The little Door

Manchester

200 Deansgate



1.0 FEATURES OF THE EXISTING SITE

THE BUILDING

The unit forms part of Royal London House, positioned within the Deansgate / Peter Street Conservation Area in Manchester's commercial city centre. Arranged across two levels, the accommodation comprises a ground floor extending to 120sqm and a basement level measuring 232sqm.

Originally constructed in 1904 for The Royal London Friendly Society and designed by architect Charles Heathcote, the building was awarded Grade II listed status in October 1974. It is regarded as a notable example of
Edwardian Baroque architecture.

Occupying a prominent position at Deansgate and Quay Street, the premises is currently vacant and situated immediately adjacent to Pieminister on Deansgate.



LOCATION PLAN

2.0 DESIGN DEVELOPMENT

2.1 DESIGN PROCESS

THE BRIEF
To explore converting the existing unit into an immersive flatshare-style bar venue for Little Door & Co.

The proposed unit at 200 Deansgate will occupy both the ground floor and basement levels.

The design approach seeks to reveal and showcase as much of the original building fabric as possible, drawing attention to the property's heritage assets and celebrating its architectural character. To support this vision, the existing interiors will be carefully stripped back to expose the original structural elements of the building.

A well-considered scheme has been developed, establishing a clear design narrative throughout the guest-facing areas, alongside an efficient and logical layout that supports both functionality and operational use.

CONCEPT DESIGN

The concept design has been developed in collaboration with Little Door & Co., a leading independent hospitality brand based in London that is redefining the sector through its distinctive approach and guest experience. The project marks the brand's first location outside of the capital.

The proposed internal and external fit-out has been designed to reflect the established Little Door brand aesthetic, while responding sensitively to the character of the existing listed building and complementing its historic architectural fabric.

2.3 STRIP-OUT AND SHELL

The current retail unit and all the existing fit-out elements will be carefully stripped out as necessary by the applicant. To avoid any damage to the historic building fabric and features.

Following completion of the initial works, further inspections may be undertaken if necessary to review the condition of the existing building fabric and any associated heritage features.

