELAMINE CODE: Egger H3395

*NOTE: THE WOODEN JOINTS ARE MADE
BY FALSE CUTTING

INDIVIDUAL WOODWORK

MEMORANDUM

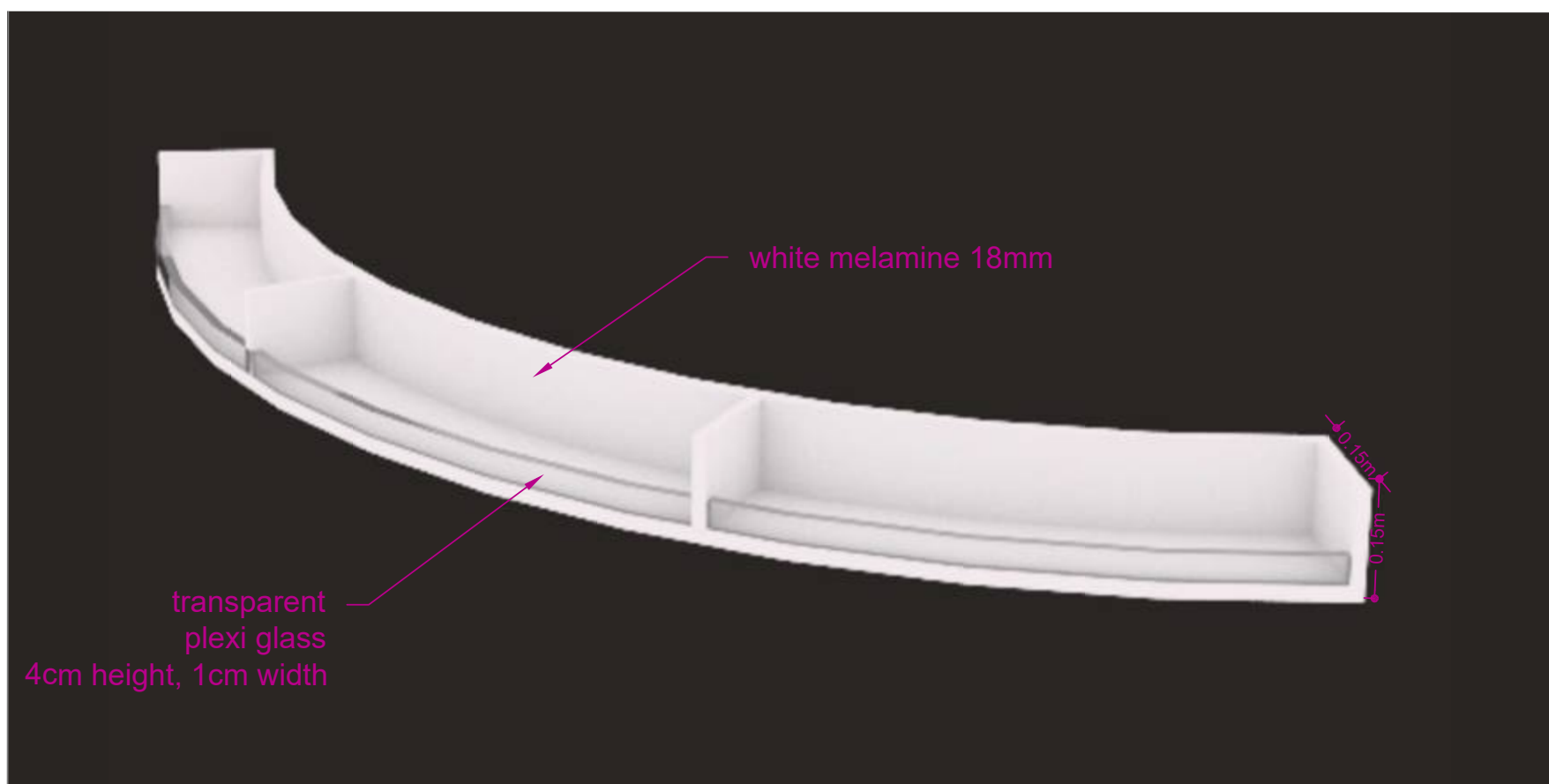
BUFFETCOVERING MADE OF MELAMINE BACK 18mm WITH WOODEN STRIPS 18*18mm PLACED WITH 2cm GAP OVER THE MELAMINE BACK. THE END GRAINS SHOULD BE COVERED. THE STRIPS ARE MADE OF MELAMINE 18mm, THE SAME MATERIAL WILL BE USED FOR THE END- GRAINS. THE CONSTRUCTION WILL BE DONE WITH SCREWS. THE SKIRTING BOARD IS GIVEN BY THE STAINLESS STEEL MANUFACTURER.

*NOTE: THE MELAMINE BACK HAS HORIZONTAL GRAINS WHILE THE STRIPS, VERTICAL.

*NOTE: THE WOODEN JOINTS ARE MADE BY FALSE CUTTING

ON THE TOP WILL BE PLACED A WOODEN CASE 15*15cm MADE OF WHITE MELAMINE 18mm.

MELAMINE CODE: Egger H3395



INDIVIDUAL WOODWORK

MEMORANDUM

Construction with shelves made of wood and metal.
The construction has dimensions 1.50*0.30*1.20m
The wooden pieces are made of melamine 18mm

