Planning Presentation
Existing Condition & Scope of Works

30 Cross Street, Manchester

Santander

Existing Condition Overview



Purpose of this document

This presentation provides a concise photographic record of the existing retail banking unit and summarises the proposed works for planning review. The existing Retail banking unit was refurbished in 2023 after getting full planning, advert and LBC approved.
The presentation clarifies that the proposal is limited, internal and predominantly affects modern fit-out elements.

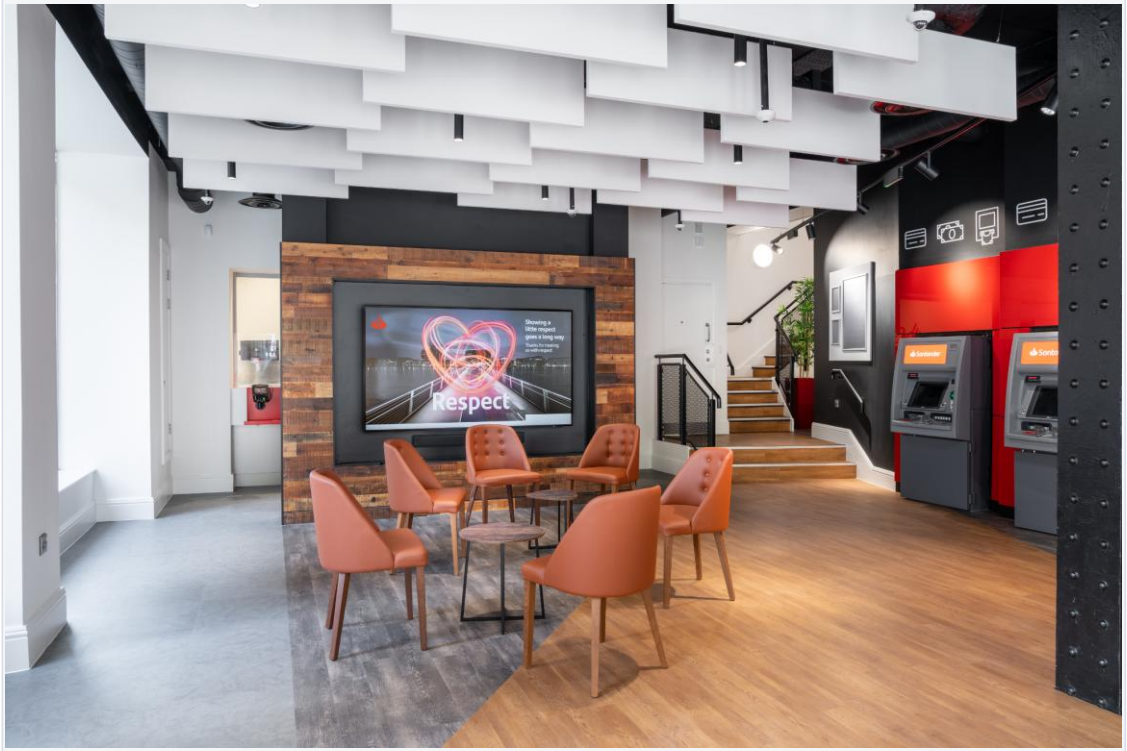
Existing external building frontage and immediate street context.

Santander - Manchester

GF. Customer Area / ATM area



GF. Existing customer banking area with ATM wall, seating and open ceiling treatment.

