

The background to this application is that Planning and Listed Building consents for the main CAT A works to this space have been obtained under **124831/FO/2019** and **124832/LO/2019** respectively. This application is for minimal Cat B internal works and a heating/ventilation installation

## **DESIGN STATEMENT**

- **ASSESSMENT PHYSICAL CONTEXT**



SITE LOCATION

45-47 Newton Street lies to the North-East side of Newton Street and is bounded by 29 Dale Street to the South West and 49 Newton Street to the North East

- **ASSESSMENT SOCIO-ECONOMIC**

The proposed use for the Ground Floor space of 45-47 Newton Street is B1(a) office use. This space has been let to a specific tenant and the staff numbers are expected to be around 18-24 with flexible working patterns

- **ASSESSMENT PLANNING POLICY** The list is not exhaustive but refers to key policies .

### Conservation areas DC.18

45-47 Newton Street lies within the Stephenson's square Conservation area.

The proposals are very minimal in extent ,are within the existing building envelope and none of the proposals require Planning Permission

The scale size and massing of the proposals are described elsewhere

#### Listed Buildings DC.19

Number 45-47 Newton street is a Grade II Listed Building, accordingly, we have produced a Heritage statement and Section 16 NPPF justification, in addition to method statements and Impact assessment of works affecting the asset.

#### Fumes/Vapours and Odours

No cooking is proposed therefore no odour control has been considered.

Mechanical ventilation to assist air quality internally is proposed on the application. Windows to Newton Street are sealed so natural cross ventilation is not possible and also the air quality from Newton Street is not suitable for an office environment and the natural air movement from the yard side will need to be filtered and extracted.

#### Deliveries, Waste storage, Refuse and recycling DC27.

A waste management strategy is attached to the Planning Application and a dedicated refuse area is allocated within the rear yard to house all waste. A daily collection plan is already in place. The waste management plan includes for a swept path vehicle analysis for refuse collection

#### Secured by Design

Although a secured by design application has not been considered under this application The operators undertake to comply with Secure by Design standards in all new works and installations proposed. An initial assessment has been carried out to review security measures and features and note the following:-

- The rear yard is secured by existing gates at all times and is only accessible by contacting the caretaker. All deliveries and refuse collection is organised and managed by the caretaker. There are no out of hours deliveries or vehicle movements.
- There is a secure cycle store accessed by keypad and fenced full height available for staff.
- The main entrance will be protected by new gates and all areas will be monitored by the operators security alarm installation which will be on a monitored call out basis.

#### Parking and Transport

Site Accessibility: The location is city centre and we would consider the site to be accessible by sustainable transport modes for both staff and customers.

No specific parking has been provided but we would contend that users of the building would be arriving by public transport or using available parking provisions within the city centre trips, therefore the proposals should not raise any network capacity issues.

There are on street short-stay parking opportunities in the immediate vicinity and long stay car parks are located at Tib street and Port Street nearby. Secure cycle parking is provided for staff as noted above

#### Construction/Fit out Management Plan:

There should be no requirement to work other than internally within the existing Ground Floor space.

- **INVOLVEMENT** CONSULTTEES

We have not consulted with the Local Authority on this project at this stage.

- USE OF THE BUILDING

The existing space has B1 (a) use on the ground floor. This use will continue.

- SCALE AND AMOUNT OF DEVELOPMENT

Development is limited to the following :-

- The addition of 2no internal meeting rooms and a small phone booth pod.
- The installation of a VRF air conditioning/heating system with 6no external condensers. Split into 2 groups of 3.

