DESIGN ACCESS STATEMENT

Client_ Armenian Taverna
Project_ Ground Floor 1-7 Princess Street
Manchester M2 4DF

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1. INFORMTION

1. This Design and Access Statement (DAS), including Heritage Statement has been prepared on behalf of our client, Armenian Taverna Ltd, and relates to the creation of a new Bar & Restaurant with disabled toilet on the ground and toilets and staff facilities on the 1st floors at 1-7 Princess Street, Manchester, M2 4DF.

2. The application also proposes the change of use of the space from a Bank (CLASS E Financial & professional services) to a Restaurant (CLASS E café or restaurant).

3. This statement aims to address the relevant heritage, design and access matters connected with the proposed development taking into consideration the application site and its surroundings.

4. In terms of its structure, the DAS describes the site and its surroundings (Section 2), followed by an explanation of the building and proposal in Section 3 and a review of level access in Section 4. Section 5 conclusions are provided.

1. INTRODUCTION

The overall aim of this project is to create a new ground floor bar/restaurant with disabled facilities + 1st floor toilet and staff facilities. The new restaurant will be an extension of the existing basement restaurant. The ground floor will serve has the main restaurant with the existing basement restaurant being secondary and therefore used has an overspill for customers.

This new ground floor restaurant will open the way for disabled people to access and therefore experience the culinary delights of the food on offer. At present the basement restaurant does not provide access for disabled people due to lack of space for lift.

The overall design intent is to enhance the beauty and cultural diversity on Albert square while providing a much-needed food and beverage destination with continental style breakfast – lunch and evening meal. Our aim is to have manual impact on the surrounding conservation area and grade 2 listed building in question.

2. SITE DESCRIPTION:

Introduction:

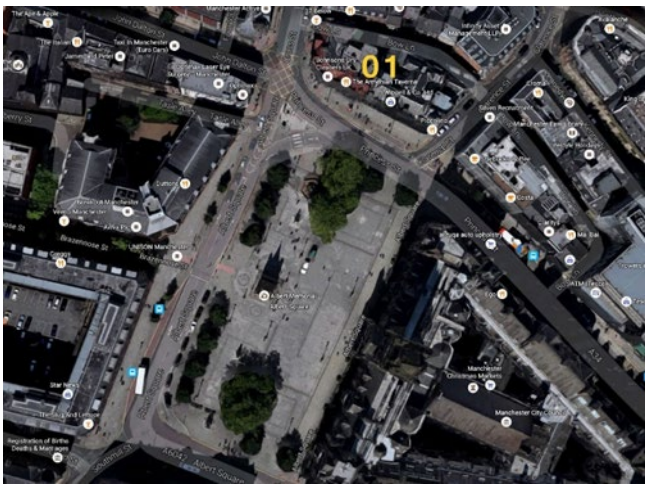
Victoria Buildings is a Grade II Listed building which sits on an island site with Northern Assurance Buildings. The building was designed by Manchester Architect Pennington and Bridgen and built in 1877.

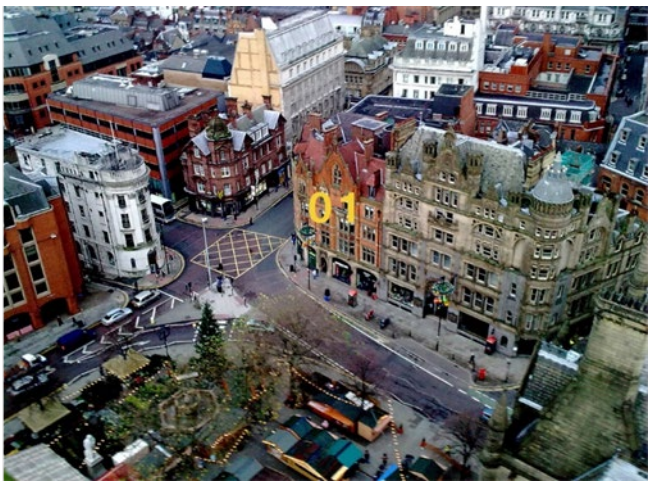
Designed to curve around the island site it comprises a Gothic style red brick building with sandstone dressing.

Site Location:

Victoria Buildings is located at the very heart of Manchester City Centre within Albert Square. Albert Square offers a unique collection of neo-gothic buildings and is civic focal point of the city.
Occupiers/retailers include, Albert Square Chop House, Fountain House, Duttons, Piccolinos, Tampopo, Starbucks, Slug & Lettuce.

The proposed restaurant entrance for the Armenian restaurant is located on the ground floor of the Victoria Buildings, which was former Virgin Money bank.





Restaurant Entrance:

The existing entrance of the old Virgin Money Plus is to be the proposed restaurant Entrance Fig 01, which is on Princess Street.

