

Princess House: Design & Access Statement

105-107 Princess Street
For
Lapwine Ltd



Tracker

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Introduction

This design and access statement accompanies and supports the proposed refurbishment and alterations of the building known as 'Princess House' (105-107 Princess Street, Manchester) in to contemporary and flexible lettable office space (including ongoing nightclub use). Notably – Partial change of use of 105-107 Princess Street to accommodate retention of existing nightclub use (sui generis) on basement and ground (in part); and proposed office use on ground (in part), 1st, 2nd, 3rd and 4th floors together with internal refurbishment and reconfiguration and works to the external elevations.

Forming part of the full planning application submitted on behalf of our Client, Morgan Leisure Ltd, this statement has been prepared with regard to Section 3 of the DCLG Circular 01/2006 and sets out the scope of proposed works with appropriate illustrations and supporting text, intended to provide description, explanation and justification for this application.

We believe it is possible to take an existing building, which has sat for over 150 years, and transform it into one of the key workplace destinations within the city centre and Princess Street area in general.

By working within the existing structure, adding a new, unifying entrance feature, rationalising the inner workings and services and creating an efficient core, Princess House has the potential to be one of the main office destinations amongst it's peers on Princess Street.

At ground floor there is an opportunity to reinvent access to the office floors of the building. We believe that the entrance should stay central to the main façade and have devised a way of unifying the two current entrances to read as a single entity without removing or altering any of the existing listed external facade.

Once beyond the entrance, there is the opportunity to create a cool, welcoming and contemporary new reception area complete with glazed sliding doors and a new staircase and an elevated reception/waiting area which will not only enjoy views out of the corner of the building, it will also provide much needed drama and dynamism from those looking into the building.

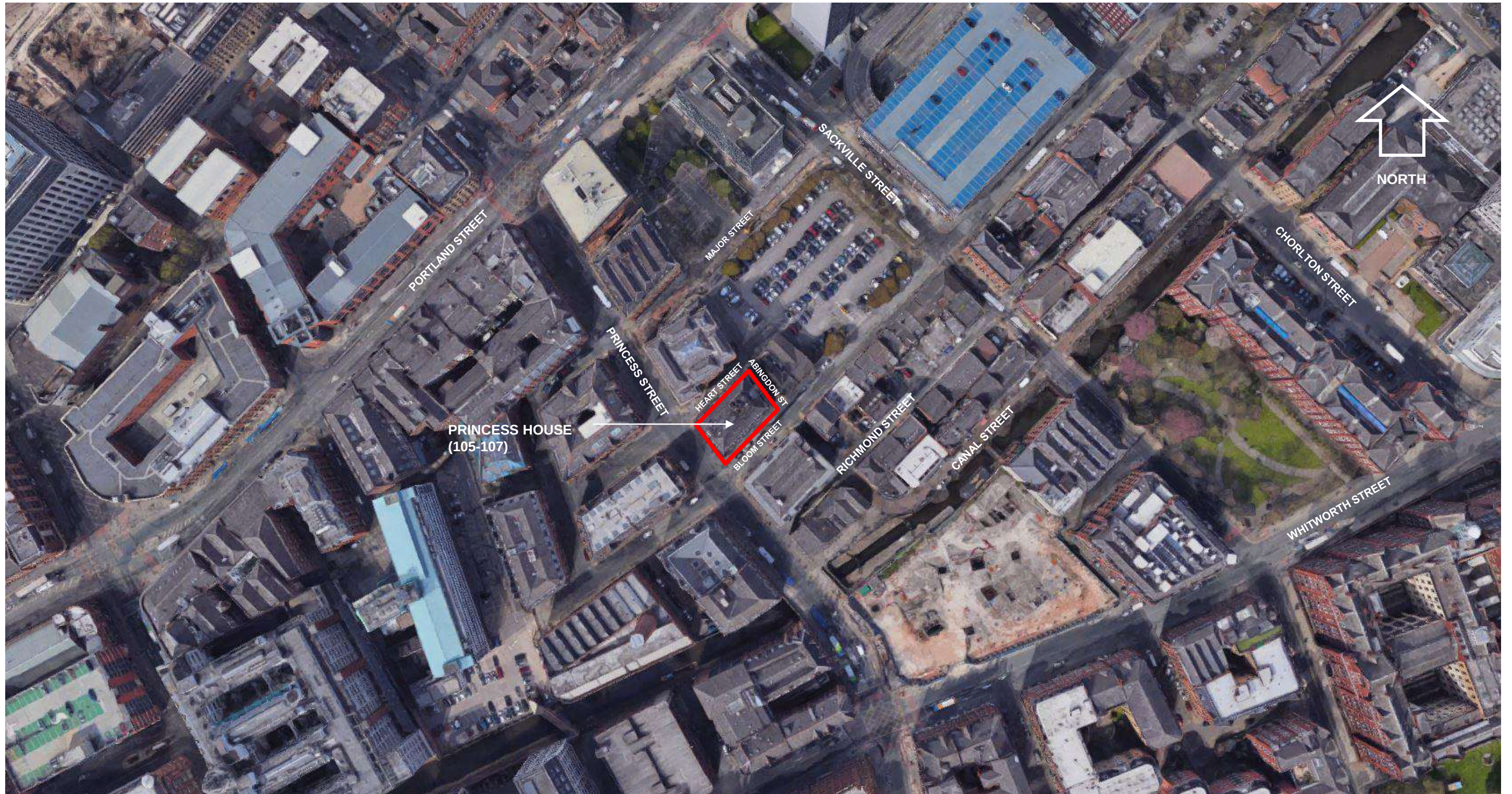


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2. Context



2. Context

Site and Surroundings

105-107 Princess Street comprises a pair of linked Grade II listed buildings located in the Whitworth Street/Princess Street Conservation Area of the City of Manchester. In fact the northern side of the conservation area boundary runs along the far side of Abingdon Street to the rear of the site.

No.103 Princess Street (Grade II*) lies to the north of the site and was formerly the Mechanics Institute and is constructed in the palazzo style.

To the south of the site is No.109 Princess Street (Grade II) which was a former shipping warehouse again constructed in the palazzo style.

To the east of the site is an original Victorian Public House, which has combined with an adjoining building to create one single building. This building is located outside of the conservation area.

Further afield and directly opposite across Princess Street lies No.52 Princess Street which is another Grade II listed warehouse building that has been reinvented as modern office space for the creative sector and sets a good precedent for the work proposed for Princess House.

The Building

Characteristic of the area, 105-107 Princess Street occupies an entire urban block. Although originally formed as two buildings subsequently knocked through as one, it does not share a party wall with any other building.

The use of buff yellow brick with sandstone dominates the main Princess Street façade – exuberant in eclectic style with some gothic features.

The architectural style of the principal façade continues along the Bloom Street façade alluding to it's higher status than the remaining two elevations; the side and rear elevations to Hart Street and Abingdon Street exhibit a more restrained character.

Developable Area

The gross internal floor space is of the order of 2650 square metres spread over the floors as:

Basement/Lower Ground	450 sq.m (remaining as nightclub)
Ground	450 sq.m (reception & BOH for office plus nightclub)
First	454 sq.m
Second	454 sq.m
Third	454 sq.m
Fourth	388 sq.m

It is proposed to refurbish part of the Ground Floor together with all floors above in order to achieve approximately 1353 square metres of net lettable office space (not including GF Reception and Back of House Areas).

Constraints

Development will be constrained to the requirements of its status as a Grade II Listed Building.

Otherwise, the site is self-contained to within the redline boundary of its outer walls. It is considered very unlikely that the development proposals will result in any negative impact to bats or any other protected species due to the continual use of the building.

Social & Economic

The refurbishment of this partially empty building as part of the scheme to provide modern, flexible sub-lettable workspace in the Whitworth Street/Princess Street area will make a valuable contribution to the regeneration of the City Centre.

2. Context

Planning History

F04266/LB: Use of ground, 1st, 2nd, 3rd and 4th floors as an Art Centre including exhibition gallery, 189 seat theatre, rehearsal rooms, 51 seat cinema, music school and studios. Approved 6 October 1976

F12981: Change of use of the 1st, 2nd, 3rd and 4th floors from offices/showrooms to residential accommodation. Approved 21 May 1980

021394: Change of use of the whole building to offices. Approved 13 March 1984

022009 and 022010: Alterations and refurbishment of existing premises providing new toilet blocks/entrance hall for lettable commercial accommodation. Approved 25 July 1984

024177: Change of use and alterations to form a wine bar/bistro. Approved 24 May 1985

027040: Installation of fixed canopies to front and side elevations Approved 26 September 1986

027051: Illuminated motif sign to Hart St. elevation. Refused 3 September 1986

041021: Illuminated individual letter name sign to Hart Street elevation. Approved 23 April 1992

041084: Development involving elevational alterations and extension of existing basement premises to part of ground floor for licensed premises with dancing and food facilities. Approved 27 April 1992

041388: Alteration to ginnel off Bloom Street to form entrance screen with internal alterations. Withdrawn 11 June 1992

048788/FO/CITY2/95: Internal alterations of offices to retail outlets and extension/alteration of existing wine bar. Approved 30 January 1996

051057/LO/CITY2/96 and 051058/AO/CITY2/96: Illuminated projecting “sphere” sign on Hart Street elevation. Approved 15 January 1997

052760/AO/CITY2/97 and 052761/LO/CITY2/97: The displaying of four projecting signs. Approved 11 March 1999

052825/FO/CITY2/97: Change of use from shop unit to a radio control room for taxis with aerial to chimney stack. Approved 14 October 1997

056846/AO/CITY2/99 and 056847/LO/CITY2/99: 2 x Internally illuminated double-sided projecting box signs to Sackville St & Princess St elevations. Refused 16 August 1999

056893/LO/CITY2/99: Alterations, including the installation of a new staircase, in association with a change of use. Approved 23 November 1999

056899/FO/CITY2/99: Change of use of ground and first floors to a mix of food and drink (Class A3) and taxi radio control base uses. Approved 23 November 1999

061207/LO/CITY2/01: Works associated with Change of use of 2nd, 3rd, and 4th floors from offices to hotel including works at ground and 1st floor. Approved 26 January 2001

063052/FO/CITY2/01 and 063053/LO/CITY2/01: Installation of rooftop mounted telecommunications equipment. Appeal dismissed 17 January 2002

067514/FO/CITY2/03 and 067516/LO/CITY2/03: Installation of 3 No. telecommunications antenna and erection of bratising, steel supporting grillage and equipment cabinet. Approved 15 April 2003

075749/LO/2005/C2: Listed building consent to create disabled access from front elevation and new doors. Approved 15 August 2005

094716/FU/2010/C2: Change of use to non-residential education and training centre (Use Class D1). Application refused 26 April 2011

096733/FO/2011/C2: Use of part of second floor and whole of third and fourth floors of Princess House for D1 (Non Residential Education and Training) purposes. Approved 22 August 2011

100881/FO/2012/C2 and 100882/LO/2012/C2: Upgrade of existing installation comprising the replacement of the 3no. existing antennas and installation of additional equipment cabinet. Approved 27 February 2013

110724/FO/2015/C2 and 110724/FO/2015/C2: The installation of a telecommunication antenna to replace the existing. Appeal allowed 10 March 2016

2. Context

APPLICABLE & RELEVANT NATIONAL & LOCAL PLANNING POLICY

National Planning Policy Framework (NPPF)

This Design & Access Statement explains the approach to creating a sustainable development through good design and in accordance with the NPPF – encompassing social, environmental, economic aspects as well as aesthetic considerations.

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2018). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance preserved.

National Planning Practice Guidance (NPPG)

Published in March 2014 to support the NPPF, this includes particular guidance on matters relating to protecting the historic environment in the section 'Conserving and Enhancing the Historic Environment'.

Historic England: Historic Environment Good Practice Advice in Planning

Published in March 2015 to provide information on good practice to assist in the implementation of the NPPF and the NPPG above.

Historic England: Conservation Principles and Assessment

Published in 2008 it identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. These values can help shape the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.

Local Planning Policy

The following references from the Manchester's Core Strategy: Local Development Framework (LDF) highlights the approach towards development in the area, which aligns with the proposal for Princess House.

Policy CC 9 Design and Heritage

The development will look to preserve or enhance the heritage assets that have been identified including listed buildings.

Policy EN 3 Heritage

The development will look to encourage development that complements and takes advantage of the distinct historic features of its districts and neighbourhoods, including those of the City Centre. It is commensurate with the strategy to encourage the re-use of heritage assets.

Unitary Development Plan

Relevant policies from the UDP as adopted by the Council in 1995:

18. Conservation Areas / DC18.1

The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering.... the effect of major changes to the appearance of existing buildings

19. Listed Buildings DC19.1

The Council will.... Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

The Whitworth Street/Princess Street Conservation Area

A comprehensive conservation policy that states:

'....there remains a large supply of existing vacant floor space within several significant buildings in the conservation area, and it is important in terms of the character of the area that this space is put to beneficial use.'

* ALL OF THE ABOVE POLICIES ARE DESCRIBED IN GREATER DETAIL IN THE ACCOMPANYING HERITAGE STATEMENT PRODUCED BY DONALD INSALL ASSOCIATES

3. Site Assessment & Evaluation

105-107 Princess Street, known currently as Princess House but formerly known as Brazil House is located in the Whitworth Street/Princess Street Conservation Area.

The contextual setting of the building is defined by a dense concentration of packing and shipping warehouses.

The warehouses have a shared scale of 4 to 5 storeys in height set over a basement (or lower ground floor) and a ground floor raised above pavement level. Most buildings are built hard up against the back of pavement line.

Princess House itself is believed to be formed from two former shipping warehouses, trapezoidal in plan and occupying an entire urban block. This block is bounded by Bloom Street and Hart Street to the south and north respectively and by Princess Street to the front and Abingdon Street to the rear.

The building comprises of 4 storeys above a basement (or lower ground floor) with the ground floor itself raised higher than the pavement entrance level. Although at some point in the 20th century the two buildings have been laterally linked, both buildings still retain principle entrances on to Princess Street. The entrance to No.105 currently serves the basement level (nightclub) whilst the entrance to No.107 provides access to all other floors.

Principal Elevation (Princess Street)

A symmetrical elevation composed of four sets of windows over centrally located coupled doorways with tripartite windows on either side. The basement and ground floor windows are either boarded over or back-painted. Modern doors have been installed in the existing doorways and other additions such as security cameras, floodlights and banners all contribute to detract from the original façade.

Side Elevation (Bloom Street)

This elevation is a continuation of the Principal elevation in terms of architectural decoration. There is evidence of an earlier doorway in the centre of the façade that has since been boarded over.

The original double-height loading bay door remains but infilled with modern solid doors and a large fascia. As per the principal elevation the basement and ground floor windows are either boarded over or back-painted. Other additions such as security cameras, floodlights, vents and a flagpole all contribute to detract from the original façade.

Side Elevation (Hart Street)

A much simpler palette of materials in a more restrained façade. Simple stone lintels forming banding within across window heads and cills within a predominantly buff brickwork façade. As per Bloom Street the original double-height loading bay door remains but infilled with modern solid doors and a large fascia. The basement and ground floor windows are either boarded over or back-painted. Other additions such as security cameras, floodlights, vents and a flagpole all contribute to detract from the original façade.

Rear Elevation (Abingdon Street)

Commensurate with the Hart Street elevation, the rear elevation uses a much simpler palette of materials in a more restrained façade. A unique feature to this façade are a set of paired windows set between floor levels which allude to the original loading bay and access (complete with tower at roof level). Original ground floor openings have modern infill doors or roller shutters. Other additions such as security cameras, floodlights, boxing and a/c units contribute to detract from the original façade.

Roof

The roof comprises of two pitched mansard type roofs. One over No.105 and one over No.107. They are slate covered complete with inclined windows running along the lower slop and in between the main roof structure. These windows serve the fourth floor of accommodation. There is a large rooflight above the internal staircase and a significant chimney stack located centrally adjacent to what appears top be an area of open flat plant space. A raised party wall runs along the length of the valley between roofs. Later additions include a lift overrun towards the front of the building and a number of 'Velux' type modern rooflights within the internal roof pitches.

3. Site Assessment & Evaluation

Internal Assessment

Ground Floor

This floor is accessed from the original doorway to No.107 via series of steps up to the datum level of the ground floor. At this point the floor crosses into No. 105. Further access up the building is via an existing staircase that wraps around a seemingly retro-fitted lift shaft.

There is a doorway leading in to the main accommodation on this floor but this currently serves as a fire escape from the nightclub. Main access to the Ground/First floor nightclub is via the former loading bay access door on Hart Street.

Whilst the floor has a modern nightclub fit-out, many of the original features of the existing building remain such as the cast iron columns and sash windows.

Located towards the rear of the building is the secondary 'service' stair which provides access to all floors other than ground floor. It is believed that this stair would have formed an original workers entrance and stairway.

First Floor

This floor, being the upper floor of the ground floor nightclub is currently accessed from within the ground floor via a modern retrofit staircase. Like the ground floor below there is a doorway leading in to the main accommodation on this floor but this currently serves as a fire escape from this level of the nightclub.

Whilst the floor has a modern nightclub fit-out, many of the original features of the existing building remain such as the cast iron columns and sash windows. Many of the cast iron columns have been boxed in.

A double height void has been created centrally in the original floor which provides a visual connection to the ground floor. As a result large sections of the floor structure and floorboarding have been removed as a result.

Second Floor

This is currently the first level of Use Class D1 space. It is accessed off the main stair/lift core at the front of the building. It appears to be part way through an upgrade that has since been abandoned. Although presented as one combined floor, the original party wall between the two buildings is evident with openings providing access to either side.

Existing structural columns feature prominently connecting original timber beams. The ceiling is non original and partly comprises of plasterboard between the original beams (with spotlights) and a modern suspended ceiling set at a much lower level in other parts. These suspended ceilings currently sit lower than the existing window heads. To the rear of the building there are a set of windows that sit at half-level due to their previous use for loading access.

Third Floor

This is currently the second level of Use Class D1 space. It is accessed off the main stair/lift core at the front of the building. It is predominantly cellularised by means of modern partitions and doors. Although presented as one combined floor, the original party wall between the two buildings is evident with openings providing access to either side.

Existing structural columns are mostly boxed in with plasterboard and the connecting original timber beams are obscured by a modern suspended ceiling set at a much lower level. These suspended ceilings currently sit lower than the existing window heads. To the rear of the building there are a set of windows that sit at half-level due to their previous use for loading access.

3. Site Assessment & Evaluation

Internal Assessment (continued)

Fourth Floor

This is currently the third level of Use Class D1 space. It is accessed off the main stair/lift core at the front of the building.

A mansard floor contained within the roof space. Part open and part cellularised with accommodation arranged around the exposed roof structure. A retrofit suspended ceiling conceals the upper roof timbers and there is evidence that the original lath and plaster ceiling has been removed. Modern 'Velux' type rooflights are installed in the central valley area and elsewhere, the original inclined windows are in a poor state of repair. There is evidence of water ingress to this floor from the failing roof.

Lower Ground Floor (Basement)

This floor, is currently occupied by a single-level nightclub (independent of that that accommodates ground and first floor). It is characterised by a modern fit out but at the same time there are visible elements of the existing building including structural cast-iron columns and areas of existing brick walls.

It is currently accessed via a retrofit staircase from the main entrance to No.105 off Princess Street. A retrofit staircase provides a fire exit on to Bloom Street – the impact of this being an area of the ground floor above that is raised above the ground floor datum.

There is an area to the rear of the building that sits lower than the majority of the floor and this is accessed via a series of steps. A service passage runs across both sides of the buildings beneath the secondary staircase but otherwise the party wall between the two is largely intact.

There is no natural light to this floor (as typical with a nightclub) due to the existing high level windows being boarded over or back-painted.

There is an original vaulted ceiling under the former loading bay.

Further Observations & Assumptions:

- We understand that Princess House, previously known as 'Brazil House' is Grade II Listed. There is no mention of the interior of the building on the listing however.
- We understand the building dates from 1860/1870 and was designed by the architects Clegg & Knowles
- The exterior of the building is of an eclectic style with gothic features.
- The lower ground or basement level currently operates as a self-contained nightclub. The ground and first floor of the building currently operate as another independent nightclub.
- The second floor has undergone a partial refurbishment that in our opinion doesn't deliver the kind of lettable space we believe the building has the potential to offer.
- The 3rd and 4th floors are effectively a blank canvas for future refurbishment (subject to strip out).
- The central core is largely unfinished. The secondary escape stair is only accessible from the left-hand side of the building at present.
- The secondary staircase is in a dilapidated state and requires a structural assessment and schedule of repairs or strengthening works as part of its retention going forward.

* FURTHER ASSESSMENTS OF THE BUILDING AND THEIR SIGNIFICANCE ARE DESCRIBED IN GREATER DETAIL IN THE ACCOMPANYING HERITAGE STATEMENT PRODUCED BY DONALD INSALL ASSOCIATES

4. Factors Affecting Development

Flooding

The Environment Agency's website has been consulted and confirms that the area in question is not within a flood plain.

Therefore, Princess House is located in an area at low risk of flooding.

The flood risk from rivers or the sea is **very low** (less than 0.1% chance)

The flood risk from surface water is **low** (between 0.1% and 1%)

Existing Ground Conditions

There are no details of groundworks proposals at this stage.

Archaeology

We are unaware of any archaeological finds being made in this area. Notwithstanding that, if anything is discovered during the works then this would be investigated further.

Existing Services

We understand that electricity, gas, telecoms, waste and mains water are fed to the site. An M&E Report will be carried out for further information.

Listings and/or Heritage Impact

105-107 Princess Street is a pair of linked Grade II listed buildings located in the Whitworth Street/Princess Street Conservation Area in the City of Manchester. It stands in an urban block where all the buildings are listed and it shares a group value with No.103 to the north (Grade II*) and no.109 to the south (Grade II)

* FURTHER DETAILS OF THE STATUTORY LIST DESCRIPTION ARE PROVIDED IN THE ACCOMPANYING HERITAGE STATEMENT PRODUCED BY DONALD INSALL ASSOCIATES

Nos.105 and 107 Princess Street (Brazil House)

Grade II

Pair of shipping warehouses, now offices, etc. c.1870-80; altered. Yellow brick with sandstone dressings (roof not visible). Trapeziform plan on island site, at right-angles to street, with rear loading bay. Eclectic style, with some Gothic features. Four storeys over basements, 2+2 windows (the outer windows tripartite), symmetrical; with chamfered plinth, saw-tooth sill-bands to all floors, impost bands to all except the top floor, heavily bracketed cornice. The ground floor has tall coupled doorways in the centre, with pilaster jambs, carved stiff-leaf imposts, and 5-stepped segmental-arched heads with keyblocks, flanked by tripartite windows with segmental-arched centre lights and moulded surrounds with stiff-leaf imposts; the upper floors all have square-headed tripartite windows to the outer bays and single-light windows over the doors, those at 1st and 2nd floors with pilaster jambs and the lower with stilted moulded heads. All these windows sashed without glazing bars. Lift-head on roof. Return sides very simple, with windows grouped 4, 4, 4 and 2; loading bay entrances at rear end. Interior not inspected. Forms group with No.103 to left (q.v.) and 109 to right (q.v.).