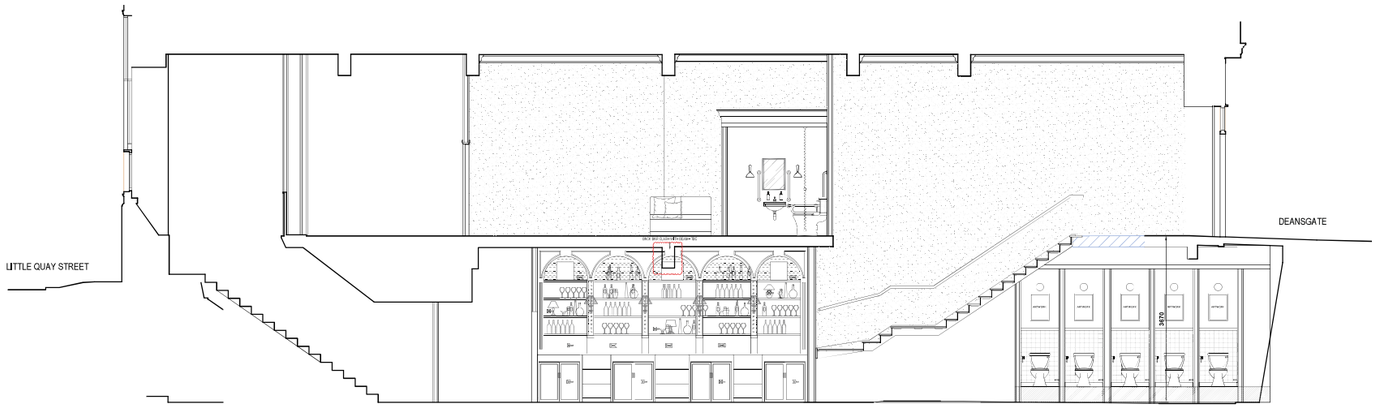


2.4 DESIGN DEVELOPMENT

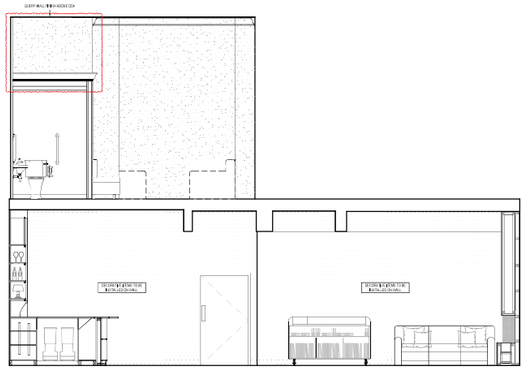
The proposed layout of the unit has been developed in consultation with Little Door and reflects both the brand's operational requirements and the constraints presented by the existing architectural configuration.

The redevelopment aims to take full advantage of the original historic architectural features and fully integrate them into the design of the restaurant.

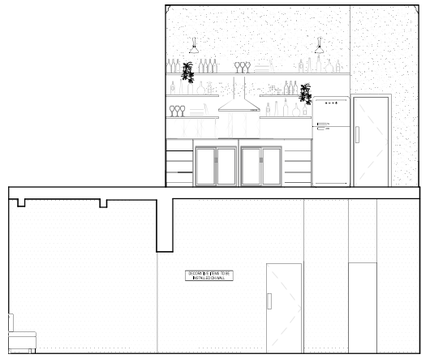
The intention is not to restore or renovate any historic assets but to preserve in its current form, repairing only to stabilise or maintain.



