

BALLOON ST

OCTOBER 2021
DESIGN & ACCESS STATEMENT



OMIArchitects

PREPARED ON BEHALF OF
WITTINGTON INVESTMENTS

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1.0

INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by Wittington Investments for the redevelopment of an existing office building at no 1 Balloon Street, at the corner of Corporation Street Manchester
- 1.1.2 The applicant, Wittington Investments, wishes to refurbish and reclad the building's ground floor façade and replace an existing conservatory situated on the 2nd floor terrace. The building is proposed to remain as E use class, for Business.
- 1.1.3 The extent of the proposals can be summarised as follows:
- Reclad the existing ground floor brickwork with a new aluminium facade.
 - Replace the existing ground floor windows and doors
 - Demolition of the existing conservatory on the second-floor terrace.
 - General refurbishment of ground floor reception
 - Construction of an extension at 2nd floor.
 - Refurbishment of the paving and fencing at the second-floor terrace.
 - Introduce a new access door to the terrace at one of the existing windows.

IMAGE

Aerial view of Balloon st.



1.0

INTRODUCTION

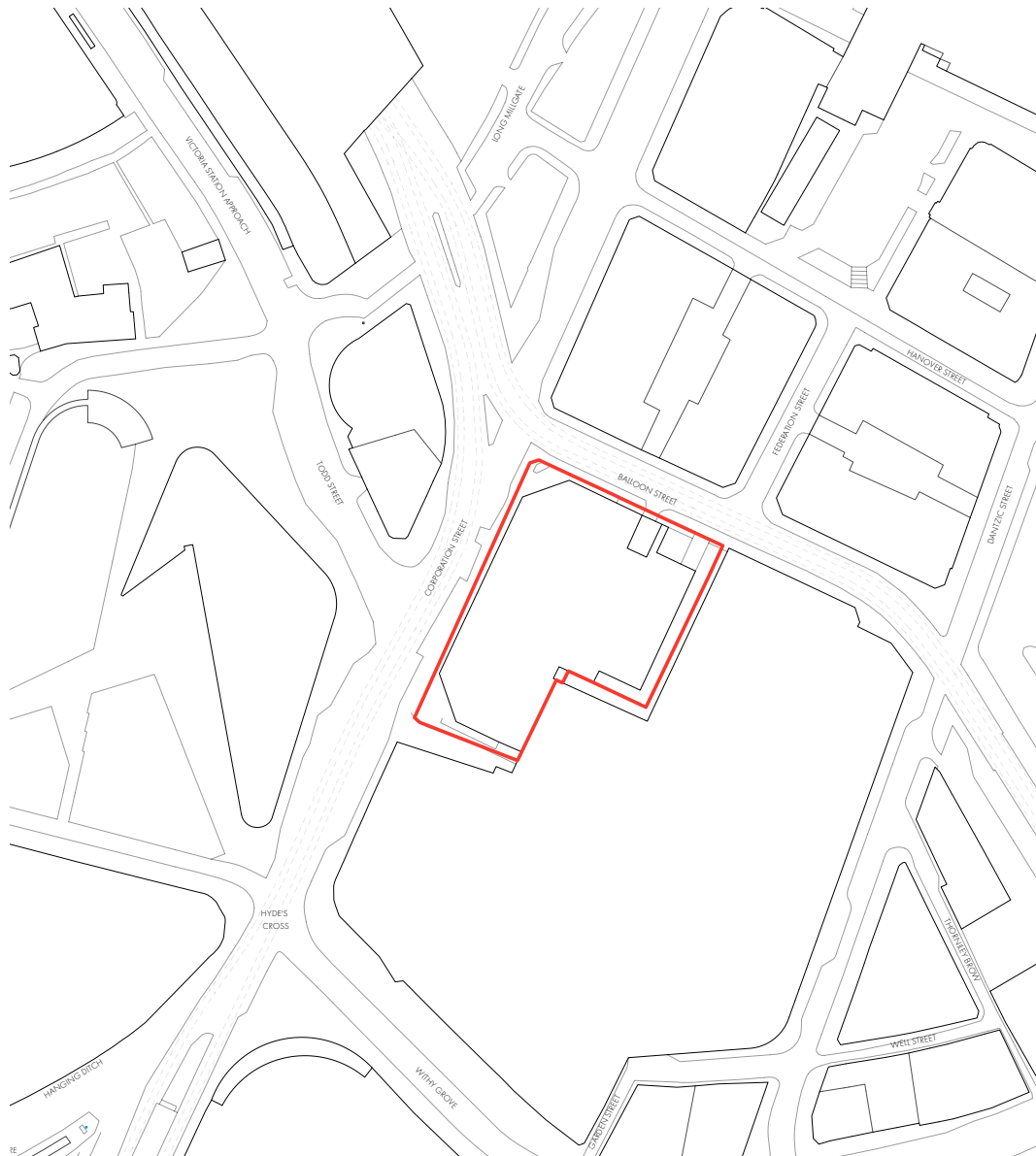
1.2 SUMMARY OF SUPPORTING DOCUMENTS

1.2.1 The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning drawings prepared by OMI Architects, along with the following supporting documents compiled by planning consultant PBA:

- Design and Access Statement
- Planning Statement
- CIS

IMAGE

Historic drawing of CWS building on the corner of Balloon St and Garden St.



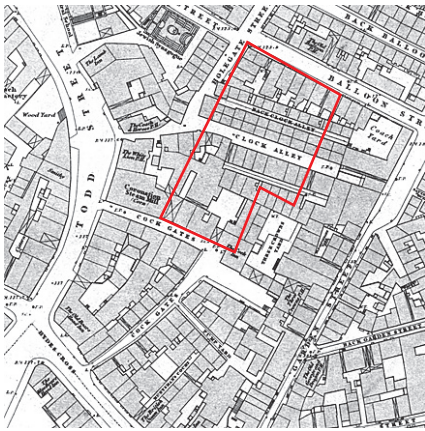
2.0 CONTEXT

2.1 SITE

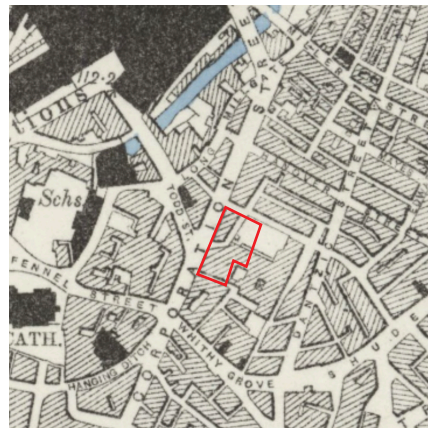
- 2.1.1 The site is bounded by Corporation Street to the north-west and Balloon Street to the north-east. Two access routes to The Printworks entertainment complex bound the southern edges of the site, the first, a private vehicular entrance and the second, a public-pedestrian route. The National Football Museum faces the site across Corporation Street. Victoria Station is located further along Corporation Street to the north.
- 2.1.2 The site sits within the Shudehill Conservation Area, and immediately borders the Cathedral Conservation Area and the Noma masterplan. The masterplan covers the majority of the historic Co-op estate of buildings which are in various stages of conversion and refurbishment.
- 2.1.3 Both Balloon Street and Corporation Street are existing tram routes which connect into Victoria Station, Shudehill and Exchange square.
- 2.1.4 A statue of Robert Owen sits to the north-west of the building on the corner of the site. The statue was created by Gilbert Bayes in 1953 and was originally located in Rochdale. It was moved to the current site in 1994.

