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Listed Building Consent: Design & Access Statement
Pall Mall Levels 09-10 Signage

ID:SR
SHEPPARD ROBSON

Contents

1.0 Introduction 4

2.0 Core Objective 5
2.1. Location 5
2.2. Stakeholders 6
2.3. Project Aspirations 6

3.0 Site Context 7
3.1. Pall Mall History 7
3.2. Landlord Refurbishment 8
3.3. Tenant Fitout Guide 8

4.0 Design Statement 9
4.1. Design Principles and Concept 9
4.2. Signage Locations 10

5.0 Appendix A - Signage Graphics Pack 11

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Project Number: 10157

Project Title: Pall Mall Levels 09-10 Sigange

Revision	Date	Status	Issue Purpose	Originator	Authorised
P01	20/10/26	S2	For Planning	JI	ML

1.0 INTRODUCTION

This Design and Access Statement has been prepared by ID:SR and Sheppard Robson in support of a Listed Building Consent application for the proposed signage to the lobbies on Levels 9 and 10 at Pall Mall Court, 67 King Street, Manchester. The signage forms part of the wider fit-out Sheppard Robson's Manchester studio, that was granted Listed Building Consent on 6th July 2026 (Application PLA-2026-000084).

The statement explains how the proposed signage is a suitable response to the site and its settings, to provide a positive and clear arrival sequence and wayfinding for all building users, guests and clients. This document is a supplementary application to the previous application for Levels 9 and 10 at Pall Mall Court, 67 King Street, Manchester.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver inclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework; specifically Section 16: Conserving and Enhancing the Historic Environment, with full regard to the statutory duties established by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to preserving the building, its setting, and any features of special architectural or historic interest.

Sheppard Robson holds a unique position in relation to this application. The practice served as architect for the comprehensive restoration and refurbishment of Pall Mall, completed in 2025 on behalf of Bruntwood SciTech, and was responsible for the preparation of the Tenant Fit-Out Design Guide (hereafter referred to as the TFOG) — the heritage-sensitive framework, guiding and advising all Category B fitout works within the building. The TFOG has been formally approved by Manchester City Council (MCC) as part of the compliance conditions associated with Planning Permission Ref: 133879/FO/2022 and Listed Building Consent Ref: 133880/LO/2022.

As occupier of Levels 9 and 10, Sheppard Robson is uniquely placed to ensure that its own fitout proposals respond to and acknowledge the principles of the approved heritage framework, the design intent of the building, and the requirements of the Grade II listing.

This document should be read in conjunction with the supporting documents accompanying this document.



PALL MALL ARRIVAL FROM POLLEN SQUARE

2.0 CORE OBJECTIVE

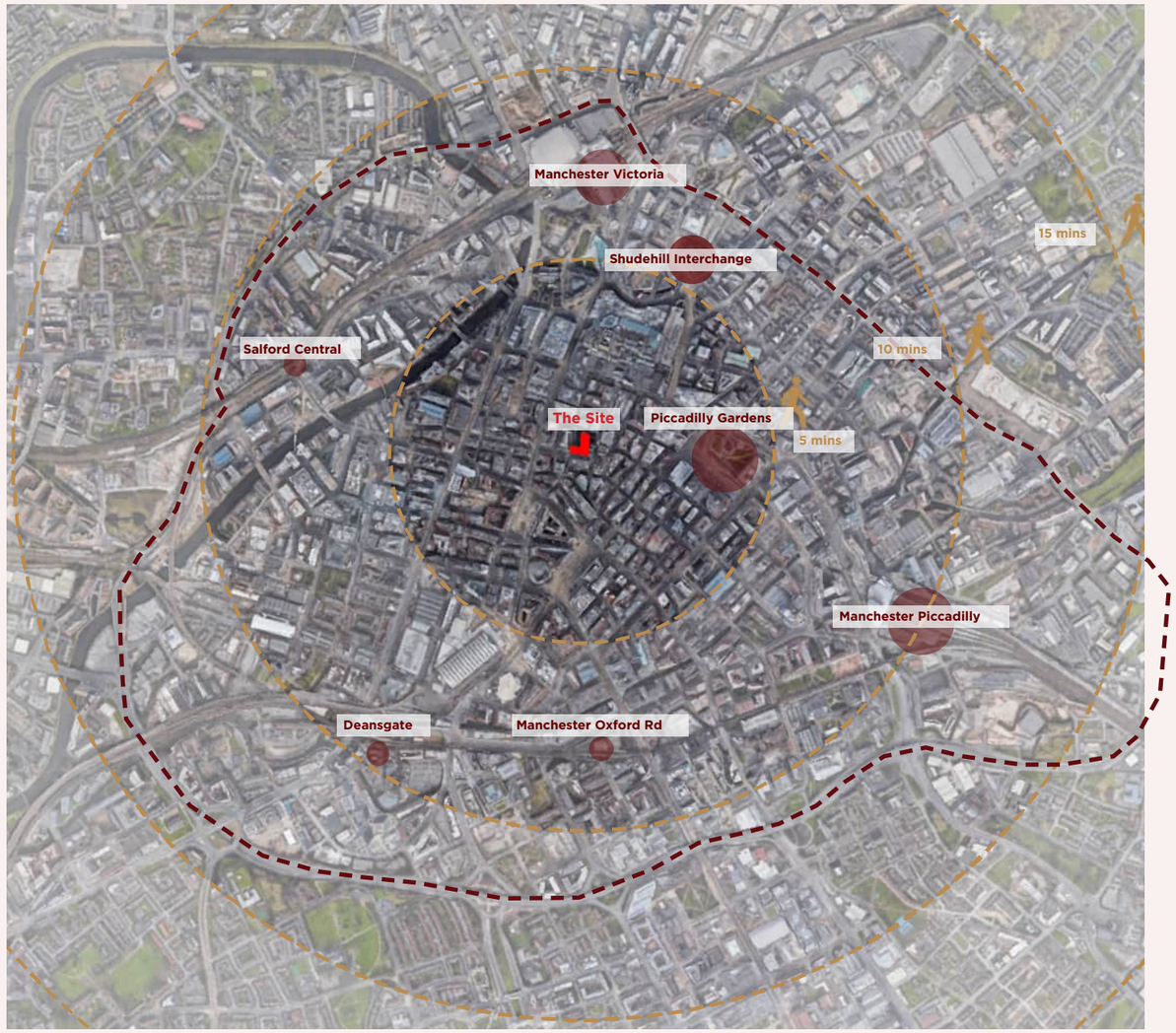
2.1. Location

Site Address: Pall Mall, 67 King Street, Manchester M2 4PD

Pall Mall Court is located within Manchester's Central Business District, positioned on a gently sloping site bounded by King Street to the south, Marsden Street to the north, Pall Mall to the west, and Brown Street to the east. The building's principal entrance is situated centrally within the plot off the newly named Pollen Square. The property lies within the Upper King Street Conservation Area, which acknowledges its contribution to the historic and architectural character of the wider city centre.

The site is well connected to the public transport network, with multiple Metrolink tram stops — including St Peter's Square, Piccadilly Gardens, Market Street, and Exchange Square — are all within a five-minute walk. In addition, Manchester Victoria, Manchester Piccadilly, and Manchester Oxford Road are all located nearby and provide regional and national connections. Piccadilly Gardens Bus Station is a short walk to the north-east, and the site is served by a broad network of bus routes.