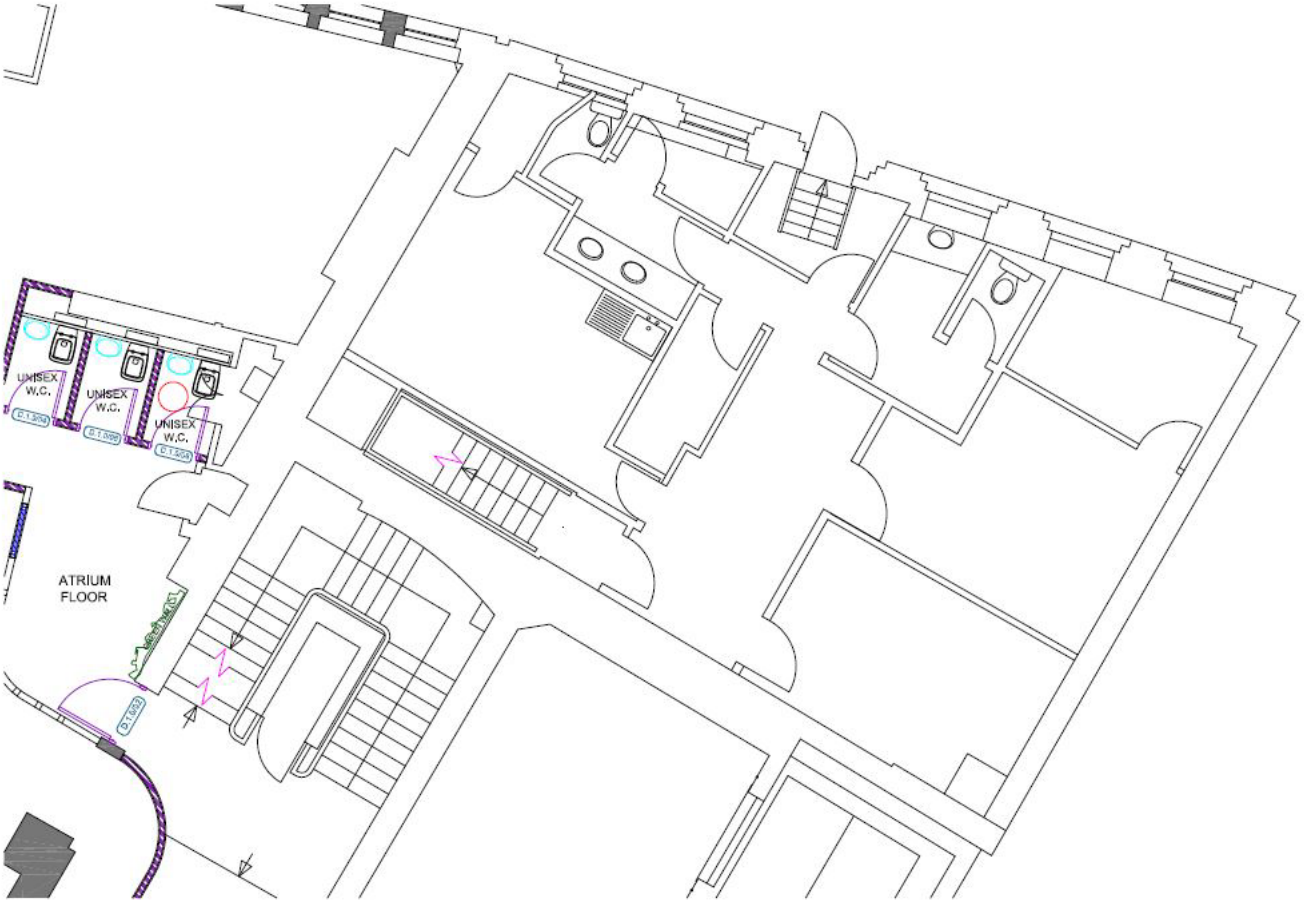
FIG 02 shows the basement entrance to the existing restaurant, the proposal is to reinstate this to the original state by adding a glass window/side panel back in. Both the basement and new ground floor restaurant will use the double door entrance.

FIG 03 shows adjacent outdoor food and beverage from Piccolino Caffe Grande.

EXISTING GROUND FLOOR PLAN:

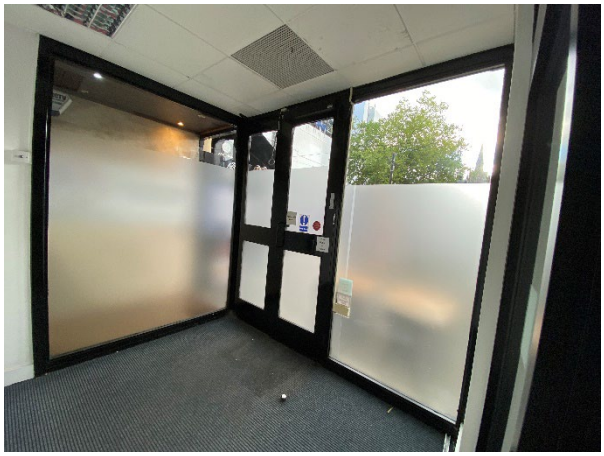
The existing entrance of the old Virgin Money Plus is to be the proposed restaurant Entrance Fig 01, which is on Princess Street.

EXISTING FIRST FLOOR PLAN:

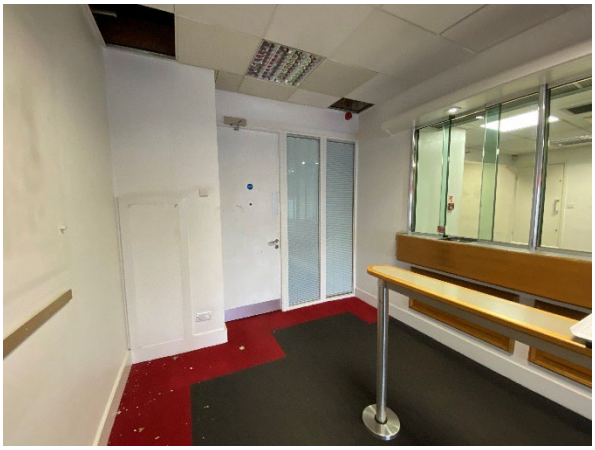


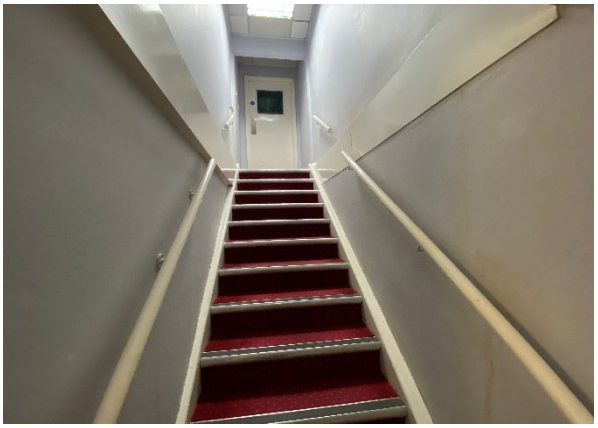
EXISTING FIT-OUT PHOTOGRAPHS:

Entrance to ground floor



Internal entrance lobby





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WHERE CREATE IMAGINATION BECOMES A REALITY...