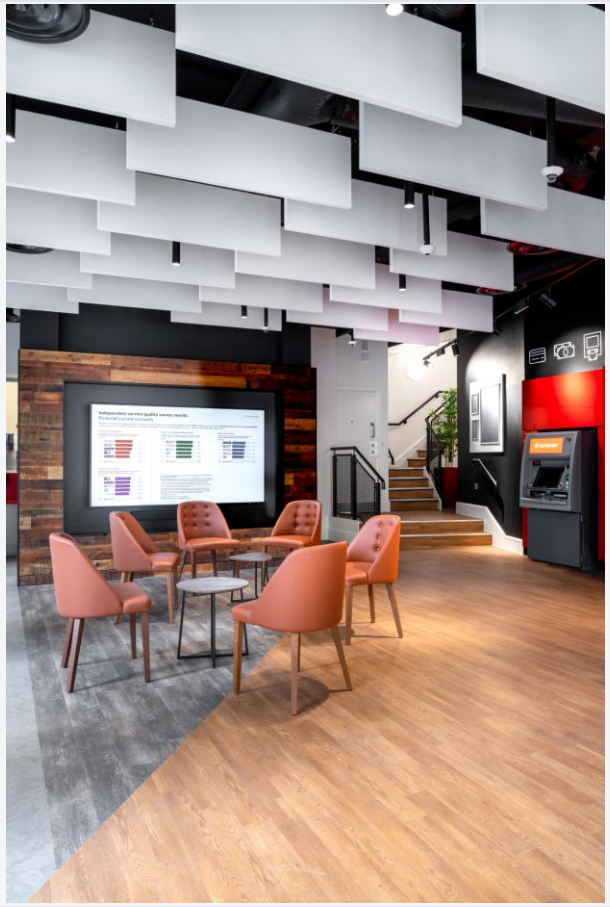


GF. Alternative view of ATM wall and customer seating area.

GF. Customer Waiting / Self service room



GF. Existing customer seating area with feature timber wall and digital display.



GF. Existing open customer area showing ceiling baffles, seating and ATM zone.

Santander - Manchester

GF. Private room and self service room



GF. Existing consultation room with glazed screen and feature wall finish.



GF. Existing desk area enclosed by glazed screens and frosted manifestation.

Santander - Manchester

GF. Banking hall and waiting area.



GF. Existing acoustic ceiling baffles / exposed services above customer area.



GF. Existing exposed services, lighting and ATM wall in customer area.

FF. Private rooms



FF. Existing glazed consultation rooms adjacent to customer circulation.



Existing consultation room with desk, seating and suspended acoustic discs.FF>

Santander - Manchester

FF. Internal circulation and Staff room.

