

65 PRINCESS STREET, MANCHESTER DESIGN AND ACCESS STATEMENT

Prepared on behalf of Mr Colin Shenton
| February 2021

<http://www.guytaylorassociates.co.uk>





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1. Introduction

1.1 Introduction

Guy Taylor Associates (architects) in collaboration with Paul Butler Associates (planning and heritage consultants) have been commissioned by Mr Colin Shenton to provide a full planning and listed building application for the refurbishment and conversion of 65 Princess Street into a single residential dwelling.

This document has been prepared to support the planning application and has been informed by 'Manchester's Local Development Framework Core Strategy Development Plan' July 2012 and the policies and procedures of the National Planning Policy Framework (NPPF).

The proposed development will comprise comprehensive refurbishment of the building and external alterations, including the demolition of the existing north-east painted brick extension. This will allow a new rear garden area to be provided. Restoration of the front elevation to match the original terrace row is also proposed. The internal refurbishment works aim to retain the original structural form and Georgian proportions while accentuating the property's historic character. The proposed scheme will enable the building to be brought back into use as a single high quality dwelling which represents the optimum and original use.



Fig. 01 Wider Context - Aerial Photograph (Google Maps).

1.2 Location

No 65 Princess Street is a Grade II listed Georgian town house, one of a row of four terraced houses located opposite Manchester Town Hall, with the others forming the Waterhouse Public House. No 65 was previously used as offices, but is currently vacant. Historically, the building was in residential use. The site overlooks the busy St Peter's square and lies within the eastern boundary of the 'Albert Square' Conservation Area (Fig. 02), at the boundary with Upper King Street Conservation Area.

Albert Square Conservation Area

The area surrounding Albert Square and the town hall is the focus of Manchester's civic spaces. It was designated a conservation area in April 1972. It is formed around the Town Hall (1877) designed by Alfred Waterhouse and Albert Square itself. The main characteristic of the area is its civic grandeur, but the area also contains many commercial properties, small-scale buildings and other listed buildings. A process of renewal over the last few years has seen some Victorian and 20th century properties replaced by large scale portland stone faced modern office headquarter buildings. The conservation area boundary follows Cross Street, Tib Lane, Clarence Street, Bow Lane, the back of properties on Princess Street, Kennedy Street, Cooper Street, Princess Street, Mosley Street, Library Walk, Central Street, Jackson's Row, Lloyd Street and the back of properties across to John Dalton Street.

In June 1985, the conservation area was extended to include the area bounded by Lloyd Street, Deansgate and John Dalton Street. Other conservation areas have been designated or extended nearby, such that all the Albert Square Conservation Area boundaries are common with the boundaries of other conservation areas, creating comprehensive coverage of the Victorian city centre.

Whilst today the area has become a dynamic civic centre and is home to many commercial activities, there are limited examples of surviving Georgian townhouses in the area, such as no 65 Princess Street, which was originally erected in the late 18th Century at the time when Manchester began to grow as a commercial and industrial centre. No 65 Princess Street is therefore of high historical significance as a direct reflection on the primary uses present in the city at the time. Reinstatement of its original townhouse use will have a significant positive heritage impact with proposed works aimed to improve how the building is experienced today.



Fig. 02 2019 Site Area- Aerial Photograph (Google Maps).

2. Site History

2.1 No 65 Princess Street: Site History

65 Princess street is one end of a terrace of four Georgian town houses. The other three form the Waterhouse pub, with an empty former recruitment offices in the ground storey of 65. Accommodation above this is also offices.

The Grade II listed building was originally erected as a town house towards the end of the 18th century and subsequently became offices in the mid-19th century. It faces the side elevation of Manchester Town Hall, overlooking St Peter's Square and is within the Albert Square Conservation Area.

No 65 has been subject to various significant alterations during its history, resulting in the loss of original external features that are still apparent in the rest of the terrace. During the installation of the 20th century shop frontage, the ground floor of the building lost a Tuscan pilaster door-case with open pediment, panelled door and fanlight with radiating glazing bars. The three step access observable in the neighbouring properties was also lost to create a single step access to the shop. However, the characteristic Georgian red brick has been retained above ground floor, along with sandstone sills and splayed brick lintels to the windows. (Fig.06)

To the rear elevation, windows match those of the front facade at first and second floor levels, however, the rear facade has been rendered with a whitewash finish. Victorian bay windows at ground level have been replaced more recently, and the basement light well has been blocked up. There is also an existing small white painted brick rear single storey extension dating to Victorian times.

A comprehensive description of the site's historic background is provided in the Heritage statement (2021) by Paul Buttlar Associates.



Fig. 03 Front elevation of the terrace of Georgian town houses from Manchester Town Hall.



Fig. 04 Front elevation of the terrace of Georgian town houses from Manchester Town Hall.



Fig. 05 St Peter's Square (Source: Google Maps).



Fig. 06 Windows of 65 St Peter's Street.

3. Planning Overview

3.1 Planning Context

65 Princess street is one of a row of four Georgian town houses. The Grade II listed terrace, believed to date to the late 18th Century, is located opposite Manchester Town Hall in the civic centre of Manchester.

The ground frontage is a later addition assumed to be added in the 1970s. The other elements pre-date the planning system.

The building was last used as a recruitment office (use class A2) and has been vacant for several years. Since then, the building has started to decay, but is structurally sound overall.

The proposed planning application seeks permission for change of use from office to the original use as single dwellinghouse and for external changes to suit this proposed use. These consist of demolishing the later single storey brick extension in order to rationalise the building and create an attractive rear garden space which will also improve views of the original rear elevation. We also propose the removal and blocking up of two windows at the rear of the building at basement and ground floor level which are assumed to be later additions. (Ref : 19-0017-18-001_Demolition Floor Plans_P2)

The Listed Building Consent application seeks permission for a number of external and internal alterations to 65 Princess Street in order to further rationalise the internal spaces and to accomodate its proposed use, namely:

- Replacement of existing windows and addition of secondary glazing as indicated on proposed plans; blocking up of some existing openings.
- Removal of identified walls and new internal partitions.
- The ground level of existing shop area to be elevated to match original floor level, reintroducing 3 steps to the entrance from the street access.
- Redecoration, including installation of floor finishes on ground, first, second floor level treatment of any historic skirtings and reinstatement of skirtings, treatment of door architraves and reinstatement of architraves, installation of cornicing.
- Installation of building services ie. ventilation, electrics, water.

- Structural works, including replacement of spliced rotten beam in basement, floor strengthening works, protection of timber joist ends, repair and repointing of brickwork, render and plasterwork.
- The ground floor layout will be adapted to accommodate an open plan kitchen, living and dining area with a small toilet on a raised level matching original, with double bedroom with en-suite proposed in the rear outrigger.
- The existing three rooms to the first floor will be adapted to accommodate two en-suite bedrooms and a study.
- The first floor layout will be carried through to the second floor with the exception of the study room.
- The existing basement layout will be adapted to accommodate a cinema and a games room with a wine cellar and a storage room.
- Installation of mechanical plant and associated enclosure.
- Tanking of basement and installation of sump pump.
- Landscaping/ redecoration of rear yard area.
- Associated plumbing and wiring works.

For details please refer to Heritage Statement (2021) by Paul Buttler Associates submitted as part of this application.

3.2 National Planning Policy

Legislative Background Planning matters in England are controlled and regulated by law through Acts of Parliament. Development proposals for the application site will need to be considered in light of: The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their settings.

The National Planning Policy Framework (NPPF), (DCLG 2012) has encapsulated the previous national planning policy guidance concerning the historic environment which was set within PPS5. Section 16 of the NPPF, Conserving and Enhancing the Historic Environment, retains a clear requirement for buildings and places of established heritage significance to be protected.

National planning policy sets out what is required of local planning authorities (LPAs) at both plan-making stage and at decision-making stage (which is the stage that applies to this assessment), to conserve and enhance the historic environment. Relevant provisions are summarised below.

NPPF para 128 states that decision-makers require applicants to describe the significance of the affected heritage assets with the level of detail required proportionate to that significance;

NPPF para 129 states that LPAs should identify and assess the significance of any affected heritage asset, taking into account the available evidence and any necessary expertise, and take this assessment into account when considering the impact of a proposal so as ‘to avoid or minimise the conflict between the heritage asset’s conservation and any aspect of the proposal’; and

NPPF para 131 states that LPAs should take into account:

- The desirability of sustaining and enhancing the significance of the affected assets and ‘putting them to viable uses consistent with their conservation’;
- ‘The positive contribution heritage assets can make to ‘sustainable communities including their economic vitality’; and
- ‘The desirability of new development making a positive contribution to local character and distinctiveness.’

Para 137: ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or reveal the significance of, the asset should be treated favourably.’

3.3 Philosophy

The adopted conservation philosophy is that where existing fabric remains, it is to be restored or repaired depending on its significance. Where fabric has been lost, this is to be replaced with an element of ‘good’ design, which, while not necessarily a copy, is appropriate to use and form.

3.4 Local Policies

The following policies are relevant to the proposed development of 65 Princess Street, extracted from the Manchester Core Strategy Development Plan Document (July 2012)

Policy CC 9 : Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

The building, currently vacant, will make a valuable and practical contribution to the city centre through reinstated use, good design that respects the historic proportions and fabric of the building and maximises the potential of the site without damaging the historic building.

Policy EN 1 : Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail

how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City’s transport routes.

Developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.

While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.

Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City’s permeability should be considered in all proposals.

Policy EN 3 : Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The design for 65 Princess Street has proceeded from the starting point of the sensitivity of the Grade II listed building and surrounding conservation area. Therefore all proposed alterations will aim to be light touch and reversible where possible.

4. Previous Approval

4.1 Boutique Hotel

The current application has been prepared in line with the previously approved scheme for a conversion of no 65 Princess Street into a hotel, approved on 22nd May 2020 (application references 126003/FO/2020 and 126004/LO/2020).

The principle of the proposed works for the revised application remains largely the same as on the previously approved scheme, with only minimal alterations to the approved application required to facilitate revised use as a single dwelling.

The current proposals are more sympathetic in heritage terms. The previously approved hotel scheme is not currently viable due the impacts on the hotel/hospitality market associated with the COVID-19 pandemic.