Sheppard Robson's occupation of Levels 9 and 10 supports an active and sustainable travel approach for studio staff, reinforced by the provision of secure cycle storage and end-of-trip shower and changing facilities within the building as part of the original redevelopment.



LOCATION PLAN

KEY

- Manchester Ring Road
- Transport Node
- Walking Distances

2.2. Stakeholders

Pall Mall is owned and managed by Bruntwood SciTech, who hold freehold ownership of the building and obtained the Planning Permission and Listed Building Consent for the comprehensive redevelopment of the asset.

Bruntwood SciTech specialise in the adaptive reuse and sustainable redevelopment of key city-centre assets, with a track record of delivering high-quality workplaces that respond to the needs of contemporary occupiers while respecting and enhancing the significance of historic buildings.

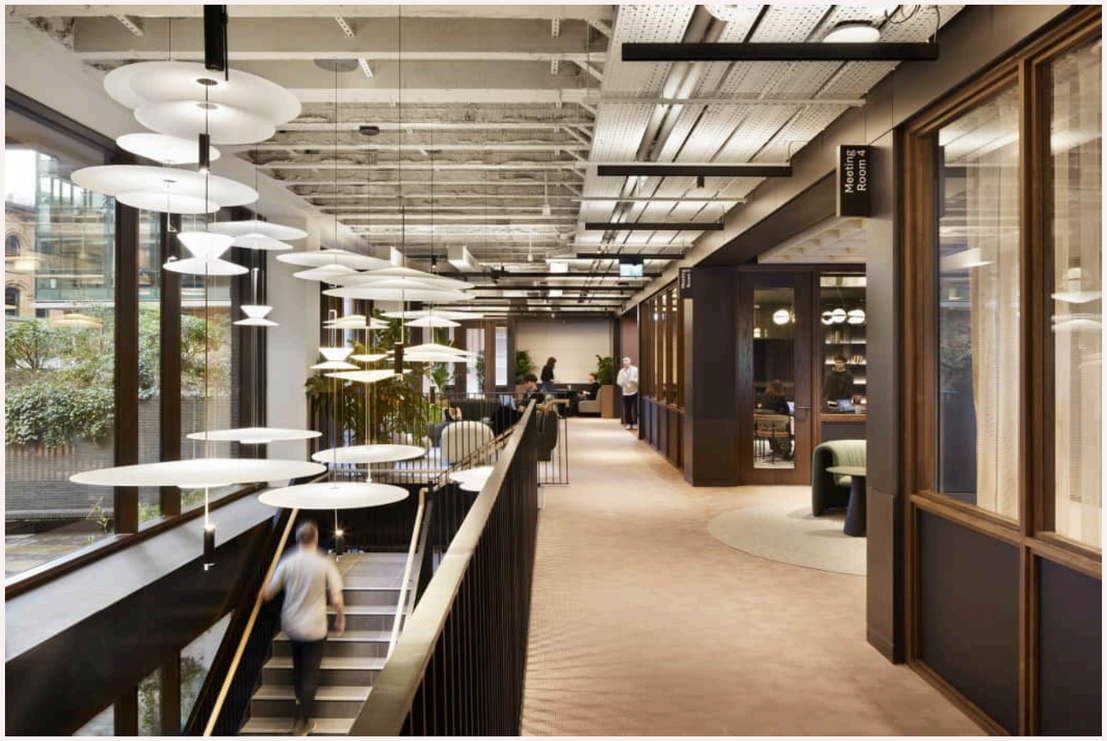
Sheppard Robson is a collective of architects, interior designers and masterplanners, with its main studio founded in 1938 in London. With a team of over 450 people, we design buildings, spaces and places that are people-centred and precision-made. Our family includes our interior design specialists ID:SR and AXIS, which applies our detailed design expertise to major projects by others.

The Manchester studio was founded in 2000, and has been based in City Tower since 2008. The Manchester studio employs around 100 people and work on projects primarily across the North of the England and Wales.

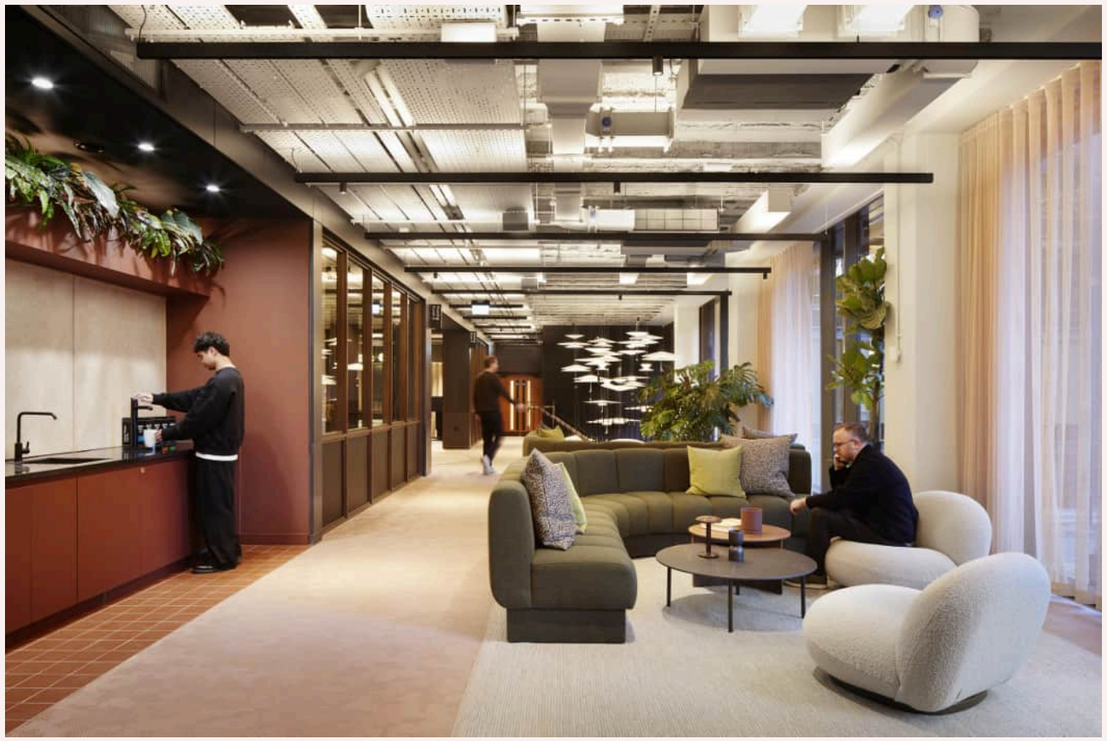
2.3. Project Aspirations

Sheppard Robson's relocation of its Manchester studio to Levels 9 and 10 of Pall Mall Court represents a natural continuation of the practice's long term involvement with this landmark building. Occupying the top two floors of the tower, the new studio reflects the practice's commitment to the city, to the quality of the building it has played a central role in reviving, and to the values of design excellence and heritage stewardship that underpin its work.

Sheppard Robson's intention is to continue the high quality, sustainably-led design and fitout of their demise, as Bruntwood have committed to as part of the original refurbishment works. The new Manchester studio aims to represent and facilitate the practice's long term vision, supporting our continued growth, whilst offering the practice the ability to showcase our work in a building that we have successfully brought back to life.



