

27 Byrom Street

Design and Access Statement

August 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

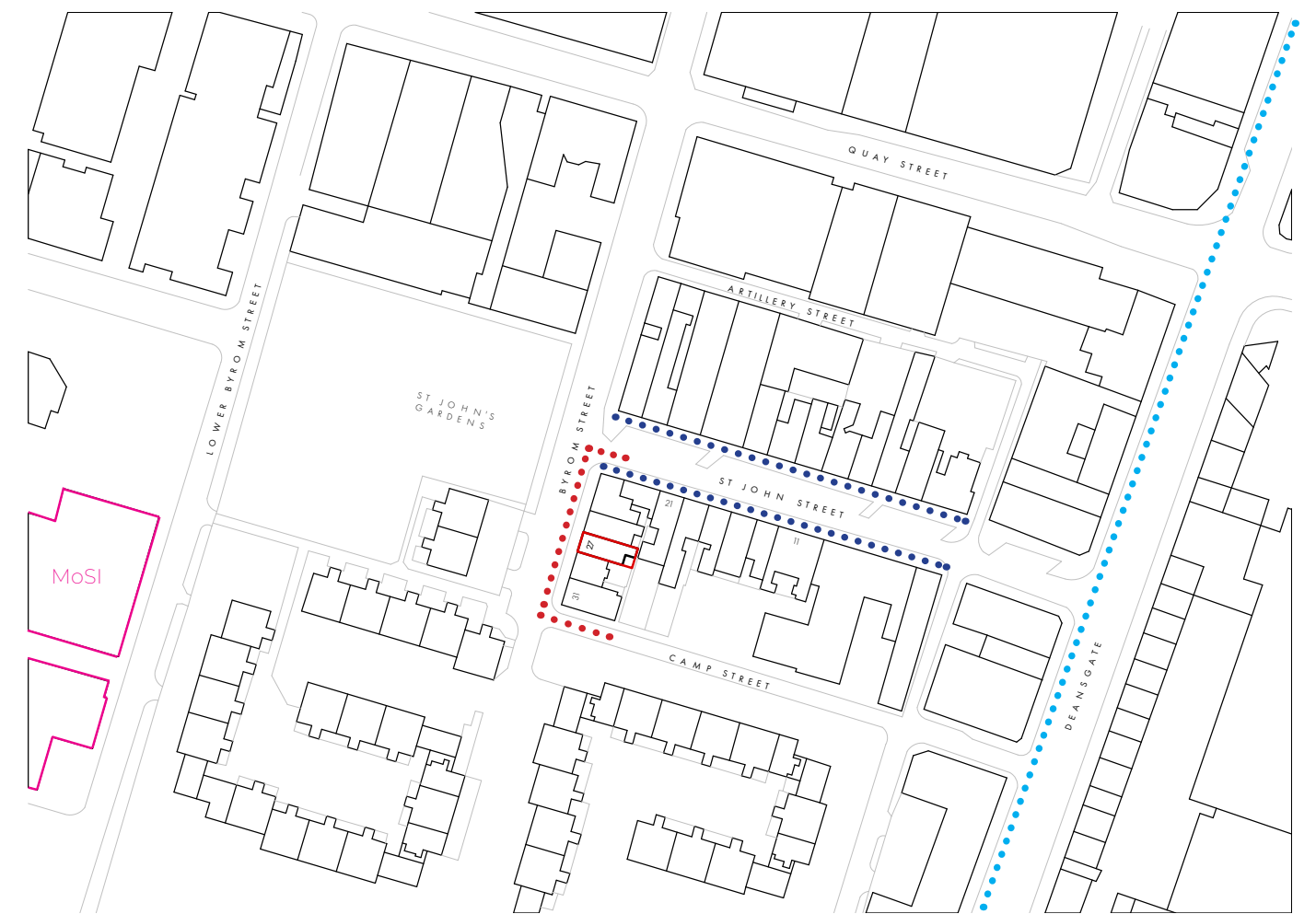


Garden Museum, Lambeth
Grade II listed building extension
Completed at Dow Jones Architects

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

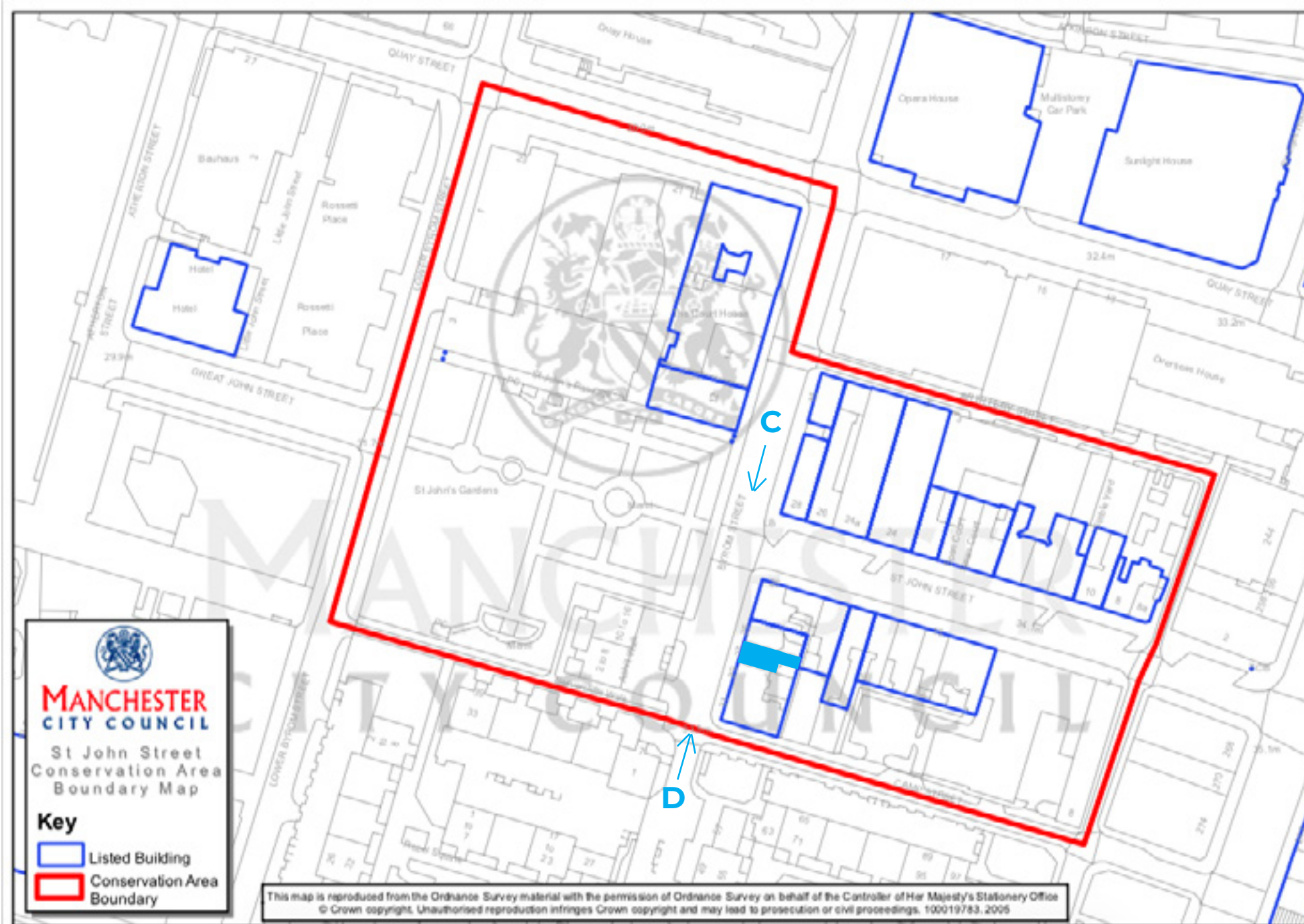


A. Archive image of former St. John Church (now demolished and turned into St. Johns Gardens).



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

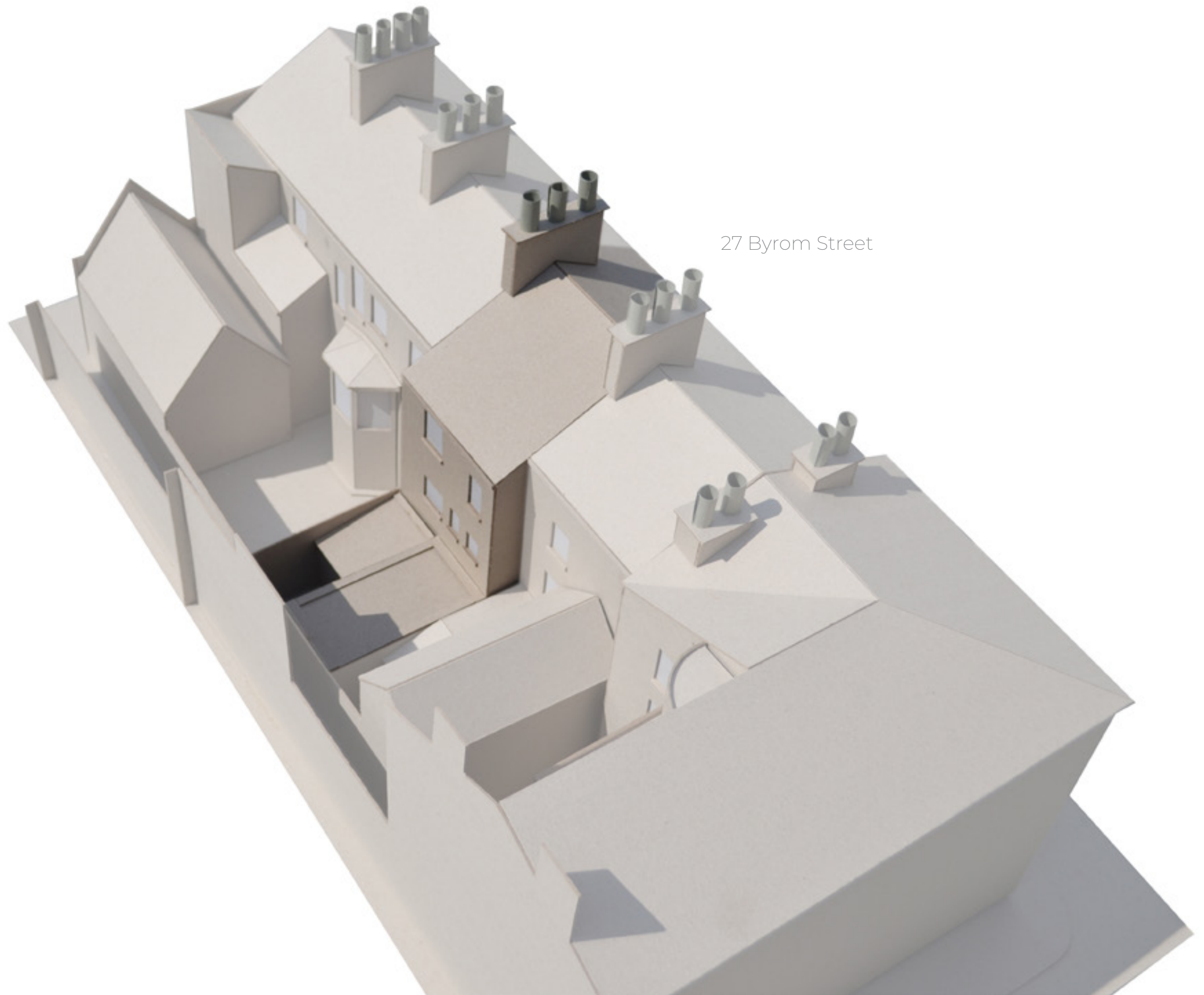


Model View A As-Existing

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 and the sensitive refurbishment of the building is an important part of the image 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;