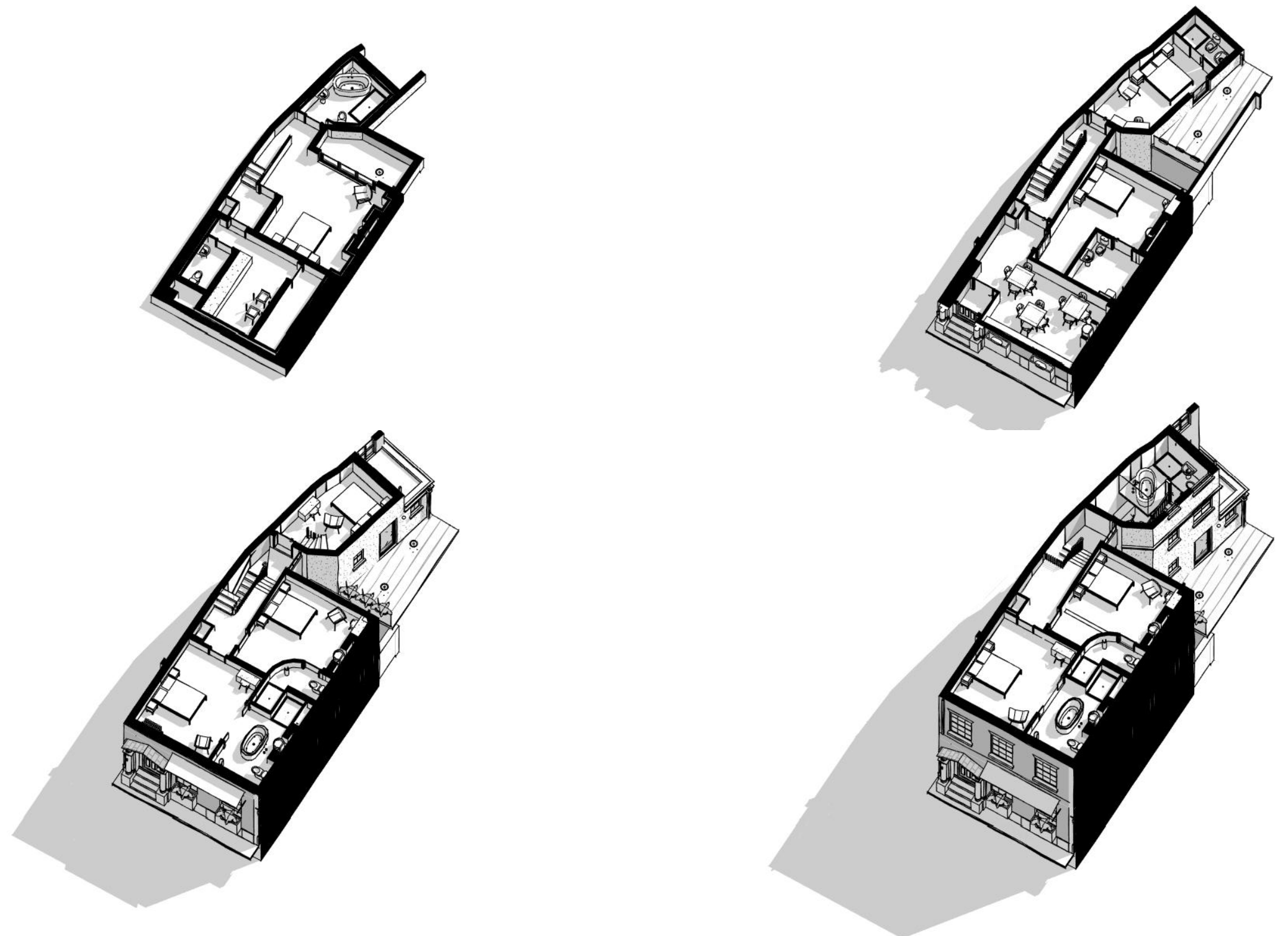


Fig. 11 Approved Scheme for a Boutique Hotel: Basement, Ground, First and Second floor Plans.

5. Design & Access Statement

5.1 Use and Logistics

The revised scheme proposes to reinstate the original use of the building as a single residential dwelling.

The site has a highly accessible and sustainable location within Manchester City Centre and future residents will be able to walk to a wide range of retail, leisure and tourism amenities. The site has excellent access to public transport including numerous bus stops, Metrolink Stations and Railway Stations. There are also public car parks available a short distance from the site.

5.2 Design

This application seeks permission for internal and minor external alterations to the late 18th Century Georgian town house.

The alterations aim to redesign and renovate the building, previously used as offices, into single dwellinghouse, recreating the ambiance and feel of a Georgian town house by respecting the proportions of rooms and maximising historic character.

In order to make the building suitable for use as a dwellinghouse, subdivisions throughout the building will be modified. All alterations have carefully considered the significance and current condition of existing building elements.

Some of the key findings from site visits and surveys were:

- No original doors are present on site;
- No original cornices or skirting are present on site (some Victorian skirtings are present);
- There is little evidence that the existing floor boards belonged to the original building;
- All walls have been re-plastered at a later stage of renovation;
- The only original ceiling present is located on the second floor level.

A detailed floor by floor description of the proposed scheme is provided on the following pages.

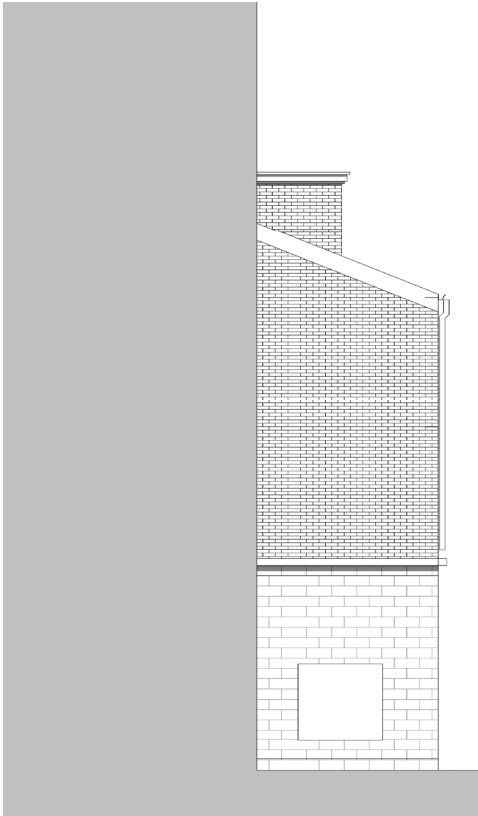
External

Current

- 1. Timber windows not original, timber doors not original, original red brick, tiles not original, bronze windows not original.
- 2. Existing slate roof has been replaced with felt underneath.



Existing South East Facing Elevation



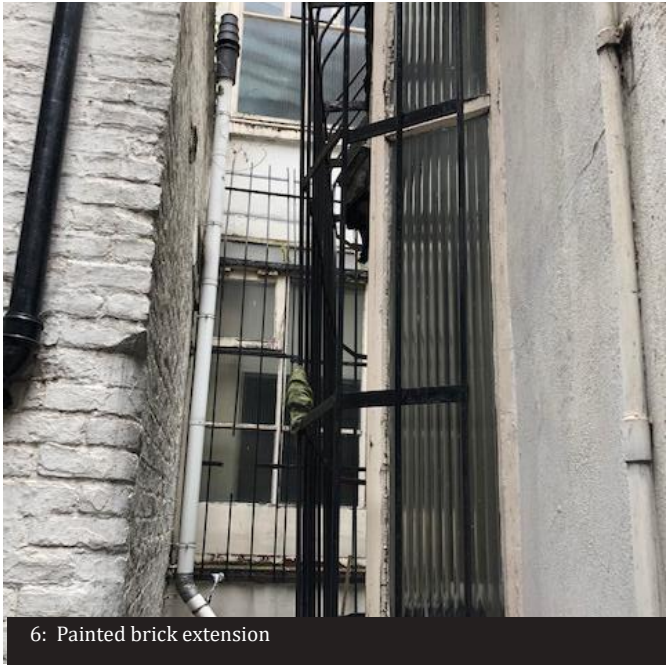
Existing South West Facing Elevation



External

Current

- 3. Metal soil pipe not original.
- 4. Render not original and in poor condition.
- 5. Painted brick extension.
- 6. Timber window frames, curtain wall, reeded glass and metal bars not original.



Existing North East Facing Elevation



Existing North West Facing Elevation

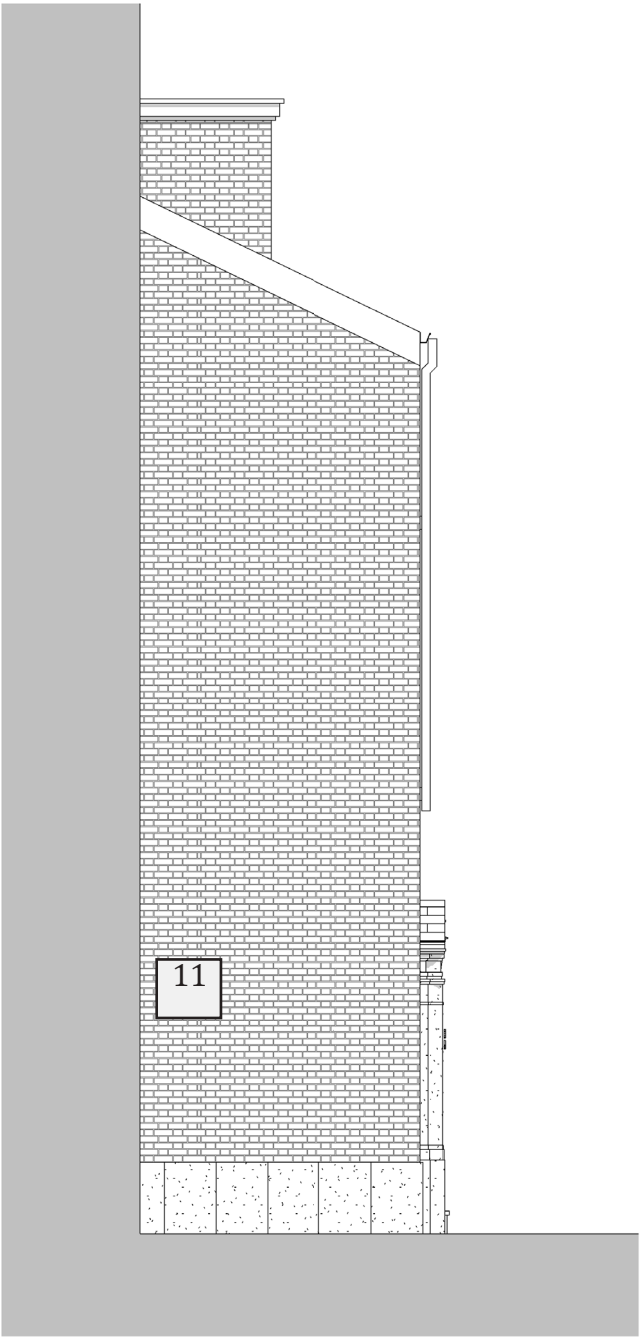
External

Conserving/ reinsatement to original	1. New timber replacement windows to match rest of terrace. 2. New timber bay door. 3. New timber door. 4. Existing slate roof retained. 5. Existing brick facade retained. 6. Existing sandstone sills retained. 7. New timber door and fanlight to match rest of terrace. 8. New sandstone steps and stone porch to match terrace row. 9. Render removed, original brick retained on rear elevation. 10. Existing render replaced on outrigger. 11. Window on South West facing elevation blocked up.
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Additions/ alterations	12. Single ply roof. 13. New timber framed patio door to courtyard garden.
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Proposed South East Facing Elevation