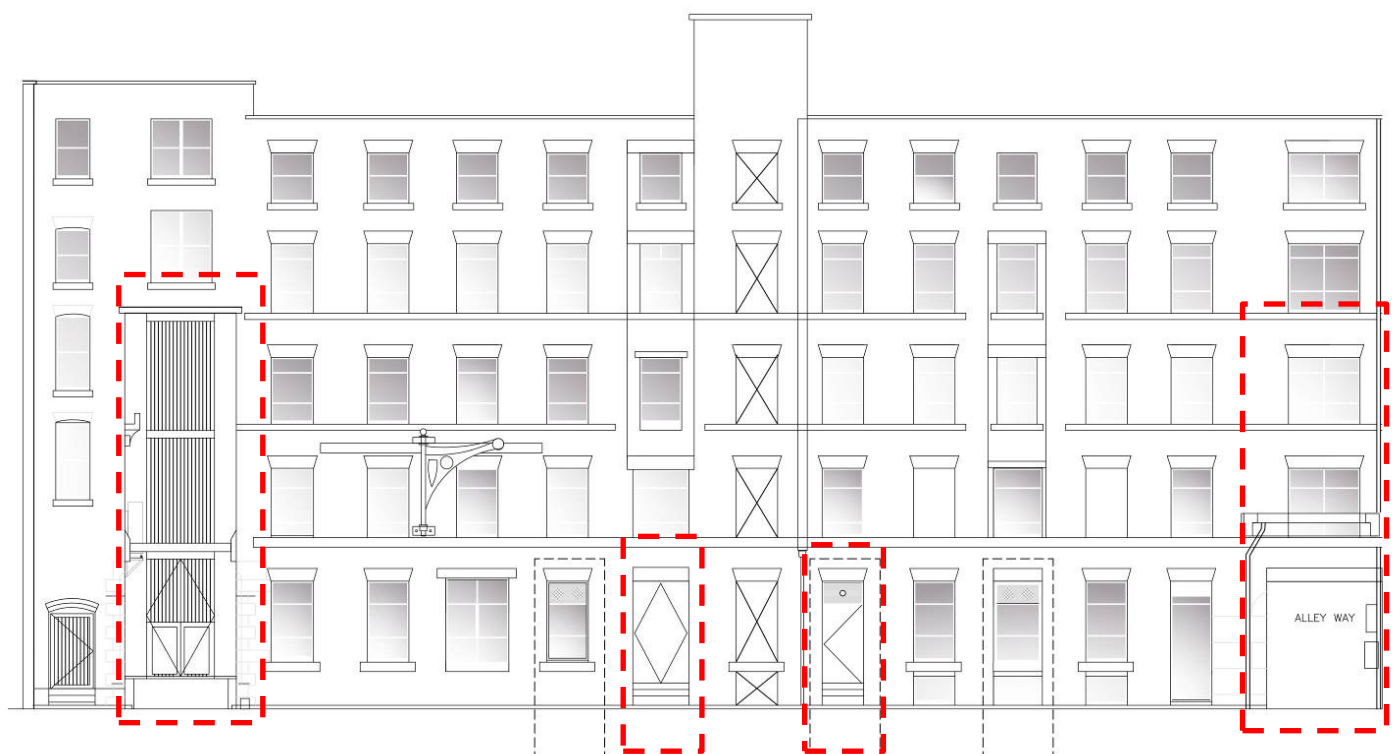
- LAYOUT AND APPEARANCE

- The only visible elements to the exterior will be the VRF Air conditioning condensers. Care has been taken to position these to be as hidden as possible. No condensers are proposed in the recessed area on the internal yard North elevation and inside the ginnel which connects the yard to Newton Street.
- Both these locations have a precedent for the location of existing condensers
- Previous Consent has been gained under ref 116529/LO/2017 22<sup>nd</sup> June 2017 for the location of these condensers in the same location as proposed for a different tenant in 2017 which did not proceed.



Existing Yard elevation niche where previous condensers have been sited and consent obtained.