IMAGE

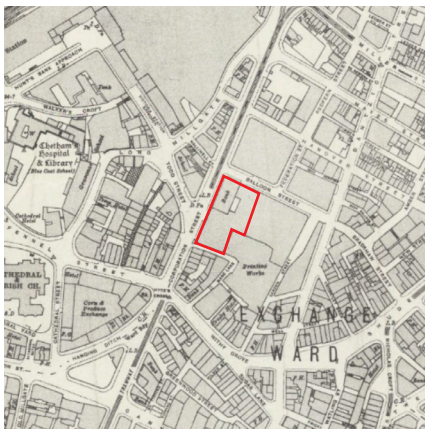
Site location plan



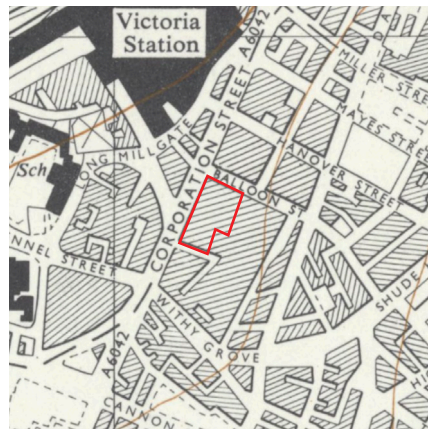
1840