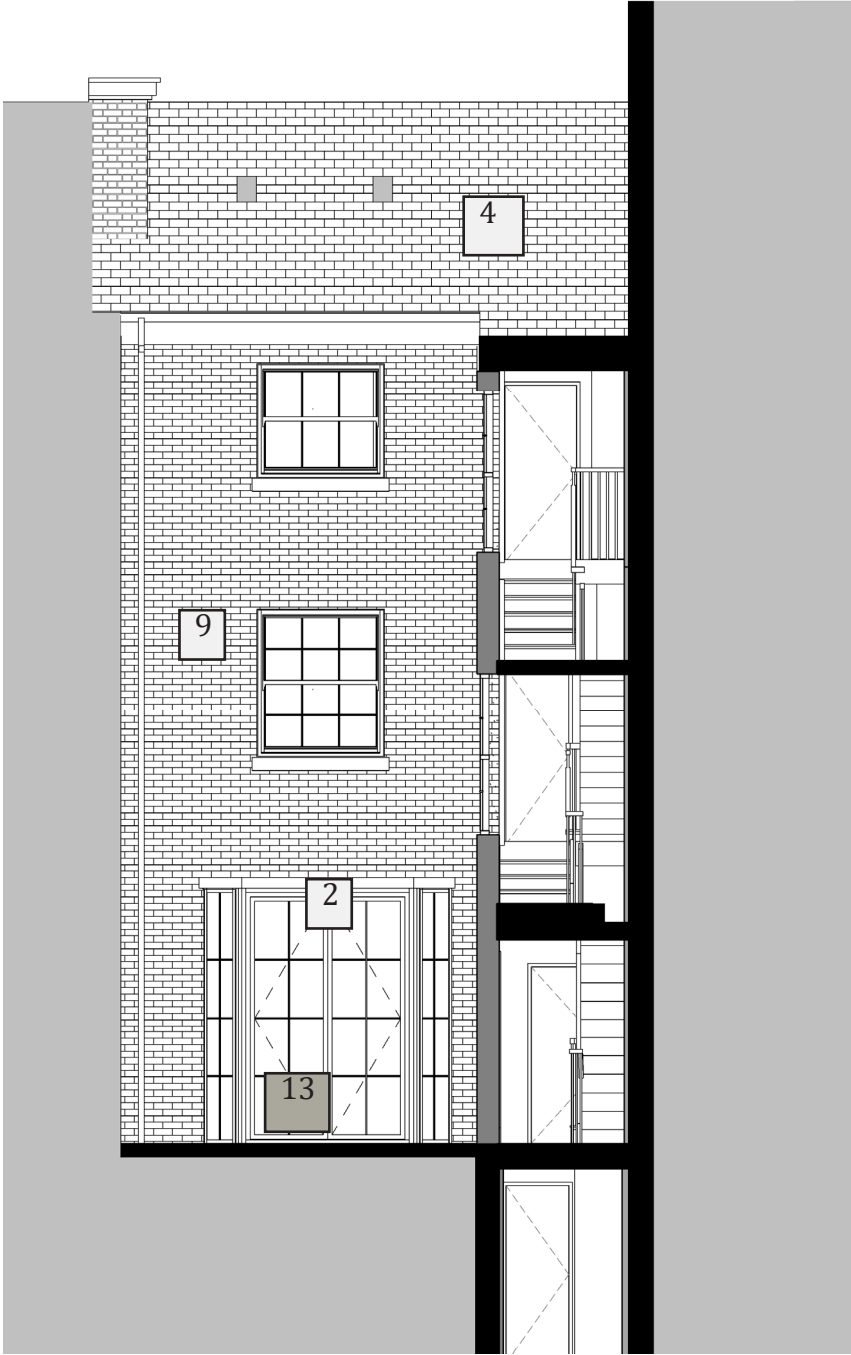


Proposed South West Facing Elevation

External



Proposed North East Facing Elevation



Proposed North West Facing Elevation

Basement

Current

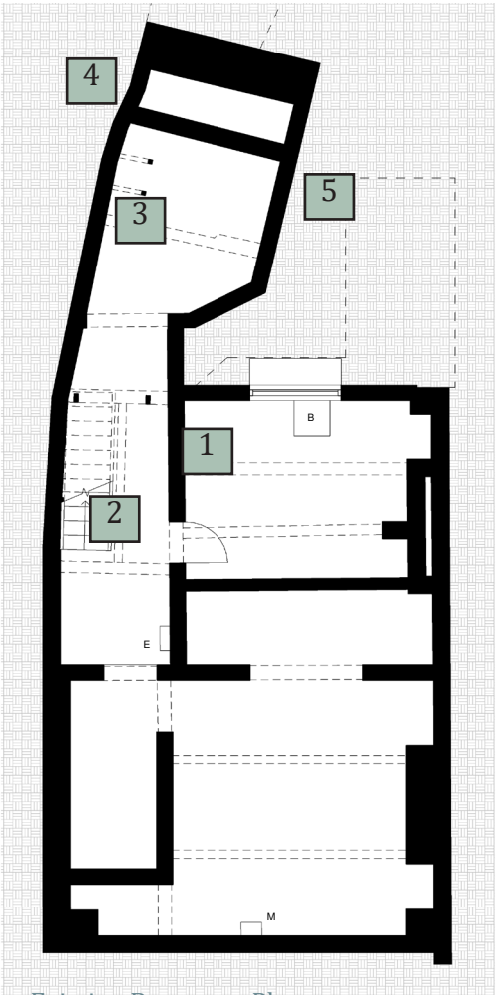
1. Door not original.

2. Staircase not original.

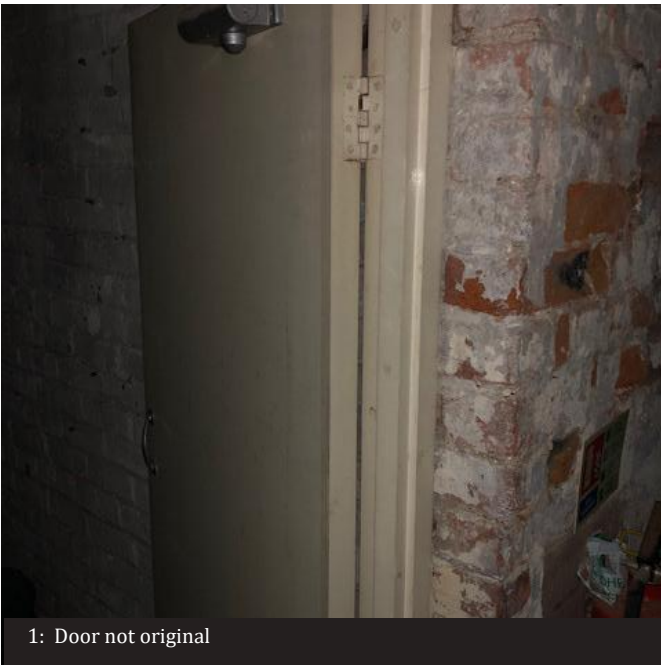
3. Original brick arch.

4. Timber prop not original.

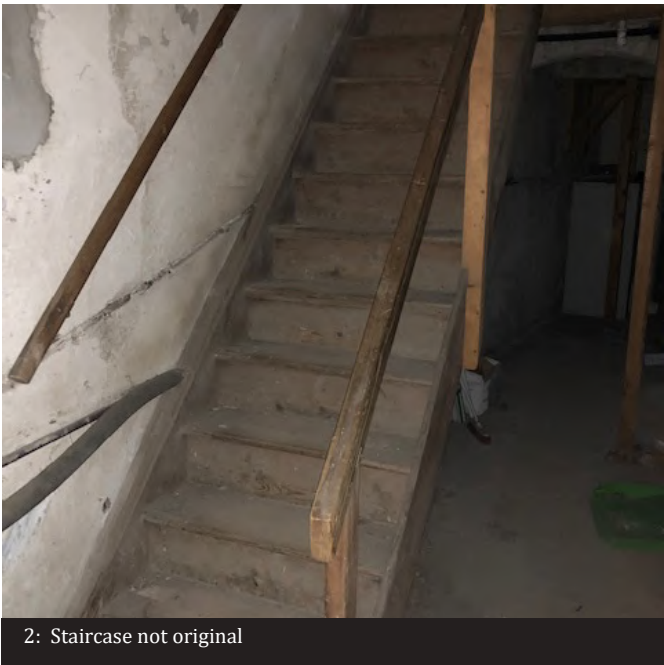
5. Original beam rotten and previously poorly repaired.