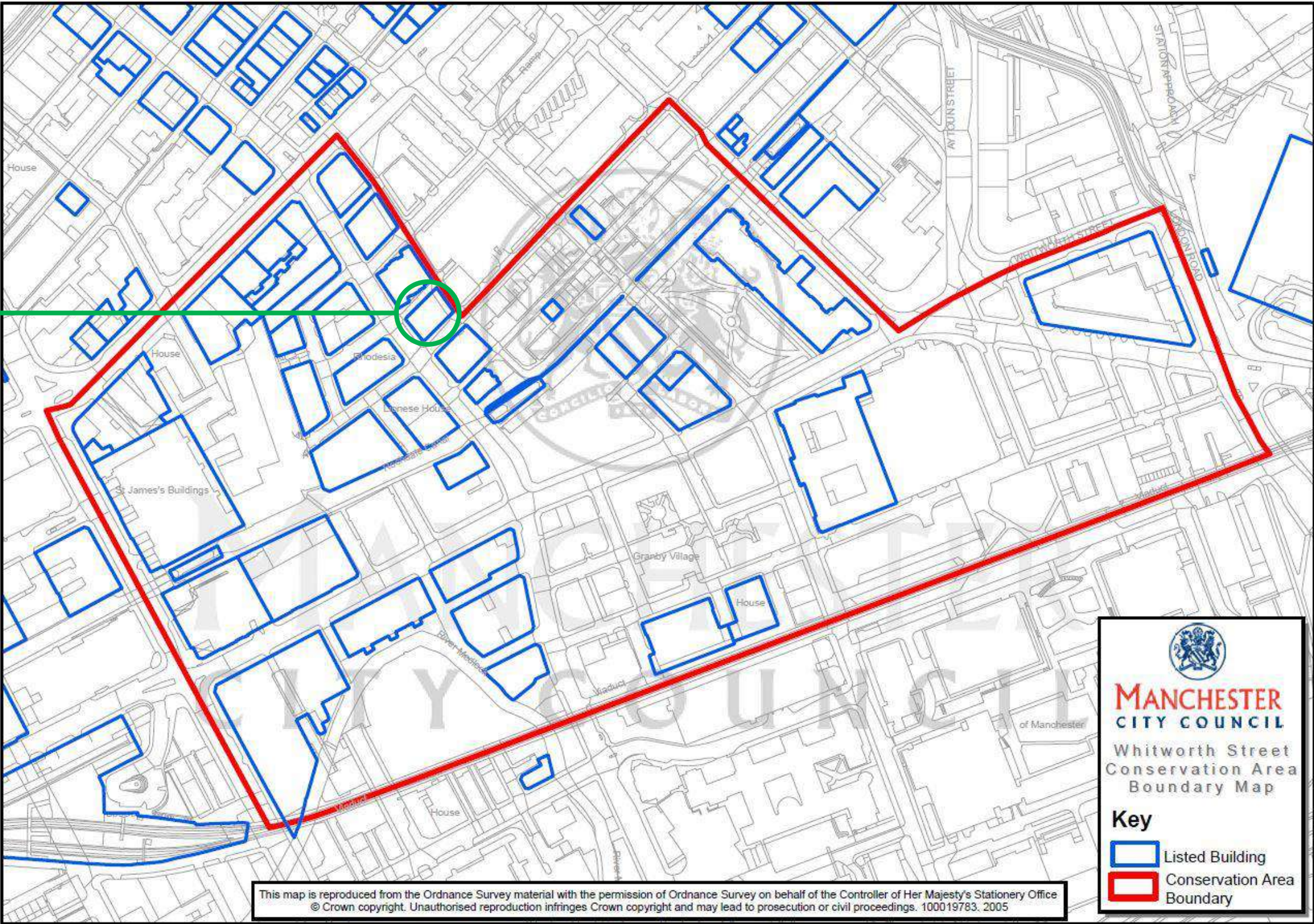
Statutory Listing Description

4. Factors Affecting Development

Listings and/or Heritage Impact

* REPRODUCED FROM THE ACCOMPANYING HERITAGE STATEMENT PRODUCED BY DONALD INSALL ASSOCIATES

Princess House. Nos. 103-105 Princess Street.



5. Design

Proposed Works Summary

- The creation of a new, identifiable single-point entry to the office element of the building
- The refurbishment of floors 1, 2, 3 & 4 of the building into contemporary office space mindful of the existing building character
- Formation of a new reception area at Ground Floor that addresses any needs for DDA accessibility
- Formation of a central core that addresses the needs of future occupancy
- Incorporation of future requirements for the Lower Ground acting as an independent nightclub e.g. entrance, access, fire escape etc
- A requirement for cycle storage/showering/changing facilities
- A decluttering and refresh of the exterior of the building as appropriate and a new roof covering
- A reinvention of the building that will secure it's future life and help realise a greater lettable rent



5. Design

Detailed Proposals

Office Floors - Floors 1, 2, 3 & 4

Our concept here focuses on the interior. Our proposals encompass –

- Strip out all current cellular spaces and recently refurbished elements. Remove all floor coverings to assess the suitability of the existing floor boards for sanding and re-use. Remove plastic electrical trunking.
- Expose existing cast iron columns and overhead timber beams. Expose selected areas of existing brickwork to bring warmth to the colour palette.
- Install an appropriate LED lighting system to the offices consisting of uplighters rather than a blanket spread of spot downlighters.
- Provision of new central core housing separate sex or Unisex WC's, disabled user WC, cleaners store and duct risers as required.
- Refurbishment of the secondary stair core. Investigate structural integrity of existing stair for potential re-use.

Ground Floor Entrance & Reception Area

Our concept here is to provide an obvious and enticing new entrance to the building that allows access to the building for able and disabled users without discriminating–

- There are currently two doorways of significance off Princess Street so no single entrance as such. We think there is scope to remove the dividing wall behind the facade to these entrances and create a single, focused entrance to the building.
- Beyond this entrance there will need to be a way of accessing the ground floor proper from street level as there is a significant height difference. This is done by modifying the existing lift such that it can arrive at street level.
- There is an opportunity to provide a contemporary reception area in this zone that acts as a marker for the interior design of the rest of the refurbishment.



5. Design

Lower Ground (Basement)

The intention here is to continue with it's use as an independent nightclub. It's main entrance will change from Princess Street to Bloom Street. It will utilise Princess Street for Emergency Evacuation only via a new compliant staircase.

Fire & Acoustics Design

- Working with a Fire Engineer, we have identified a Fire Strategy going forward for the intended use as an office building on floors 1 to 4 – whilst retaining nightclub use at Lower Ground and (part) Ground Floor. This will be based on the projected maximum occupancy and the availability of access to an escape stair through to the outside of the building
- Identified the requirements for fire compartmentation between floors and detail the construction of separating floors accordingly.
- The acoustics of the finished office space are likely to require softening due to the proliferation of hard surfaces to a typical office footplate. Clever interior design will help to alleviate any acoustic issues.

Mechanical & Electrical Design

- The existing LTHW heating system seems fit for purpose and it is not anticipated that this needs a major overhaul.
- The existing lighting to Floor 2 consists of numerous spot downlighters which doesn't really satisfy the needs of a modern office in terms of lux levels, glare and quality of artificial light. There is an opportunity to strip back to the underside of the existing joists, install new fire resistant plasterboard and utilise a system of strategically placed suspended up/downlighters.
- The introduction of plastic trunking for electrical sockets seems at odds with the historic interior of the building. There is scope to investigate a more paired back industrial look using metal conduit and fittings and for these to be in positions that would suit a notional office layout.
- We are advised that the building can remain naturally ventilated via openable windows negating the need for Air Conditioning. Infrastructure in the form of duct risers can be incorporated for future use should localised A/C be required.



Existing Plans

Existing Ground Floor

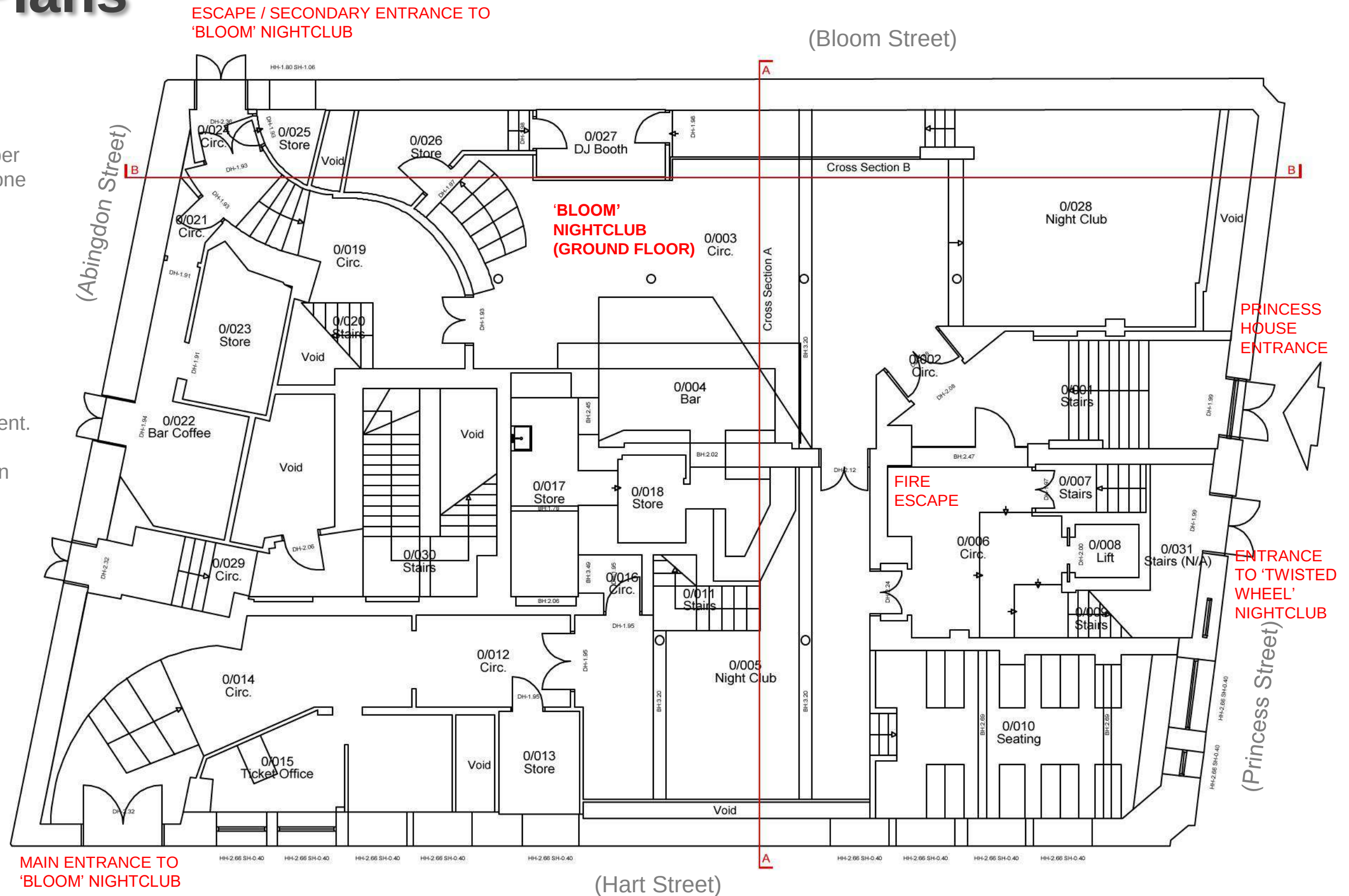
At present, access to the upper floors of the building are via one of the two principle entrance doorways off Princess Street (it is assumed that the whole building originally operated as two separate buildings).

The other doorway is seemingly in use as an escape door from the basement.

This makes the front elevation look disjointed and awkward. It does not portray a unified building in this regard.

There is no reception area to speak of and accessibility for wheelchair users is prohibited without assistance.

This floor predominantly operates as one of the lower floors of a 2-floor nightclub.



Existing Plans

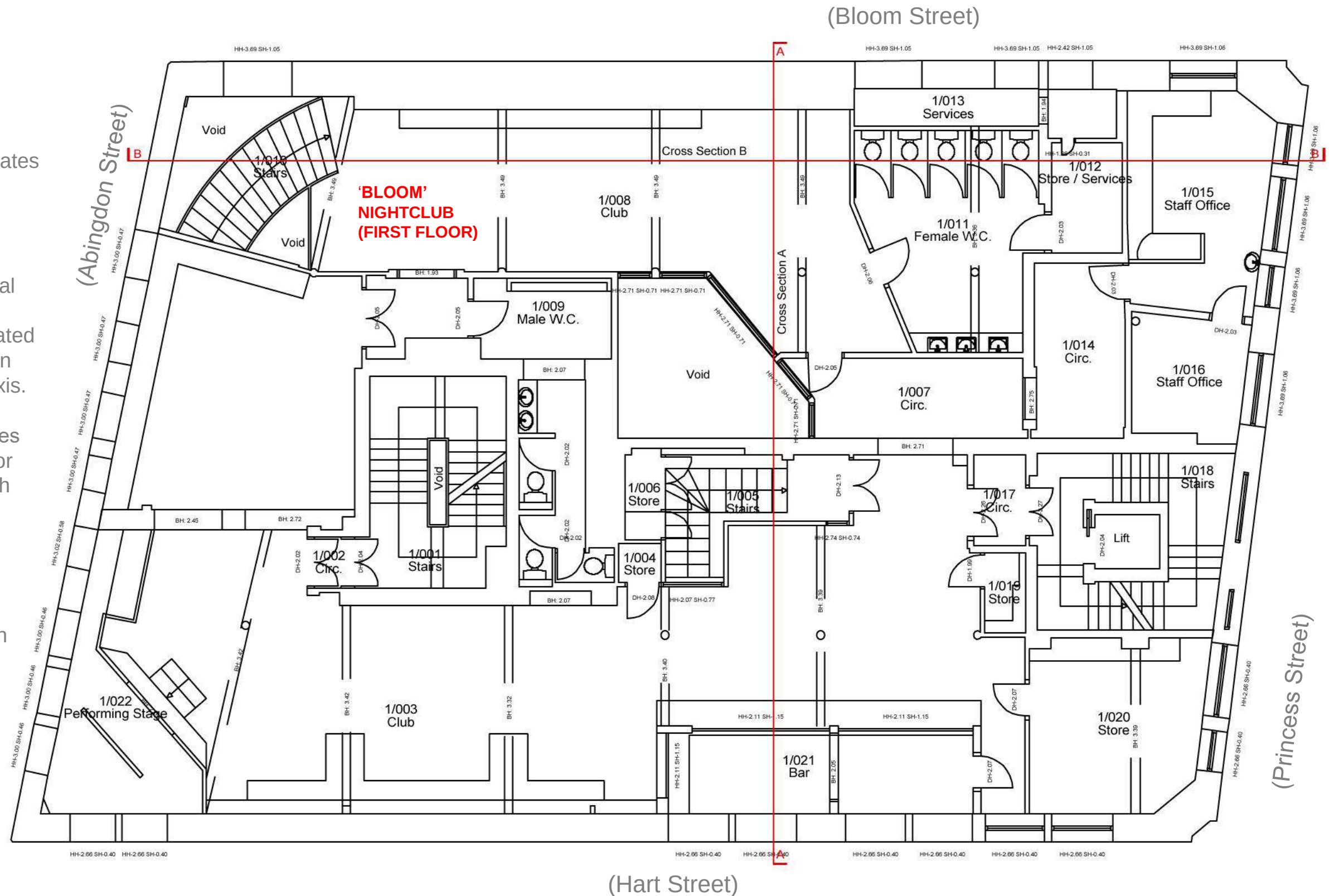
Existing First Floor

This floor predominantly operates as one of the upper floors of a nightclub.

Access is either via the main Staircase or lift on the principal Elevation or it can be via the curved staircase which is located at the corner of the building on the Abingdon/Bloom Street axis.

A non-original 'atrium' provides views down to the ground floor element of the nightclub which appears to operate as a single club on ground and first floors (separate from the lower ground nightclub).

There are further staircases in the form of the original secondary staircase and a non-original accommodation stair linking ground and first floors only.



Existing Plans

Existing Second Floor

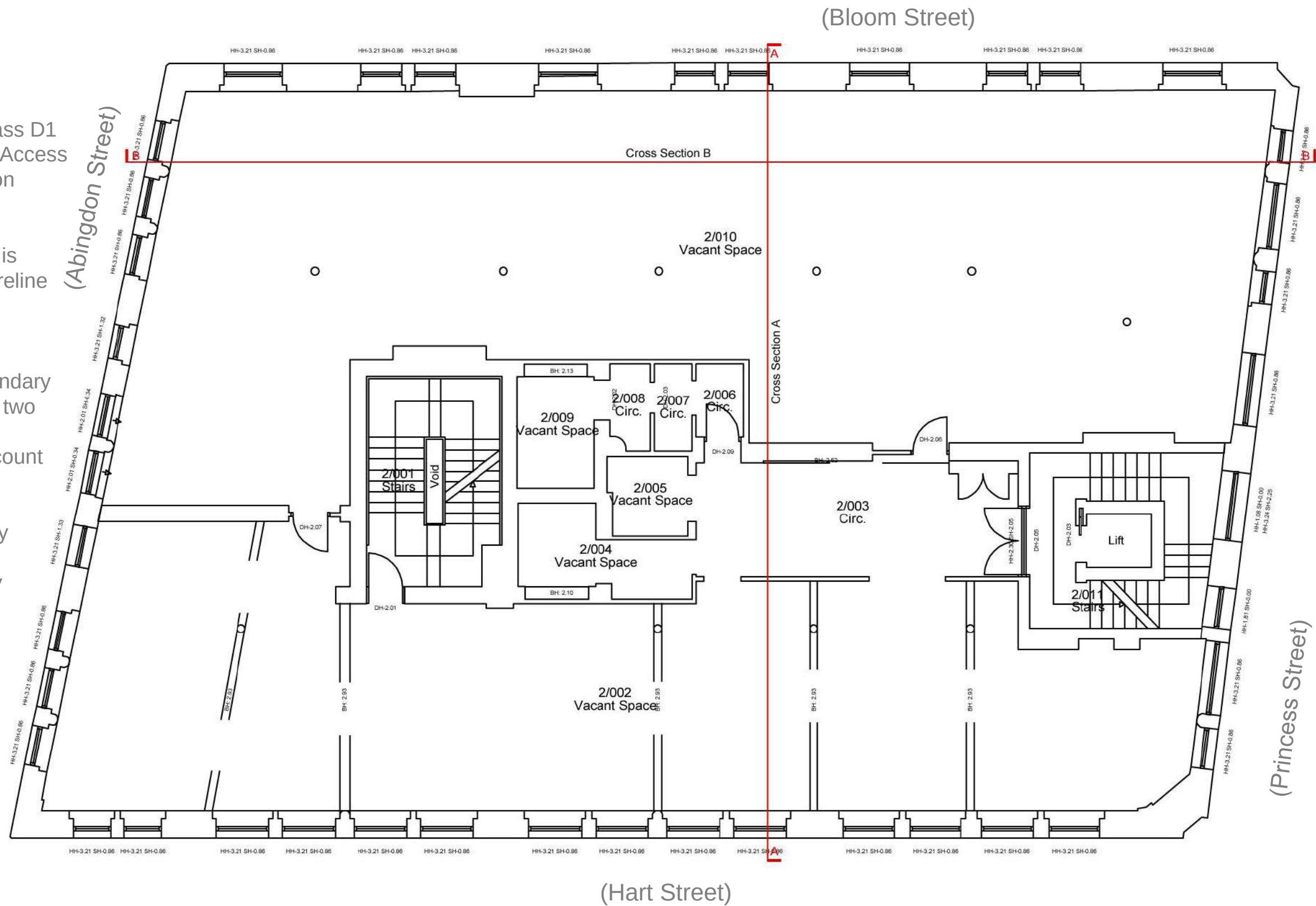
This is the first level of Use Class D1 space as currently configured. Access is via the lift and stair located on the principal elevation.

A secondary means of escape is located inboard along the centreline of the building towards the Abingdon Street facade

The core, attached to the secondary escape staircase comprises of two lobbied separate sex WCs which are arranged to take account of existing structural walls.

A calculation indicates that they would not meet the provision of BS 6465 in terms of sanitary provision by 1 cubicle per WC should the office space be let as open plan based upon 1 person per 10 sq.m of space

This floor is generally open plan in nature.



Existing Plans

Existing Third Floor

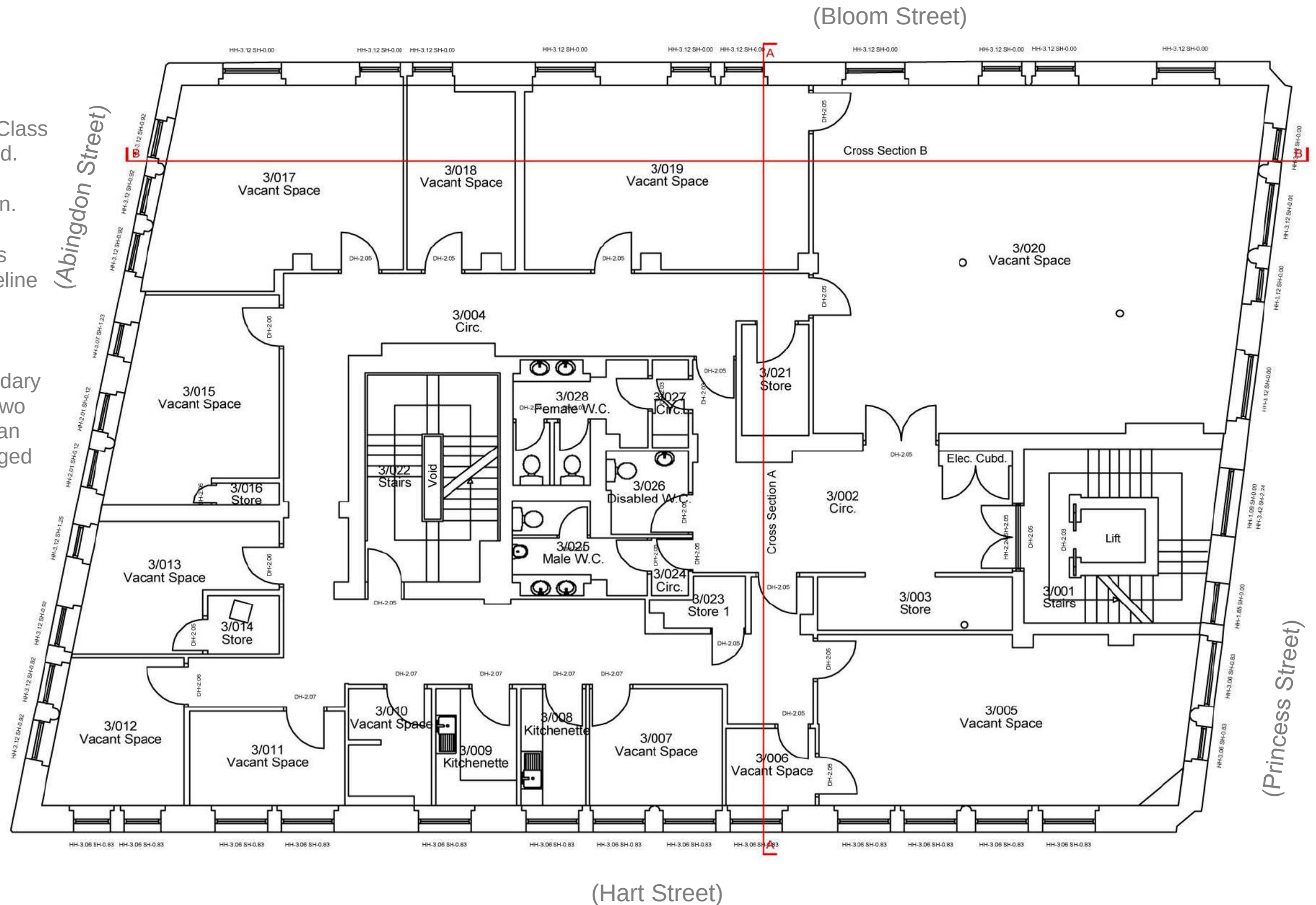
This is the second level of Use Class D1 space as currently configured. Access is via the lift and stair located on the principal elevation.

A secondary means of escape is located inboard along the centreline of the building towards the Abingdon Street facade

The core, attached to the secondary escape staircase comprises of two lobbied separate sex WCs and an Accessible WC which are arranged to take account of existing structural walls.

A calculation indicates that they would not meet the provision of BS 6465 in terms of sanitary provision by 1 cubicle per WC should the office space be let as open plan based upon 1 person per 10 sq.m of space

This floor is currently divided into cellular spaces via non-original lightweight partitions.



Existing Plans

Existing Fourth Floor

The top floor of Use Class D1 space as currently configured. Access is via the lift and stair located on the principal elevation.

