

27 Byrom Street

Design and Access Statement

Revision A

October 2021

Jonathan Woodward Architects



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O. An Introduction to the Project Team

Client - CG & Co.

CG & Co are a Manchester based specialist in company turnaround, business insolvency and property receivership.



Architect - Jonathan Woodward Architects



Heritage Consultant - Kathryn Sather & Associates



Planning Consultant - Euan Kellie Property Solutions

Mechanical and Electrical Consultant - Viridian Consulting Engineers



Ecology Consultant - Urban Green

Daylight / Sunlight Consultant - Gray Scanlan Hill



O. An Introduction to Jonathan Woodward Architects

Jonathan Woodward Architects is a Manchester based practice formed as a collaboration after working in London and Manchester at award winning architectural practices; Hugh Strange Architects, Dow Jones Architects, Ollier Smurthwaite Architects and OMI Architects.

The practice is currently undertaking commercial, ecclesiastical and domestic work in the Greater Manchester area. The work in the practice is a continuation of our experience working with listed buildings, church refurbishments and cultural buildings over the last 8 years. Projects of note include;

- Holy Trinity Platt, Rusholme (Grade II*)
- Carnegie Library, Tuebrook (Grade II)
- Garden Museum, Lambeth (Grade II)
- British Commercial Vehicle Museum, Leyland
- Brunswick Parish Church, Manchester



Holy Trinity Platt, Rusholme
Grade II* listed building extension
Completed at OMI Architects

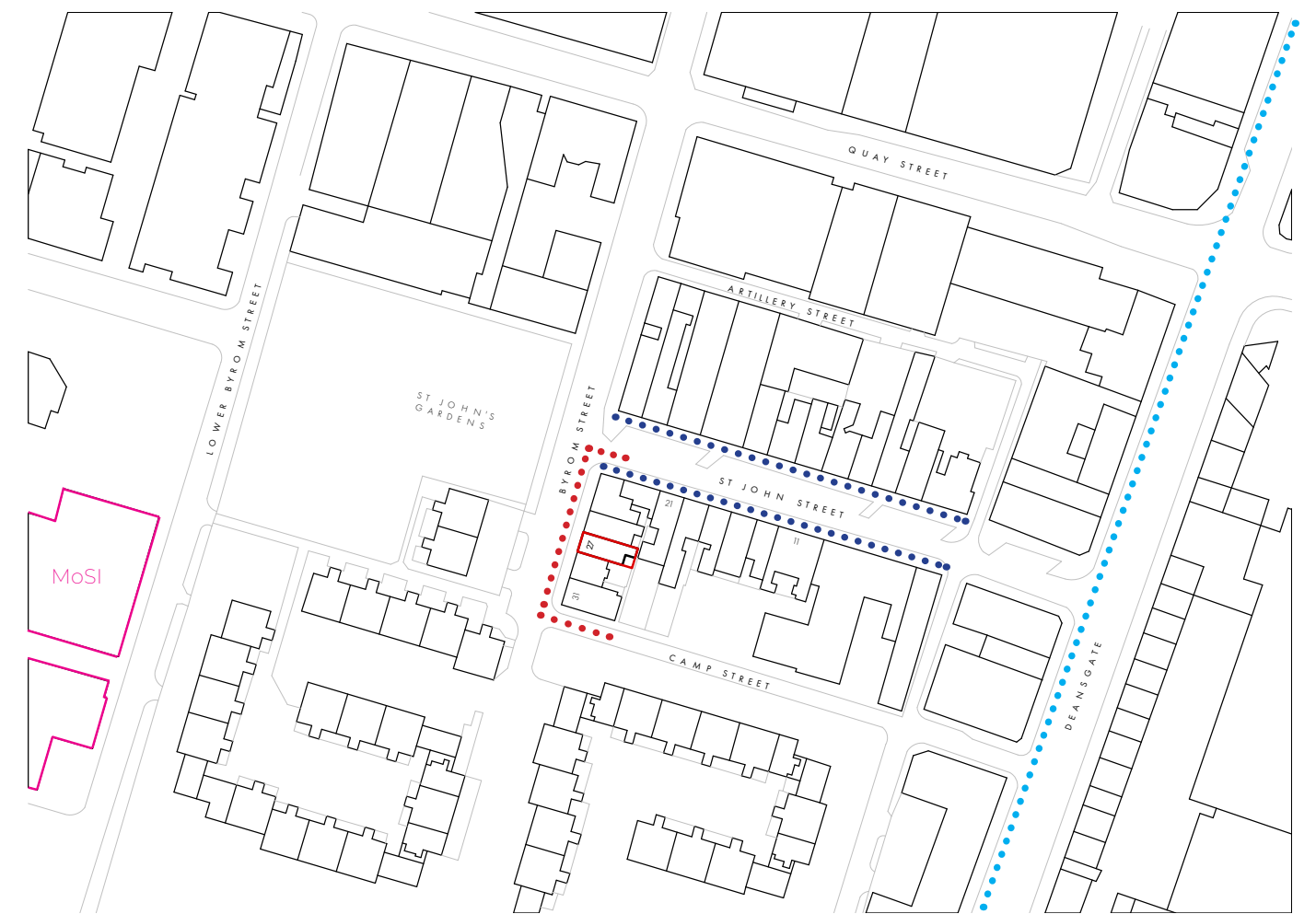


Garden Museum, Lambeth
Grade II listed building extension
Completed at Dow Jones Architects

1. An Introduction to the Site

27 Byrom Street, Manchester. M3 4PF

Byrom Street and the St John Street Conservation area is located in the South West of the city centre with Deansgate running north-south at the eastern end of St John Street. In the immediate surroundings are the Museum of Science and Industry (MoSI), Manchester Opera House, and the Great Northern Warehouse. The area was historically a residential area built in proximity to St John's church (between 1770 and 1830). The area later became almost exclusively connected with the medical and legal professions. Consultants and specialist still compromised the majority of occupants of St. John Street. The houses fronting St. John and Byrom Street were built for the middle class whereas behind them previously stood small dwellings for workers.



Location Plan

1. An Introduction to the Site

27 Byrom Street, Manchester. M3 4PF

This document describes the proposed works to the Grade II listed Georgian terrace building 27 Byrom Street.

27 Byrom Street is one of a terraced row of four Grade II listed townhouses (No.s. 25 to 31 (odd) and attached former chapel). The main entrance to the building is on the east side of Byrom Street whilst the rear is accessed via a narrow gated alley from Camp Street to the east of the former chapel. Opposite the proposal site to the west of Byrom Street lies St John's Gardens on the site of the former St John's Church.



1850 Historic Map, showing the original form of the Byrom Street terrace and rear elevation yards



Archive Photograph of Byrom Street and the St John's Church yard. Circa 1900

1. An Introduction to the Site - Neighbouring Buildings



① Byrom Street Chambers
Grade II listed late 19th Century building
A building with decorative facades combining sandstone and red brick



② 24 St. John Street
Grade II listed early 20th Century building
A building of significant presence in St. John Street and a focal point for its variation of elevation materiality



③ 2 St. John Street
Grade II listed early 20th Century building
A building of significant presence and Portland stone facade on the corner with Deansgate.



④ 31 Byrom Street
Grade II listed mid 19th Century building
The former home of the Convent of St. Mary with a small worship space to the rear of the terraced building.



St. John Street Conservation Area Boundary Map

■ - 27 Byrom Street

1. An Introduction to the Site - Historic Context



St. John Street Conservation Area Boundary Map

 - 27 Byrom Street

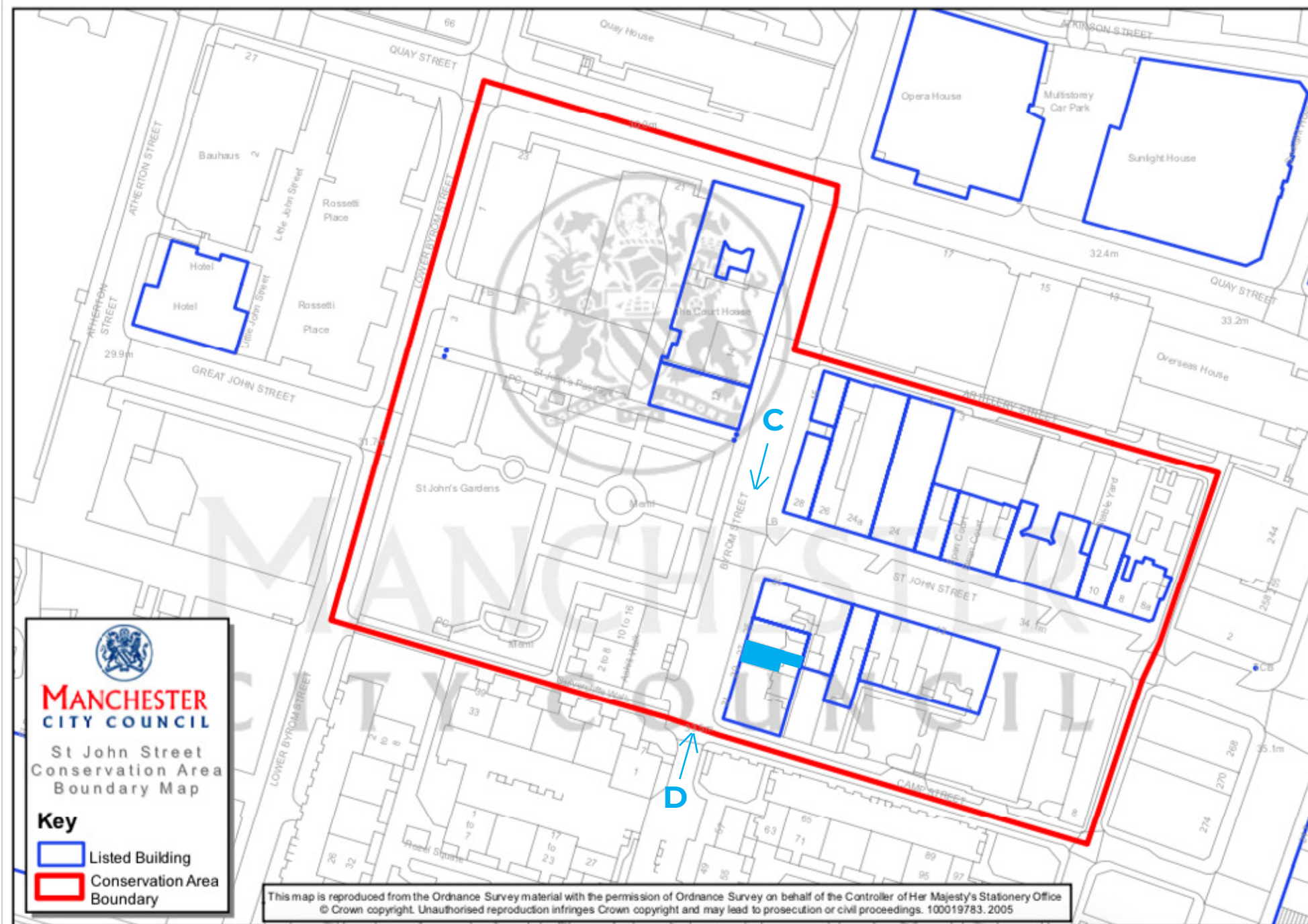


A. Archive image of former St. John Church (now demolished and turned into St. Johns Gardens).



B. Archive image of St John Street from Deansgate (the elevations of St. John street are largely unchanged to this date)

1. An Introduction to the Site - Street Views



St. John Street Conservation Area Boundary Map

 - 27 Byrom Street



C. View of Byrom Street from the north



D. View of Byrom Street from the south

1. An Introduction to the Building

The west elevation is the front of the building. It is constructed of red brick in Flemish bond with sandstone cills painted white. To the ground floor the doorway is to the left with a 20 pane tripart sashed window to the right. The doorway is 4-centred arched with attached Gothic doorcase composed of clustered shafts terminating in pinnacles and ogival heads with finials, and has delicate Gothic tracery in the fanlight.

To each of the first and second floors are two 12 paned sashed windows with raised cills with flat arched heads. Large multiple-flued chimneys cross the ridge of the roof positioned at the party wall to each neighbouring house. At street level the brick arched cellar ventilation opening has a central brick supporting pillar, air bricks and metal grating.



Front elevation of 27 Byrom Street

1. An Introduction to the Building

The ground and first floors are not readily visible from street level to the rear of the property from Camp Street. The flat bitumen covered roof to the ground floor rear extension can be viewed from inside at first floor level, as can the slate roof with single rooflight to ground floor conservatory. The second floor has two plain sashed windows set at different heights astride two separate black downpipes.



Rear elevation of 27 Byrom Street from Camp Street

The ceilings throughout are plastered and painted white. There is decorative coving to the ground floor hall areas and main ground floor room. The walls throughout have been plastered and painted white. Flooring is predominately carpeted.