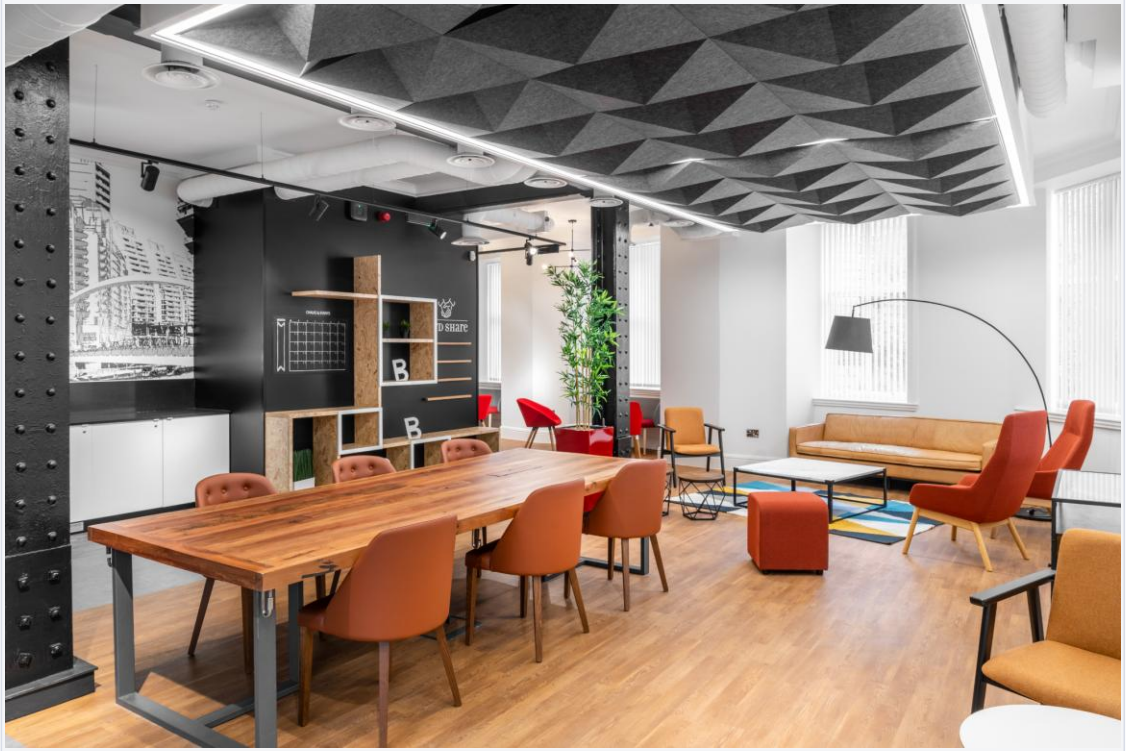


FF. Existing corridor with glazed consultation rooms and exposed services.



FF. Existing break-out or meeting space adjacent to circulation.

FF. Banking hall / staff toilets

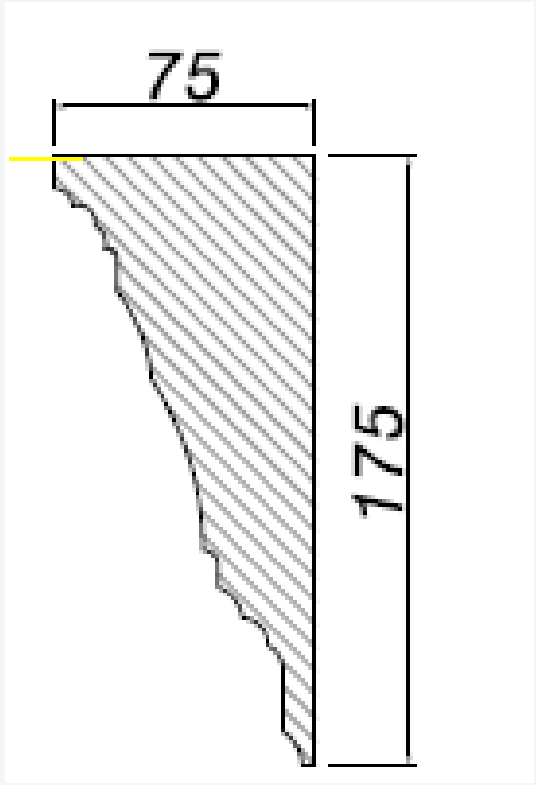


FF. Existing customer WC / sanitary accommodation.



FF. Existing customer / support room with seating and window blinds.

Existing Cornice to be Retained



Existing cornice profile / detail

Cornice retention

The existing cornice is to be preserved and retained in SF as part of the works. This approach is consistent with the refurbishment carried out in 2024 and 2014, where the cornice/profile was retained as part of the existing architectural character of the unit. No removal of the cornice is proposed as part of the current works.

Planning note

The cornice/profile shown is retained in SF and forms part of the existing condition record presented for planning officer review.

Summary of Works and Heritage Impact

Planning summary

The proposed works are primarily internal operational and accessibility improvements within the existing retail banking unit. The drawings support the position that the works do not involve significant alteration to the existing building fabric or external appearance.

Existing cornice retained

The existing cornice/profile in SF is fully retained as part of the existing architectural condition.