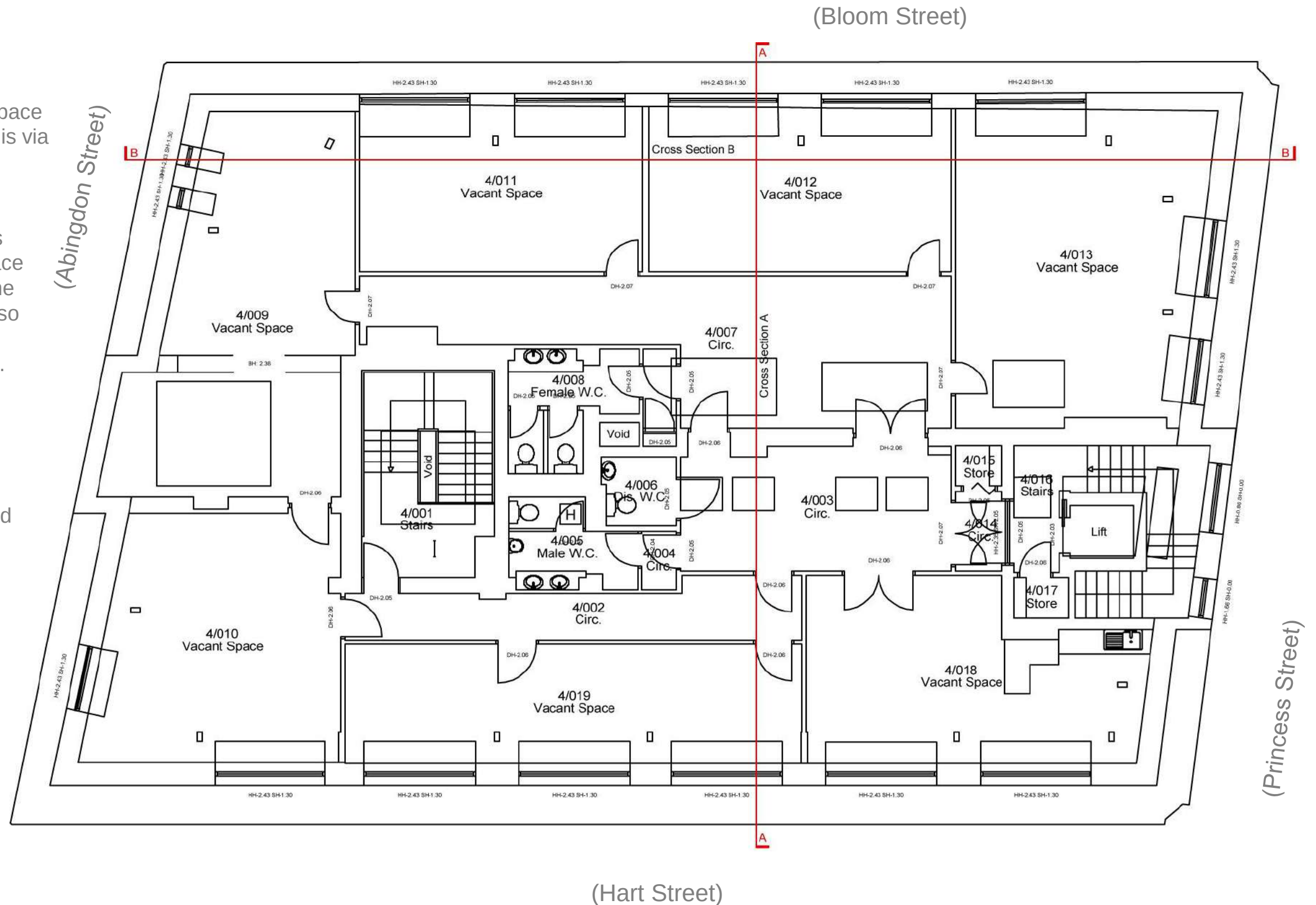
It differs from the lower floors as it is predominantly mansard space with windows set within the plane of the pitched roof. There are also a number of retrofit 'domestic' Velux windows along the centre.

As a result of the mansard roof arrangement, this floorplate is smaller than all those below.

Secondary means of escape and core arrangements are as per Floors 2 and 3.

A calculation indicates that the Core would not meet the Provision of BS 6465 in terms of sanitary provision by 1 cubicle per WC should the office space be let as open plan based upon 1 person per 10 sq.m of space

This floor is currently divided into cellular spaces.



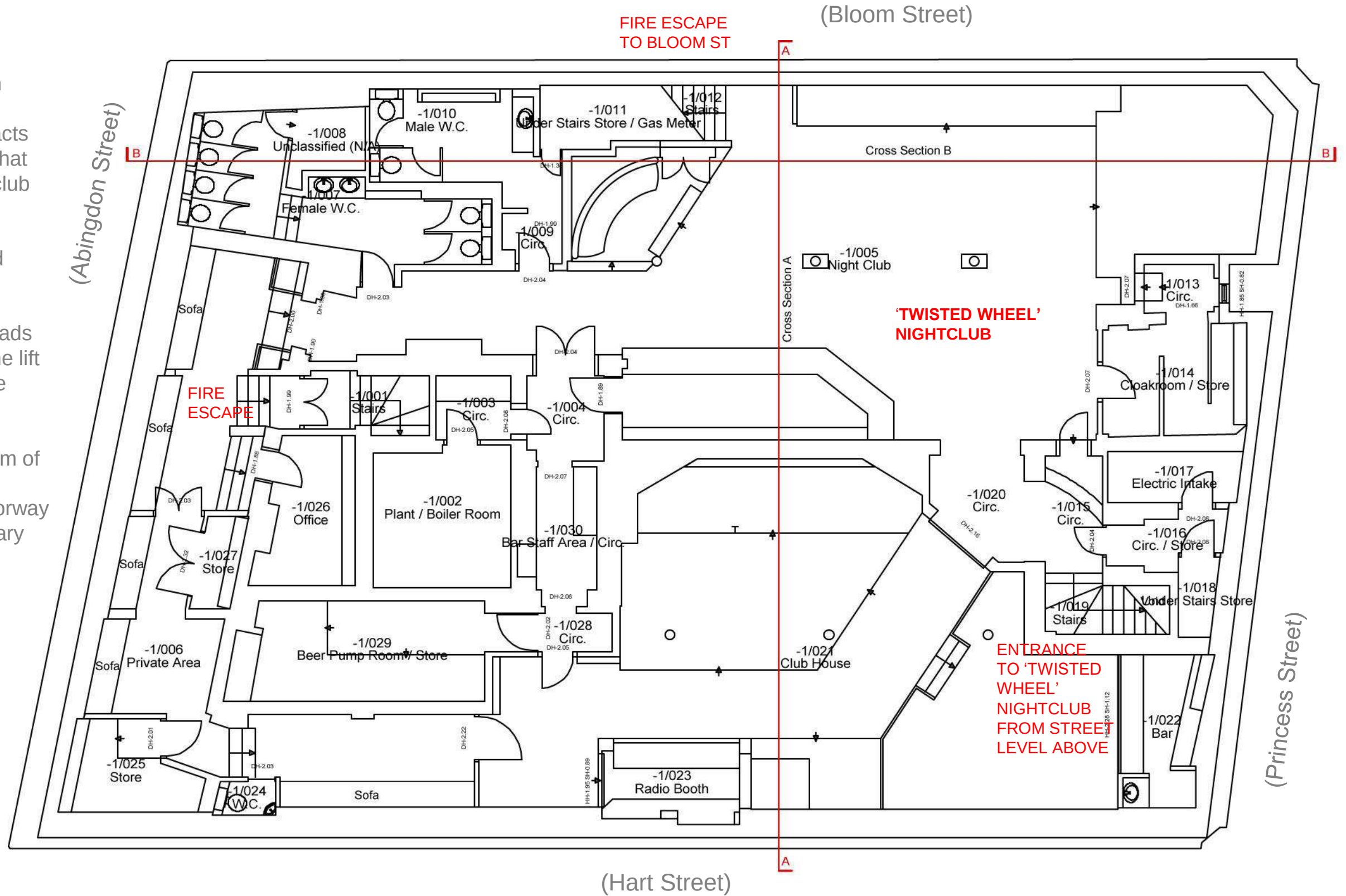
Existing Plans

Existing Lower Ground Plan

At present, the lower ground acts as a self-contained nightclub that is independent from the nightclub at ground/first floor.

It is accessed via the left-hand side door on the principal elevation when viewed from Princess Street. A staircase leads down that continues around the lift shaft but the lift does not serve this particular floor.

Emergency exits are in the form of a staircase that leads up to Bloom Street and an inner doorway that leads to the main secondary staircase above and out to Abingdon Street.



Existing Plans

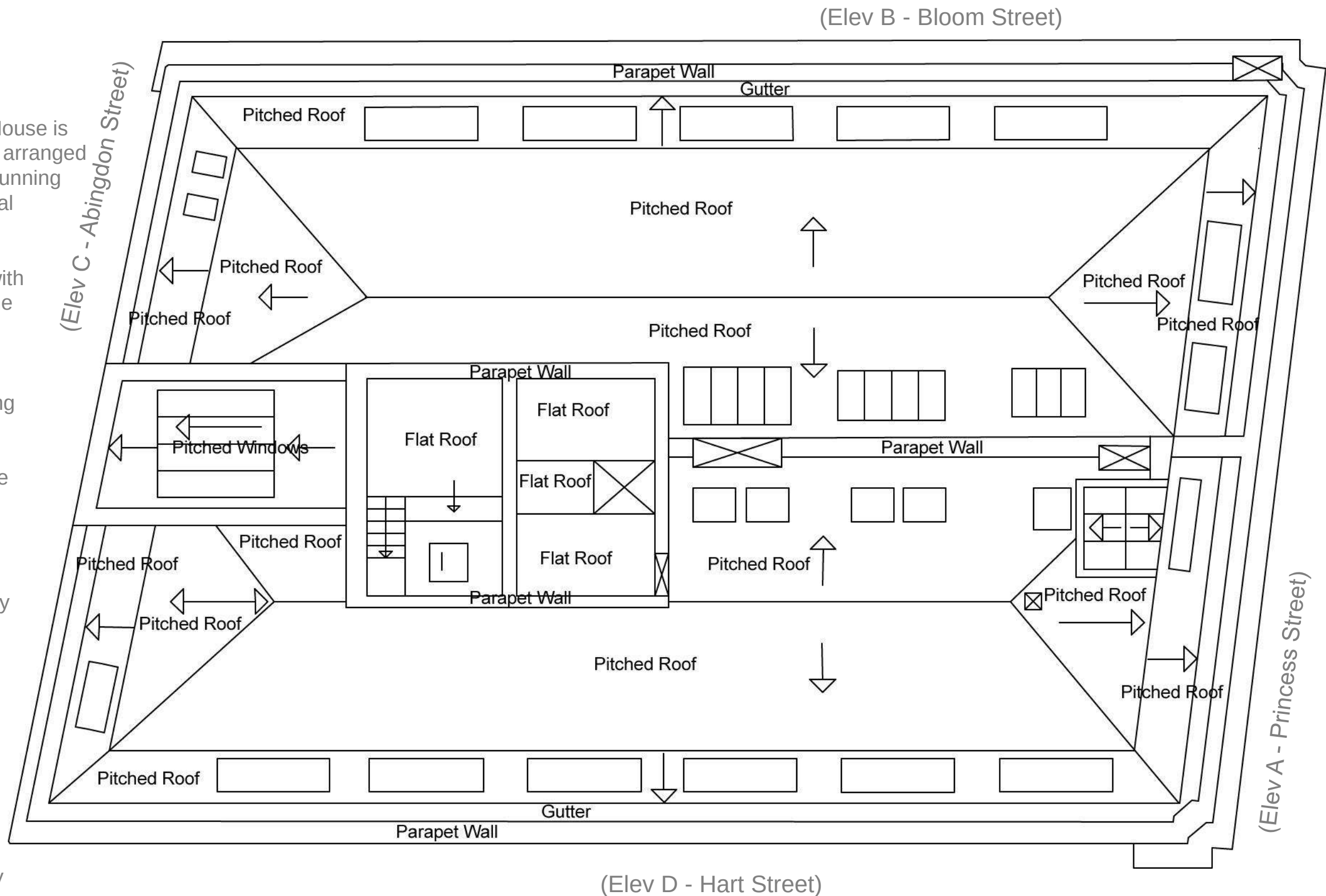
Existing Roof Plan

The existing roof at Princess House is part-pitched and part mansard arranged as two separate hipped roofs running NE to SW divided by an internal valley gutter.

The roof itself is clad in slate with mansard windows set within the pitch. The windows are worn and in need of replacement. The roof is anticipated to be re-roofed in slate again (existing re-used where possible) and there will be an opportunity to increase the thermal resistance of the roof whilst this work takes place. There is also the desire to underdraw the rafters rather than incorporate suspended ceilings as currently installed.

A number of domestic roof windows have recently been installed.

The flat roof area has been accessed and it should be noted that there are a number of telecommunications masts and an existing chimney present.



Proposed Plans

Proposed Lower Ground Floor

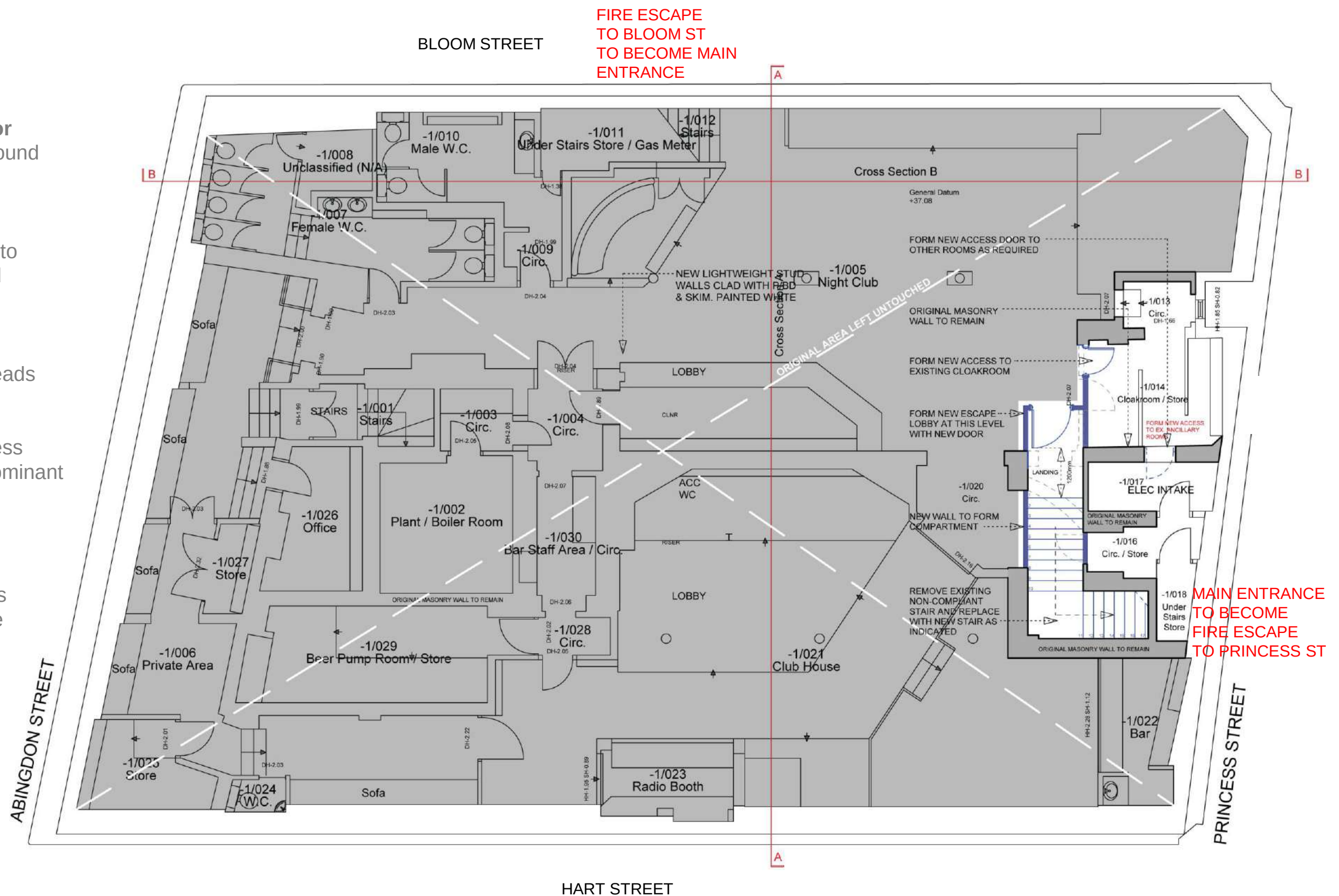
The concept with the Lower Ground floor is to leave it intact as an independent nightclub.

The only thing that is proposed to be changed is the entrance and escape strategy.

The nightclub will be accessed
Via the existing staircase that leads
from Bloom Street.

The current entrance, off Princess Street will be used as the predominant means of escape via a new Building Regulations compliant staircase

There will be minor modifications to the existing cloakrooms/store and Electrical Intake Room in terms of repositioned doors



Proposed Plans

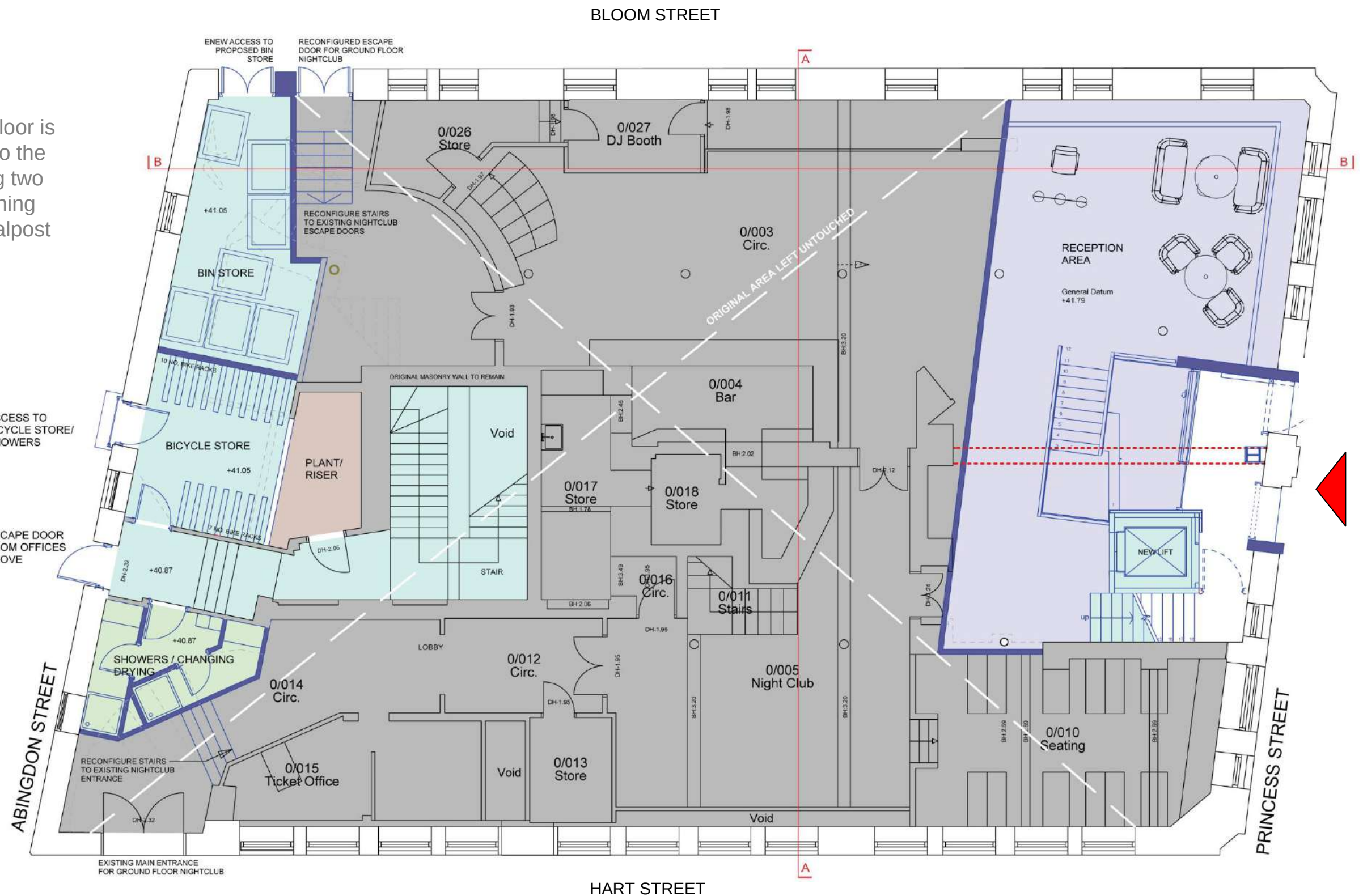
Proposed Ground Floor

Our concept with the ground Floor is to create a unified entry point to the building by utilising the existing two principle entrances and combining them with a feature bronze goalpost that stands independent of the existing structure.

Beyond this continually open entry point (which can be shuttered closed at night) there is a primary entrance composed of sliding doors leading to a new staircase and reception area.

A portion of the rear of the building is given over to 'back of house' accommodation including a bin store, bicycle store and showers, plant area and final escape from all floors via the existing central staircase

The main floor remains as an independent nightclub which is accessed via the existing entrance off Hart Street (with escape out to Bloom Street)



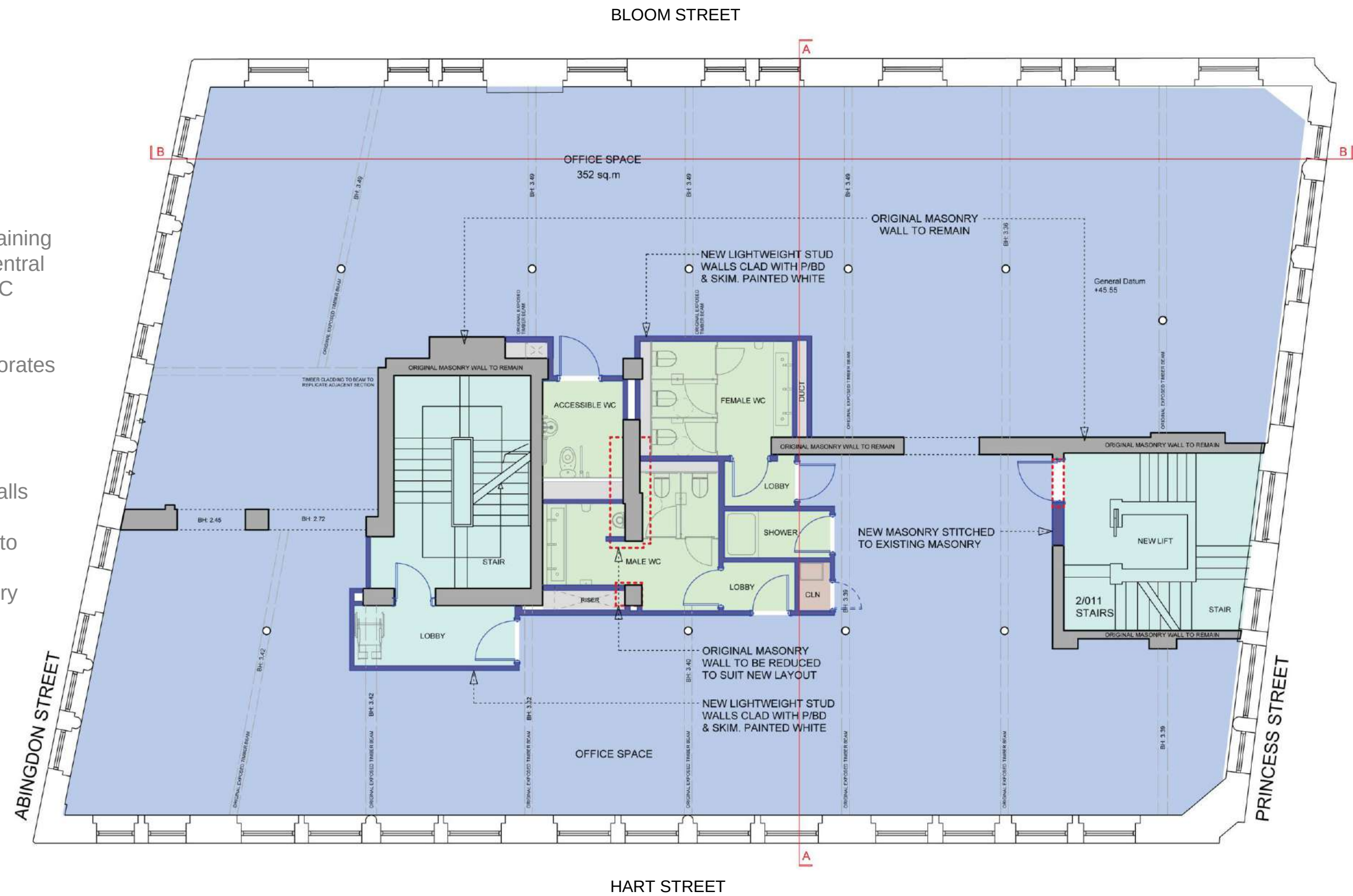
Proposed Plans

Proposed First Floor

A largely open-plan office layout with a front core containing the lift and a reconfigured central Core with new single-sex WC accommodation.