See also elevation below



PROPOSED REAR YARD ELEVATION (scale 1:100) New ventilation louvres above doorway heads as detailed on the drawings that accompany the application

PROPOSED MINOR FIT OUT ELEMENTS TO B1(A) OFFICES 45-47 NEWTON STREET MANCHESTER NORTHERN QUARTER  
REAR YARD ELEVATION- PROPOSED

- Fresh air Ventilation intakes and extracts must be located in the yard as the fumes etc from Newton Street traffic will be detrimental to the air quality.
- New fresh air/extract louvres are proposed above each of 2 of the existing fire exit doors as shown on the above yard elevation. Details of how the louvres are fitted to the existing frames and the adaptations required are described on the drawings and LBC Method Statement and Asset Impact statement

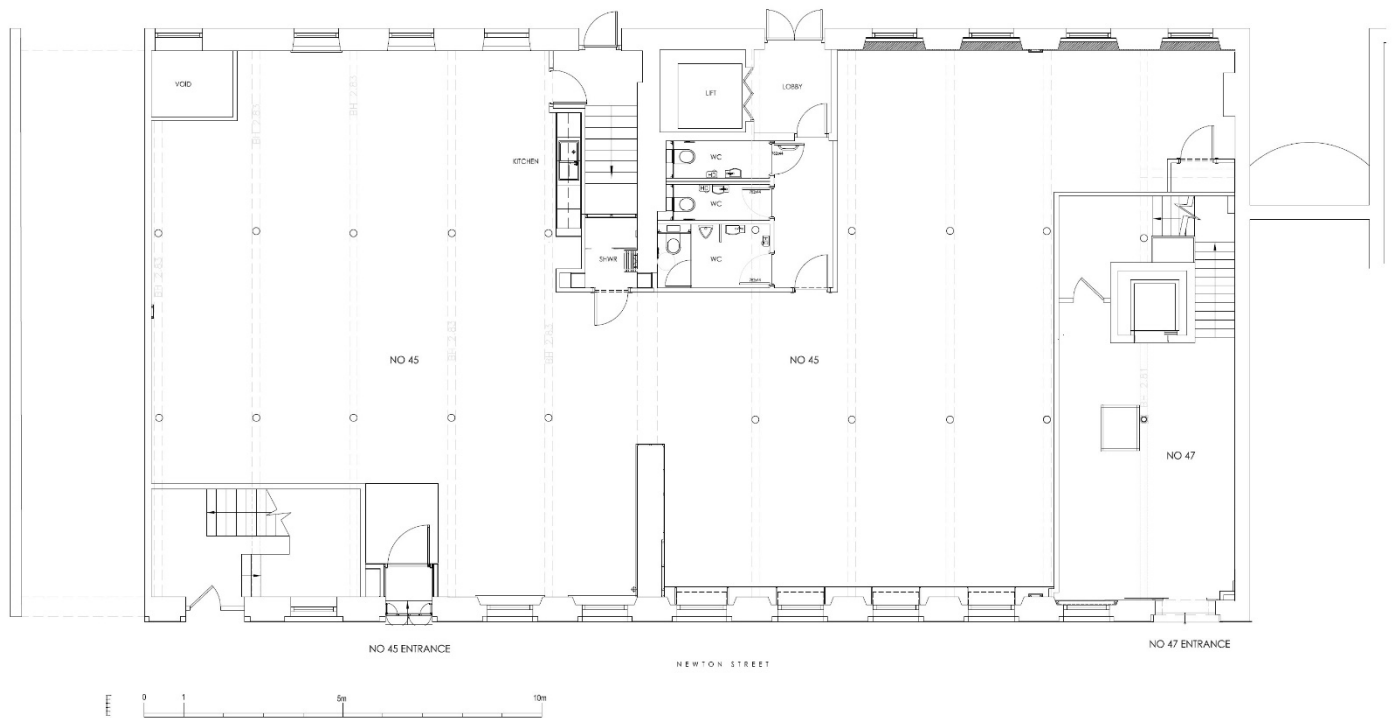
NEWTON STREET GINNEL TO REAR YARD BELOW SHOWN WITH EXISTING CONDENSERS



