DESIGN AND ACCESS STATEMENT

23 July 2026

SITE
'Victoria Exchange' Pub (Currently 'Beer House')
Refreshment Room
Victoria Railway Station
Long Millgate
Manchester
M3 1WY

Client
SSP Group

1. Introduction

1.1 Proposal Description

Our client, SSP, are planning a rebrand and an internal refurbishment to the premises, which will include the following works:

Bar serveries (a later out of keeping addition):

- Repositioning main front bar counter slightly, overcladding front counter, new back bar shelving. New framed mirror panelling to bulkhead. Replacement pendants. Retain existing departures and sports screens at high level.
- Overclad of secondary bar and screen added to counter top to create additional perch seating and a small drop off counter. Painted timber panelling to bulkhead and walls.

Flooring: Existing stone tile flooring to be retained throughout. Bar apron flooring to be replaced. White later addition tiled section in front of bar to be removed and stone tile floor revealed subject to condition. New Amtico oak plank flooring to this area if the marble flooring beneath is compromised and not usable. New non-slip flooring behind the bars. Replacement entrance matting to match existing.

WCs : To be redecorated, wall tiles to be retained. Original timber doors with glazed panels to be retained. Painted laminate doors to be redecorated.

Joinery items: New back-to-back banquette seating with low reeded glass screens, fluted timber planters, timber condiment/bin units, perch benches and high tables to be added – no floor fixings. Existing high banquette to be reupholstered. Loose furniture to be replaced / refinished.

Lighting : Brass wall lamps and existing lobby chandeliers to be refurbished and reinstated. Later addition linear pendants to be replaced with chandeliers. Pendants in bar area to be replaced with different fittings in same locations.

Signage:

- within station – replacement of 2no. 3D built up metal illuminated letter signs on rails positioned behind the transom glazing above the entrance doors plus an additional sign to be located behind the other lobby door. New external seating barriers (non-fixed, lockable castors) consisting of timber planters with branded fabric panels (to replace existing post and fabric panel

screens and specified by station to match those recently installed at Costa Coffee). New digital A-board (rechargeable, non-fixed, lockable castors).

- Street entrance/façade – removal of existing panel sign with push-through illuminated lettering. New 3D built up metal illuminated letter sign on rails positioned behind the transom glazing above the entrance doors. Existing window vinyls to be removed and replaced with new vinyl lettering applied to inside face of glazing

1.2 Area

The pub sits within the listed Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices.

The pub itself is located within the 1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end; with channelled rustication to ground and 1st floors, pilasters to 2nd and 3rd floors, moulded cornice, and balustraded parapet interrupted by wide segmental open pediments over the 2nd, 6th, 19th and 29th bays, and upstands with clocks over the 4th bay and the curved corner. Round-headed windows and doorways to ground floor protected by delicate iron and glass canopy displaying names of one-time destinations in Art Nouveau lettering; windows to upper floors mostly square-headed and mullioned, but including oriels at 2nd and Venetian windows at 3rd floor of the pedimented bays. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.

The pub is within the original restaurant or Refreshment Rooms, which features a large stained glass dome, mosaic tiled interior walls, some mosaic flooring, wall mirrors with decorative timber frames, cornices, columns/pilasters with decorative capitals, glazed timber entrance door frames and fine mosaic lettering to station-side façades.

1.3 Use

The Victoria Exchange (currently Beer House) is a generously sized establishment which currently serves both the local community, travellers using the train station and visitors to the 23,000-seater Manchester Arena venue nextdoor. The pub currently offers real ales and a range of alcoholic and non-alcoholic beverages and a bar food menu. Our client is aiming to attract and provide an attractive environment for a wider mix of clientele including it's current base of traditional pub-goers and sports fans but also more women, solo travellers, business people with a more stylish and comfortable experience, that really celebrates the beautiful historic building.