Modern fit-out changes

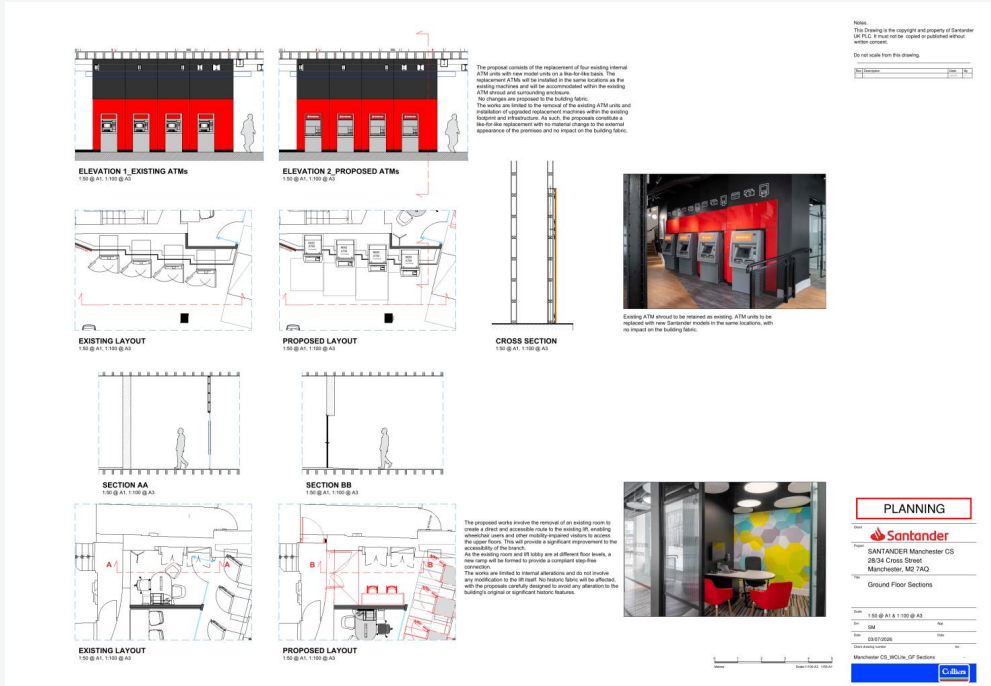
Internal changes are focused on modern partitions, sanitary accommodation and office fit-out elements.

ATM works are like-for-like

Existing ATM locations, shroud and surrounding enclosure are retained while the ATM units are replaced.

Accessibility improved

A new internal step-free route is formed to improve access to the existing lift and upper floors.



Drawing extract showing proposed works in section and plan context.