Existing Basement Plan



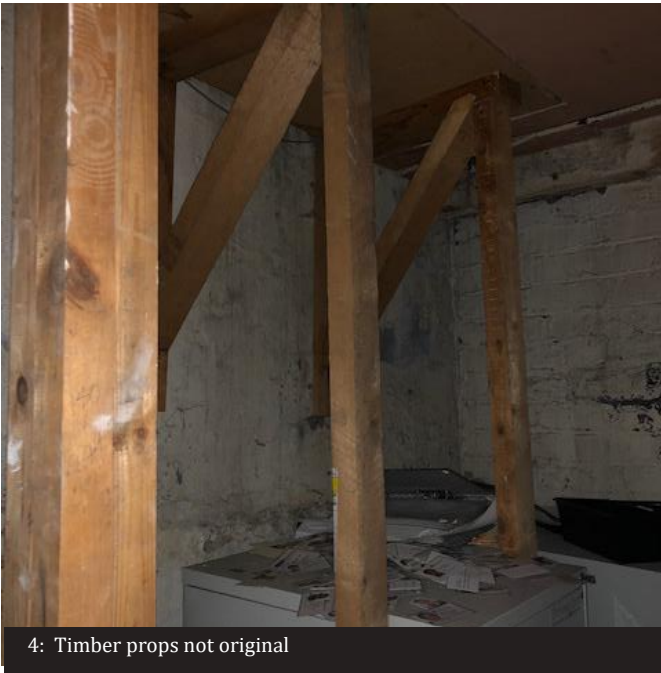
1: Door not original



2: Staircase not original



3: Original brick arch



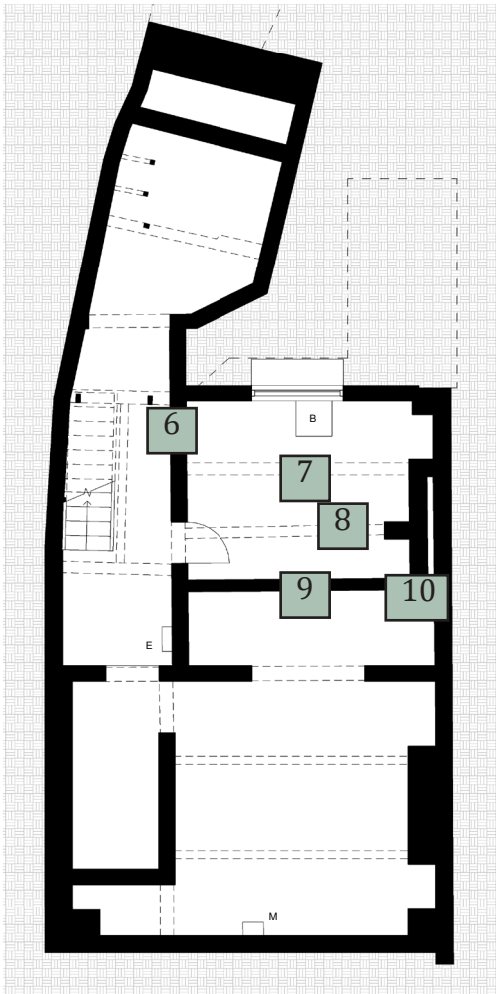
4: Timber props not original



5: Original beam rotten and poorly repaired

Basement

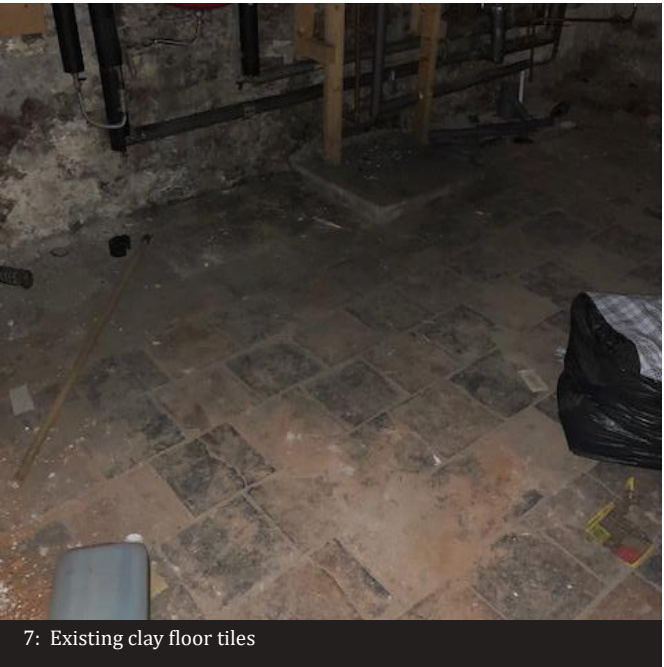
Current	6. Existing wall not structurally sound. 7. Existing clay tile floor. 8. Steel beam and pier not original. 9. Wall not original. 10. Sloping ceiling from non-original
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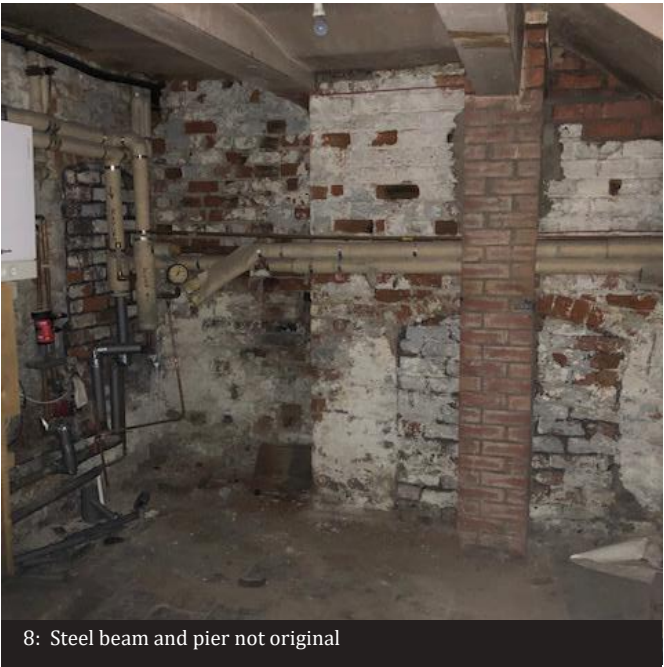
Existing Basement Plan



