

Pre-App Report

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Introduction

1.1 Client Aspirations

Introduction

The intentions of this report is to outline the proposed alterations to Kings House and provide justification for our design decisions.

Our clients vision for the building is to deliver a unique asset which combines character and heritage with market leading workspace, technology and sustainability.

Over the last 15 years Kings House has undergone alterations to various areas of the building, these include the following -

- upgrading the single glazed timber windows to double glazed on the west side of the building (above Koreana)
- Facade cleaning and stone repairs
- The introduction of lighting and awnings to San Carlo.

The intentions of the current proposals are to bring the remaining areas of Kings House up to future performance requirements. By carrying out sympathetic alterations which we will illustrate in this report, we are future proofing the building by reducing its operational energy and maintaining historic fabric within the Parsonage Gardens Conservation Area.



Southgate Street View

Introduction

1.2 Bruntwood Projects

Recycling, Refurbishing and Restoring Existing Buildings

Introduction

Bruntwood Group are a commercial property partner who develop work, leisure and retail spaces for businesses of all sizes. They blend work and lifestyle to encourage interaction and create communities through inspiring workspaces.

In recent years it has become increasingly evident that urgent action is needed to combat climate change and we have declared a climate emergency at both a national and regional level. Bruntwood takes climate change very seriously and has set ambitious targets in achieving 'net zero'.

'Kings House is a key building in our Bruntwood portfolio and we must ensure it is fit for purpose '

Here we take a look at a small selection of Bruntwoods portfolio. Focusing on buildings of historic interest we have listed notable interventions which have helped future proof their use and place with in Manchesters commercial market. for many decades to come. For this reason the intervention must have longevity, in particular the lifecycle and performance of the building fabric. There is a significant challenge to ensure this building performs from an energy, weather tightness and lifecycle perspective. We must avoid developing a building, which is difficult to let or once let has ongoing issues with the facade, which disrupt customers' enjoyment of the building,' (Bruntwood).

Portland Street



Future development – PP and LBC has been secured for some of the works mentioned for the Portland Street project which is proposed to be a restored grade-II listed Victorian warehouse with extensive heritage features to deliver a series of fun spaces for 'like minded' creative industries. The integrity of the building exterior is retained and celebrated.

Noteable Interventions:

- Introduction of projecting signage
- External lighting to facade

Blackfriars



The Blackfriars restoration was a pioneer scheme for Bruntwood and sits within the Parsonage Gardens Conservation Area. The building incorporates office, collaboration and relaxing spaces to create a scheme that is completely focused on the community it serves.

Noteable Interventions:

- Provision of roof enclosure to plant space
- New extension to roof
- Introduction of ventilation supply and extract vents, achieving a sympathetic approach by retaining the window proportions whilst adding vents to less prominent elevations.

Kings House



Part of Kings House has already been upgraded in the last 15 years. In 2008, works were completed on the right side of the property from the Kings West Elevation. The San Carlo demise has also seen external additions in recent years.

Noteable Interventions:

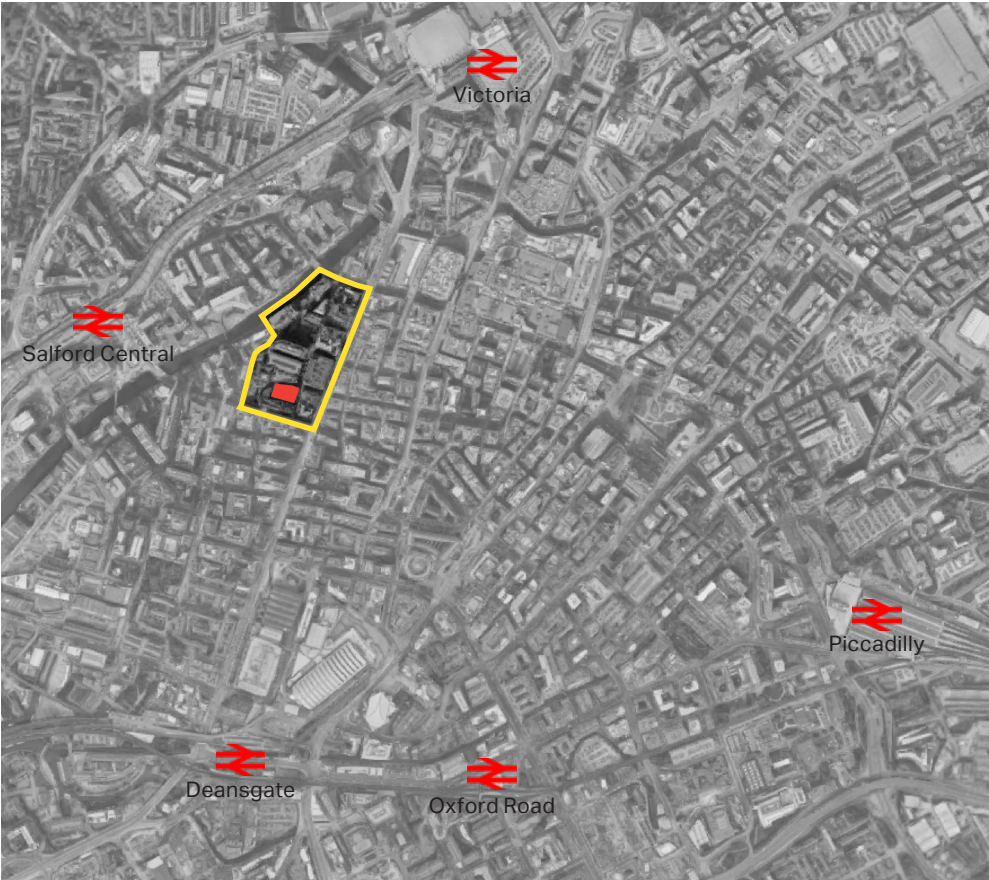
- The windows to the west of the building were upgraded from single glazing to double glazing, Timber framing to all levels with the exception of the 4th floor where alluminium frames have been introduced.
- Awnings and protruding signage to San Carlo demise
- External lighting to San Carlo
- Cleaning and stone repairs

The Site & Planning Context

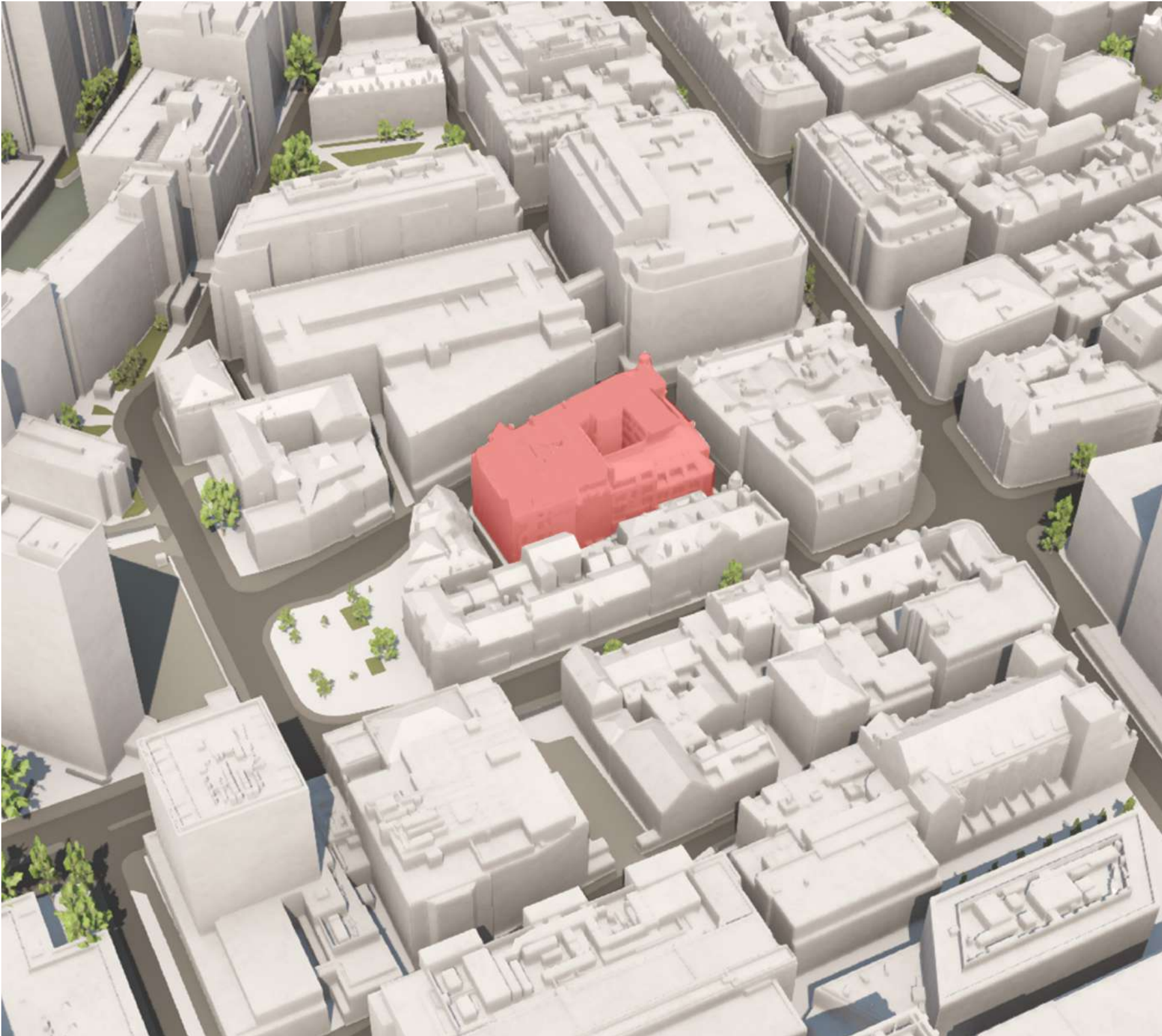
2.1 Site Location

The site is located on King Street West within the Parsonage Gardens Conservation Area. Situated within close proximity to Deansgate, adjacent to House of Fraser the building has rear access via Butter Lane and Back Bridge Street.

Included within the recently published Parsonage SRF: The building is opposite the King Street NCP which is a key development site within the SRF and is likely to lift the prominence of the area surrounding Kings House once delivered.



Site location map



Aerial view of the site (VuCity)

The Site & Planning Context

2.2 Parsonage Gardens Conservation Area

Parsonage Gardens Conservation Area

Designated in 1985, the Parsonage Gardens conservation area is based on a square of the same name.

The area is bound by three prominent routes within the City Centre: Blackfriars Street and Bridge Street which provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge from within the SRF area that passes over the River Irwell, landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between the two cities.

There are six Grade II Listed Buildings of varying typologies and eras. The buildings are also in a variety of uses including office, retail and residential.

The centre of the area is marked by Parsonage Gardens, which is a trapezoidal public garden surrounded by a diverse range of buildings in a variety of styles.