PALL MALL INTERIOR BY ID:SR



PALL MALL INTERIOR BY ID:SR

3.0 SITE CONTEXT

3.1. Pall Mall History

Pall Mall is a Grade II listed building (listed on 4th December 2000) and is situated within the Upper King Street Conservation Area (designated by Manchester City Council on 4th November 1970). The building is recognised as a significant example of high-quality post-war modernist commercial architecture and has been described by Historic England as an exemplar of its type.

The building replaced a demolished Waterhouse designed building on the site and was designed by Brett, Pollen & Teggin Architects. Construction took place between November 1966 and December 1968. Originally commissioned as the Manchester headquarters of London Assurance Ltd, the building entered multi-tenancy upon completion following a corporate takeover by the Sun Alliance Group during the construction phase.

Architecturally, the building is defined by its Z-shaped plan — formed by a six-storey King Street block, a twelve-storey central spine block, and a six-storey Marsden Street block — and by its highly distinctive façade composition. The original curtain wall glazing system comprised of bronze-painted aluminium framing set in projecting oriels, with bronze-tinted glass and grey-bronze handmade ceramic mosaic cladding to the service core towers.

Pall Mall Court remained in multi-tenancy office use throughout the late twentieth and early twenty-first centuries, though the condition of the original 1960s curtain wall glazing system deteriorated significantly over time.

Following a period of near-vacancy, the building was comprehensively restored and refurbished by Bruntwood SciTech, with Sheppard Robson appointed as architect for the project. The redevelopment included a like-for-like renewal of the heritage curtain wall system, restoration of the internal and external handmade mosaic tiles, a full overhaul of the mechanical and electrical services, structural interventions at lower levels to improve the occupier arrival experience, the introduction of additional storeys to the King Street and Marsden Street blocks, and the creation of a new rooftop terrace. The project was completed in 2025 and achieved an EPC A rating, BREEAM Very Good, and a net zero carbon operational design.



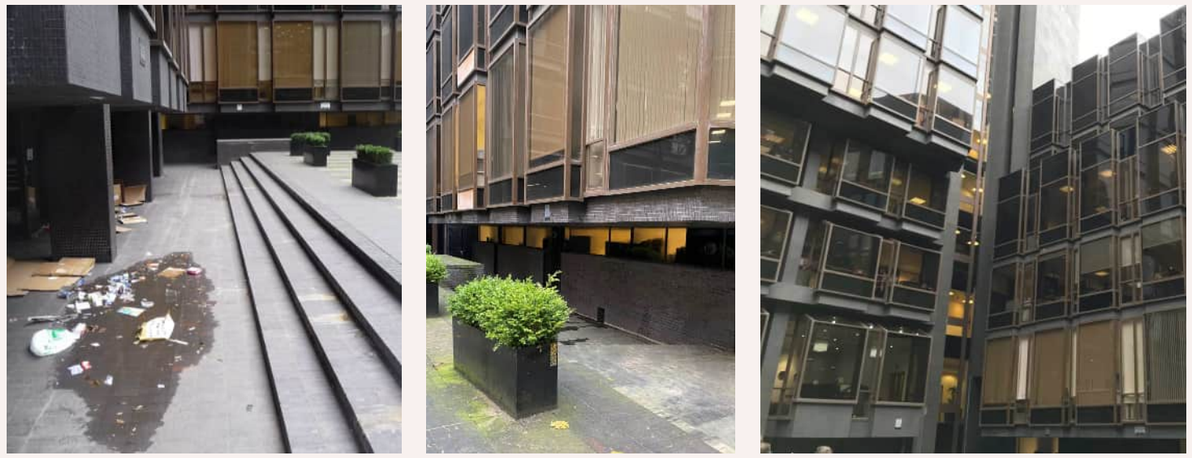
FORMER PALL MALL SITE BUILDING



PALL MALL COURT C.1968



PALL MALL COURT INTERIOR DESIGN C.1968



PALL MALL COURT PRIOR TO REFURBISHMENT

3.2. Landlord Refurbishment

Bruntwood has delivered a significant redevelopment of Pall Mall, carefully balancing the preservation of its historic character with the demands of a modern, sustainable workplace. At the heart of the scheme was the replacement of the Grade II listed glazed façade, undertaken with sensitivity to heritage while upgrading the building envelope to meet contemporary standards of performance and appearance.

The project also included a full strip-out of asbestos and all legacy building services, creating a clean slate for modern infrastructure. Sustainability was a key driver behind the redevelopment, with the installation of new, highly efficient heating and cooling systems designed to reduce energy consumption, minimise operational costs, and support long-term environmental performance.

Across all tenant areas, raised access flooring has been introduced (utilising reclaimed panels) installed throughout at a height set to balance service void depth with available floor-to-soffit clearance, providing flexibility for future workspace layouts and the integration of building services. In addition, welfare facilities have been fully upgraded and thoughtfully positioned adjacent to vertical circulation routes, ensuring ease of access and improving user experience throughout the building. The lower floors have also been developed to incorporate a range of welfare facilities including a gym, cafe, lounge and meeting rooms, accessible to all building users.

At Levels 9 and 10, the lobbies have been sensitively refurbished in response to the existing context. On Level 10 the heritage mosaic tiled walls have been exposed and refurbished to celebrate the original heritage elements. On Level 9, due to previous works in the lobbies to overboard the mosaic tiles, the tiles have been damaged beyond reasonable repair, as such, the strategy was agreed to overboard the walls on this floor. This results in a different context for the signage on each floor.

This comprehensive redevelopment has not only safeguarded Pall Mall's architectural heritage but has also repositioned the building as a high-performing, sustainable, and adaptable environment that meets the needs of today's tenants while anticipating those of the future.

3.3. Tenant Fitout Guide

Externally and internally the landlord wishes to maintain visual consistency of the building as a whole. To encourage this, the landlord has developed the Tenant Fitout Guide, which sets out a framework for the design of tenant spaces.

The design guide has been prepared to assist tenants undertaking works within Pall Mall, Grade II listed building where sensitivity to historic fabric and statutory obligations is paramount. It is not intended to serve as a step-by-step instruction manual, nor to constrain creativity. Rather, it sets out key parameters and reference points which are both contextually appropriate and compliant with statutory requirements.

ID:SR and Sheppard Robson have used the Tenant Fitout Guide as a reference point, to ensure that whilst the signage is bespoke to the needs of the occupants and representative of the practice, innovation and design quality are achieved in balance with the heritage setting.

EXISTING LOBBY & SIGNAGE

4.0 DESIGN STATEMENT

4.1. Design Principles & Concept

The proposed signage on Levels 9 and 10 at Pall Mall for Sheppard Robson's Manchester studio, aims to create signage that is reflective of the practice, creating a clear identity on arrival, whilst also seamlessly complimenting the surrounding architecture and interior design of the lobby areas.

The signage has been developed in close accordance with the parameters and guidance set out within the TFOG, aligning with the approved heritage framework and with the wider design ethos of the building. This applies not only to aesthetic qualities of the signage, but paying particular attention to the installation and fixing strategies, notably to the signage on Level 10, where the heritage mosaics are present.