MELAMINE CODE: Egger H3395

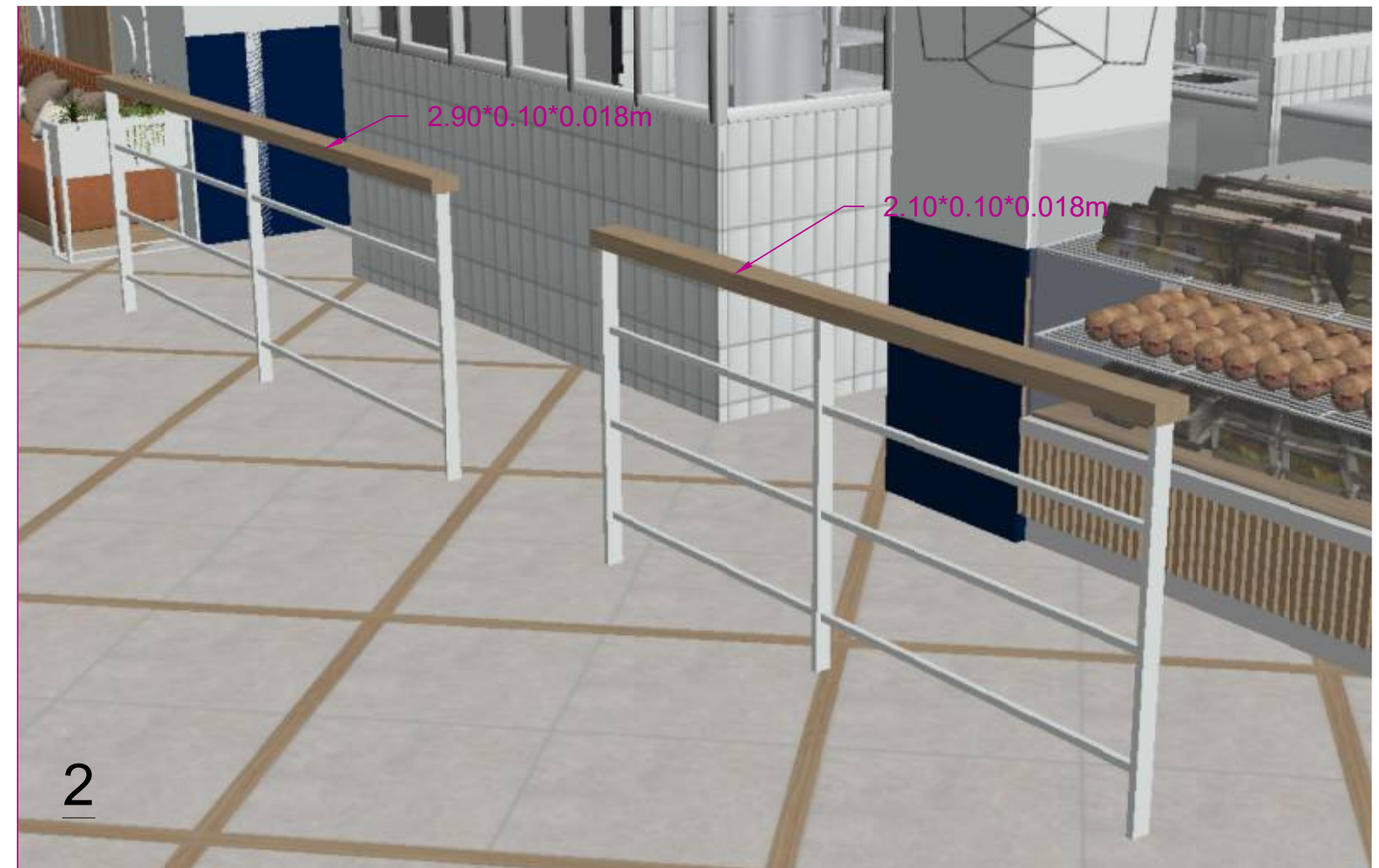


INDIVIDUAL WOODWORK

MEMORANDUM

1.COATING MADE OF MELAMINE 18mm IN NATURAL OAK FOR REFRIGERATOR WITH DIMENSIONS 1.40*0.65*2.16m PLUS 30cm ON THE RIGHT SIDE OF THE "OPEN FRONT"

MELAMINE CODE: Egger H3395



MEMORANDUM

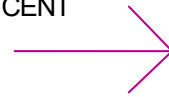
2.DECORATIVE RAILINGS.
TOP IS MADE OF MELAMINE 18mm, IN NATURAL OAK.

MELAMINE CODE: Egger H3395

INDIVIDUAL WOODWORK

LEFT SIDE

A.
0.08 THICK WOOD WALL COVERING AND 0.06 THICK
DECORATIVE STRIPS MADE OF MDF PAINTED WITH RAL7006
PLACED WITH 2 CENT GAP IN BETWEEN.
PERIMETER DECORATIVE BORDER AND WHITE BASE 10 CENT
TOTAL HEIGHT WITH BASE: 1.00m



B.
3 WOODEN PIVOT DOORS PAINTED WITH RAL1011(WC).
1 WOODEN PIVOT DOOR PAINTED WHITE (KITCHEN
AREA)



INDIVIDUAL WOODWORK

MEMORANDUM

Construction made of melamine 18mm.
The outer part is made of melamine 18mm with code Egger H3395 and has diameter 0.40m and the inner part is made of black melamine 18mm and has diameter 0.35m

The vertical support is made with a metal or wooden part painted in black



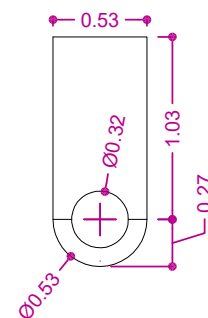
INDIVIDUAL WOODWORK



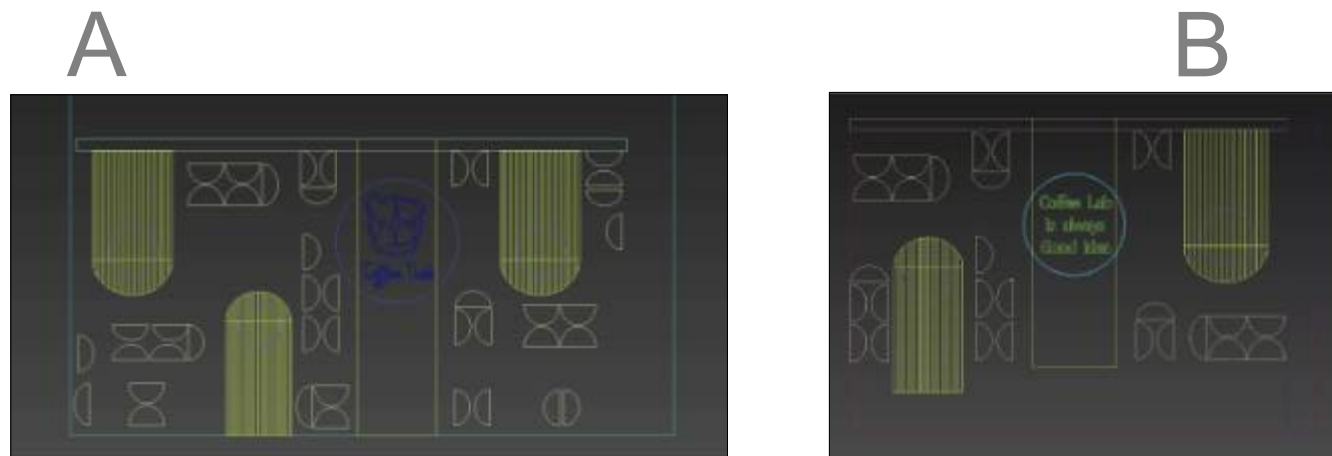
MEMORANDUM

Decorative construction made of melamine 18mm.
3PCS.

