Atelier MB

Urban Architects

Design and Access Statement in Support of a Planning and Listed Building Consent Application for Amenity Breakout Spaces to 8-16 Newton Street

Client Eastern Green

Date July 2021

Job 1665



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1.0 Introduction

Atelier MB have been instructed by Eastern Green Ltd. to submit a planning and listed building consent application for amenity breakout spaces to 8-16 Newton Street. A previous application for works to refurbish the building was approved in early 2018 (application ref: 118677/FO/2017 and 118678/LO/2017) and is currently underway. This design and access statement is to be read in conjunction with the listed building consent for the works and the accompanying heritage statement.

Briefly, the proposals are centred around the provision of 3no. open-air amenity spaces within the existing footprint of the building on the first, second and fourth floors of 8-16 Newton Street. The intention for the breakout spaces on the first and fourth floor is to create spaces which, whilst within the property, connect to outside by omission of glazing within openings, in a number of specific locations. The second floor breakout space is located externally on an existing roof.

Site and building

8-16 Newton Street is a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the building, which is now disused at all the upper levels, is relatively well preserved externally with the exception of finish and roof structure. A full history of the building is included in the heritage statement.

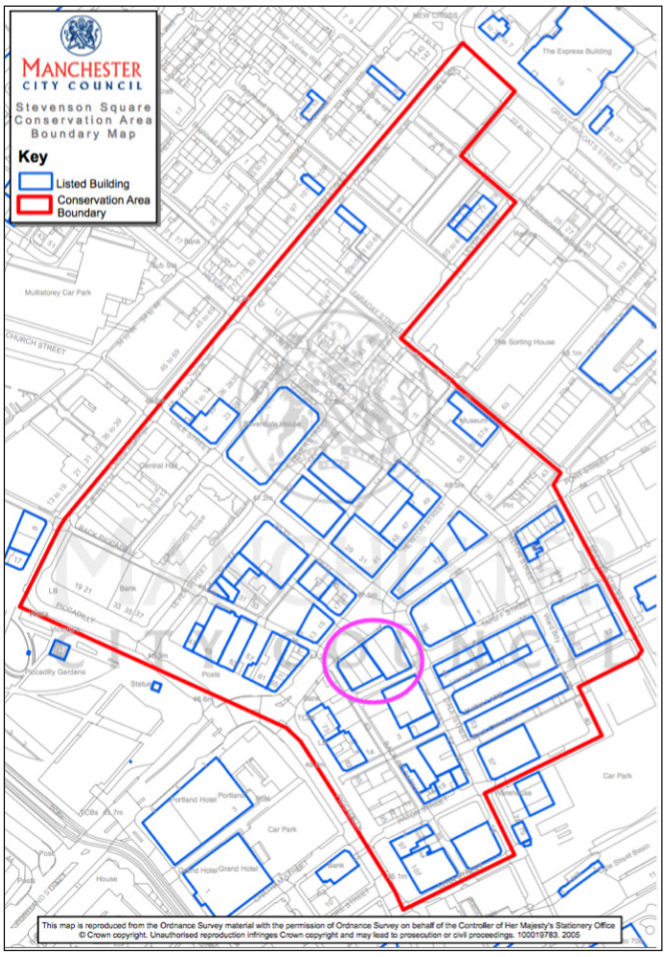

IMAGE 1: Site in pink, within Stevenson Square Conservation Area.

2.0 Present Condition

The building is currently undergoing refurbishment works in accordance with the previously approved applications ref: 118677/FO/2017 and 118678/LO/2017.

Ownership

Eastern Green Ltd. has full ownership of the buildings 8-16 Newton Street.



IMAGE 2: External view from Newton Street.

3.0 Scope of Works

- Insertion of amenity breakout space within the existing fabric on the first floor, along a section of the Back Piccadilly elevation.
- Insertion of external amenity breakout space on the second floor roof terrace above the Newton Street/ Back Piccadilly corner.
- Insertion of amenity breakout space within the existing fabric on the fourth floor, along a section of Mangle Street at number 14.

4.0 Use

The upper floors of these buildings, including floors 1,2 and 4 have been vacant for a number of years and are currently undergoing refurbishment works to create a sustainable, fully accessible office space fit for future years. The reuse of the upper floors has been carefully considered by our client and the new proposal will help to further enhance the quality of space. As the building has listed status, the use aims to minimise the need for major changes to the historic fabric.