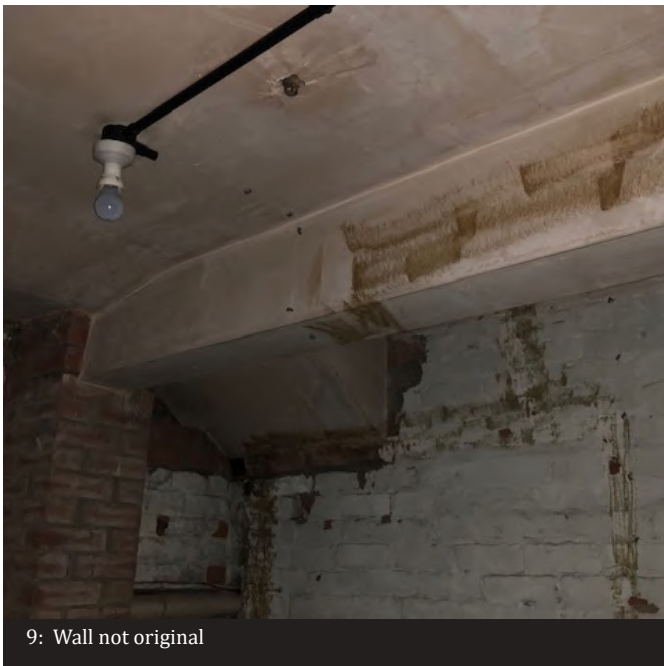
6: Existing wall not structurally sound



7: Existing clay floor tiles



8: Steel beam and pier not original



9: Wall not original



10: Sloping ceiling from non-original stairs above

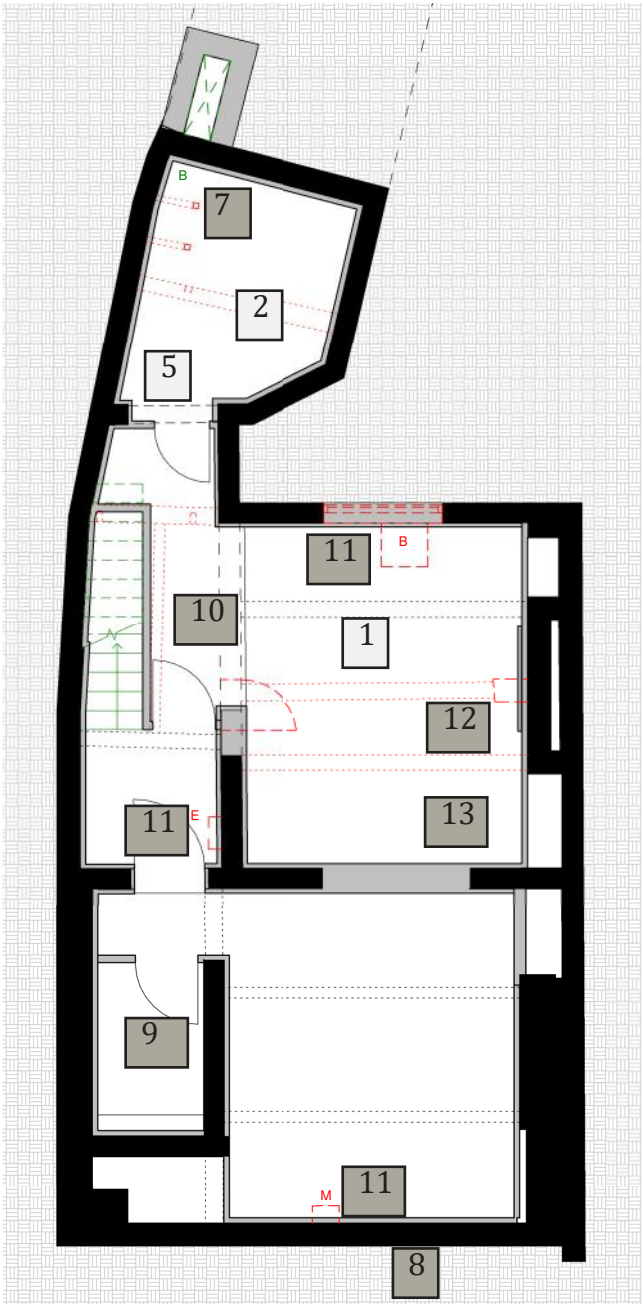
Basement

Conserving/
reinstatement to
original

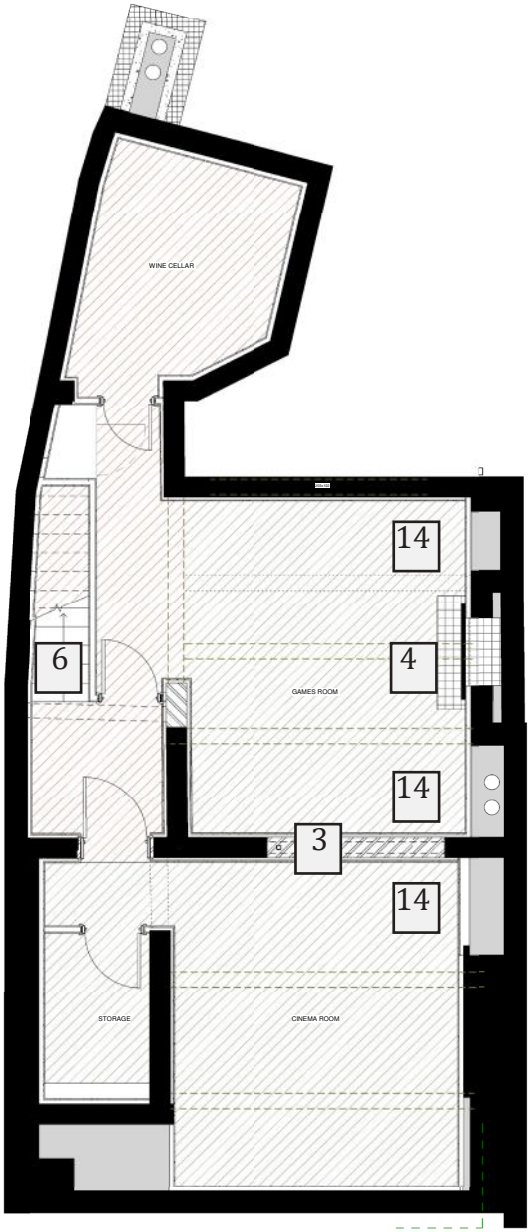
- 1. Original tiled floor to be retained.
- 2. Splice beam in the outrigger to be replaced (in poor condition).
- 3. Refilling a large opening believed to be non-original.
- 4. Reinstating feature fire place.
- 5. Original brick arch to be retained and repaired.
- 6. Non-original staircase removed and replaced with original style staircase.

Additions/
alterations

- 7. Timber props in the outrigger to be removed (non-original).
 - 8. External tanking to the front wall required (damp).
 - 9. Existing small room to be converted into a storage area with lightweight partition walls.
 - 10. South and West walls which are currently in poor condition to be opened up.
 - 11. Removal of existing services (boiler, meters, electric board).
 - 12. Pier to be removed and beams to be removed.
 - 13. Sloping ceiling from non-original steps above removed.
 - 14. New service voids.
- Notes: Basement to be fully tanked.



Demolition Plan for Basement



Proposed Basement Plan

Ground Floor

- Current
1. Facade and entrance doors not original.

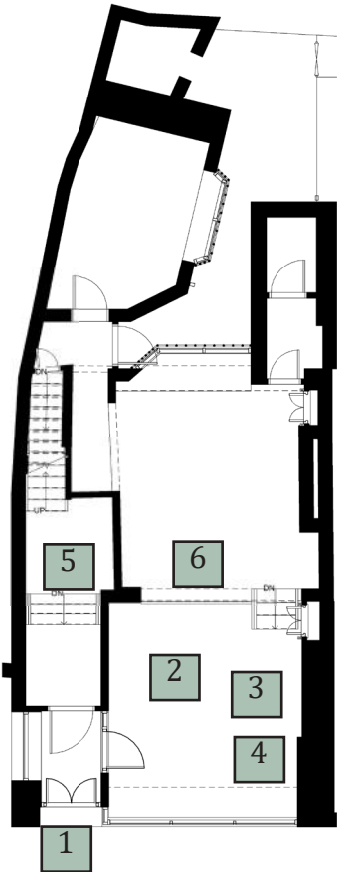
2. Floor to the front has been lowered with new steel and floor joists.

3. False ceiling with non-original coving above.

4. Fire and alcove boxed in with plaster.

5. Staircases not original.

6. Balustrade not original.



Existing Ground Floor Plan



1: Facade and entrance doors not original



2: Floor to the front has been lowered with new steel and floor joists



3: False ceiling with non-original coving above



4: Fire and alcove boxed in with plaster



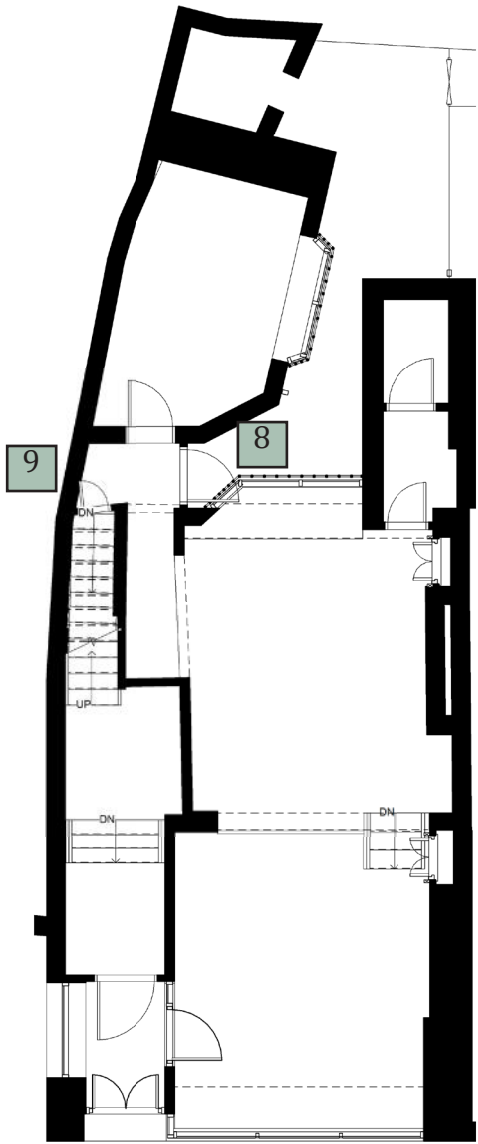
5: All staircases not original



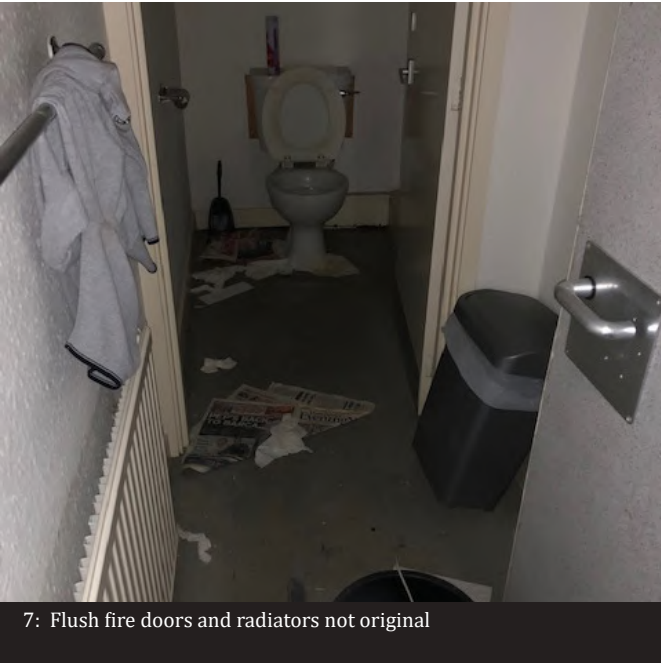
6: Balustrade not original

Ground Floor

Current	7. Flush fire doors and radiators not original. 8. External flush door not original. 9. Woodchip wallpaper
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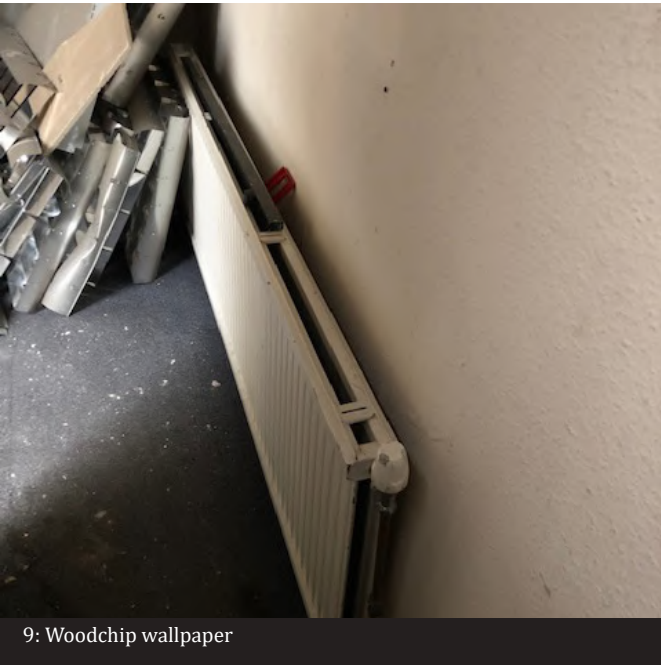
Existing Ground Floor Plan