To limit the number of fixings and ensuring that the fixing locations can be installed in the grout lines, so as to not damage the tiles, the body of the sign is a folded metal plaque, with 3D lettering applied to plaque. The colour of the plaque has been selected to align closely to the mosaic tiles, ensuring the appearance is subtle and not visually disruptive. The letters are then in a contrasting metallic finish to ensure legibility, whilst also matching the finish of the lift surrounds in the lobbies.

As the signage on Level 9 does not have to contend with the constrained fixing requirements The approach has been to provide individual lettering fixed to the plasterboard lining. Noting the lighter coloured walls in this lobby the colour of the lettering has been inverted from Level 10, to provide visual clarity but also a shared language between the two signs.

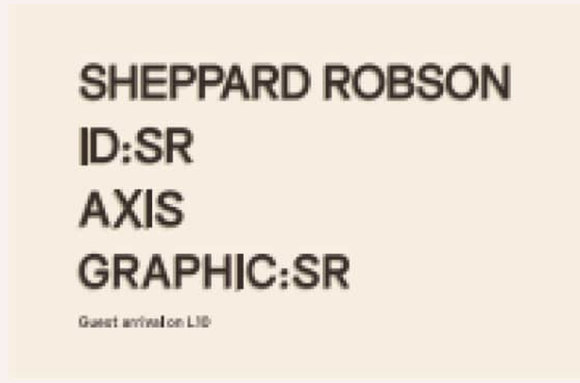
The size of both signs (circa 940mm x 500mm) is intended to be compact enough so as not to be overly intrusive within the space but maintain a suitable for scale for legibility and wayfinding.

Full details of the signage proposals can be found in Appendix A - Signage Graphics Pack.