IMAGE 3: Existing External Photo of Roof Lights to be Removed - First Floor Breakout Space



IMAGE 4: Existing internal Photo - First Floor Breakout Space

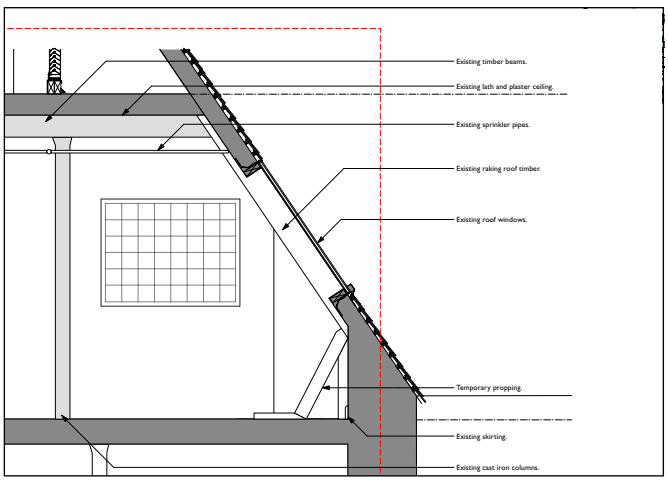

IMAGE 5: Existing Section - First Floor Breakout Space

5.0 Overview of Proposals

In accordance with good conservation practice, our proposals have been driven by a Heritage led approach. However, other considerations have driven the brief. Notably the tenant's requirements for open air spaces to enhance natural ventilation and provide a fresh supply of air through the open plan office arrangement, given the exclusion of mechanical ventilation (see chapter 12). All interventions have been designed to minimise the impact on the listed building. See below a breakdown of the interventions required for the insertion of the 3no. breakout spaces.

5.1 First Floor Amenity Breakout Space

The proposed first floor amenity breakout space is located within the existing fabric of the building along a section of Back Piccadilly elevation and will comprise of the following interventions:

- removal of run of roof lights from the Newton Street end to the Mangle Street end along the Back Piccadilly elevation and retainment of opening with additional lead finish to create weather-proof edges to fabric, new roof slates and guttering.
- removal the temporary propping to the façade, installed as a medium-term solution to a failing structure and addition of new reinforcement to the existing beams.
- removal of existing timber skirting to breakout space.
- installation of glazed screen and bi-fold doors behind opening to create open-air space and addition of new downstand to meet existing ceiling and new glass partitions. New glass will be spaced away from columns, which will remain exposed.
- installation of new 'external' raised deck with drainage connected to existing system. Outside wall and floor in amenity space to be tanked, insulated and laid with new floor finish.