7: Flush fire doors and radiators not original



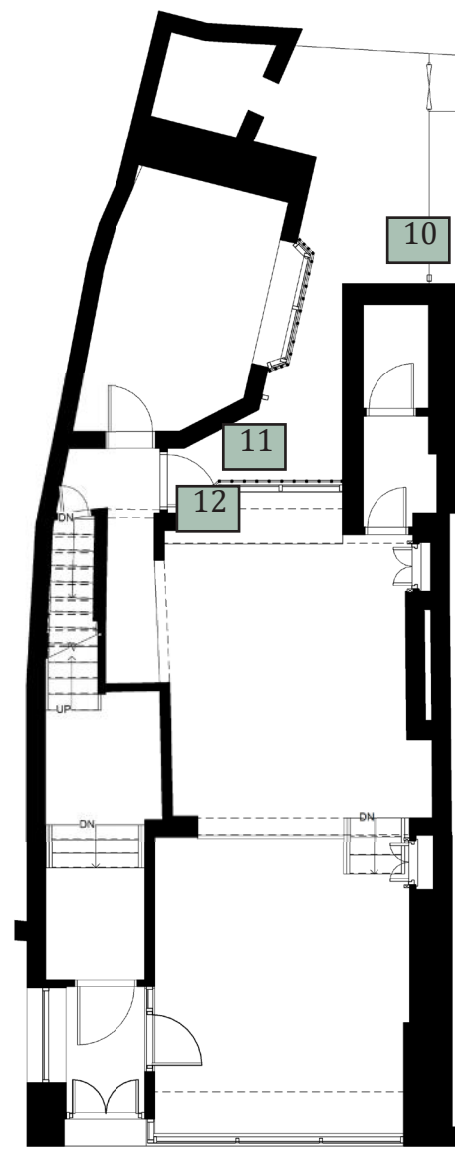
8: External flush door not original



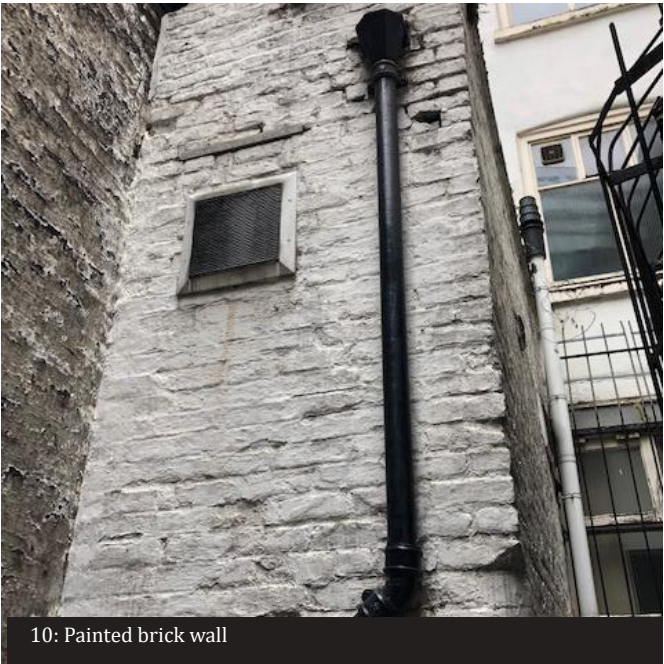
9: Woodchip wallpaper

Ground Floor

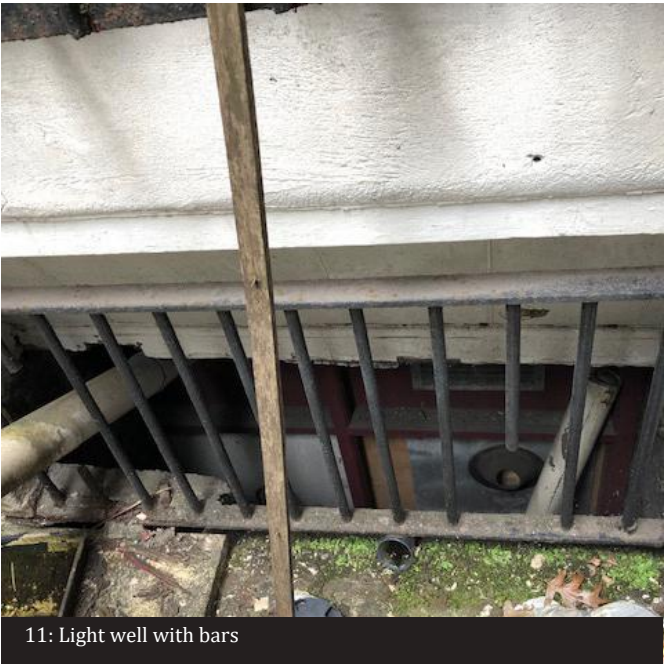
Current	10. Painted brick wall. 11. Light well with bars. 12. Curtain wall not original.
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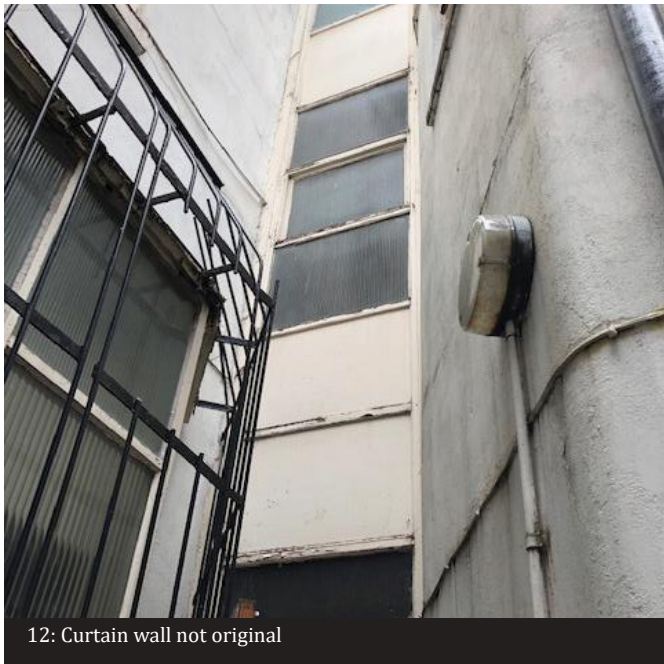
Existing Ground Floor Plan