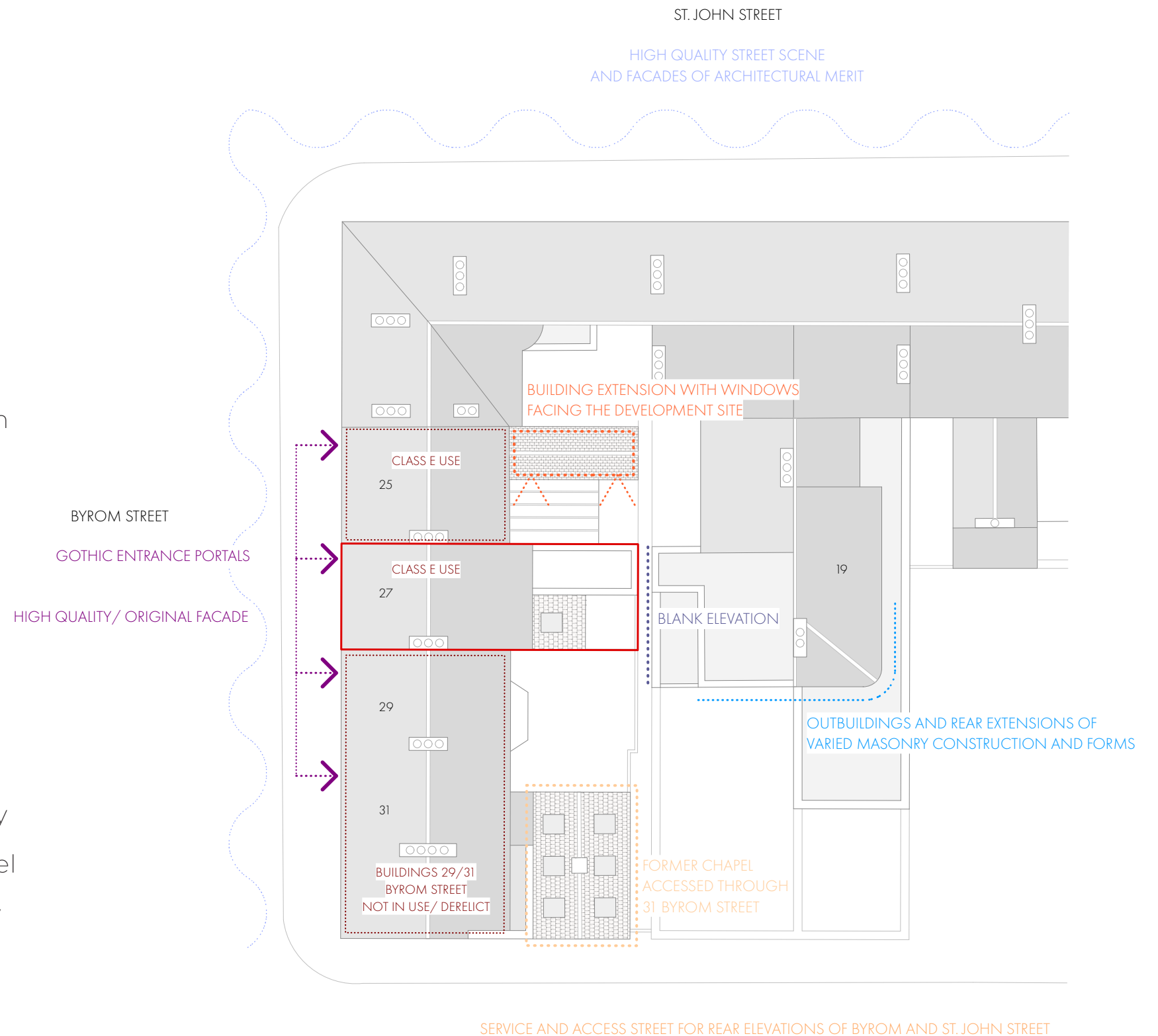
- An Open and light reception area with visibility of the entrance and staircase
- Level access at ground floor level
- Generous Boardroom/ Staff Meeting room
- 1no. WC per floor.
- 18 Desk spaces + 2 Receptionist spaces
- 3no. Private offices

- 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.