SOFT STRIP OUTGROUND FLOOR:

At present a careful soft-strip of the existing fit-out only has been undertaken to reveal the existing grade two listed building and its features.
Strip out works undertaken include, none load bearing partitions and dry lining, suspended ceiling, carpets, joinery works, lighting, mechanical equipment, furniture fittings and equipment.

Picture shows main entrance with existing suspended ceiling removed and reveals original height ceiling

FIG 01 shows aspects of original coving are around perimeter ceiling.

Front window strip-out reveals three centred arches.

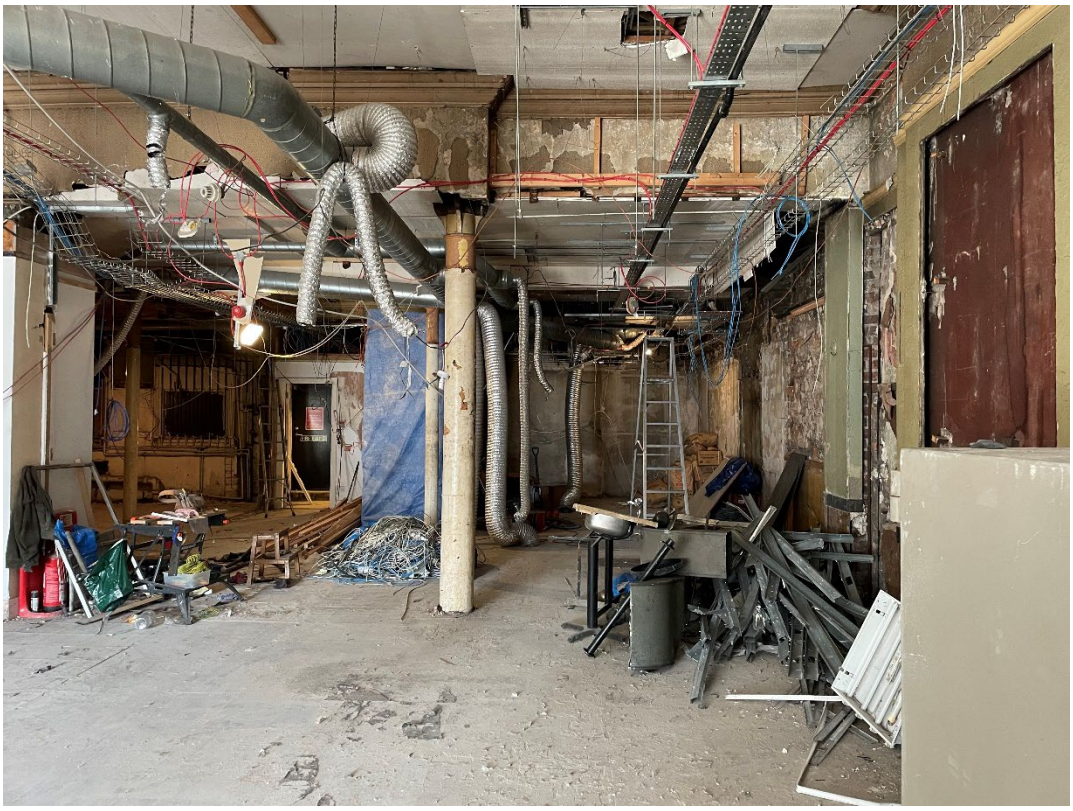
Original stonework cladding around arch, with exposed brickwork.

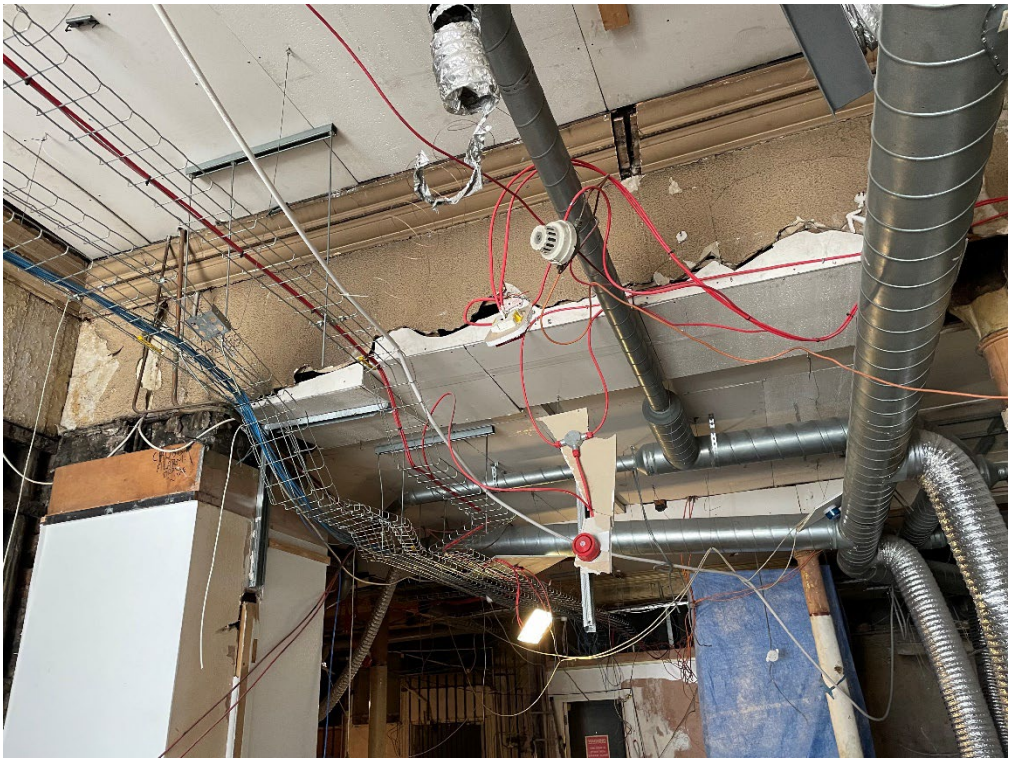
Existing stonework around window reveal.