Ground floor reception room

1. An Introduction to the Building



View from the second floor window of 27 Byrom Street
Looking to the first and second floor extensions to the rear of 19 and 21 St.
John Street



View from the second floor window of 27 Byrom Street
Looking at the existing single story flat roof extension to
27 Byrom Street and the blank elevation of 21 St. John
Street

1. An Introduction to the Building



View from the second floor window of 27 Byrom Street
Looking at the existing single story flat roof extension to
27 Byrom Street and the pitched roof extension to the
rear of 25 Byrom Street



View from the second floor window of 27 Byrom Street
Looking at the existing single story flat roof extension to
27 Byrom Street and the empty (overgrown) rear yard
of 29 and 31 Byrom Street

27 Byrom Street

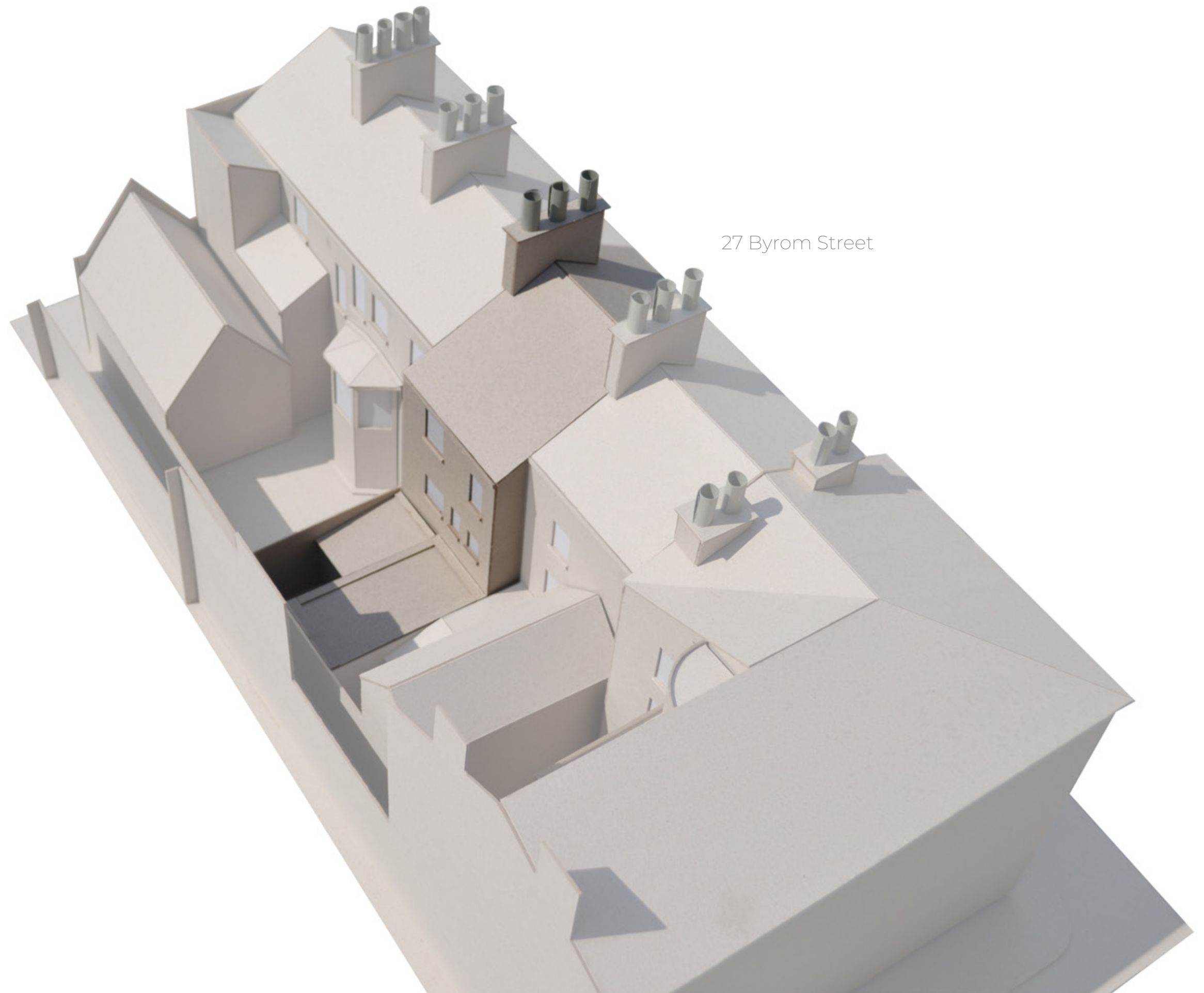


Model View A As-Existing

27 Byrom Street



Model View B As-Existing



Model View C As-Existing

2. Client Brief

The client for this project is legal practice CG & Co, established and based in Manchester. They purchased the property with the intention of creating a permanent home for their company, welcoming clients and growing their business. The building will become the sole residence of the company. The ground floor of the building will need to be accessed by clients, whereas the upper floors would be best suited for staff office space.

In summary the client brief for the project includes;

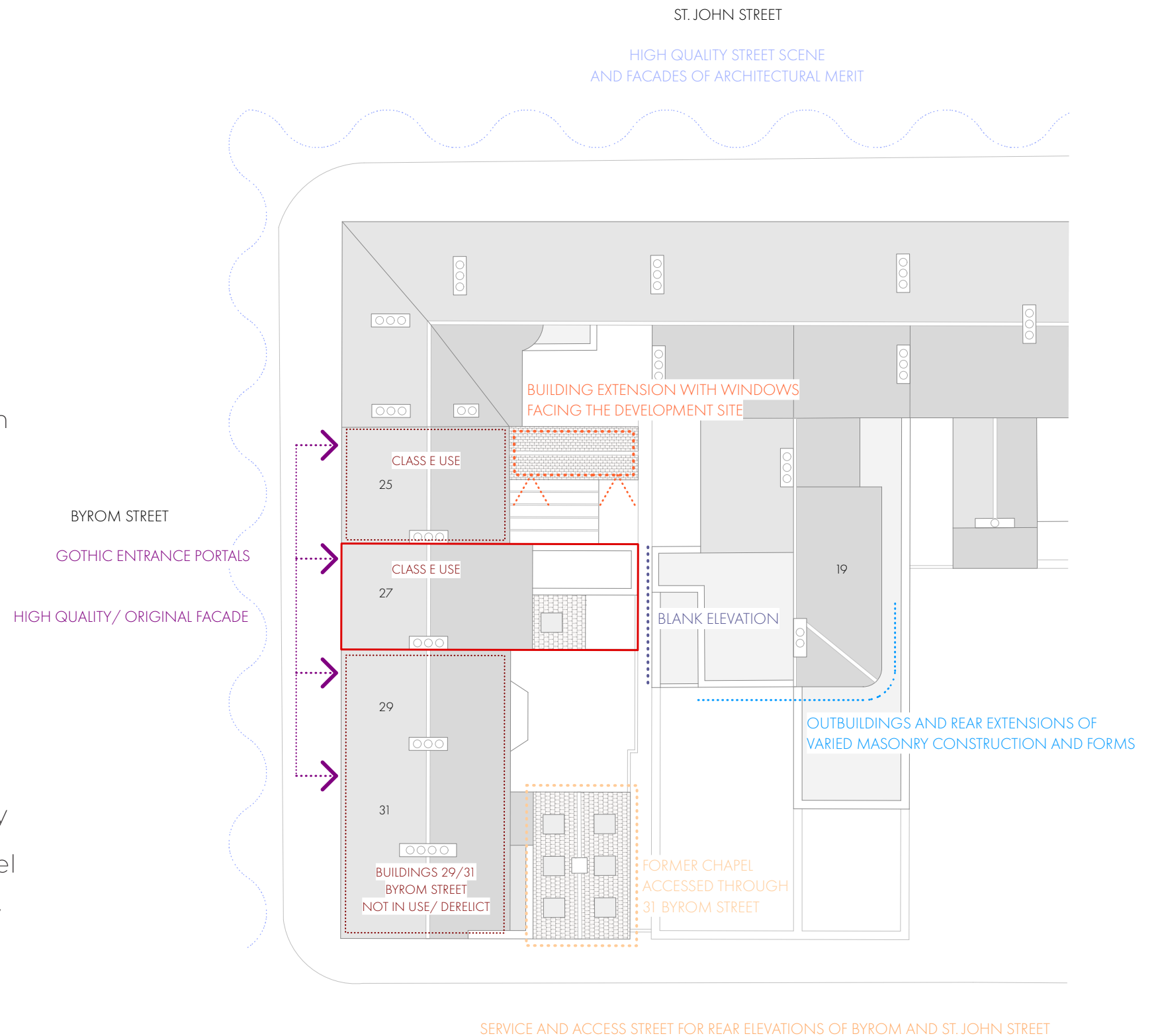
- An Open and light reception area with visibility of the entrance and staircase
- Level access at ground floor level
- Staff Meeting room
- 1no. WC per floor.
- 18 Desk spaces + 2 Receptionist spaces
- 3no. Private offices

- Reinstatement/ preservation of decorative plasterwork (cornice, arch, rose)
- Sympathetic contemporary additions/ materials
- Conservation of the front elevation, entrance porch, door and windows.

3. As-Existing Drawings, Opportunities and Constraints

The property at 27 Byrom street is seen as being part of a terrace of equally divided and proportioned facades. Each property in the terrace has the same gothic doorcase, window arrangement and roofline. The consistency of the terrace is a significant part of its quality and contribution to the street. The gothic elements used around the entrance to each property is different from any others in the neighbouring streets and conservation area, giving good reason for them to be retained and maintained as a collective. The scale of the terrace and its stature is slightly less than those facades on St. John street.

Two of the neighbouring properties at 29 and 31 Byrom street have been vacant for a number of years and are in very poor condition. The property at 31 Byrom Street also includes the former chapel facing onto Camp Street, which is also left empty and is deteriorating.



3. As-Existing Opportunities and Constraints

There have been a number of extensions and additions to properties on the less significant rear elevations of St. John Street and Byrom Street. The immediate neighbour at 25 Byrom street has added an outrigger and conservatory to the rear of the original terrace building. The outrigger has a ground and first floor with windows facing south to the blank rear elevation of the chapel. A very recent development at 21 St. John Street creates a blank masonry elevation to the east - effectively enclosing the plots at 23 St John street and 25 Byrom street.

The rear elevations facing onto Camp street are various in materials and form; some are contemporary using aluminium cladding and large areas of glazing (15 St. John street) and some appear to be original (19 St. John street). The stature and presence of the extension to the rear of 19 St. John street and curved masonry is a point of interest in the masonry language of the street

Camp street serves as a service road for the collection of waste and the parking of cars. A locked gated alleyway (approximately 1 metre wide) connects the rear yards of Byrom Street and appears be used solely for emergency egress.