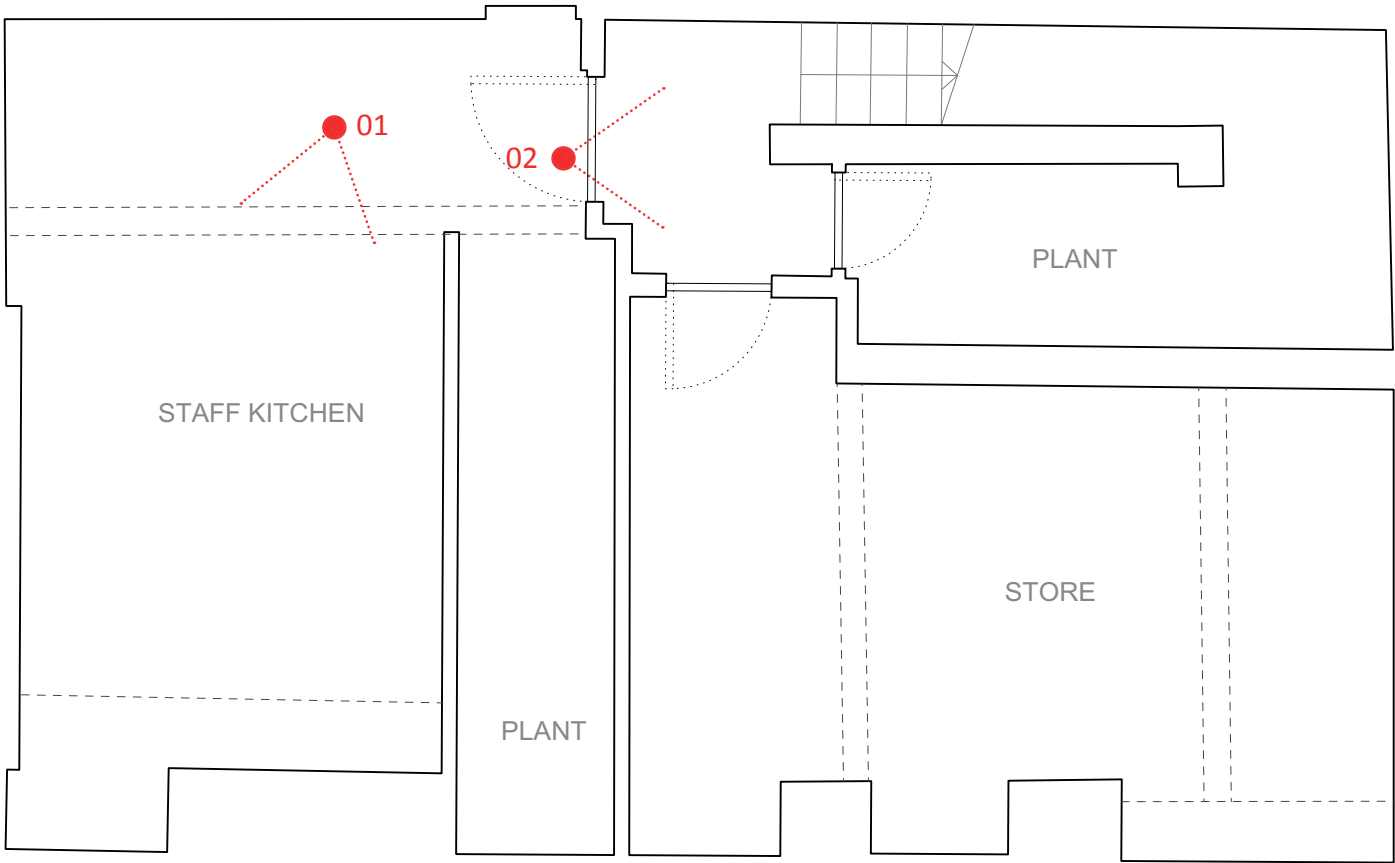


15 St. John street rear extension



19 St. John street rear extension

Existing Basement Plan
Photograph Key



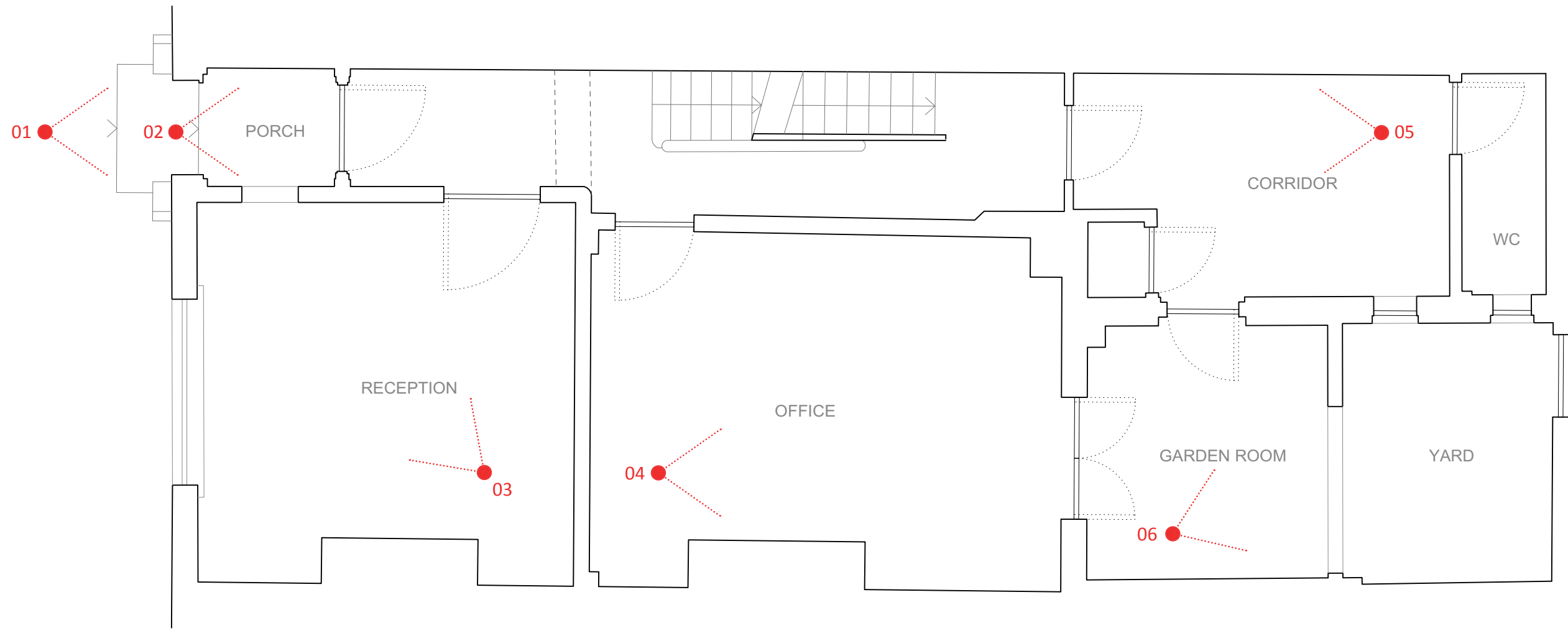
01. View of the existing staff kitchen



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

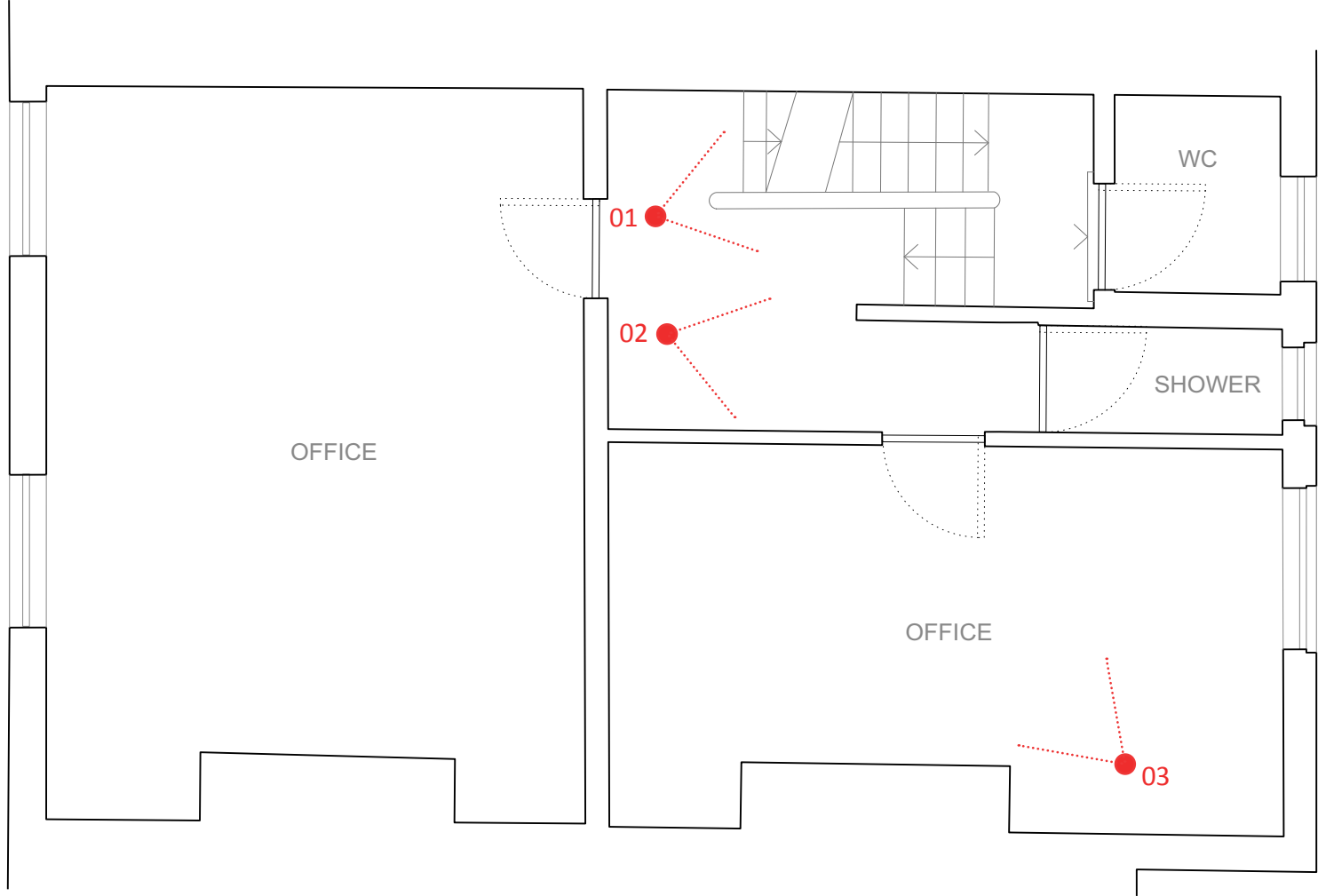


05. Ground floor outrigger extension corridor



06. Ground floor extension yard room

Existing First Floor Plan
Photograph Key



01. View of the staircase at first floor level



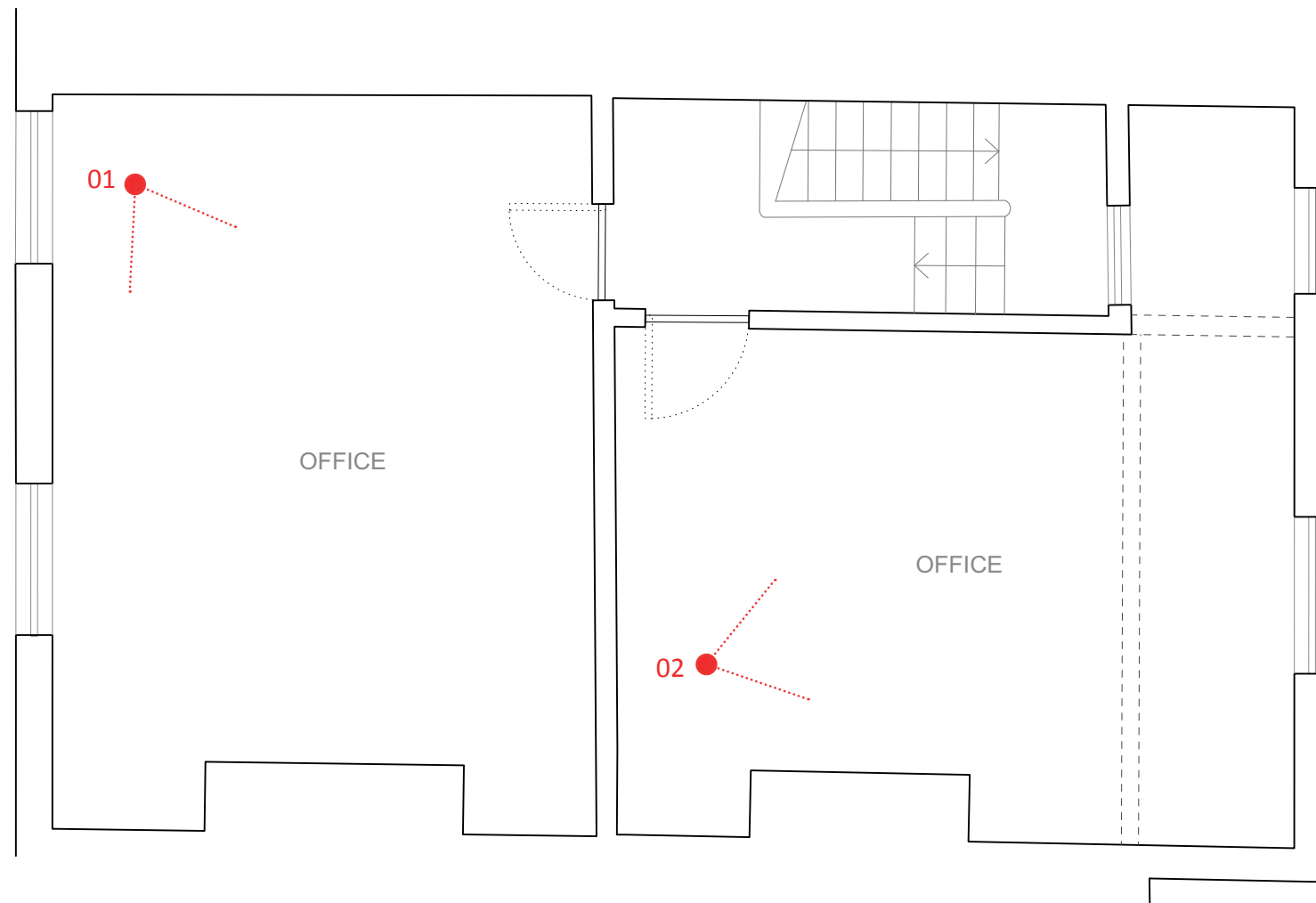
02. View of later additions of a stud wall and shower room



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

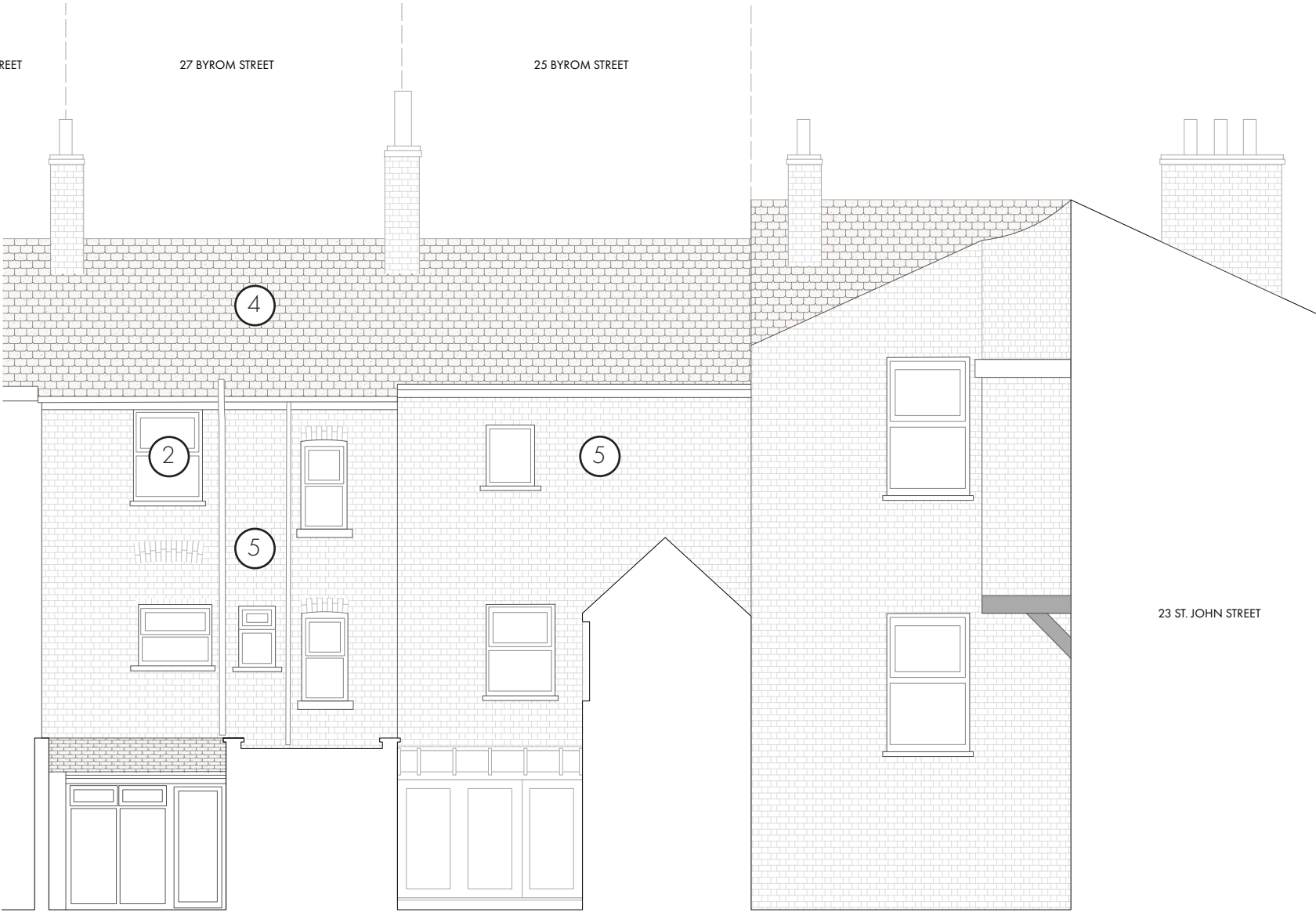


02. Second floor office at the rear of the property. The original line of the rear elevation can be seen the line of structure crossing the room at ceiling level

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

4a. Design Development - Building Use and Interior

To commence the design development we established with the client how they anticipated to use 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 number of desk spaces.

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 - Response to immediate surroundings and street scene

As part of a review of the immediate context and the appearance of the developments in proximity to the application site, we took a holistic approach to how the interior requirements could be shaped to a sensitive and in-keeping development to the rear of the property. The predominant materiality of the neighbouring properties in masonry, a variation of red stock and wirecut bricks ranging from the 19th to 21st century. We chose to participate in this material context and use a stock brick in flemish bond to tie the proposed extension to the existing and neighbouring buildings. We feel the execution of a well detailed brick building, using window reveals, coping stones and cills of various thickness can elevate the stature and solidity of the construction. We therefore chose to look at the form of the neighbouring extensions and saw at the rear of 19 St. John street a building with a curved brick corner. This stood out amongst the others as being well judged and a subtle device that made the building appear grounded. This was a motif we could associate with and echo in our own proposal, connecting it to the context and reducing the perceived scale of the development from the few possible vantage points from Camp street.

We were also mindful to use the limited viewpoints from Camp Street of the rear elevation to our advantage to set back in both height and depth the footprint where possible. We first did this as a difference between the ground and first floor, with the building stepping back from the site boundary.

To maintain high quality interior conditions we have chosen to use a flat roof with rooflights concealed behind a parapet to naturally light rooms without compromising the occupants or their neighbours amenity. This was also a key consideration for the strategically placed windows, which face away from neighbouring windows and afford an aspect where possible.

4b. Design Development - Response to immediate surroundings and street scene



View of the rear elevation of 27 Byrom Street from Camp Street.

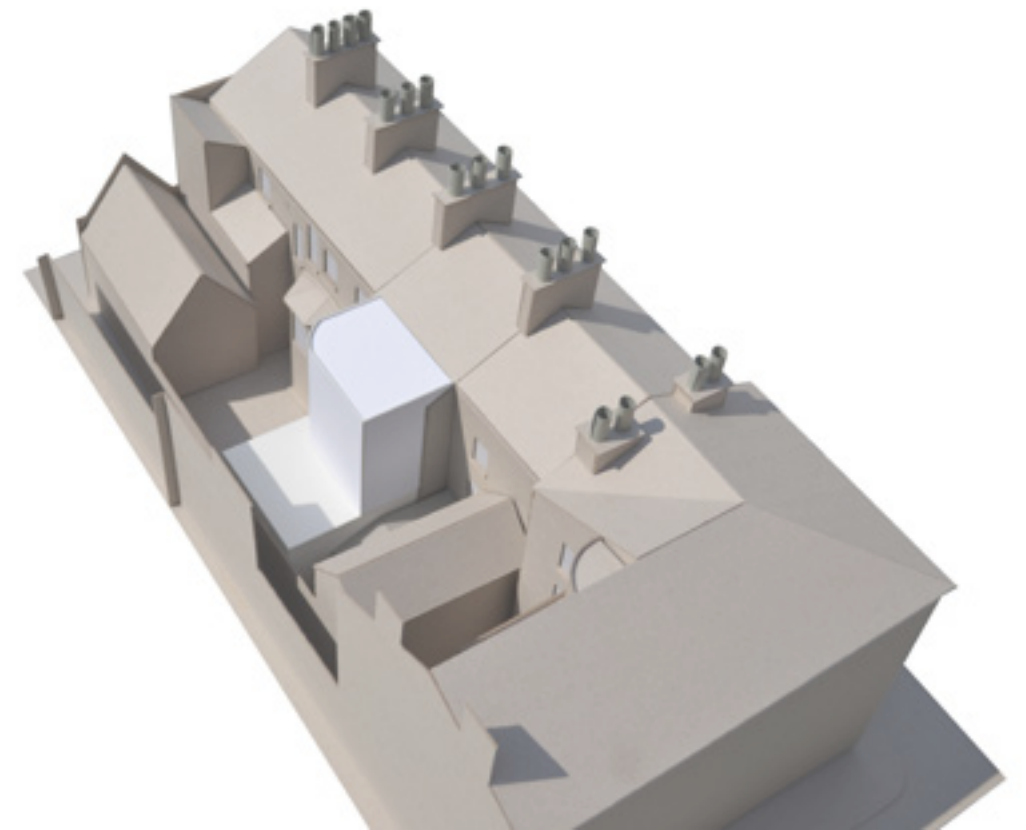
We have identified the addition to the rear of No.19 St John Street as a clear reference point and point of interest in the masonry language of the street. The curved masonry corner in particular seemed to be motif that could be echoed in the rear extension to 27 Byrom Street, as can be seen further back in the same perspective.