MELAMINE CODE: Egger H3395



INDIVIDUAL WOODWORK

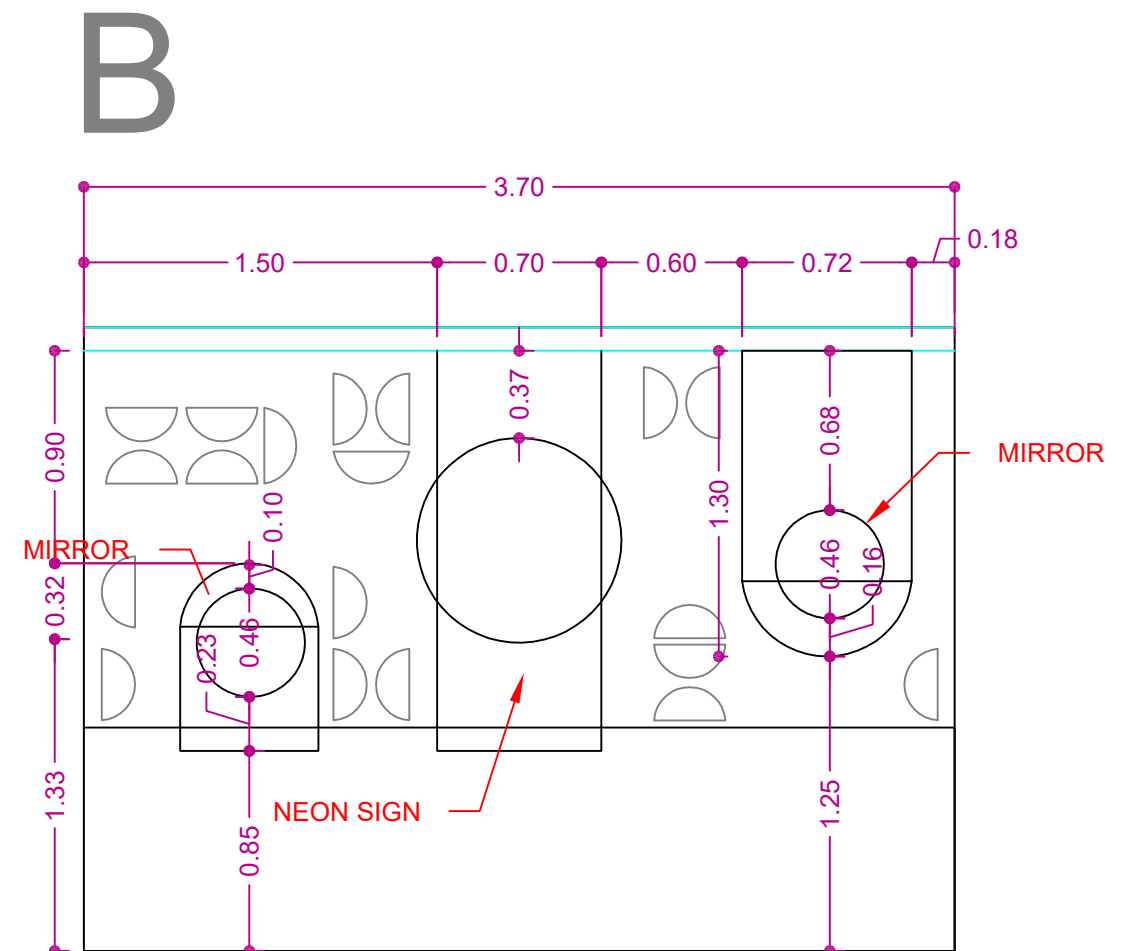
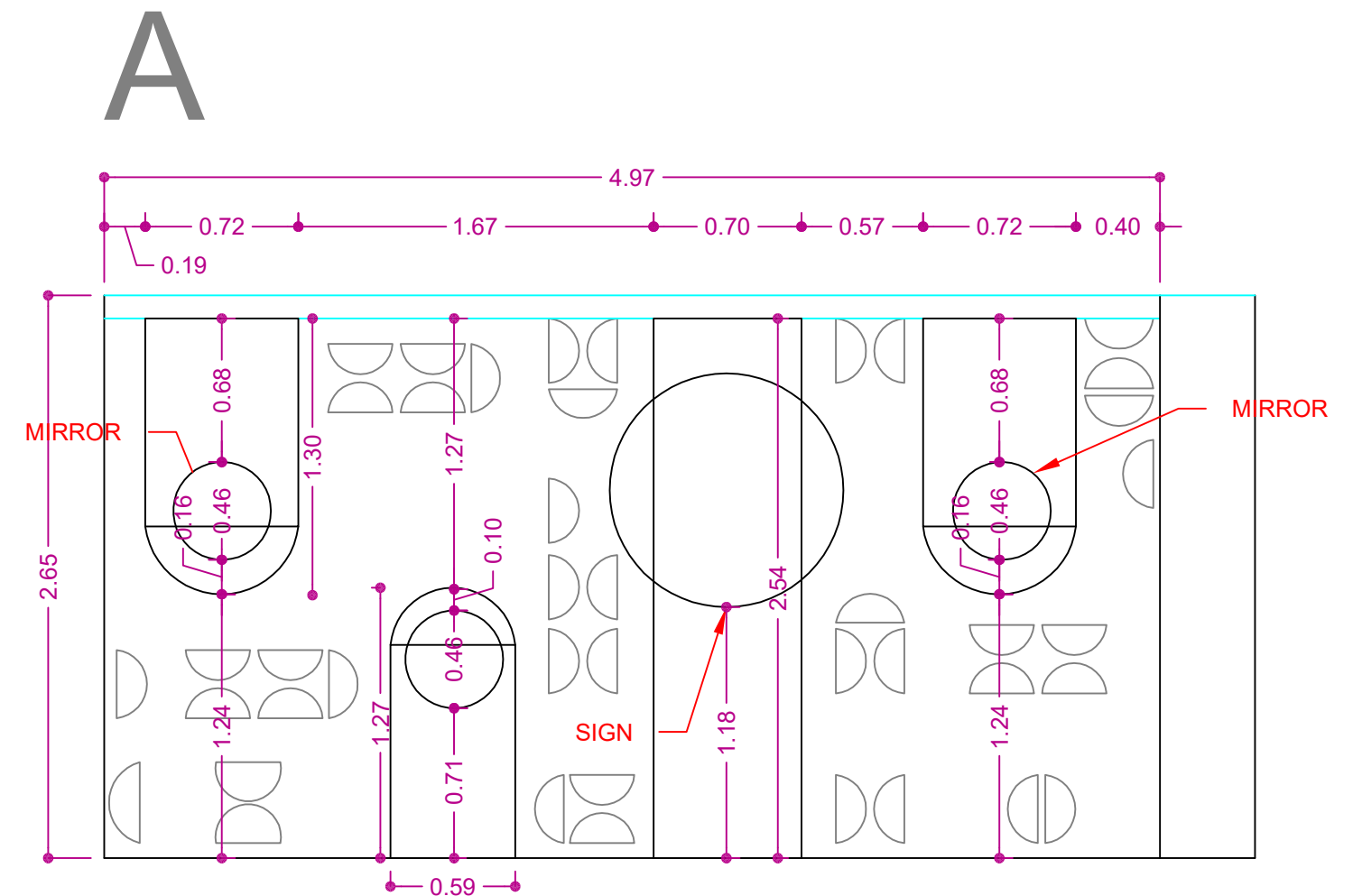


MEMORANDUM

WOODEN ELEMENTS

DECORATION MADE OF MELAMINE BACK 18mm WITH WOODEN STRIPS 18*18mm PLACED WITH 2cm GAP OVER THE MELAMINE BACK. THE END GRAINS SHOULD BE COVERED. THE STRIPS ARE MADE OF MELAMINE 18mm, THE SAME MATERIAL WILL BE USED FOR THE END GRAINS. THE CONSTRUCTION WILL BE DONE WITH SCREWS. THE SKIRTING BOARD IS GIVEN BY THE STAINLESS STEEL MANUFACTURER.

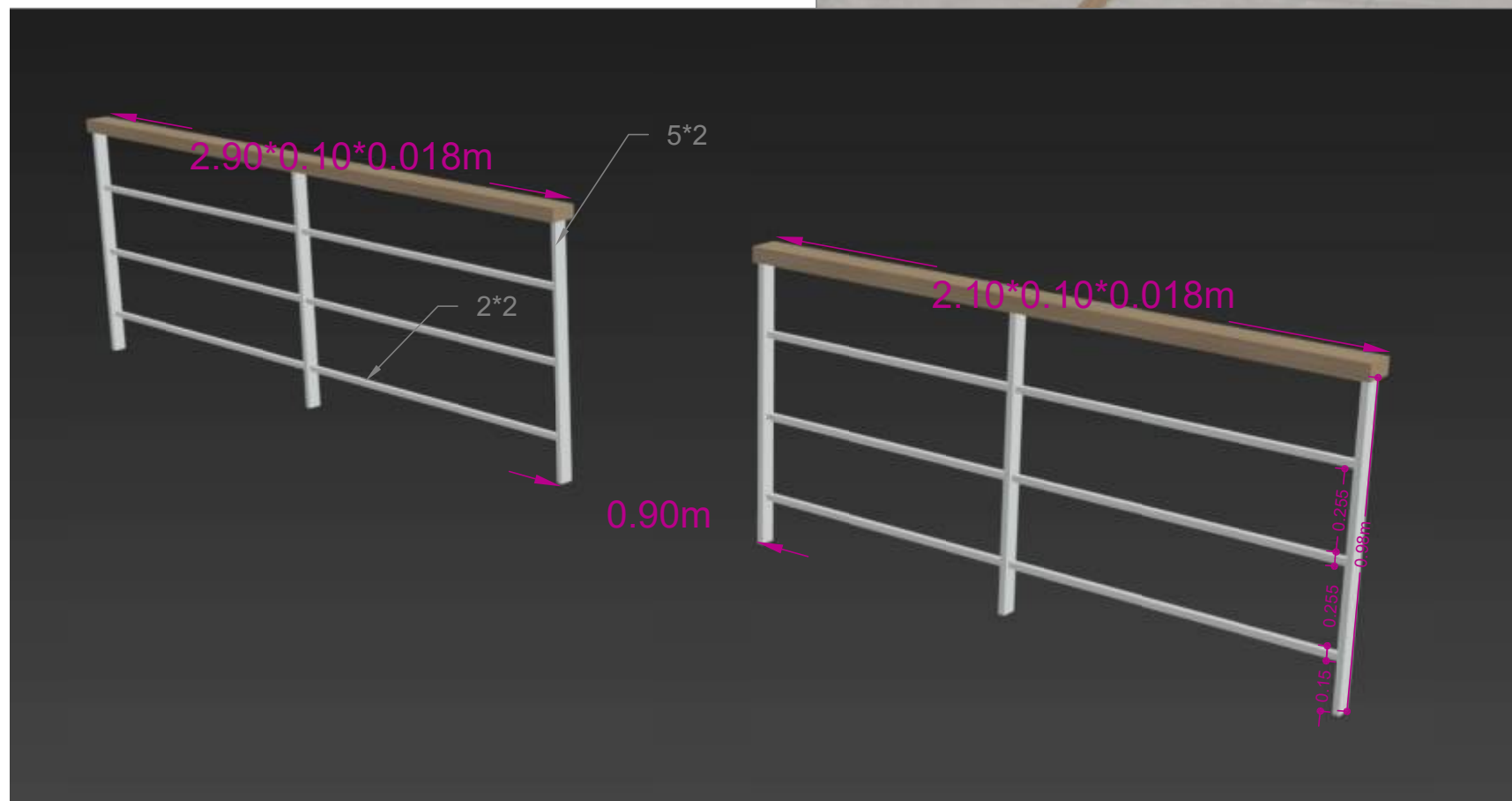
*NOTE: THE MELAMINE BACK HAS HORIZONTAL GRAINS WHILE THE STRIPS, VERTICAL.