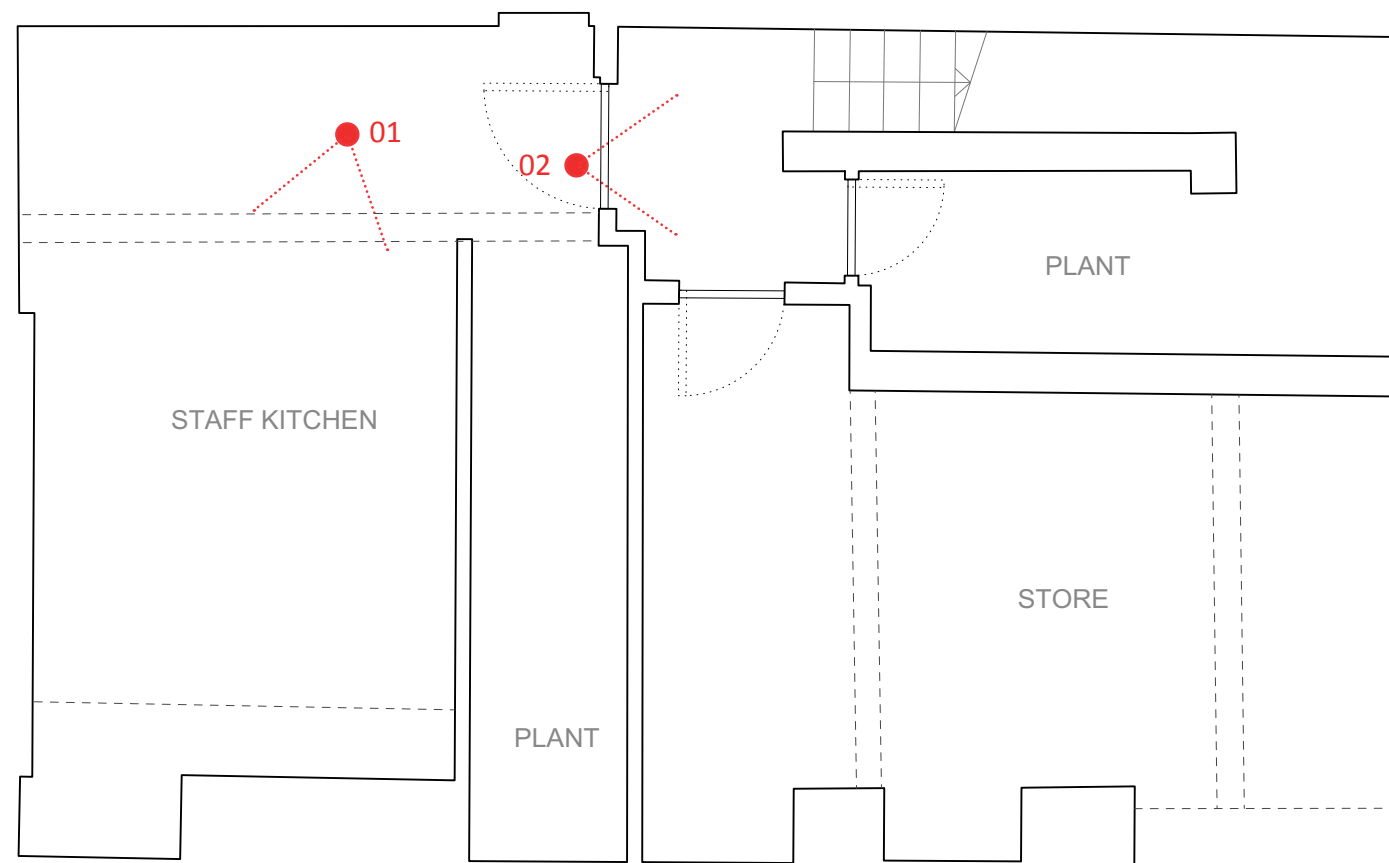
15 St. John street rear extension



19 St. John street rear extension

Existing Basement Plan

Photograph Key



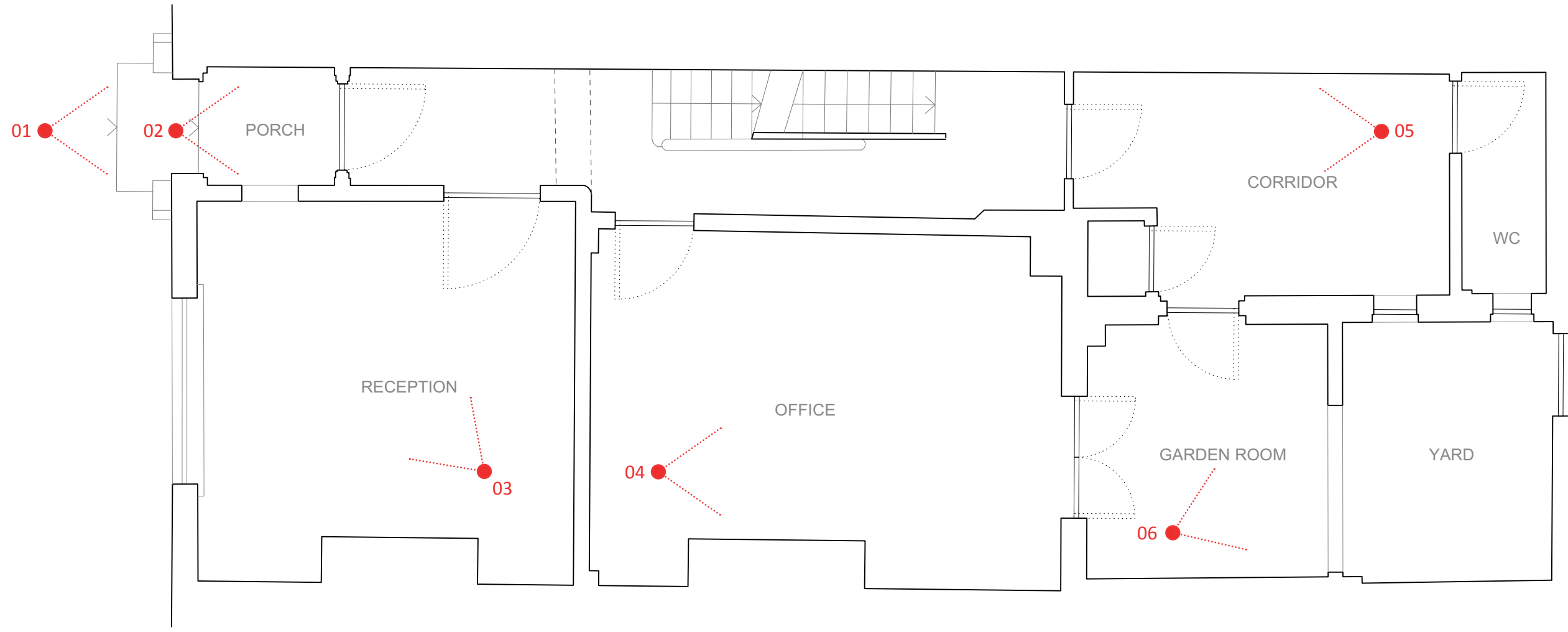
01. View of the existing staff kitchen



02. View of the staircase from the basement to ground floor

Existing Ground Floor Plan

Photograph Key



Existing Ground Floor Photographs



Front elevation of 27 Byrom Street



01. Detail of Gothic entrance porch and fanlight



02. View of the entrance hall and staircase

Existing Ground Floor Photographs



03. Ground floor reception at the front of the building



04. Ground floor office at the rear of the building with new upvc doors to the extension yard room



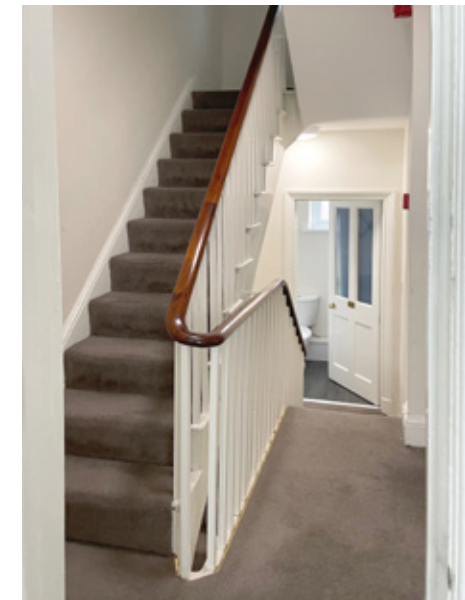
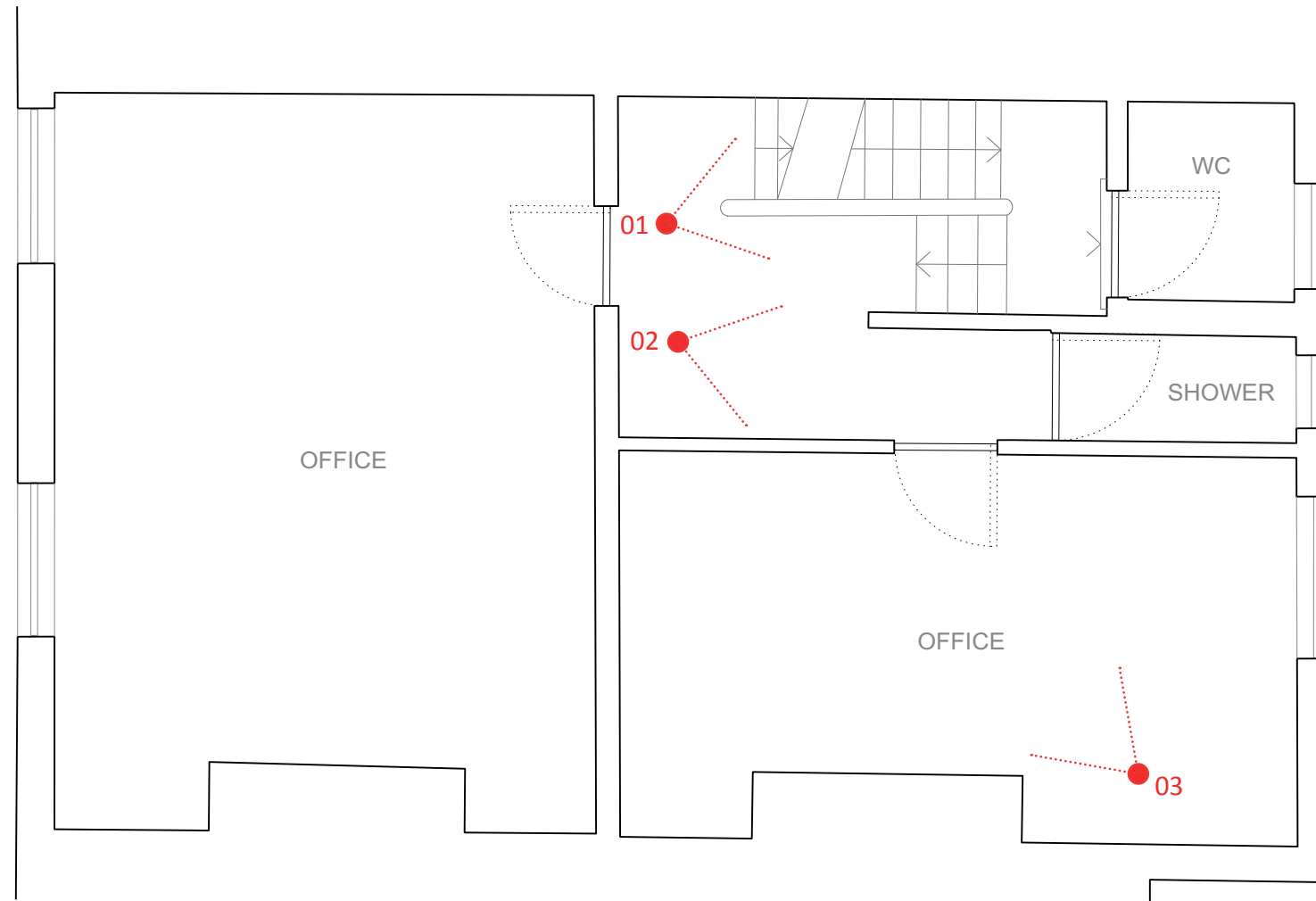
05. Ground floor outrigger extension corridor



06. Ground floor extension yard room

Existing First Floor Plan

Photograph Key



01. View of the staircase at first floor level



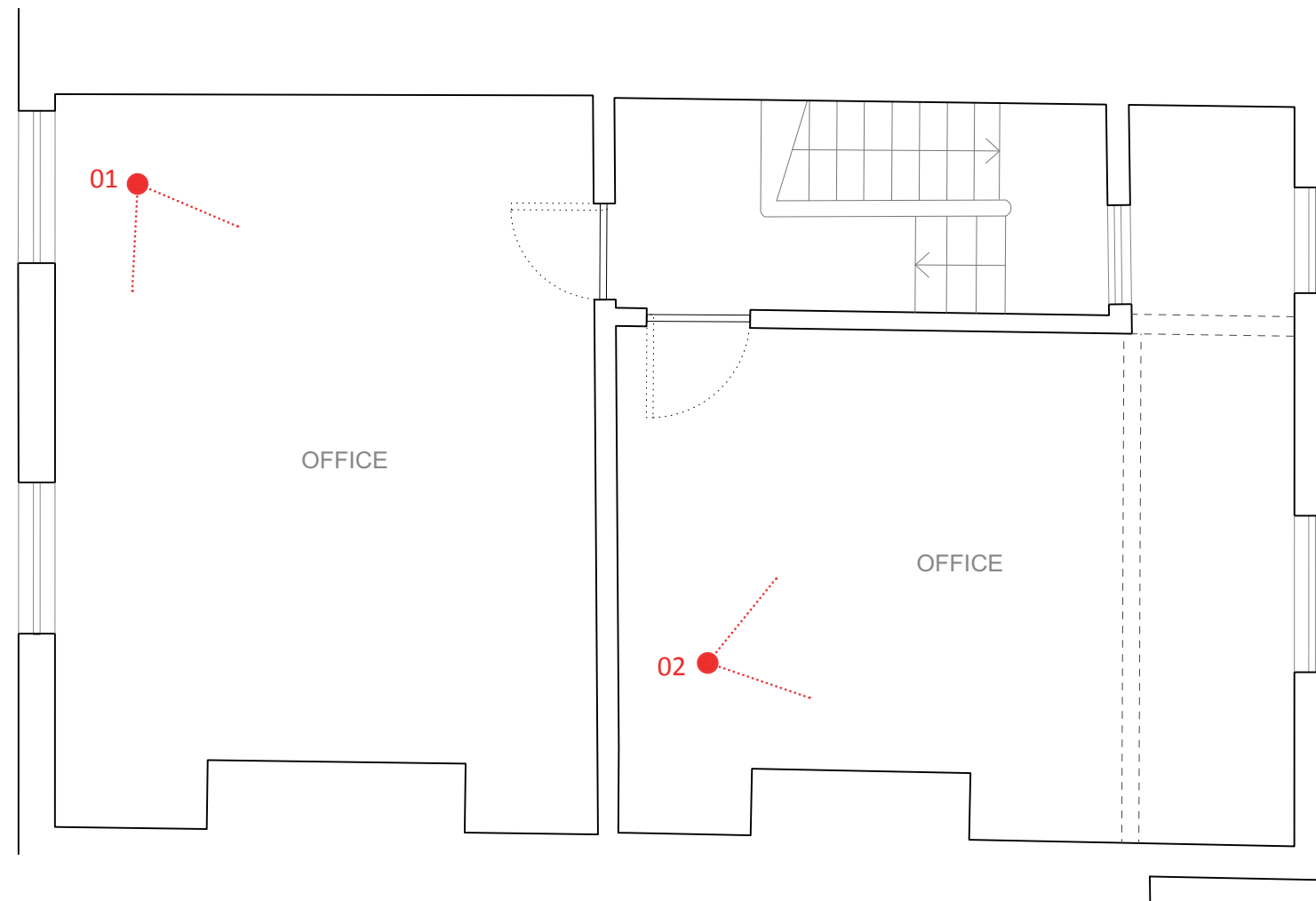
02. View of later additions of a stud wall and shower room



03. First floor office at the rear of the property

Existing Second Floor Plan

Photograph Key



01. Second floor office at the front of the property

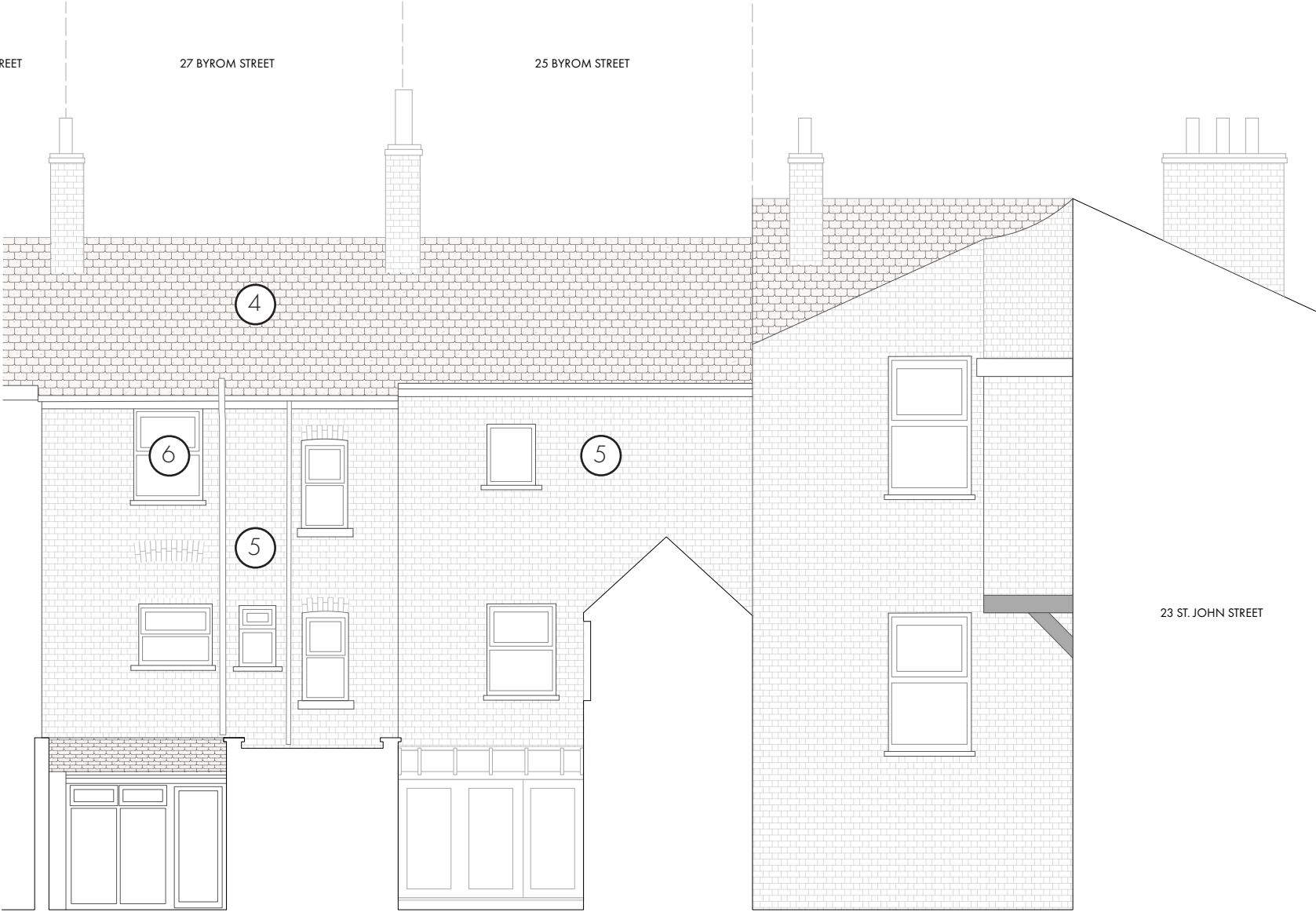


02. Second floor office at the rear of the property. The original line of the rear elevation can be seen the line of structure crossing the room at ceiling level