4C. Design Development - Version A

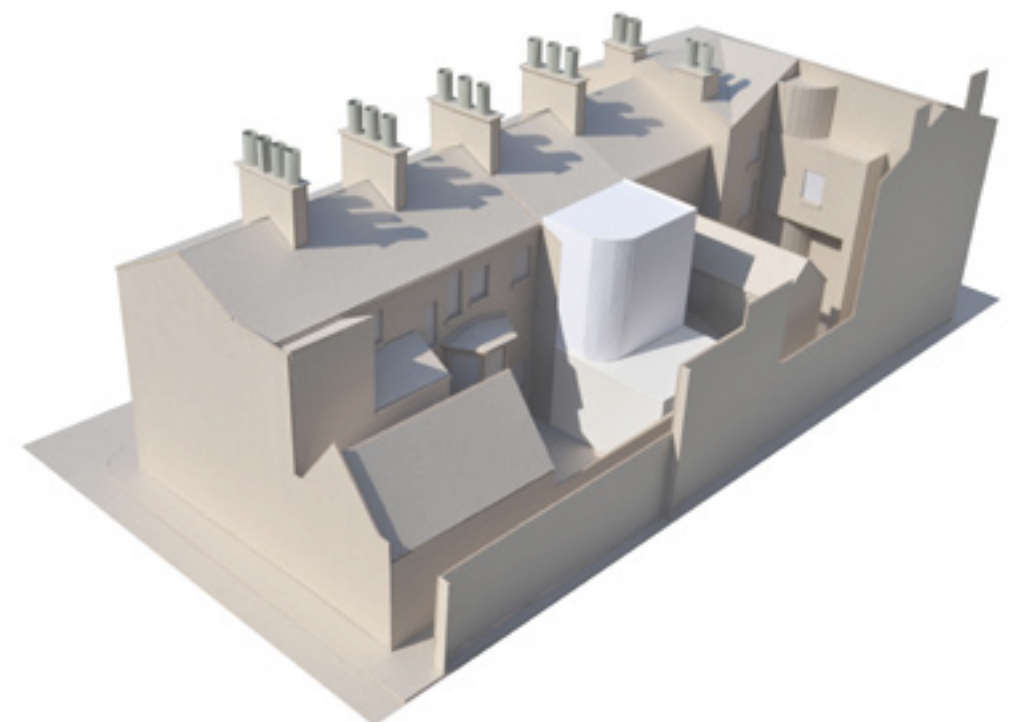
- Ground floor accommodation replaces later additions/ extensions to the existing building.
- An additional 8m² area is added to both the first and second floor (16m² in total).
- A curved masonry corner is used at first and second floor to echo the form of the building at the rear of No.19 St John street.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



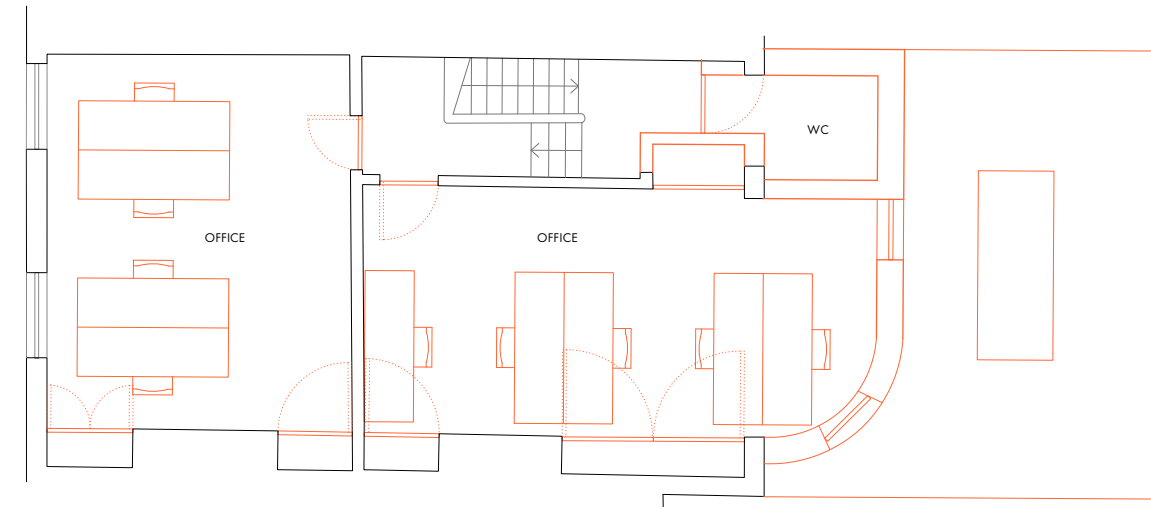
Model View A



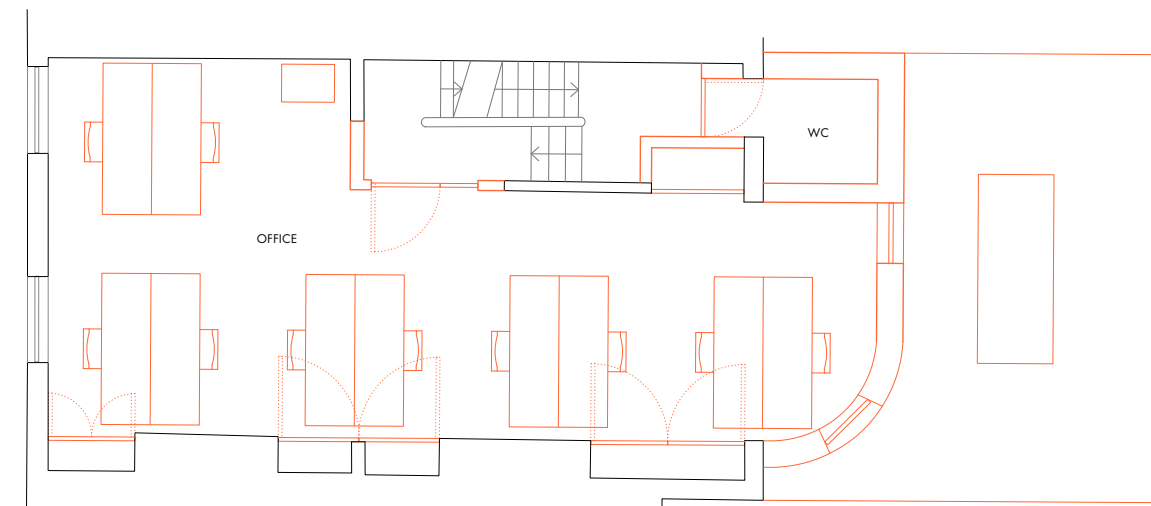
Model View B

4C. Design Development - Version A

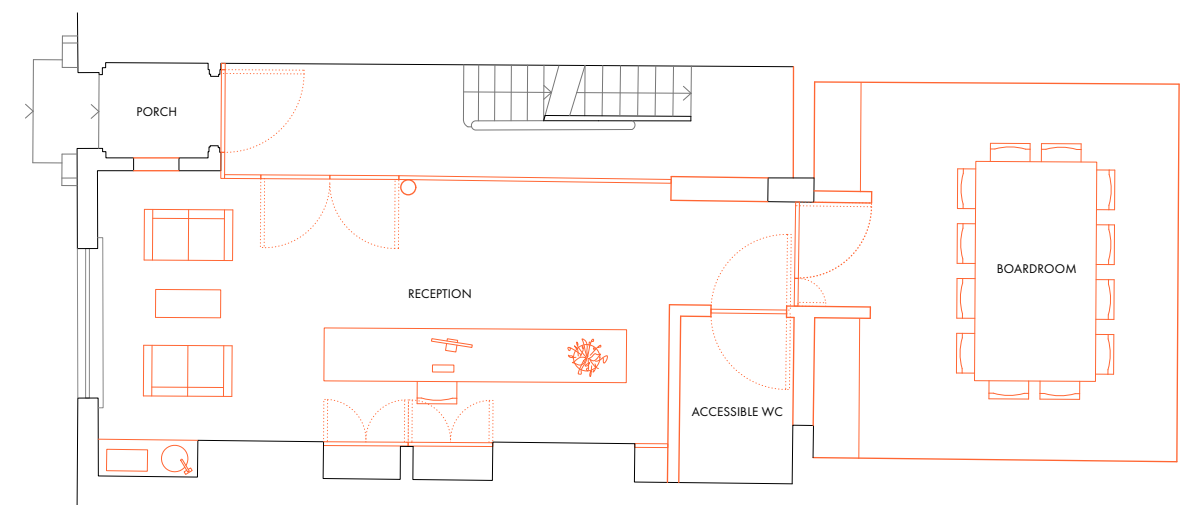
- No works in basement
- Ground floor accommodation includes;
 - Reception
 - Seating area
 - Accessible WC
 - Boardroom
- First floor accommodation includes;
 - Open plan office space
 - WC
- Second floor accommodation includes;
 - Two office spaces
 - WC



Second Floor Plan



First Floor Plan



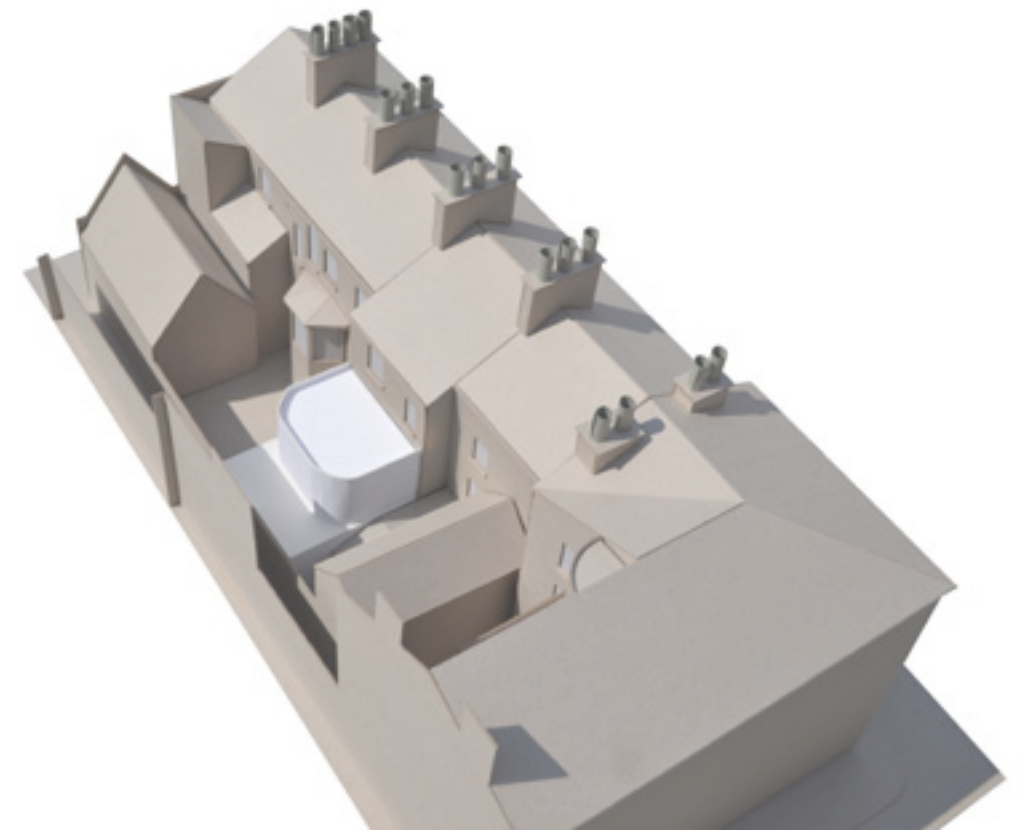
Ground Floor Plan

4d. Design Development - Version B

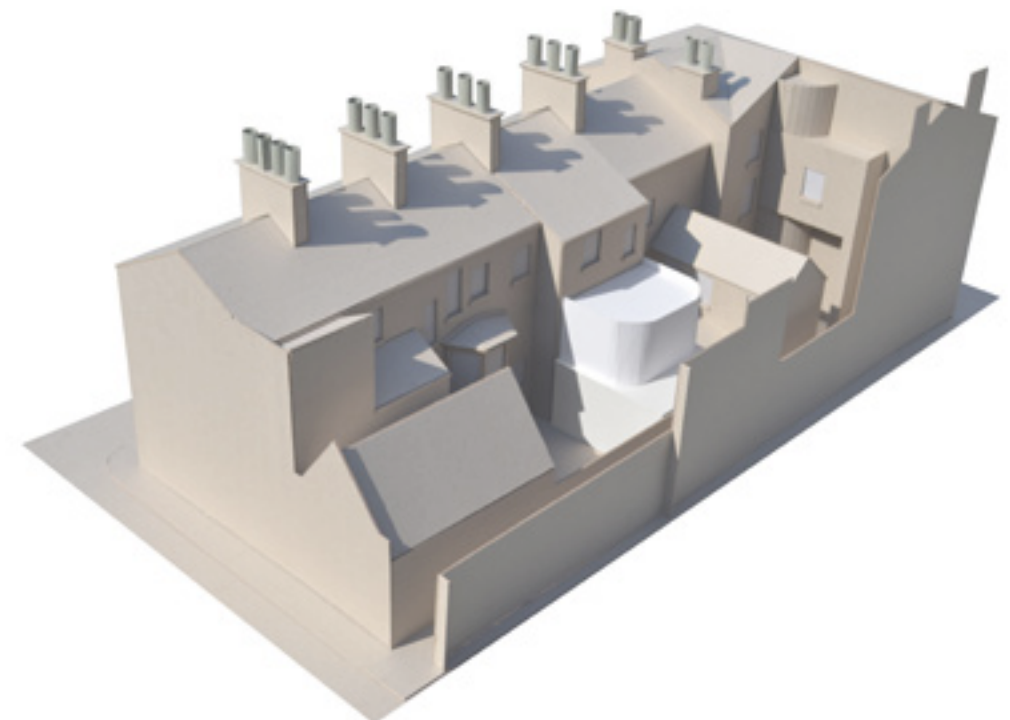
- Ground floor accommodation replaces later additions/ extensions to the existing building.
- An additional 16m² area is added at first floor level.
- A double curved masonry corner is used at first floor to echo the form of the building at the rear of No.19 St John street.
- A flat roof with masonry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