The central staircase incorporates a fire lobby and wheelchair refuge area.

Area of existing ‘spine’ wall and original masonry walls within the central core area are largely kept intact (refer to strip out plans for definitive areas of any existing masonry that is to be removed).



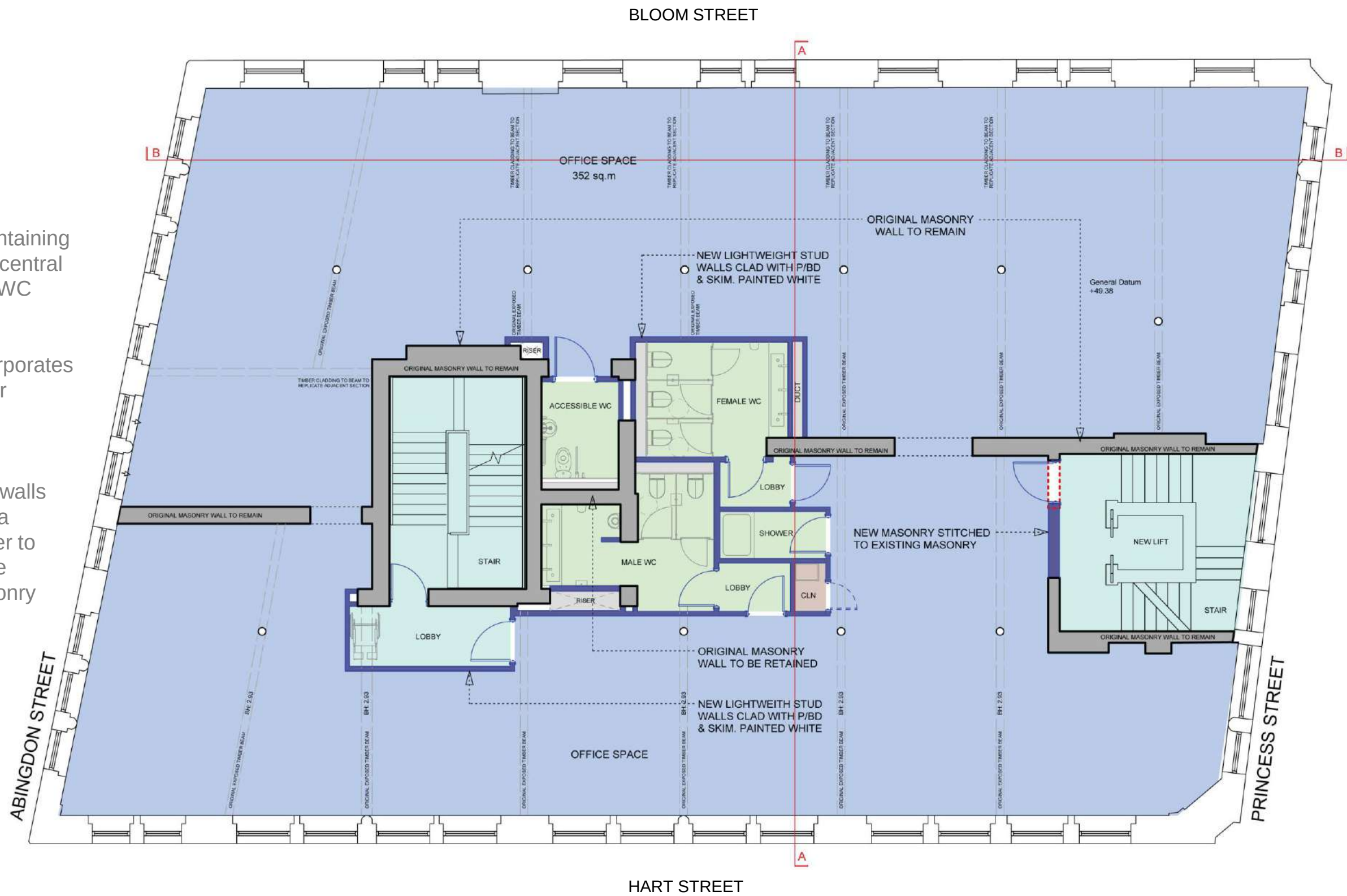
Proposed Plans

Proposed Second Floor

A largely open-plan office layout with a front core containing the lift and a reconfigured central Core with new single-sex WC accommodation.

The central staircase incorporates a fire lobby and wheelchair refuge area.

Area of existing ‘spine’ wall and original masonry walls within the central core area are largely kept intact (refer to strip out plans for definitive areas of any existing masonry that is to be removed).



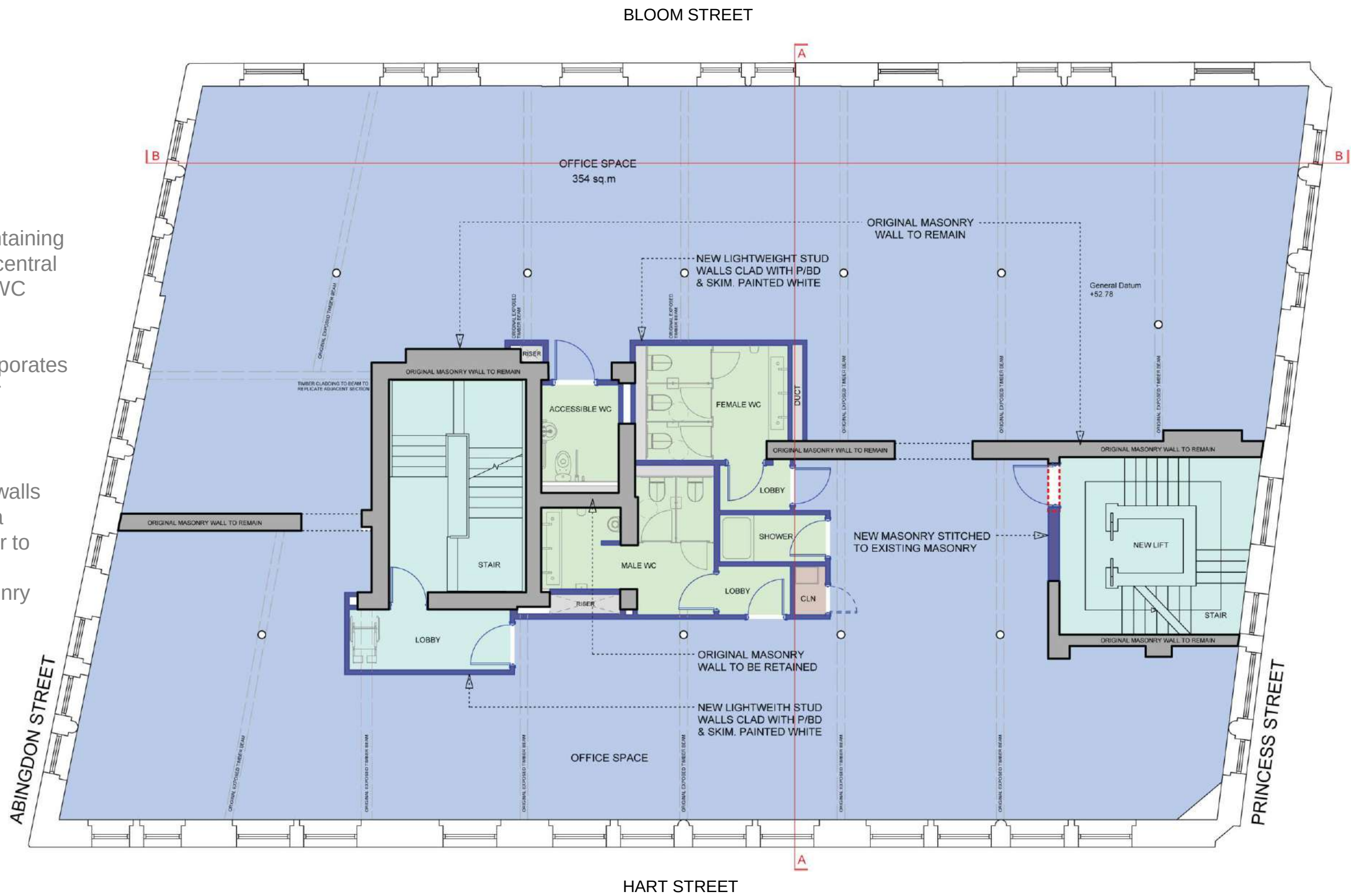
Proposed Plans

Proposed Third Floor

A largely open-plan office layout with a front core containing the lift and a reconfigured central Core with new single-sex WC accommodation.

The central staircase incorporates a fire lobby and wheelchair refuge area.

Area of existing 'spine' wall and original masonry walls within the central core area are largely kept intact (refer to strip out plans for definitive areas of any existing masonry that is to be removed).



Proposed Plans

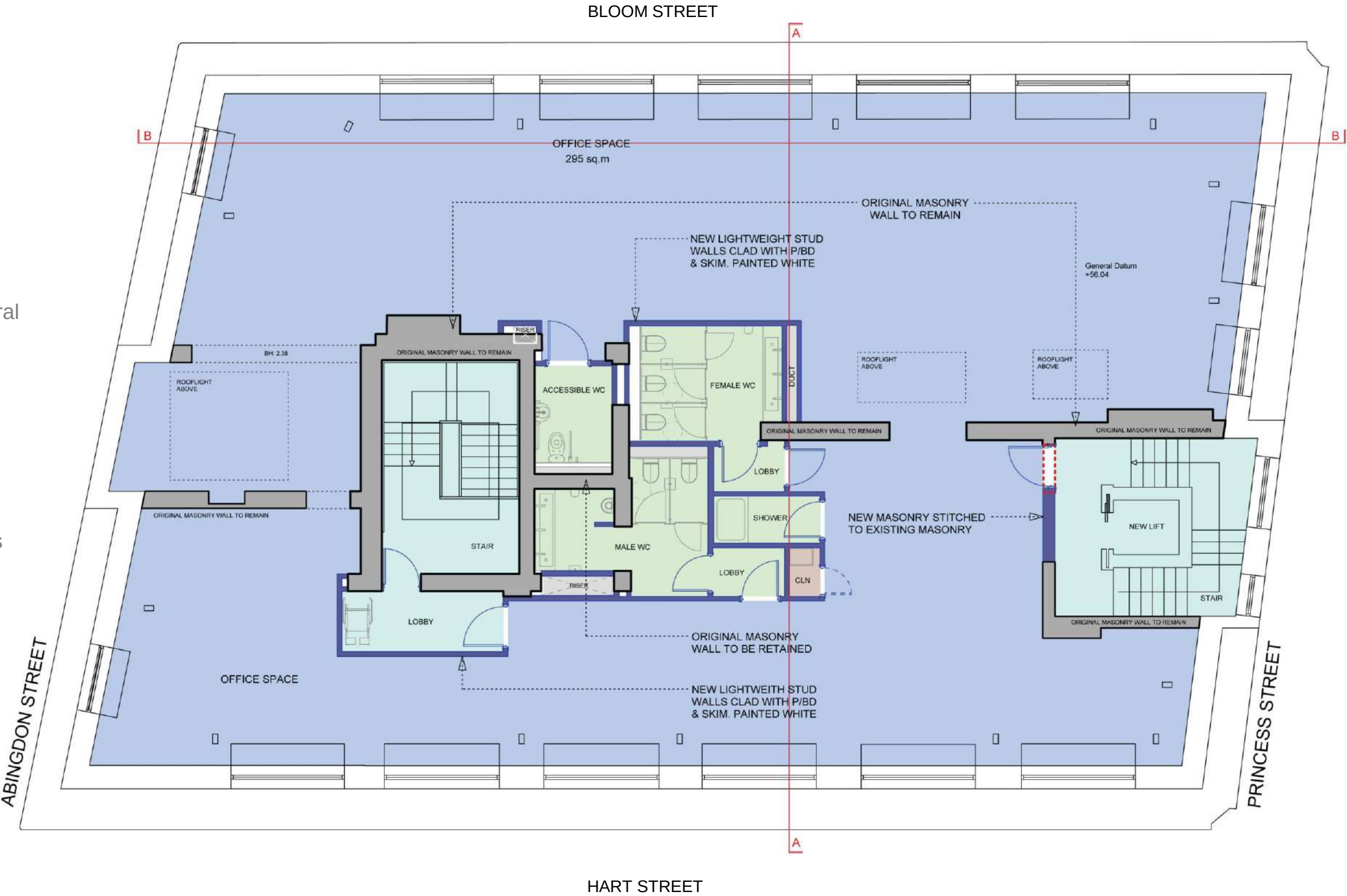
Proposed Fourth Floor

A largely open-plan office layout (albeit smaller due to Mansard effect of sloping roof) with a front core containing the lift and a reconfigured central core with new single-sex WC accommodation.

The central staircase
Incorporates a fire lobby and wheelchair refuge area.

Area of existing 'spine' wall and original masonry walls within the central core area are largely kept intact (refer to strip out plans for definitive areas of any existing masonry that is to be removed).

Non-original rooflights
Are also to be removed.

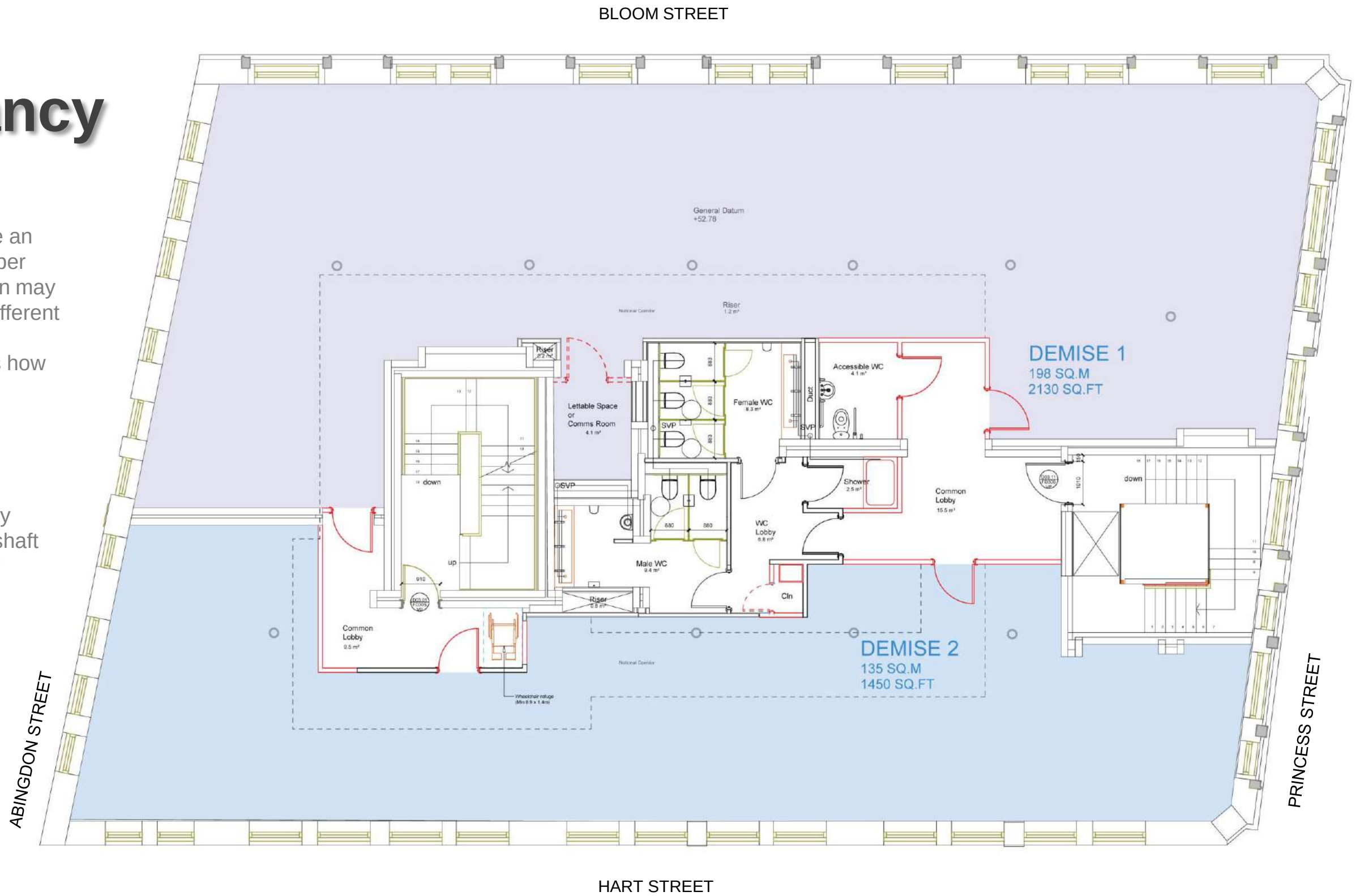


Proposed Plans: Dual Tenancy

Typical Floor

Anticipating that there may be an instance where one of the upper floors of office accommodation may need to be split e.g. for two different tenants on one floor, we have produced a plan which shows how this could be done by slightly reconfiguring the proposed central core via new walls (shown in red)

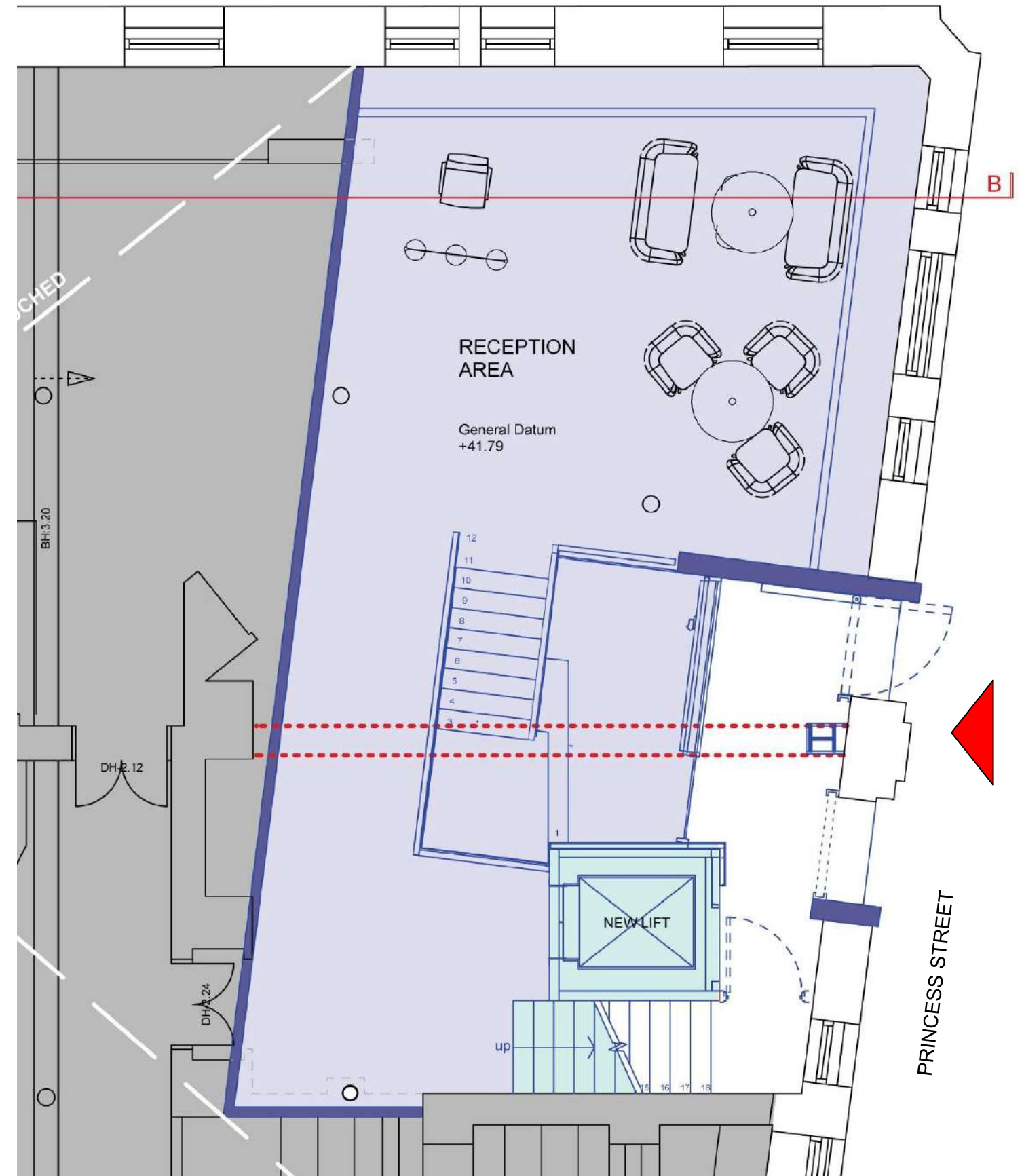
This provides a common lobby adjacent to the main stair/lift shaft and also provides a means of dual access to the central escape stair.



Entrance Area

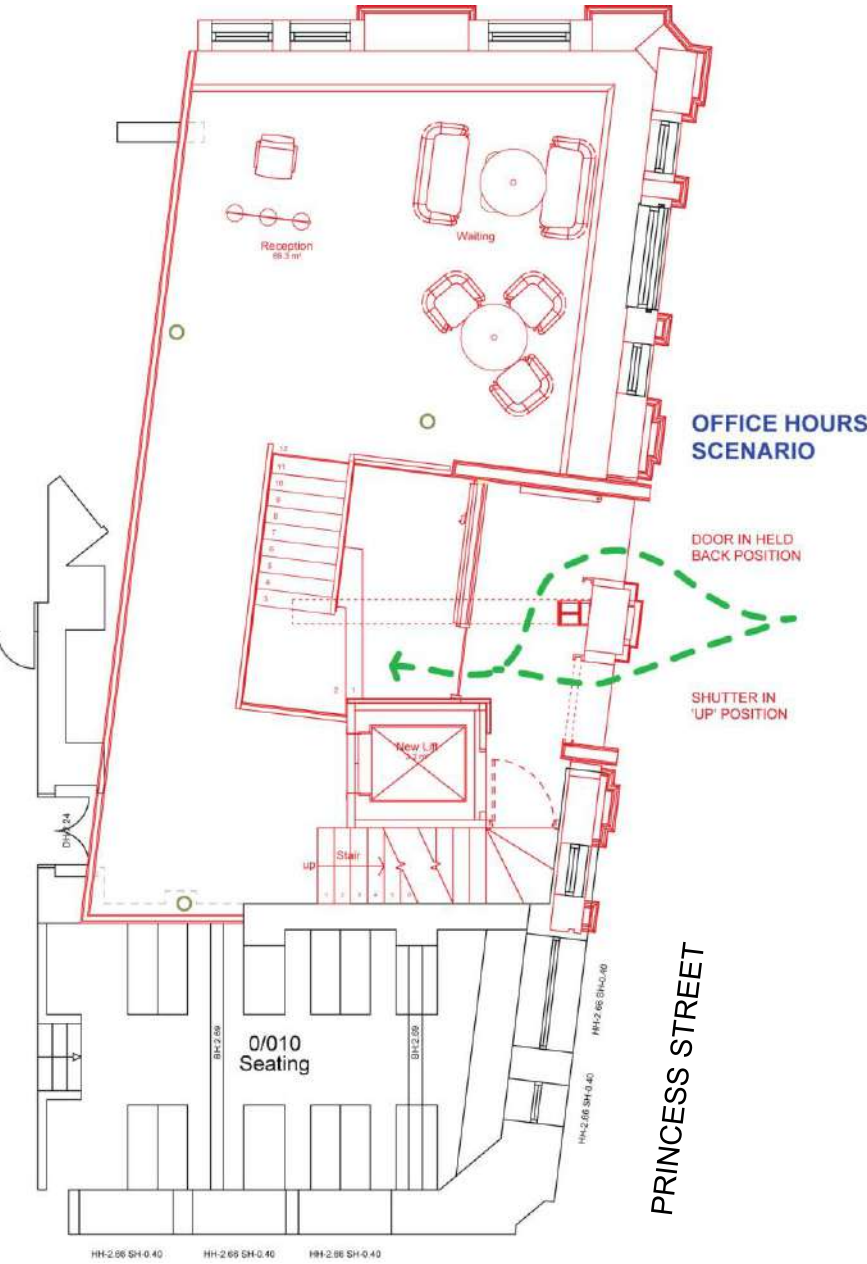
Main features of this proposal include:

- Maintaining the entrance to the building central to the main façade, respecting the symmetry of the existing building and keeping the original Grade II listed features intact.
- Enhancing the visibility of the main entry point to the building via the use of an independent goalpost structure – typically clad in metal (e.g. bronze to harmonise and contrast with the original stone façade).
- The opportunity to secure the building via a ‘drop-down’ shutter to the rear of the main entrance for the left-hand aperture and a Fire Escape door to the right-hand aperture
- The provision of a motion-sensing automatic sliding glazed door with the added benefits of weather protection to the main reception area.
- A larger ‘crush’ space in front of the main lift.
- A reception area at ground floor level overlooking the main entrance complete with concierge desk, soft furnishings and waiting area.
- Access to the reconfigured lift which, subject to further investigation is intended to now serve street level thus mitigating the need to install a platform lift for a wheelchair access.