Looking the main open plan down the main open plan

Original coving at high level

After taking the carpet up plywood sheets are exposed.

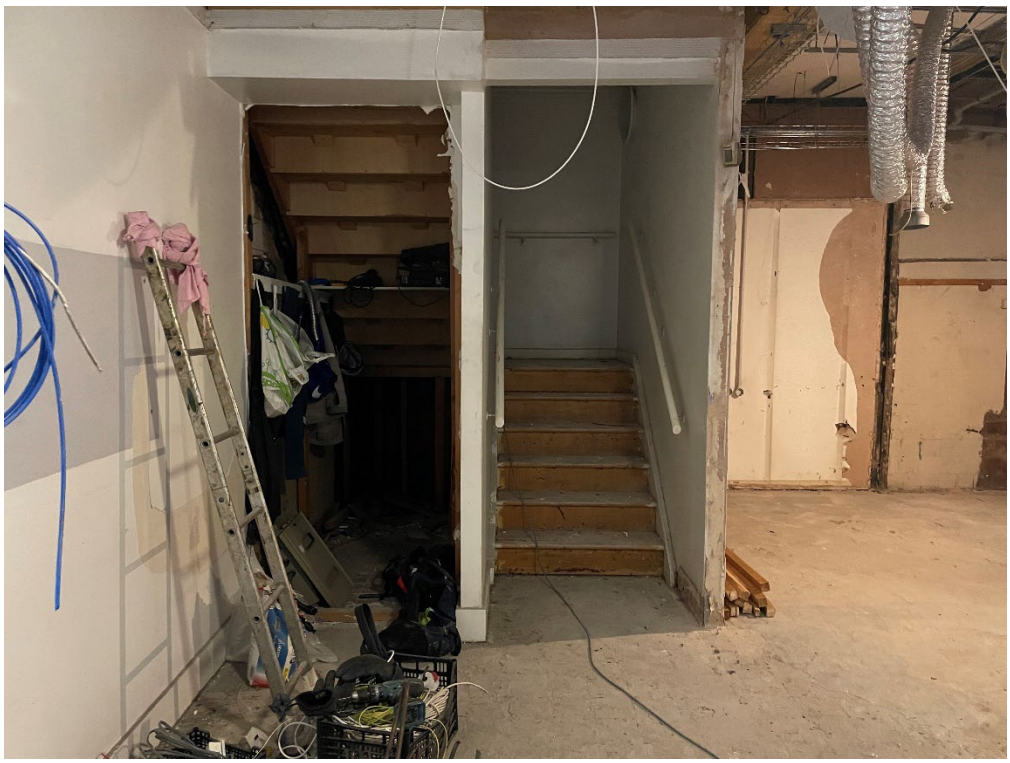




Windows revealed after removing drylining partitioning

SOFT STRIP OUT FIRST FLOOR:

Stairs to first floor, showing no significant features.



3. THE PROPERTY:

HISTORY AND DEVELOPMENT

The building was and built in 1877.Designed to curve around the island site it comprises a Gothic style red brick building with sandstone dressing. The building ground floor interior was last refurbished some 12 years ago by the last tenant Virgin Money Bank.

EXTERNAL FEATURES

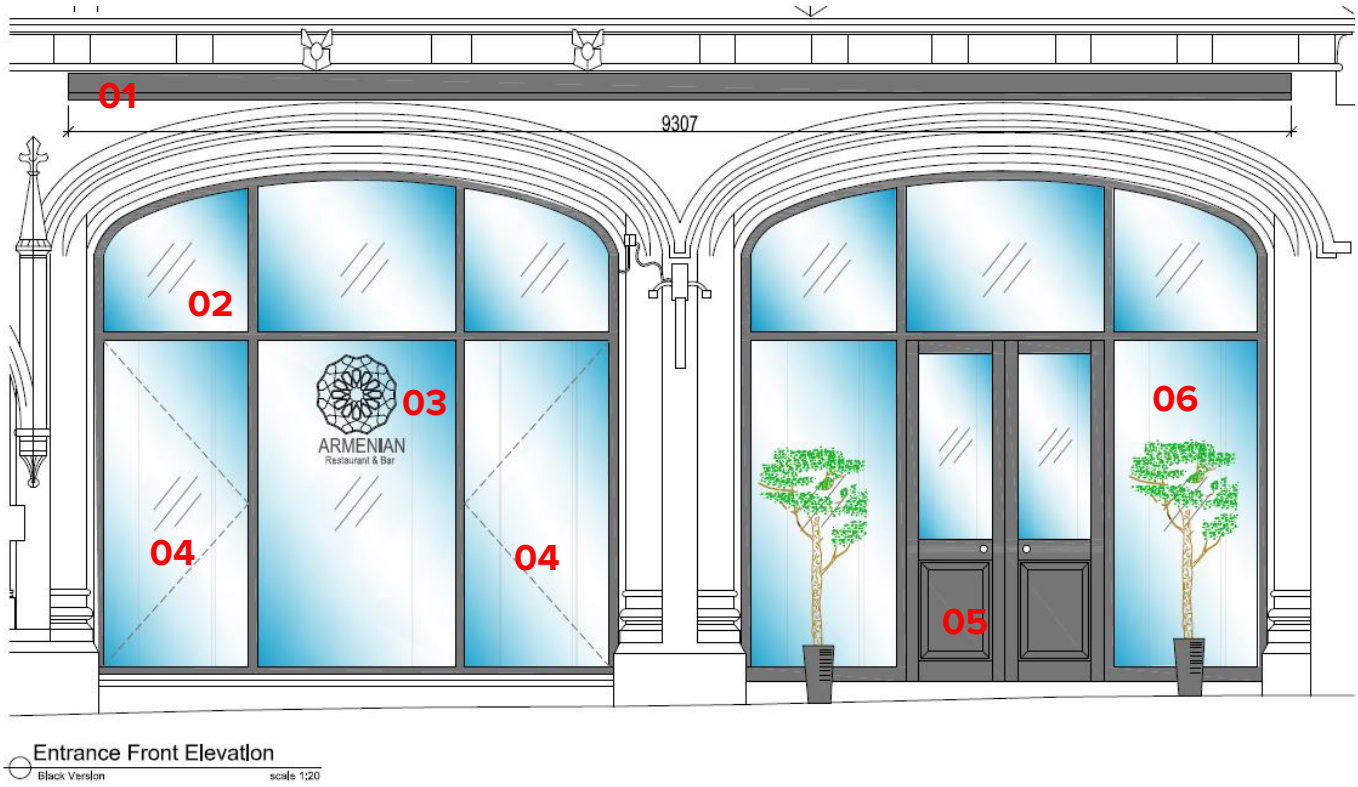
To the external ground floor there are a combination of sandstone arches, Three- centred arch, Equilateral arch and Tudor arch, the three centred arch being over the restaurant entrance. The ground floor entrance is partly a timber framed shop front painted in black with glazing to the front elevation (virgin money) and glazing to one side of the restaurant entrance.