10: Painted brick wall



11: Light well with bars



12: Curtain wall not original

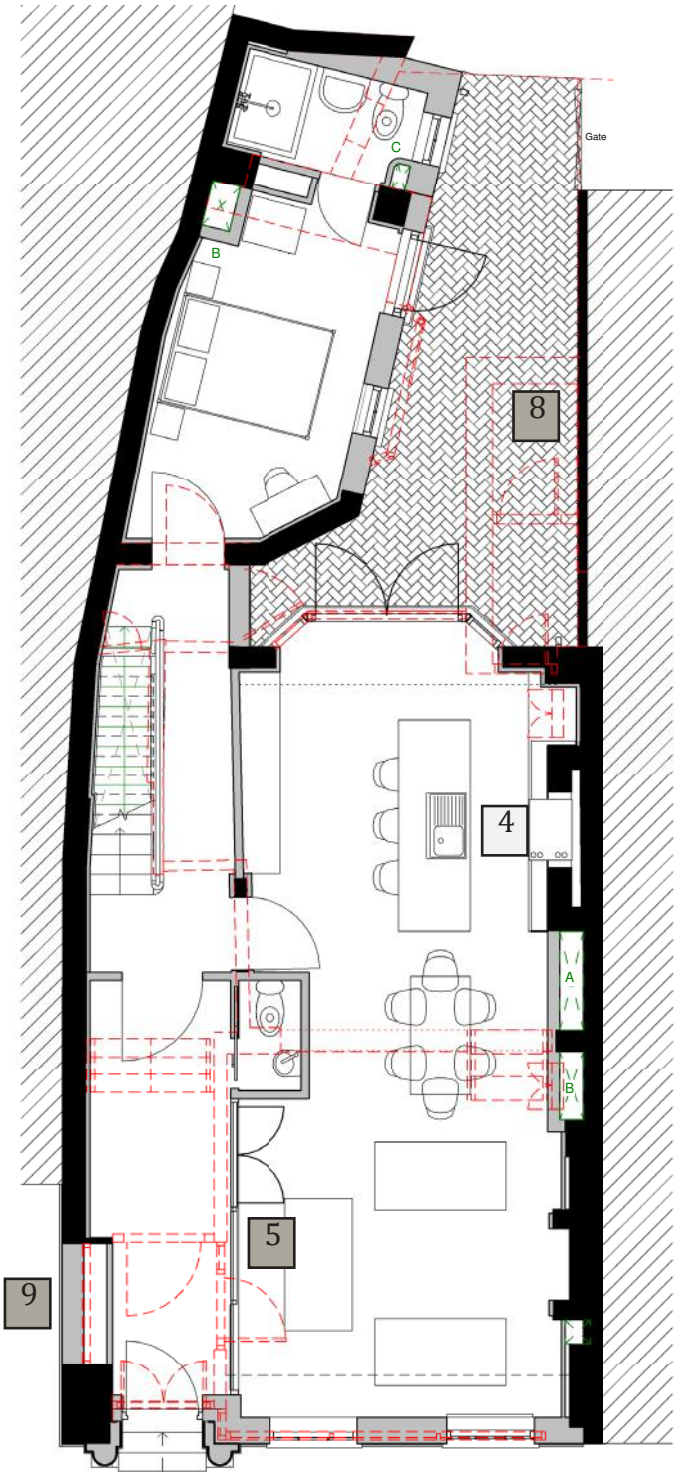
Ground Floor

Conserving/
reinstatement to
original

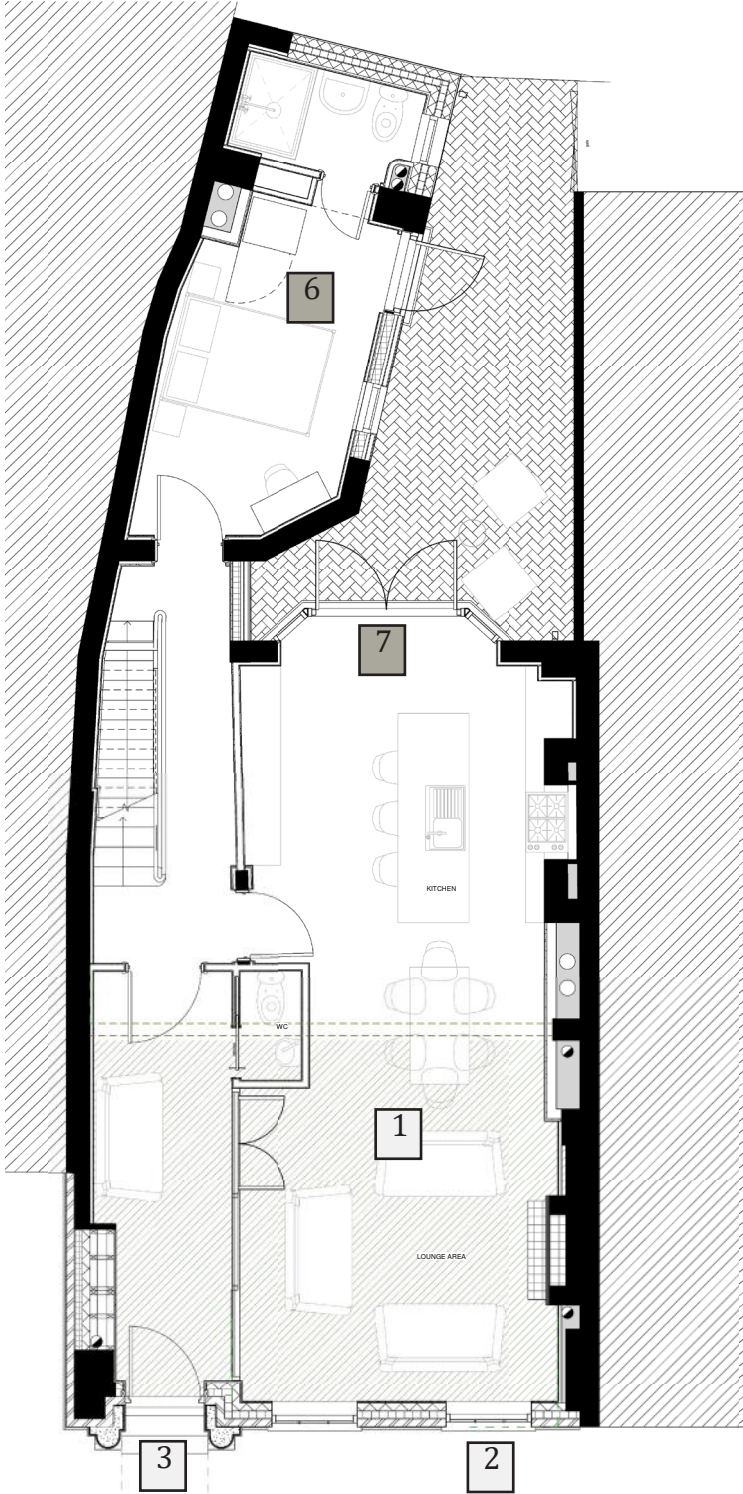
- 1. Floor level of the 20th century shop front to be raised to match the ground floor level of the existing building, creating a 3-step access to the entrance from street level to match those of its neighbours eliminating the need for level change internally. Non-original steps are removed.
- 2. New portrait windows reinstated to match the rest of the terrace, facing onto the main frontage of Princess Street.
- 3. Entrance to match terrace row externally.
- 4. Fireplaces reinstated.

Additions/
alterations

- 5. Internal glazed partition and door to living area.
- 6. Existing outrigger extended to the boundary as shown on the demolition plan, consolidating existing small spaces.
- 7. Non-original bay window removed to accommodate a courtyard access door.
- 8. Demolition of existing painted brick extension to allow for attractive private courtyard space as shown on the Proposed Ground Floor Plan.
- 9. Existing side opening to be blocked up using matching materials.



Demolition Plan for Ground Floor



Proposed Ground Floor Plan

First Floor

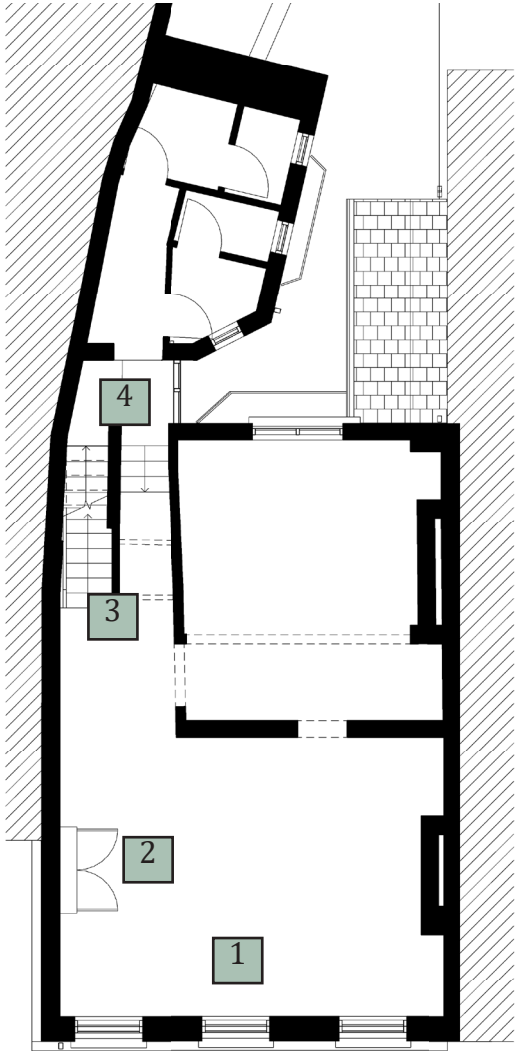
Current

1. Timber windows, secondary glazing and shelving not original.

2. Electrical cabinet not original.

3. Stud wall, stair and handrail not original.

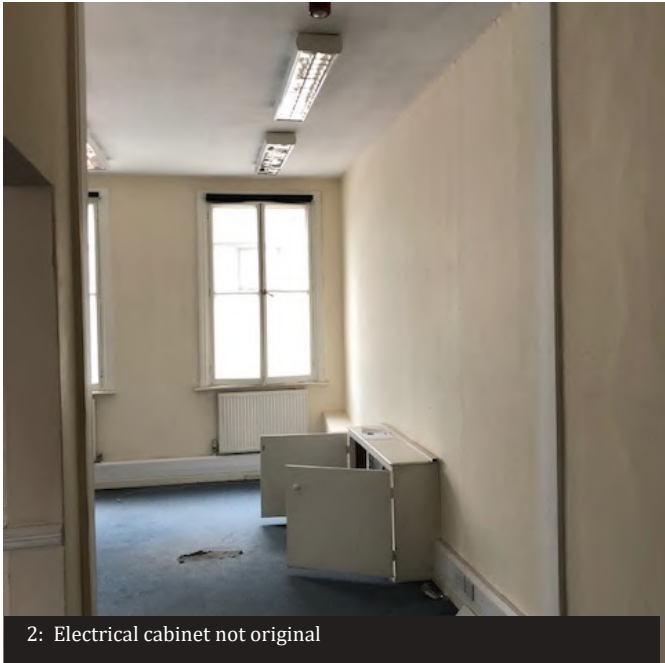
4. Original stair post from above.



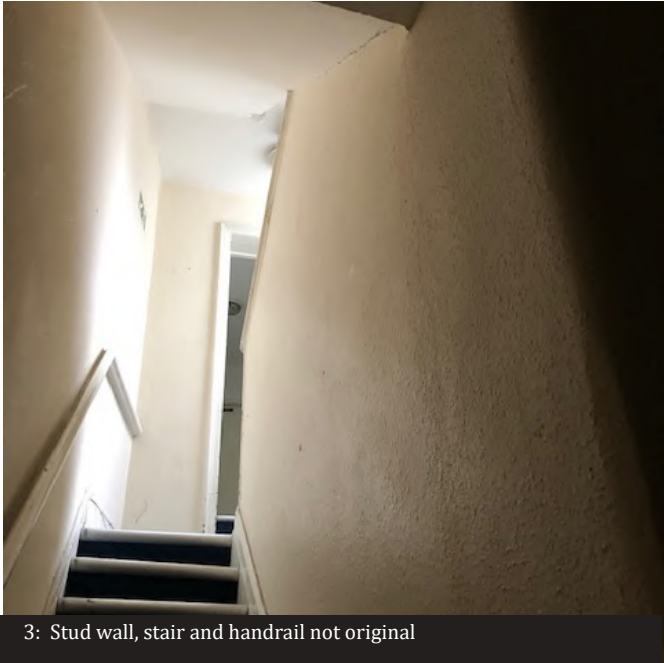
Existing First Floor Plan



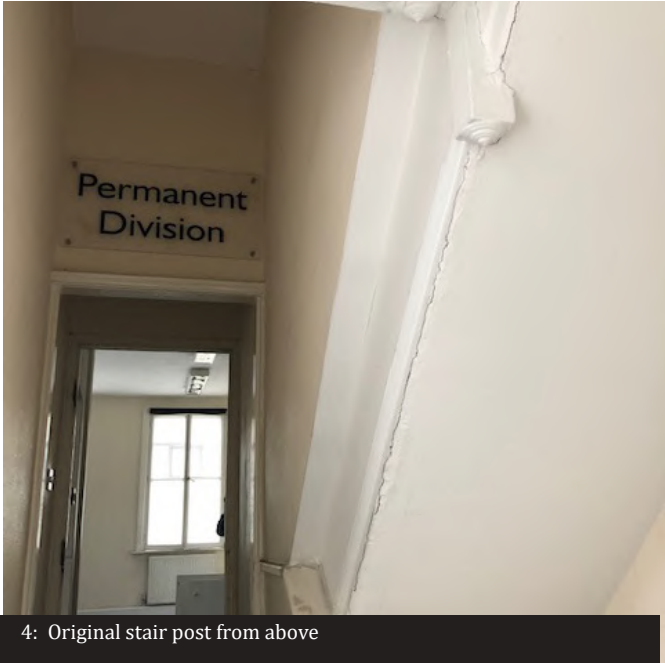
1: Timber windows and secondary glazing, shelving not original