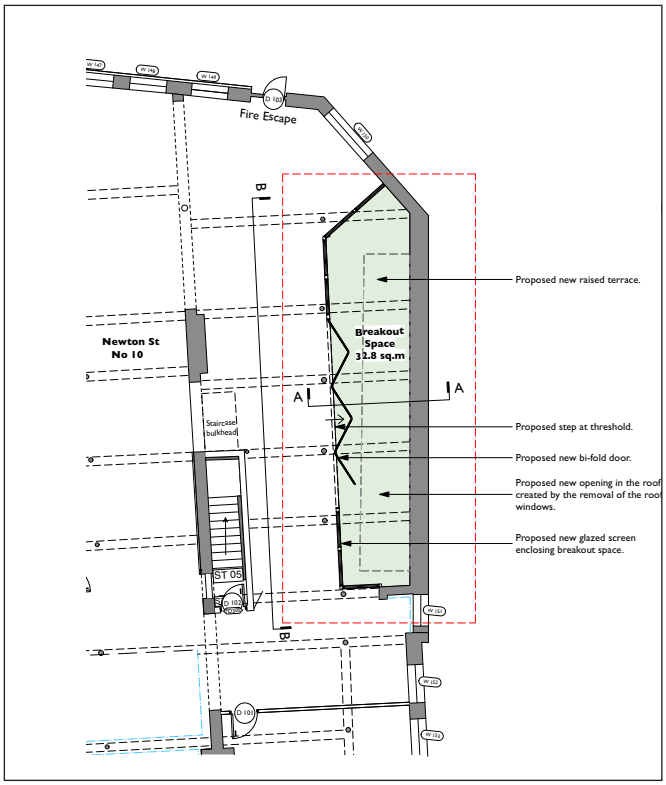

IMAGE 6: Proposed Plan - First Floor Breakout Space

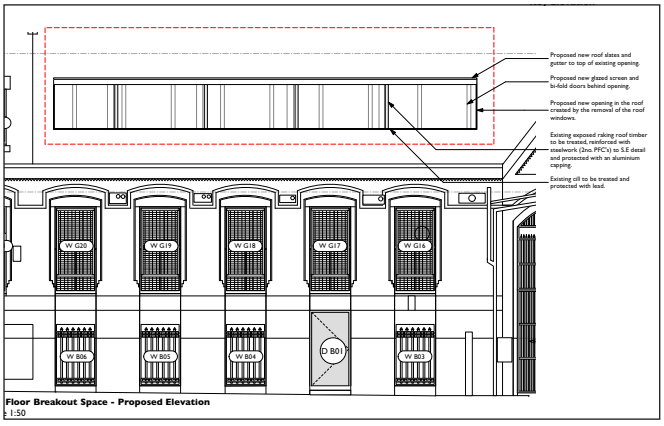

IMAGE 7: Proposed Back Piccadilly Elevation - First Floor Breakout Space

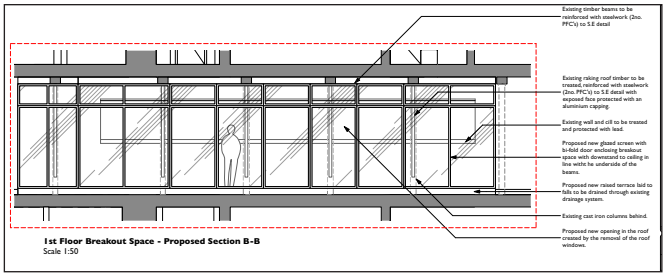

IMAGE 8: Proposed Internal Elevation - First Floor Breakout Space

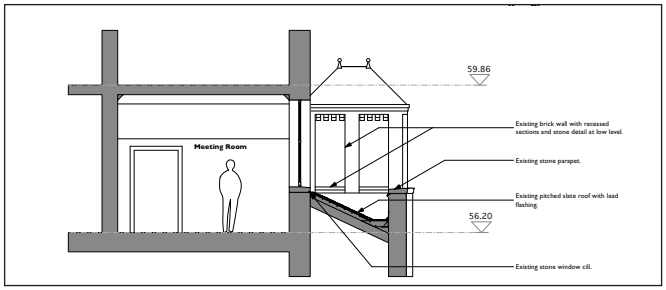

IMAGE 6: Existing Section - Second Floor External Space

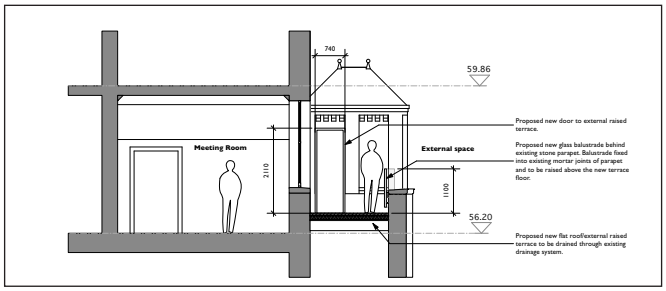

IMAGE 9: Proposed Section - Second Floor External Space



IMAGE 10: External Photo of Existing Roof to Form the External Terrace - Second Floor Breakout Space

5.2 Second Floor External Amenity Breakout Space

The proposed second floor amenity breakout space is located externally on the existing roof above the Newton Street/Back Piccadilly corner and will comprise of the following interventions:

- insertion of new internal step to enable level access onto the new external terrace.
- addition of new glass balustrade behind existing low level stone parapet wall to protect people from falling.
- removal of existing pitched slate roof and introduction of new flat roof to create external terrace, to be drained through existing drainage system. Currently this roof has no external access.