PROPOSED SECTION A-A



PROPOSED SECTION B-B



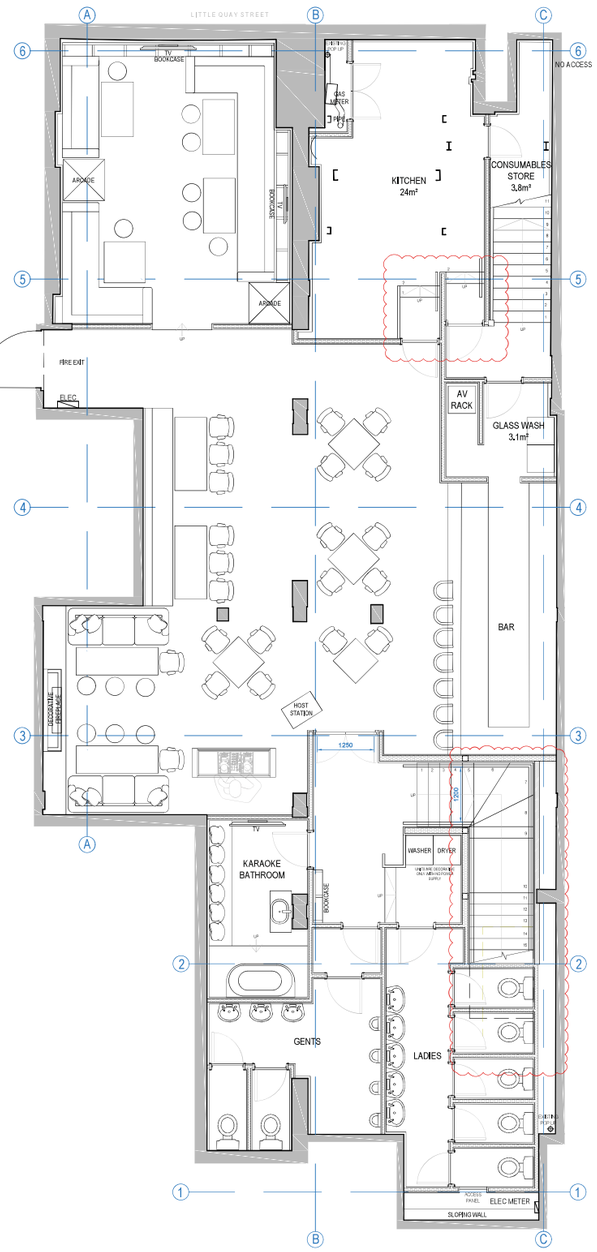
PROPOSED SECTION C-C

3.1 INTERNAL LAYOUTS

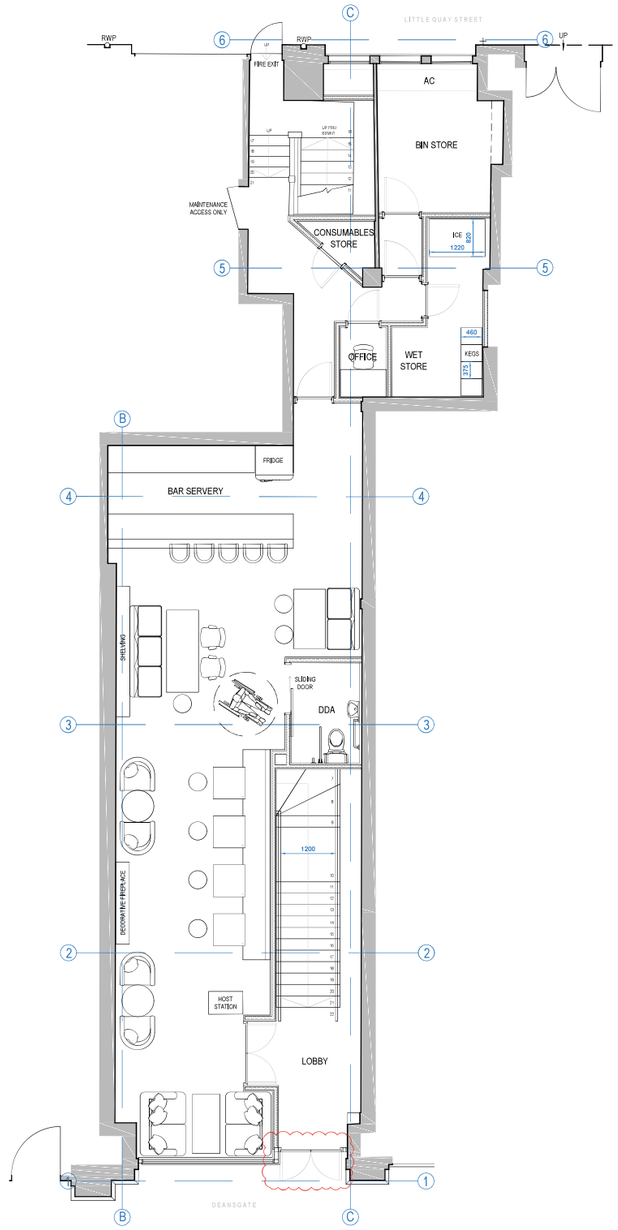
From the guest arrival point, accessed via a new double entrance door and lobby arrangement, each space incorporates distinctive feature elements synonymous with the Little Door brand, including the bar servery, karaoke bathroom and arcade room. A variety of furniture styles has been selected to define and divide the different areas within the space.

A new wider staircase is proposed at the front of the building to support guest circulation and accommodate the basement capacity requirements.

Back-of-house areas are positioned to the rear of the unit to align with the ground floor operational spaces and provide direct servicing access from Little Quay Street. The dining area has been carefully positioned to take advantage of the existing heritage glazed brick walls and other notable heritage features within the building.



PROPOSED GA PLAN - BASEMENT PLAN



PROPOSED GA PLAN - GROUND FLOOR

3.2 EXTERNAL ALTERATIONS

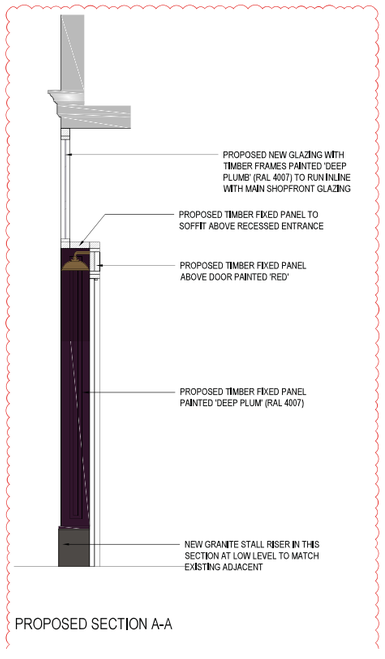
This proposal includes alterations and enhancements to the shop front and frontage of the unit facing Deansgate.
Detailed drawings and specifications have been submitted in support of the application.