Existing Front and Rear Elevations



Existing Front Elevation



Existing Rear Elevation

Key

- 1. Red brick in flemish bond
- 2. White painted timber sash windows with painted sandstone dressings
- 3. Painted timber door, painted gothic doorcase and gothic fanlight
- 4. Slate roof
- 5. Red stock brick in flemish bond
- 6. UPVC windows

4a. Design Development - Building Use and Interior

To commence the design development we established how the client anticipated using the building and what opportunities were presented when moving from rented office space into a building of their own. It was clear that the character of the existing building and the impression that gave to both staff and visiting clients was a crucial part of the decision for the client to purchase the building. The nature of the applicants business and the status of the building they occupy are key to the impression this gives to their clients.

Together with the Heritage consultant (Kathryn Sather & Associates) we made an assessment of significant architectural elements that gave the original building its character. In all the proposals shared in this documents, the preservation of those elements is intrinsic.

In looking at how the floor space of the existing building could be arranged to accommodate the existing staff and expected growth of the applicants business, it soon became apparent that the internal division of rooms (existing and recent partition walls) was significantly limiting the efficiency of the building.

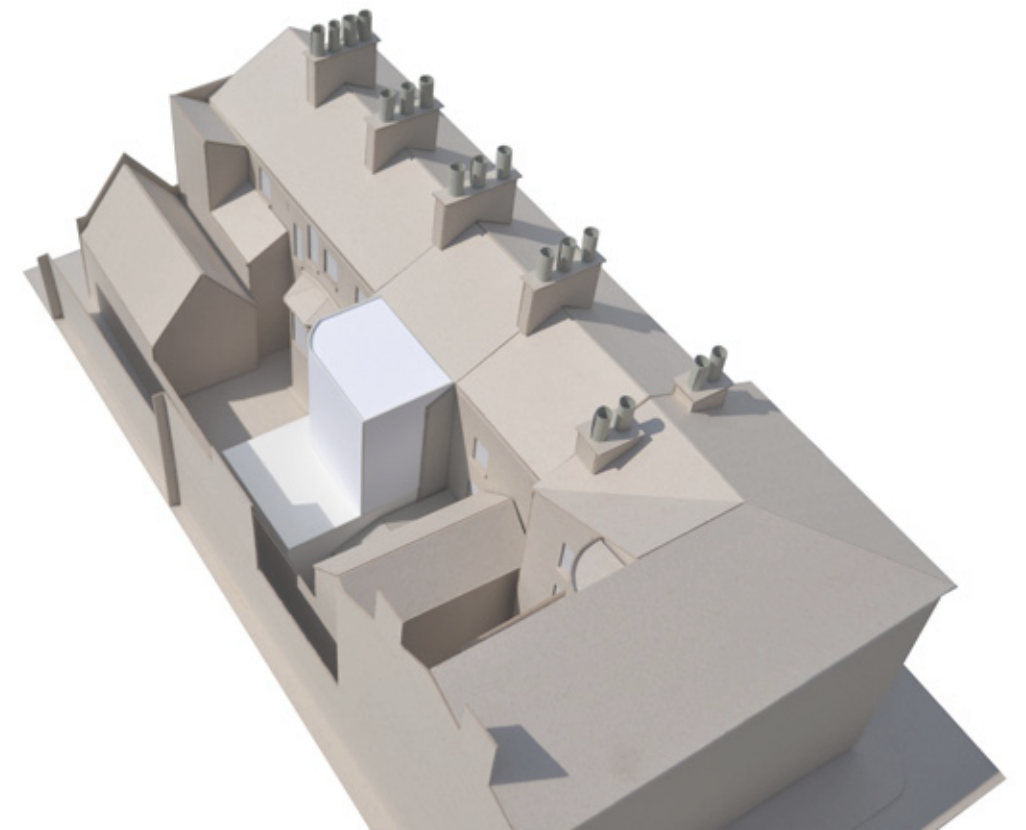
The nature of the work the client undertakes is collaborative and so having a visually open plan space was also a key concern. Following a review of the existing building (original footprint) we sought to consider the two more recent (<30 years ago) extensions to the rear. These are low quality and the arrangement of the rooms is highly inefficient. In order to meet the client's brief to accommodate up to 20 members of staff it was necessary to provide efficient and high quality additional floor space. In the design development we looked to provide this additional floorspace by replacing these extensions to the rear with something new. The designs presented are a balance of adding rooms of the same quality and proportions as the existing building and at the same time being sensitive to the overall massing and scale of development. A summary of two development options are included in this document.

4b. Design Development - Version A

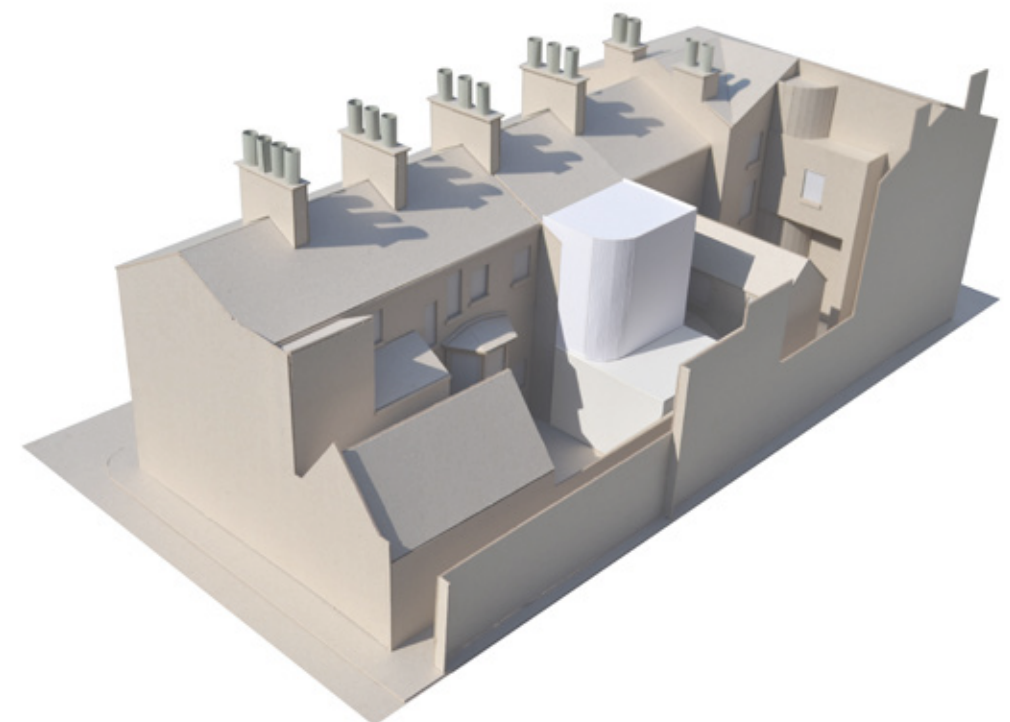
- Ground floor accommodation replaces later additions/ extensions to the existing building.
- An additional 8m² area is added to both the first and second floor (16m² in total).
- A curved masonry corner is used at first and second floor to echo the form of the building at the rear of No.19 St John street.
- A flat roof with masonry parapet.

Reasons for further development

- The height of the extension could feel to be overbearing to the neighbouring properties and would require interventions at every floor level.



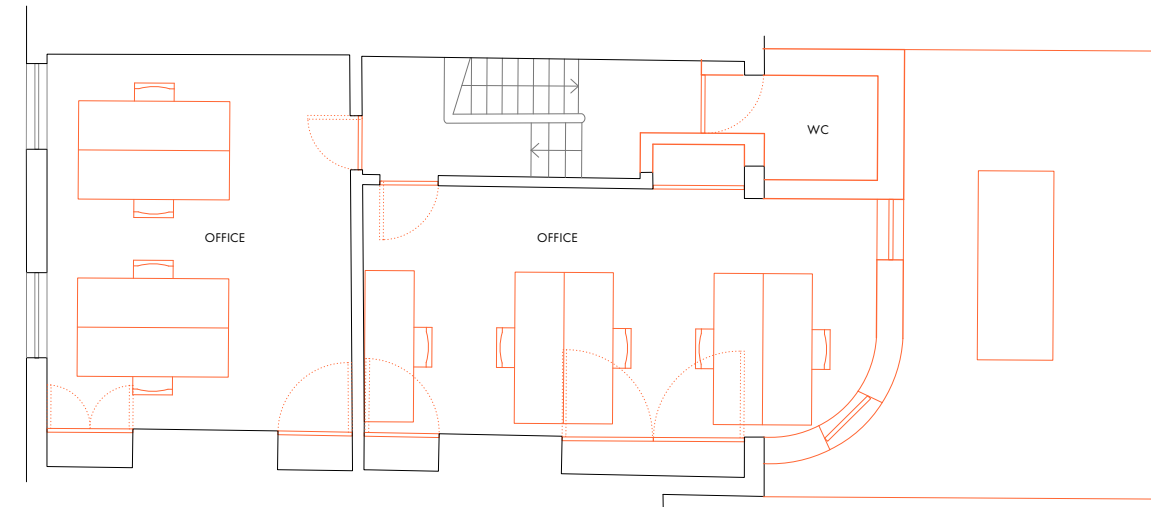
Model View A



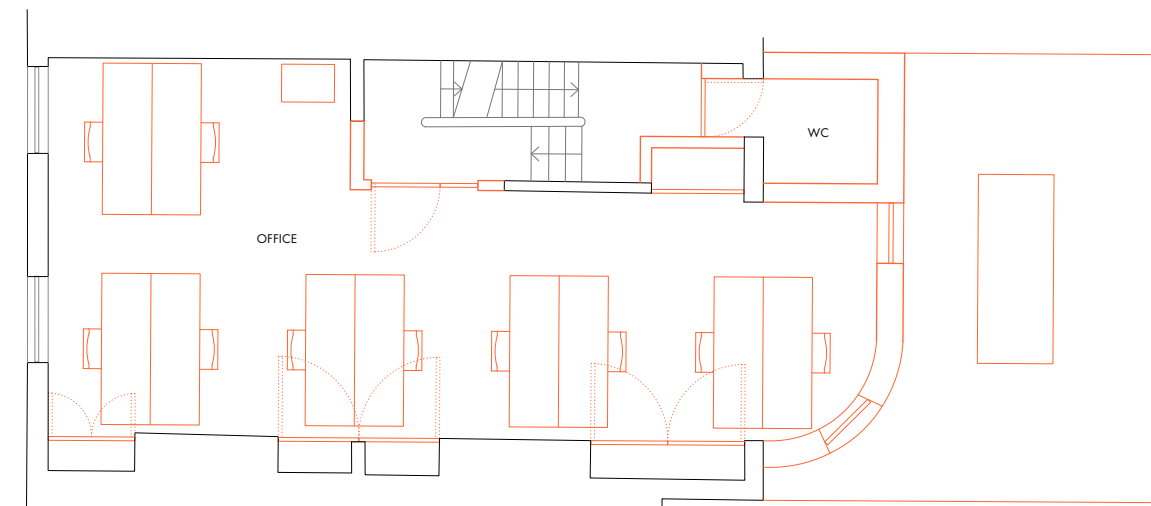
Model View B

4b. Design Development - Version A

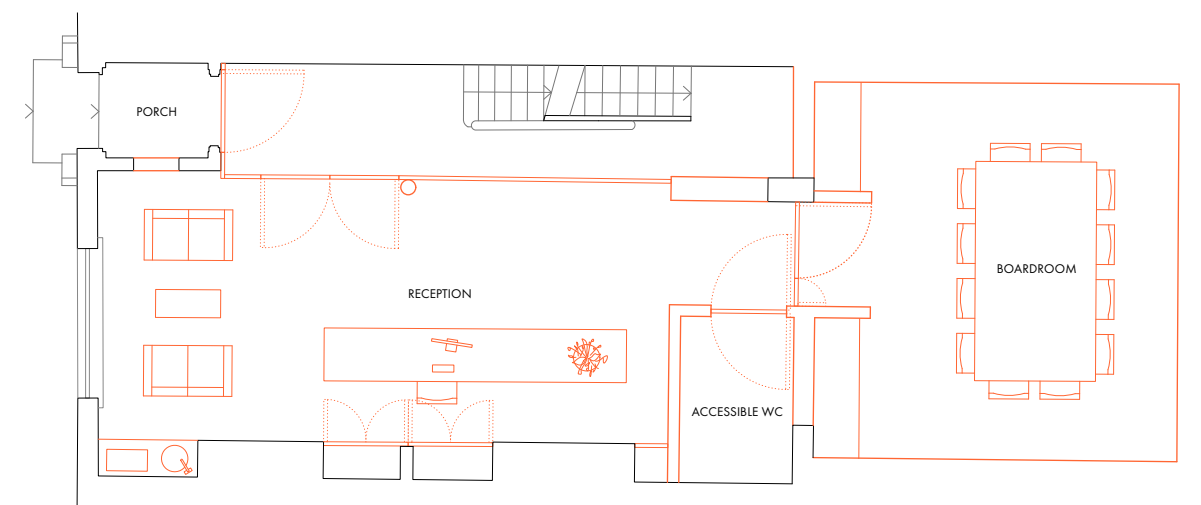
- No works in basement
- Ground floor accommodation includes;
 - Reception
 - Seating area
 - Accessible WC
 - Boardroom
- First floor accommodation includes;
 - Open plan office space
 - WC
- Second floor accommodation includes;
 - Two office spaces
 - WC