Floor-by-Floor Scope Overview

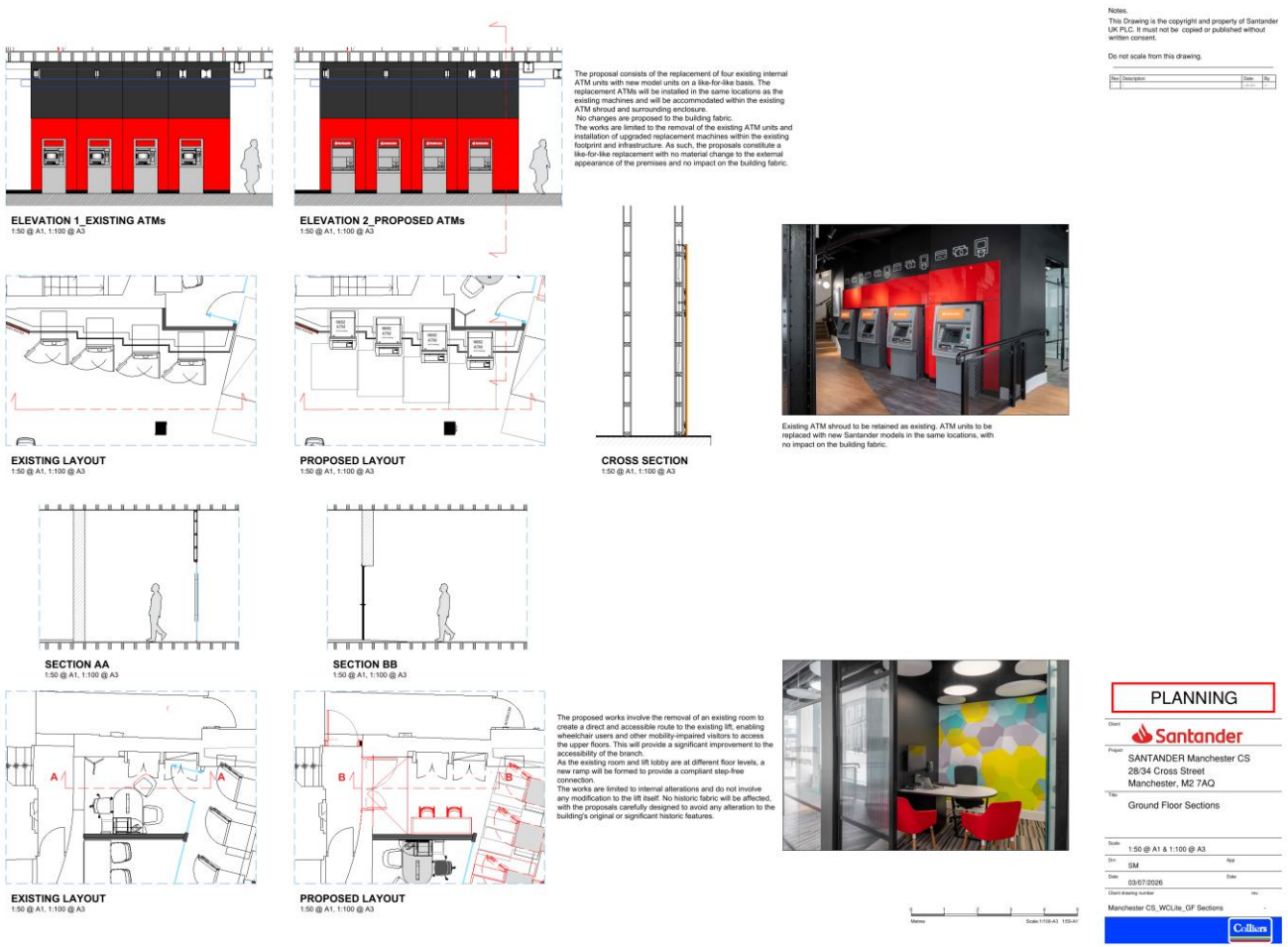
The table below summarises the works shown on the submitted section drawings, with emphasis on retention of existing fabric and the limited nature of the proposed interventions.

Floor	Scope and planning relevance
Ground Floor	Like-for-like replacement of four internal ATM units within their existing locations, with the existing ATM shrouds/enclosures retained. The proposals also include the provision of a new internal ramp and accessible route to improve access to the existing lift, with no alterations proposed to the lift itself. The existing opening between the Banking Hall and the Stair Core will be reinstated. As this opening already exists within the building fabric, the works do not constitute a structural alteration and will have no impact on the building's structural integrity or historic fabric.
First Floor	Reconfiguration of recently installed, non-historic partitions and facilities. Existing cornice, ceiling structure and historic fabric retained. New DDA-compliant WC and cleaner's cupboard formed.
Second Floor	Introduction of new stud partitions within the existing modern office fit-out. The proposal connects to contemporary surfaces and does not remove, alter or conceal historic architectural features.

Key planning message

The proposed works are limited, internal and predominantly affect modern fit-out elements, with the existing cornice and significant historic fabric retained.