The proposed works include the installation of a new glazed frontage with painted timber frames positioned to the front and side of the entrance, together with new timber double entrance doors. The existing granite stall riser to the front elevation will be retained, with a new granite section introduced to the side of the entrance to match the adjacent existing finish.

Additional proposals include a fixed timber panel above the doorway and a new soffit treatment within the recessed entrance area. A defining feature of the Little Door brand identity is its use of brightly coloured entrance doors, which serve to distinguish each individual location. This element has been carefully designed and proportioned to complement the architectural character and constraints of the existing listed building in a sensitive and sympathetic manner.



PROPOSED FRONT ELEVATION

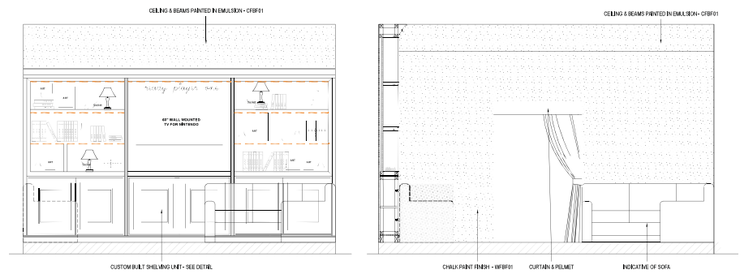


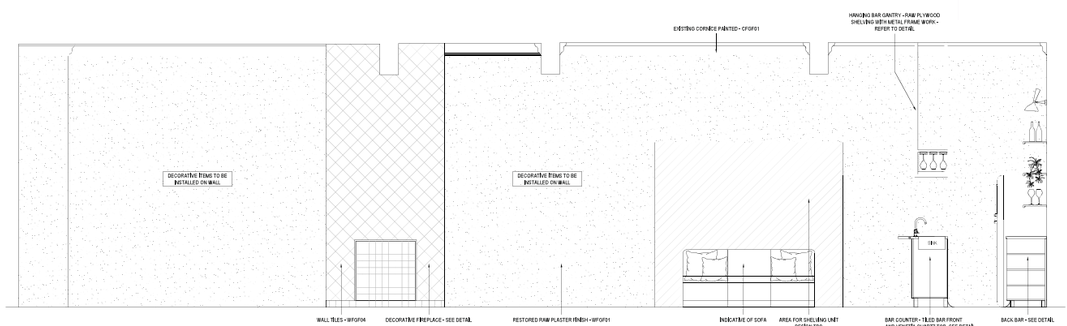
PROPOSED SECTION A-A

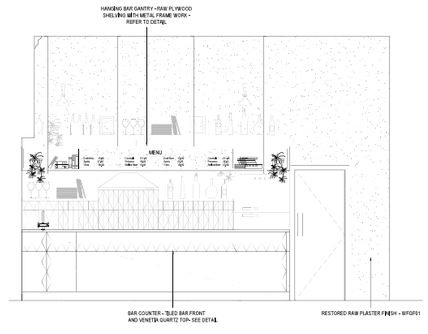
3.3 MATERIALS & APPEARANCE

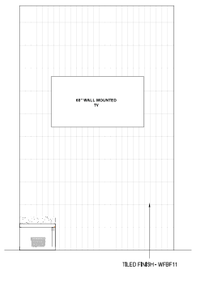
An outline schedule of works and a materials specification have been provided in support of this application, setting out full details of the proposed finishes.

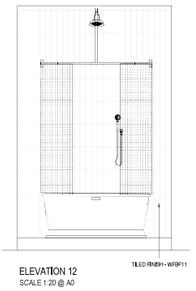
The detailed elevations illustrate the distinctive and creative identity of the Little Door design. The scheme adopts a predominantly vibrant colour palette, with a strong emphasis on bold textures and patterns, alongside the use of reclaimed materials and vintage elements, contributing to a characterful and immersive interior environment.



