



CONSTRUCTION. JOINERY. SHOPFITTING.

ARCHITECTURAL METHOD STATEMENT

16/01/2023

Rev -

Report Compiled by:

Sue Jones BSc (Hons), AaPS
Head of Design
CJS(NW) Ltd
sue.jones@cjsnw.co.uk
www.cjsnw.co.uk
07810 512734

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

SUMMARY

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 cavet to 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 known 68 Cross Street and is the retail unit to the left of the entrance archway.

The site is also bounded by South King Street to the left and Four Yards to the rear.

Refer to next page for a location plan.

LOCATION PLAN



Note: the subject site is denoted by a red line

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 where 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.

RELEVANT LEGISLATION

With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2021;

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Manchester's Local Development Framework

Core Strategy Development Plan Document 2012 – 2027

Adopted 11th July 2012

Policy EN 3

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas (see Figure 12.2) and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

12.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing

conservation areas including the identification of those areas to be preserved and those in need of enhancement.

12.23 The above work will inform the implementation of Core Strategy policy.

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

8.52 Although the City Centre needs to be able to change in order to accommodate growth and the changing requirements of development, it is important that the character of the City Centre is recognised as a key determinant of decisions to invest in the area.

8.53 The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

8.54 The scale and density of development anticipated in the City Centre will require that different uses co-exist in close proximity and new development sits alongside some of the City's best built heritage. The Council's support for extensive City Centre development does not accept that this requires any compromise in terms of environmental quality. New developments will therefore be required to be able to demonstrate that they will support adjacent uses and enhance the appearance and use of the City Centre. Development should have regard to policy EN1.

DESIGN CONSIDERATIONS

SHOPFRONT

The intention is to retain the existing timber shopfront. The works will include making any necessary repair to the existing timber shopfront as required, filling and sanding any small aberrations, redecoration, and make some improvements along Four Yards by replacing the existing HVAC grills. New grills will be required to suit the proposed HVAC system but will penetrate the building through the existing boarded up windows and be decorated to blend in with the boarding.

The proposal is to decorate the shopfront RAL 9004 signal black eggshell which is not only Knoop brand colour but will also match the black decorative balustrading directly above and the security railings to the main entrance to the building.

Black eggshell is generally seen as an acceptable heritage colour and sheen level, indeed the adjacent Co-Operative bank on the corner of South King Street and Cross Street has a black mid sheen shopfront and railings so the proposed decoration will complement the existing street scene.

SIGNAGE

The intention is to retain the existing signage zone including the existing plywood fascia panels. The existing Chop'd signage is to be unscrewed and disposed off site.

New signage will comprise a Richlite fascia panel in black.

Richlite is an incredibly durable material made from paper, ideal for a variety of uses. Developed over 70 years ago for industrial tooling, Richlite has evolved into a premium surface material used by aerospace, extreme sports, marine, food prep and the architecture and design community.

The innovative surface material's mottled appearance, honed look, leathery feel and warmth complement a range of interior and exterior applications including furniture, cabinetry, shopfitting, cladding, consumer products, signage, retail displays, restaurant tables, bar tops, and worktops.

Nonporous, heat and water resistant, the paper composite material can withstand everything from food preparation environments to the harsh outdoors. Whether selected for its natural appeal, durability, strength, sustainability or its unique look and feel, Richlite outperforms and outlasts conventional materials.

The fascia panel will be routed to form a square pattern and screwed onto new cross battening fixed to the existing ply backing.

Signage will comprise individual internally illuminated lettering comprising a 5mm Perspex 030 opal front, 5mm aluminium front edge keyline and 50mm return all sprayed RAL 9004 signal black 50% gloss/50% matt. Letters are to be fixed into the new Richlite fascia panel by screwing through 20mm hollow pegs to project the signage from the fascia.

Projecting signage is manufactured of the same materials as the individual letters and is fixed behind the new fascia board onto the cross batten to form a hidden fixing. Reference should be made to signage detail drawings.

INTERNAL SHOPFIT

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

PARTITIONS, LININGS AND CEILINGS

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

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

New ceilings to the back of house 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 or other historic detailing.

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.

Ceilings to the ground floor customer area will comprise MF with specialist retail fittings, feature pendants and oak feature frames. It is Knoops 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

FLOORING

Existing vinyl is to be removed throughout and disposed off site.

Flooring to the basement is to comprise high grade commercial nonslip vinyl. The floor will have a new dpm installed, if required, and then a self-levelling latex screed applied before the flooring is laid.

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. The ply and anti-fracture matting protects the existing flooring and will allow for removal in the future withy minimal damage to the existing flooring.

RETAIL FIXTURING

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

Generally retail fixtures are free standing or are supported by the new partitions.

The notable exception to this is the free-standing retail wall in the window adjacent to the entrance to the café which will require a steel support frame to be bolted into the existing ground floor for support.

SERVICES

POWER, DATA AND ELECTRICAL SERVICES

Existing redundant electrical services are to be stripped out and removed off site.

Proposed new services will run on existing and proposed partitions and ceilings. No fixings will be made into the basement glazed brickwork whatsoever.

A new distribution board, and any electrical boards required will be installed either on the existing ply backboard or on the existing adjacent partition. No services will be installed on the glazed brickwork.