Second Floor Plan



First Floor Plan



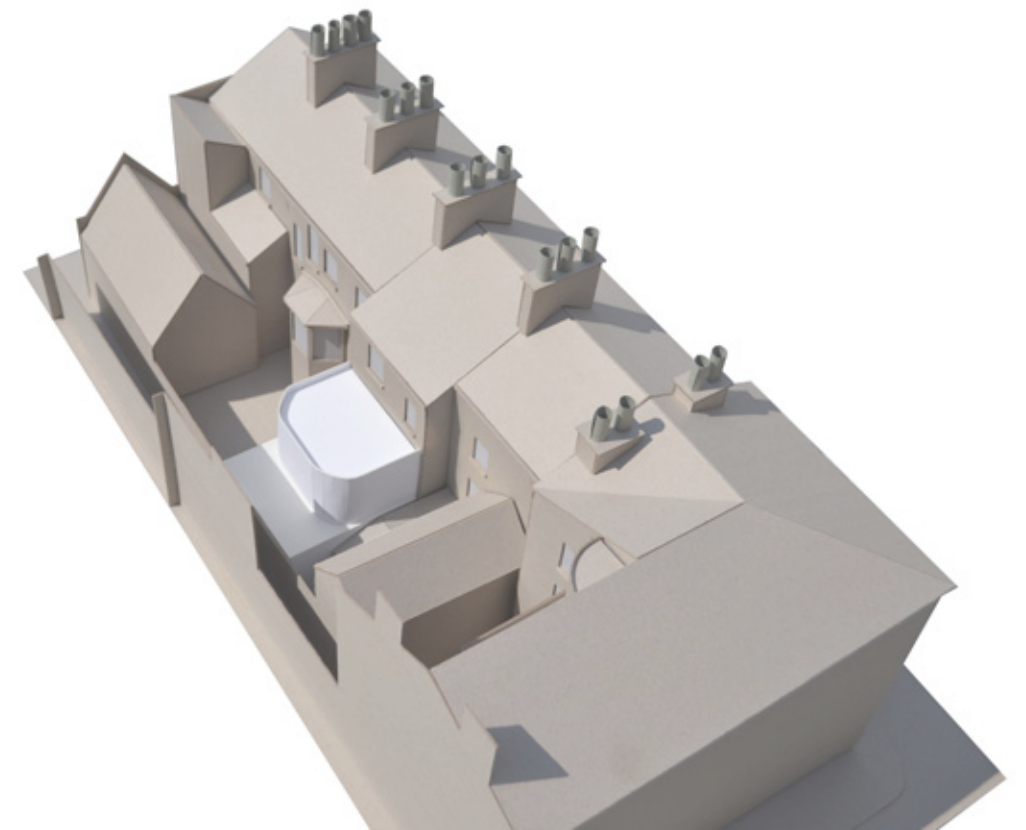
Ground Floor Plan

4C. Design Development - Version B

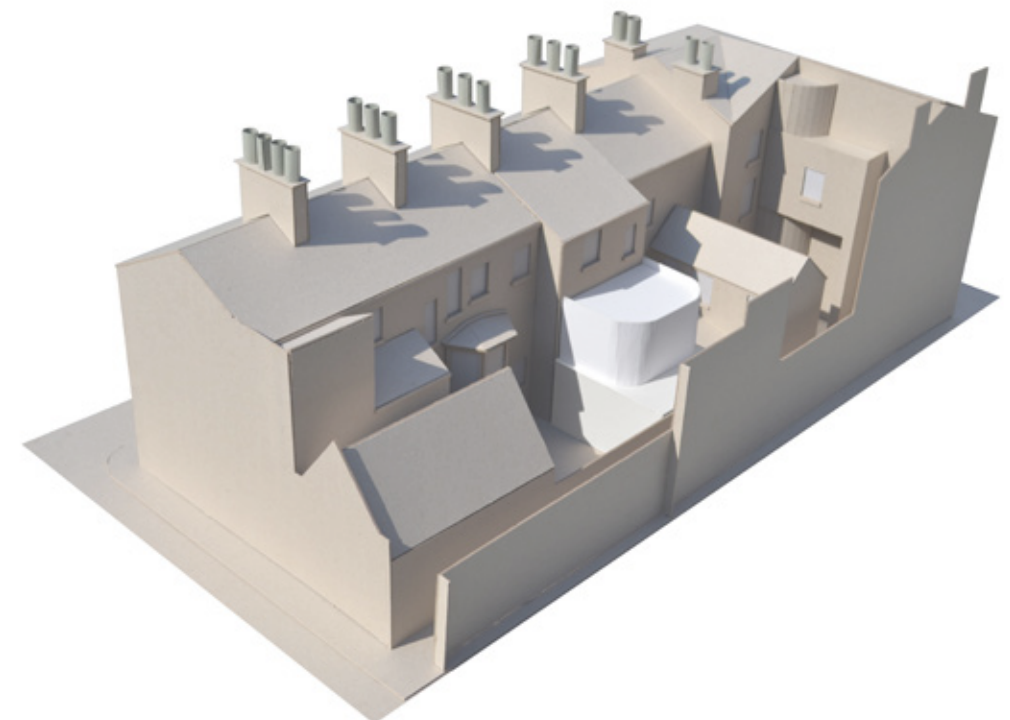
- Ground floor accommodation replaces later additions/ extensions to the existing building.
- An additional 16m² area is added at first floor level.
- A double curved masonry corner is used at first floor to echo the form of the building at the rear of No.19 St John street.
- A flat roof with masonry parapet.

Reasons for further development

- To create the additional floor area required by the client brief, the depth of the extension and proximity to the neighbouring outrigger resulted in some compromise to their amenity.



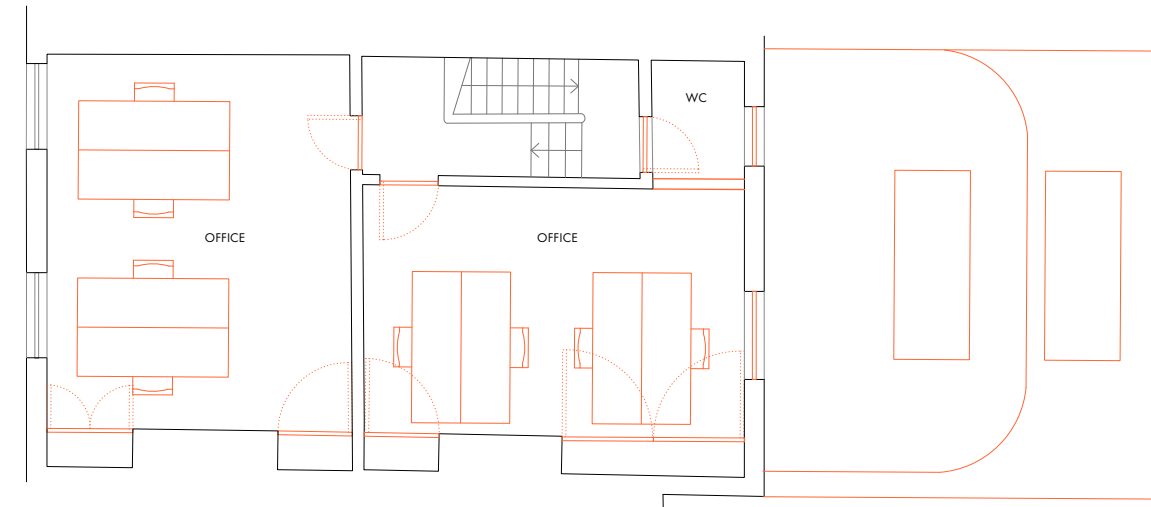
Model View A



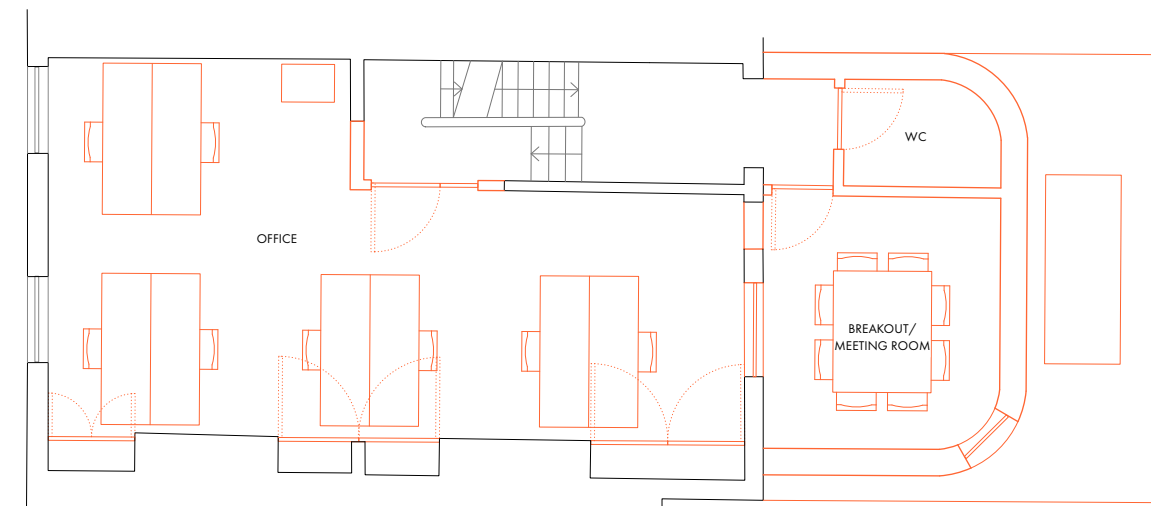
Model View B

4C. Design Development - Version B

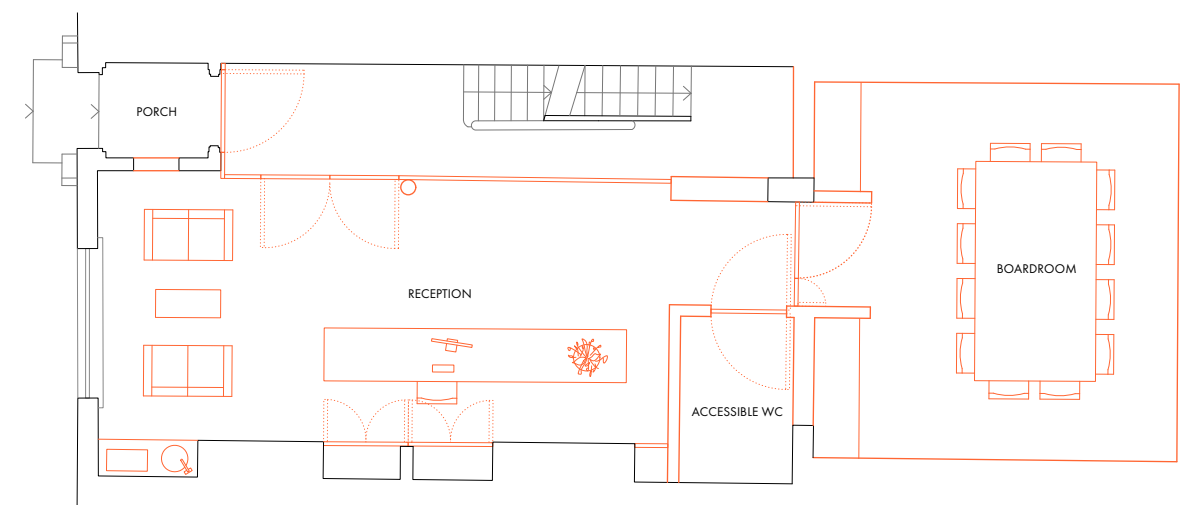
- No works in basement
- Ground floor accommodation includes;
 - Reception
 - Seating area
 - Accessible WC
 - Boardroom
- First floor accommodation includes;
 - Open plan office space
 - Breakout/ meeting room
 - WC
- Second floor accommodation includes;
 - Two office spaces
 - WC



Second Floor Plan



First Floor Plan



Ground Floor Plan

5a. Proposed Development - Response to application site

We were mindful throughout that in order to meet the client brief and provide a sustainable home for their business for the foreseeable future we needed to provide additional floor space and make the most efficient layout of the existing building whilst maintaining its character. We believe the proposed development which is described in the following pages using models, plans and elevations is a well judged balance between all of these concerns.

The additional floor space provided measures 25m² and is only a single story, yet the building has gained significantly in terms of its current and future use by providing flexible and divisible open plan rooms. The interventions that were necessary to make an open plan meeting room and reception area are completely reversible - this is achieved by making an opening within the internal partition wall. The plaster coving that would have been in place in the original use of the building is reinstated at all floors to emphasise this trace of the domestic room proportions.