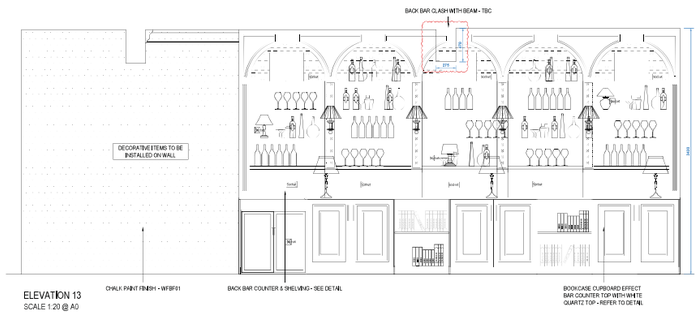




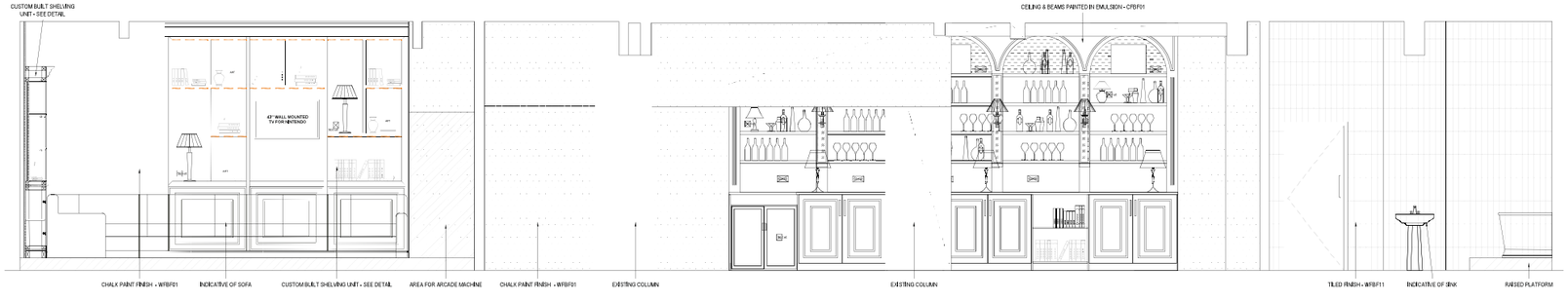




ELEVATION 12
SCALE 1:20 @ A0



ELEVATION 13
SCALE 1:20 @ A0



3.4 HERITAGE ASSETS

Based on evidence of historic building fabric at ground floor and basement levels in other premises in Royal London House such as Manahatta and Pieminster, we have presumed a similar arrangement.

All in situ cornicing and decorative plasterwork details will be protected and retained wherever possible. In accordance with the submitted drawings, the cornice will receive a new painted finish. All ceilings, with the exception of those within the kitchen and WC.s, will remain exposed and will also receive a new painted finish.

Within the basement, the existing parquet flooring in the main bar area will be retained and repaired where necessary. Existing timber floorboards currently located within the proposed back-of-house area will be carefully lifted and relocated to the games room, inset within the parquet flooring.
The existing heritage wall tiles will be exposed and retained behind the new decorative fireplace, forming the principal feature of the main bar space in the basement.

3.5 MECHANICAL & ELECTRICAL INSTALLATION

Included as part of this application are drawings demonstrating the ventilation and lighting installation. All wiring will be installed in surface fixed containment. Containment tray for electrics and small air conditioning pipework will be suspended from the ceiling, run below the existing corniced down stand beams.

Individual light fittings and any surface fixed small power sockets will be cabled through galvanised conduit.
Ventilation will be provided by air conditioning units suspended on Unistrut from the ceiling and ducted through the unit. Supply & extract air is proposed to be via the existing louvres. Ductwork will be suspended below the existing down stand beams.





