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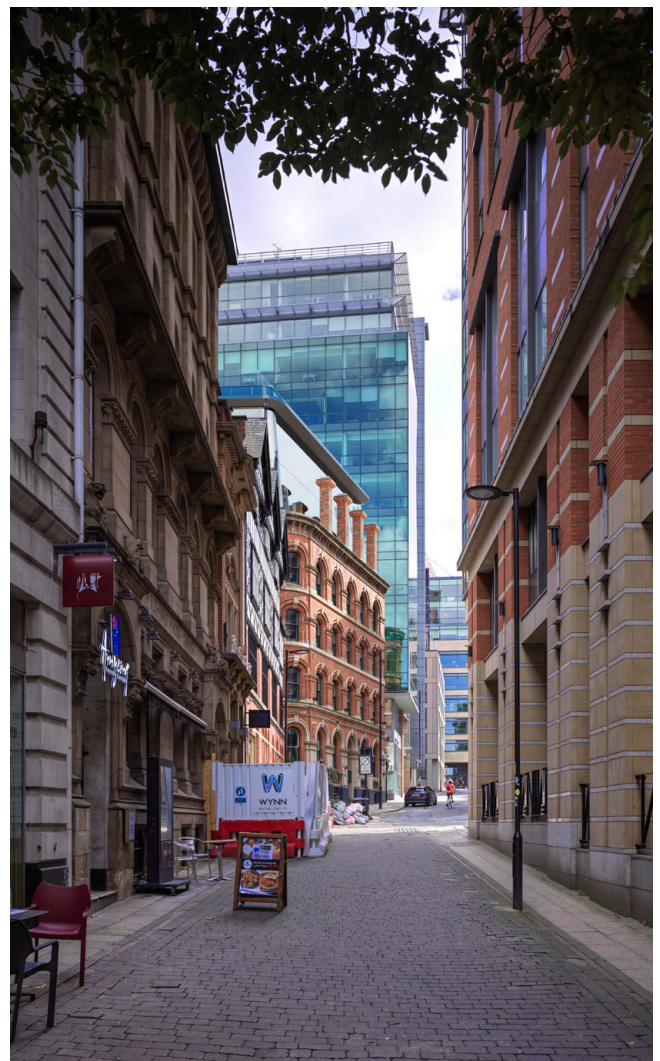
Urban Architects

Chapel Walks (Cavendish House)
Design and Access Statement Addendum

March 2021
Job 1814

Addendum Revisions

Rev.	Date	Status
-	08-03-2021	Planning Issue
A	11-03-2021	Fire Engineer and M&E information added



Introduction

Following Planning Permission and Listed Building Consent for the refurbishment of Cavendish House, Manchester (126422/FO/2020 and 126423/LO/2020) in November 2020, a limited number of changes are proposed to the approved plans.

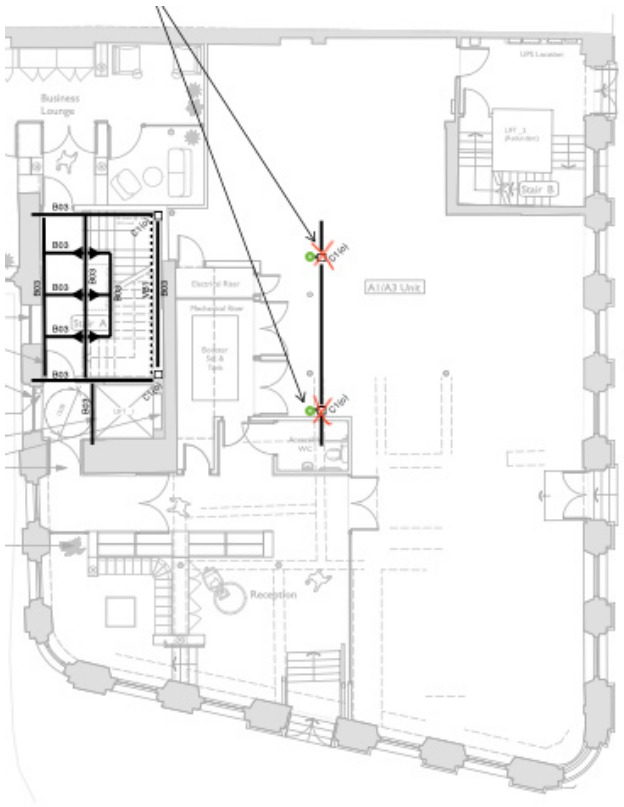
This document is an addendum to the existing Design and Access Statement and has been produced in March 2021.

Structural Design Change

As part of the detailed design phase of this scheme, the team have been considering the necessity of revisions to the structure and, consequently, have identified the need to include 2 no. additional columns through the building to reduce the size of the main cross beams.

The relevant issues leading to the structural changes are outlined below in the commentary from the structural engineer, Renaissance:

“Although the original scheme was feasible from an engineering perspective, due to site constraints the scheme presented some risks to the original fabric as all additional loads were to be carried by the existing walls. Upon further development of the design it was deemed prudent to introduce two columns which would carry much of the additional load. This solution also presents other benefits to the scheme with regard to transportation of materials (smaller vehicles required for delivery and likely fewer total vehicle movements) and craneage of materials (a smaller crane is likely) which are particularly pertinent for city-centre sites with difficult site access, such as in this case.”



