

**HERITAGE STATEMENT for
INSTALLATION OF INTERNAL ATM
SANTANDER 28-34 Cross Street, Manchester M2 7AQ**

Executive Summary:

This Design and Access statement has been prepared in support of a planning for the installation of a new external ATM.

1. Type of Application

The planning Application which this document is to accompany is a Planning.

2. Located of Proposed Development

The development which this statement & accompanying application refers to is at the following address:

Santander, 28-34 Cross Street, Manchester, M2 7AQ

3. Description of the site and Assessment

The site at no. 28-34 Cross Street, Manchester is a stone dressed building built circa 1901.

The building itself is important within the local area and sits predominantly within the centre of Manchester. English Heritage describe the building as follows;

Life insurance company offices. 1901, by Heathcote and Rawle; altered. Sandstone ashlar, slate roof. Trapeziform plan on end-of-block site. Eclectic style with French Renaissance elements. Four storeys and attic plus 2-stage turret, with 6-bay facade to Cross Street and 3-bay facade to St Ann Street hinged on an octagonal corner turret, with cornices over the 2nd and 3rd floors and shaped-gable dormers to the attic with parapets and chimneys between them; ground floor altered. The 2nd and 6th bays to Cross Street, and the centre bay to St Ann Street, project slightly through the 1st and 2nd floors, with coupled windows to both floors, carved spandrels to the upper windows and balustraded parapets above; otherwise, all windows on these floors are single-light sashes without glazing bars, those at 2nd floor round-headed; the 3rd floor has coupled round-headed windows with diagonal shafts and recessed sashes, and the attic dormers have sashes with 2-pane lower leaves and enriched gables with finials. The corner has curved sashes set behind free-standing colonnettes, a balustraded parapet over the 2nd floor with carved cresting surmounted by a pedestalled statue displaying a shield; the turret rising behind her has single-light windows to the 2nd stage, a pierced parapet with finials, and a domed cupola

4. Description of Proposed Development

The proposed development comprises of the installation of x1 external ATM and alterations to the area of the shopfront around the new ATM.

5. Date of preparation

This Design & Access statement is dated 04/07/22. Any revision to document will be recorded and scheduled at the end of this document if it is reissued.

6. Date of Amendments

Any revisions to this document will be recorded at the end of the document and are to include the following: -Amended letter

-Date of amendment

-Detailed description of the amendment

7. Applicant

Property Services, Santander UK

Santander House

201 Grafton Park, Milton Keynes, Buckinghamshire MK9 1AN

Contact: Ruben Sesmero – 07599337397

8. The agent

No agent was needed for this applicant

9. Design Principles

Evaluation: The applicant has undertaken their own research to establish the need for a new external ATM.

Design: Due to the limited nature of the proposed works, it is felt that the proposed will have minimum impact on the existing shopfront.

The new external ATM will be installed adjacent to the existing two ATMs minimizing the impact on façade.

The rationale behind the works is to add more facilities but with the minimum alterations to the existing facade. The addition of this new facility will be beneficial for the customers and community of the surrounding area.

For more details regarding the works please refer to documents:

-Santander Manchester CS - proposed works

- Manchester 34 CS-External Elevation ATM

- Manchester CS (28-34)-Existing GF

- Manchester CS_GF_GA.

10. Philosophy and Approach to creating Accessible Development

The intention of the works are beneficial to the upkeep of the building.

11. Key access issues of the design including the nature and impact of any constraints

N/A

Ref: 28-34 Cross Street, Manchester

Revisions: rev01 04th July 2021