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PROPOSED LEVEL 10 SIGNAGE



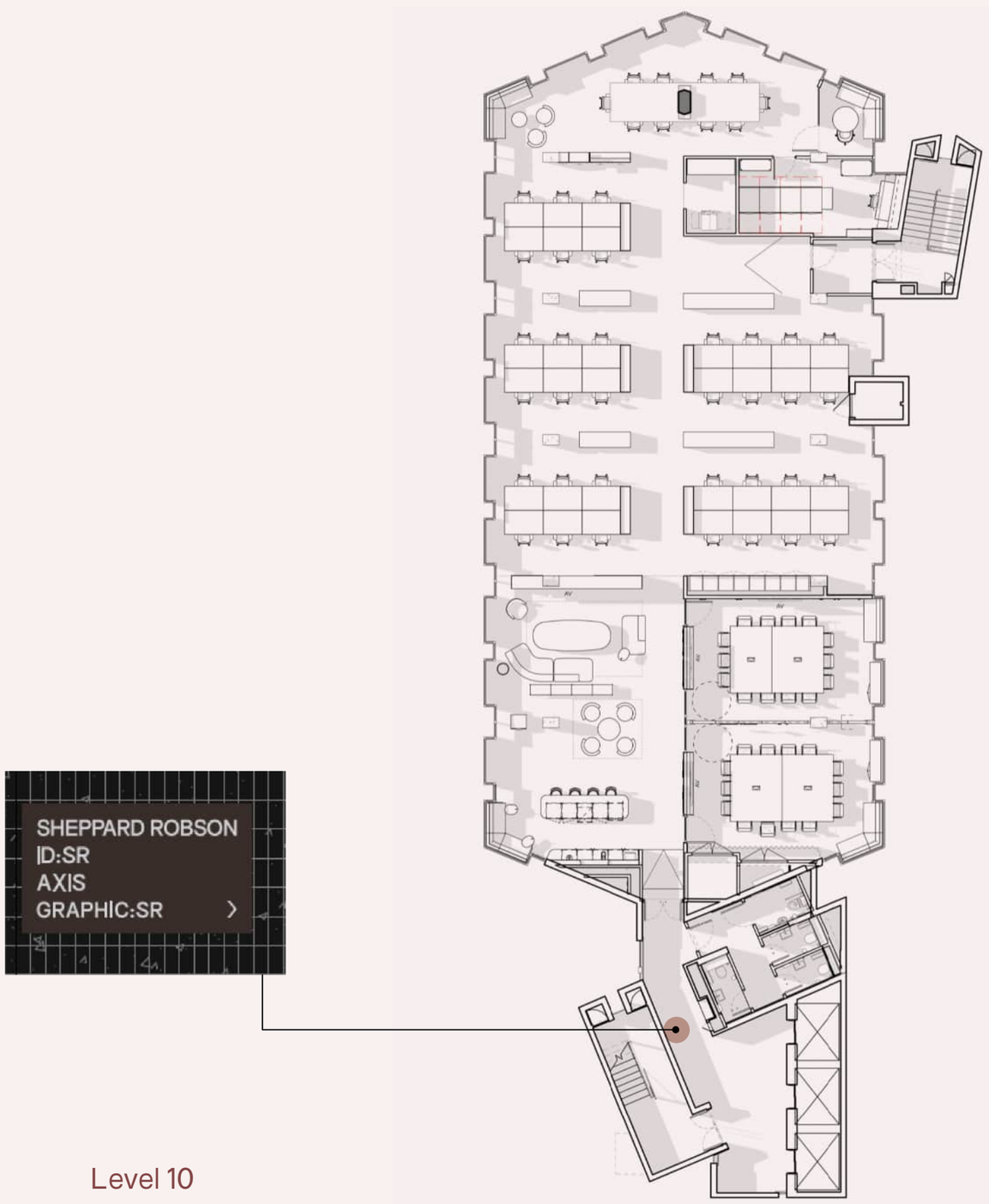
PROPOSED LEVEL 9 SIGNAGE



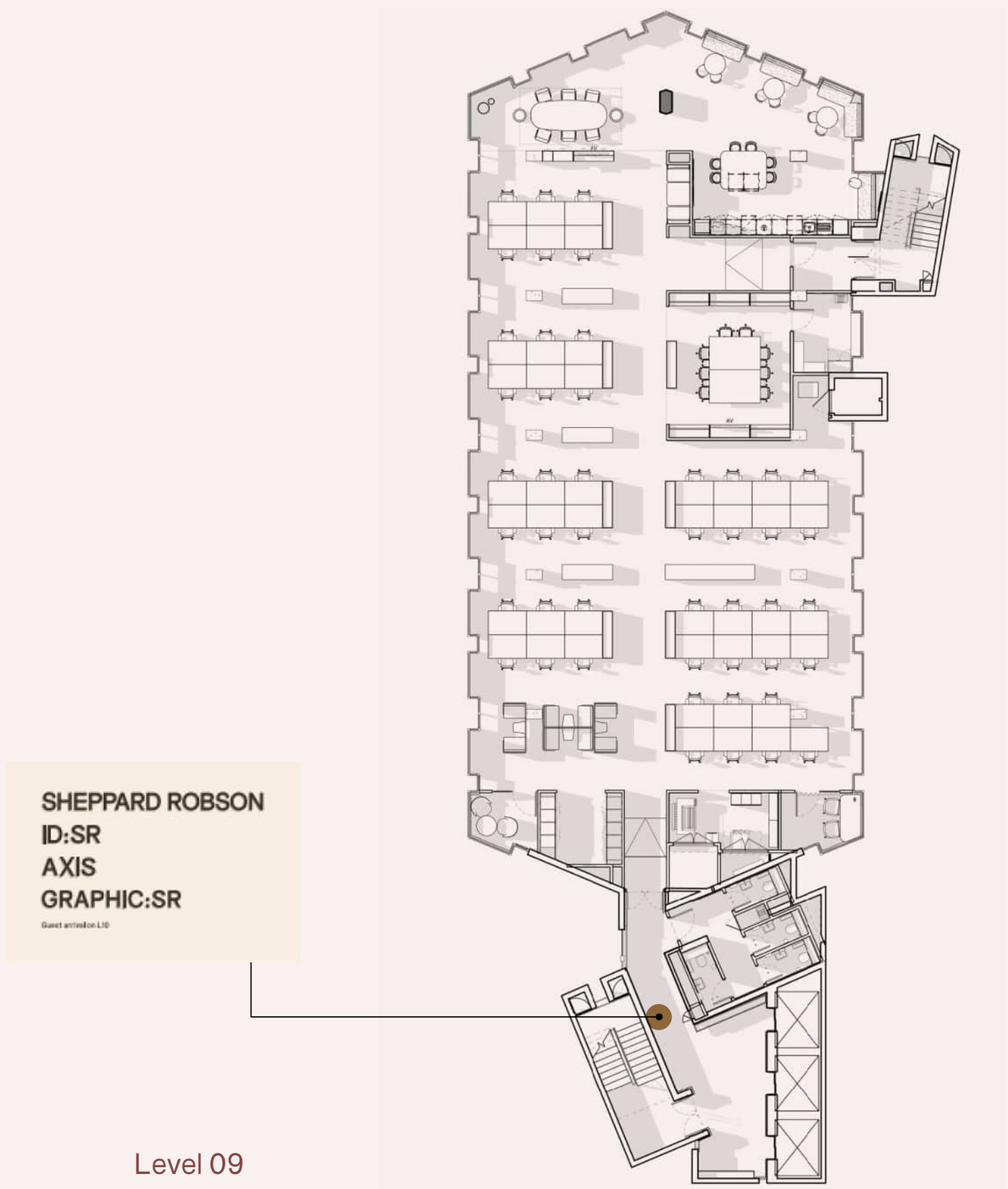
MOSAIC TILED LOBBY

4.2. Signage Locations

The plans of Level 9 and 10 below indicate the proposed locations and style of signage proposed for each floor.



Level 10



Level 09

SIGANGE LOCATIONS

- Level 10 Signage
- Level 9 Signage

5.0 APPENDIX A - SIGNAGE GRAPHICS PACK

The following document provides full details of the proposed signage to both Levels 9 and 10.

Pall Mall Internal

Arrival Signs Graphics Pack

August 2026

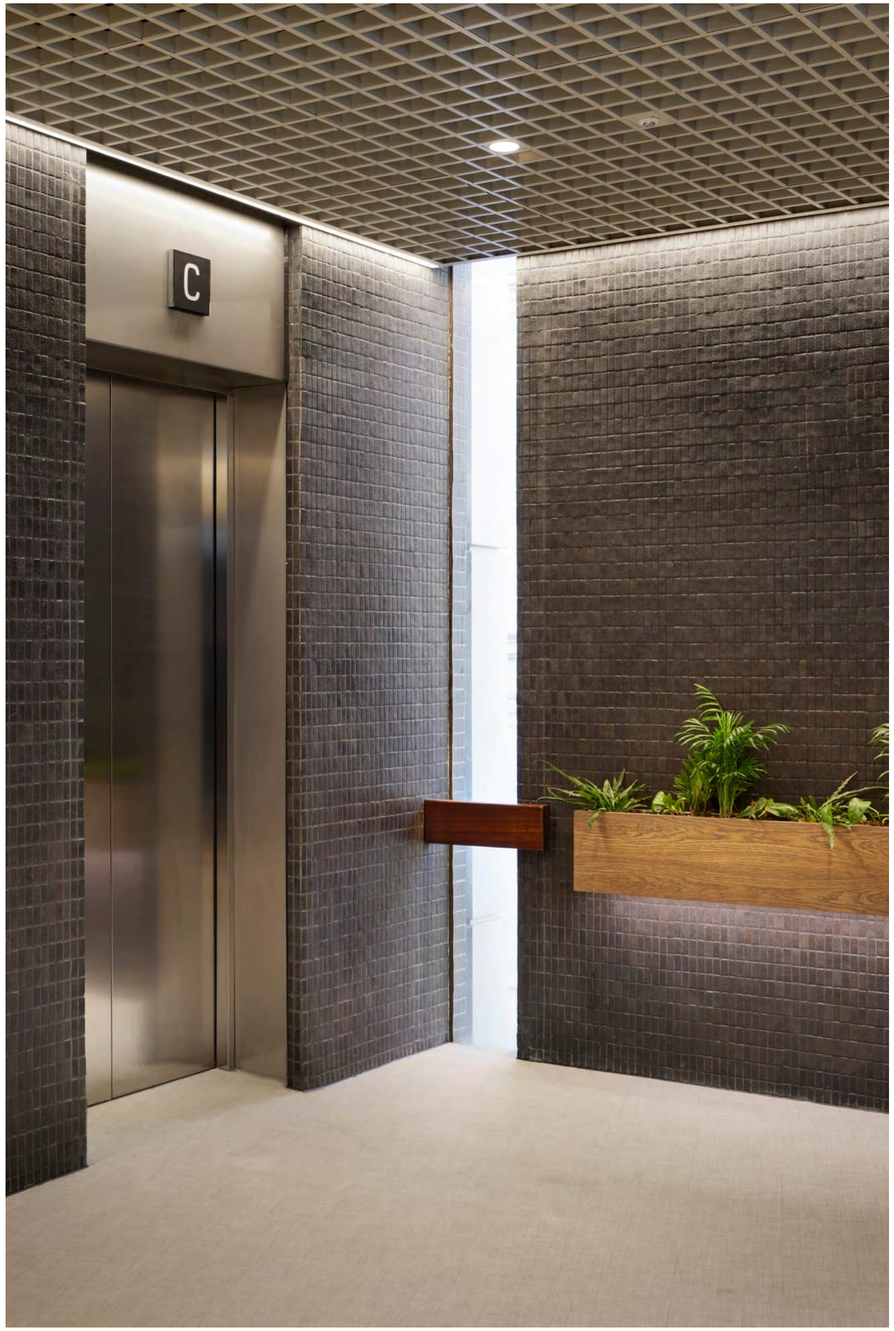
GRAPHIC:SR

Our brief is to create sophisticated signage across both workfloors at Pall Mall. The signage should compliment and fit seamlessly in the surrounding architecture and interior design of the these lobby areas, as well as reflect the internal design theory of all four brands.