We also took consideration of the areas of the building a client or visitor would experience - this could be the entirety of the ground floor. The significant original features of the building are retained and restored; entrance portal, staircase, plaster arch and internal decorative plasterwork. We believe this will give an authentic impression of the original character of the building.

The most significant change from version B of the design development (page 32) is the removal of any new development above ground floor. This takes away building mass in proximity to 25 and 29 Byrom Street and leaves the original rear elevation visible.

5c. Proposed Development - Proposed Model

- Ground floor accommodation replaces later additions/ extensions to the existing building.
- A flat roof with masonry parapet.
- No works in basement
- Ground floor accommodation includes;
 - Reception with adjoining meeting room
 - Accessible WC
 - Office space
- First floor accommodation includes;
 - Open plan office space
 - WC
- Second floor accommodation includes;
 - Three private office spaces
 - WC

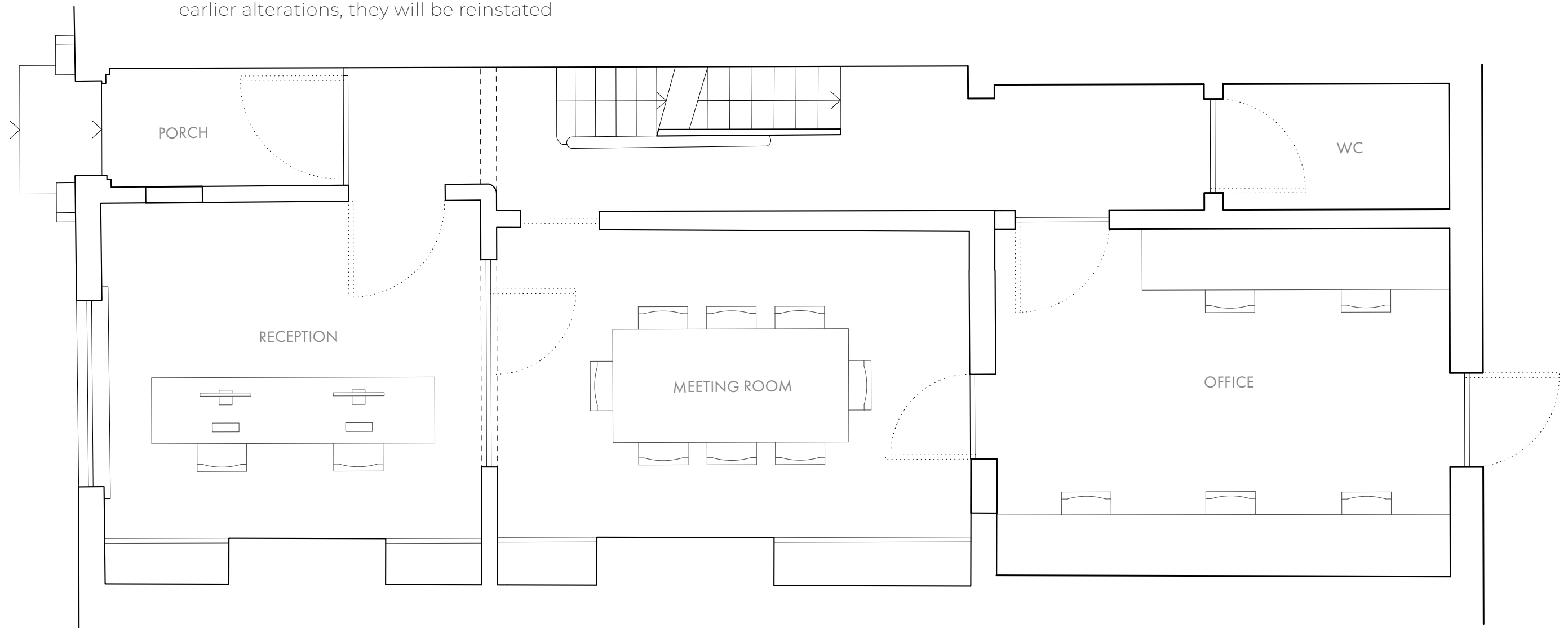


Model View A - Proposed Development

5c. Proposed Development - Ground Floor Plan

The top portion of the domestic wall divisions are left as a downstand so there remains continuity of a ceiling coving. Where covings have been removed in earlier alterations, they will be reinstated

Level access across the ground floor and accessible WC are provided for staff and visiting clients



A Glazed partition creates a minimal and non-permanent division between the reception and meeting room

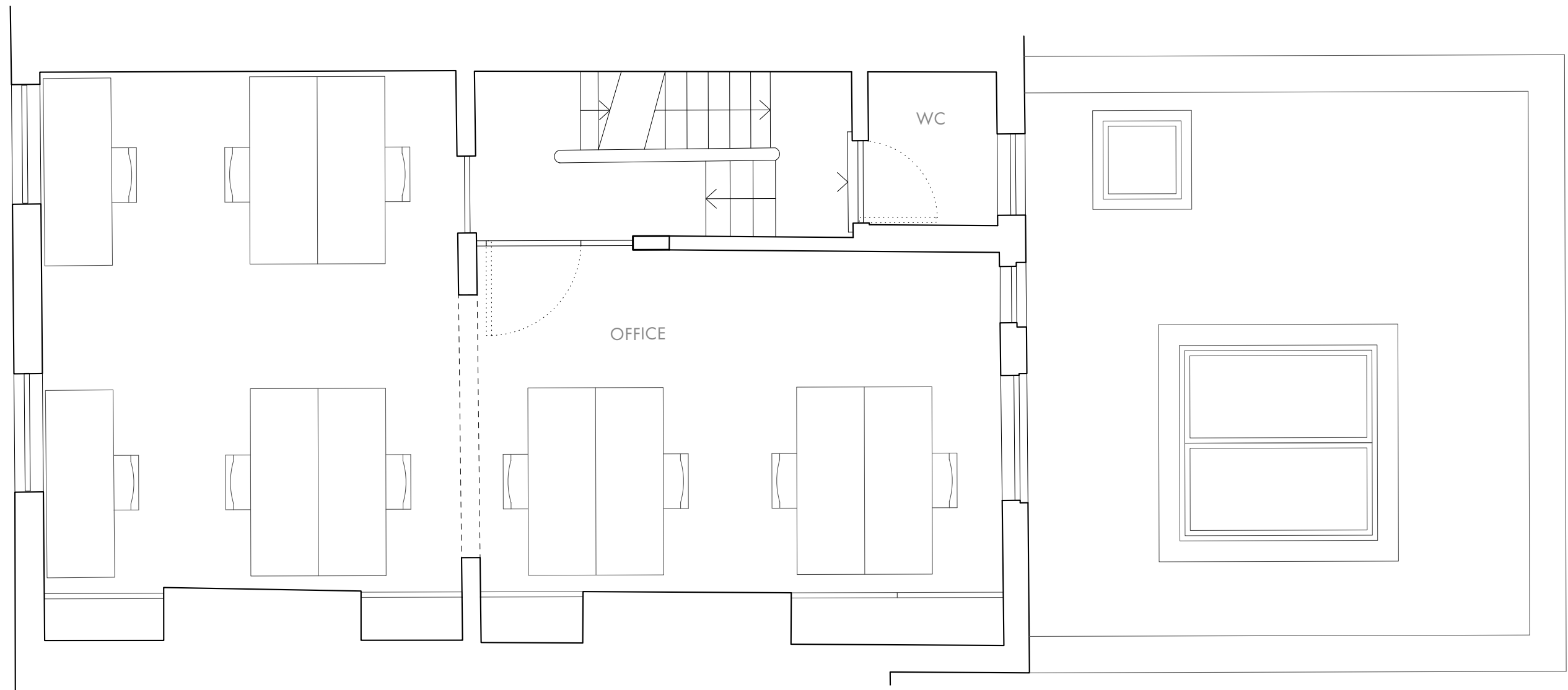
The line of the rear elevation remains as a separation between the proposed extension and the original building

5c. Proposed Development - First Floor Plan

The top portion of the domestic wall division is left as a downstand so there remains continuity of the ceiling coving

The existing staircase and French polished handrail will be restored in its original form at all levels

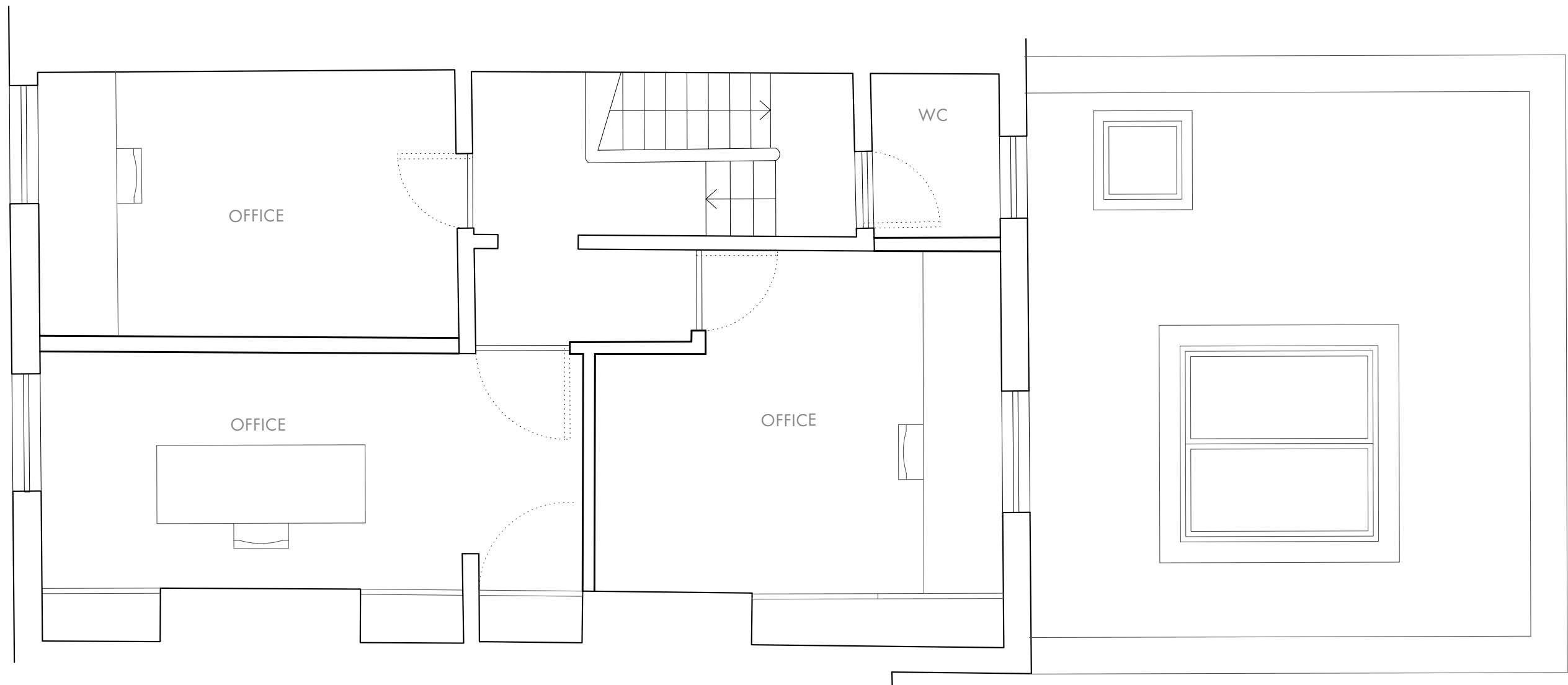
The single story extension uses rooflights to maintain the amenity of the neighbouring buildings



The footprint of the extension replaces the culmination of extensions added to the original building

5c. Proposed Development - Second Floor Plan

The existing staircase and French polished handrail will be restored in its original form at all levels



The creation of three private offices are made using a combination of existing partition walls and new

The proposed extension does not continue at first or second floor level to reduce the scale of the development.