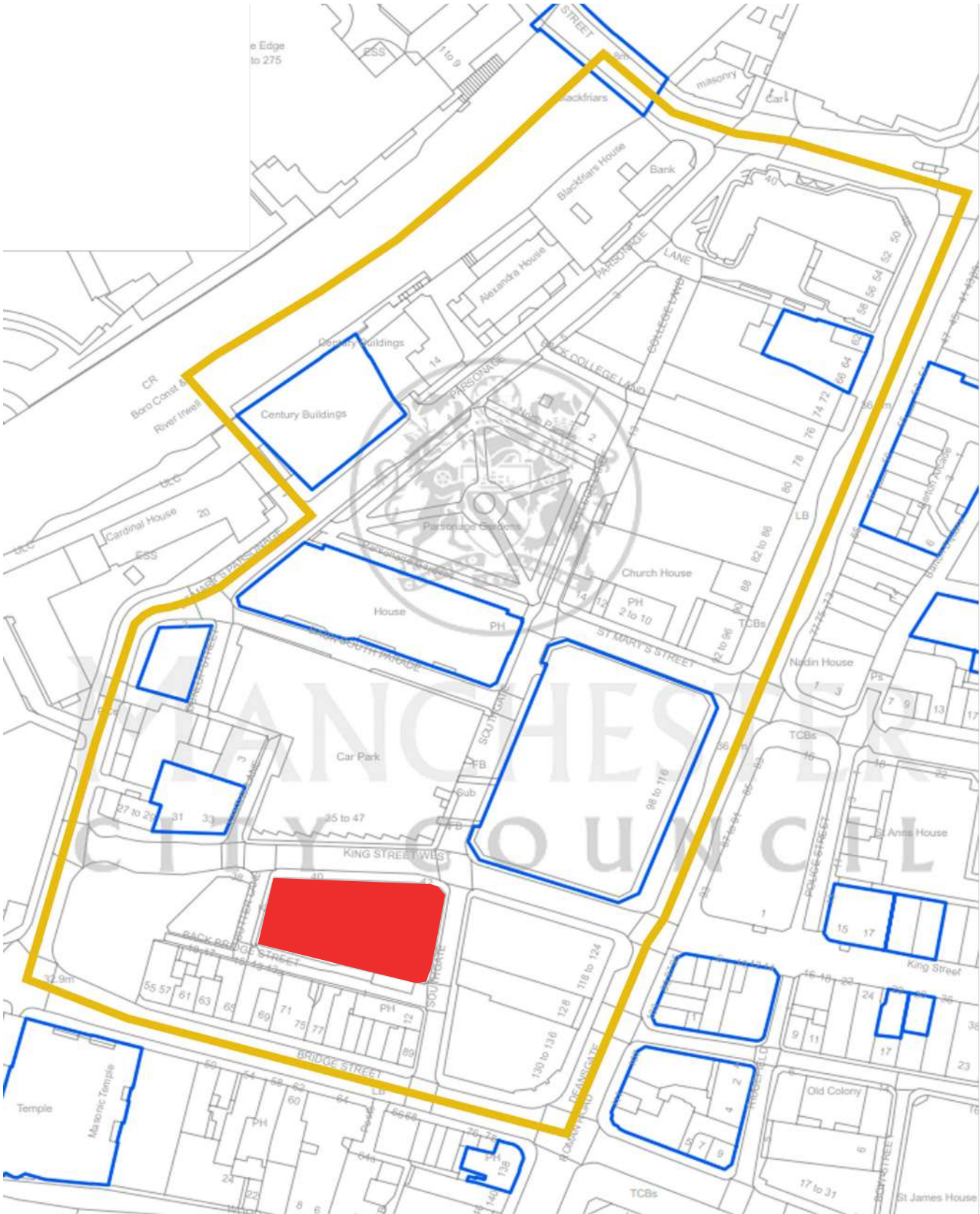
Arkwright House, Manchester M3 2LF



Kendal Milne's, nos. 98-116, Deansgate



3 St. Mary's Parsonage



Manchester City Council - Parsonage Road Conservation Area Map - Edited

- Conservation Area Boundary
- Listed Building
- Site

The Site & Planning Context

2.3 Architectural Context

The surrounding architectural context is characterised by a mix of building scales and surrounding contexts. A belt of recent development to the north (the Ramada Hotel), south (Law Courts) and west, on the opposing bank of the River Irwell, has introduced a larger scale of building. This newer, bolder urban grain contrasts with the finer scale and setting of the conservation areas around King Street and St Ann’s Square.



3 ST MARY'S PARSONAGE

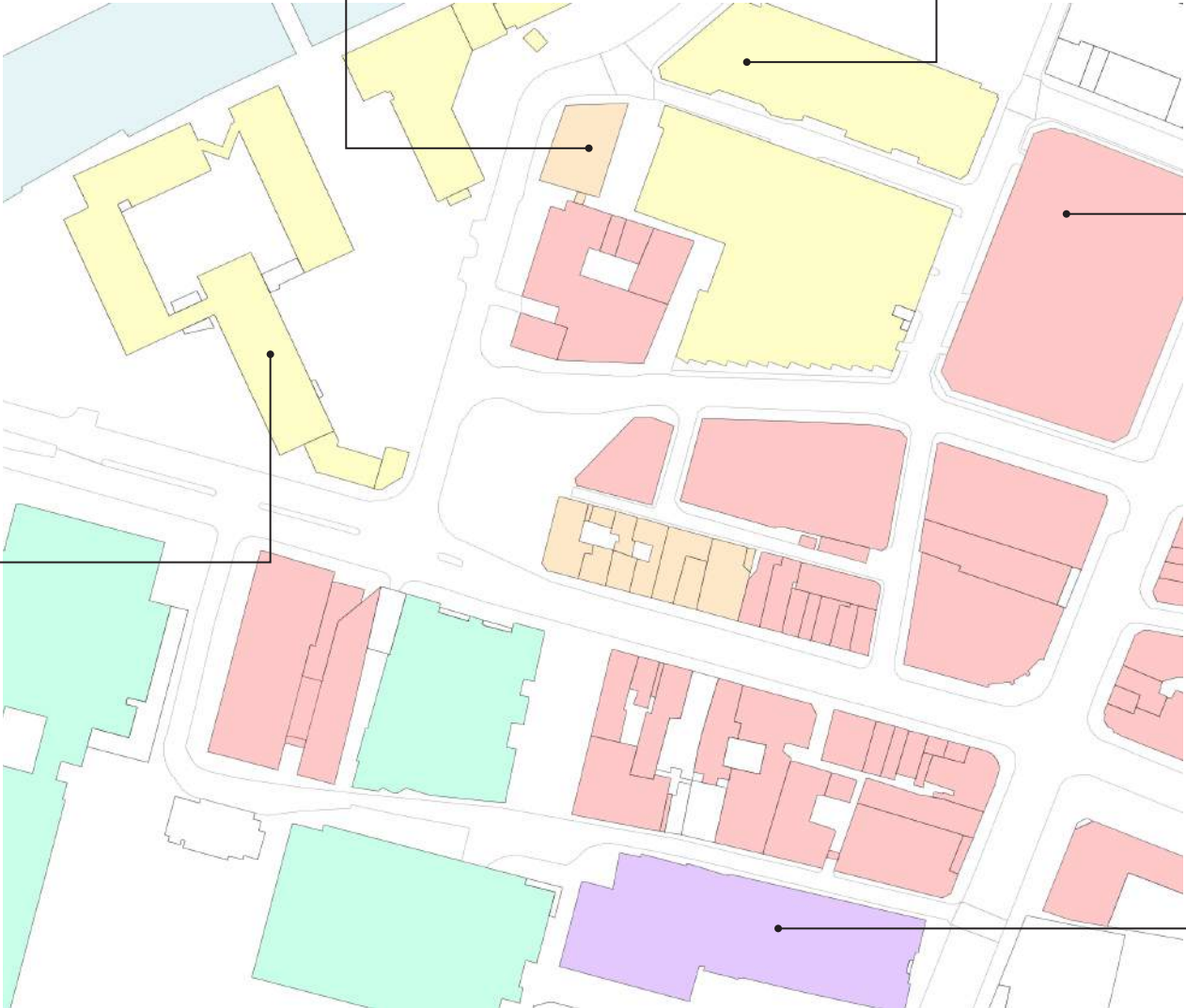


ARKWRIGHT HOUSE
Parsonage Gardens



KENDAL MILNE
98-116 Deansgate

- Mixed Use:
Retail and Residential
- Mixed Use:
Retail and Office/Commercial
- Office/Commercial
- Institutional
- Cultural



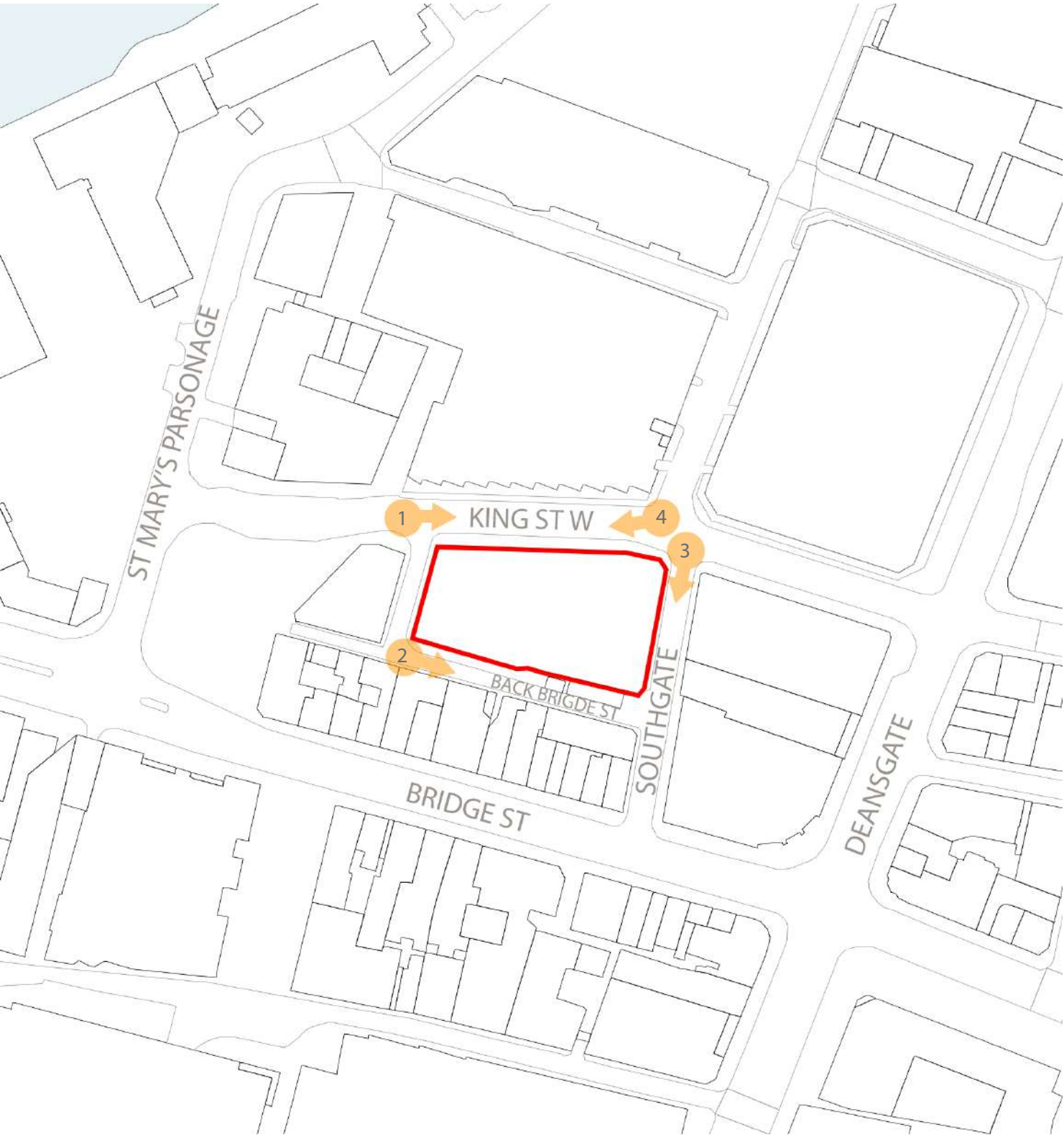
ALBERT BRIDGE HOUSE
1 Bridge Street



JOHN RYLANDS LIBRARY
Deansgate

The Site & Planning Context

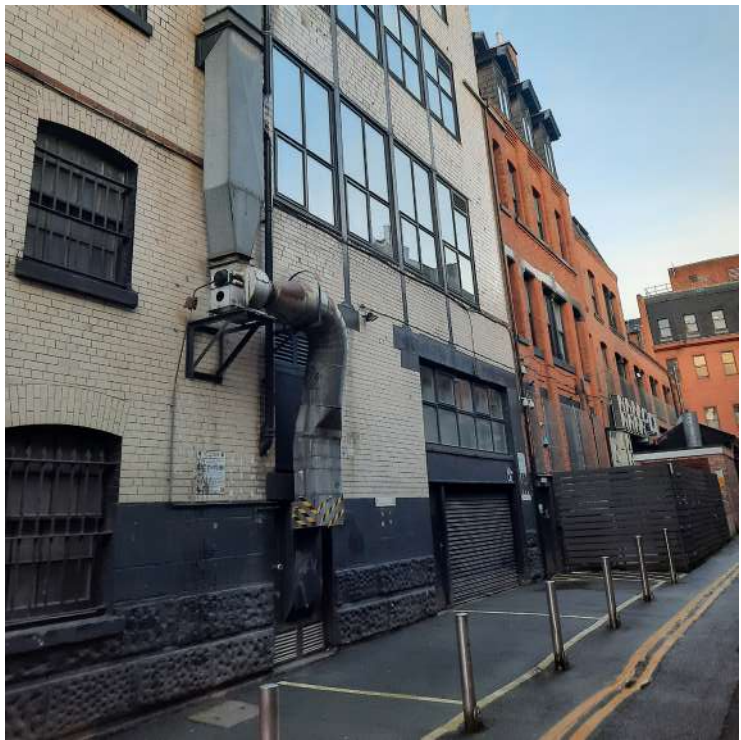
2.4 Site Context



Site plan showing the location of the street views to the right



1 View South East from King Street West



2 View North West from Back Bridge Street



3 View South East from Southgate



4 View South East from King Street West

The Site & Planning Context

2.5 Kings House

Erected at the end of the 19th Century and two different designs, numbers 40 & 42 King Street West comprise of one building mass. In more recent years the buildings were interconnected to provide office space for its most recent tenant. The building has recently become vacant giving our client a rare opportunity to carry out some much needed refurbishment works.