Arrival Sign

Floor 10

Lobby Areas Context







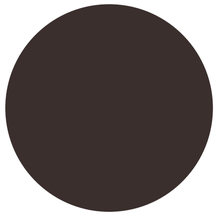
Arrival Signage
SM01A
Floor 10 Lift Lobby Entrance

Folded metal plaque mounted to internal tiled wall.
To match Dark Mocha - RAL 8019. Matt finish 15MM Depth

Metal 3D lettering applied direct to plaque.
Polished metal finish
15MM Depth

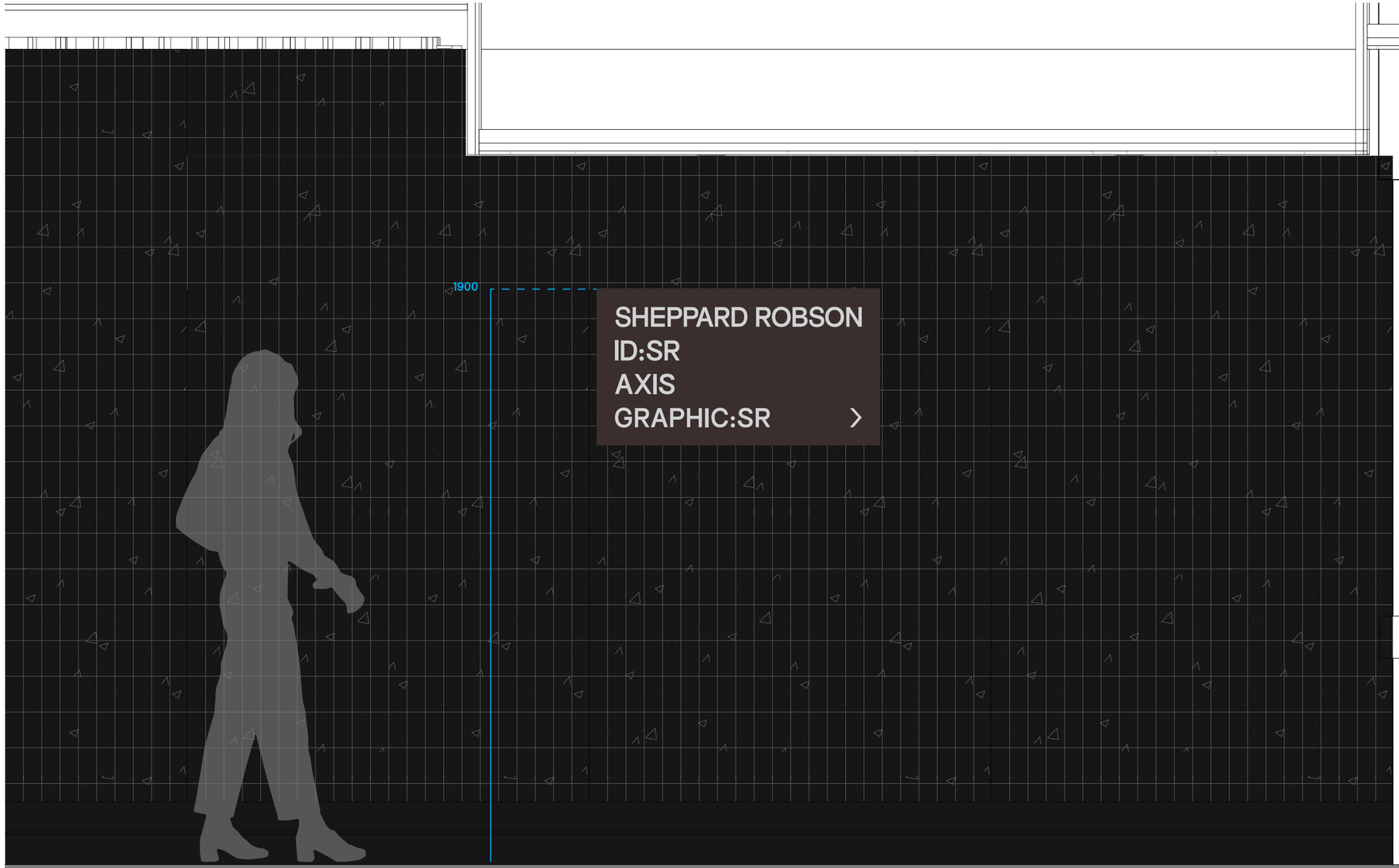
Text cap height is 65 MM as indicated.

Preference for individual Logo's is to have a consistent colour/material for all four. Using the metal to elevate the words rather than attempting to RAL match to existing RGB colourways.



Dark Metal - To match
Dark Mocha
RAL: 8019
Matt Finish

Metal - To match
Stainless Steel / Aluminium
Polished Finish

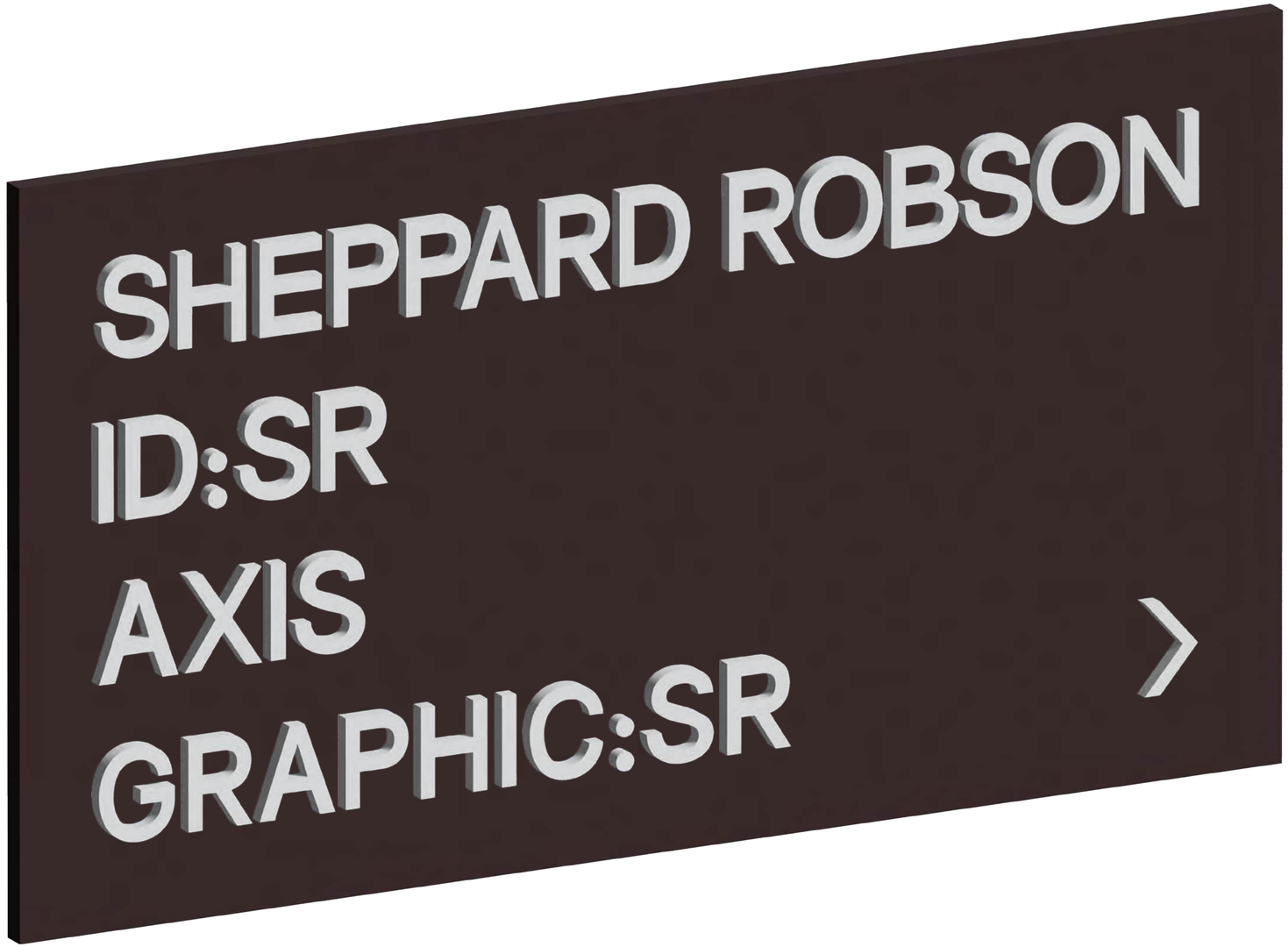


Arrival Signage
SM01A
Floor 10 Lift Lobby Entrance

Folded metal plaque mounted to internal tiled wall.
To match Dark Mocha - RAL 8019. Matt finish 15MM Depth

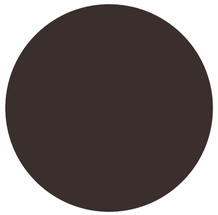
Metal 3D lettering applied direct to plaque.
Polished metal finish
15MM Depth

Text cap height is 65 MM as indicated.