IMAGE 11: Existing Aerial View - Second Floor Breakout Space

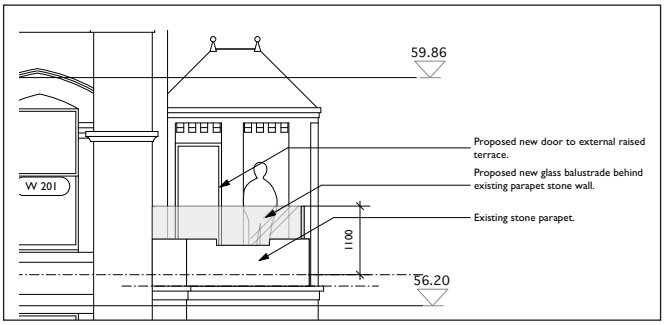

IMAGE 12: Proposed Newton Elevation - Second Floor External Space

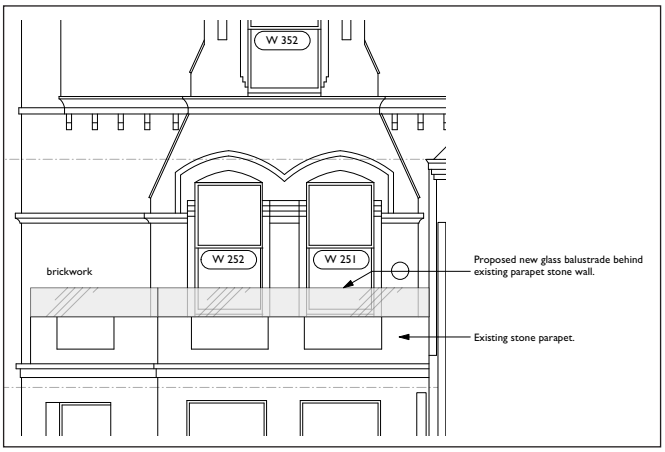

IMAGE 13: Proposed Back Piccadilly Elevation - Second Floor Breakout Space

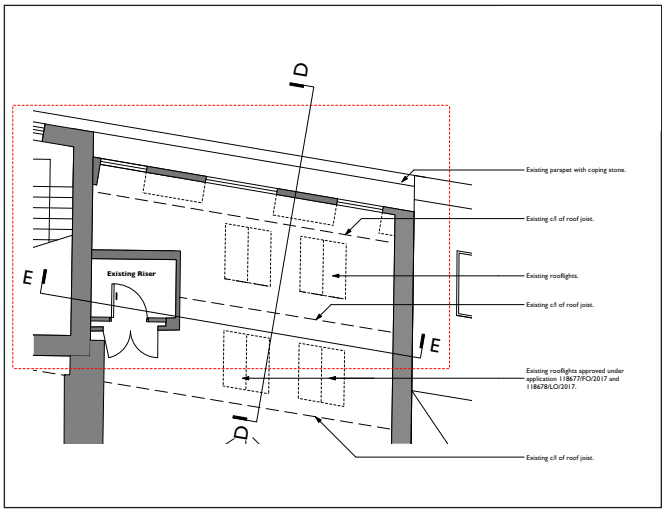

IMAGE 14: Fourth Floor Breakout Space - Existing Plan

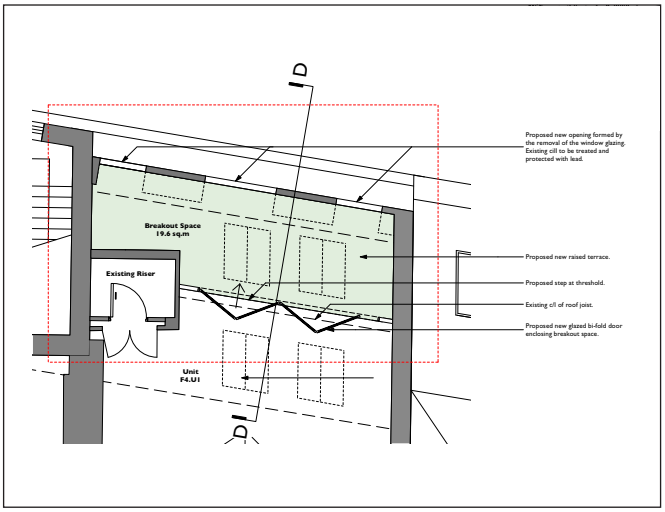

IMAGE 15: Fourth Floor Breakout Space - Proposed Plan



IMAGE 16: Internal Photo - Fourth Floor Breakout Space

5.3 Fourth Floor Amenity Breakout Space

The proposed fourth floor amenity breakout space is located within the existing fabric of the building along a section of Mangle Street at No.14 and will comprise of the following interventions:

- removal of existing three windows within mansard side elevation and treatment and protection of remaining openings with lead to create weather-proof finish to fabric.
- installation of new 'external' raised deck with drainage connected to existing system. Outside wall and floor in amenity space to be tanked, insulated and laid with new floor finish.
- installation of glazed screen and bi-fold doors to create a barrier between internal and external space. These will fix to existing walls (end wall and riser wall) with minimum fixings.
- addition of new downstand to meet existing ceiling and new glass partitions, set away from existing ceiling joists.