Proposed Interventions

3.1 Summary and Sustainability Targets

Bruntwood's Vision:

By 2030, all new buildings and major refurbishments will have at least 40% less embodied carbon with significant upfront carbon reduction, and all new buildings must achieve net zero operational carbon.

By 2050, new buildings and major refurbishments will have net zero embodied carbon, and all buildings, including existing buildings, must achieve net zero operational carbon.

The proposed interventions look to enhance and celebrate Kings House, whilst protecting its historic fabric as far as possible and improving its operational and embodied carbon.

Summary of interventions

- Roof refurbishment to include re-lining, insulation and reinstating existing slate tiles where possible
- Roof top plant enclosure and access to accommodate the required mechanical and electrical upgrades
- The introduction of 6 x conservation roof lights to the west roof
- Removal of recent roof extension to the west roof and reinstating the original pitch
- Upgrading windows to double glazing with like for like timber window frames to improve thermal performance.
- Building services upgrades to increase electrical applications and removes the use of fossil fuels.
- Removal of existing security wire mesh to replace with more sympathetic internal retractable grilles.
- Cleaning and making good of the existing structure where possible
- The introduction of lighting to help celebrate Kings House prominent facades.
- Introduction of a dry riser inlet to Kings Street West elevation to satisfy the improved fire strategy.
- The introduction of window vents to the light well elevations to accommodate mechanical ventilation improvements.



By completing the proposed interventions it has been calculated that the building thermal performance will be substantially improved as illustrated in the table below -

U Value (W/m²K)	Baseline	Source for Baseline	Part L Compliance	Proposed Improvement
West Roof Refurbishment	0.23	Incoming documents	0.18	0.14
Roof	2.5	NCM db Construction (SBEM)	0.18	0.14
External Walls	1.6	NCM db Construction (SBEM)	0.28	0.2
Floors	0.58	NCM db Construction (SBEM)	0.22	0.17
Windows Single Glazed	5.68	NCM db Glazing	1.6	1.4
Windows Double Glazed	2.2	NCM db Glazing	2.2	2.2

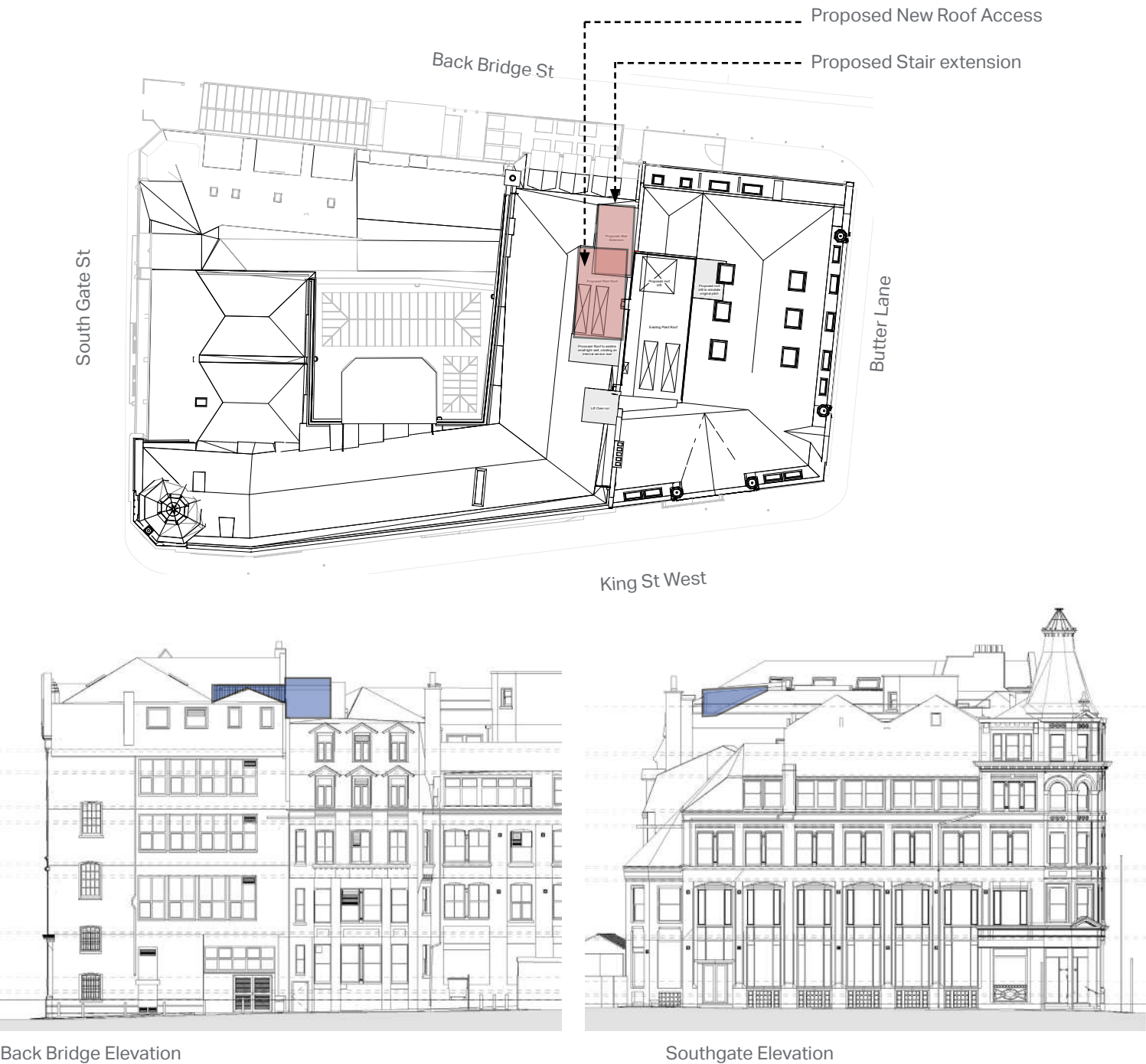
Proposed Interventions

3.2 Roof - Plant

To improve the buildings energy efficiency there are various interventions required to the roof.

By upgrading the existing mechanical and electrical strategy for the building it is essential that a new plant enclosure is provided for the increase in plant.

To ensure this is done in a sympathetic manner and in order to minimize impact, we are proposing to introduce the new plant at a central location to the roof. From analysis of the existing pitch heights and understanding the sightliness from street level we have managed to ensure the plant will not impact the most prominent elevation of King Street West. The impact will be to Back Bridge Street and South Gate Street elevations, however not seen from street level.



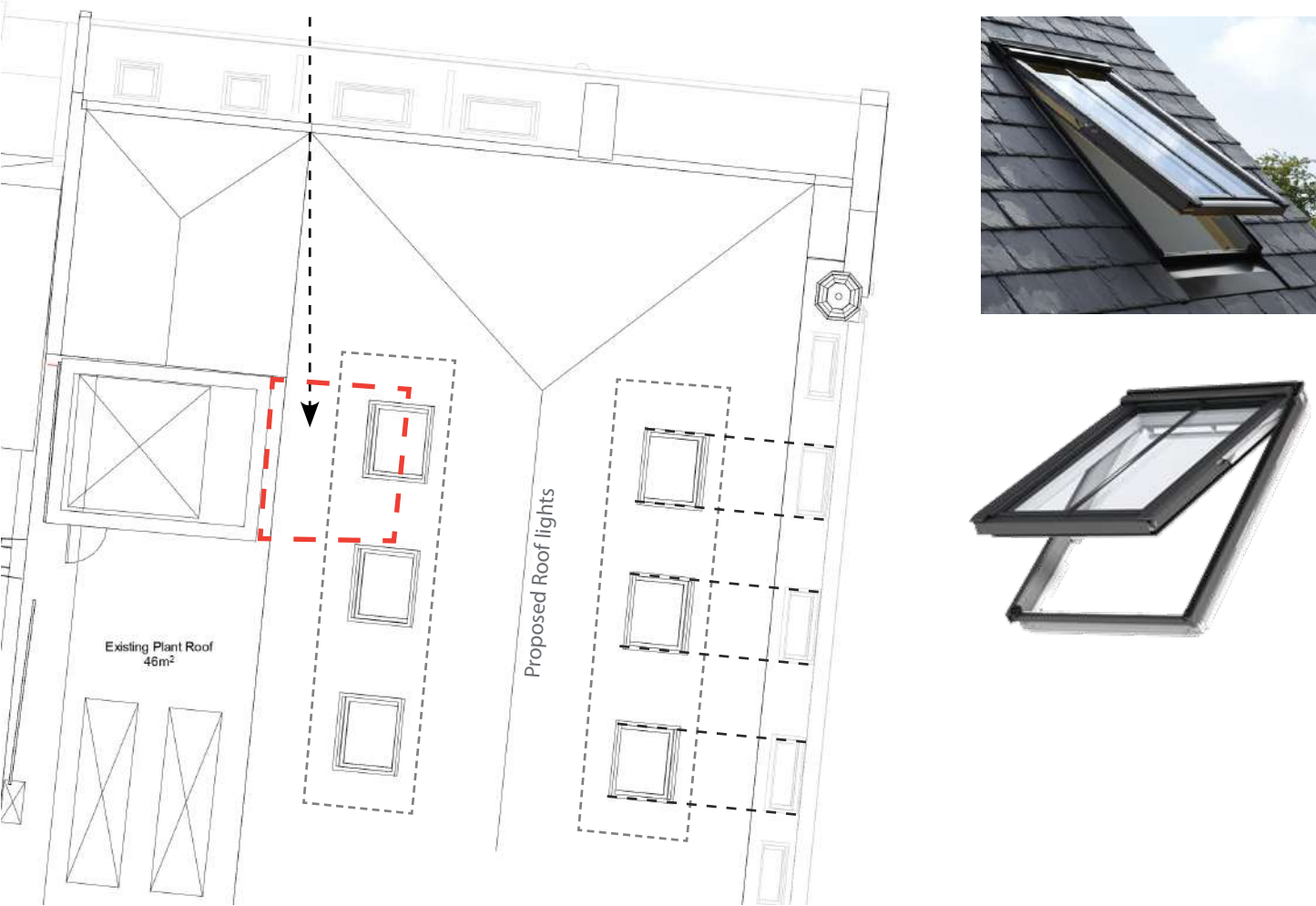
Proposed Interventions

3.2 Roof - Refurbishment

In addition we will be carrying out roof refurbishments to improve its thermal efficiency. All existing slates will be reinstated where possible and like for like matching slate will be introduced where required.

As part of the internal refurbishment we are keen to expose and celebrate any existing structure. By exposing the pitch of the roof we wish to introduce 6 x conservation roof lights to the west roof, this will increase access to natural daylight and further improve the internal environment. To enhance the internal pitch we will also be removing a modern extension in this location and reinstating the original pitched roof.