1894



1922



1948

2.0

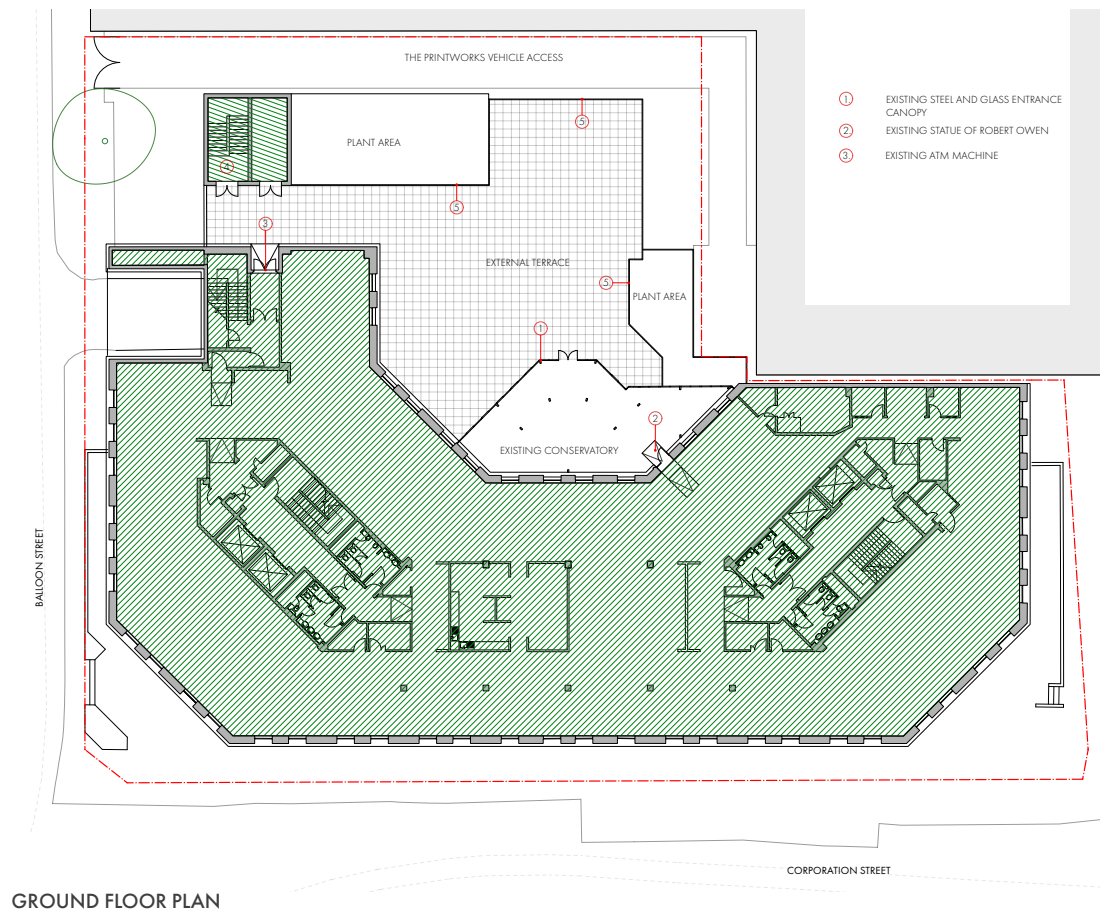
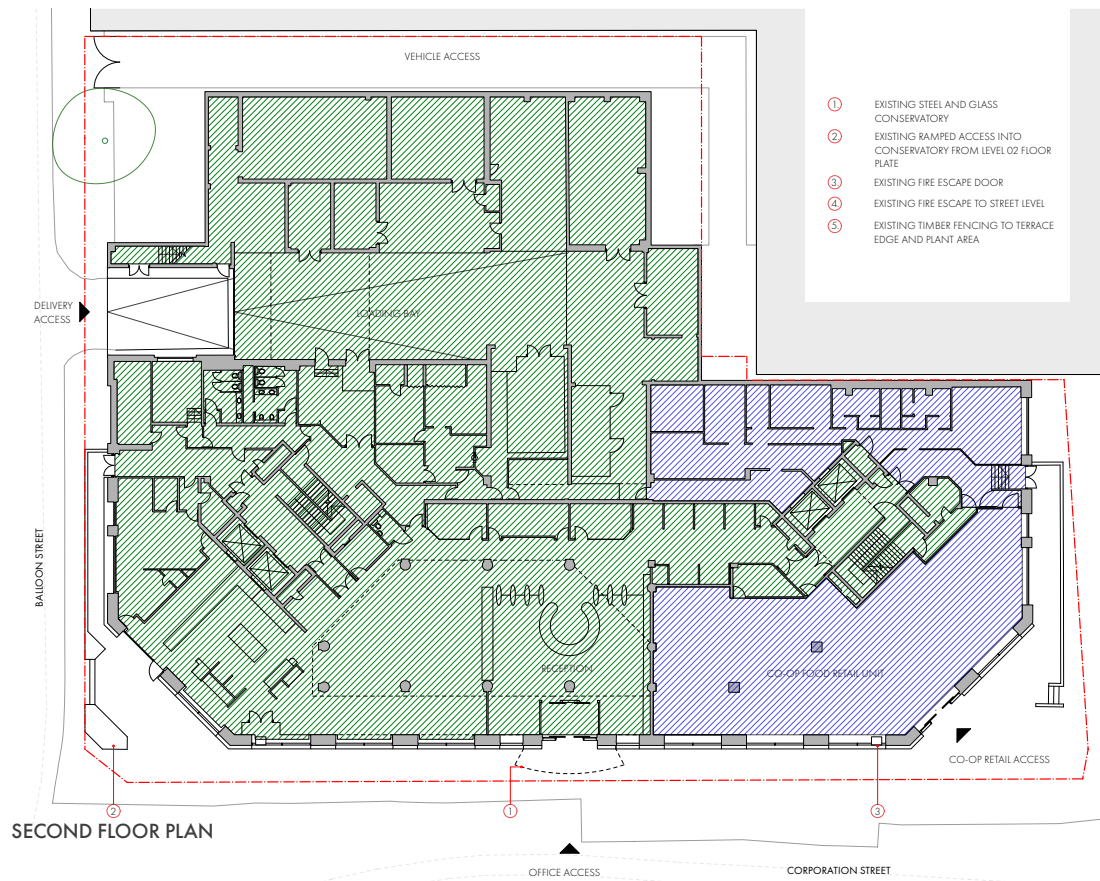
CONTEXT