Ground Floor Drawing Extract



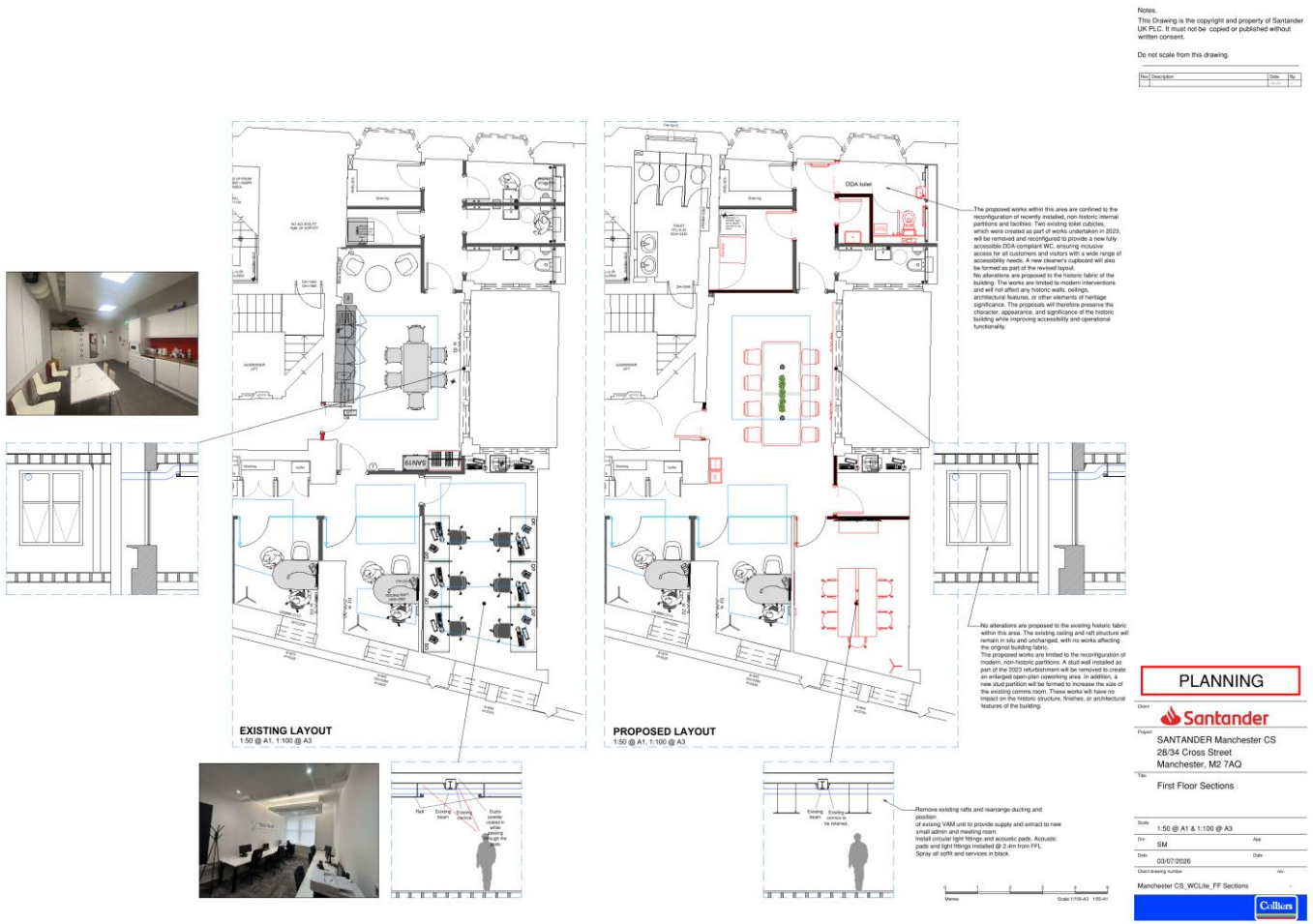
Ground Floor

- Like-for-like replacement of four existing internal ATM units.
- Existing ATM shroud and surrounding enclosure retained.
- No changes proposed to the building fabric in relation to the ATM works.
- Internal accessibility improvement through a new step-free route to the existing lift.

Planning relevance

The extract supports the position that the works are internal and limited in scope.