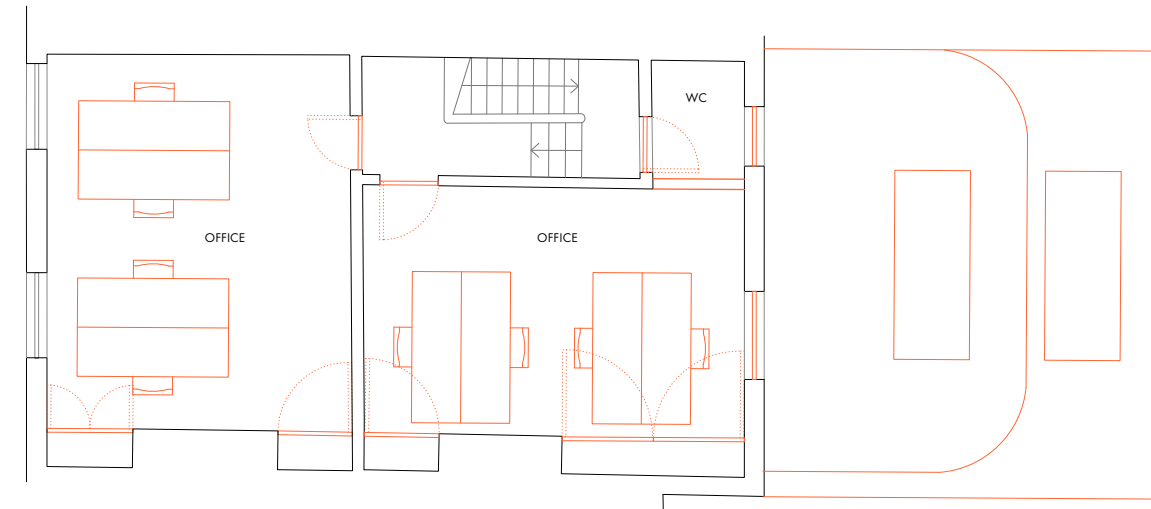
Model View A



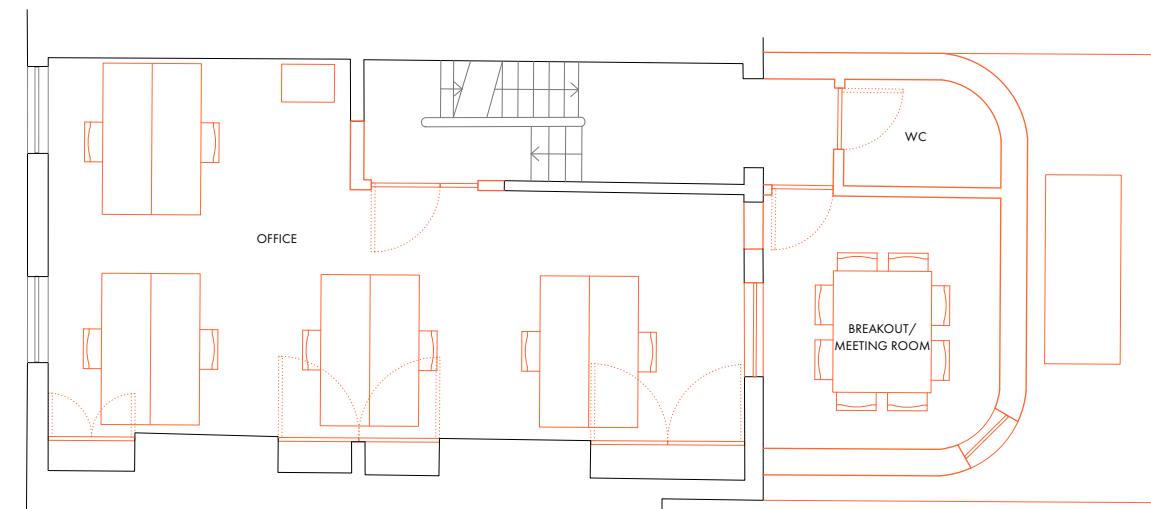
Model View B

4d. Design Development - Version B

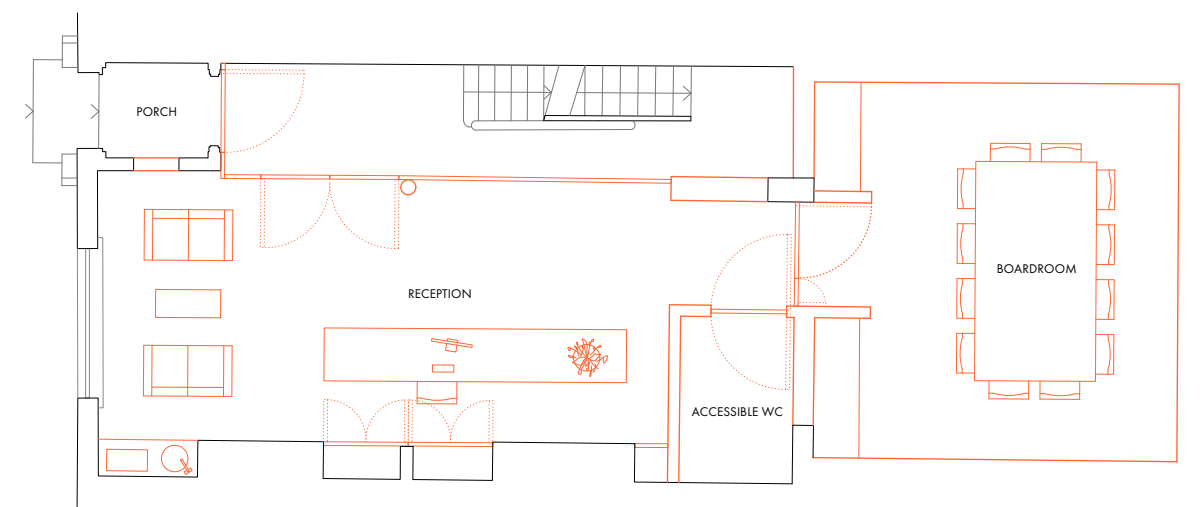
- No works in basement
- Ground floor accommodation includes;
 - Reception
 - Seating area
 - Accessible WC
 - Boardroom
- First floor accommodation includes;
 - Open plan office space
 - Breakout/ meeting room
 - WC
- Second floor accommodation includes;
 - Two office spaces
 - WC



Second Floor Plan



First Floor Plan



Ground Floor Plan

5a. Proposed Development - Response to application site

Following the presentation of the options described as version A and B to the client, we looked to combine the strengths of these two approaches and look to reduce the height of extension when possible. 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. We have been able to provide almost the same additional floor area as the shallow three storey version (version A page 30) and reduced the degree of intervention at second floor level by using this floor as more intimate and smaller sized offices.

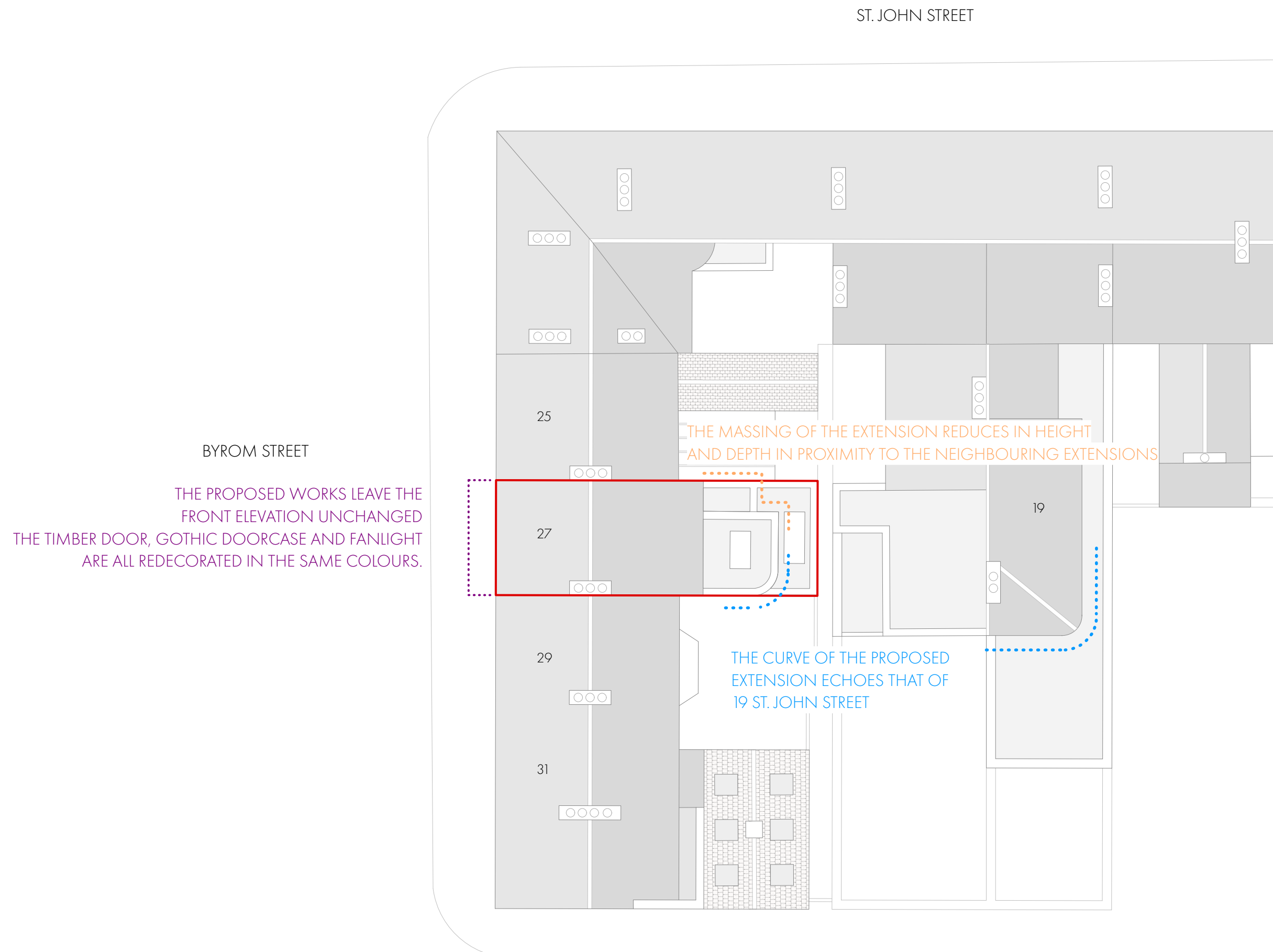
The additional floor space provided measures 20m², yet the building has gained significantly in terms of its current and future use by providing flexible and divisible open plan rooms. The interventions that were necessary to make an open plan working space and visible reception area are completely reversible - this has been achieved by maintaining a downstand in the location of any original 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.

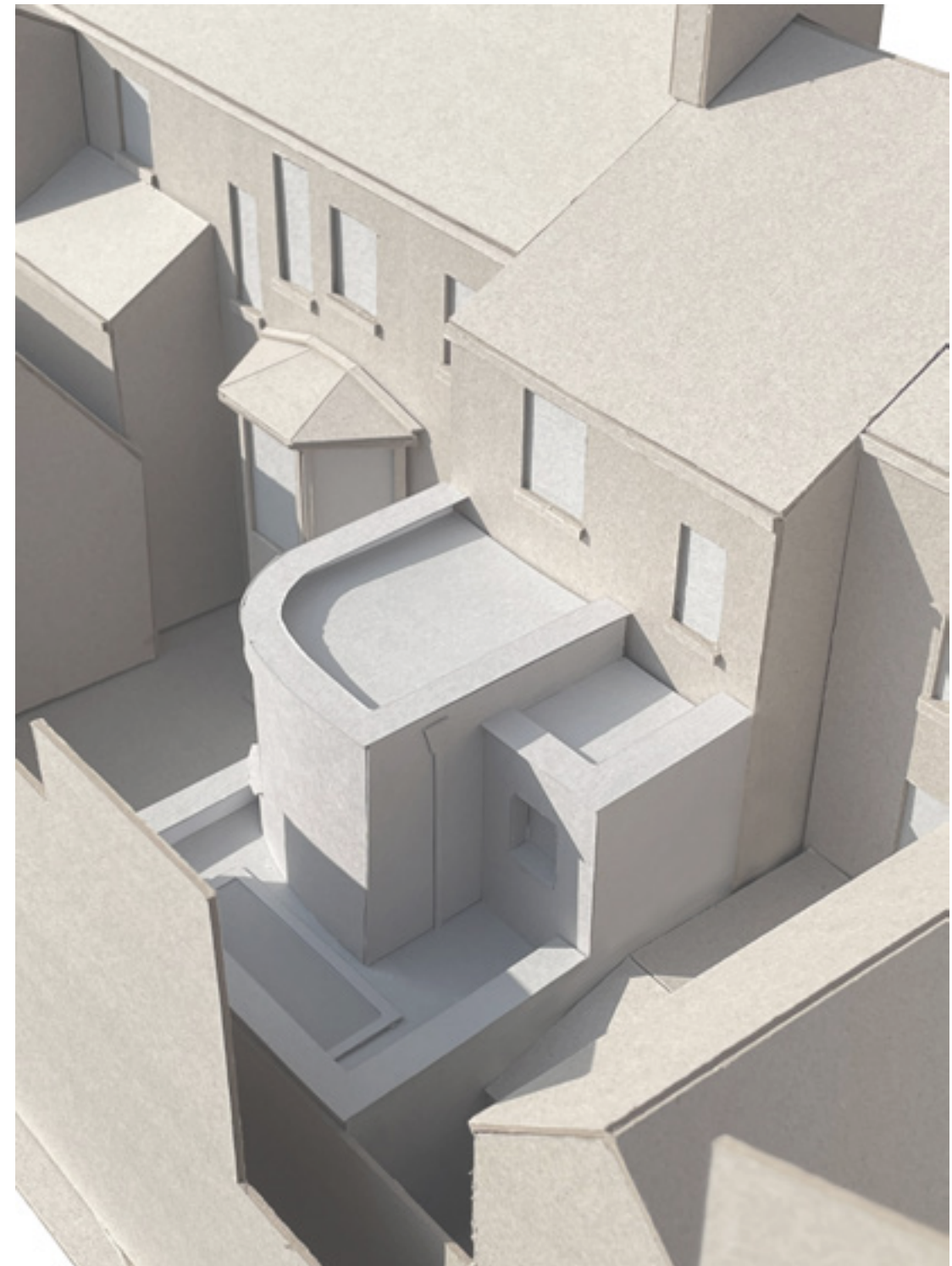
The most significant change from version B of the design development (page 32) is a step in the height and depth within the first floor extension. This step is made between a WC and the open plan office space. We felt it was important to maintain the ceiling height in the office space so the extension was a continuation of the proportions of the original. This was not as important for the WC as it would be visited from the stairwell. This allowed the mass of the building in nearest proximity to 25 Byrom Street to be significantly reduced.