2.2 HISTORICAL BACKGROUND

- 2.2.1 The current site in its most recognisable form appears upon the completion of Corporation Street in 1848. The new street linked Market Street into Victoria Station and cut through numerous Victorian back streets and alleys. The Co-operative Wholesale Society (CWS) formed in the 1860s have had a presence on the site and the wider area almost continuously since that time. The first CWS warehouse was constructed between Balloon Street, Garden Street and Corporation Street in late 1860s. This and the collection of buildings on the site were cleared in the early part of the 20th Century
- 2.2.2 In 1909 the CWS built a mixed use building on the site that matched in style and height to the still standing Hanover House across Balloon St. This building existed well into the latter half of the 20th Century, having survived the Manchester Blitz. From 1920 a bank resides on the site. Towards the end of the 1990s the remaining 3/4s of the block, along with a number of newspaper offices on Withy Grove are incorporated into 'The Printworks'.
- 2.2.3 The existing building is one of the youngest parts of the Co-operative Group's historic building estate within Manchester city centre. The building itself is not listed however it sits in close proximity to other listed structures including Hanover House(Grade II), Old Bank (Grade II), New Century House & Hall (Grade II), Redfern (Grade II), Dantzic (Grade II), CIS Tower (Grade II) and Holyoake House (Grade II).
- 2.2.4 Dating from 1980 the scheme was designed by the CWS's in house architecture department to provide a headquarters for the Co-operative Bank. At the time the scheme was built the chief architect of CWS Architects was GS Hay, the same architect oversaw the development of the CIS tower.
- 2.2.5 Internally the ground floor contained a publicly accessible banking hall accessed via the current entrance on Corporation Street. The upper floor offices were accessed via an entrance on the north chamfered corner of the scheme adjacent to the statue of Robert Owen. This existing entrance has been replaced by an escape door from the now open ground floor.

IMAGES

Historical maps.