1.4 Economic, Social and Environmental Assessment

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax in an alternative environment to their home. This public house is very popular with the local community. Often the pub is one of the few places that is inclusive and accessible to many areas of

society. SSP would like to strengthen this into the area by offering improved facilities throughout and ensure the pub be more suited to safe socialising and dining for all. All proposals have been carefully considered to suit the listing. The proposed refurbishment has the aim of sustaining and enhancing a significant heritage asset and securing the optimum viable use of this heritage asset in support of its long-term conservation. The works include removing unsympathetic alteration and replacement with more sympathetic finishes in the bar area and creating an environment designed to attract a wider mix of clientele with more comfortable banquette seating areas as well as a mix of high tables in the bar area, perch seating for solo travellers etc. The scheme includes painted panelling, oak panelled front bar, panelled reeded glass screens, oak framed antique mirror panel to the bar bulkhead, arched painted timber back bar, which will all sit more comfortably within the heritage interior than the existing more industrial-style fittings and finishes. The improvements aim to ensure that the pub remains a viable business so it can be retained as a functioning station bar and restaurant in the future, enabling travellers and the local community to continue to enjoy the beauty of this special building.

2. Design Principles and Concepts

2.1 Amount and appearance.

Layout - The footprint of the building will remain as existing.

Our primary consideration is to keep the fabric of the building intact and maintain the character of the building – we have considered this in our design and our plan of works ensures we retain, restore and enhance the building and its character. All tiled and mosaic walls, timber panelling and fixed mirrors, marble cladding to columns, decorative mouldings and plasterwork, cornices, capitals, mosaic and tile finishes to exterior and glazed timber door and windows to be retained without change.

The proposals in this application include:

Bar serveries (later addition):

- Main bar: front bar counter to be repositioned forward slightly and reclad with timber panelling. No fixing to mosaic walls. The existing (later addition) back bar shelving will be replaced with arched painted timber back bar fitting with bottle shelves, antique mirror, brass glass hangers and fiddle rails, and white tiles. Pendant light fittings to be replaced in same positions. Bulkhead signs to be replaced with oak-framed antique mirror panelling.
- Secondary bar (not currently used): to be overclad to match main bar finishes and atimber framed screen of reeded glass panels added to the counter top to create additional perch seating and a small drop-off counter for glasses. Painted timber panelling to the bulkhead and walls. New framed artwork.

Flooring:

- Existing stone tile flooring to be retained throughout. Hexagonal mosaic tile to bar apron to be replaced with Amtico mosaic pattern tile flooring. White later addition tiled section in front of bar to be removed and stone tile floor revealed subject to condition. New Amtico oak plank flooring to this area if the marble flooring beneath is compromised and not usable. New non-slip flooring behind the bars. Replacement entrance matting to match existing.

WCs

- To be redecorated, wall tiles to be retained. Original timber doors with glazed panels to be retained. Painted laminate doors to be redecorated.

Joinery items

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2.2 Scale

The scale of the premises will not be affected.

2.3 Landscaping

There will be no landscaping within the scheme.

2.4 Car parking

There are no parking spaces within this application.

3. Access

3.1 Access to the Transport Network

As this is an existing site, the existing transport network will be retained.

3.2 Inclusive Access

The final design proposal has been reached to ensure improved facilities not only for the pub but also for the wider community to ensure that the facility creates a more attractive amenity for the area. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring

buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Westminster City Council.

3.3 Equality 2010 Policy Statement.

SSP recognises and respects difference. They recognise that treating people equally does not necessarily define as treating them the same. The client believes in promoting and upholding principals of equality, diversity and fairness within the business, design and delivery. They are fully committed to providing procedures and facilities, which are accessible, safe and indiscriminative for all customers and staff. They intend to ensure that all work carried out complies with all current regulations and good practice. All access to the public house has been created to ensure that all people can use the facilities provided by our client. This development is no different and all levels guarantee that this is a user-friendly site for all customers and any improvements comply with both the local planning policy and the Equality Act 2010. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However up to this point, no specific consultation has been carried out.