First Floor Drawing Extract



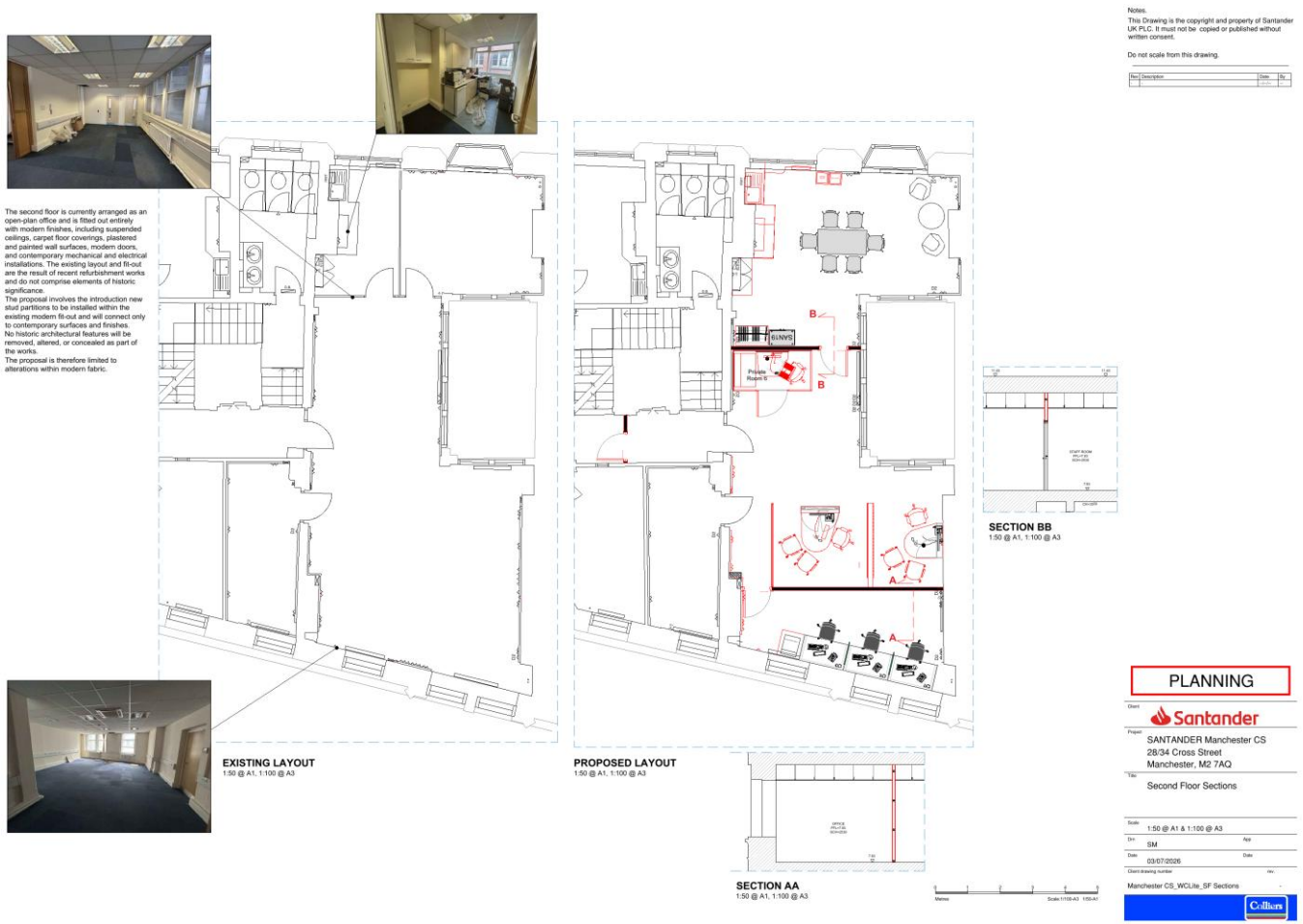
First Floor

- Existing cornice to be retained.
- No alterations proposed to existing historic fabric.
- Works limited to reconfiguration of modern, non-historic partitions and facilities.
- New DDA-compliant WC improves accessibility and operational functionality.

Planning relevance

The extract shows that notable existing features are retained while modern fit-out elements are reconfigured.

Second Floor Drawing Extract



Second Floor

- Existing floor arranged as modern open-plan office fit-out.
- New stud partitions introduced within the existing modern fit-out.
- New partitions connect only to contemporary surfaces and finishes.
- No historic architectural features removed, altered or concealed.

Planning relevance

The extract supports that the works are limited to modern office fit-out fabric.

Thanks.

30 Cross Street, Manchester

Santander