Existing modern extension to be demolished and roof to be reinstated

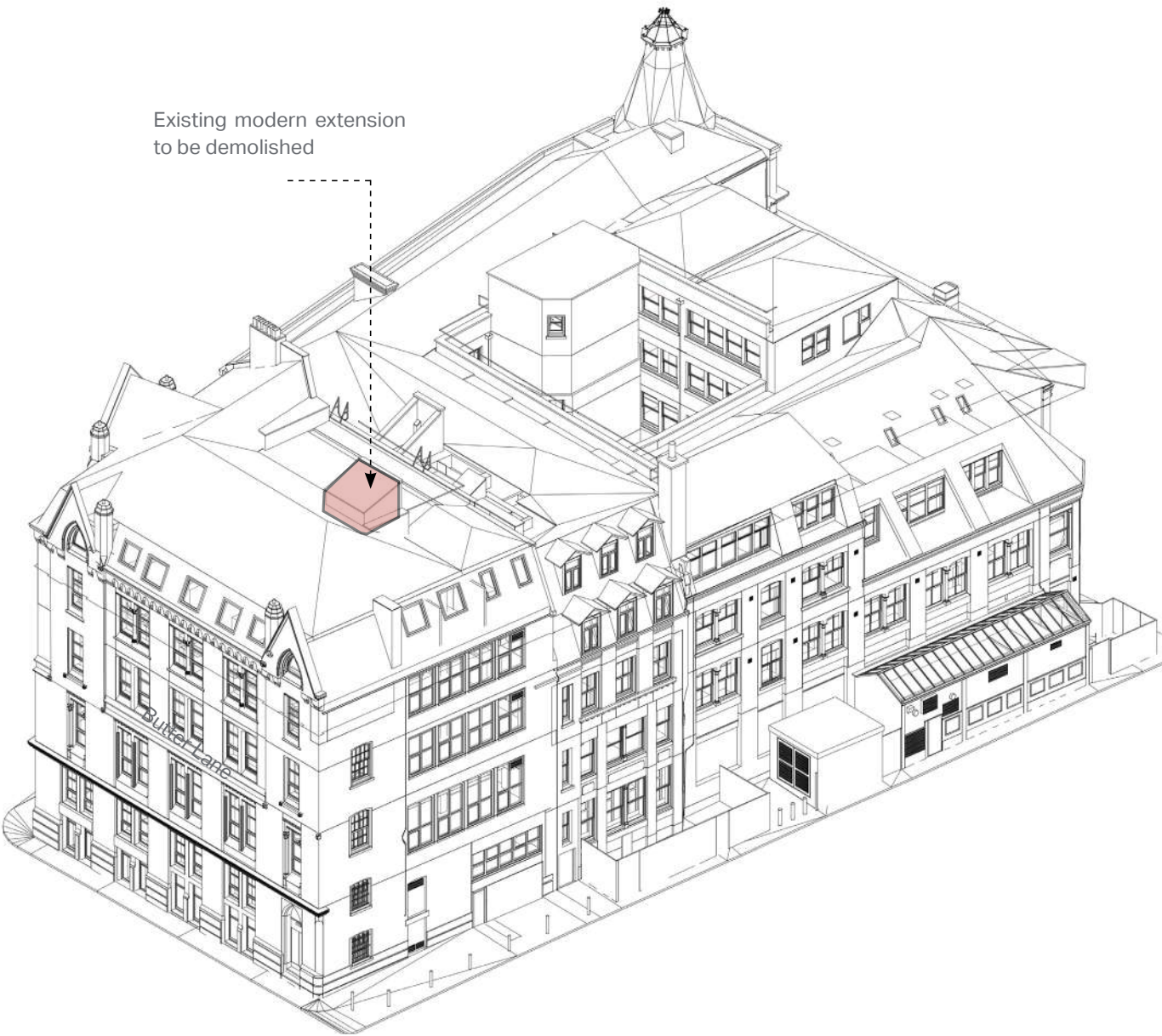


The images shown below show the existing roof tiles highlighting the range in condition.