METALWORK

MEMORANDUM

DECORATIVE RAILINGS MADE OF GALVANIZED IRON,
ELECTROSTATICALLY PAINTED WITH CODE 9016





MEMORANDUM

Construction with shelves made of wood and metal.
The construction has dimensions 1.50*0.30*1.20m
The wooden pieces are made of melamine 18mm as the
metal are made of galvanized iron 4*3 and 3*3

the metal parts are painted with electrostatic
paint code 9016

METALWORK



MEMORANDUM

METAL CONSTRUCTION WITH OVERALL DIMENSIONS
0.65*0.25*0.65m
FRAME OF GALVANIZED IRON 3*2 AND PLANTER OF
GALVANIZED SHEET,
ALL PAINTED WITH ELECTROSTATIC PAINT IN WHITE COLOR
WITH CODE 9016.

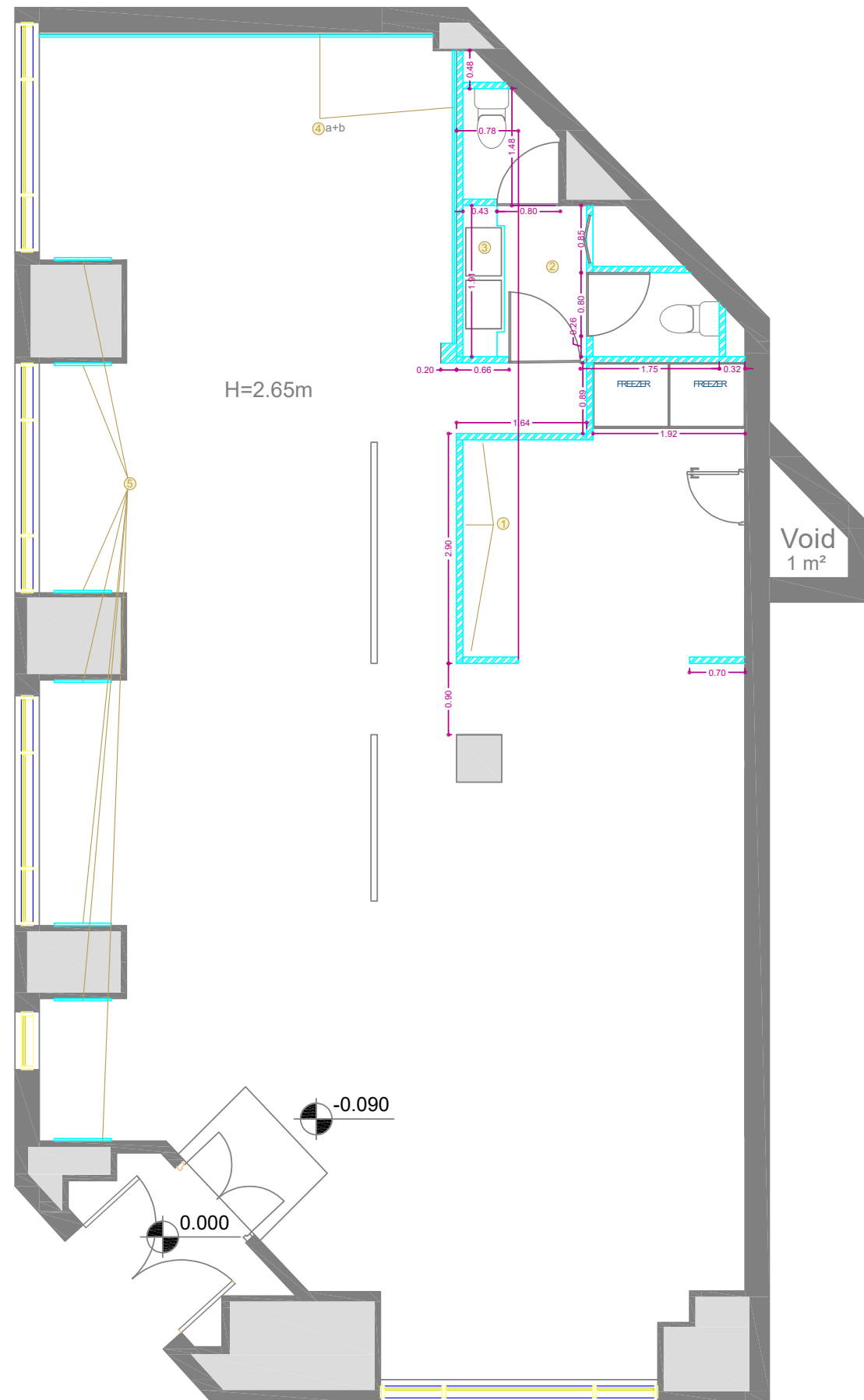


MEMORANDUM

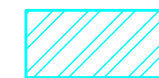
Construction made of bent metal sheet 5*5 and triplex glass.