2.0

CONTEXT

2.3 EXISTING BUILDING - DESCRIPTION

- 2.3.1 The building comprises of a ground and 6 upper floors of office accommodation, with a further floor below the reception level which originally housed the bank's safe rooms. These basement spaces now function as further meeting, workspaces, WCs and shower rooms.
- 2.3.2 At street level the block is roughly square with chamfered corners facing onto Corporation Street. Above second floor the building steps back to form an external terrace. At this point the building becomes a u-shaped block.
- 2.3.3 The main entrance to the office scheme is via Corporation Street and is defined by an unoriginal projecting steel and glass canopy.
- 2.3.4 To the south of the ground floor Co-op Food occupy a store front retail unit which is accessed from the southwest elevation of the scheme. Internally this retail unit takes up approximately half of the floor plate.
- 2.3.5 An access route from Balloon Street enabled deliveries of gold bullion and cash to be deposited safely in the basement vaults. This now provides access for deliveries to the office as well as deliveries to the retail unit, collection of refuse for both demises and cycle store entry.
- 2.3.6 Structurally the building comprises of a concrete framed construction with in-situ concrete floors.

IMAGE

Existing Ground and second floor plans



Facade



Terrace

2.0

CONTEXT

FACADE

- 2.3.7 The building envelope primarily comprises of cavity, hand-laid brickwork. At several points this is broken by panels of precast brick slips. These slips are stack bonded onto the panels and depending on location are chamfered into window reveals or chamfered out to form angular steps in the elevation, inwards above second floor and then out again above fourth. At the base of the building brick slip toes jut out to meet the pavement. These are in poor condition due to proximity to the pavement. The brick itself is uniformly flat, Manchester red, giving the building an incredibly solid appearance.
- 2.3.8 Aluminium punched windows are set out in a regular grid across the façade within deep brick reveals. The top three floors are clad with an aluminium standing seam to form a mansard roof which sits atop the brick base.

TERRACE

- 2.3.9 At the second floor the building steps back from the southern edges of site to form a partial u-shaped block which then rises the remaining five floors. At the second floor this step back forms a terrace, accessible from the main building via a conservatory which extends from the back of the building.
- 2.3.10 The conservatory is a relatively cheap proprietary construction of steel and glass. It is unoriginal and approximately 25 years old.
- 2.3.11 There are two areas of plant on the terrace which are shielded by domestic style timber fencing which continues around the edge of the terrace.
- 2.3.12 The terrace itself is covered by a pedestal style system holding concrete pavers which are laid out in a square grid.
- 2.3.13 Access to the terrace can be made via a ramped access door into the conservatory. From the conservatory french doors open out onto terrace. Secondary access can be made via a fire escape door in the north-east corner of the terrace.

IMAGES

Existing building photographs



Existing Elevation



Top Heavy Proportionality



Proposed Concept.