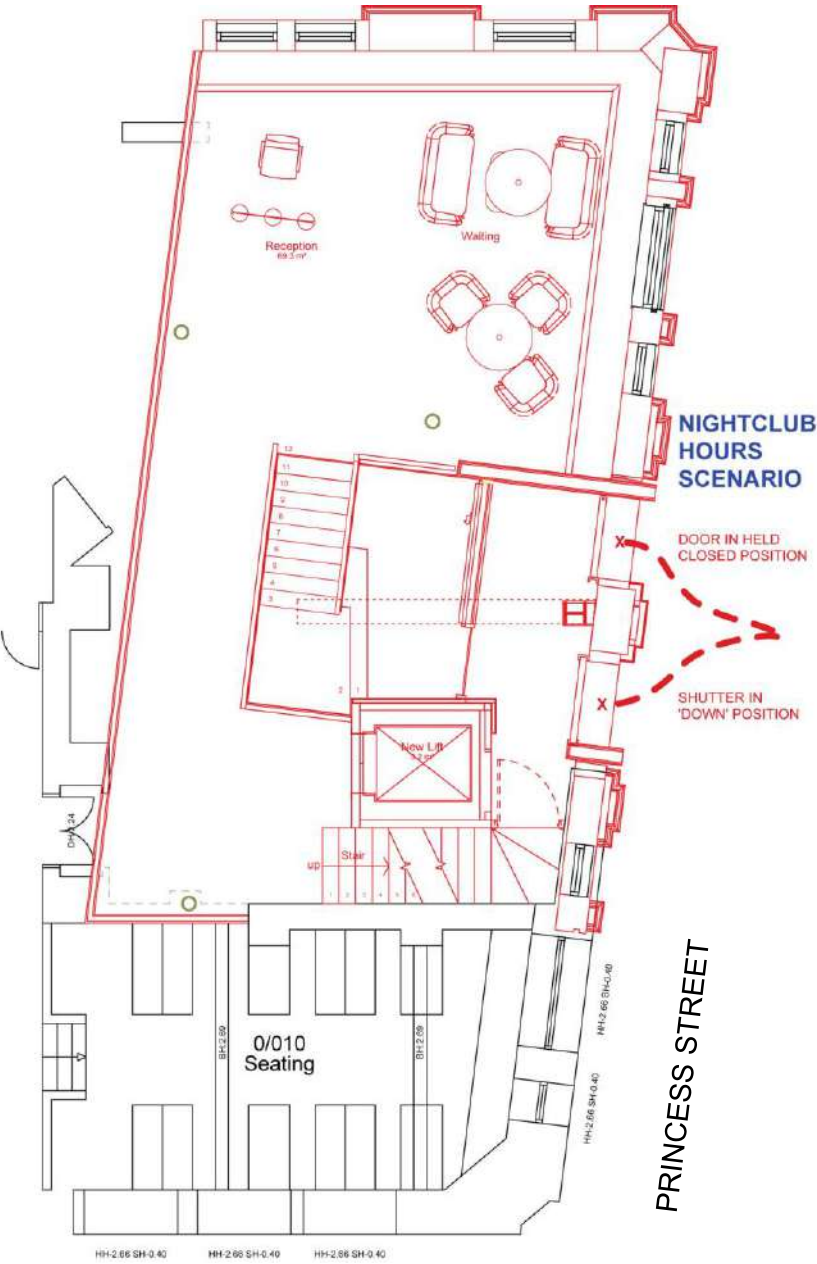


Entrance Area

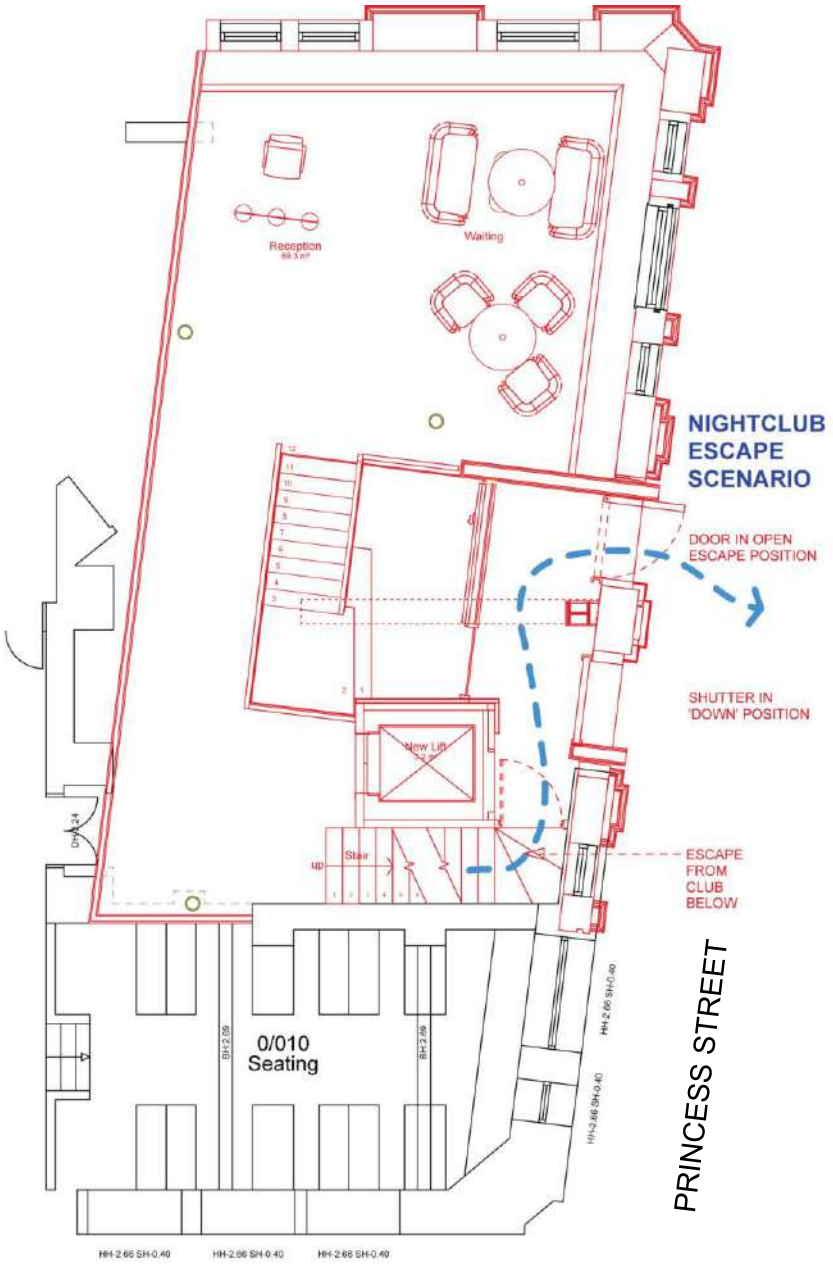
We have developed a ‘front door’ strategy that allows our newly configured Princess Street entrance to operate for access/egress for the office users (Floors 1 – 4 and part-Ground) and also allow for the lobby to be closed off at night for security reasons. The strategy also allows for the doors to provide a means of escape in an emergency from the lower ground nightclub.



Office Hours – Shutter on left aperture only would be in ‘UP’ position. Swing/Pivot door on right aperture held open internally



Nightclub Hours – Shutter on left aperture only would be in ‘DOWN’ position. Swing/Pivot door on right aperture in ‘CLOSED’ position (with panic bar to rear face)



Nightclub Escape Scenario – Shutter on left aperture remains in ‘DOWN’ position. Swing/Pivot door on right aperture in ‘OPEN’ position activated via panic bar for escape

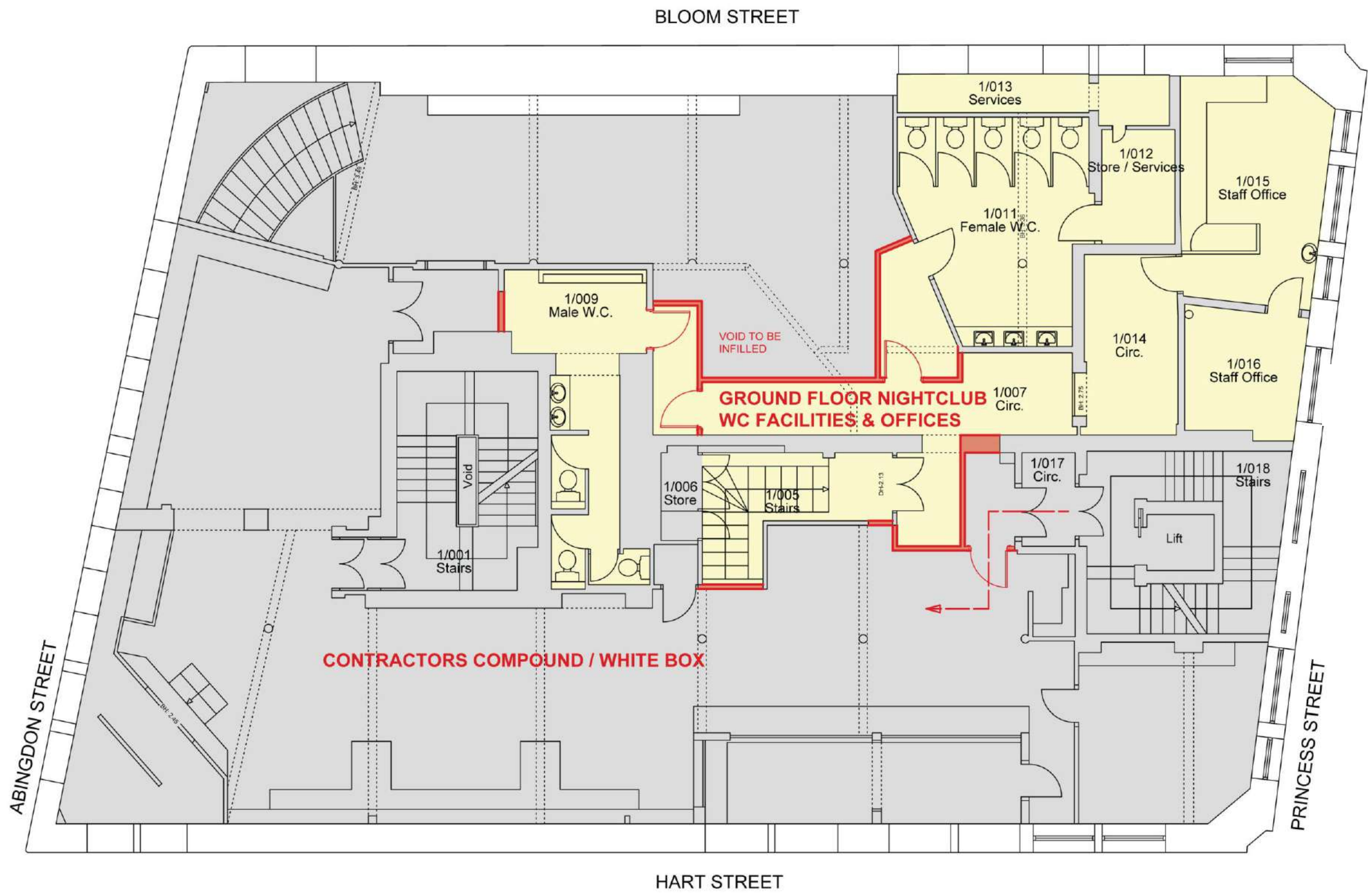
Interim Plan

First Floor

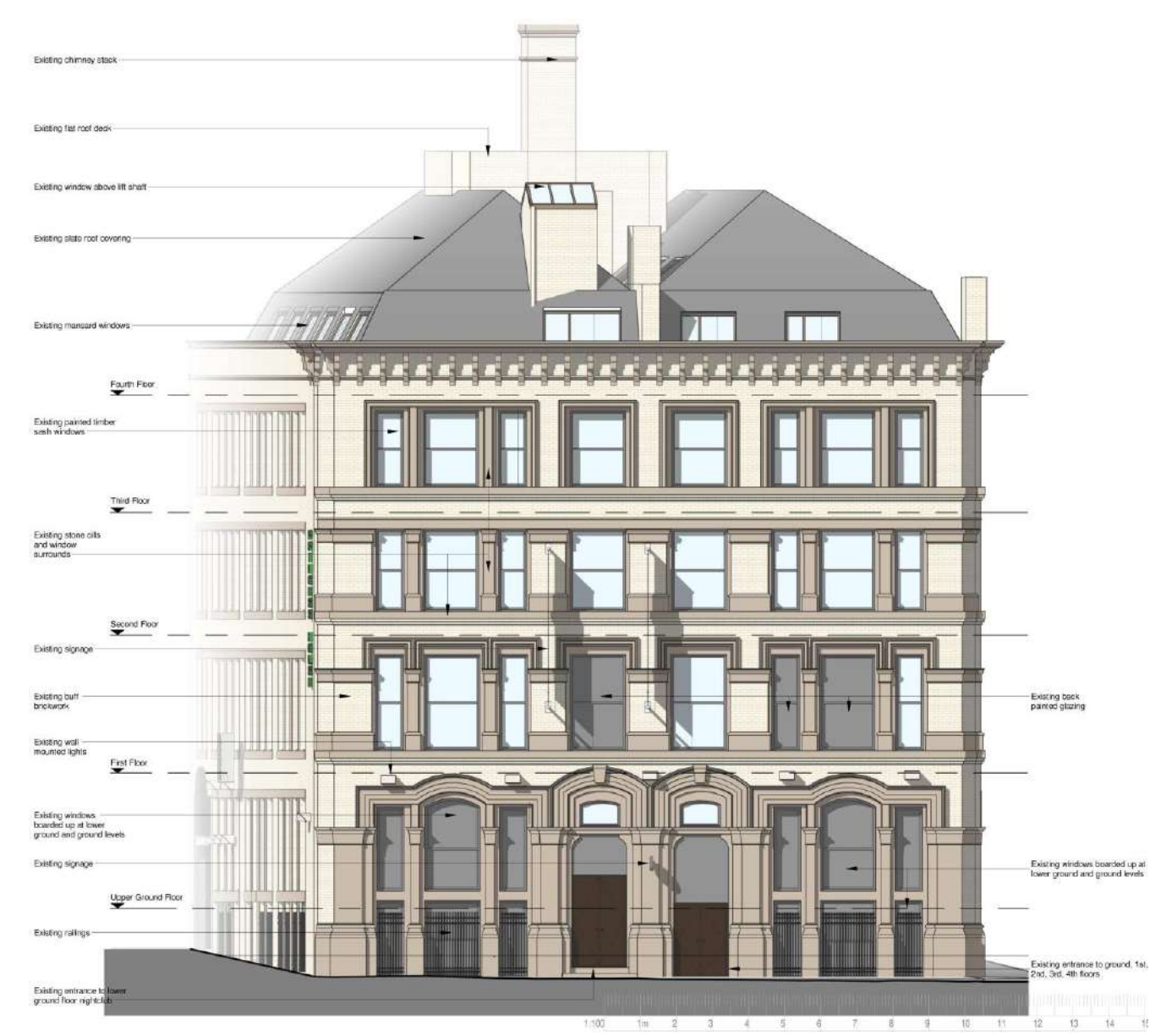
Ahead of the First Floor being refurbished (which will be sequenced last after Ground, 2nd, 3rd & 4th) it is proposed that the first floor is used as both WC facilities for the Ground Floor Nightclub (shaded yellow) and also as a separated Contractors Compound / White Box samples and mock up room.

The WC's on this floor already exist. The intention is to construct new temporary walls (shown in red) which will allow Ground Floor occupants of the nightclub to access the facilities via the existing connecting stair.

The contractors compound can be accessed via the main stair/lift core and via the central staircase.



Existing Elevations 1



Elevation A – Princess Street



Elevation B – Bloom Street

Proposed Elevations 1

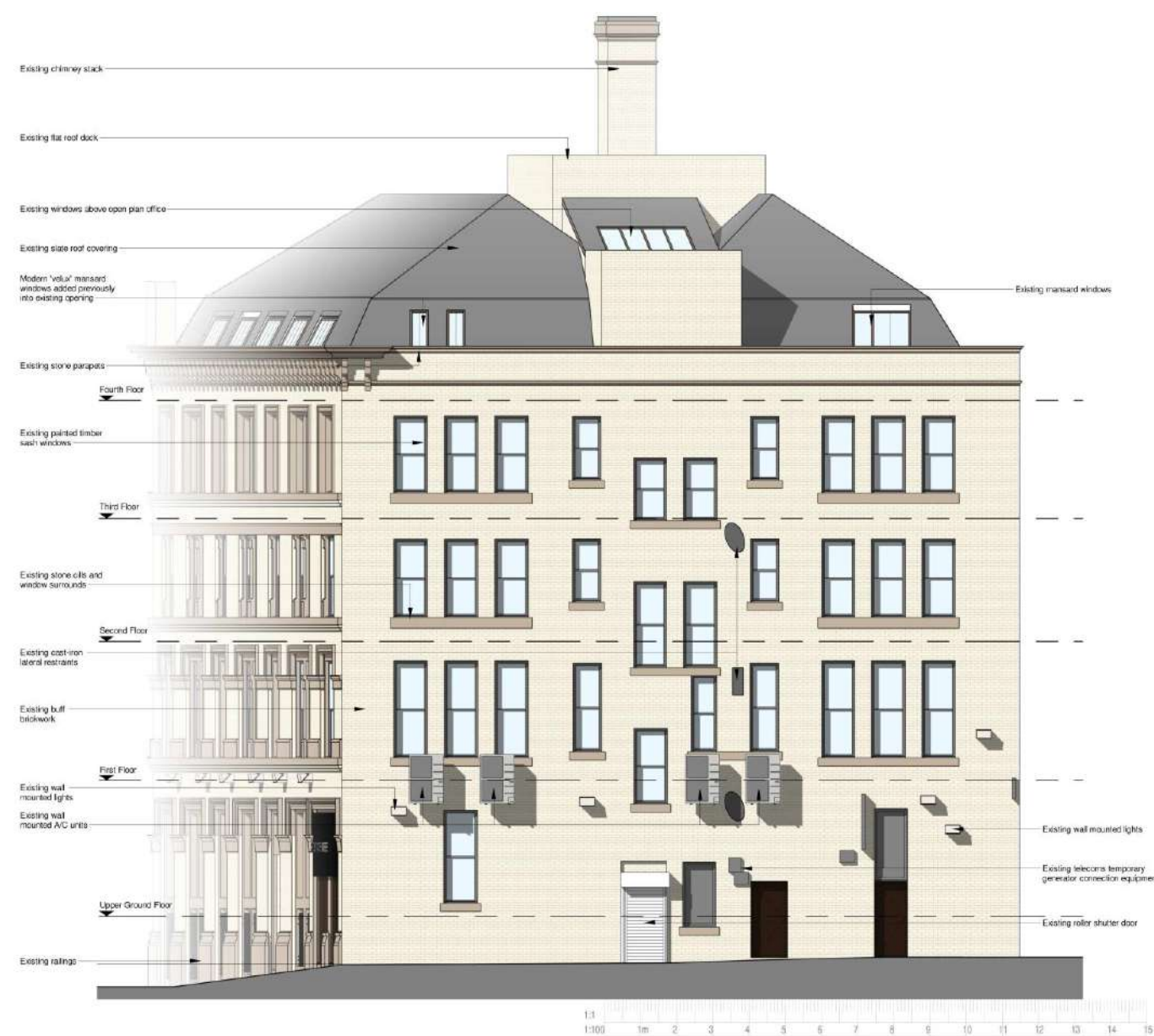


Elevation A – Princess Street



Elevation B – Bloom Street

Existing Elevations 2



Elevation C – Abingdon Street



Elevation D – Hart Street

Proposed Elevations 2



Elevation C – Abingdon Street



Elevation D – Hart Street

Existing Section AA

Existing Cross Section

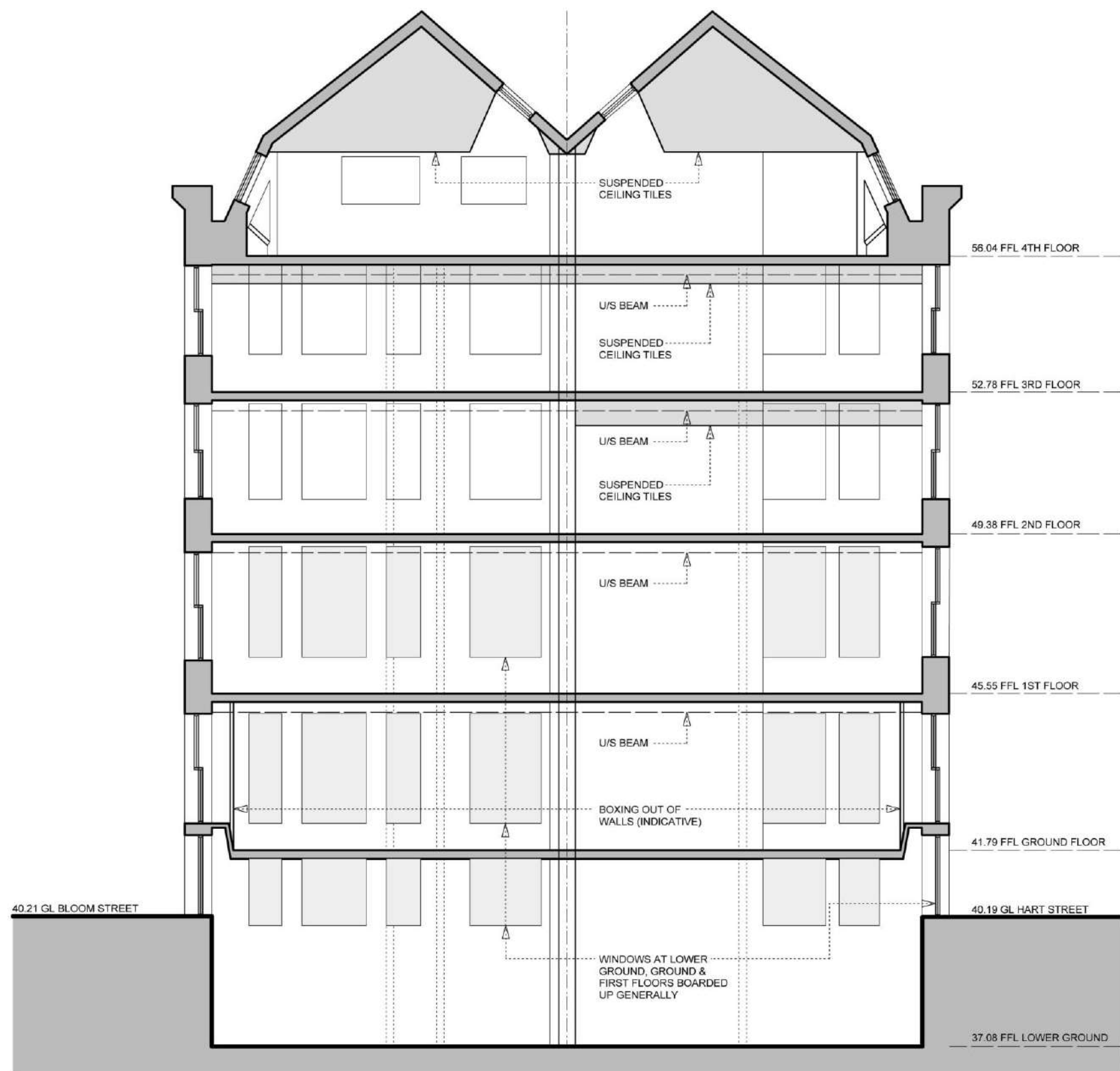
The diagram to the right indicates the cross section through the building on line A-A as currently configured.