The metal parts are painted with electrostatic paint code 9016

PLASTERBOARDS



MEMORANDUM



Plasterboard wall

1. Kitchen walls with height 1.06m

2. WC walls

3. Washbasin construction made of plasterboard *

4a. Decoration made of plasterboard *

4b. profile 3*3 for hidden lights

5. Decorative frames made of plasterboard *

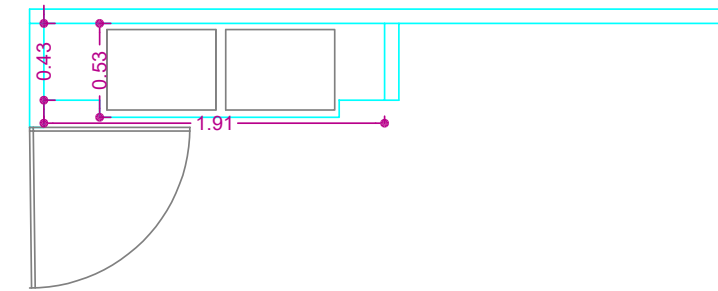
PLASTERBOARDS



7PCS DECORATIVE FRAME MADE OF PLASTERBOARD.
DIMENSIONS: 1.25*0.72m



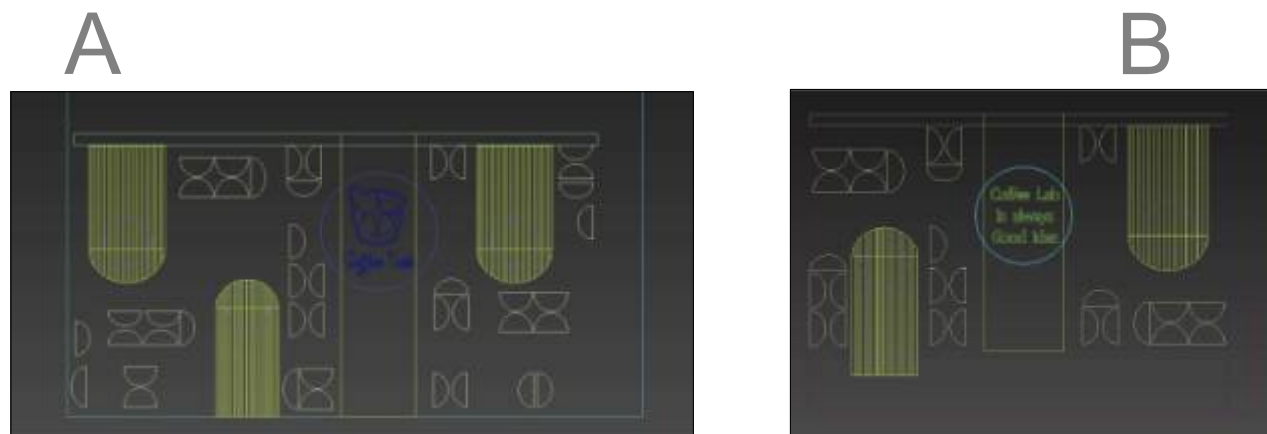
PLASTERBOARDS



MEMORANDUM

WASHBASIN STRUCTUREMADE OF PLASTERBOARDAND
COVERED WITH WOOD EFFECTTILE.