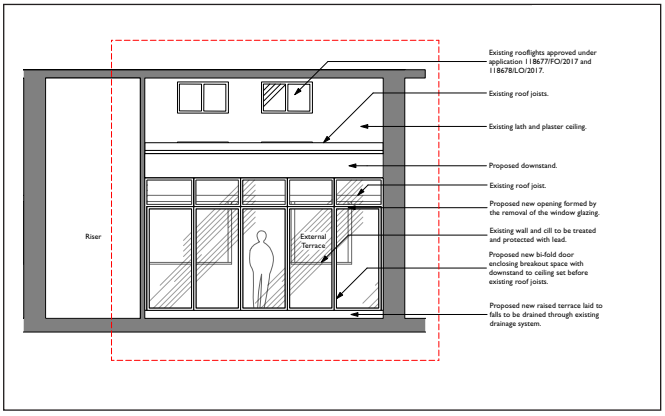

IMAGE 17: Proposed Internal Elevation - Fourth Floor Breakout Space

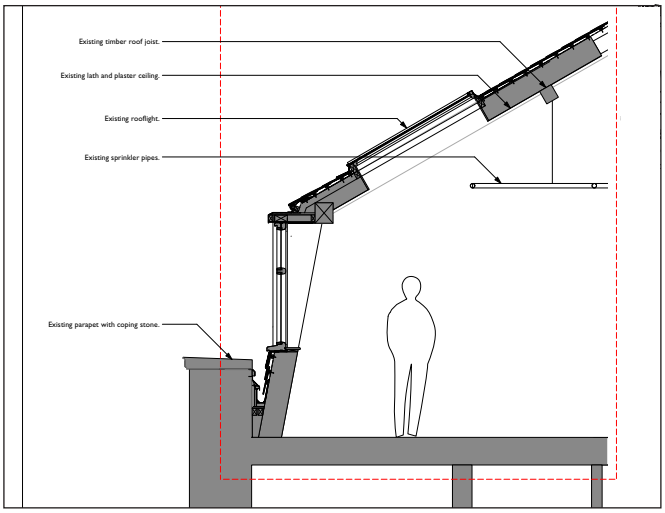

IMAGE 18: Existing Section DD - Fourth Floor Breakout Space

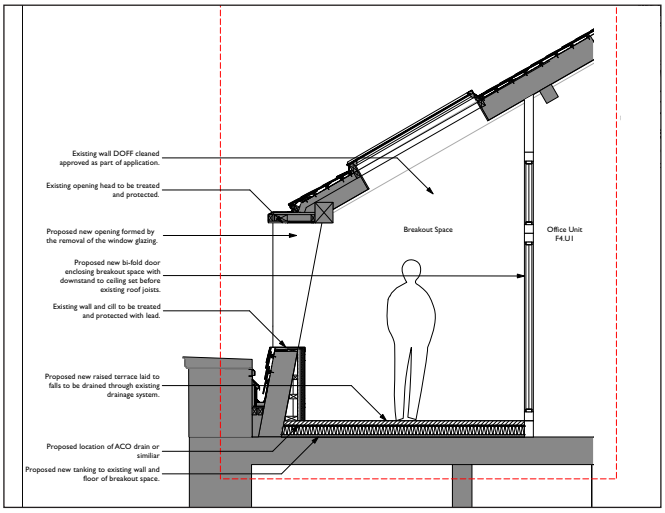

IMAGE 19: Proposed Section DD - Fourth Floor Breakout Space

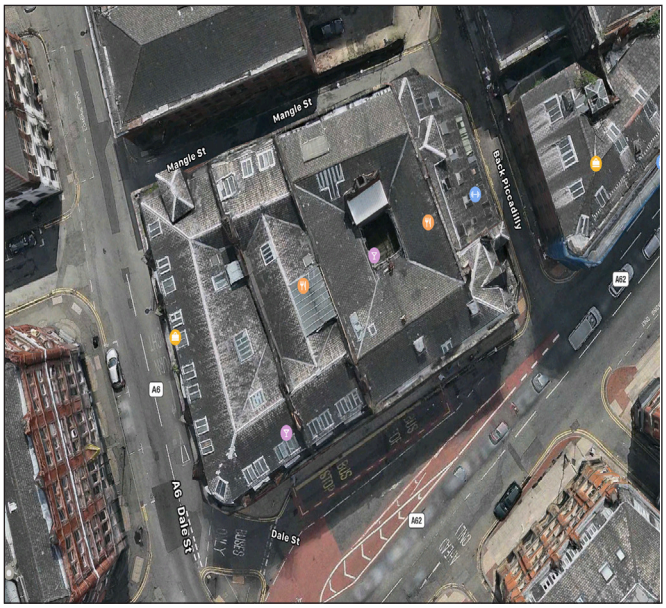

IMAGE 20: Site from above

6.0 Transport Statement

The building is well serviced by all modes of transport. Public Transport: The building is centrally located close to Piccadilly Railway station with local and national rail services (5 minutes walk), Piccadilly Bus and tram station for local destinations (2 minutes walk) and adjacent to a number of bus routes. Vehicles: There is a multi-storey car park situated opposite on Piccadilly (NCP) and a further multi storey car park on Piccadilly.

Cycles: The building will incorporate secure bike storage and showers for use of the office occupiers in the loading bay proposals. In addition, there are communal and shower facilities incorporated into the basement area as well as individual showers shown in the individual suites.

Car Share: The Enterprise Car Club scheme operates a shared vehicle service throughout the city. The closest cars are situated in the Piccadilly Place car park (3 number).
In conclusion, the building benefits from variety of modes of transport and significant transport infrastructure within close proximity and consequently, there is no need to provide on-site parking or to take any other measures.



IMAGE 21: Windows in mansard roof at floor 4, facing Mangle Street.

7.0 Access Statement

Although a listed building with no level access, it was considered essential to the success of the scheme and the future proofing of the buildings to ensure as much of the building as possible was accessible. As a result, the scheme previously approved under application ref: 118677/FO/2017 and 118678/LO/2017, proposed fully accessible office suites. Level access is afforded from street level and the upper ground floor is accessed via a disabled platform lift. Equality Act compliant lifts in each building allow access to all floors. Although the breakout spaces are located on a raised terrace, designed to preserve the existing fabric, all users of the office spaces will benefit from the natural flow of fresh air through the open-plan arrangement. Disabled facilities are provided at each level in each office suite. In conclusion, the whole upper floor plates of this building will be majority accessible to disabled people.

8.0 Ventilation

Currently the offices are ventilated naturally via the existing windows and no mechanical ventilation will be used. In order to aid the amount of fresh air entering the office suite, the amenity breakout spaces will enhance

this process. The proposed offices are to rely on natural ventilation, instead of energy-demanding equipment, thus reducing the energy demand and carbon footprint associated with use of the building.