5b. Design Development - Response to immediate surroundings and street scene



5c. Proposed Development - Proposed Model

- Ground floor accommodation replaces later additions/ extensions to the existing building.
- An additional 14m² area is added at first floor level.
- A 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.
- A stepped extension in plan and section reduces development near to No.25 Byrom Street



Model View A - Proposed Development

5c. Proposed Development - Proposed Model

Proposed Development

- No works in basement
- Ground floor accommodation includes;
 - Reception with adjoining office
 - Accessible WC
 - Boardroom
- First floor accommodation includes;
 - Open plan office space
 - WC
- Second floor accommodation includes;
 - Three private office spaces
 - WC

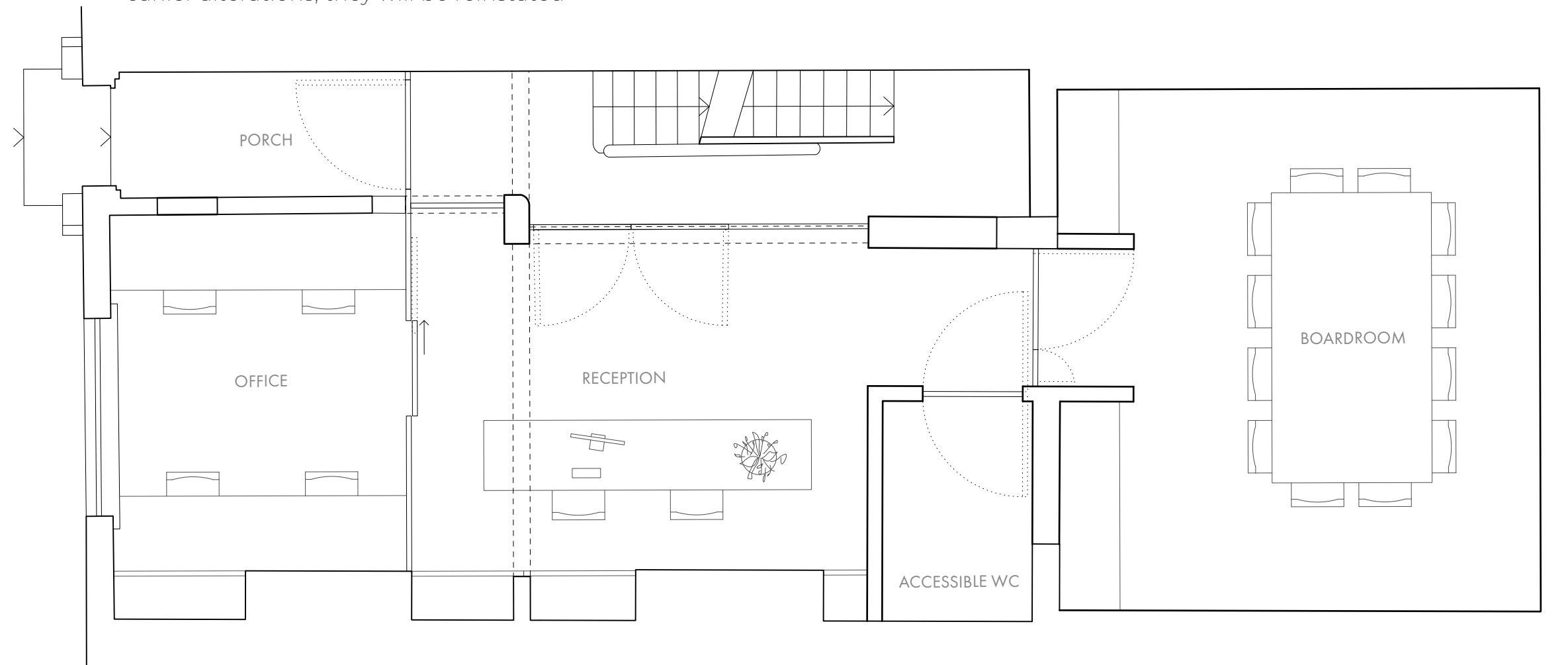


Model View B - Proposed Development

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

A glazed door and corridor partition maintains visibility to the reception and to those entering and leaving the building



A Glazed partition creates a minimal and non-permanent division within the reception area

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

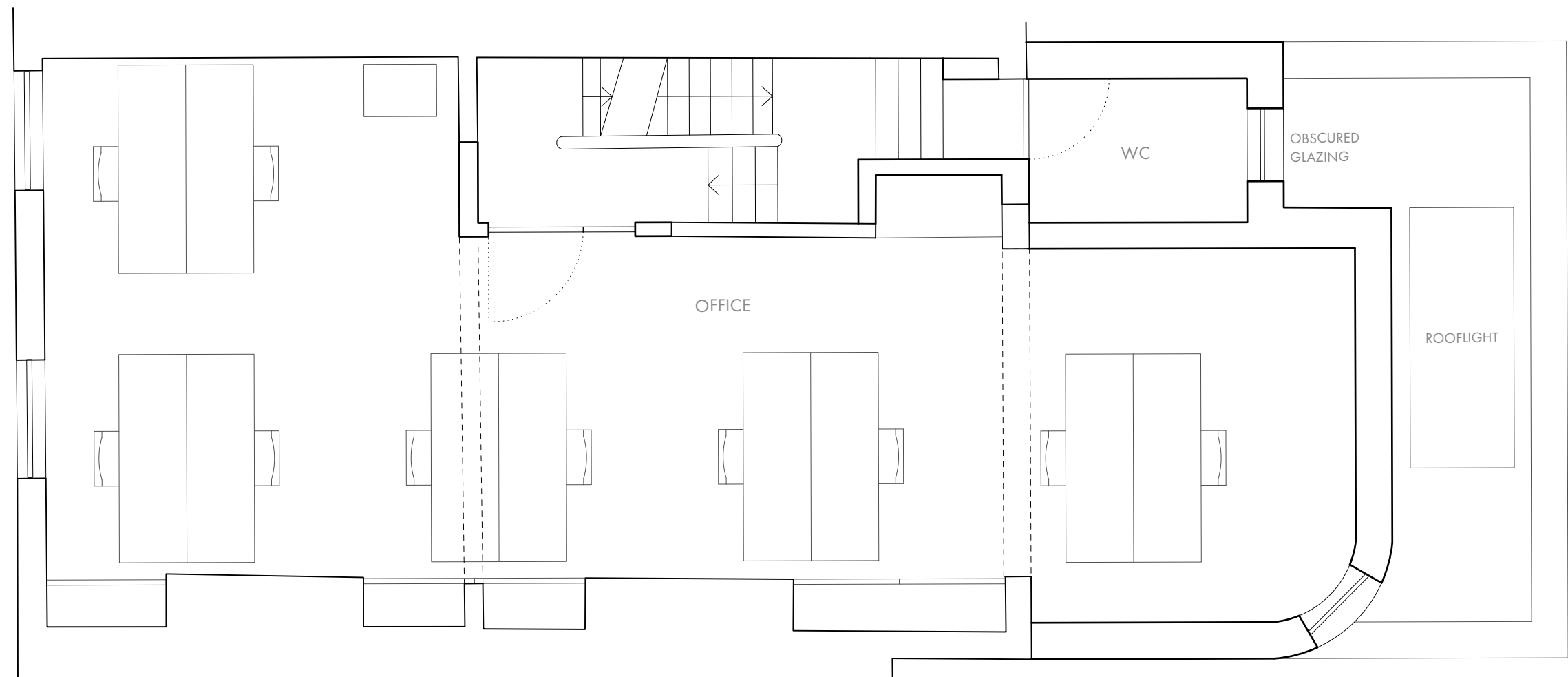
The line of the rear elevation remains as a separation between the proposed extension and the original building

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

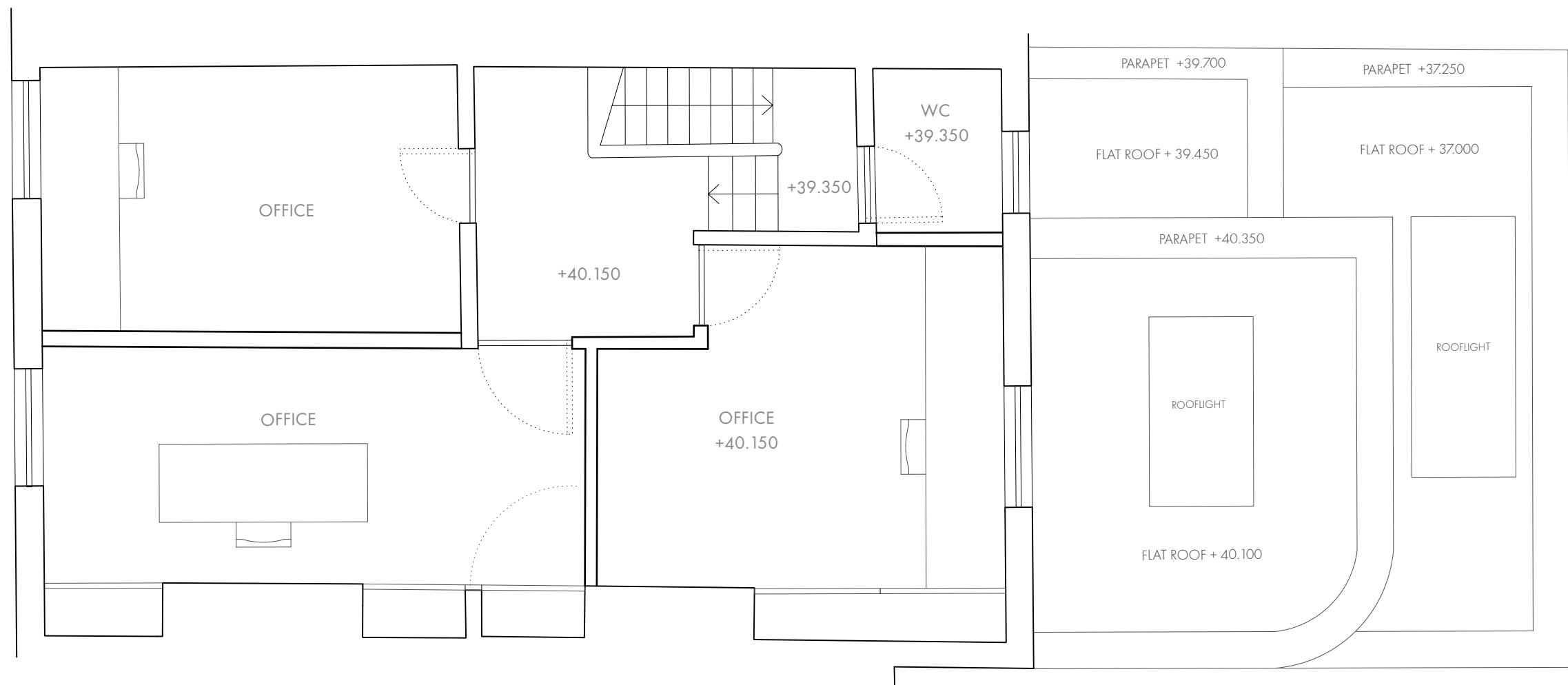
The stepped footprint of the extension reduces the scale and height of development in proximity to the neighbouring property



The curved masonry corner is a reference to the property at No.19 St John street and reduces the perceived scale of the development. The two glazed openings of the extension are positioned so other's amenity is not compromised.

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 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.

