



CONSTRUCTION. JOINERY. SHOPFITTING.

DESIGN AND ACCESS STATEMENT

21/11/2022

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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

Strip out of existing retail unit to existing shell. Refurbishment to Knoops Café (class C) including new demountable partitions and linings, new flooring, new ceilings, and new services throughout. Redecoration of existing shopfront, new signage, and projecting signs

APPLICATION DETAILS

Listed Building Consent is sought to strip out existing shopfit installed circa August 2016 for Chop'd to shell, including all services, and refit to suit Knoops Hot Chocolate Café. No structural alterations or adaptations of the existing structure are proposed. It is also proposed to keep the existing shopfront, redecorate, install new signage, and make some minor alterations to improve the look of existing services penetrations from the building.

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 for previous shopfit and replacement shopfronts have been approved for the retail unit. Signage both illuminated and non-illuminated has at various times been also approved. A change from A1 to A3 restaurant was however Refused.

The subject of this application is to deal with the matters surrounding listed building consent for the shopfit and attachment of signage to the exterior of the building with some minor amendments around the HVAC exhausts through the fabric of the building in Four Yards.

The intention is to keep the existing shopfront including the upper signage zone fascia structure redecorating throughout and installing a new fascia and signage including

illuminated lettering into the existing signage zone structure. The application also seeks approval for 2 no projecting signs in Cross Street and South King Street.

DESIGN

As mentioned, the intention is to keep the existing shopfront and signage zone, redecorate, install new signage, and make some improvements along Four Yards. The proposal is to decorate the shopfront RAL 9004 signal black which is not only Knoop's brand colour but will also match the black decorative balustrading directly above.

There are no proposals to make any alterations to the existing structure.

The existing shopfit and services will be stripped out as shown on the demolition drawing.

All basement partitions and MF ceiling will be retained in situ. New linings, independent of the existing tiled brickwork will be installed where it is impossible to run services without damage to the tiled brickwork.

New ceilings to the basement staff areas will comprise 600 x 600 mineral tile lay in grid for maintenance purposes and will be installed only where they will cause no damage to the tiled bricks.

The existing partitions, MF ceiling and new independent linings will be used to support all services in the basement area utilising existing services penetrations through the existing fabric to the building. Where, on site this proves impossible we will refer back to planning and conservation to seek a solution.

Ceilings to the ground floor customer area will comprise MF with specialist retail fittings, feature pendants and oak feature frames. It is Knoop's preference for a suspended MF ceiling and this can also be used to support new services thus minimising fixing points into the existing soffit. The new MF ceiling is to be installed under all current architectural features including coving and down stand beams thus protecting them from any damage.

On the ground floor new lightweight demountable partitions and independent linings are to be installed as per the drawings between the existing floor and new MF ceiling thus again reducing fixing points into the existing ceiling

New Electrical, A/C, extract, drainage, hot and cold-water supply, data, Wi-Fi, intruder alarm and CCTV will be installed behind the new linings and above a new proposed ceiling.

Flooring to the ground floor will consist of large format porcelain tiles with a feature porcelain terrazzo area and non-slip porcelain behind the service counter. The existing floor will be ply boarded, a anti fracture matting installed, then a self-levelling latex screed applied before tiling. Flooring to the basement is to comprise high grade commercial nonslip vinyl. The floor will have a new chemical dpm installed if required and then a self-levelling latex screed applied before the flooring is laid.

Retail fixtures are constructed from Eco Board, Richlite, Durat solid surface, stainless steel, and solid oak.

The intention has been to design a high quality shopfit whilst causing minimum change to the existing structure and external appearance of the building.

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.

SUMMARY AND CONSLUSIONS

Historically approval has been given for internal shopfit, signage and projecting signs at this location. The proposals have been carefully designed to cause minimum impact upon both the structure of the heritage asset and its external appearance and seeks to improve areas visually along Four Yards

I therefore respectfully ask that this proposal is also approved.

SJ
23/11/2022