Optioneering

Metal Plaque can also be constructed in acrylic and then coated to match ‘Dark Mocha’. Alternative metal can be specificed for 3D lettering.



Dark Metal - To match
Dark Mocha
RAL: 8019
Matt Finish

Metal - To match
Stainless Steel / Aluminium
Polished Finish

Arrival Signage
SM01A
Floor 10 Lift Lobby Entrance

Signage contractor to advise on best practice materials and fixings

1x Costing needed for this sign type as SM01A

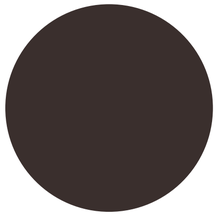
Folded metal plaque mounted to internal tiled wall.
To match Dark Mocha - RAL8019. Matt finish 15MM Depth

Metal 3D lettering applied direct to plaque.
Polished metal finish
15MM Depth

Text cap height is 65 MM as indicated.

Optioneering

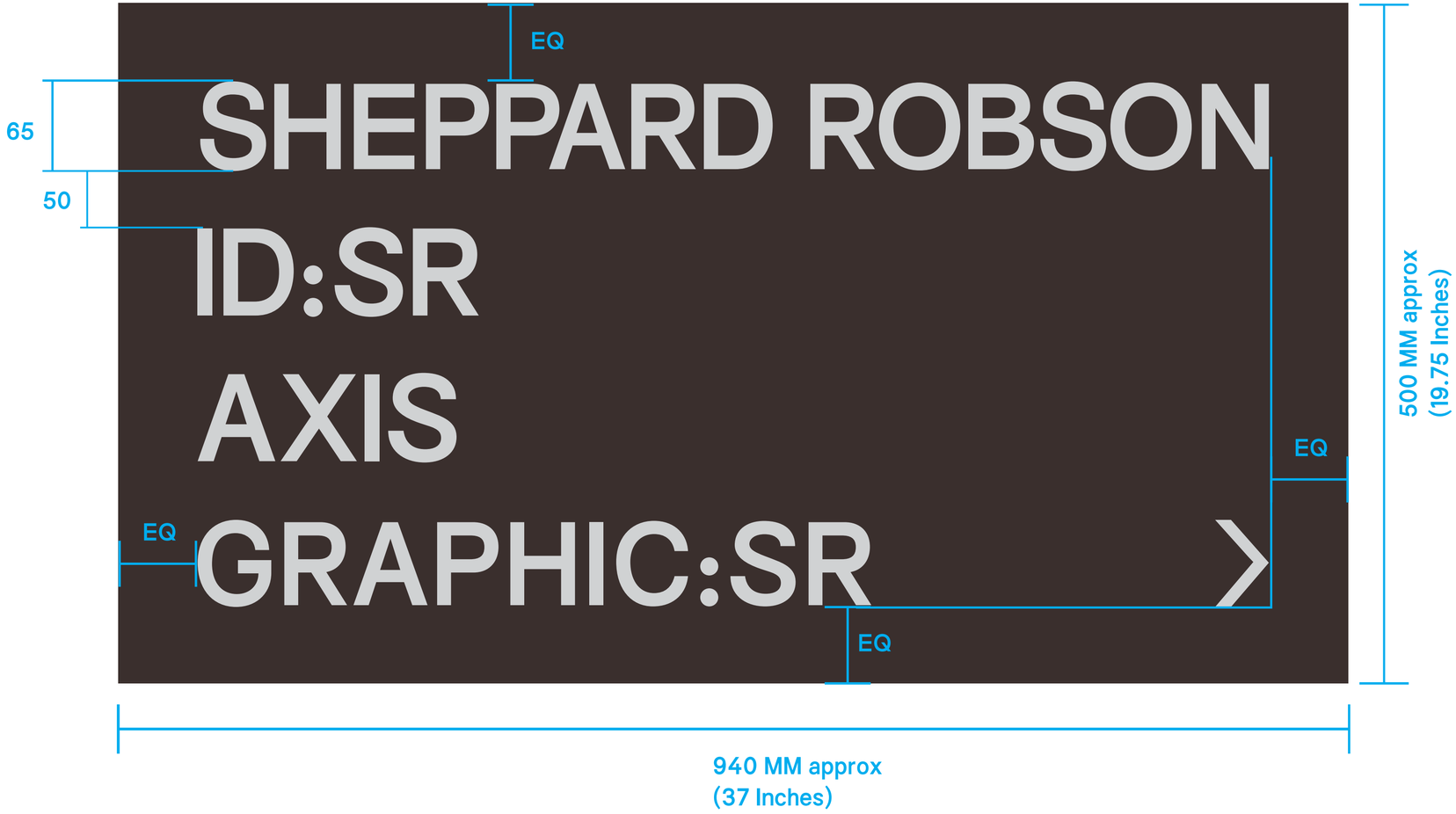
Metal Plaque can also be constructed in acrylic and then coated to match 'Dark Mocha'. Alternative metal can be specificed for 3D lettering.