The existing nightclub fit-out at Lower Ground, Ground and First floors obscure a lot of the existing features of the building but we have utilised historic drawings to get as close a reflection of the original structure as possible.

Third, Fourth and Fifth floors have modern suspended ceilings fitted and in many cases are lower than the heads of the existing windows.

The majority of windows to the Lower ground, Ground and First Floors are obscured – either by external boarding over or via back boarding/painting internally.

The Ground Floor does not line in with the cill/head of the ground floor/lower ground floor windows. It is believed from historic drawings that there is a bulk-head arrangement as indicated. This is obscured by the nightclub fit-out to ground floor however and needs to be verified following the strip out works.



Proposed Section AA

Existing Cross Section

The diagram to the right indicates the cross section through the building on line A-A as proposed.

The existing nightclub fit-out at Lower Ground and Ground floors will be largely kept intact other than modifications to the ground floor required for the new reception entrance and 'Back of House' facilities

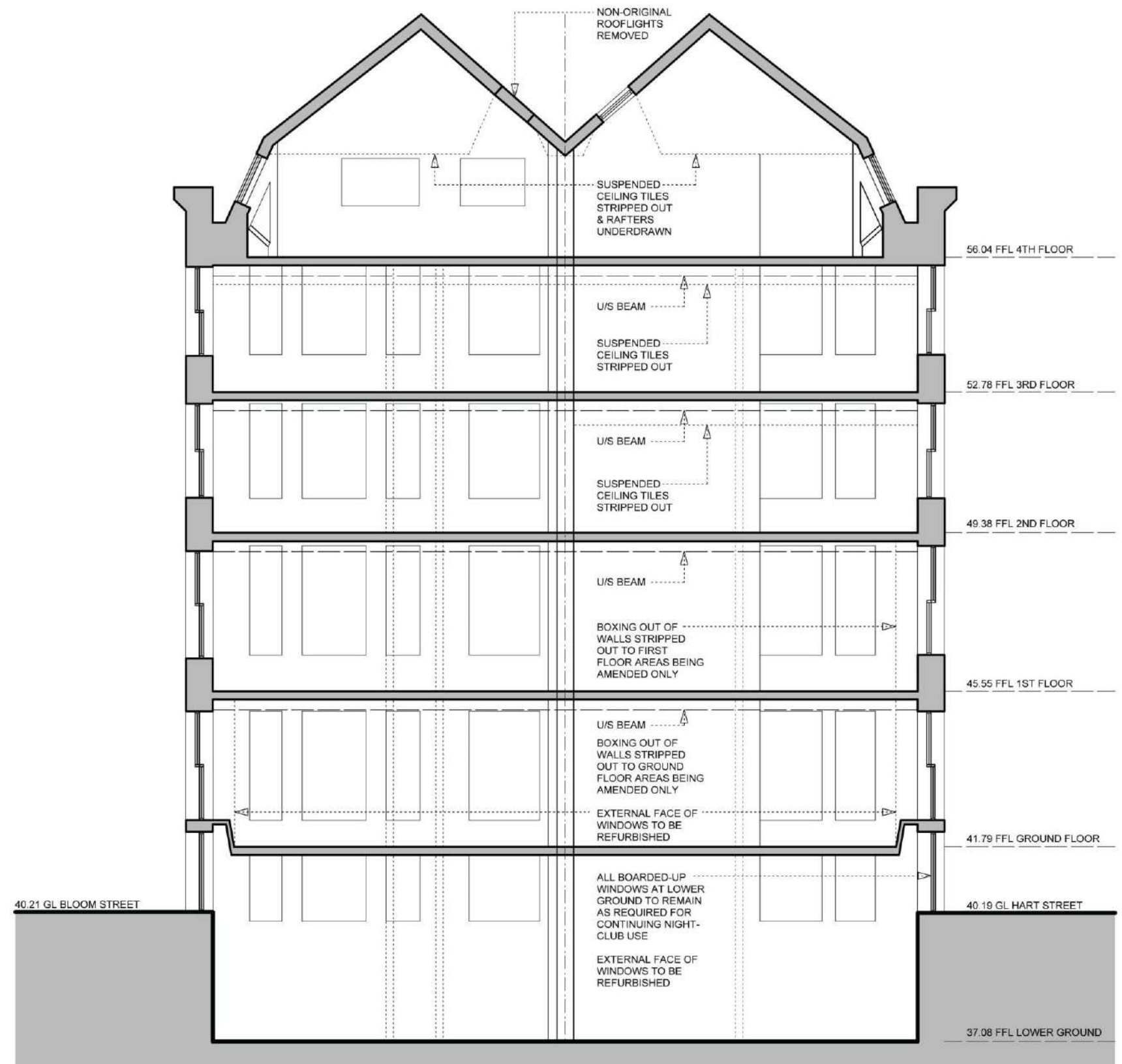
Third, Fourth and Fifth floor suspended ceilings would be stripped out and the joists underdrawn with suspended light fittings. The heads of the existing windows will be visible again.

The windows to the Lower Ground, Ground and First Floors will have any external boarding removed such that they can be fully refurbished. Any existing walls to the rear of the windows that are part of the nightclub fit-out will remain.

All original cast-iron columns and timber beams will be renovated and exposed. All original sash windows will be refurbished and repainted.

Windows in the mansard roof will be assessed and either repaired and repainted or replaced if it is deemed not practical to repair.

External cast iron railings to the ground lower ground floor windows will be refurbished and repainted (or replaced where they are missing).



Existing Section BB

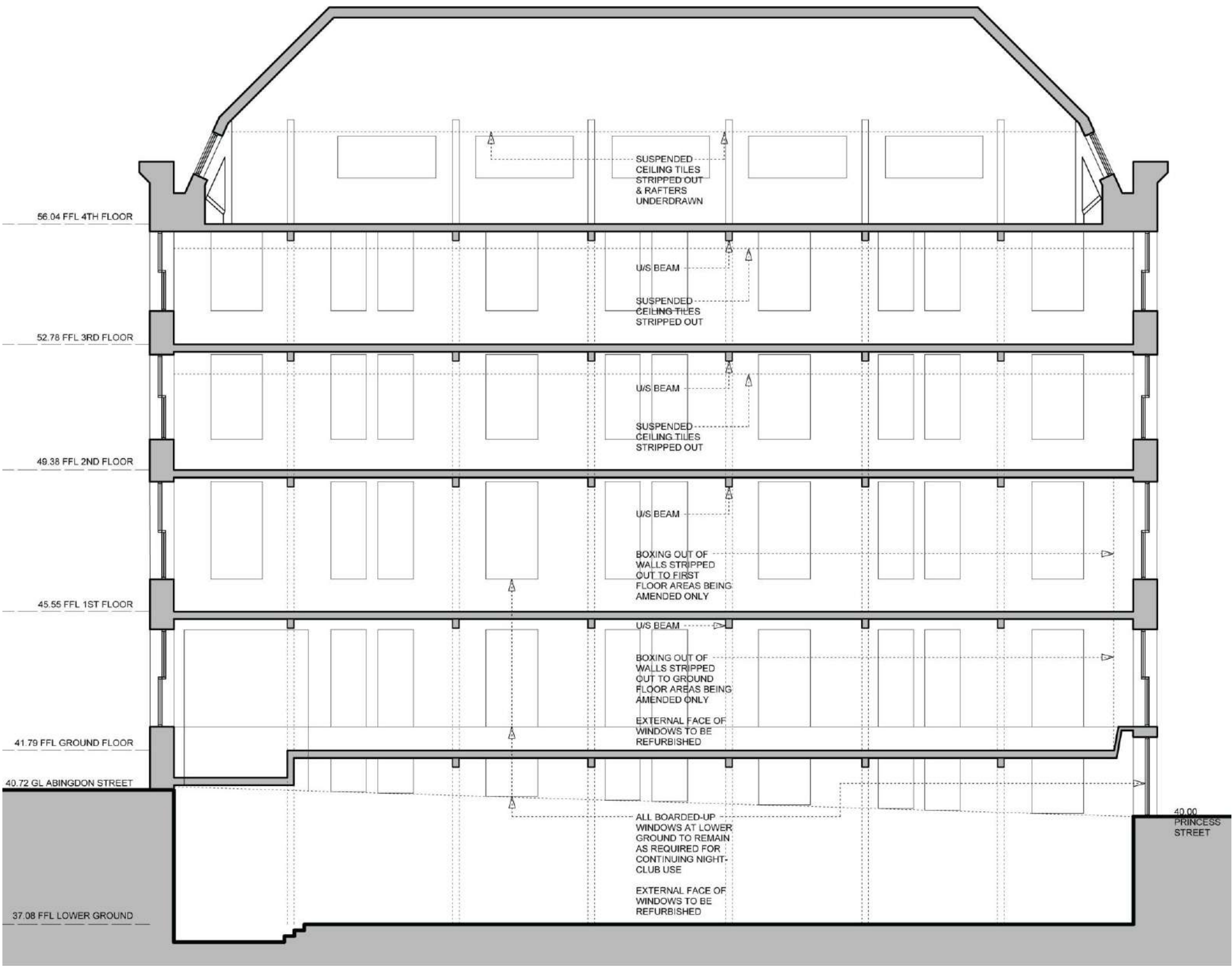
Existing Cross Section
The diagram to the right indicates the cross section through the building on line B-B as currently configured.

The existing nightclub fit-out at Lower Ground, Ground and First floors obscure a lot of the existing features of the building but we have utilised historic drawings to get as close a reflection of the original structure as possible.

Third, Fourth and Fifth floors have modern suspended ceilings fitted and in many cases are lower than the heads of the existing windows.

The majority of windows to the Lower Ground, Ground and First Floors are obscured – either by external boarding over or via back boarding/painting internally.

The Ground Floor does not line in with the cill/head of the ground floor/lower ground floor windows. It is believed from historic drawings that there is a bulk-head arrangement as indicated. This is obscured by the nightclub fit-out to ground floor however and needs to be verified following the strip out works.



Proposed Section BB

Existing Cross Section

The diagram to the right indicates the cross section through the building on line B-B as proposed.

The existing nightclub fit-out at Lower Ground and Ground floors will be largely kept intact other than modifications to the ground floor required for the new reception entrance and 'Back of House' facilities

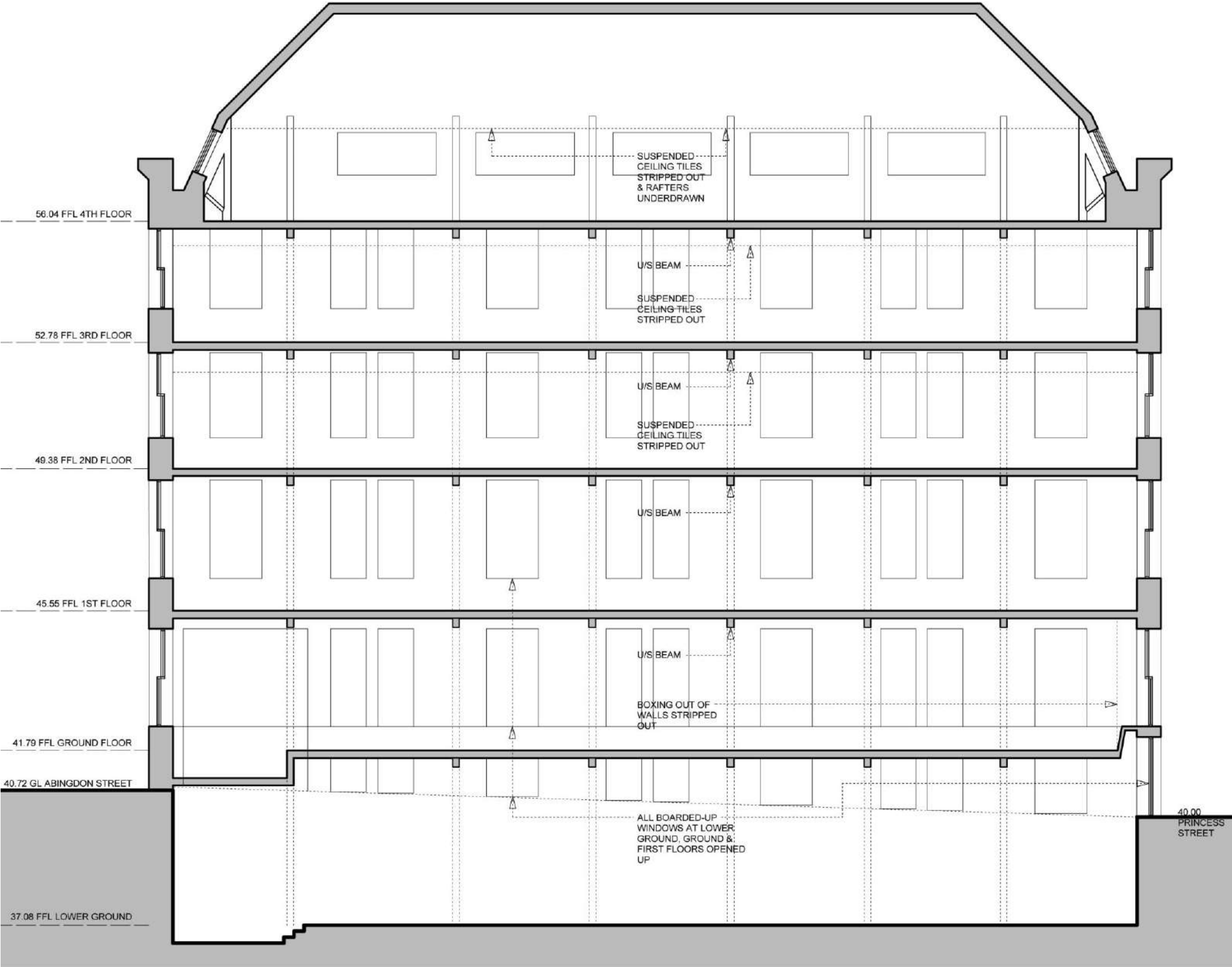
Third, Fourth and Fifth floor suspended ceilings would be stripped out and the joists underdrawn with suspended light fittings. The heads of the existing windows will be visible again.

The windows to the Lower Ground, Ground and First Floors will have any external boarding removed such that they can be fully refurbished. Any existing walls to the rear of the windows that are part of the nightclub fit-out will remain.

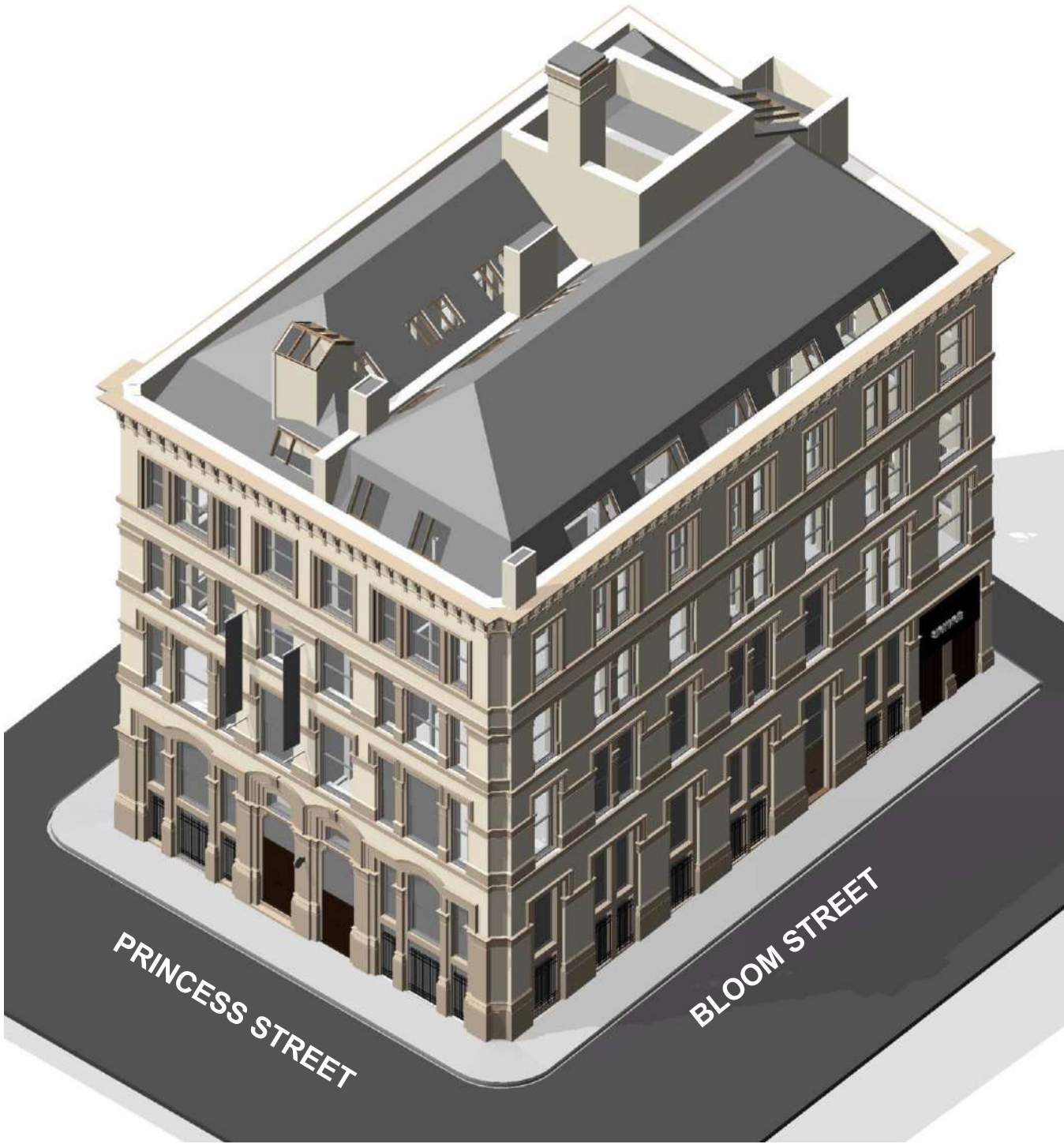
All original cast-iron columns and timber beams will be renovated and exposed. All original sash windows will be refurbished and repainted.

Windows in the mansard roof will be assessed and either repaired and repainted or replaced if it is deemed not practical to repair.

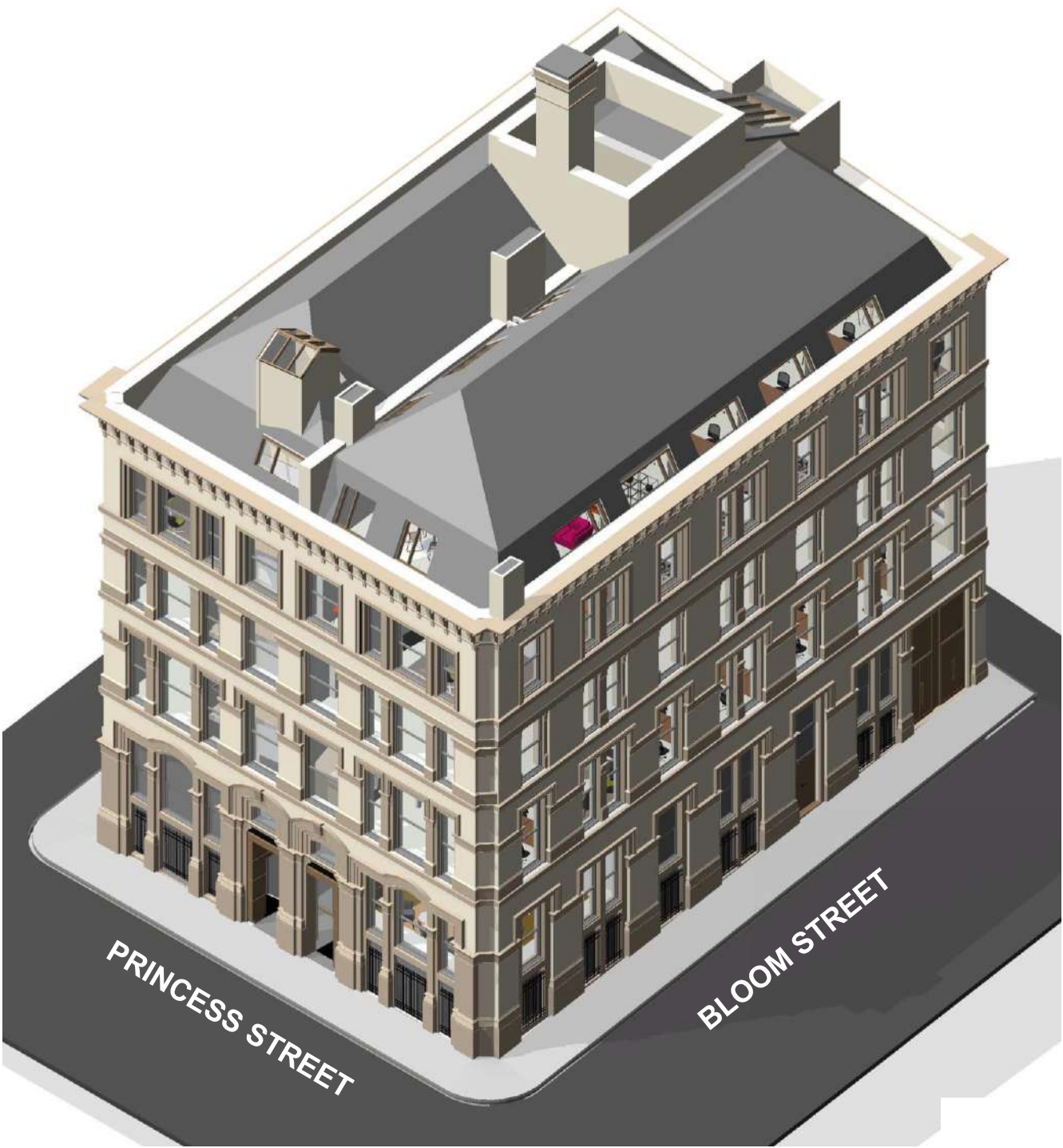
It is proposed to under-draw the existing rafters to the fourth floor to enhance the feeling of height and space to this floor.