Design development – indicating the altered shape and position of the new columns to suit the existing structural grid.

The columns have been designed and positioned so as to mitigate their visual and physical impact. They are designed as Circular Hollow Sections – similar in size and shape to the existing columns within the space. They have also been positioned to tie into the existing structural grid.

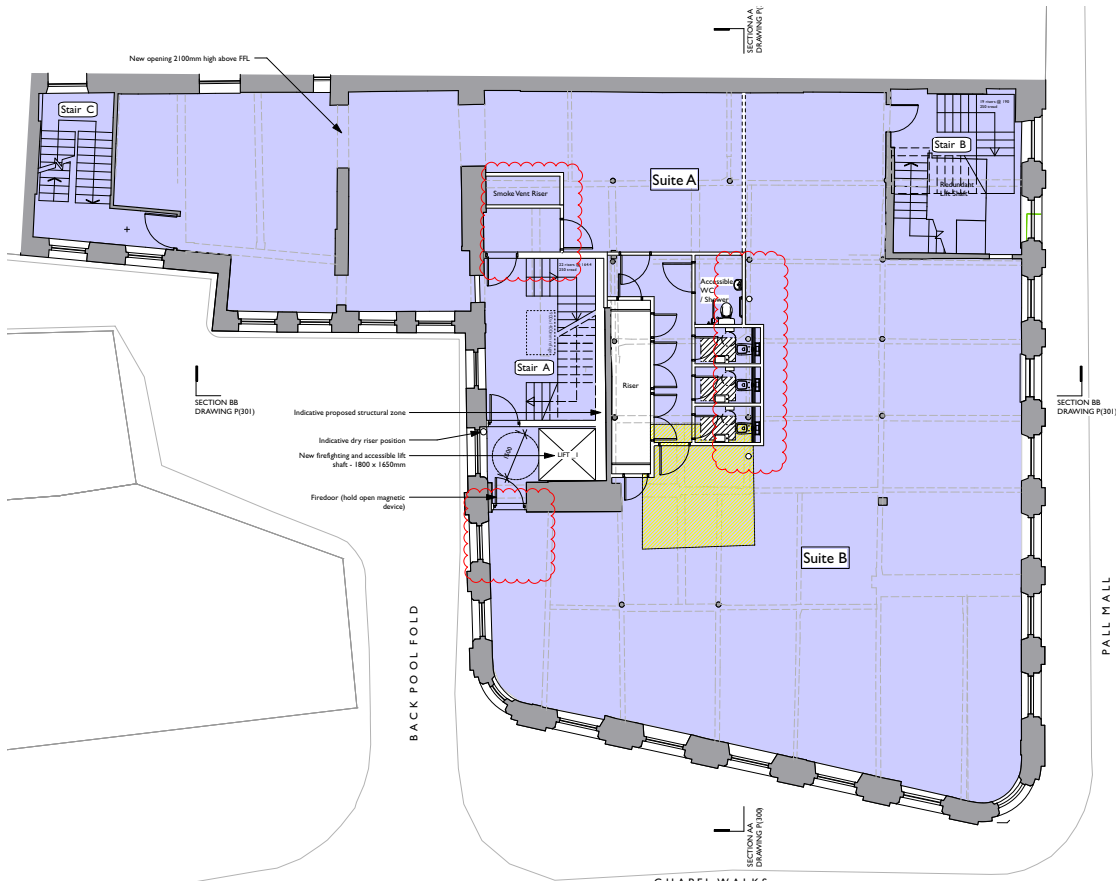
The modification has been agreed with the current tenant (Sam's Chop House) whom is happy that they will have a minimal impact on the use of the space.

At 1st floor, the lower of these columns occurs in the part of the floor currently occupied by a non original staircase. Therefore this column will be integrated into the replacement floor as per the extant Listed Building Consent.

The new WCs proposed at the upper floors, have been modified slightly to suit the positions of these new columns. This change has also resulted in another of the historic columns becoming exposed within the main office space, whilst all other columns remain exposed within the WC cubicles themselves.



View of Sam's Chop House today, and the historic CHS columns. (IMG_1565)



Revised WC layout results in an additional historical column exposed within the office. Yellow square indicates new floor infill to existing non-original staircase.

This scheme revision has been designed to have minimal physical impact on the historic fabric of the building, or on the spatial understanding and character. The columns will be evidentially contemporary when viewed by an expert, whilst blending into the historical aesthetic to the casual observer. The structural and health and safety benefits of this change as outlined above, reduce the stresses placed on the historic structure while enabling the remodelling and extension works to take place to give the building a long term occupied future.

Fire Engineering

During detailed design, it was determined that increased smoke ventilation to the stair core would be required. This needs to be mechanical ventilation and has resulted in a riser being created to the rear of the floor plate, adjacent to the existing stair core lobby.

Conversely, we have been able to omit 1 no. lobby to stair core A at each floor, as this was considered unnecessary by the Fire Engineer. At 2nd floor, this results in the removal of two short contemporary stud partitions - a benefit to the existing space.