INTERNAL FEATURES

The internal structural walls are mainly brickwork and plaster which are in a bad shape. After removing the existing suspended ceiling there seems to be original coving and feature column capitals. The floor covering is plywood sheeting. There are no original lights to be found.

3a. DESIGN INTENT:

PROPOSED GROUND FLOOR ENTRANCE
(canopy retracted back)



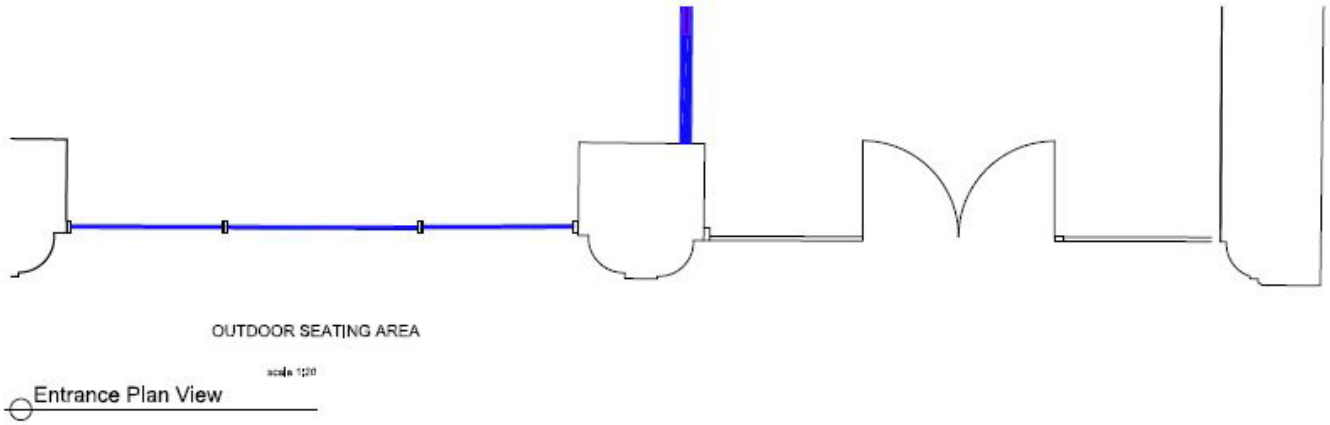
Proposed works to include:

- 01: New external canopy in a black fabric material
- 02: All upper windows to be exposed to original building intent
- 03: Restaurant logo applied to glass inner panel (design to be confirmed)
- 04: 2No window panels to be changed to openable doors, material to match existing timber frame and colour.
- 05: New timber doors with lower decorative bottom panel (design to be confirmed)
- 06: Existing basement restaurant door removed and replaced with new side glass panel to match left hand side.

General works:

Existing window and door frame to be painted in a classic off black colour, RAL colour TBC.

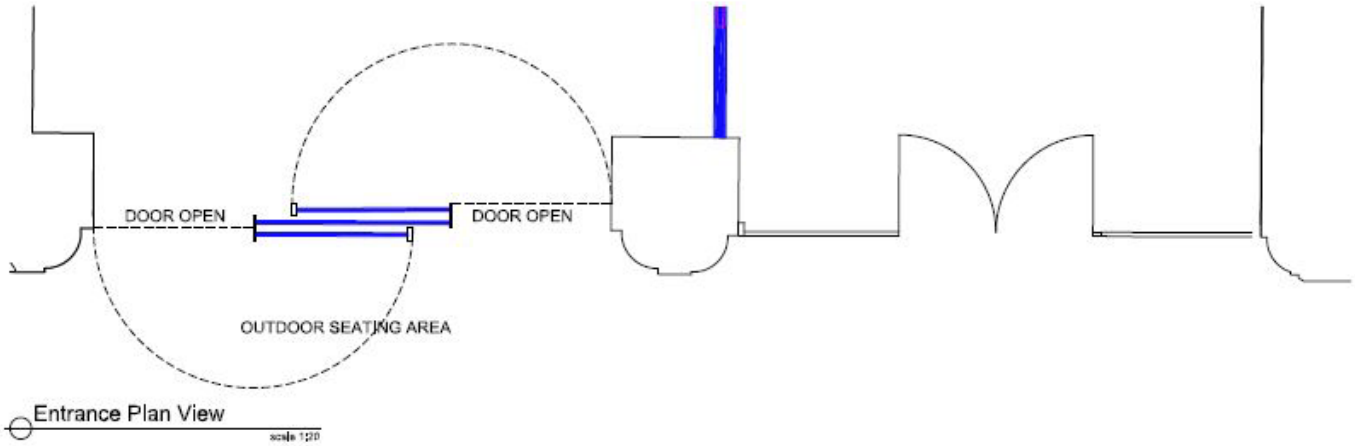
PROPOSED GROUND FLOOR ENTRANCE
(canopy open)



Proposed Work Include:

- 01: New freestanding/movable barries in a balck metal surround and black fabric inner.
- 02: Free standing contempory planting
- 03: Resturant logo to be printed into fabric canopy.