PLASTERBOARDS

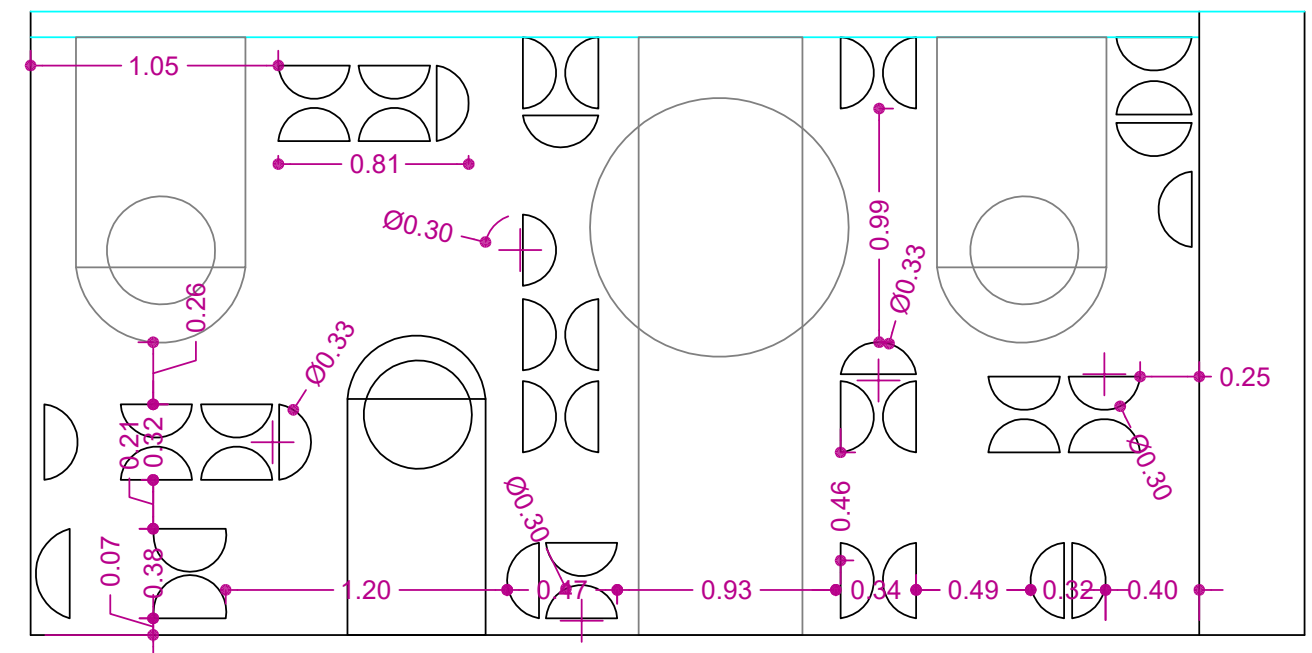


MEMORANDUM

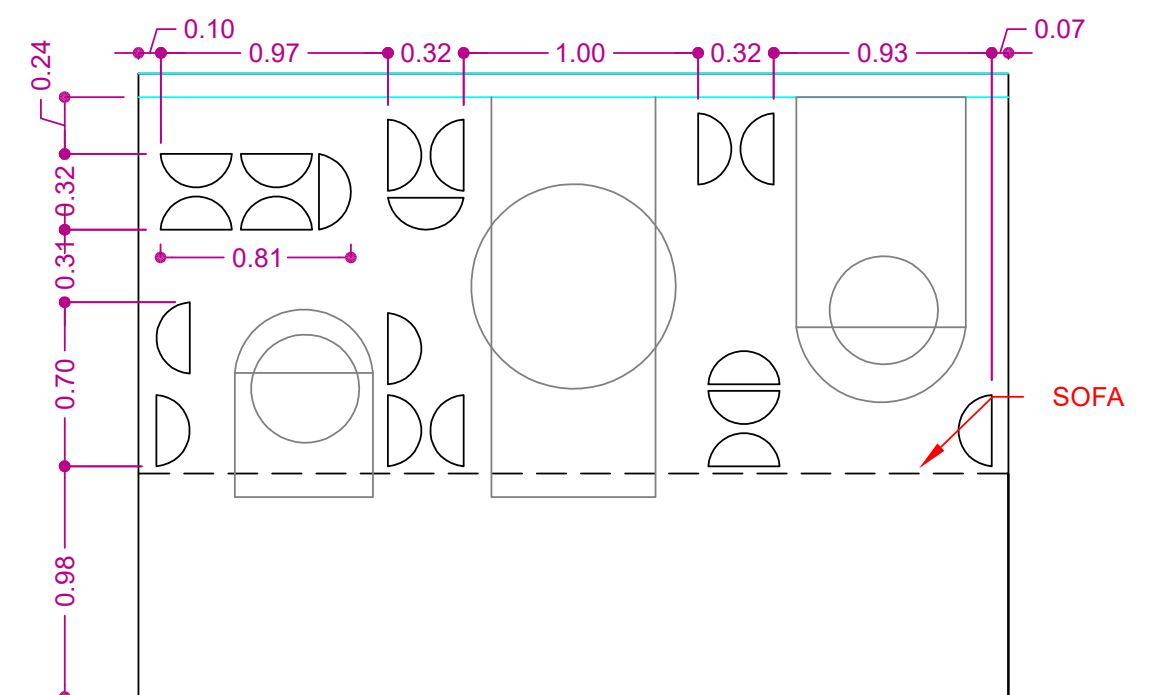
PLASTERBOARDS

DECORATION MADE OF PLASTERBOARD,WIDTH4cm

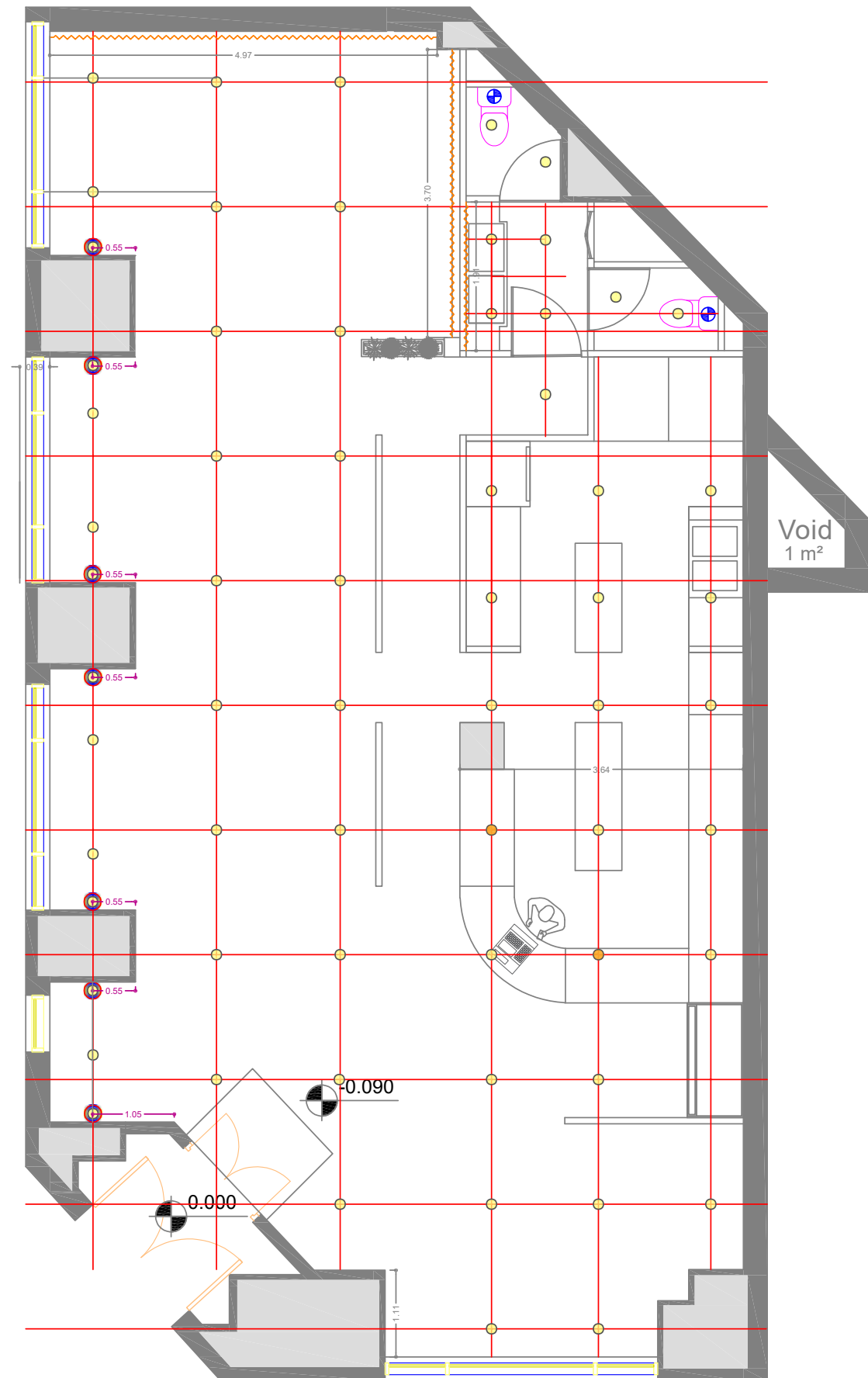
A



B



PLUGS AND POWER SUPPLIES



MEMORANDUM

- **55 pcs.** MULTI DIRECTIONAL, ALUMINIUM, RECESSED LIGHTING $\Phi 8,6\text{cm}$
- **2 pcs.** EXTERNAL INSTALLATION SPOT 27WATT, 4000KELVIN, 12° DEGREES
- ⊕ **2 pc.** BATHROOM VENTILATION



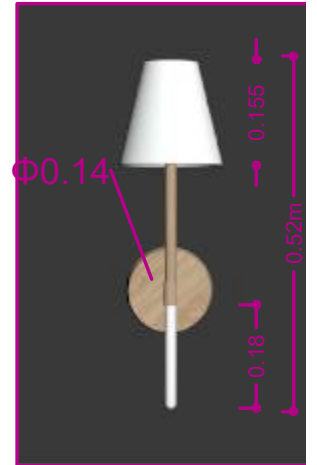
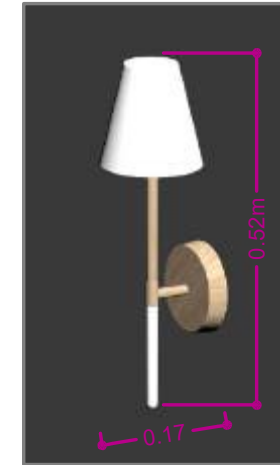
SAFETY LIGHTS AT EVERY EXIT



HIDDEN LED LIGHTS

CUSTOM MADE WALL LAMP

● **07 pcs.**



NOTE:

1) ALL THE LIGHTING IS 4000K (LAMPS 6,9W)

2) DIMMER SWITCH AVAILABLE FOR THE LIGHTING

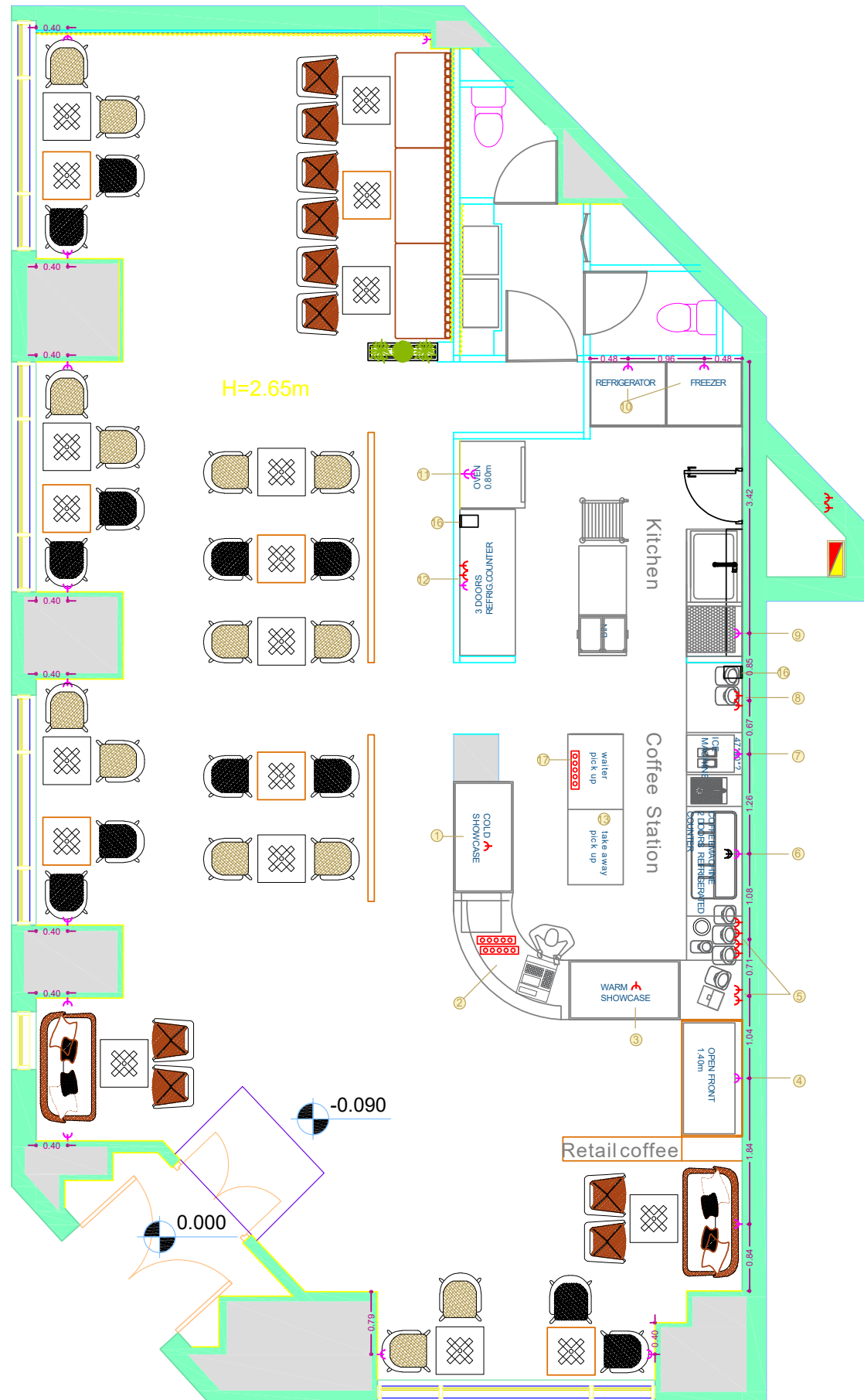
NOTE:

IN THE STORE ARE PLACED 4 CAMERAS IN FULL AND NORMAL OPERATION (THE RECORDER IS PLACED ON THE OFFICE).