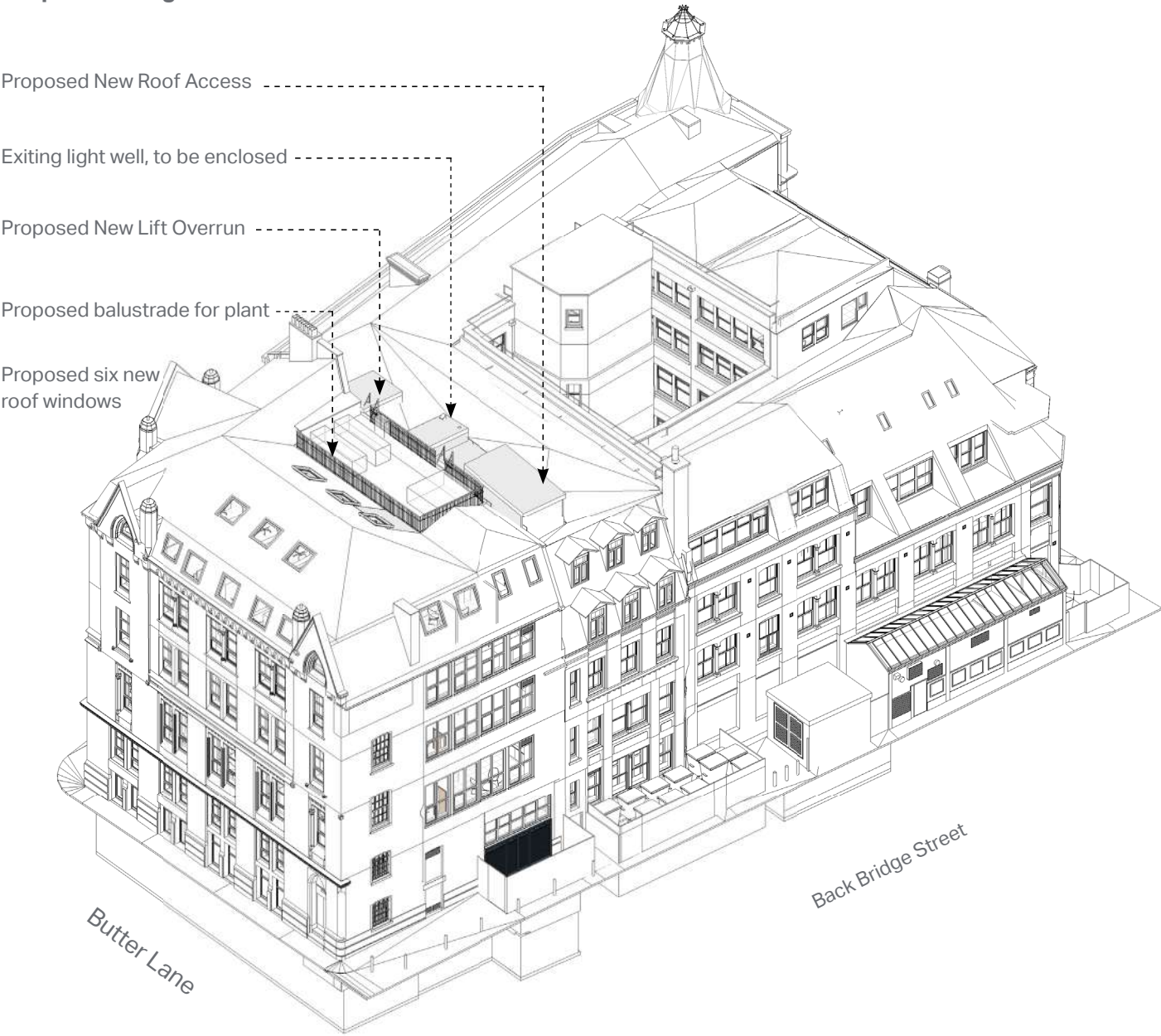


Proposed Interventions
3.2 Roof - Refurbishment

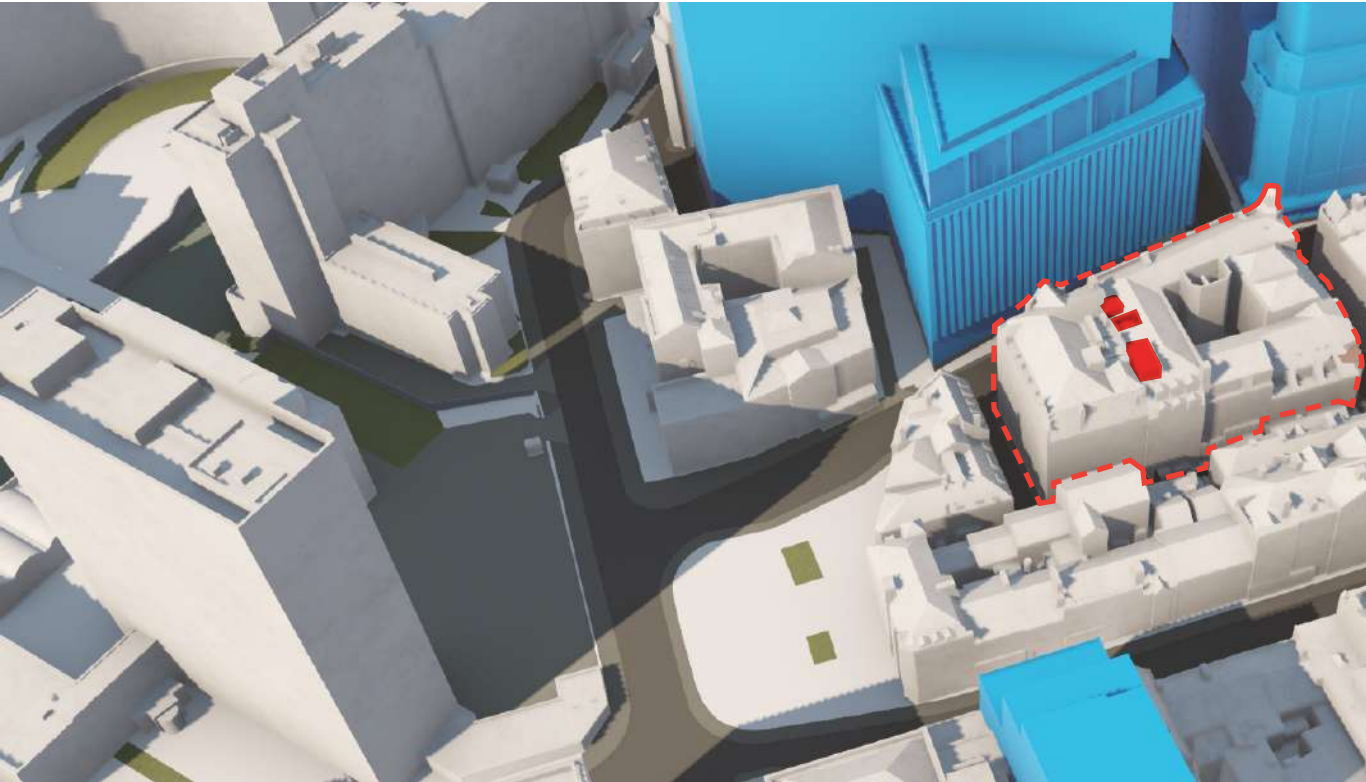
Existing King's House 3D



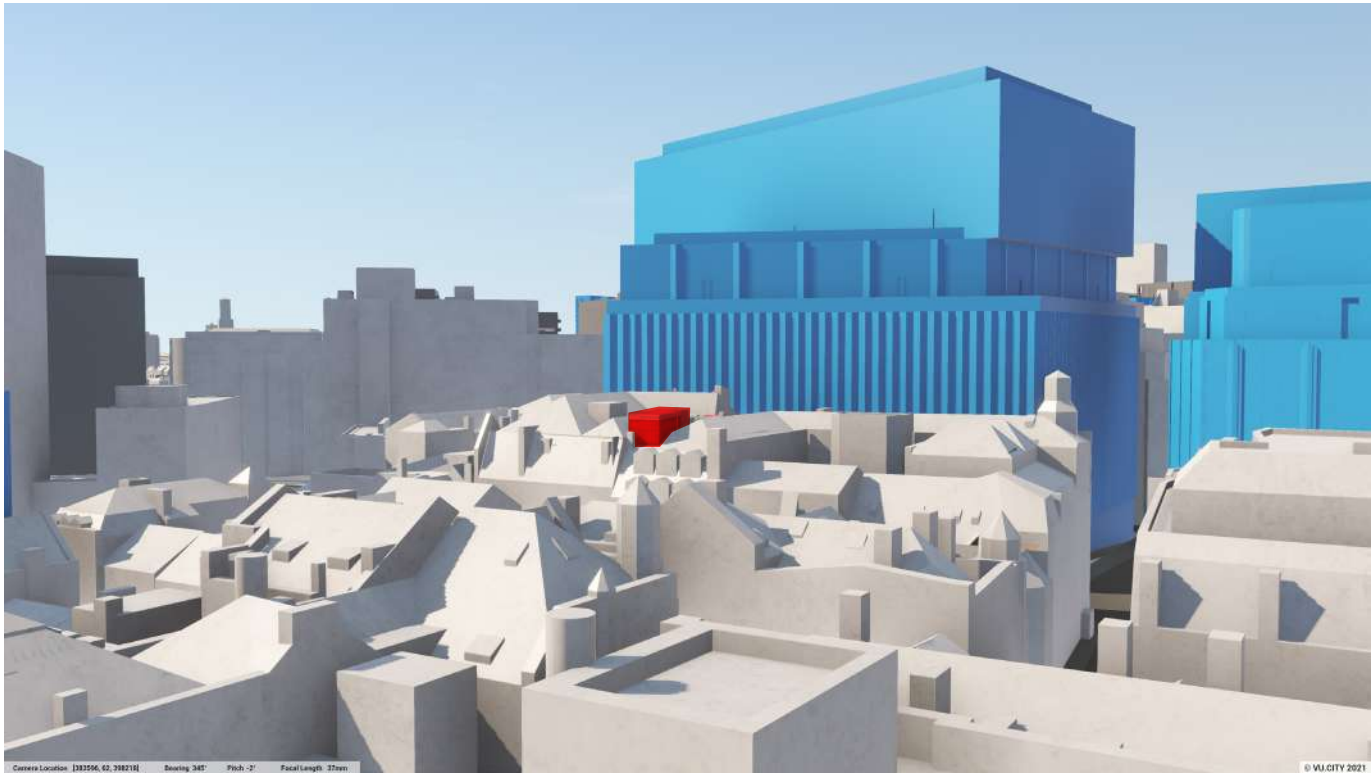
Proposed King's House 3D



Proposed Interventions
3.2 Roof - Street Views



Sky view of Kingshouse - Models provided by VUCITY, Blue buildings indicate new planning approvals.



Roof scape view of Kingshouse - Roof extensions visible at roof level in red.



01. Back Bridge street alley view - No immediate extensions visible close to the building.



02. Bridge street main street at a long distance - three new windows only visible in red.

Proposed Interventions

3.3 Windows - Thermal Upgrade

Achieving lower energy and carbon emissions within the built environment is extremely important and existing buildings play a key part in this challenge. In referencing the energy hierarchy, it is high on the agenda for kings house that we look to reduce the demand for energy through its existing fabric.

Ways in which we will upgrade the fabric is by introducing a thermal lining to the inside face of all external walls and the introduction of insulation within the roof build up.

For the building to benefit from these fabric upgrades it is also proposed that the existing windows will be replaced with like for like timber frames and double glazing.

Following the replacement of the west side of the buildings timber, single glazed windows to timber, double glazed windows in 2007, it is our proposal to continue this thermal upgrade to the remaining windows of the building.

Benefits of Changing to Double-Glazing

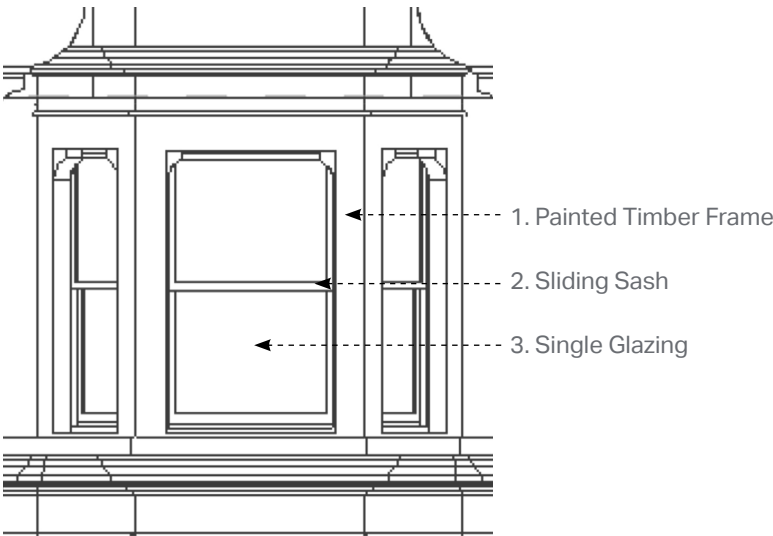
The impact of heating and cooling through the existing single glazed windows has been compared to that of double glazing. The results have shown that the double glazed would help to reduce both conductive heat losses and gains and solar gain infiltration losses and gains.



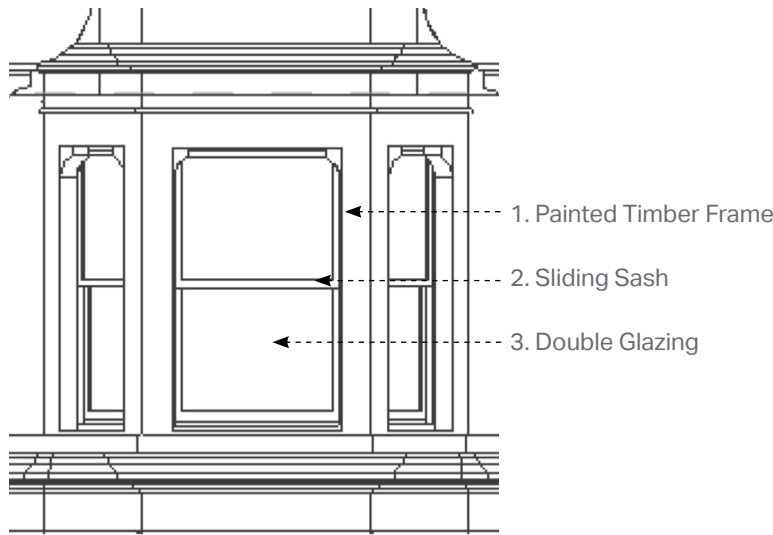
The analysis shows the impact of upgrading to double glazing (as well as upgrading the building fabric, could provide a 42% reduction in heating load and 7% reduction in cooling load.

The introduction of double glazing throughout the building is also an essential requirement for the buildings improved mechanical strategy.

Existing Example Window



Proposed Example Window



Proposed Interventions
3.3 Windows - Thermal Upgrade



Existing King's Street West Elevation highlighting which windows are to be replaced with 'like for like' timber frames and double glazing.

Reinstatement of the main entrance whilst also introducing glazing to replace the opaque panel currently in place above the door. This will help improve natural light and transparency into the reception.



Existing Southgate Street Elevation highlighting which windows are to be replaced with 'like for like' timber frames and double glazing.



Existing Butter Lane Elevation showing the windows that were upgraded in 2007

Proposed Interventions
3.3 Windows - Thermal Upgrade



Existing Internal facing lightwell windows to be upgraded to timber frame and double glazing.

Proposed Interventions

3.4 Back Bridge Street

Facade

In addition to the new plant roof it is also proposed that we utilise an existing 'garage space' as a new plant room. The proposal will see the existing shutter being replaced with a louvred wall, which will provide supply and extract the this space. It is also noted that a number of service vents and pipes run along this elevation. We anticipate being able to remove a number of these as part of the works.

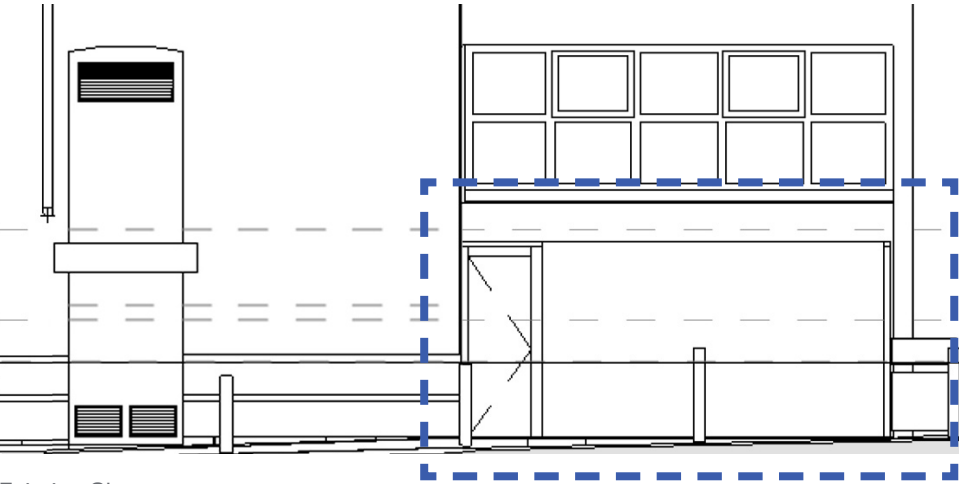


Security

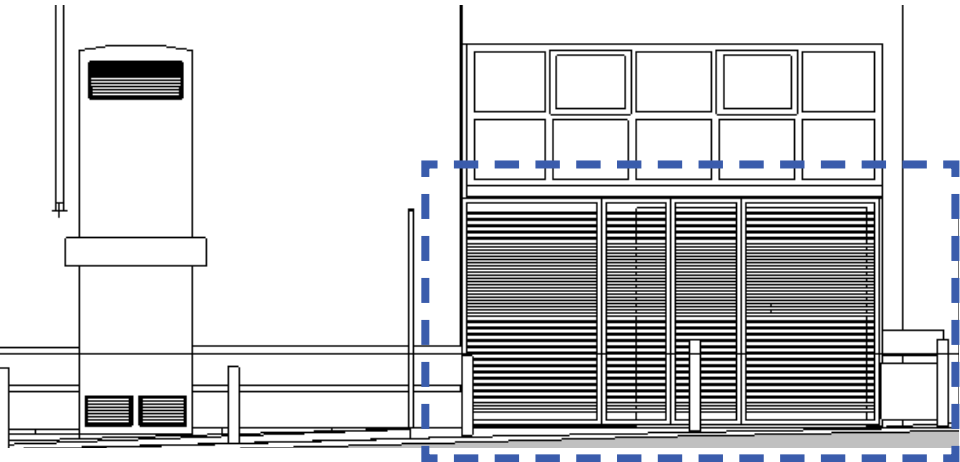
It is our understanding that for security reasons a wire mesh screen has been introduced at windows on the 1st floor above San Carlos 'back of house' extension. We propose to remove these screens and introduce an internal retractable solution which will help reinstate the original facade.

Servicing

In addition to 1st floor level security we are also proposing an extension to the existing timber refuse enclosure.



Existing Shutters



Proposed Louvred Wall



Proposed Interventions

3.5 Facade - Cleaning and Repairs

An important aspect of the proposals is to celebrate and preserve the existing fabric. In doing so we are proposing to clean the facades and make good where possible. Below we have listed our approach.

- Rake out any failing mortar joints to a minimum of 15mm from the surface of the brick face and reinstate with a lime-based mortar in a color to match existing.
- Remove all moss and lichen and clean brickwork with a light spray mist and a stiff brush, treat areas of removal with a masonry biocide.
- Remove and replace any bricks (one at a time) which have spalled more than 20%, bricks will be reclaimed and matched with the existing.
- All lead flashing will be securely clipped into the mortar joint with lead packers and subsequently re-pointed.
- Stone repairs and replacement where required
- Cleaning of stone and removal of flaking paint and redecoration where required.
- All guttering to be cleaned and any defects to be made good



Proposed Interventions

3.5 Facade - Cleaning and Repairs

Ground floor proposals

As a team we understand the sensitive nature of this building and wish to sensitively restore and repair where deemed appropriate based on the recommendations produced from the condition survey.

It is evident that the brick and stone have deteriorated in this area. The stonework in particular has been coated in a heavy layer of gloss paint, we feel this may be contributing to the deterioration as it is trapping water and reducing the sand stones natural breath ability.