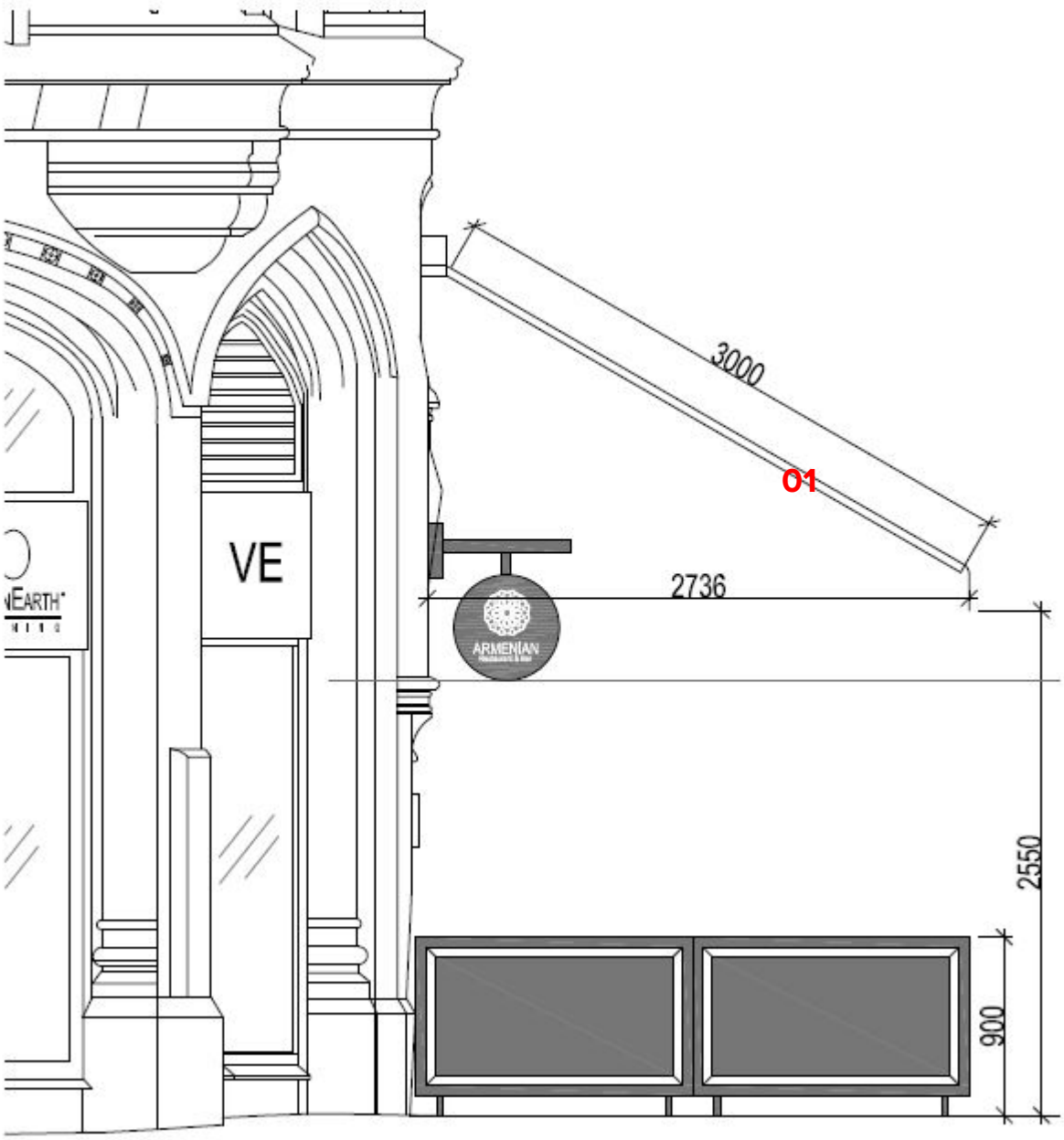
PROPOSED GROUND FLOOR ENTRANCE
(canopy & doors open)



Proposed Work Include:

- 01: Openable doors to let natural ventilation flow through the restaurant in hot weather and give an openness and interest onto Albert square.

PROPOSED GROUND FLOOR SIDE VIEW



Proposed works Include:

- 01: New external canopy showing full extension.