A new 150 x 150 galvanised trunking will be installed on the MF ceiling in the basement from the Electrical cupboard to an area adjacent to the exit to the staircase in the basement. This will serve as the main distribution run for electrical services in the basement along with the existing tray in the office and staff room.

Lighting in the basement will be installed on the existing ceiling, existing trunking, new trunking installed between existing partitions or on walls, avoiding fixing into any of the glazed brickwork or soffit.

A new 125mm core drill is proposed adjacent to the exit to the staircase to distribute electrical services from basement to ground floor. Electrical services on the ground floor will then be distributed by the new partitions and linings.

HVAC

The existing HVAC will be stripped and removed off site.

A new HVAC system is proposed and will use existing routes and penetrations through the building.

A/C Ground Floor.

A new ducted AC system is proposed. The main unit will be hung from the existing soffit with a Unistrut frame on threaded rods as the unit is too heavy to be supported by the new proposed MF ceiling. Air distribution ducting will be run to appropriate points by being supported on the mf ceiling framework. The flow and return water pipes will follow existing route through the structure to the existing condenser unit position located behind the partition on the main staircase. The airflow grill for the condenser is proposed to be replaced as shown on drawings and decorated to match the boarded windows.

Extract Ground Floor

A new extract system is proposed on the ground floor which is suitable for removing the steam generated by coffee and hot chocolate drinks production. Air extract ducting will run from the proposed positions, supported by the MF ceiling grid, to the existing extract duct grill position in the fanlight of the door on the splay corner of South King Street and Four Yards. Air will be extracted via a 200mm inline fan. Again, this will be hung from the existing soffit with an Unistrut frame and threaded rods due to weight constraints.

Fresh Air Ventilation and A/C Basement

Ventilation and A/C in the basement is proposed by a heat recovery unit. The proposed unit will be installed on a Unistrut frame with threaded rods due to the weight limitations of the existing ceiling. Air intake and extract ducting is run and is supported by the existing MF ceiling frame. The intake and extract ducting uses the existing ducting route from the basement to the ground floor adjacent to the building main staircase and will terminate above the existing condenser unit position located behind the partition on the main staircase. The intake and extract will require new grills to be installed into the ply window boarding above the grill for the ventilation for the ground floor A/C condenser unit.

Extract Basement

New extract is proposed in the basements wc. The ducting will follow existing routes from the existing wc's rising adjacent to the main staircase using the existing routes and terminate to the existing grill position above the ground floor A/C condenser unit.

PLUMBING AND DRAINAGE

Drainage

Existing drainage will be stripped and removed off site back to the existing stack that is located in rear centre back of the unit adjacent to the staircase on the ground floor and just outside of the water services room in the basement. The production on hot chocolate drinks causes a significant build up of grease and to counteract this it is necessary to install a grease trap onto all cafes. This is to be located in the basement in the storeroom as per the drawings. To connect this grease trap into the existing drainage system in the basement it is proposed to core drill a 100mm hole through the brickwork. All catering equipment is then connected into the grease trap run to protect existing drainage systems. The proposal is to run the drainage into a central position adjacent to the existing SVP and proposed Grease trap. For distribution for this to occur it is proposed to core drill a hole 100mm dia to run the drainage from the ground floor to the basement.

Hot and Cold Water

Hot water is proposed to be provided by an unvented Megaflo type system which is proposed to be in the basement as shown on drawings. All pipework is copper throughout using Mapress type fittings to distribute water throughout the unit. It is

proposed that 2 no 52mm core drills are made to run hot and cold water from the basement to the ground floor.

SUMMARY

Current legislation from the NPPF and Manchester Core Strategy development plan Document 2012 – 2027 requires the following:

- These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- Plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most a risk through neglect decay or other threats.
- The level of detail should be proportionate to the asset's importance.
- Avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness
- Substantial loss or harm of grade II listed buildings should be exceptional.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits.
- The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central

part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

DESIGN ETHOS

The 2 units of the ground floor of Eagle House were designed and intended to retail use. Therefore, it is to be expected that development and new shopfitting will be required on a regular basis.

The shopfitting of this unit will bring an empty unit back into use and will halt any decay or neglect from its being empty.

The shopfitting of this unit will a positive contribution to local character of the area bringing an empty unit back into use and will have a positive effect on the local community and economy and provide jobs for local people.

The plans have been designed to cause minimal impact to the existing heritage asset, by making no structural changes, reusing existing service routes where possible and protecting historical features.

There are no changes proposed to the historical fabric of the exterior of the building. The intention is to overlay branding and signage on existing signage zones reusing existing fixing points which are not original.

The internal shopfit seeks to preserve any existing historical features of the asset by either avoiding fixing into completely or making the minimum number of fixing points required to be safe.

Services will require 5 no core holes to be drilled as notated on drawings. These have been positioned in discrete areas and have been designed to have as minimal impact as possible.

The shopfit uses high quality materials fixtures and fittings commensurate with a long lease being taken on the unit.

The shopfit, where possible, has been designed to be removed at a later date causing no additional damage to the heritage asset.

CONCLUSIONS

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

17/01/2022