5d. Proposed Materials



1.
Red stock brick to match the existing masonry context to the rear of Byrom/ St John street.



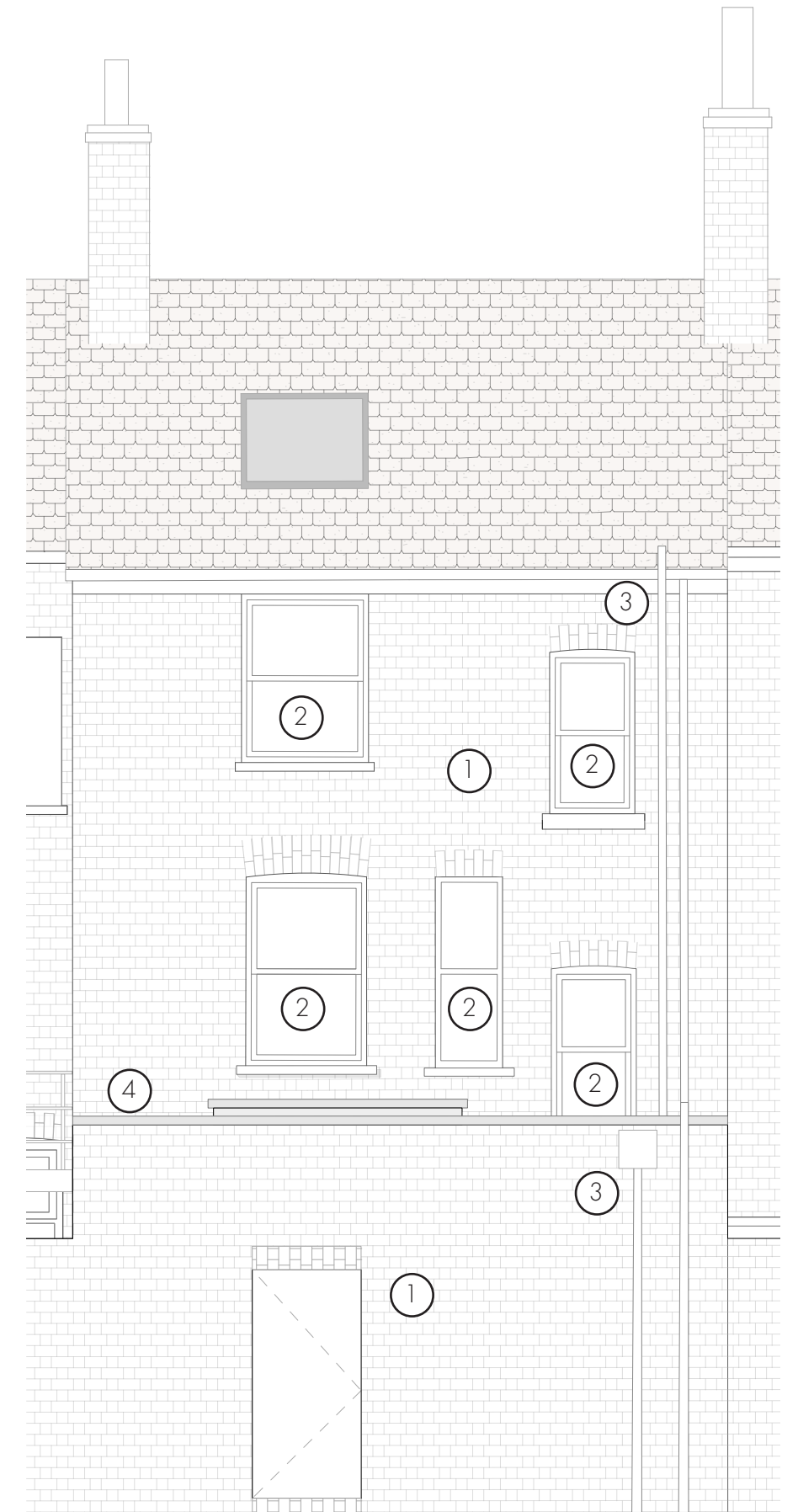
3.
Cast aluminium rainwater goods



2.
High performance timber sash window frames.
Painted grey to accentuate the window recess



4.
Fair faced concrete coping



Proposed Rear Elevation

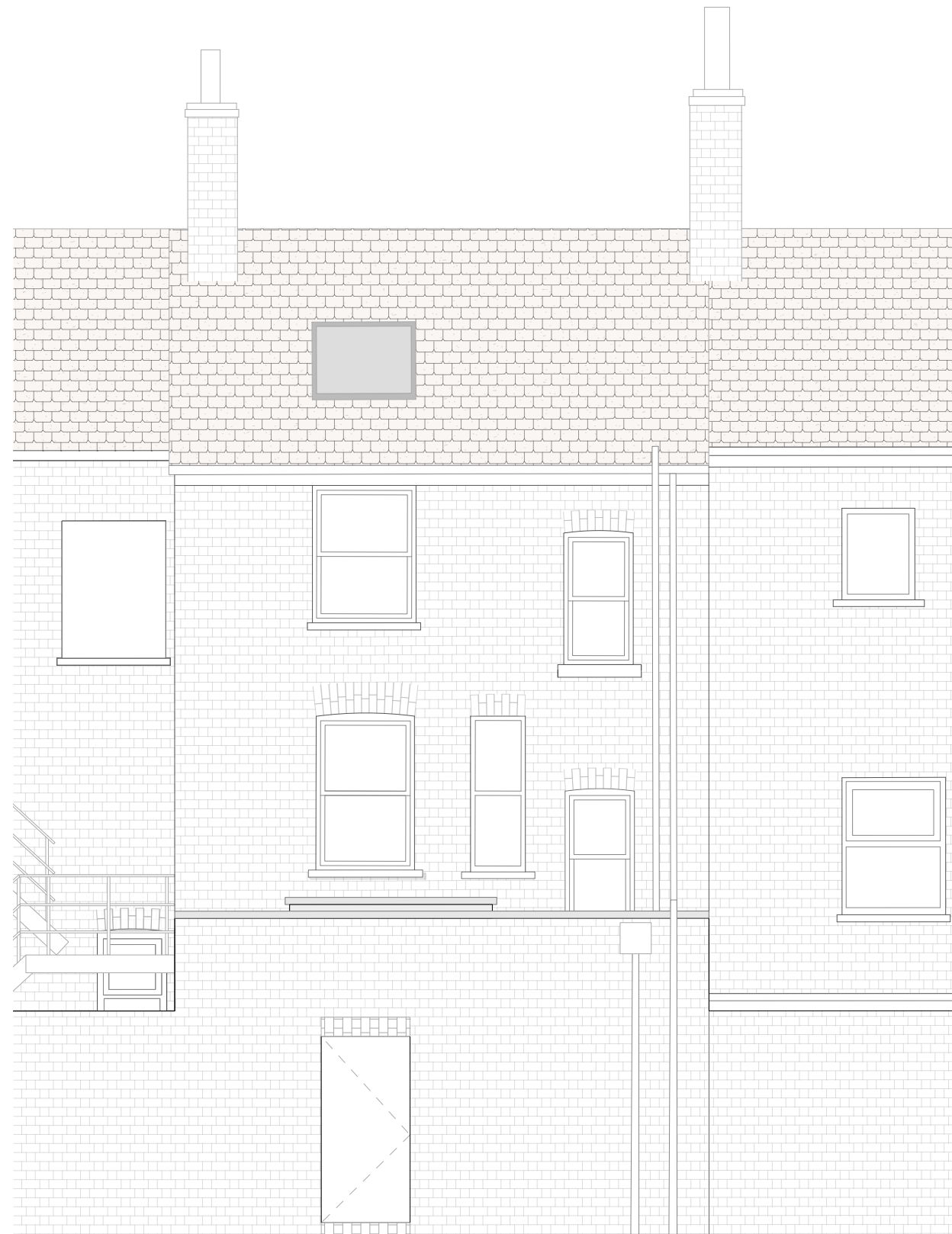
5d. External Appearance

A single rooflight is included to allow the second floor office to access natural light in combination with the existing window.

The east facing roof is concealed by the neighbouring properties and like others on St. John Street have used a roof light as a means of improving the quality of the rooms on the top floor.

The recent changes to the original rear elevation have been out of keeping. The use of UPVC windows is detrimental to the character and quality of the building. The proposed works replace these with timber sash windows and returns to the proportions evident in the position of original lintels.

The elevation to the shared alleyway is little changed from the existing with a red stock brick wall and concrete coping stones providing a robust elevation. A single egress door is provided for use in the event of emergency.

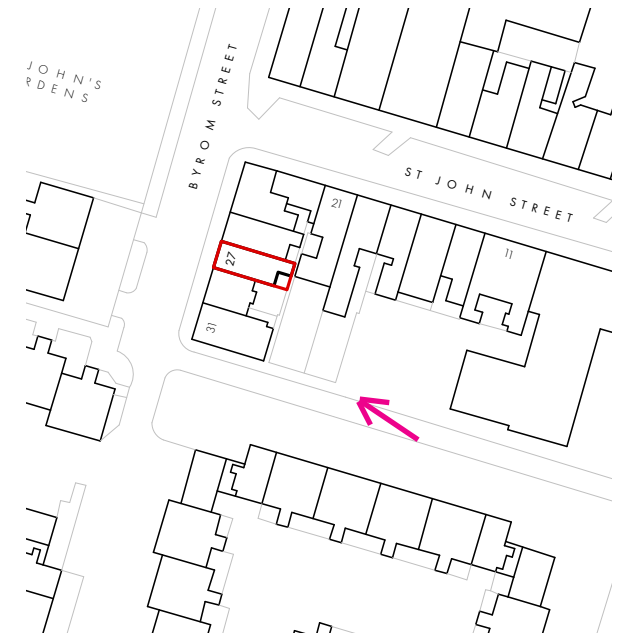


There is no proposed changes to the rear elevation at second floor level

6. Townscape - Photomontage

View A - Camp Street

The view presented shows a perspective of the development if walking down Camp Street from Deansgate. Due to developments in the foreground, the ground floor is entirely concealed.