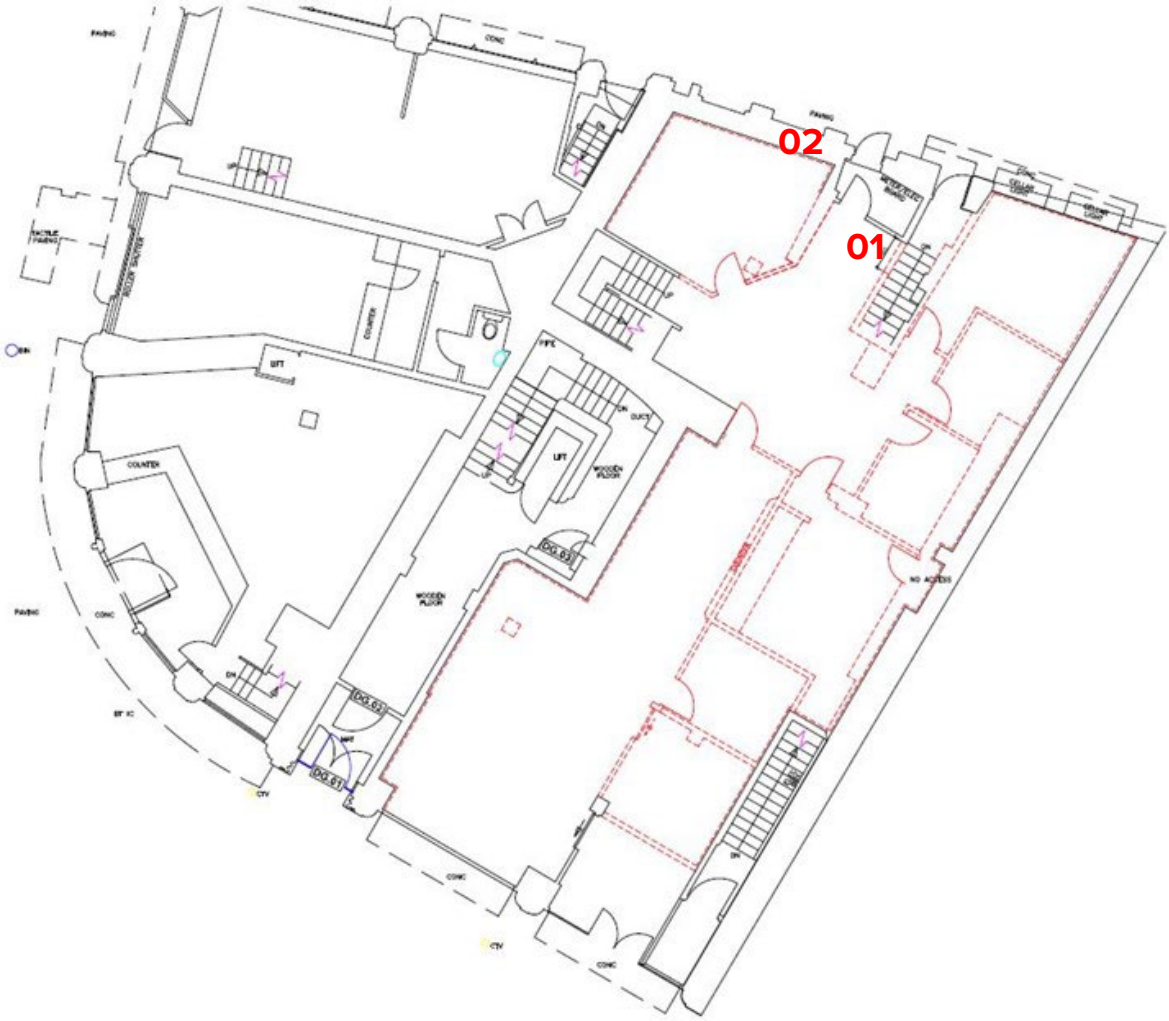
PROPOSED GROUND FOOR PLAN

Brief Works Include:

- 01: New entrance to serve both ground and basement restaurant.
- 02: Servery and bar
- 03: Restaurant seating
- 04: Disabled toilet
- 05: Servery & Kitchen

PROPOPSED GROUND FLOOR DEMOLISION WORKS

All elements to be removed that form part of existing money plus fit-out include partitions and doors in red, suspended ceiling grid and tiles, carpet, counter, and associated joinery works, electrics and mechanical cassettes.



Existing Building Elements Proposed to be Removed:
(not yet removed, awaiting Listed Building and Building Regulation Approvals)

- 01: Approximately 1.5m2 of existing suspended ground floor to accommodate new food lift (subject to approval and structural engineers designs)
- 02: New extract penetration through existing windowpane to service kitchen extract.

Proposed Finishes:

- **Floor:** Wood or marbled floor to existing plywood deck in the restaurant, toilets to have a porcelain tile.
- **Walls:** Generally, all walls will be plasterboard drylined with new feature wall finish applied.
- **Ceiling:** Feature suspended ceiling to oversial existing to hide services and give 1 hr protection to the 1st floor. Design to be confirmed.