4.0 PUBLIC ACCESS

Level access into the Little Door unit is provided from Deansgate via a double timber customer entrance door, which opens outwards. The adjacent pavement is generously proportioned, offering good visibility and ease of access.

The unit benefits from strong transport connectivity, with nearby bus stops within close proximity. Two car parks are also located within the same general vicinity, including T35 Bootle Street Parking and JustPark on Peter Street. In addition, a loading lay-by is available directly to the front of the unit.

The site is also well served by public transport links, situated less than 500 metres from Deansgate Train Station, and in close proximity to several tram stops, including Deansgate–Castlefield and St Peter's Square.

Vertical circulation and the spatial layout across each floor are simple and clearly organised, with a defined separation between front-of-house and back-of-house areas, and level transitions between floor finishes.

Customer areas will feature restored timber flooring at ground floor level and restored timber parquet flooring within the principal basement space. Back-of-house areas will be finished with durable safety flooring. A strong visual contrast will be maintained between floor finishes, fixed and movable furniture, and wall treatments to support clarity and wayfinding.

In addition to level access at the front of the unit, an alternative means of fire escape is provided to the rear of the building. A further fire escape route is also available at basement level via our adjacent unit, with both routes leading to Little Quay Street via a stairway.

4.3 VEHICULAR ACCESS

The existing vehicle servicing strategy is to be retained. For incoming deliveries, the lay-by to the front of the unit can be utilised for vehicles to pull in and out and goods brought into the unit via the main entrance.

Details will be confirmed with the relevant providers as part of the supply contracts for Little Door & Co.