4.
Pigmented concrete coping stones to match the neighbouring development.



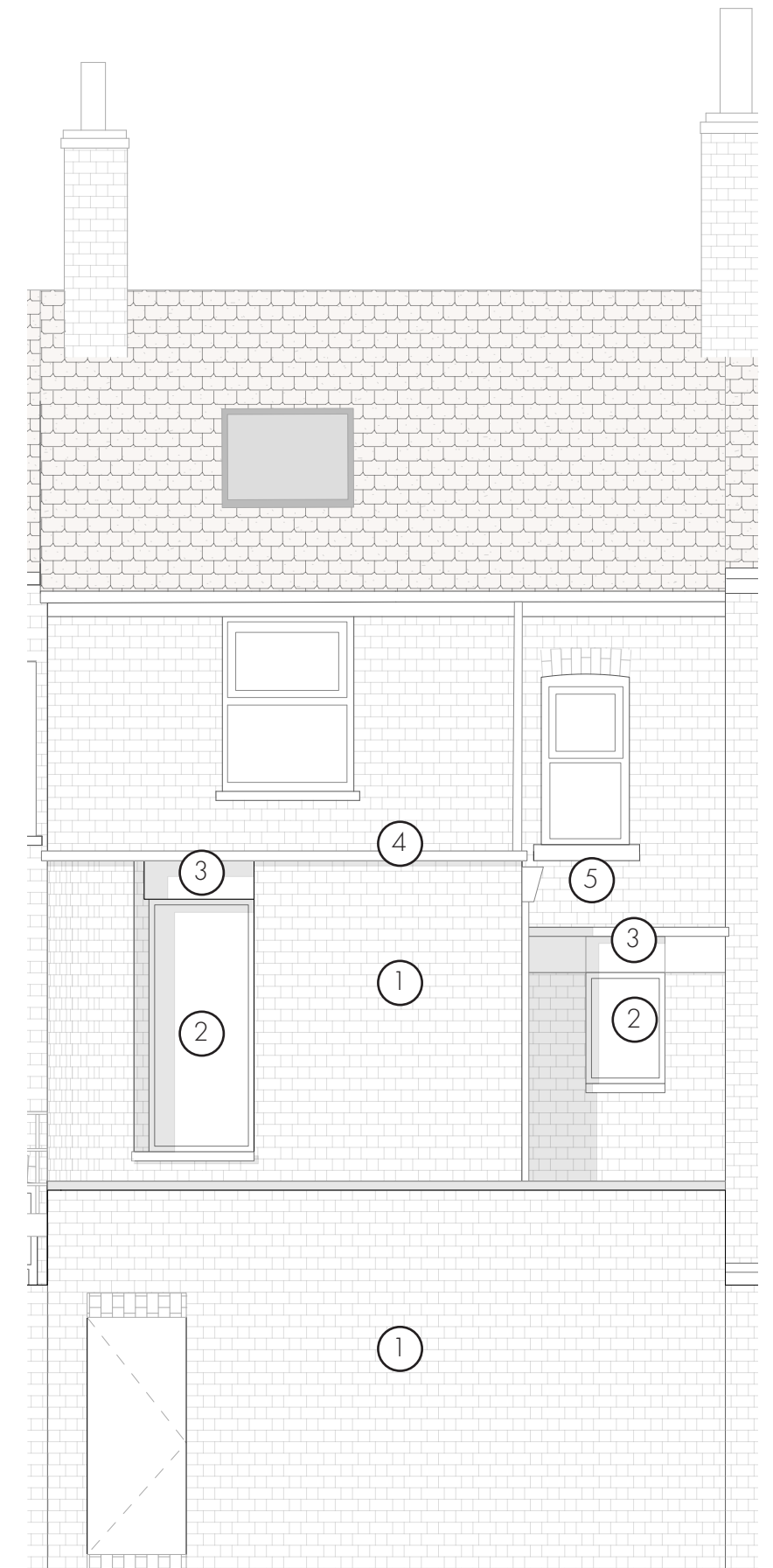
5.
Painted aluminium rainwater goods



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



3.
Fair faced concrete lintel coping and cill



Proposed Rear Elevation

5d. External Appearance

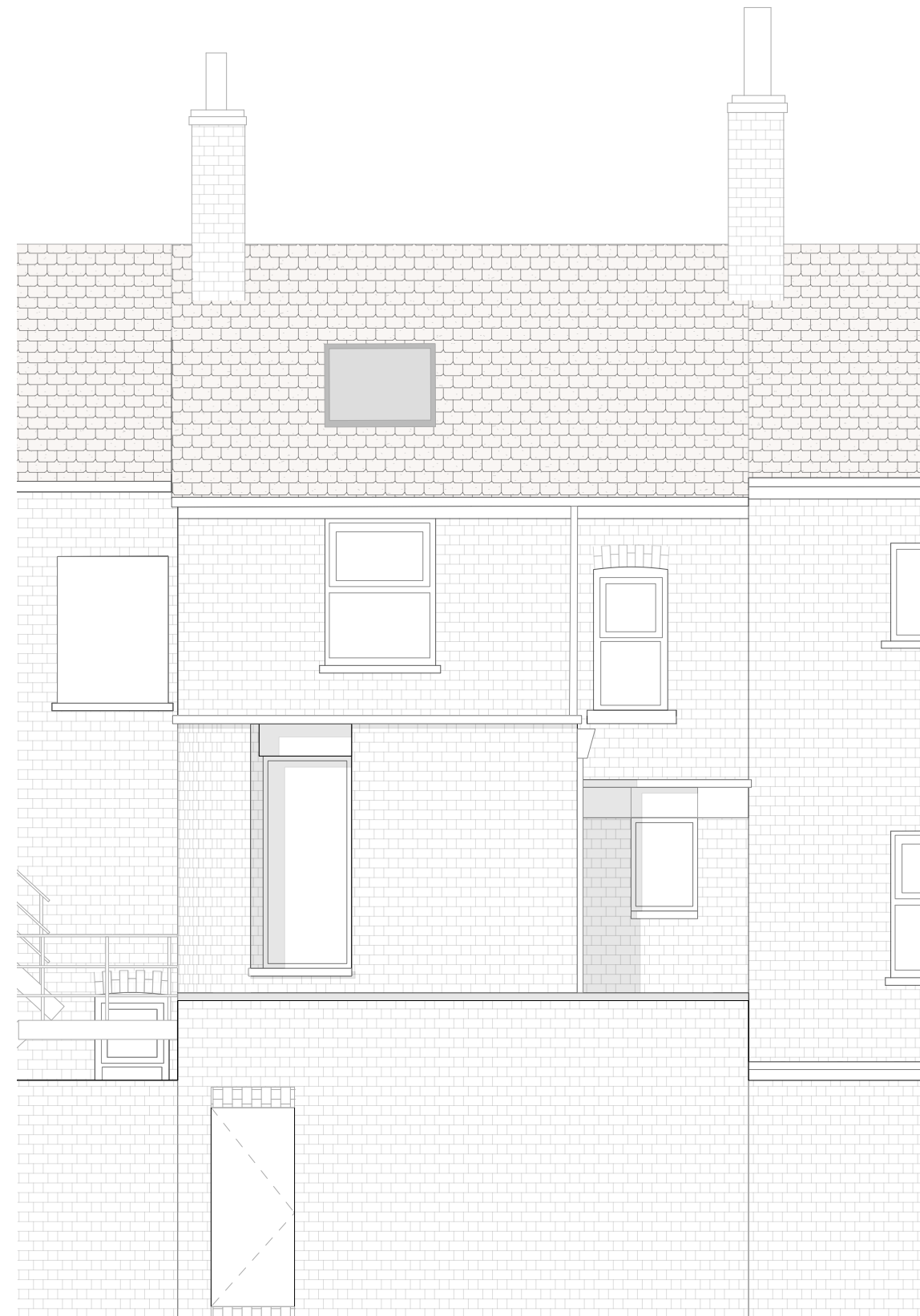
A single rooflight is included to allow the second floor office to access natural light in combination with the existing window.

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 curved masonry wall of the extension reduces the overall massing of the building and gives the impression of solidity. A single window is situated at the apex the corner as a feature for both inhabitants and those who can view the building from the exterior. It faces away from the neighbouring buildings and any existing window positions.

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 steel escape door is provided from the boardroom for use in the event of emergency.



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

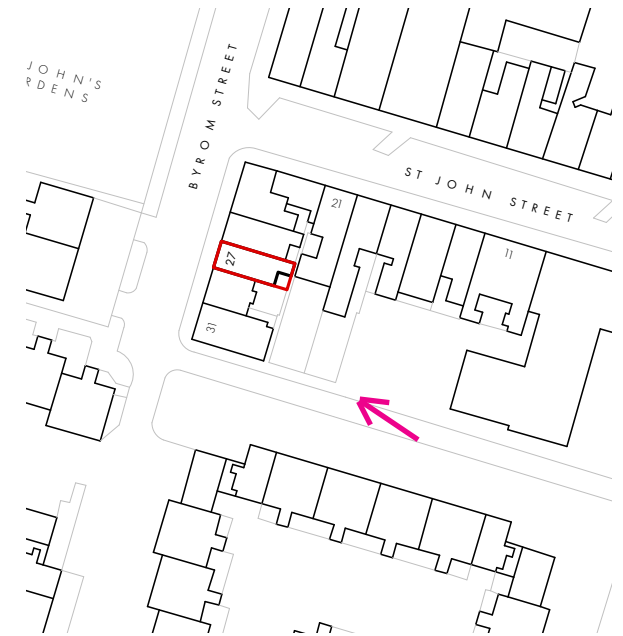
The stepped roofline of the extension is made to reduce the scale of develop nearest to the neighbouring developments at 25 Byrom Street. The lowered parapet height and depth of plan dramatically reduces the massing of the development and makes every effort to maintain the amenity of the neighbour.

The appearance of this approach is also in keeping with the number of smaller alterations and extensions made to the rear of Byrom Street and St. John Street.

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 and only a small area of the first floor is revealed. We felt it was important that this small visible portion of the extension should be sensitive and connected to the neighbouring buildings. The use of a matching stock brick and curved masonry form helps it fit into the collection of buildings of the street.