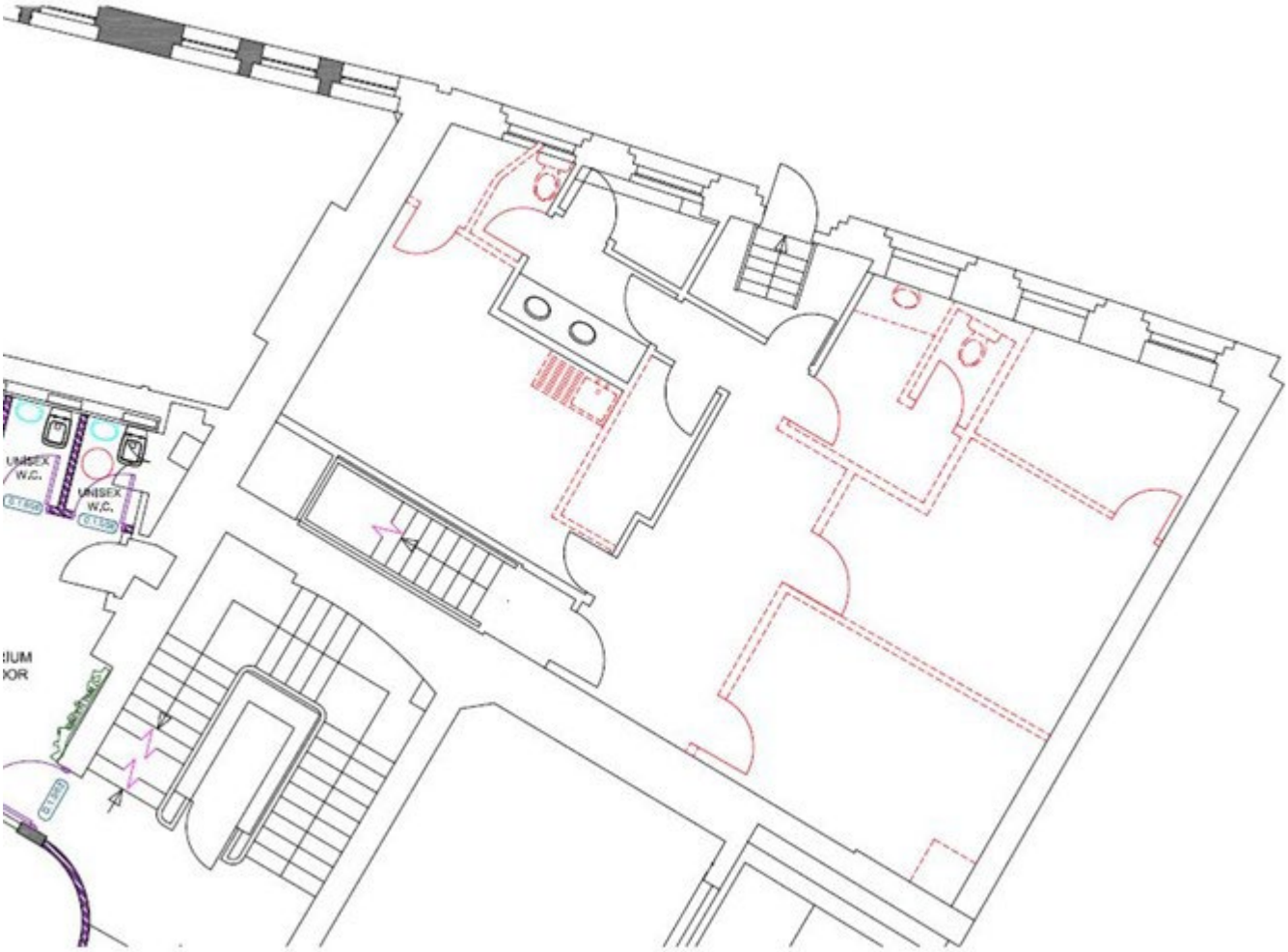
PROPOSED 1ST FLOOR PLAN

Brief Works Include:

- 01: Form new office and expose 2no existing windows
- 02: New male and female toilets
- 03: Cleaners cupboard

PROPOSED FIRST FLOOR DEMOLISION PLAN

All elements to be removed that form part of existing money plus fit-out include partitions and doors in red, suspended ceiling grid and tiles, carpet, toilets, and associated joinery works, electrics and mechanical cassettes.

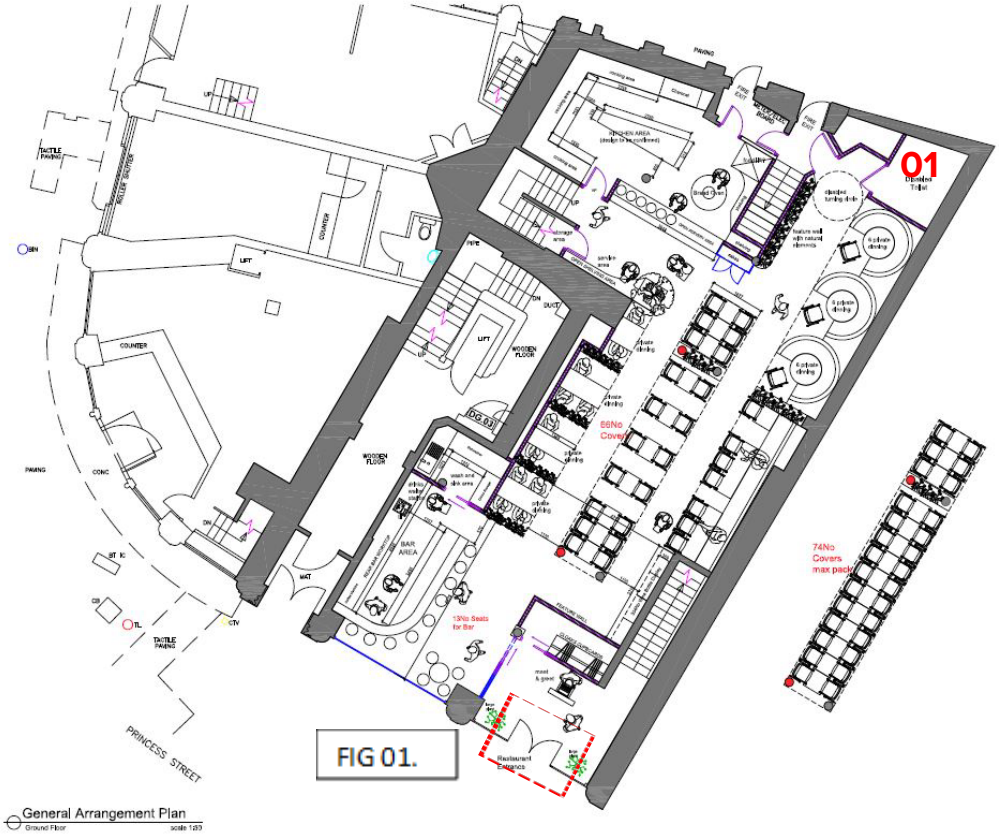


Proposed Finishes:

- **Floor:** Wood or marbled floor to existing plywood deck in the restaurant, toilets to have a porcelain tile.
- **Walls:** Generally, all walls will be plasterboard drylined with new feature wall finish applied.
- **Ceiling:** MF plasterboard suspended ceiling to oversial existing to hide services and give 1 hr protection to the 2nd floor. Design to be confirmed.

4. LEVEL ACCESS:

To give level access to all disabled people wheelchair and none wheelchair users entering the restaurant we have utilised existing ground floor pavement entrance. FIG 01 shows the 85mm step from pavement level. Refer to drawing C8S_ 10194.025 Disabled Access



- 01: New disabled toilet facilities at ground floor level are to be provided.

5. CONCLUSION:

The design, strategy, and impact of the proposed amendments to Victoria Buildings have been carefully considered and assessed in relation to local and national planning policy and, section 12 of the National Planning Policy Framework.

We consider the proposed amendments to be relatively minor and appropriate, and do not detrimentally affect any of the existing fabric of the building.

Given the above, we recommend that Listed Building Consent should be granted for the proposals.