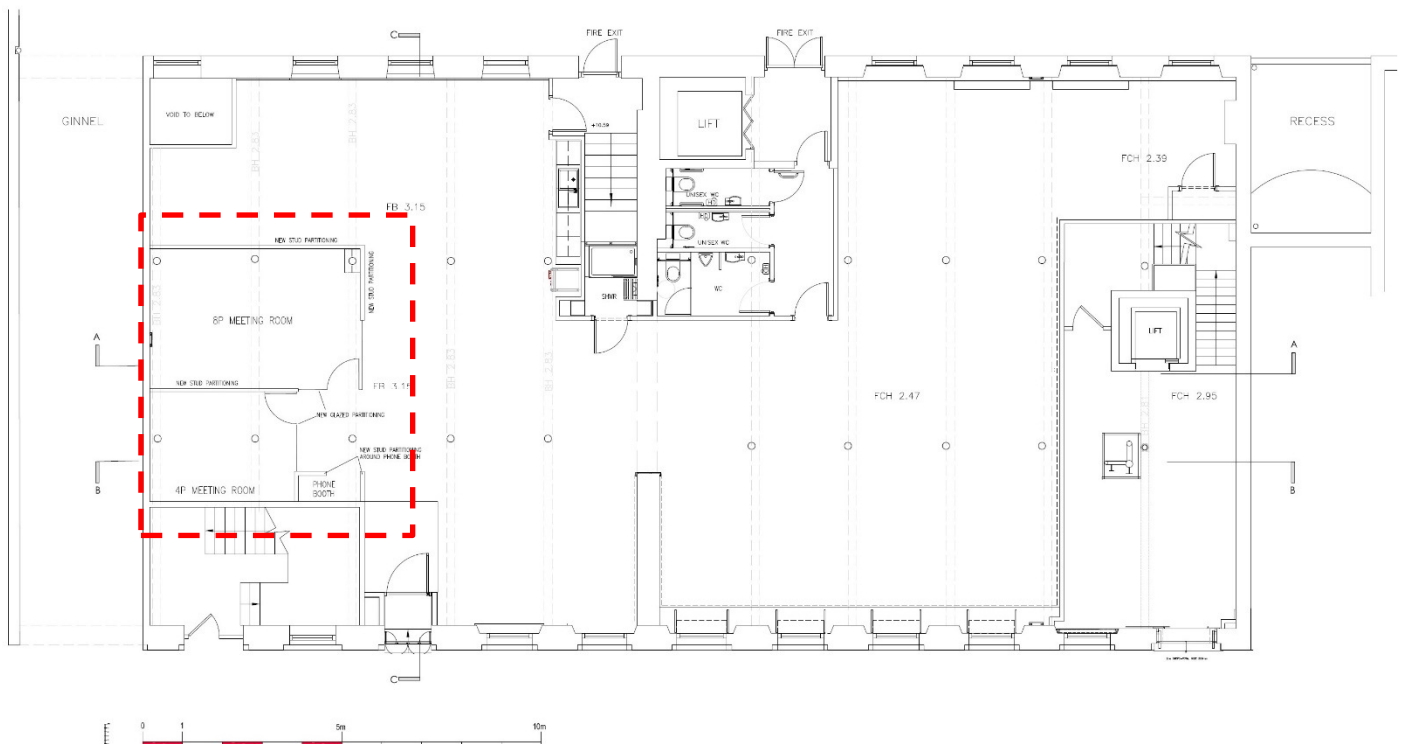
Proposals for vent grilles in existing casement windows above rear yard fire exit doors:-

Glazing and ply panel below removed and new PPC RAL 9021 dark grey aluminium louvre grilles inserted.  
(Applies to window the other side of door as well (See drawings))

VENT GRILLES ABOVE EXISTING DOORWAYS



## EXISTING GROUND FLOOR PLAN



## PROPOSED MEETING ROOMS- GROUND FLOOR PLAN

## ACCESS STATEMENT

The Access options for this space were covered in the Access statement for the previous Planning and Listed Building Consents ref **124831/FO/2019** and **124832/LO/2019** respectively.

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End of access statement