3.0

CONCEPT

3.1 EXISTING BUILDING – ISSUES

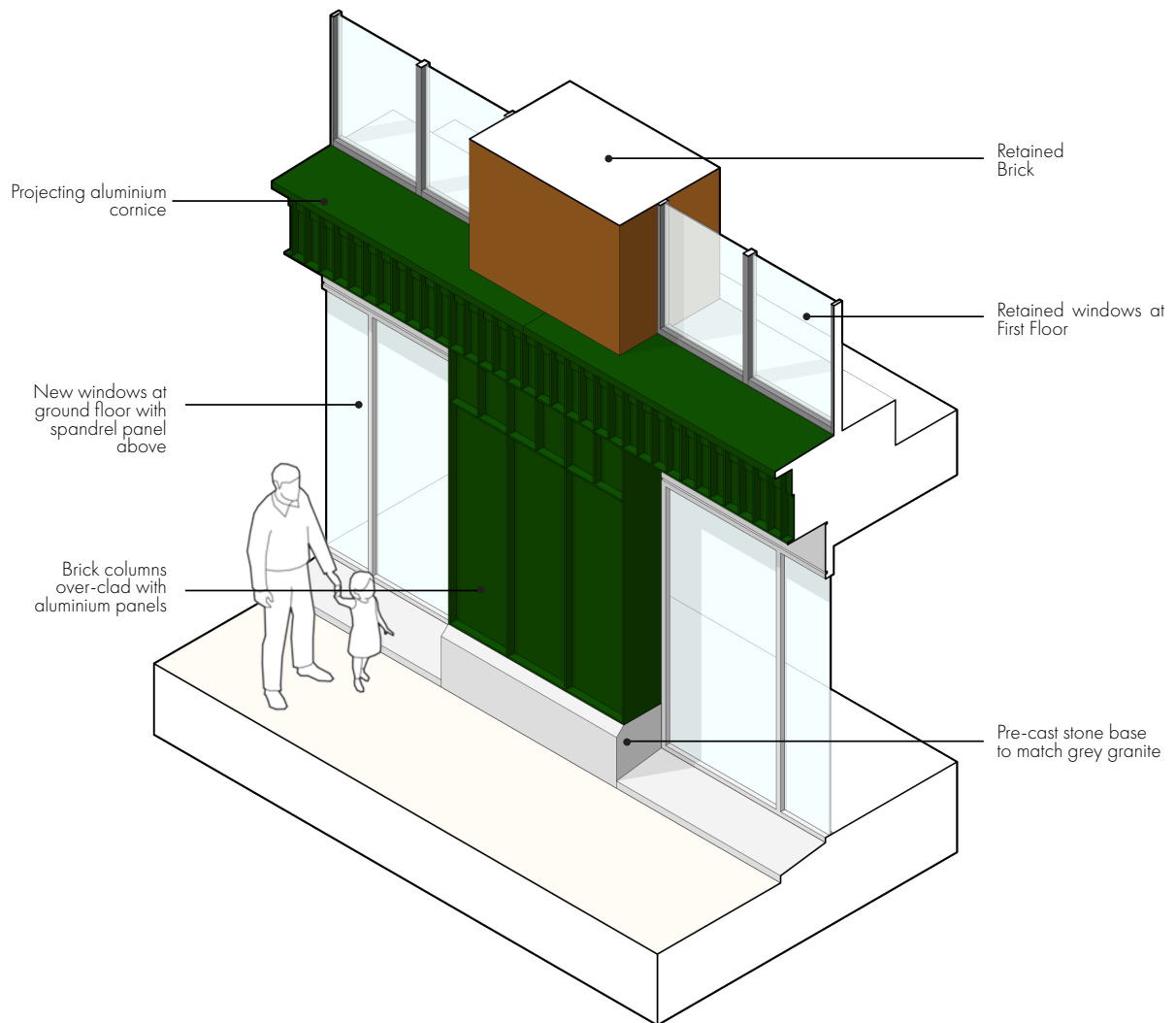
- 3.1.1 In addition to general deterioration of the material quality at the ground floor, the existing building displays issues proportionally that should be addressed. In doing so we intend to bring new life to the scheme and renewed interest to the street edge.
- 3.1.2 On initial reading the buildings three storey mansard roof coupled with the angular brick stepping at levels 02 and 04 give the building a top-heavy proportionality. Reading as a 2-storey base/ 2 storey middle and 3 storey top. Resulting in an overbearing and awkward relationship to the street.

3.2 EXTERNAL PROPOSALS – CONCEPT

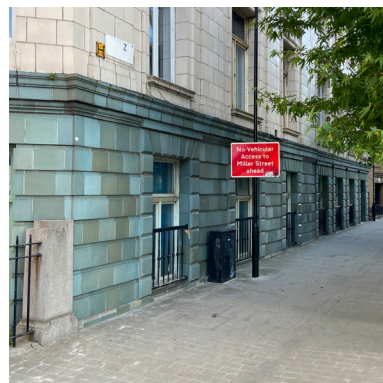
- 3.2.1 The proposal aims to define and add material quality to the ground floor by introducing a strong datum line at first floor cill level. Below this the brickwork will be overclad in a material that will contrast the brickwork and set up visual plinth. This will re-set out the scheme's proportions to a single-story base and 3 story middle, thus mitigating the impact of the 3 storey mansard.

IMAGES

Diagrammatic elevation studies - issues and proposed concept.