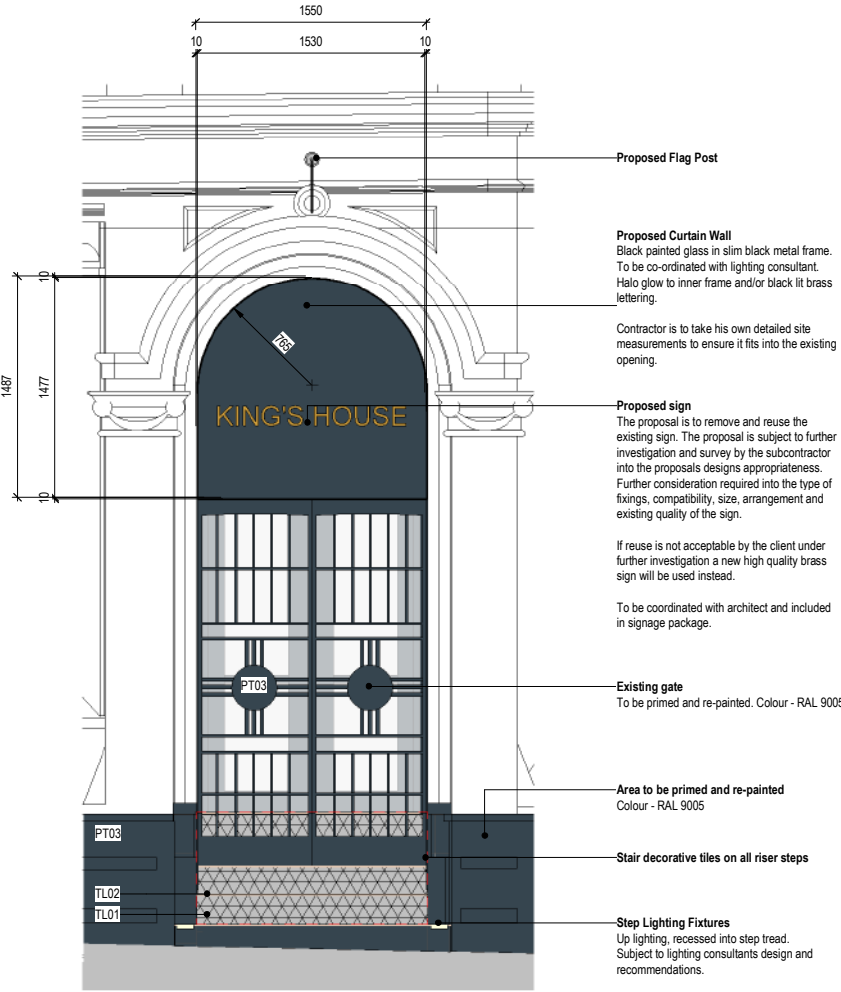
Secondly, we wish to reuse and relocate the 'kings house' sign internal or externally depending on the condition and fixings of the existing sign subject to further investigation. This sign is not original but will re-purpose it, as we feel that it is in keeping with the look of the building. Keeping the sign external would be our preference with the intention to relocate it to the original historic entrance indicated by the drawing.

Other intervention include, a refreshed panel above the existing gate. Decorative stair tiles inspired by the existing black and white tiles internally. Black paint to be refreshed and tied into the metalwork and existing glazed frames.

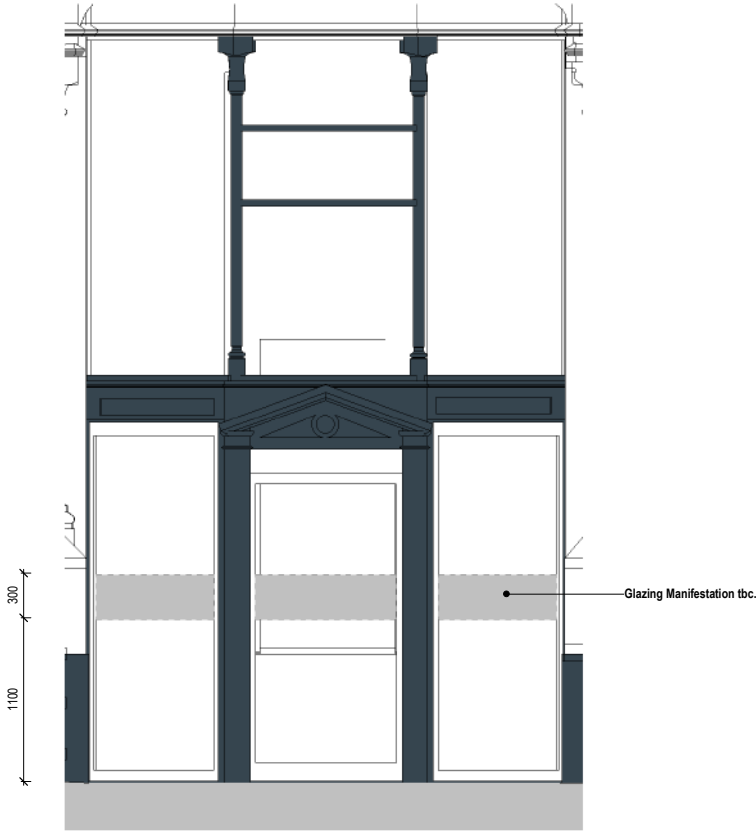
See section 3.6 for further information, lighting proposals and artists visual interpretation.



North Elevation External Glazing & Finishes
1 : 50



Main Entrance External Glazing - Elevation
1 : 25



Bicycle Entrance Glaizng - Elevation
1 : 25

Proposed Interventions

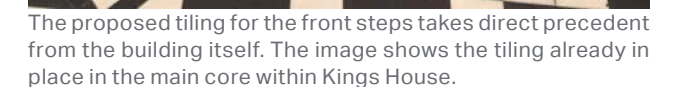
3.5 Facade - Illumination

The proposal includes lighting to three of the facades. The lighting is to be celebrate the architectural features with a subtle flow. The light fixings will be located on window sills and kept out of site from street view.



Kings House Arrival

To the west of the building we propose to reinstate the entrance which will provide private access to a separate office unit.



Proposed Interventions

3.6 Entrance - Cycle Access

Promoting Sustainability

It is important to our client that the building not only has reduced carbon emissions but also that the building promotes a healthy and sustainable lifestyle. One way we can achieve this is by providing a 'front of house' cycle access point. By combining the existing accessible entrance with cycle access this brings sustainable travel to the forefront of the design.

To match this approach we are also proposing increased cycle storage provision within the basement, along side high specification changing facilities.

Below are the proposed storage figures compared with British Office Council Guidance.



Accessible / Cycle Access Entrance

BCO Guidelines	Kings House & Bruntwood Provision
10 Cycle spaces per 100 employees with 10 lockers and 1 shower	16 Cycle spaces per 100 employees with 16.5 lockers and 1.6 showers
1 cycle per 10 staff with the ability to extend to 1.5 spaces per 10 staff	1.6 spaces per 10 staff
Associated facilities to include: showers, lockers, changing areas and drying facilities	Facilities include lockers, showers, changing area, drying room and vanity facilities
Separate stair/lift access outside buildings secure line	Separate secure entrance from street with associated lift to cycle store

Proposed Interventions

3.6 Entrance - Dry Riser Inlet

Improved Fire Strategy

The final intervention we wish to highlight at the entrance is the introduction of a dry riser inlet. It is important that the location is to the main entrance where the fire service will connect and enter the building. As these can be unsightly we will be working with manufacturers to ensure a sympathetic finish is proposed.

Below we have highlighted in red the most suitable location within an existing recess in the facade. The proposed finish will match the existing black painted brick.



Dry Riser Inlet

Examples of dry riser inlets that are discreet and match the surrounding materials.

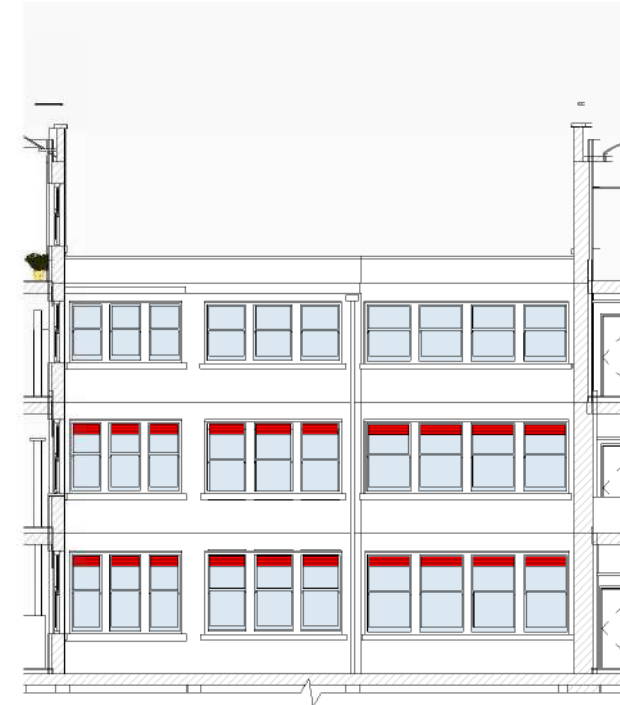
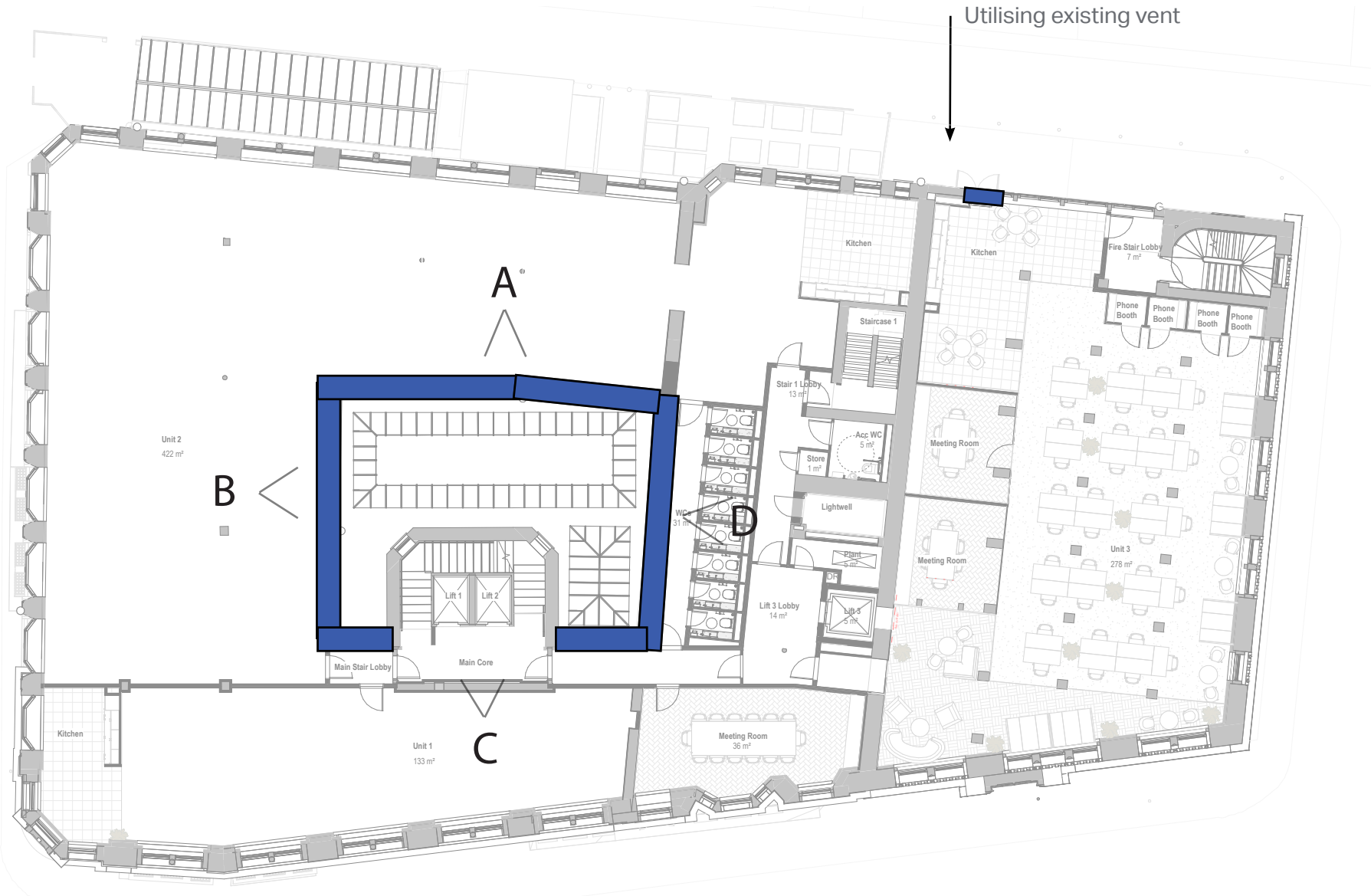


Proposed Interventions

3.7 Ventilation Strategy

Further proposed upgrades are to the mechanical ventilation system. In addition to utilizing windows openings for purge ventilation we will also require vents to be incorporated into some of the window apertures, to facilitate supply and extract . Due to the historic nature of this building and its position within the Parsonage Gardens Conservation area we are proposing that any new vents will only be to the internal facing light well windows.