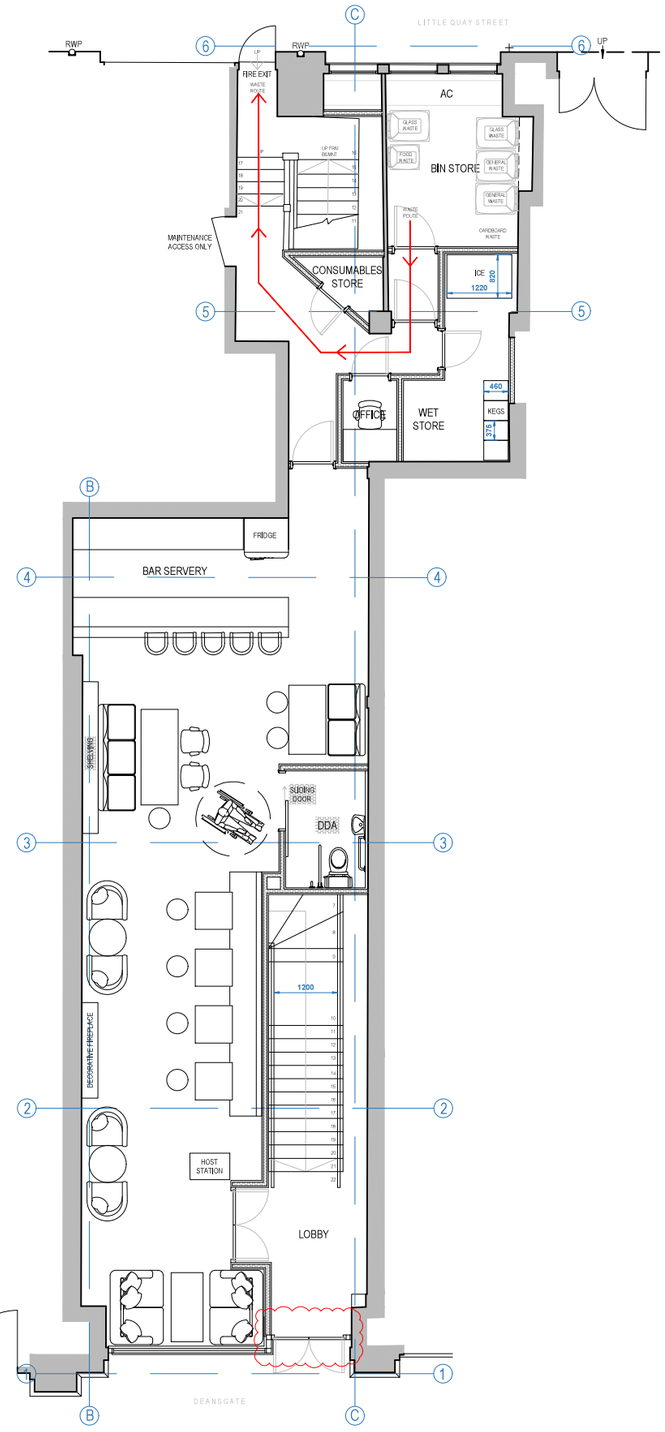
4.4 WASTE MANAGEMENT

Little Door & Co are committed to operating in a responsible and sustainable manner, with initiatives focused on reducing waste volumes, increasing recycling, and supporting sustainable procurement practices.

Waste and recycling materials will be stored within the designated back-of-house areas at ground floor level. Operational waste bins will be positioned throughout the venue, typically located behind the bar for staff use during trading hours. Waste and recycling will be collected on a scheduled basis by an appointed contractor and managed through appropriate disposal and recycling procedures.

Expected daily volumes:

General waste - 2 x 240L Litter bins
Dry recycling (include material type details) -
Glass - 2 x 240L bins
Cardboard storage area
Food waste - 1 x 120L



GROUND FLOOR - BIN SERVICE STRATEGY

5.0 OPERATION & SECURITY

The company works closely with the relevant statutory authorities to ensure full compliance with all conditions associated with the approved planning permissions and premises licences.

The premises will operate under the Little Door & Co. brand at 200 Deansgate, Manchester.

All staff employed within the venue will undertake a comprehensive training programme, equipping them with the knowledge and skills required to uphold the standards and values of Little Door & Co. Training will include awareness of customer needs and operational procedures to ensure a high-quality and inclusive guest experience. All training records will be formally documented and signed off.

Any individual displaying disorderly behaviour, including those deemed intoxicated, will be managed and removed from the premises in a professional, safe, and responsible manner where necessary.

A comprehensive CCTV system will be installed and operated throughout the premises to help deter theft, robbery, unauthorised access, malicious damage to property, and incidents involving staff, particularly during early morning and late evening trading periods.

All IT equipment will be securely housed within a dedicated office located to the rear of the ground floor. In accordance with insurer requirements, all cash holdings will be stored within a secure safe situated within this office.

Smoking will not be permitted within the premises. External smoking activity will be carefully monitored and managed by staff to ensure it remains controlled and does not cause disturbance. To minimise the potential for noise nuisance, customer dispersal at the end of the evening will be managed in a gradual and orderly manner.

ABOUT LITTLE DOOR & CO.

Little Door & Co is a market-leading hospitality brand known for introducing a distinctive and innovative approach to the industry. The concept centres around creating venues that evoke the feeling of stepping into a home, with each space styled around the idea of a fictional flat share.

The brand originated in 2014, when four friends, each operating their own pop-up businesses, came together while hosting events collaboratively. An opportunity arose to take on a short-term lease above Notting Hill Gate Station, and following an ambitious refurbishment undertaken on a modest budget, The Little Yellow Door Pop-Up was established. The venue was conceived as an inclusive and welcoming environment where guests could relax, socialise, and feel entirely at ease.

Little Door & Co has since developed a reputation for delivering authentic and immersive customer experiences through a programme of dinner parties, and social events, all within intimate and characterful surroundings. The concept offers a relaxed, neighbourhood-style atmosphere, resulting in bar and restaurant spaces that are welcoming, informal, and approachable.

The original vision was inspired by the timeless appeal of a great cocktail bar: a stylish, sociable setting where guests could enjoy the freedom to socialise in different ways, whether relaxing in the kitchen, dining with friends, or savouring expertly crafted cocktails in an atmosphere that flows seamlessly from day into evening.

Building on this success, the founders envisaged a collection of venues identified by different coloured doors across the city and beyond, each reflecting the unique character, culture, and community of its surrounding neighbourhood. While every venue retains the core identity of a Little Door home, each location is individually curated to create a distinctive experience that resonates with its local audience.