Existing : Proposed Axonometrics

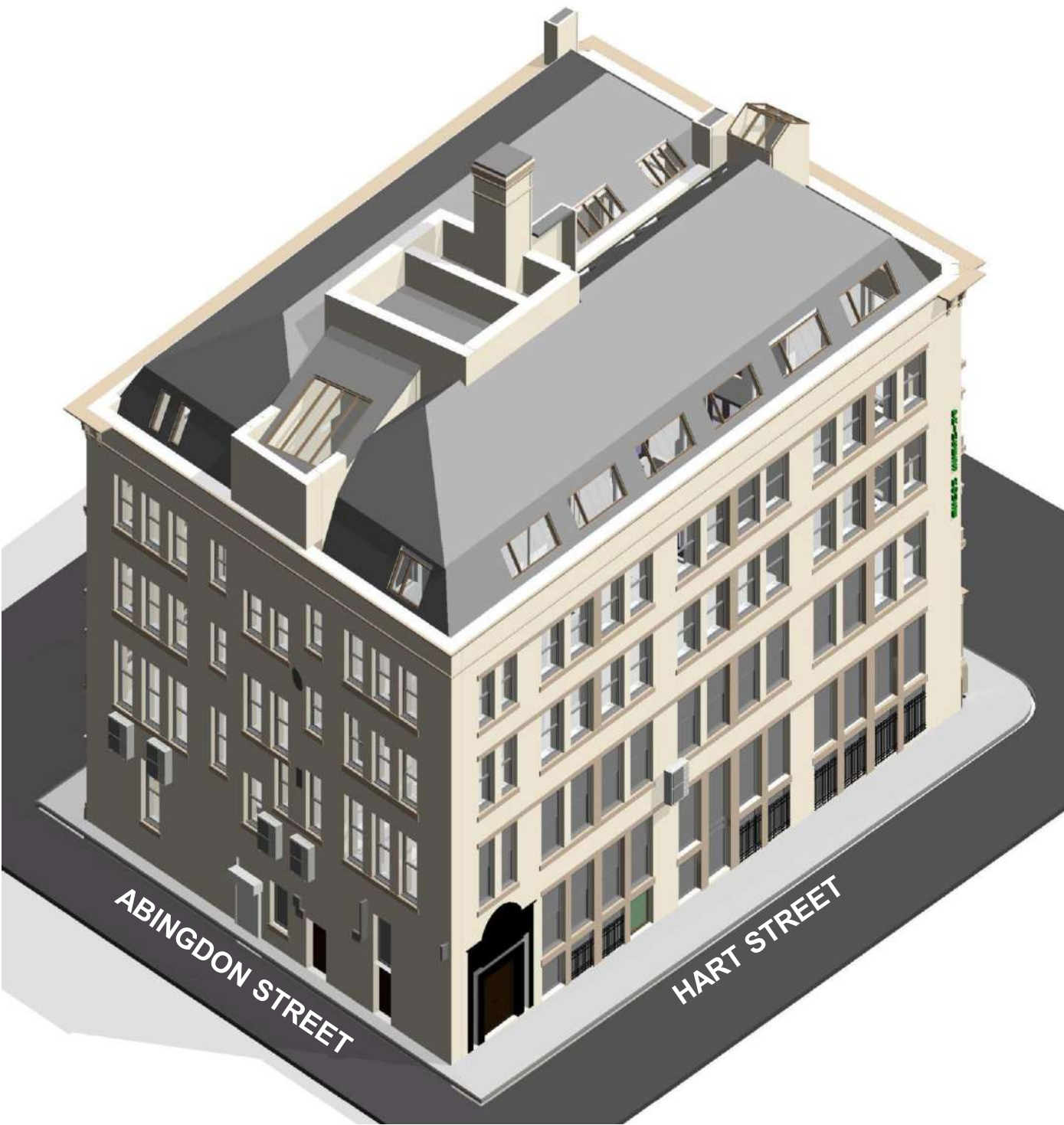


EXISTING VIEW

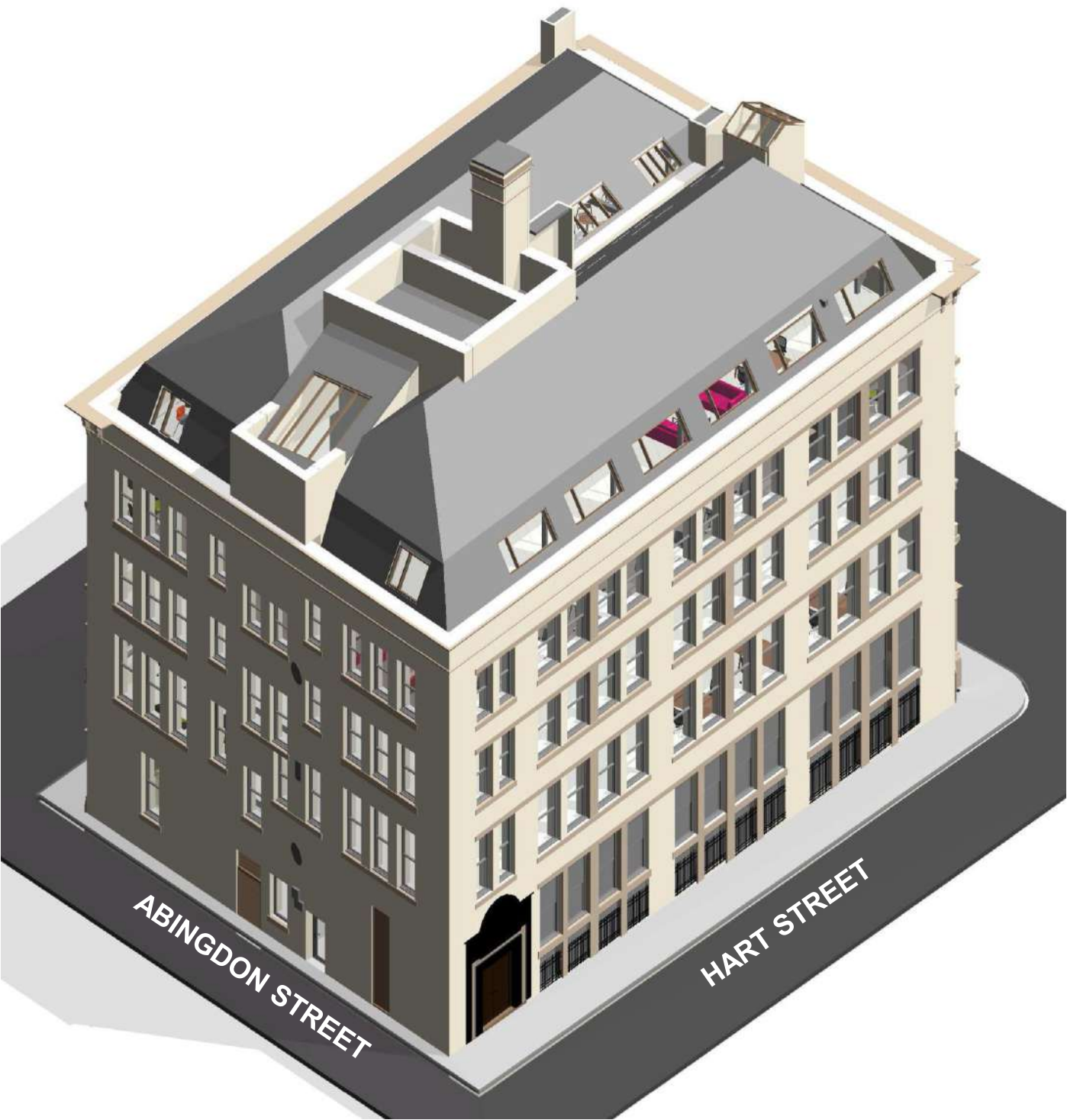


PROPOSED VIEW

Existing : Proposed Axonometrics



EXISTING VIEW



PROPOSED VIEW

Existing : Proposed Entrance



EXISTING VIEW

Showing non-original doors, differing entry levels and a non-symmetrical arrangement. Windows to the Lower Ground, Ground and First Floors are obscured. Clutter on the façade in the form of lights and advertising masts.

PROPOSED VIEW

Non-original doors are removed and a freestanding bronze coloured portico is inserted to portray a single entrance. Entry levels are unified and a symmetrical arrangement is restored. Clutter on the façade in the form of lights and advertising Masts are removed. No original façade masonry is affected or removed.

Visuals – External Entrance



Visuals – External Entrance

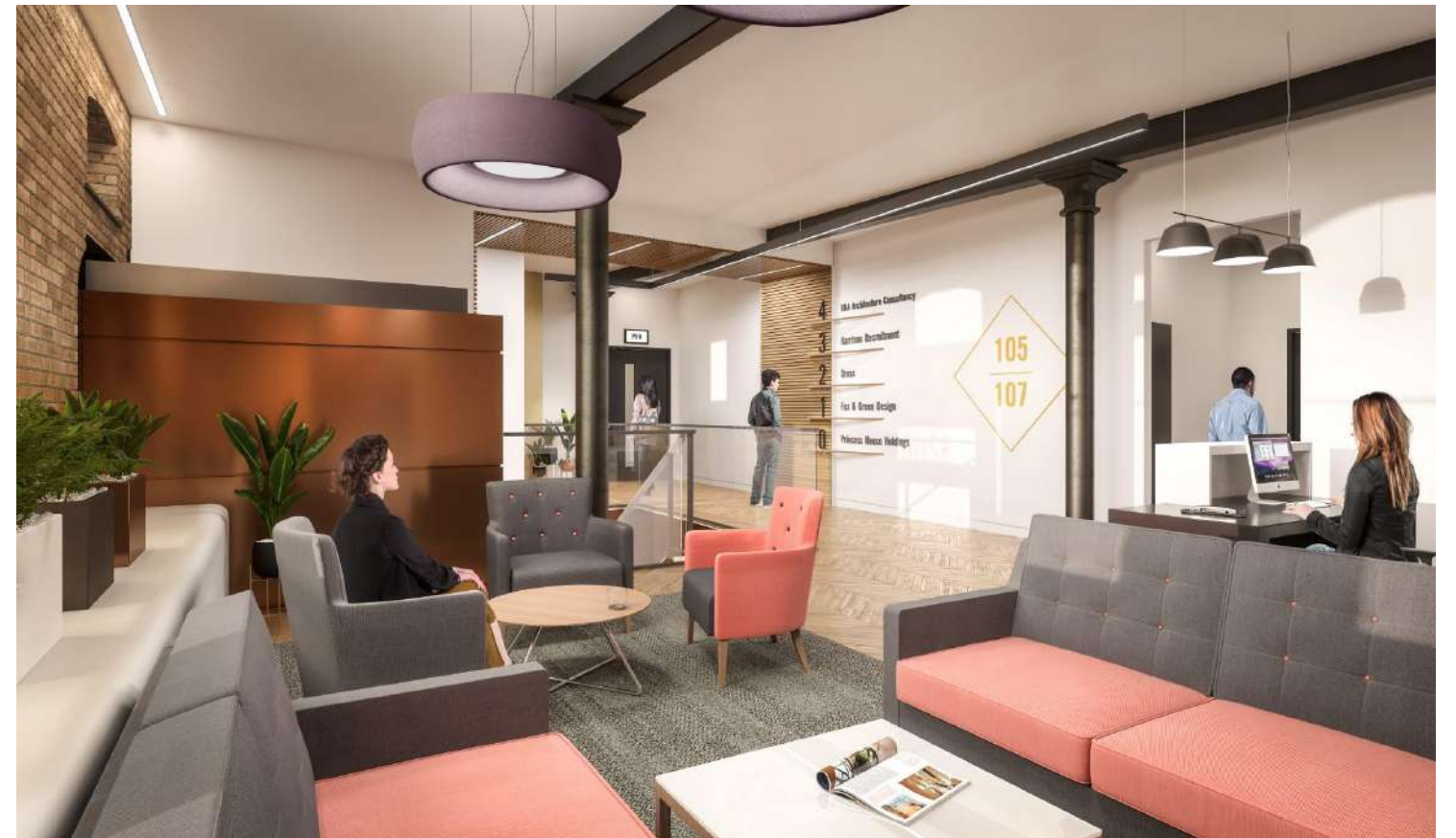


Visuals – Entrance Proposal

These pages show design development of the internal reception space as shown on the previous pages further to input from Interior Design. This relies on further investigations being made with regards to the viability of the lift shaft extending to street level.



View in to new reception area from lift lobby showing new stair access up to Ground Floor level from street level



Opposing view in to new reception area toward lift lobby showing waiting area at Ground Floor reception level

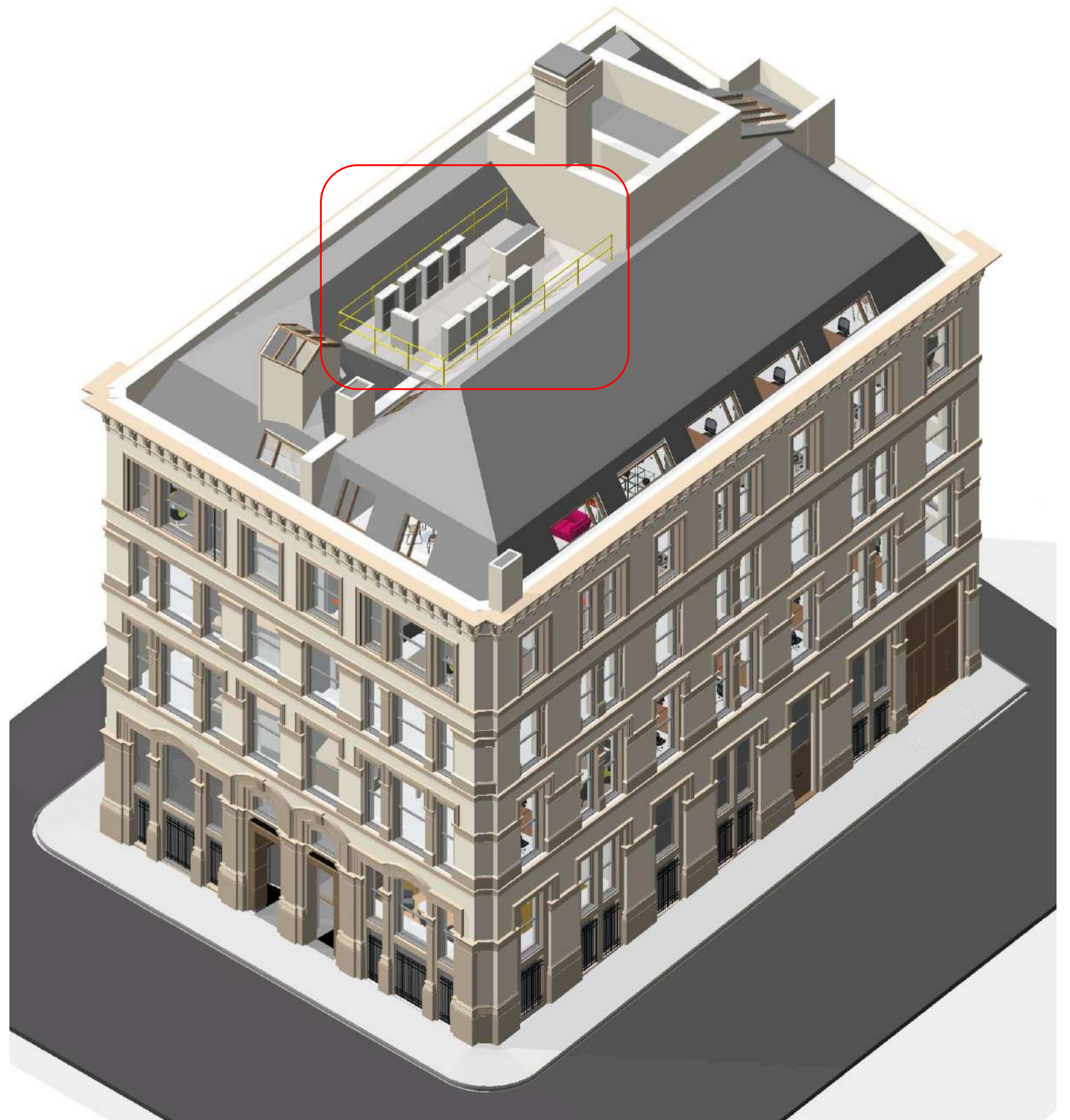
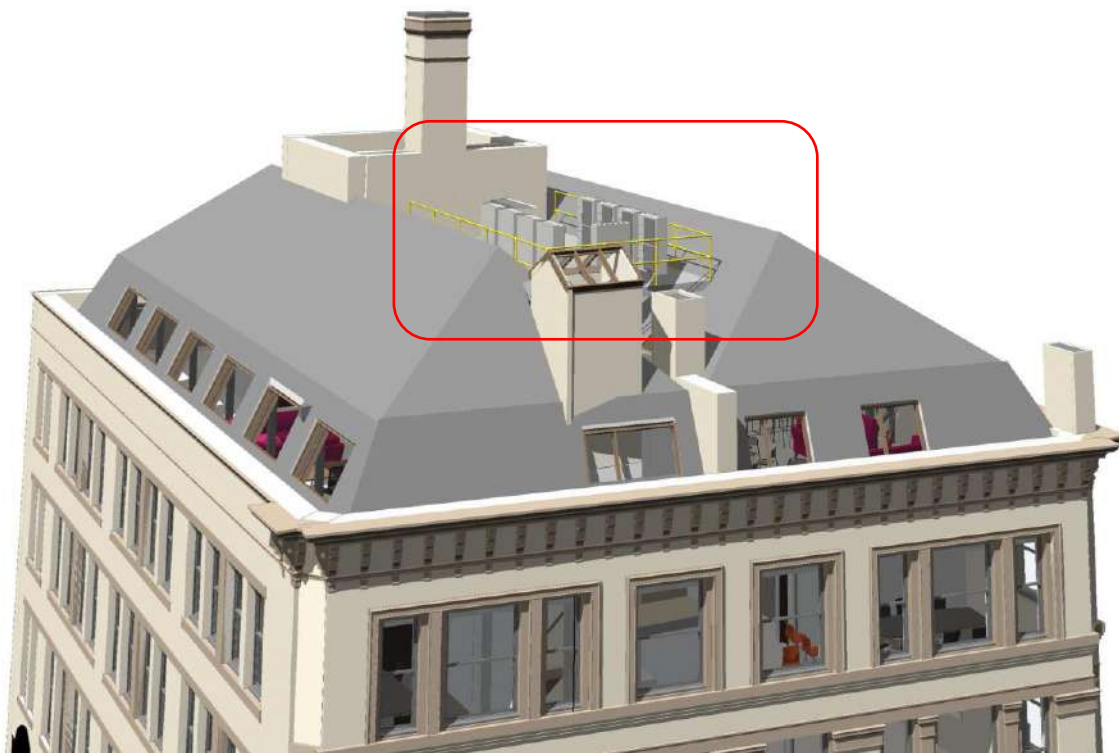
6. Servicing

Our services philosophy for the building as proposed is for it to rely on natural ventilation (via the existing openable windows) and for the existing LTHW heating system (radiators) as the primary source of heating.

We have designed riser ducts within the new core to allow for future retrofit of comfort cooling should this be a tenant requirement or where cooling may be needed for specialist spaces such as server rooms etc.

We explored the notion of siting a plant deck in between the two pitched roofs as indicated on the sketches to the right and below. This deck would be used as a platform for the condensers required for cooling. However, we have decided **not to pursue this as an option** due to its onerous structural implications on the existing timber roof and also for its adverse visual impact upon the roofscape of the building.

Instead, we have indicated a zone on the rear elevation for the siting of external condensers should these be required in the future.



7. Access

Existing Access to the Building

At present the building is accessed as follows:

- | | |
|---------------------------------|---|
| 1. Lower Ground Floor Nightclub | Via the left-hand side door off Princess Street |
| 2. Ground/First Floor Nightclub | Via the former loading bay door off Hart Street and occasionally via the former loading bay door off Bloom Street |
| 3. Floors 2 to 4 | Via the right hand side door off Princess Street |

Existing Emergency Egress from the Building

At present the building is egressed in an emergency as follows:

- | | |
|---------------------------------|---|
| 4. Lower Ground Floor Nightclub | Via the central door off Bloom Street and additionally via the right hand side door off Abingdon Street |
| 5. Ground/First Floor Nightclub | Via the former loading bay doors off Bloom Street and Hart Street and additionally via the right hand side door off Princess Street |
| 6. Floors 2 to 4 | Via the right hand side door off Princess Street and additionally via the right hand side door off Abingdon Street |

Proposed Access to the Building

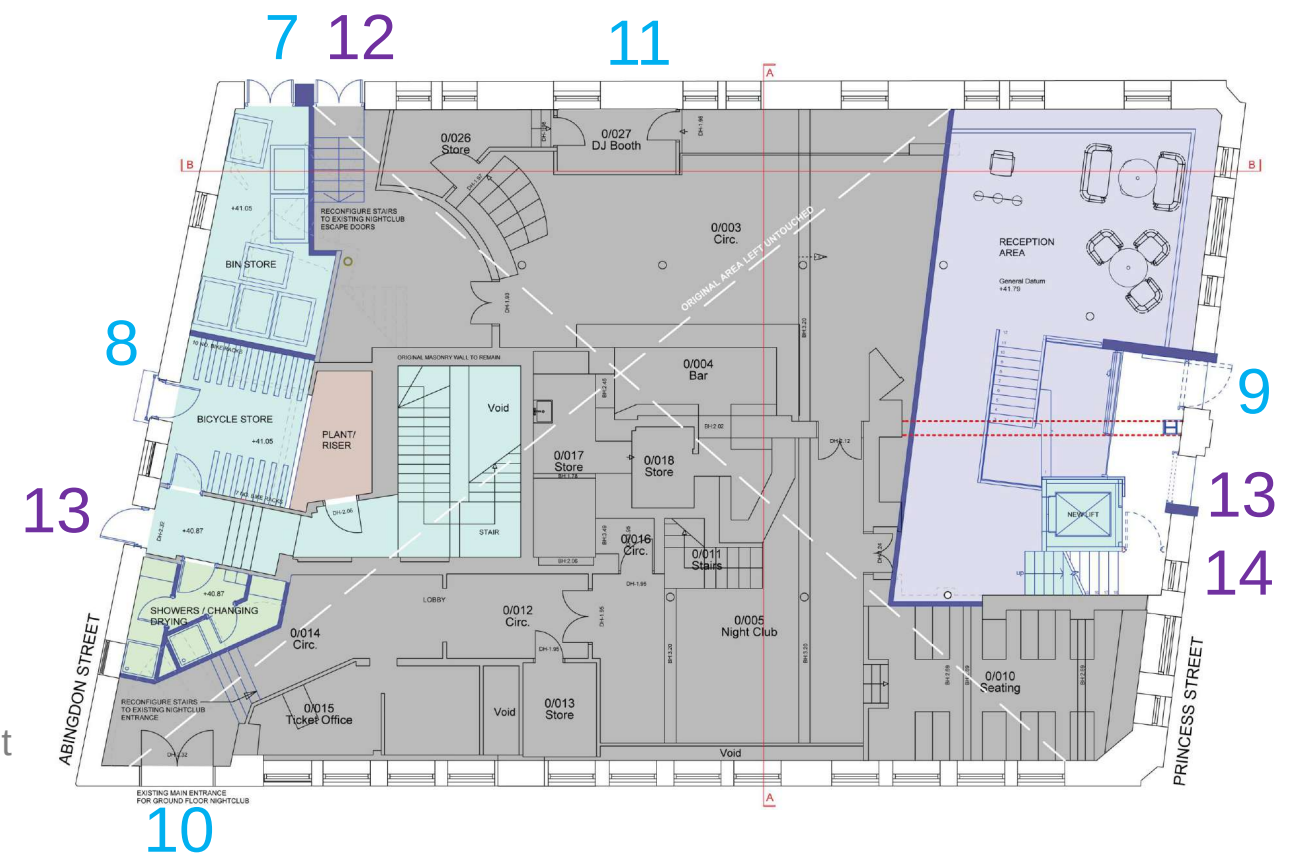
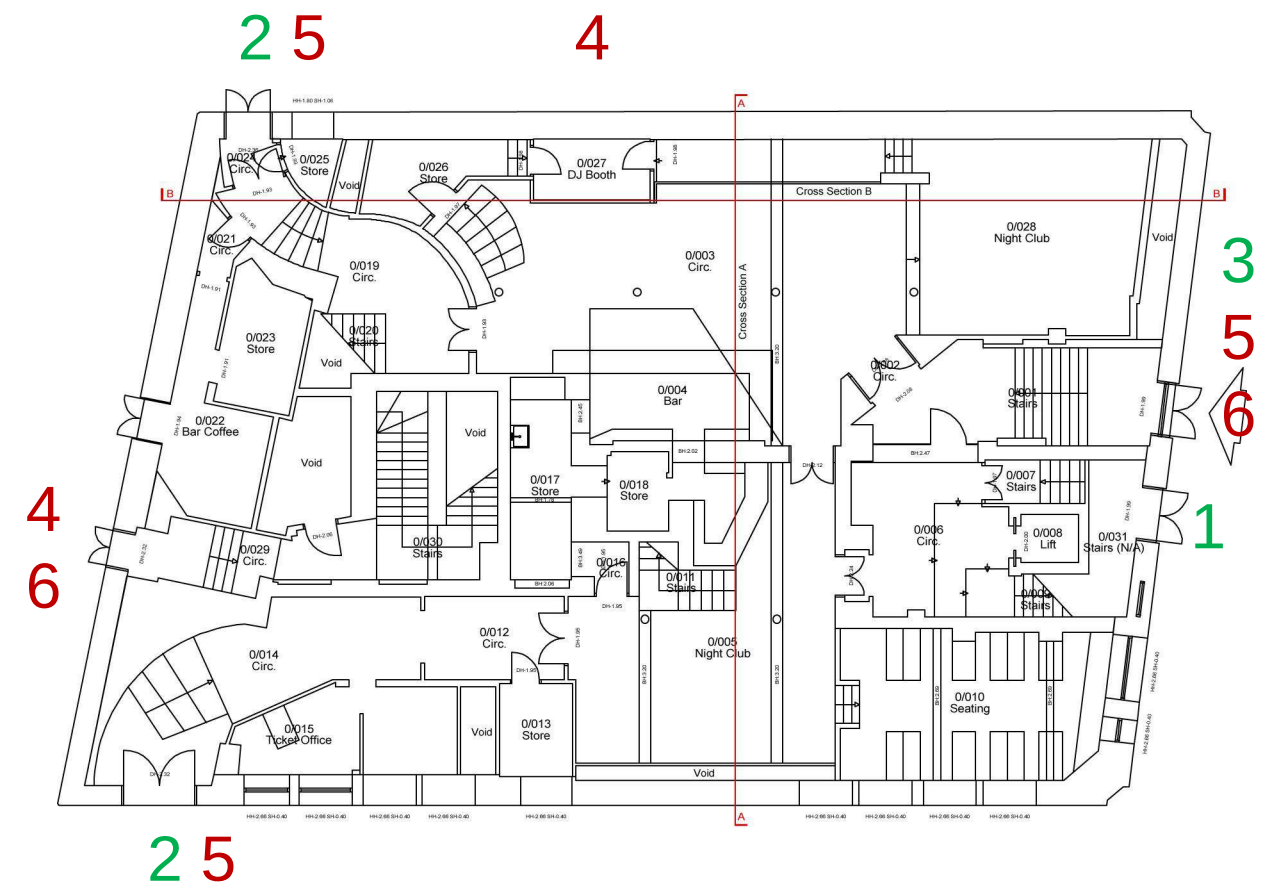
Proposed access is as follows:

- | | |
|--|---|
| 7. Bin Store | Via a reconfigured door off Hart Street |
| 8. Cycle Store Store | Via existing door off Abingdon Street |
| 9. Ground to 4 th Floor Offices | Via the combined new entrance off Princess Street |
| 10. Ground Floor Nightclub | Via a reconfigured door off Hart Street |
| 11. Lower Ground Floor Nightclub | Via existing door off Bloom Street |

Proposed Emergency Egress from the Building

Proposed egress in an emergency is as follows:

- | | |
|--|---|
| 12. Ground Floor Nightclub | Via a reconfigured door off Bloom Street |
| 13. Ground to 4 th Floor Offices | Via the combined new entrance off Princess Street and additionally via the right hand side door off Abingdon Street |
| 14. Lower Ground Floor Nightclub | Via a reconfigured stair to Princess Street |



7. Access

Internal Access

In order to ensure that there is access to all floors and all areas of the building, it is proposed to modify the existing lift shaft so that it can serve those levels that currently don't have access to the lift.