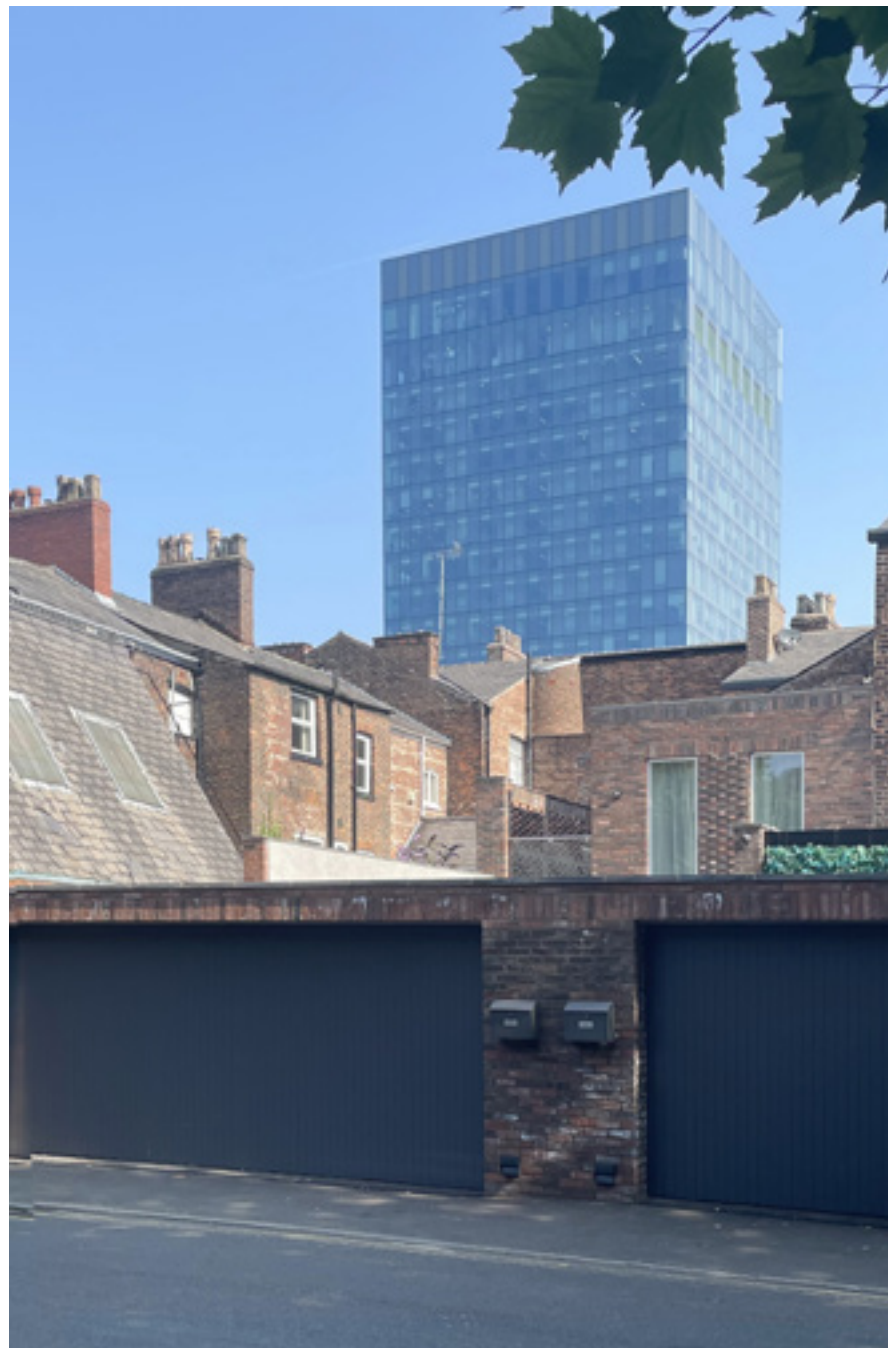
Existing



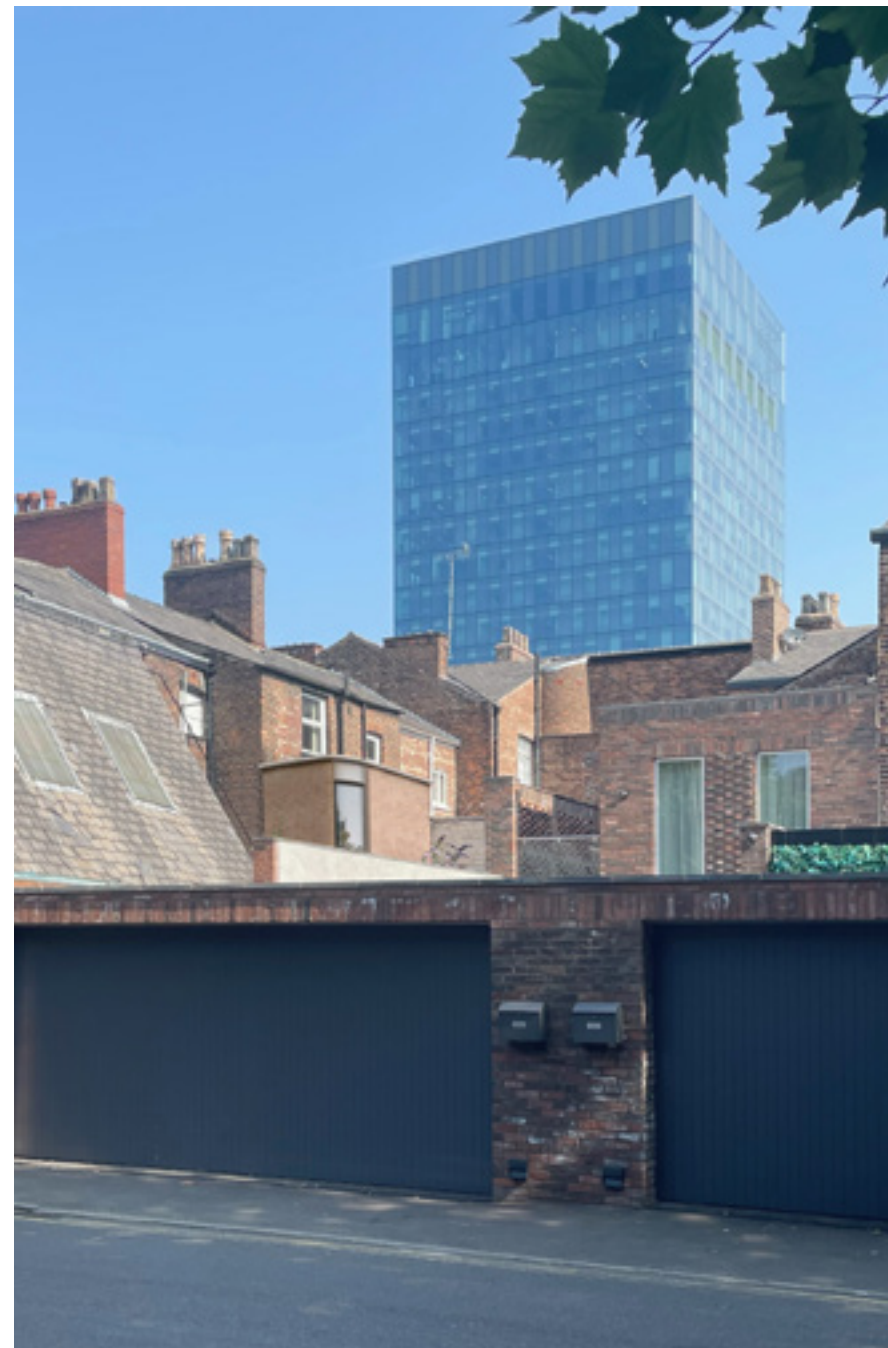
Proposed

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. The small and stepped footprint of the first floor extension is seen as similar in material and language as those developments around it.



7. Precedent for the Exterior



This reference image shows an example of a contemporary brick building using a curved corner, cornice and refined masonry detailing. We are proposing a similar strategy, connecting to the existing context of brick buildings.



View of the rear of St John Street from Camp Street. We have identified this addition to the rear of No.19 St John Street as a clear reference point and point of interest in the masonry language of the street. The curved masonry corner in particular seemed to be motif that could be echoed in the rear extension to 27 Byrom Street, as can be seen further back in the same perspective.

7. Precedent for the Interior - Entrance hall and Reception



This reference image shows the possibility of installing a steel framed door and glazed wall to open up the ground floor and increase visibility of the reception area from the entrance hall.



View of the entrance hall and staircase. The aspects we identify as being of quality and of heritage value include the front door, the plaster arch, original staircase and timber handrail. All of these would be retained in the proposed works.

7. Precedent for the Interior - Rooms within the existing building



This reference image shows an elegant but simple palette of original and new finishes. A moulded cornice, consistent skirting detail and a sanded parquet floor would help unite the larger ground floor space.



The existing ground floor rooms are the only in the building that still have a consistent cornice and skirting detail. In the proposed works, both the continuity and profile of the cornice will be retained at ground floor and new added at first and second floor.

7. Precedent for the Interior - Boardroom



This reference image shows an example of a timber lined room with a matching concealed double door-set, as proposed for the boardroom.



This reference image shows an example of a timber lined room with a matching lined roof-light, creating an intimate and concentrated room, as proposed for the boardroom

8. 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.

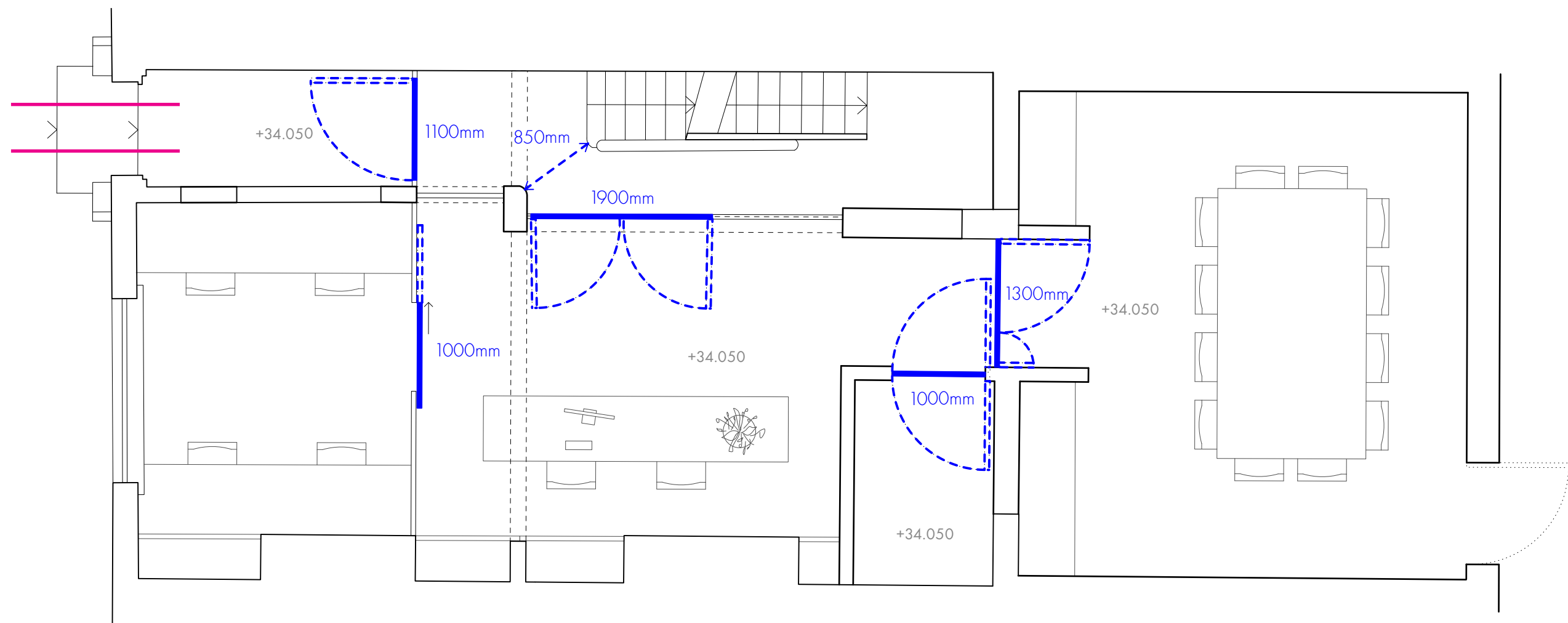
With a change of occupant, the proposed use of the building is different and a coherent strategy has been considered for how both able and less able members of staff will have equal access to the facilities and experience of the listed building. The building will become the single location for a legal 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.

8. 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 1000mm clear opening for ease of access to all

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



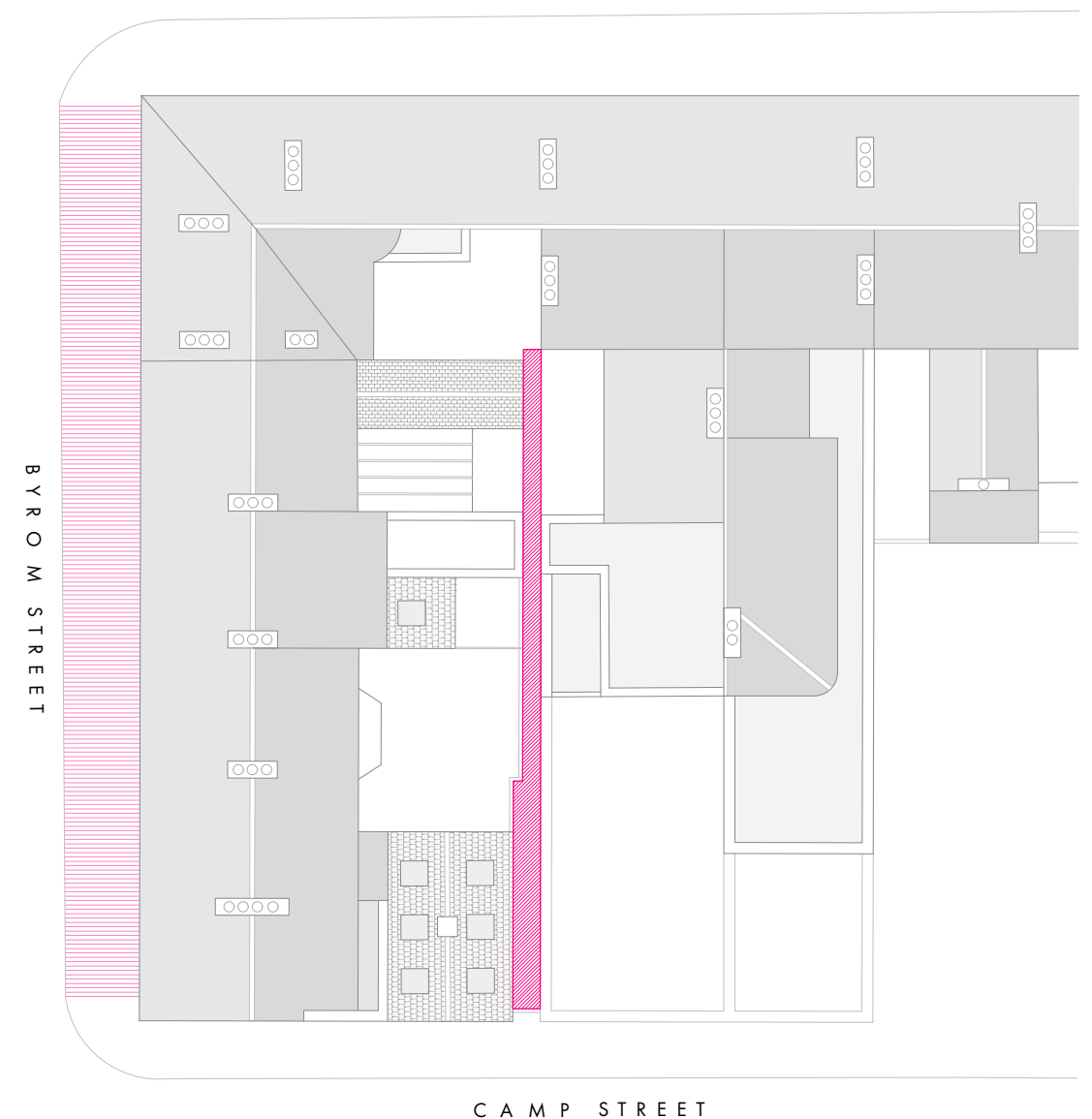
The proposed ground floor office and reception area provides an option for members of staff to be situated with level access to all facilities

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

9. 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	☐

10. 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