ALSO THE ALARM IS IN FULL OPERATION (THE KEYBOARD IS PLACED AT THE ENTRANCE. ALSO WE DO NOT USE TRAPS, RADAR ONLY)

2) IN THE STORE ARE PLACED 10 SPEAKERS, EITHER EXTERNALLY OR CEILING, WHITE, WITH AMPLIFIER IN FULL AND NORMAL OPERATION. THE AMPLIFIER SHOULD BE PLACED IN THE CABINET, UNDER THE CASH AND HAS AUX OUTPUT AND CABLE TO BE CONNECTED TO A COMPUTER.

PLUGS AND POWER SUPPLIES



MEMORANDUM

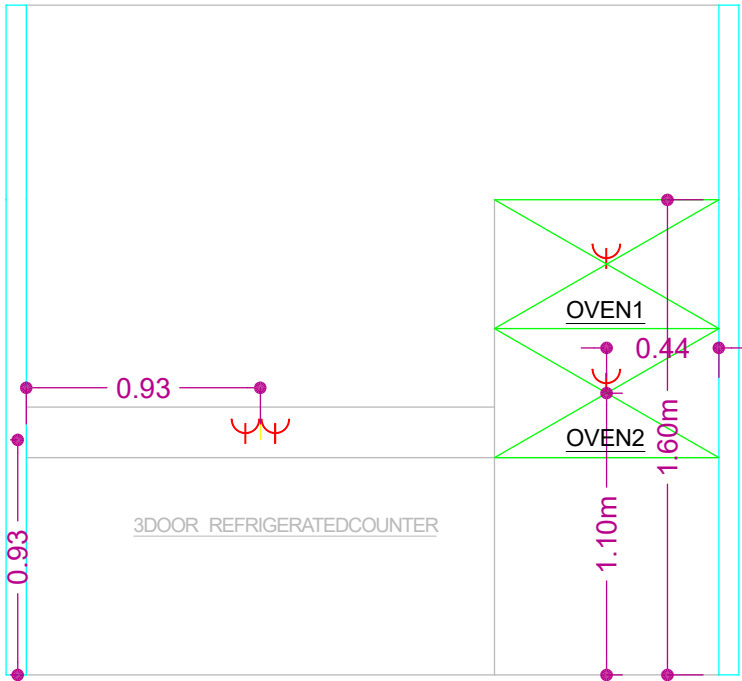
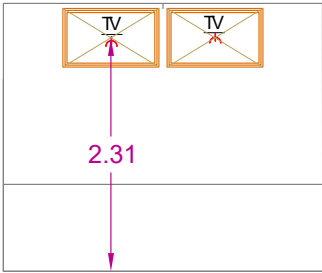
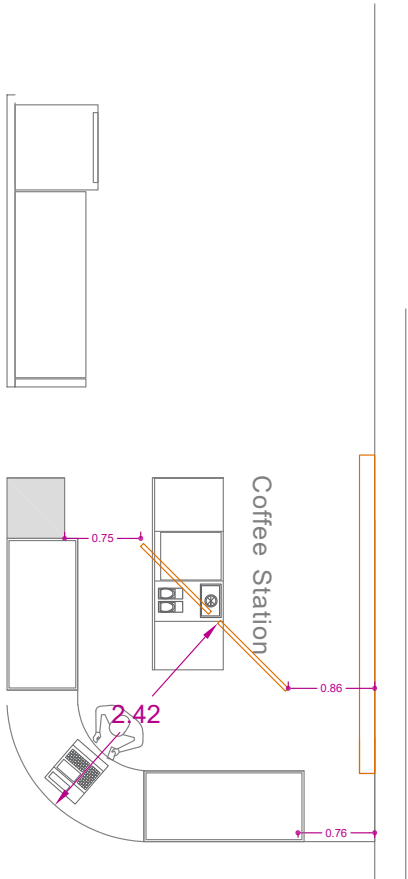
1. 1 SOCKET UNDER THE COLD SHOWCASE.
2. 2 EXTENSION SOCKETS, 5-WIRE WITH SIDE SOCKETS, PLACEMENT UNDER THE CASH DESK.
DATA SOCKET FOR ROUTER, UNDER THE CASH DESK
3. 1 SOCKET UNDER THE WARM SHOWCASE
4. 1 SOCKET FOR THE OPEN FRONT AT H=0.50m
5. 2+4 SOCKETS AT H=1.10m
6. 3-PHASE PLUG SOCKET FOR THE COFFEE MACHINE AND ONE SOCKET FOR THE REFRIGERATED COUNTER
7. 1 SOCKET FOR THE ICE MACHINE AT H=0.50m
8. 2 SOCKETS AT H=1.10m
9. 1 SOCKET FOR THE DISHWASHER AT H=0.50m
10. 2 SOCKETS FOR THE FREEZER AND THE REFRIGERATOR AT H=0.50m

10. 2 SOCKETS FOR THE FREEZER AND THE REFRIGERATOR AT H=0.50m
11. 2 SOCKETS FOR THE OVEN AT H=1.10m + 1.60m
12. 1 SOCKET FOR THE REFRIGERATOR AT H=0.50m AND 2 AT H=0.93m
13. POWER FOR THE TV'S (attached in separate file)
14. SOCKETS IN THE LOUNGE AREA AT H=0.50m
15. HIDDEN LIGHTING (separate files are attached)
- 15A. HIDDEN CEILING LIGHTING.
- 15B. HIDDEN LIGHTING IN WC.
16. SOCKET AND DATA SOCKET FOR RECEIPT PRINTERS
17. POWER STRIP UNDER THE COUNTER.