Notably:

Ground Floor – Access to the existing lift is currently from Ground Floor which is raised above external street level by approximately 1.8 metres and requires 9 steps to be traversed. Obviously this precludes wheelchair access to the lift. It is therefore proposed to modify the lift such that it serves street level and thus negate the need for a separate additional wheelchair lift.

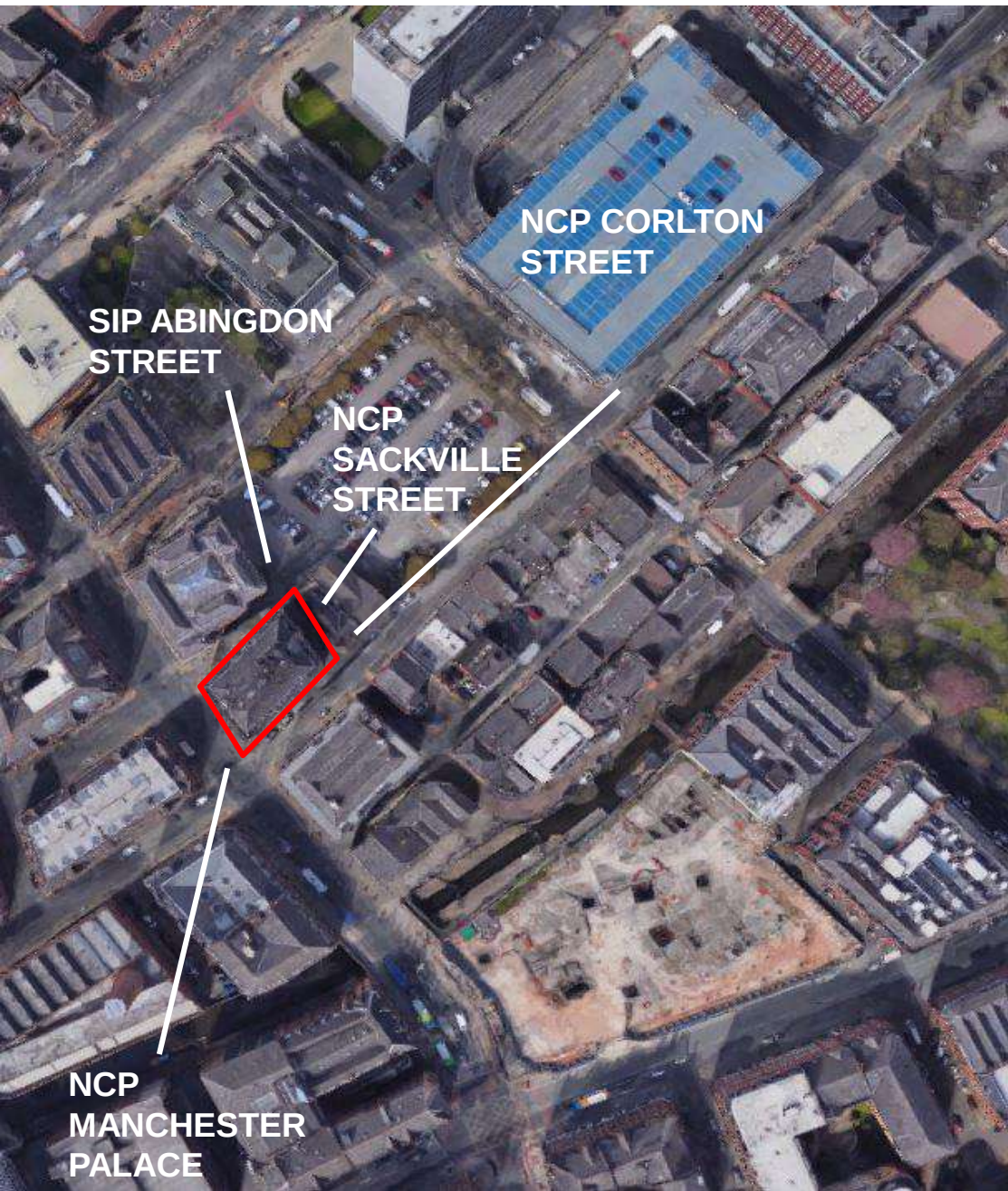
8. Landscaping

Landscaping of the Site

The extent of the site is confined to the redline edge of the building itself. As such there are no external works proposals. We anticipate a minimal amount of tidying up and levels reconciliation adjacent to the proposed reconfigured entrance and the secondary entrances/exits on Bloom Street, Hart Street and Abingdon Street.

9. Parking Provision

The site is limited to the outline of the building itself. It is not proposed to create any parking spaces on site. The building does have the benefit of short-stay on-street parking (metered) along Princess Street and there are a number of large public car parks nearby and illustrated in the diagram below.



10. Crime Prevention

It is the intention of the security and crime prevention strategy to install a CCTV system as part of the redevelopment. Coverage will focus on the main entrance off Princess Street, the entrance to the Ground Floor and Lower Ground Floor Nightclubs off Hart Street and Bloom Street respectively, and the secondary entrances off Bloom Street and Abingdon Street.

Furthermore, the building is intended to be lit externally to the main façade fronting Princess Street. This lighting will pick out key features of the existing restored façade in a subtle way without creating unnecessary light pollution.

11. Summary

The proposed re-conversion of Princess House back to office use will serve to:

- Arrest any further deterioration of this semi-derelict building which is under threat of further dilapidation.
- Allow the retention of an important feature of the City Centre and a building that is both listed and sits within a conservation area.
- Act as a key part of the regeneration of the City Centre. Sympathetic design and restored facades will help to improve the area and act as a catalyst for further regeneration.
- Declutter an unnecessarily busy façade from recent dilapidated additions such as air conditioning units, lights, signage etc
- Bring the lower floors of the building back to life by removing the window boarding up which has occurred as a result of the current nightclub use.
- Fill a gap in the office market by re-utilising an existing building as opposed to building a new one.

The scheme has been developed to sensitively respond to the built asset and introduce the revised use in a sympathetic manner retaining and refurbishing the street scape to all elevations without alteration and with only minor alteration to the principal elevation to accommodate the new entrance feature.



ORIGINAL SKETCH TO CLIENT

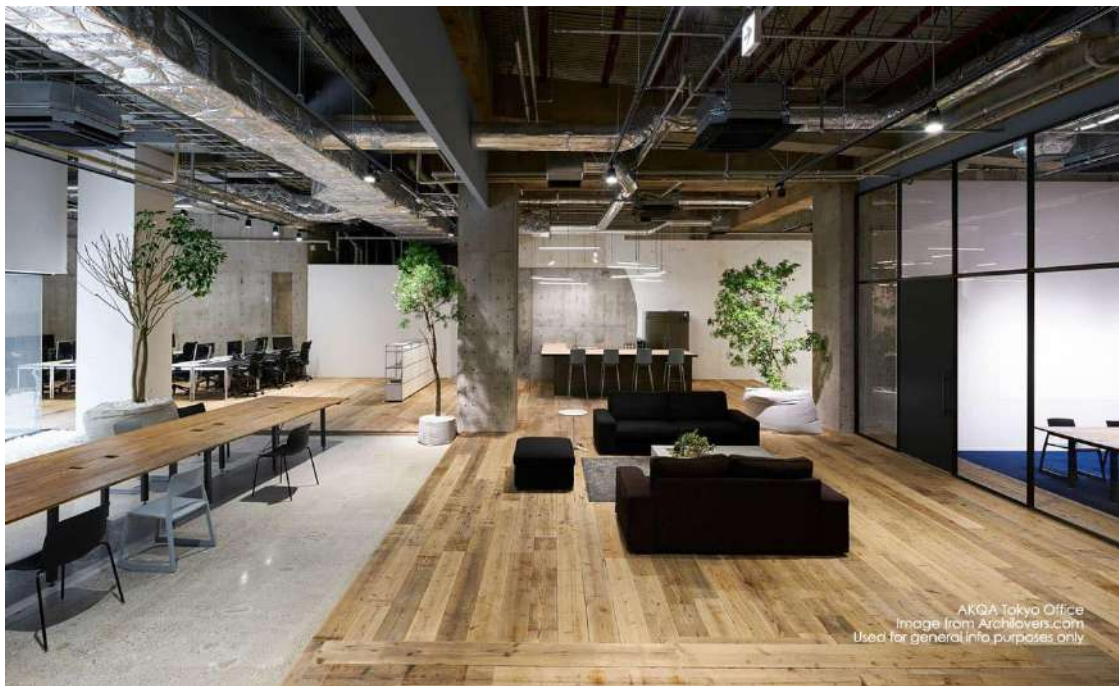
Appendix 1: Areas (Proposed)

The area schedule shows that:

- A Typical Floor provides 352 sq.m of Net Lettable Space
- Ground Floor only measured for entrance/reception area and ‘Back of House’ areas
- Fourth Floor is smaller at 295 sq.m due to the mansard roof effect
- A Typical Office Floor Net to Gross is approx. 78%

AREA		SQ.M NET		SQ.M GROSS	NOTE
FLOOR	ANCILLARY /CORE *	OFFICE SPACE	NIGHTCLUB **		
LOWER GROUND	N/A	N/A	425 SQ.M	425 SQ.M	NIGHTCLUB USE ONLY
GROUND	165 SQ.M	N/A	281 SQ.M	446 SQ.M (* & ** COMBINED)	RECEPTION & BACK OF HOUSE
FIRST	98 SQ.M	352 SQ.M	N/A	450 SQ.M	OFFICE USE ONLY
SECOND	98 SQ.M	352 SQ.M	N/A	450 SQ.M	OFFICE USE ONLY
THIRD	98 SQ.M	354 SQ.M	N/A	450 SQ.M	OFFICE USE ONLY
FOURTH	98 SQ.M	295 SQ.M	N/A	388 SQ.M	OFFICE USE ONLY
OFFICE STATISTICS (TOTALS FROM ABOVE)					
TOTALS (m2)	557 SQ.M	1353 SQ.M	N/A	1738 SQ.M	NOT INCLUDING RECEPTION & BACK OF HOUSE
TOTALS (ft2)	5995 SQ.FT	14,564 SQ.FT	N/A	18,708 SQ.FT	NOT INCLUDING RECEPTION & BACK OF HOUSE
OFFICE NET TO GROSS (TYPICAL FLOOR)	78%				

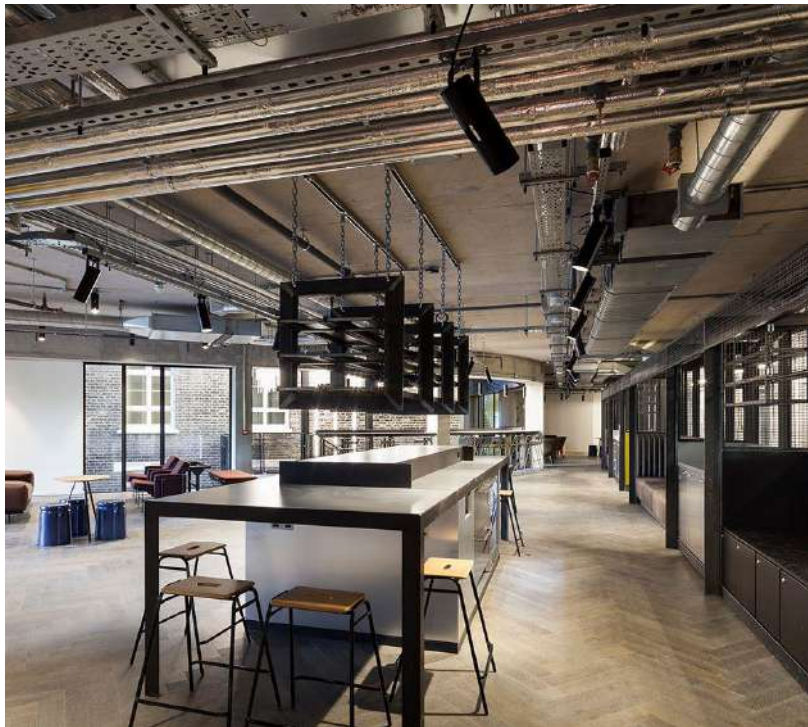
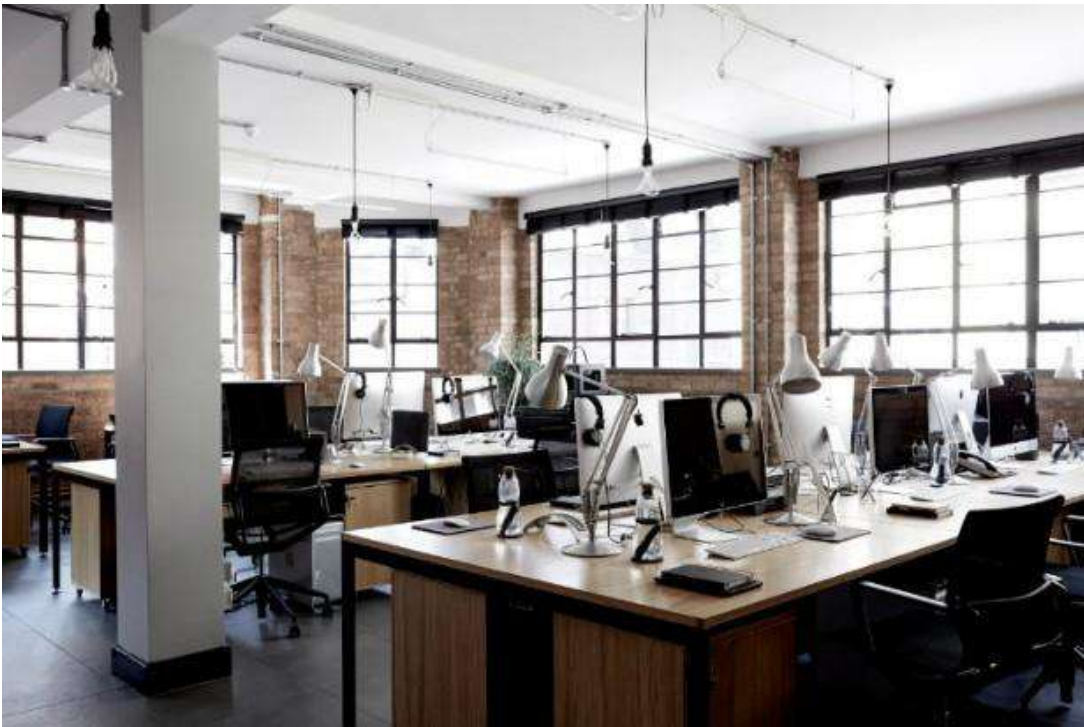
Appendix 2: Office Interiors Ideas



Stripped back interiors, exposed brickwork, timber floors
pendant task lighting – down and up, perimeter carpets
for acoustics and ‘warmth’ and exposed services



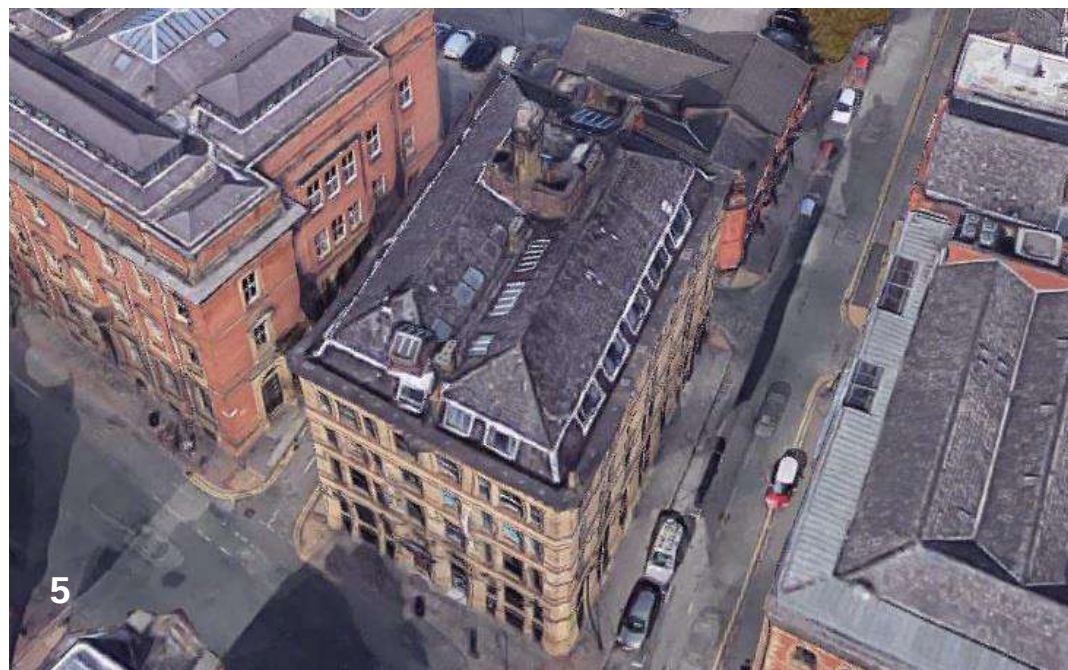
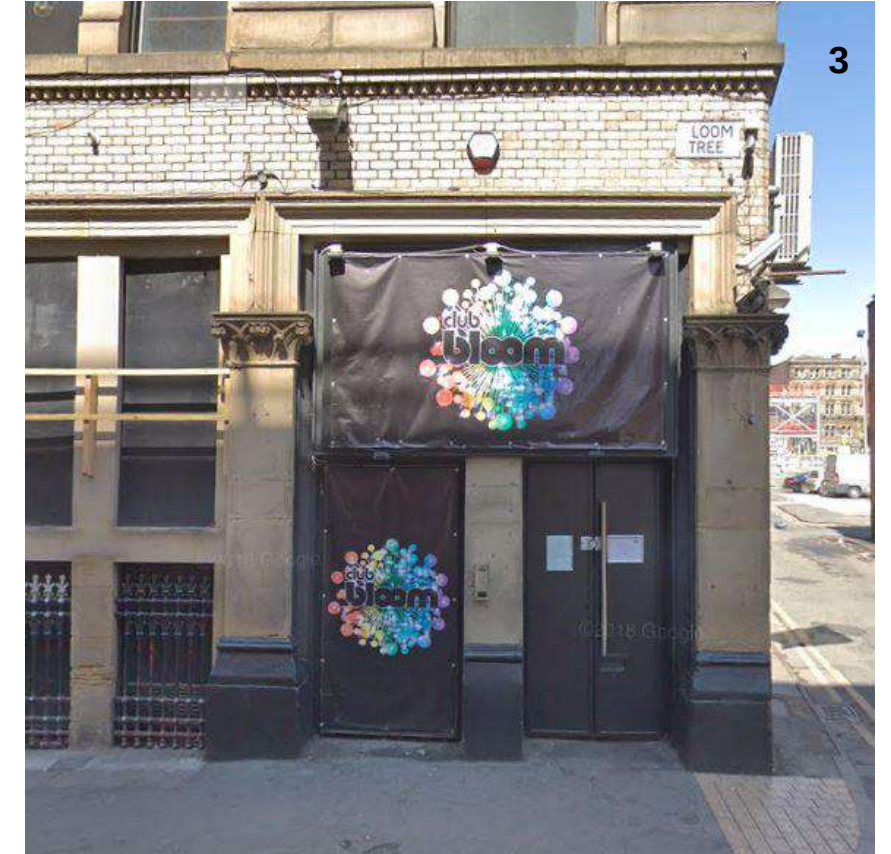
Appendix 2: Office Interiors Ideas



Industrial trunking for power and lighting distribution, exposed cable trays and ductwork, bench office furniture, exposed joists in certain areas.



Appendix 3: Existing Photographs



Clockwise from top left:

1. Main Façade to Princess Street. The door to the left provides access to the basement nightclub. The door to the right provides access to the upper floors.
2. Primary Entrance to Bloom Nightclub at ground floor (off Hart Street)
3. Secondary Entrance/Escape to Bloom Nightclub (off Bloom Street)
4. Fire Escape for Basement Nightclub out on to Bloom Street – to be used as main entrance to Basement Nightclub going forward
5. Aerial view to roof of Princess House showing mansard arrangement and telecoms mast

Existing Photographs



Clockwise from top left:

- 1. Inappropriate lighting
- 2. Existing staircase
- 3. Good fabric condition
- 4. Existing dual entry
- 5. Mansard roof
- 6. Dated suspended ceiling
- 7. Central Columns

Existing Photographs (Lower Ground Nightclub)



Lower seating area labelled as 'VOID' on existing plans



Current entrance to lower ground nightclub from Princess Street elevation. This staircase to be replaced with a compliant staircase for escape purposes only



Typical exposed brickwork structural walls to lower ground.



Current Fire Escape stairs from lower ground nightclub out to Bloom Street. These will become the new point of entry to the Lower Ground floor nightclub going forward

Existing Photographs (Gnd & 1st Floor Nightclub)



Main Ground Floor Nightclub entrance from Hart Street



Raised area of nightclub at ground floor to accommodate escape stair from nightclub below to Bloom Street



Double lobby arrangement to secondary escape stair at first floor



Existing cast iron columns to nightclub floors

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