Where possible we will route any supply and extract ducting to an internal facing pitch of the roof which will remove the need for vents on the upper floors of the light well. In one instance we will require a vent on levels 1, 2 and 3 on the back bridge street elevation, in this instance we will utilize existing vents.



Lightwell Elevation A



Lightwell Elevation B



Lightwell Elevation C



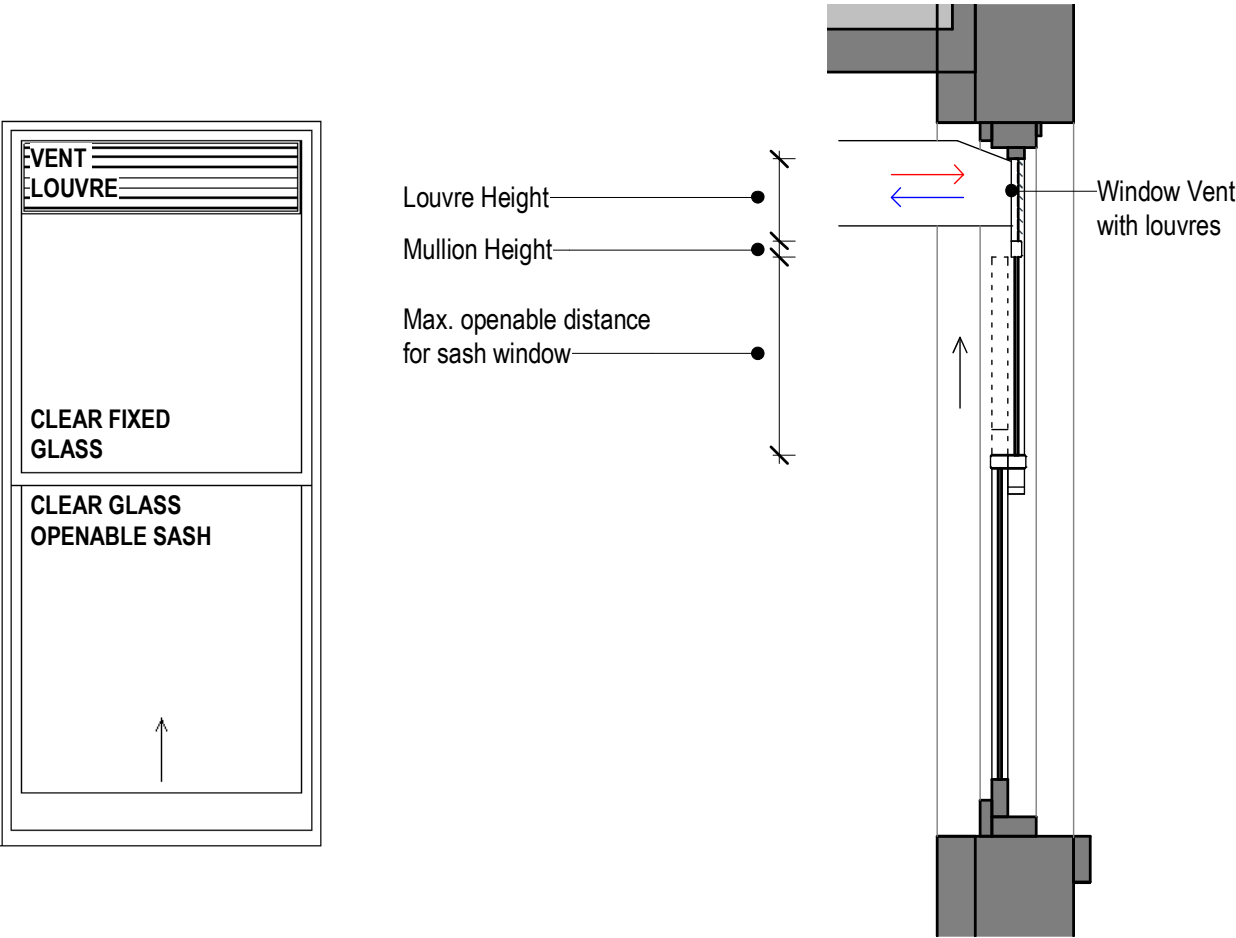
Lightwell Elevation D

Proposed Interventions

3.7 Ventilation Strategy

Proposed Window Vents

To preserve the existing facade geometry we are proposing to introduce the vent within the existing window sash design. Below is a sketch showing how we will retain the sash window whilst enabling it to remain openable and user friendly.



Servicing and Access

4.1 Access and Servicing Strategy

Site

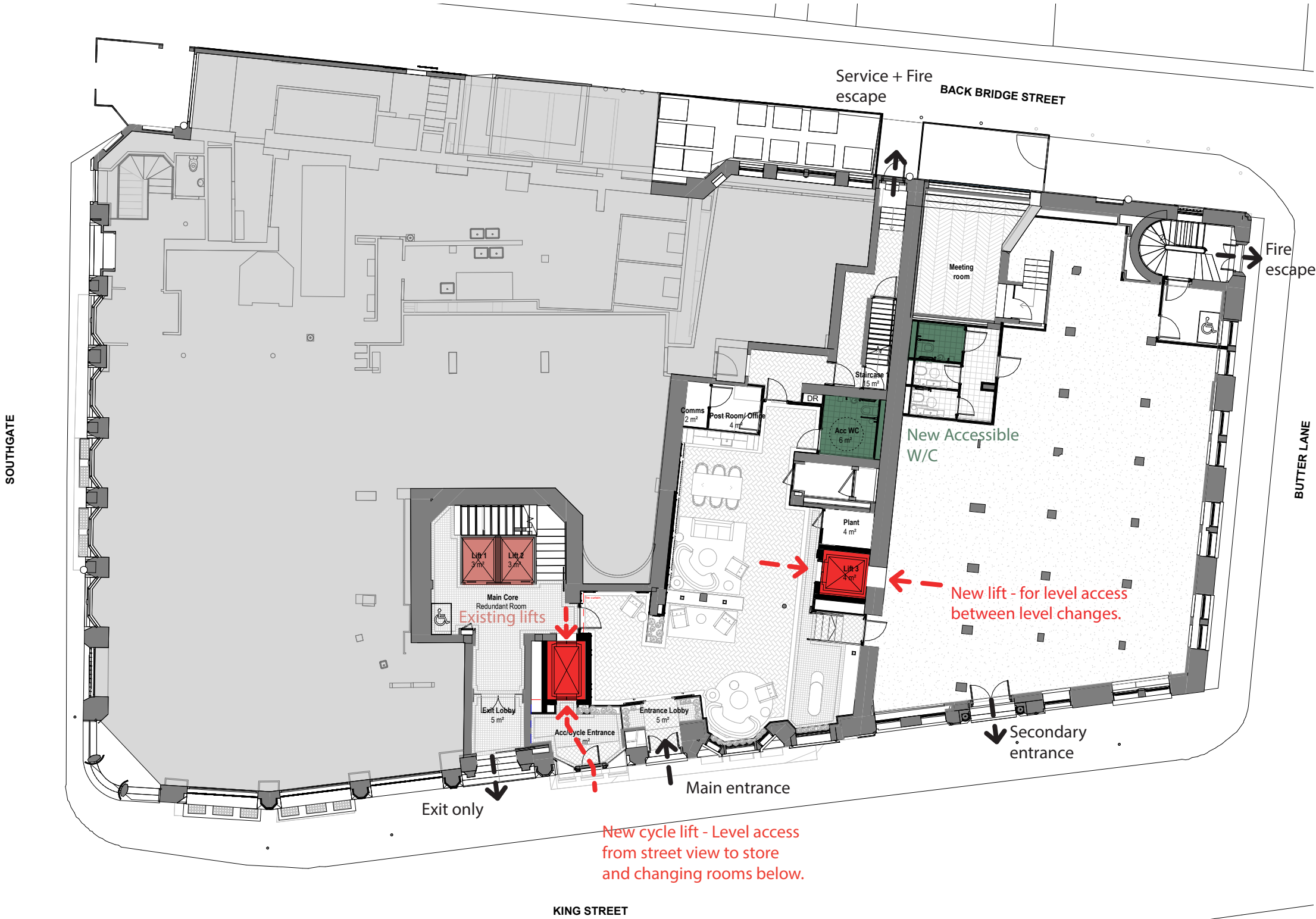
The proposed refurbishment aims to ensure all users will have an equal and convenient access to the building and its surrounding spaces, without undue effort, separation or special treatment from King street.

The ground floor of the building comprises a reception, leading to the main circulation and the office suites.

There are three stairs and two lifts as existing in the main core which serve all floors. A cycle lift is introduced to provide level access from ground to the cycle stores below and another lift from ground to fourth floor for level access between level changes.

A accessible W/C is proposed to be added near the entrance lobby to ensure there is adequate provision at ground level.

Internal door appearances will be designed to make them easy to find and use. Where possible internal doors will be designed to standards for easy movement by wheelchair users.



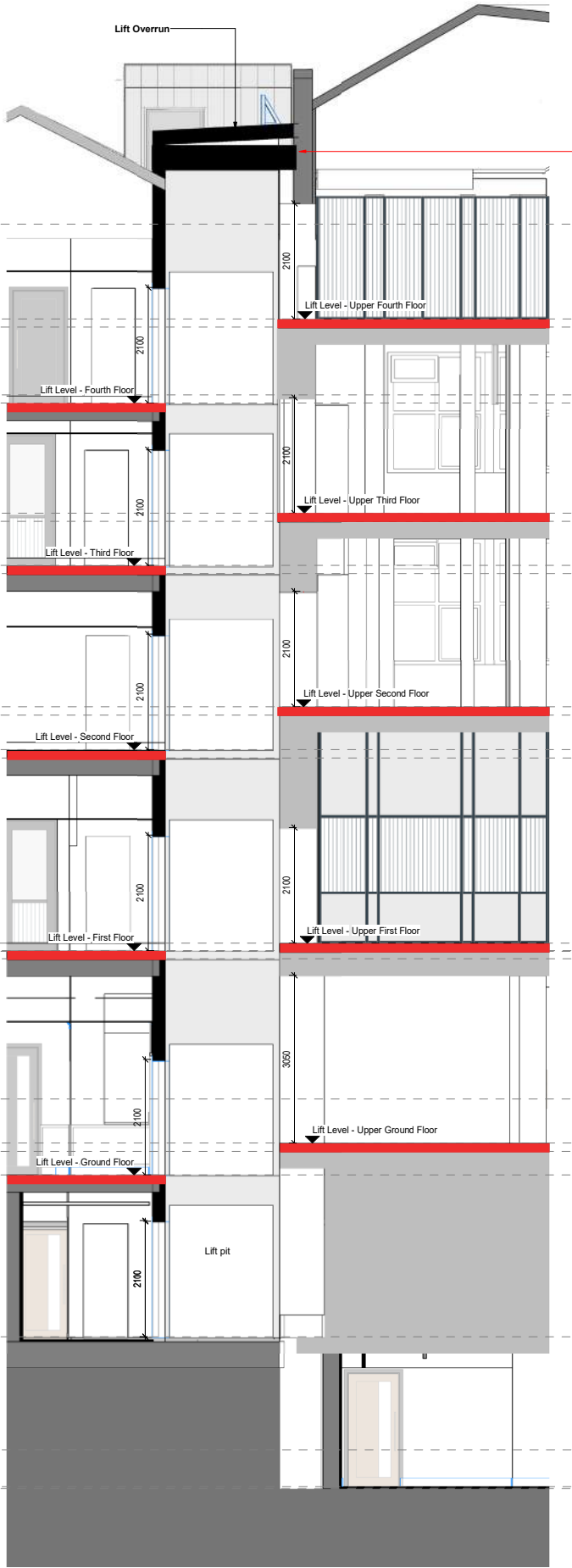
Servicing and Access

4.1 Access and Servicing Strategy

Vertical circulation

The proposed lift located near the cycle entrance is capable of providing an wheelchair user or cyclist from ground to basement level to store vehicles and get changed. The new lift in the middle 'LIFT 3' will serve all levels except basement. Lift 3 is the main way to achieve wheelchair compliant level access throughout the building. . As part of the refurbishment it is proposed that slip resistant materials will be used both within and out the lift spaces.