IMAGE 22: Internal view of propping supporting the first floor falling facade

9.0 Structural Strategy

Please find enclosed the structural remedial package for the re-strengthening of the Back Piccadilly façade (first floor breakout space).

10.0 Crime Statement

The following areas of the building will be accessible only by Fob access and access control panels to ensure that no casual access can occur.

Rear Bins.

Loading Bay for Bikes.
Transformer housing.
Entrance to number 14.
Entrance to number 10.

Individual offices will be alarmed, and the lifts will be programmable and coded to allow access to floors only through fob or codes means.

The glazed screen and bi-fold doors to the breakout amenity spaces will consist of toughened glass. All doors to breakout spaces to be designed with a secure locking system to ensure that the office spaces are kept safe.

11.0 Conclusion

These proposals are in response to the requirements of potential tenants who desire external space and access to fresh air breakout zones (see chapter 12). There is a degree of historic fabric loss but that is minimal in the context of the whole and does not involve fabric of high importance. On balance, these changes will not erode the historical importance of this building or its architectural value and represent an effort to make modern interventions which, unlike a full conversion of the roof level or additional terrace space, are subservient to the existing form. Please refer to the heritage statement which will give a more detailed overview of the heritage strategy.

12.0 Statement by OBI regarding the external spaces

OBI recently interviewed an extensive number of business owners within the North West to explore their thoughts on the future of workplace, so we could obtain a clear understanding of how workspace will be shaped in the future. The responses given by these business owners shared the information they had gathered from their own employees. One of the research topics was in relation to what three communal facilities do they value most within a commercial workspace building, and the three high scoring results are as follows:

- Cycle and shower facilities
- Café
- External space

Landlords within the city have recognised the demand for this external space and many buildings have delivered good quality roof space to attract occupiers to their building:

Employers are focused on the health and well-being of their staff and they are attracted to buildings that can provide external space that can be used for break out space, collaboration, social and event space. Occupiers' expectations continue to rise in terms of what they expect from the buildings they occupy and they understand that outside space improves mental health, reduces stress and increases productivity.

As buildings are refurbished it is an important part of the overall leasing strategy to provide external space to attract occupiers.