Dark Metal - To match
Dark Mocha
RAL: 8019
Matt Finish

Metal - To match
Stainless Steel / Aluminium
Polished Finish





Arrival Sign

Floor 09

Arrival Signage
SM02
Floor 09 Lift Lobby Entrance

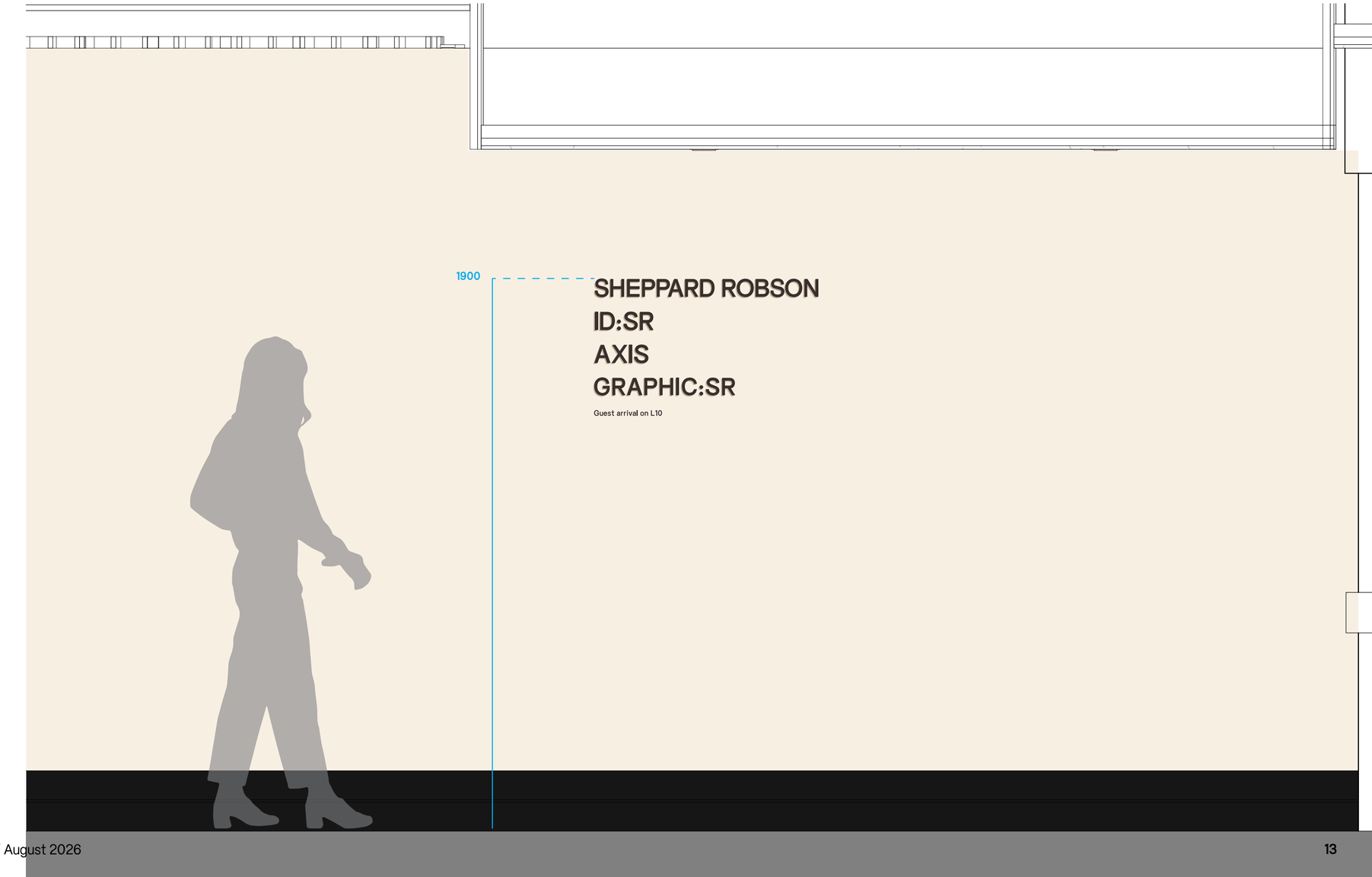
Metal 3D lettering applied flush direct to wall surface.
Colour to match Dark Mocha - RAL to be confirmed. Matt finish
15mm depth

Text cap height is 65 MM as indicated or otherwise

Supplementary text is to be applied as vinyl decal direct to wall surface

Preference for individual Logo's is to have a consistent colour/material for all four. Using the metal to elevate the words rather than attempting to RAL match to existing RGB colourways.

Dark Metal - To match
Dark Mocha
RAL: TBC
Matt Finish

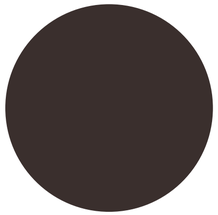


Arrival Signage
SM02
Floor 09 Lift Lobby Entrance

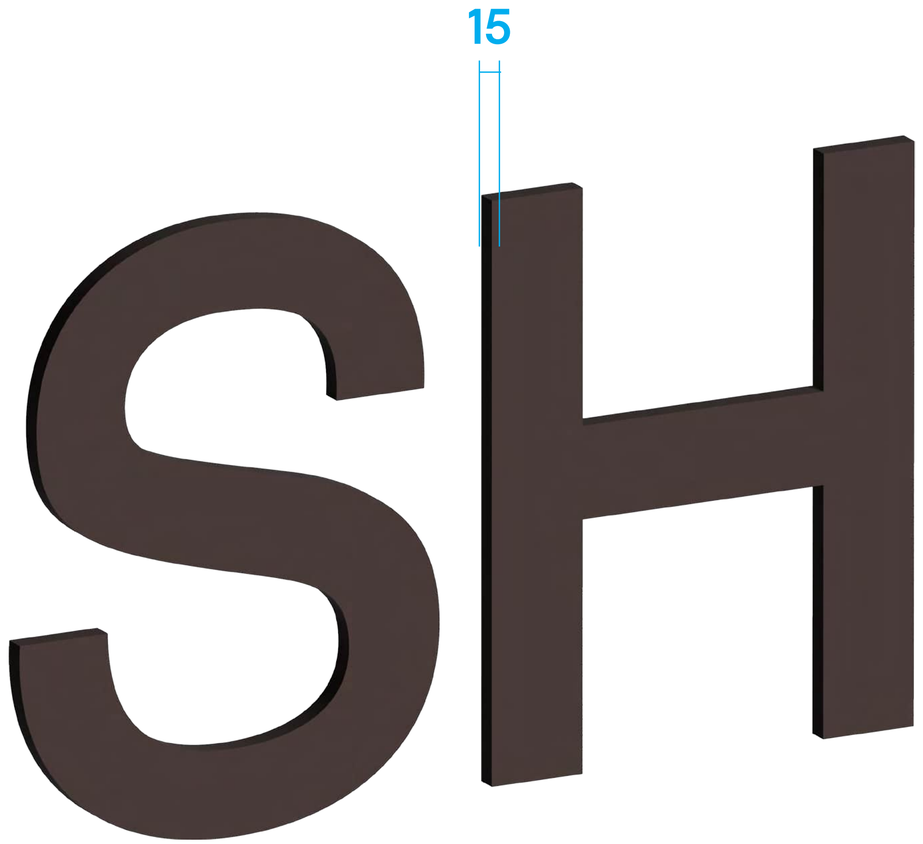
Metal 3D lettering applied flush direct to wall surface.
Colour to match Dark Mocha - RAL to be confirmed. Matt finish
15mm depth

Text cap height is 65 MM as indicated.

Preference for individual Logo's is to have a consistent colour/material for all four. Using the metal to elevate the words rather than attempting to RAL match to existing RGB colourways.



Dark Metal - To match
Dark Mocha
RAL: TBC
Matt Finish



Arrival Signage
SM02
Floor 09 Lift Lobby Entrance

Signage contractor to advise on best practice materials and fixings

1x Costing needed for this sign type as SM02

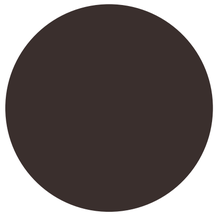
Metal 3D lettering applied flush direct to wall surface.
Colour to match Dark Mocha - RAL to be confirmed. Matt finish
15mm depth

Text cap height is 65 MM as indicated or otherwise



Optioneering:

Metal can be specified as Acrylic with same detailed specs for finishes.



Dark Metal - To match
Dark Mocha
RAL: TBC
Matt Finish

Supplementary text is to be applied as vinyl decal direct to wall surface
Colour to match ‘Dark Mocha’

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