There are three escape stairs within the building designed to meet the relevant requirements in Approved Document K for general access stairs and utility stairs respectively where possible within existing conditions. Two of the stairs are being improved to include wheelchair refuges points provided at each level to ensure all guests and visitors have a safe means of escape in case of a fire as per fire strategy.



Lift 3 - introduced for level access for floor level transitions in the building.

Servicing and Access

4.2 Waste strategy

Delivery, Service and Drop-off

Existing Access for small deliveries and waste to the site will be possible from Bridge street. In the event of visitors arriving by taxi a off street drop off area will be provided by the front of King street.

Servicing Strategy

Bins are currently located outside the building along Bridge street and managed by the office operator. This aligns with the existing waste management strategy and allows for the same collection days and times.

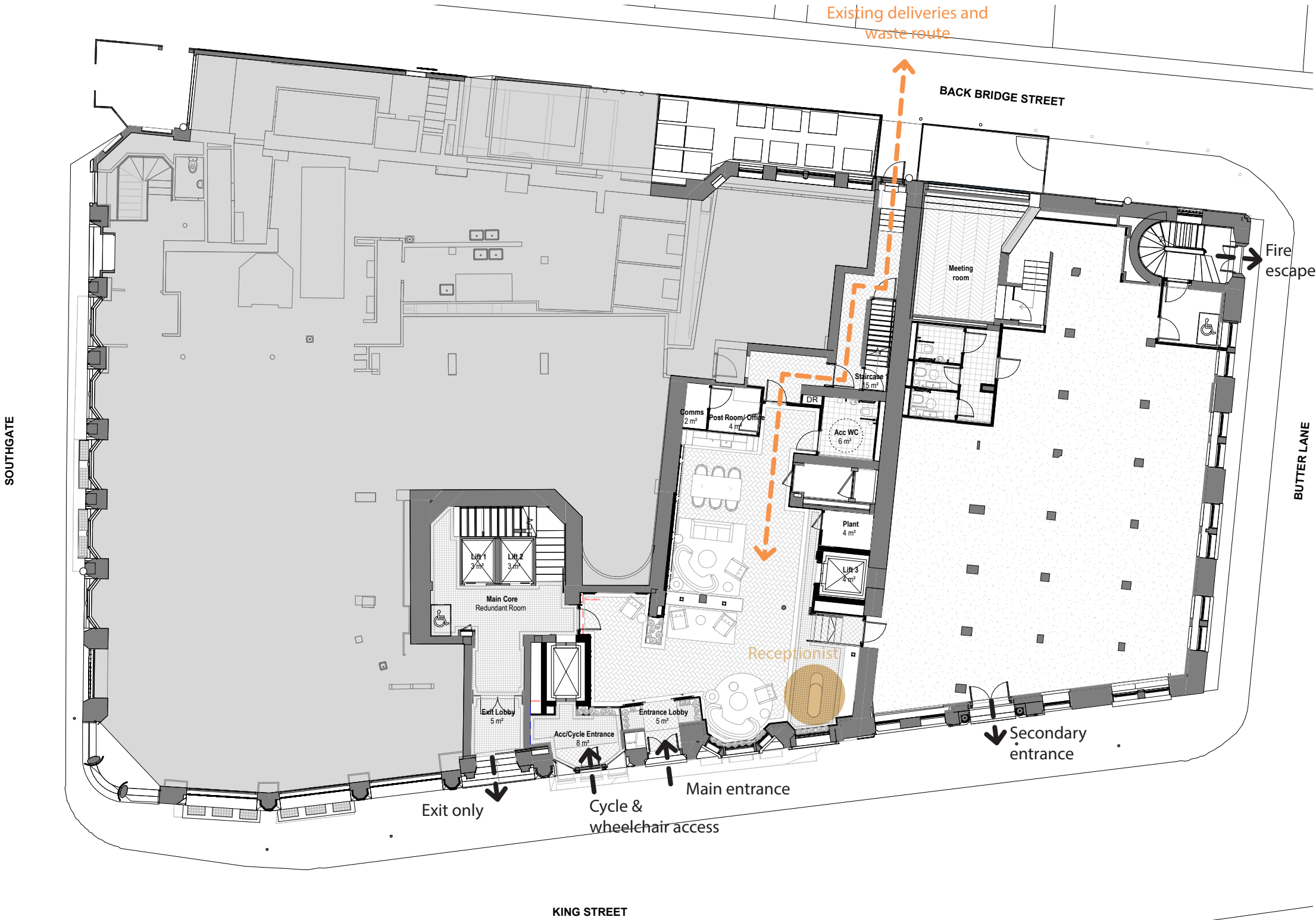
Security

Measures will be implemented in order to mitigate the risk of crime as per the existing strategy. Protected lobbies and access controls are provided through out the building and ground floor and circulation areas.

Any service entrances will be self-closing to ensure staff are not followed in or out of the buildings. A receptionist will be present in the entrance area allowing management of who enters and leaves the buildings.

Cleaning and maintenance

Slip resistance given to all new floor finishes in all areas where there is refurbished and new works. Given the geometry and type of the roof, visual inspection will be possible from a MEWP or similar through stair plant access as per existing cleaning and maintenance strategy.



Servicing and Access

4.3 Roof and Maintenance Strategy



1 Proposed North Facing Elevation - Cleaning and Maintenance
1 : 200



3 Proposed East Facing Elevation Cleaning and Maintenance
1 : 200



4 Proposed West Facing Elevation Cleaning and Maintenance
1 : 200



2 Proposed South Facing Elevation - Cleaning and Maintenance
1 : 200



5 Proposed Lightwell Elevation A
1 : 200



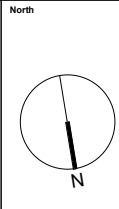
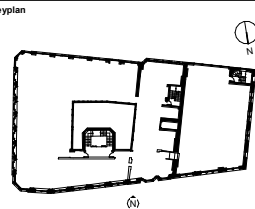
6 Proposed Lightwell Elevation B
1 : 200



7 Proposed Lightwell Elevation C
1 : 200



8 Proposed Lightwell Elevation D
1 : 200



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.
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Full Stage 3 submission pending building strip out and coordination - refer to schedule of outstanding Stage 03 items within the stage 3 report.

Legend:

- Windows to be cleaned by hand wash / extendible pole or MEWP
- Roof Windows to be cleaned internally by centrally pivoted windows or MEWP if capable
- Recessed or setback windows to be cleaned by MEWP
- Existing light well sash windows to be cleaned from the inside where possible. Roof Anchor used as secondary means of access.

- 1100mm Handrail mounted on parapet upstand or slab to engineers detail. Railings formed from nom 10x40mm flat metal bar welded to top and bottom rail.
- Proposed fixed ladder. Fixings to be agreed with structural engineer

- Roof Anchor locations subject to subcontractor input for cleaning and maintenance and existing provisions
- Parapet locations / railing locations.

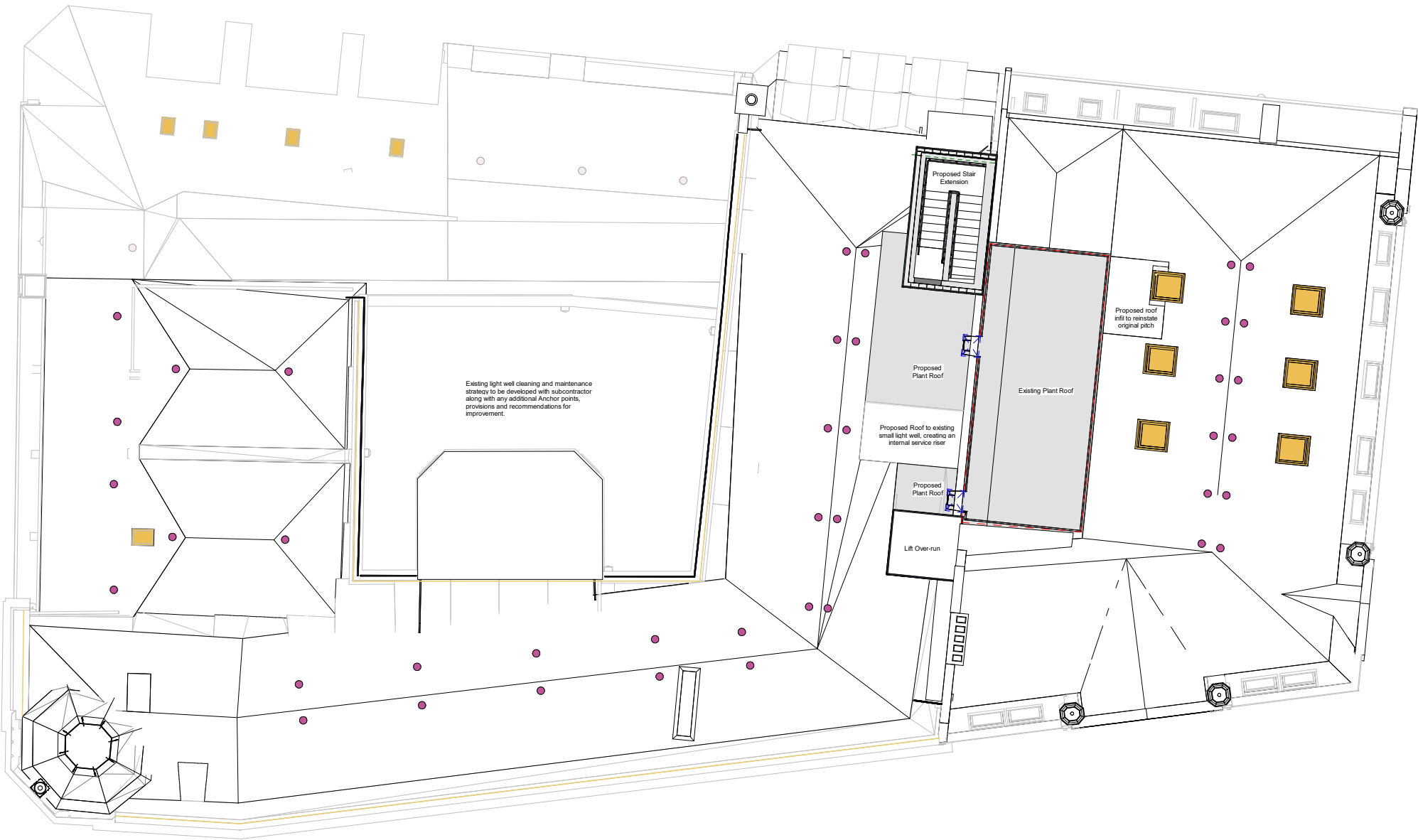


No.	Revision	Date	Initial	Chk'd
P02	Issued for Planning	18.03.2022	CH	JAJ
P01	Issued for Stage 3	14.02.2022	CH	JAJ

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C&M Elevations	
Scale @A1	Status
As indicated for Information	S2 - P02
Project Code	Originator Zone Level Type Role Class Number
11176 - EPR - 00 - XX - DR - A - 75-0002	

Servicing and Access

4.3 Roof and Maintenance Strategy



1
04-0102
Proposed Roof Plan Cleaning
1: 100

Keyplan

North

Notes:
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Full Stage 3 submission pending building strip out and coordination - refer to schedule of outstanding Stage 03 items within the stage 3 report.

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P02
P01
Issued for Planning
Issued for Stage 3

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CH
CH
JAJ
JAJ

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C&M Roof Plan

Scale @A1 Status Suitability Revision
1: 100 For Information S2 - P02

Project Code Originator Zone Level Type Role Client Number
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