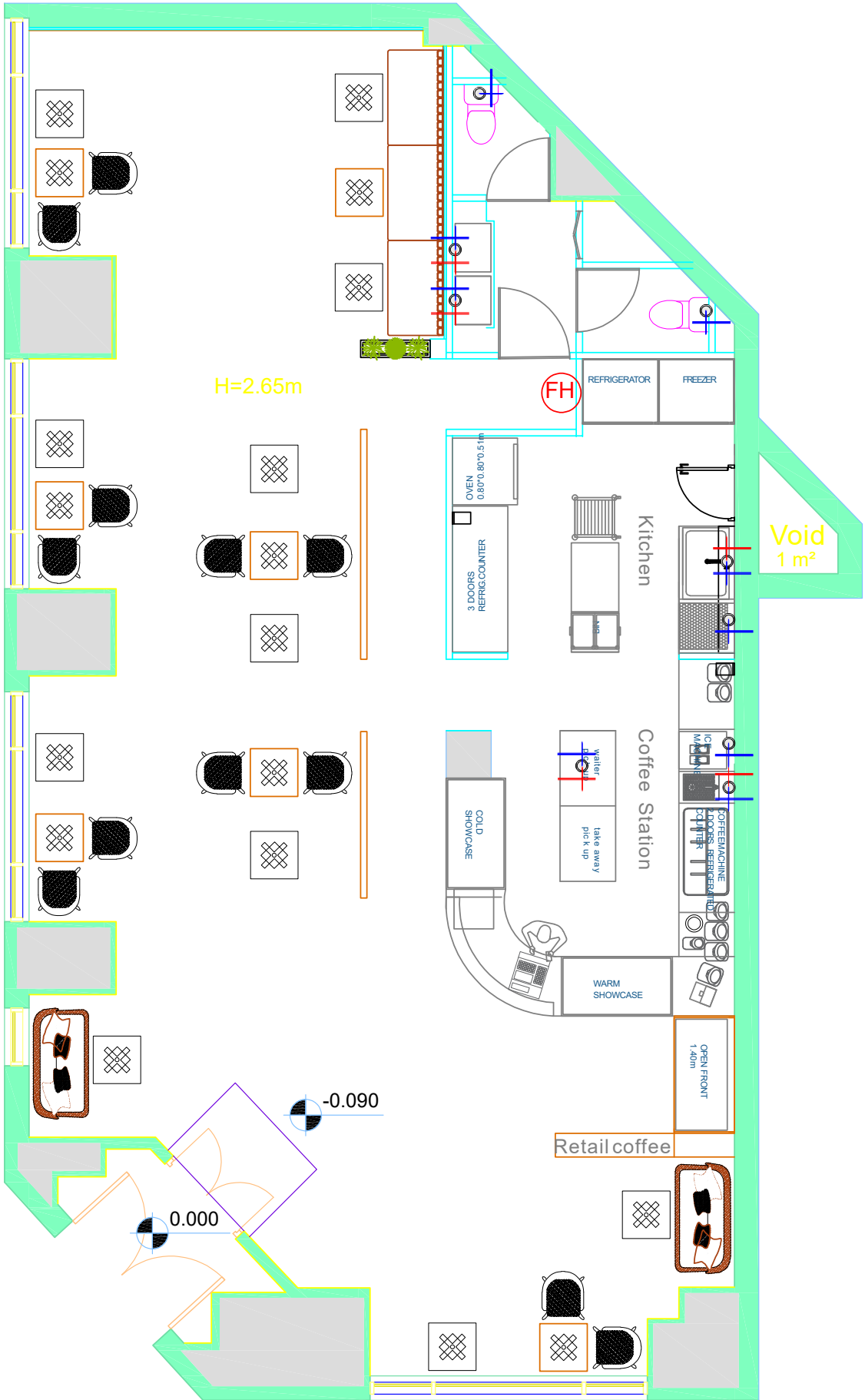
 ELECTRICAL PANEL

NOTE: PROVISION FOR ELECTRICITY FOR THE OUTDOOR COFFEE LAB SIGN.

PLUGS AND POWER SUPPLIES



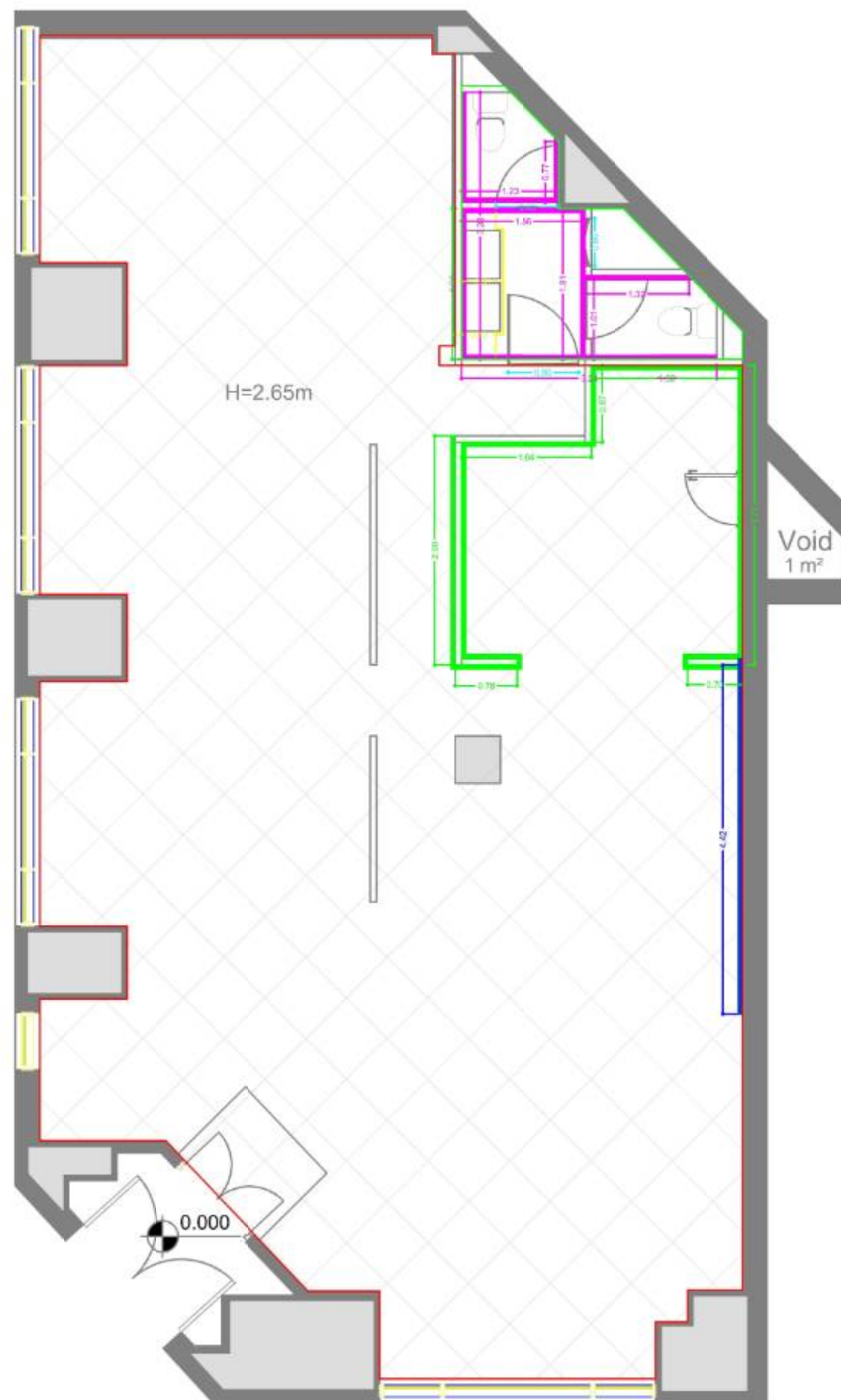
PLUMBING FITTINGS



MEMORANDUM

-  HOT WATER SUPPLY
-  COLD WATER SUPPLY
-  DRAINAGE
*ICE MACHINE SEWERAGE,
MAXIMUM HEIGHT 0,42m
-  WATER HEATER
(TO BE DECIDED AFTER THE
COMMENCEMENT OF ACTIVITIES)
-  FIRE HOSE

NOTE:
IF CASSETTE AIR-CONDITIONING UNITS
ARE INSTALLED, SEWERAGE FOR THE AIR
CONDITIONERS SHOULD BE PROVIDED.



1. "Flammenta bianco luc.", Mosaic effect,
granite tile 60 * 60 Glossy finish
Installation: Joint 1.0mm
 2. "Plake white" wall tile 10 * 20
Color: White
Installation: Joint 2.0mm (cross)
 3. Bathroom tile "Super white luc." 60 * 60
Finish: Glossy
Installation: Joint (light grey)
1.0mm (cross) up to a height of 1.20m
 4. Wood effect tile "Flammenta Bianco"
Natural wood
Dimensions : 0.20*1.20m
Installation: without joint.
 5. "Icon white matt" tile 60*60
Matt finish
Color: Light grey
Installation: Joint 1.0mm
 6. 4 tiles 60*60 "Icon white matt" combined with
Wood effect tile "Authentic toasted" 23*120
cut into 6cm strips.



Architecture | Planning | Visualisation



Graphics | Branding | Websites

Author	Checked	Revision	Date
AK	SH	-	10/07/2023

Create It Studio Architects

Universal Square | Devonshire Street North | Manchester | M12 6JH
0161 974 6165

www.createitstudios.co.uk
info@createitstudios.co.uk