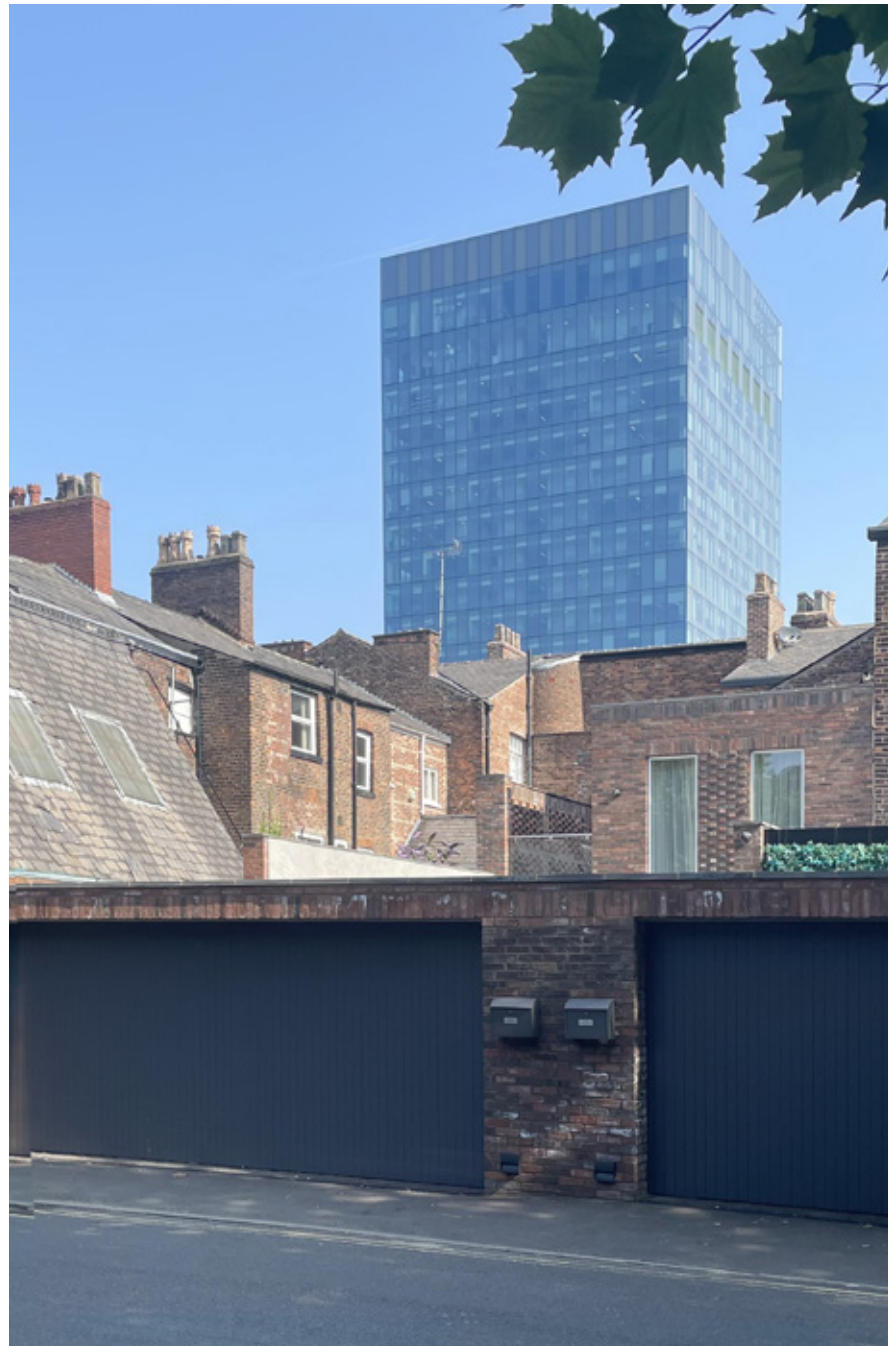
Existing



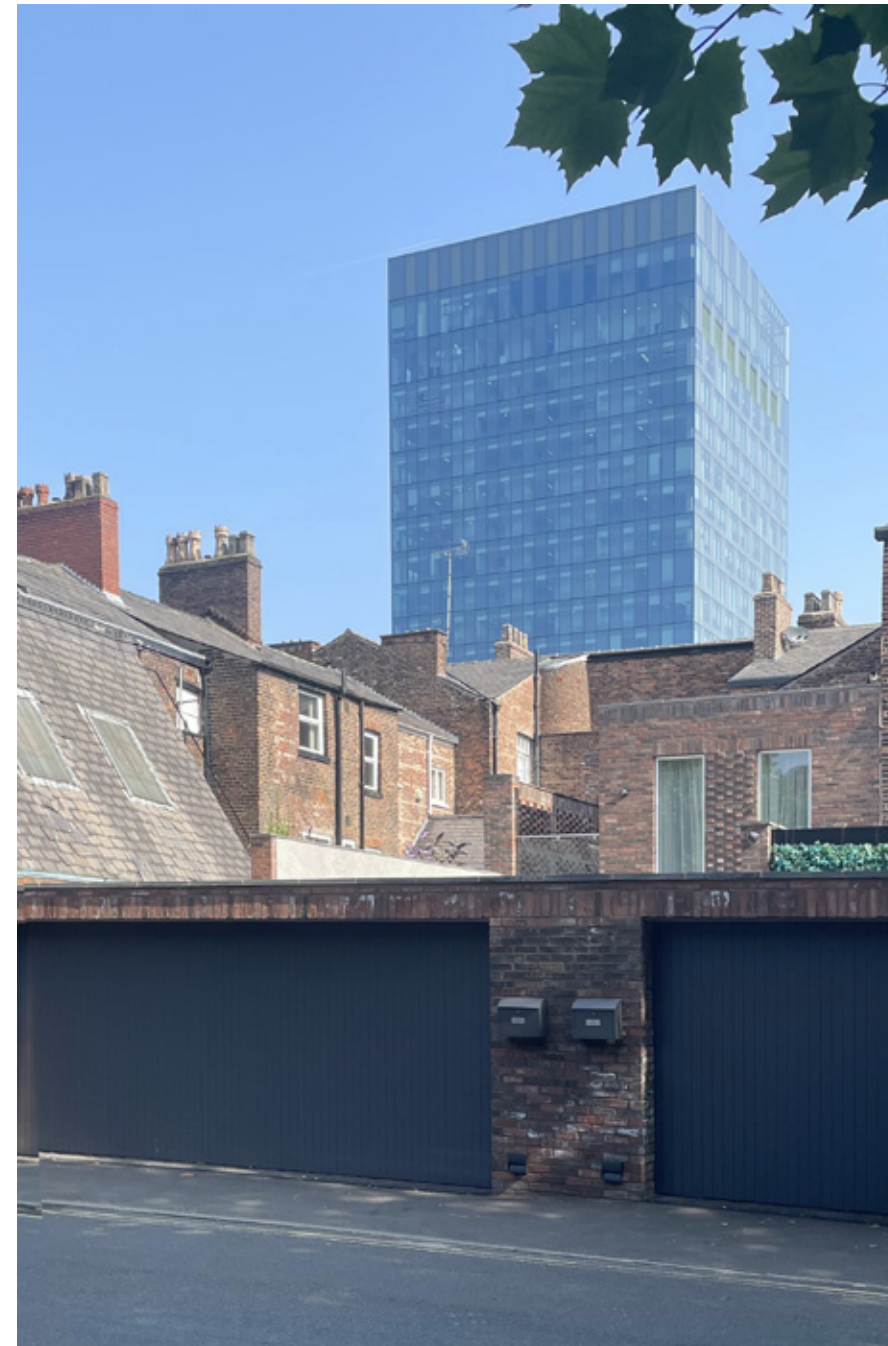
Proposed

6. Townscape - Photomontage

View B - Camp Street

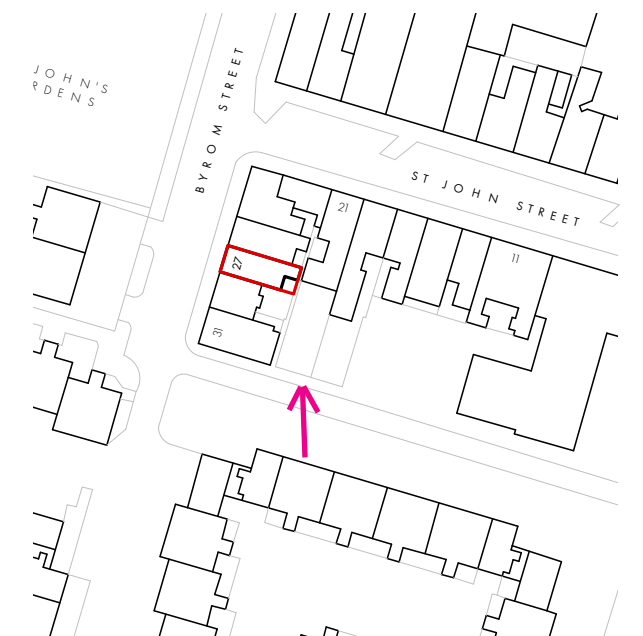


Existing



Proposed

The view presented shows a perspective of the development if looking obliquely from Camp street to the north. Due to developments in the foreground, the ground floor is entirely concealed.



7. Access Strategy

The existing layout of the building limits the access to less able bodied people to a small area within the ground floor. A series of narrow corridors and narrower doors limits any passage for those using mobility aids or a wheelchair. Access to the first and second floor is also unsuitable for those who cannot negotiate a narrow staircase. In the previous use of the building independent consultation rooms meant the clientele using the building would have be restricted.

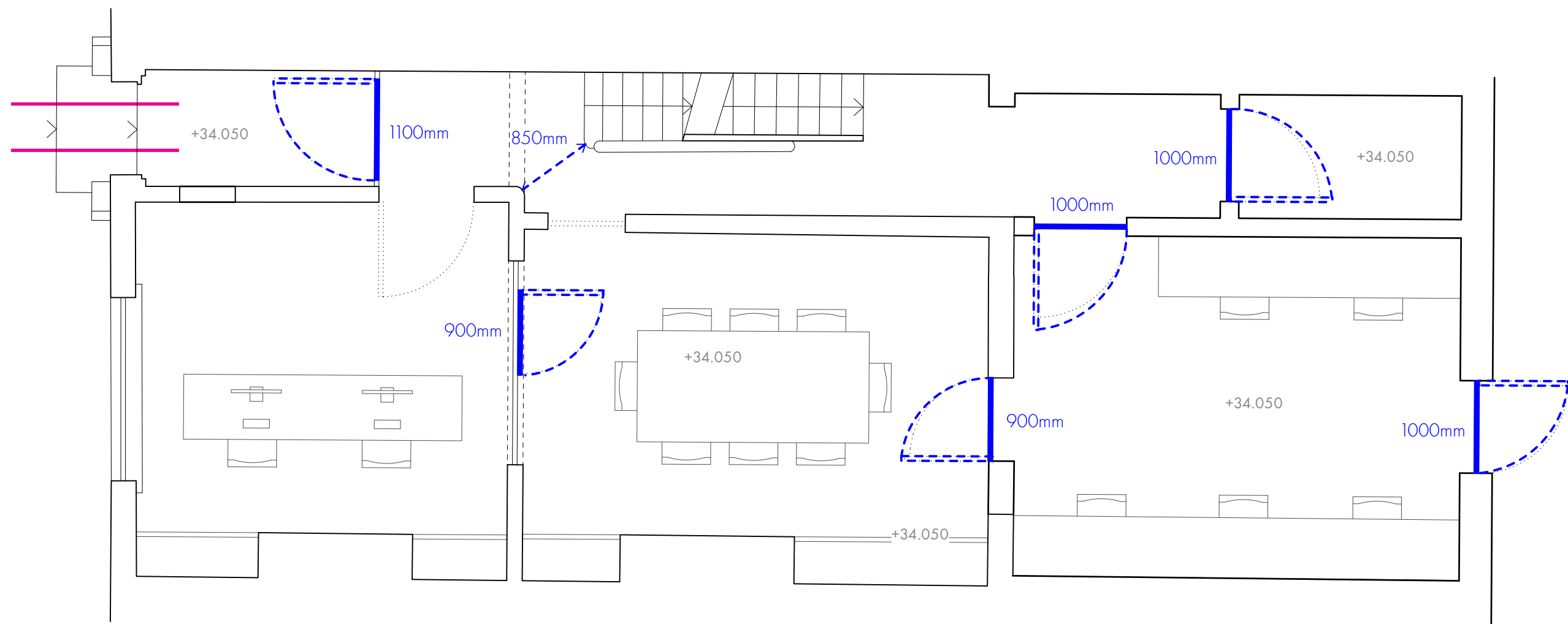
With a change of occupant, the proposed use of the building is different and a coherent strategy has been considered for how both able and less able members of staff will have equal access to the facilities and experience of the listed building. The building will become the single location for a legal practice whom current has 16 members of staff. Each member of staff requires a desk space, access to the reception area, boardroom and washroom facilities. This is also true of clients who will visit the building. The proposed opening up of the ground floor, improved access through larger door openings, Part M compliant washroom, level access across the ground floor and easy to deploy portable ramp to the existing entrance hall step will give equal access to all the necessary facilities listed above. The upper floors will require the use of the staircase but the facilities provided on those floors is no different to the ground floor.

7. Access Strategy

Deployable mobile ramps will be necessary to provide access into the entrance hall due to the existing stepped entrance portal

All new/ amended door openings will provide a minimum of 900mm clear opening for ease of access to all

A proposed Part M compliant WC will be installed for staff and visiting client use



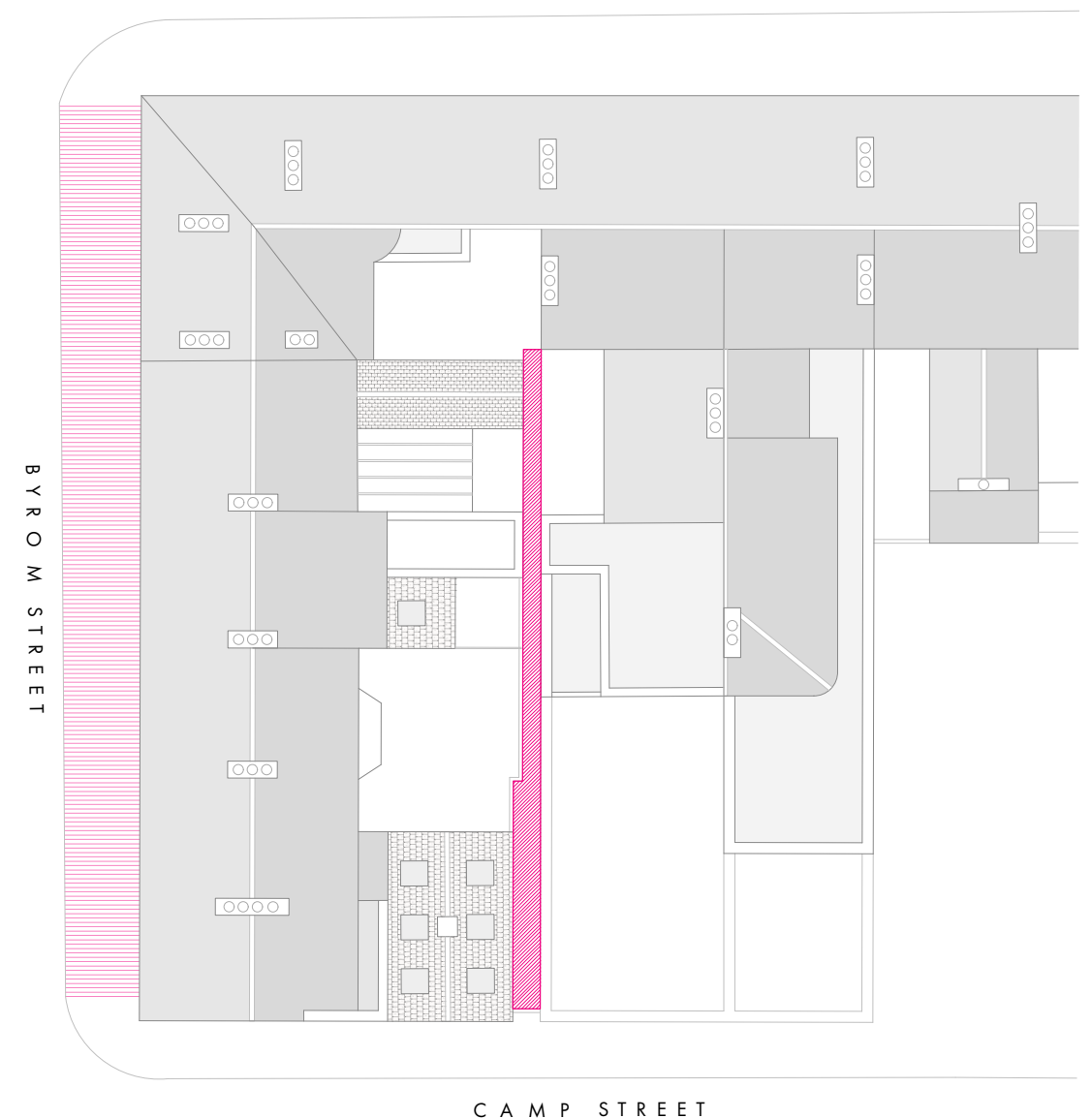
The proposed ground floor reception area and meeting room provides level access to visiting clients

The proposed office is of a generous enough size to accommodate access and space for those with restricted mobility or mobility aids

8. Waste Management Strategy

The anticipated use of the building is a combination of open plan and private office spaces. The majority of the waste produced by the building will be pulpable and recyclable; paper and cardboard. The inclusion of drink making facilities and a staff kitchen means a small amount of food waste has been included alongside a small quantity of mixed recycling for plastic and glass containers. As the building will be a single occupancy, it will be cleaned daily with waste removed from site before the need for external containers. The removal of waste will be undertaken by a private operator whom will be on site daily for the operational days of the building. It is not anticipated that any external containers will be used for two reasons; there is no possibility for storing containers at the front of the building (on a public highway) or to the rear of the building (privately owned and gated access alleyway). This mode of waste management was also the same for the previous occupant of the building.

The completed pro-former includes the sizing of containers to be provided internally based on a rule of thumb calculation of 2600 litres per 1000m² gross floor space with 50% of this capacity provided for recycling.



Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Pulpable Recycling -
Mixed Recycling -
Food Waste -
Industrial Waste -

Has / will a contract be obtained with a licenced waste carrier?	☒
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Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐
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Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

General Waste - 240 litres (1 x 60 litre per floor) Pulpable Recycling - 160 litres (1 x 40 litre per floor) Mixed Recycling - 40 litres (1 x 10 litre per floor) Food Waste - 40 litres (1 x 10 litre per floor)

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

N/A. There is no possibility for storing containers at the front of the building (on a public highway) or to the rear of the building (privately owned and gated access alleyway).
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Ensure all bins in the store are accessible	☐
Ensure recycling facilities are as easy to access as general refuse	☐

9. Summary and Conclusion

In conclusion the proposed development described in this document seeks to achieve a building of stature and character by retaining and restoring its original features whilst adding modestly and in-keeping with the surrounding context. The proposed development allows the applicant to establish a place for their business to grow, to be known and remembered by existing clients and prospective clients and maintain the high level of quality of building and tenant within the St John street conservation area.

The proposals seek to balance the opportunities and constraints of the site and find ways in which the listed building can be complemented by equally high quality and well proportioned rooms. The close connection between original features and new materials allows both to be appreciated and to prolong the condition of the listed building.

An awareness and appreciation for building within the conservation area and what effects our proposals have on neighbouring properties has been intrinsic to the design development and final proposals. We believe these opportunities have been absorbed into the design process and are reflected in the proposed scheme.

End of Document

Jonathan Woodward Architects