Hanover House



Holyoake House

4.0

DESIGN

4.1 FACADE

- 4.1.1 The proposed cladding to the ground floor will consist of high-quality aluminium overlaid around the columns and across the cornice line in a dark, rich green. A grid of aluminium projecting fins is proposed to break down the perceived plane of the cladding and add depth and dynamism to the facade.
- 4.1.2 The spacing of the vertical grid will reduce from base upwards, culminating in the quickest rhythm at the cornice line. Whilst the horizontal bands break the cladding and hint at the proportions of a classical column. Numerous examples of which can be found in the baroque architecture of the NOMA context.
- 4.1.3 The introduction of defined, green base directly references the Grade 2 listed Holyoake house in the adjacent NOMA masterplan. The dark, rich green will also act as a contrast to the orange/red appearance of the existing brickwork.
- 4.1.4 Where the overlaid columns hit the pavement the existing brick slip toes are to be replaced with a pre-cast stone base to both ground the façade and protect the aluminium cladding from street level damage. In another reference to the CWS historic estate the stone base will reference the granite finish of the Hanover House scheme across Balloon Street. Beneath the windows pre-cast stone will also replace the existing brick cill.
- 4.1.5 The existing red brick pavers that sit at the corners of the building, but within the applicants site boundary, are to be removed due to disrepair. This is to be replaced with large format stone paving to match the existing highways pavement along Corporation Street. Care is to be taken to leave the existing plinth and retaining walls in place.
- 4.1.6 Along with the general replacement of the ground floor windows, a spandrel panel of darker aluminium will be introduced above to add visual height to openings.

IMAGE

Above - Axonometric column study.

Below - Context photos of Hanover and Holyoake - depicting granite base /green ground floor



4.0

DESIGN

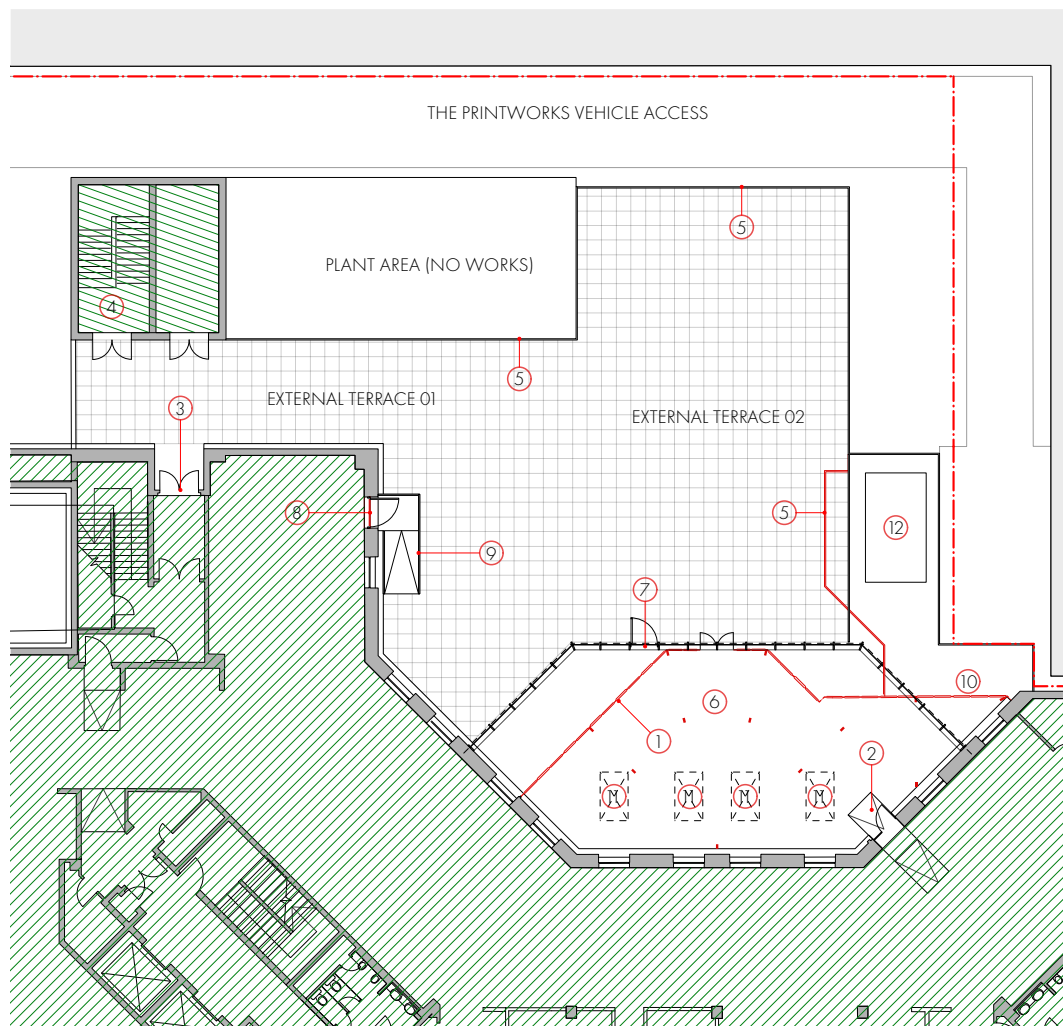
- 4.1.7 With the removal of the existing canopy, the entrance will become less defined. To counter this the precast stone base will wrap up the side of the entrance and bookend the aluminium cladding with two columns. Within this entrance recess the two brickwork columns either side of the main door will be removed and replaced with stone columns. Across the recess a header of stone will sit, thus defining the entrance with a robust high-quality material. The existing sliding entrance door will be replaced for a similar style door in keeping with the new proposal.
- 4.1.8 The location of the entrance to the ground floor retail unit is to be retained. The existing door is removed and replaced with a new sliding door and spandrel panel to display signage above. This will tie the entrance in with the other ground floor window changes.
- 4.1.9 Finally a secondary entrance to the offices will be re-introduced onto the corner of Balloon and Corporation St as per the buildings original layout. The current escape door will be removed and a new sliding door will be fitted. Again, a spandrel panel above will be utilised to display signage.