Ground Floor Accommodation

At ground floor, showers and cycle storage have been added into the scheme. These occupy some of the space previously given over to an AI unit, and form a natural extension to the Business Lounge area already proposed. Since the previous design was prepared, the market has changed. Please see below commentary on this issue from the developer:

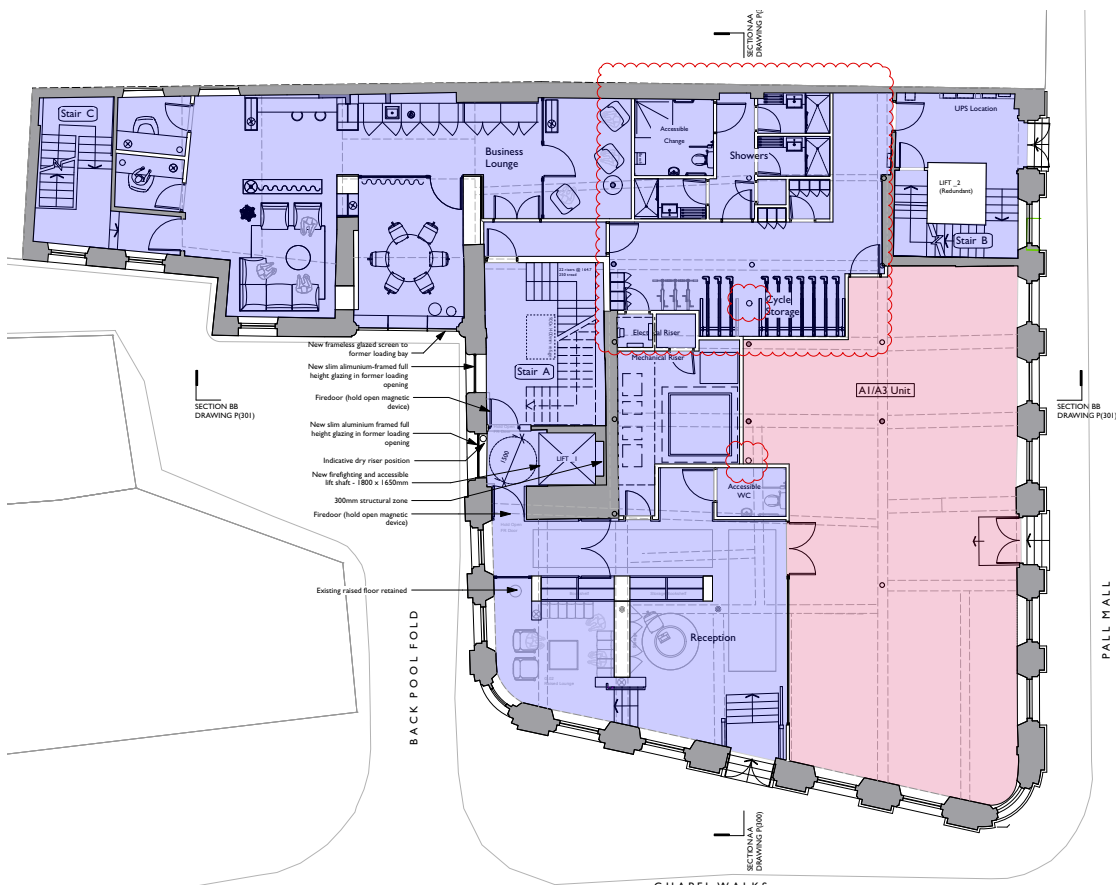
“As the office rental market continues to evolve and following the successful refurbishments of Brook House and 37 King Street, it was considered essential that enhanced cycle storage and changing facilities were added to secure lettings within the building. Allied to this, as a result of the ongoing COVID-19 pandemic, we are expecting to see the numbers of commuters cycling or running into the city centre grow further and the need for outstanding changing facilities to be reinforced. As a result we have decided to use a portion of the upper ground floor to create a facility that is more reflective of the facilities we have formed in Brook House and 37 King

Street. This will comprise four self contained shower and changing facilities including one accessible shower; cycle racks, lockers and a drying room.”

The new shower facilities will be enclosed in lightweight metal stud partitions, and the layout has been designed such that all columns remain exposed. The area is currently occupied by part of the former restaurant dining area. The nature of the contemporary fit-out to the space ensures there is no evidence of historical detailing remaining.

The Plant area has also been amended as part of the detailed design, as outlined by our M&E consultant Market Taylor:

“Following detailed design development of the scheme it became clear the building required a larger colder water tank and booster set along with suitable space for maintenance. This has led to a design adjustment in order to provide suitable floor area for this plant.”



Revised ground floor plan indicating shower and cycling facilities to the rear.

Conclusion

The changes proposed are relatively minor in relation to the works already approved under the application ref: (126422/FO/2020 and 126423/LO/2020). The structural modifications are necessary to minimise any construction and long term risks associated with the previous structural design. The changes to the ground floor accommodation enhance the facilities offered to future tenants, which will in turn support the long term viable occupation of this heritage asset.