IMAGE

Left - Full Corporation Street proposed elevation.

Right - Close up of proposed entrance



- ① EXISTING STEEL AND GLASS CONSERVATORY TO BE REMOVED
- ② EXISTING RAMPED ACCESS INTO CONSERVATORY FROM LEVEL 02 FLOOR PLATE RETAINED
- ③ EXISTING FIRE ESCAPE DOOR RETAINED
- ④ EXISTING FIRE ESCAPE TO STREET LEVEL
- ⑤ EXISTING TIMBER FENCING TO TERRACE EDGE AND PLANT AREA TO BE REMOVED AND REPLACED
- ⑥ NEW ALUMINIUM CLAD, SINGLE STOREY PAVILLION.
- ⑦ PROPOSED CURTAIN WALLING WITH EXTENDED CAPS. (COLOUR: DARK GREEN) CLAD PAVILLION.
- ⑧ PROPOSED ALUMINIUM DOOR FITTED WITHIN EXISTING WINDOW OPENING
- ⑨ RAMP TO FORM LEVEL ACCESS TO TERRACE
- ⑩ M&E PLANT TO BE REMOVED.
- ⑪ ROOFLIGHT IN PROPOSED PAVILLION
- ⑫ BASEMENT VENTILATION COWL TO BE RETAINED

4.0

DESIGN

4.2 TERRACE

- 4.2.1 The second element of the proposal is the removal and replacement of the conservatory that is currently located on the 2nd floor terrace. Alongside the general refurbishment of the terraces floor finish and fencing.
- 4.2.2 The existing conservatory is to be removed, along with the current paving existing timber fencing and elements of redundant M&E plant currently cited in the plant area to the south of the terrace.
- 4.2.3 A new external doorway is to be made by dropping the cill of an existing window onto the terrace. A new external ramp will marry the internal and external floor heights.
- 4.2.4 A single storey flat roofed extension is proposed in place of the conservatory. Again, as per the facade proposal the extension will be clad in a rich, dark green aluminium. Coupled with a curtain wall system to bring light into the plan. Vertical and horizontal fins will again be employed to break down the elevation creating a contemporary pavilion for the tenants.
- 4.2.5 The existing pavers are to be lifted and replaced. New fencing will also be fitted to the external side of the terrace to replace the current timber.

IMAGES

Proposed terrace pavilion plan.



5.0

ACCESS

5.2 ACCESSIBILITY

- 5.1.1 The existing building is fully accessible to all floors and these proposals do not seek to alter this situation. The amendments to the main entrance on Corporation Street will maintain the existing level access threshold to the reception. Once in the building, lift access is provided to all levels, including basement levels.

5.2 DELIVERIES

- 5.2.1 Deliveries to the offices will be serviced from the loading bay towards the north side of the building, or through the main reception lobby and managed by the concierge at reception, as per the existing scheme.

5.3 CYCLE STORAGE

- 5.3.1 The existing cycle storage is to be reinstated within the loading bay. Spaces for 20 bicycles are to be created.

IMAGE

Perspective CGI view of proposed scheme.