2: Electrical cabinet not original



3: Stud wall, stair and handrail not original

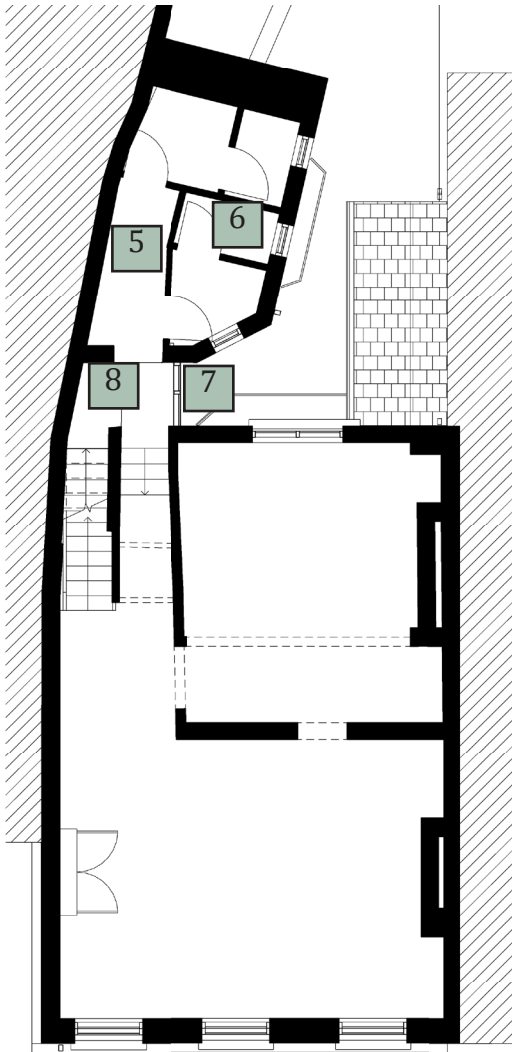


4: Original stair post from above

First Floor

Current

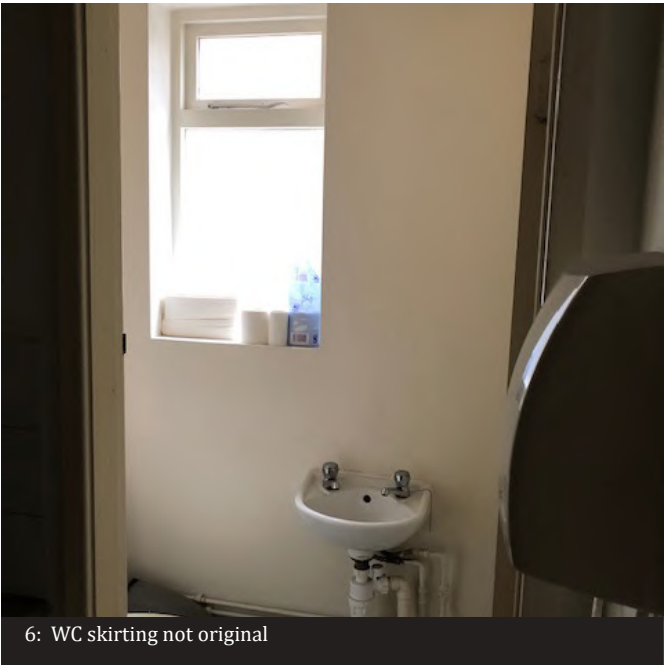
- 5. New roof and joists over.
- 6. WC skirting not original.
- 7. Timber curtain wall with reeded glass.
- 8. Original architrave.



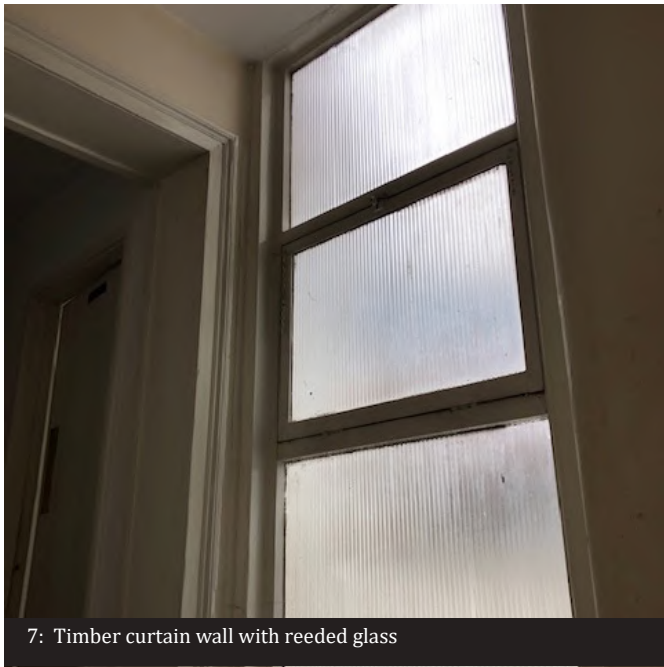
Existing First Floor Plan



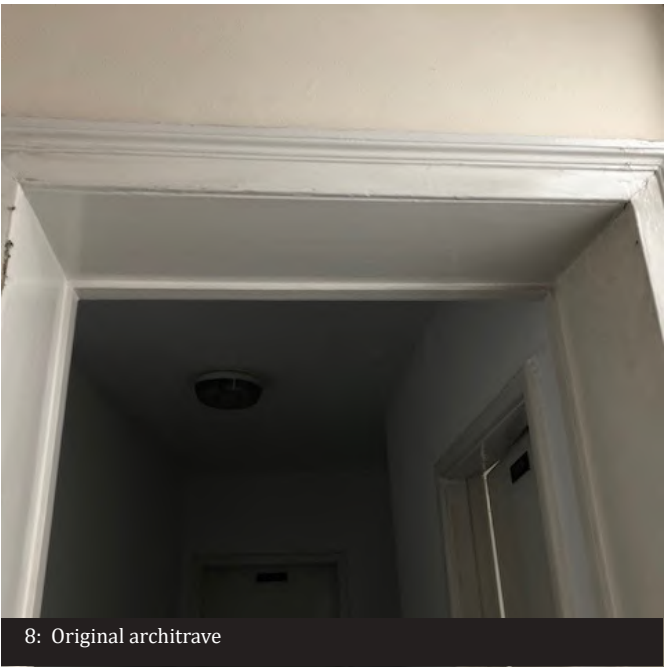
5: New roof and joists over



6: WC skirting not original



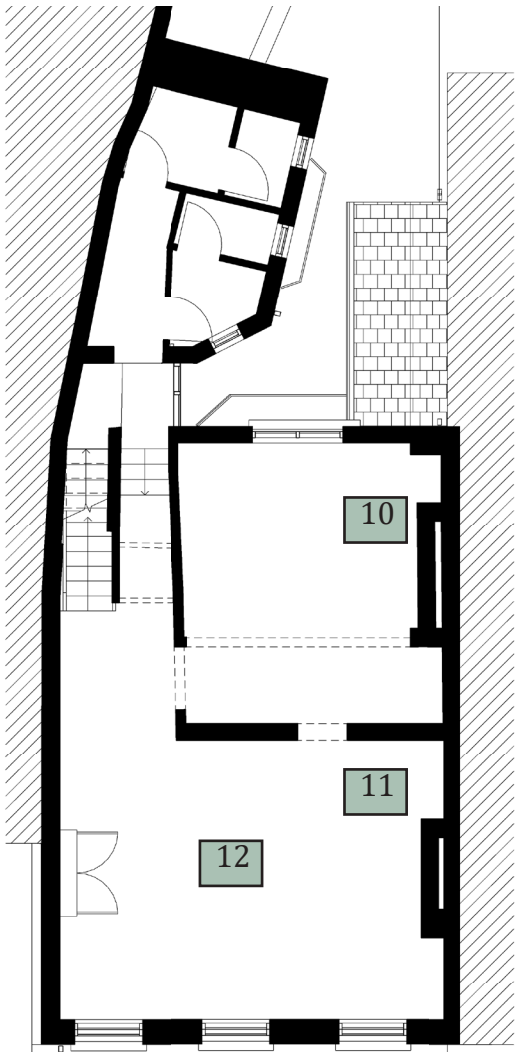
7: Timber curtain wall with reeded glass



8: Original architrave

First Floor

Current	10. Fireplace boarded over, shelving not original and radiator not original. 11. Original skirting and dado rail. 12. No coving on this floor.
---------	--



Existing First Floor Plan



10: Fireplace boarded over shelving and radiator not original



11: Original skirting and dado rail



12: No coving on this floor

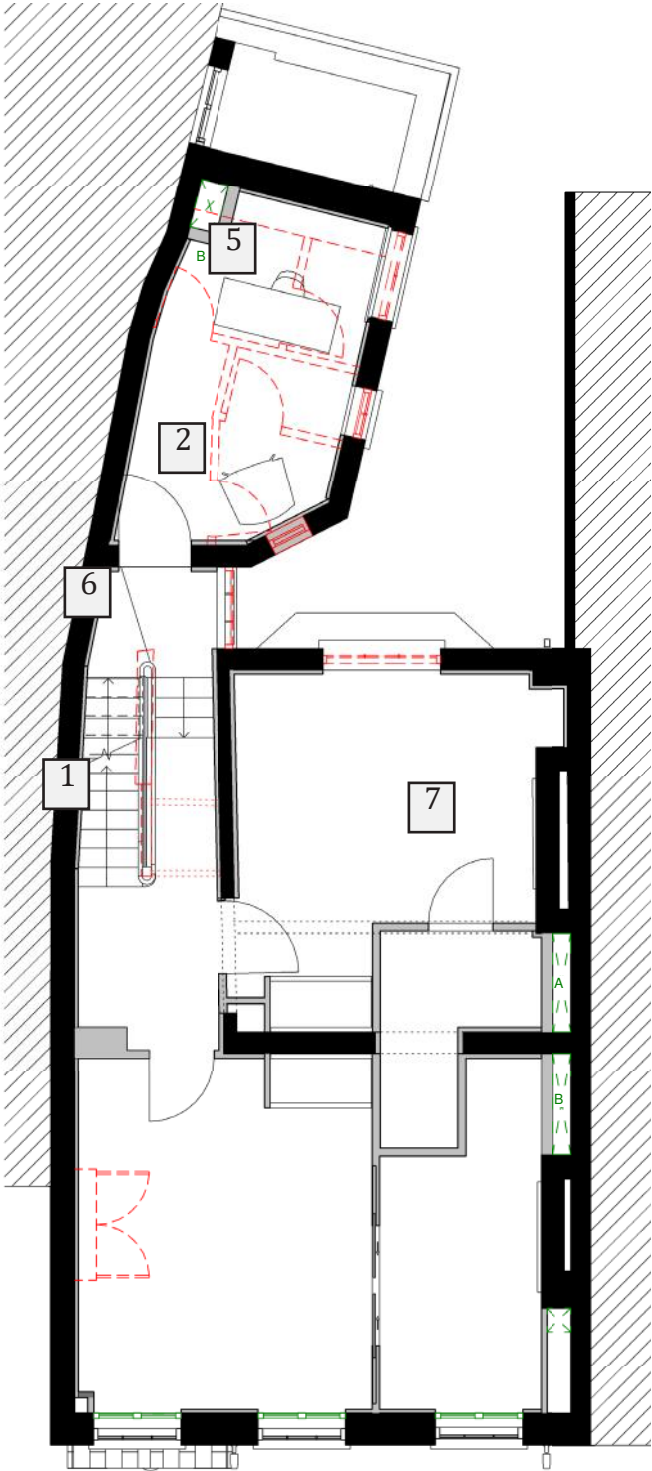
First Floor

Conserving/
reinstatement to
original

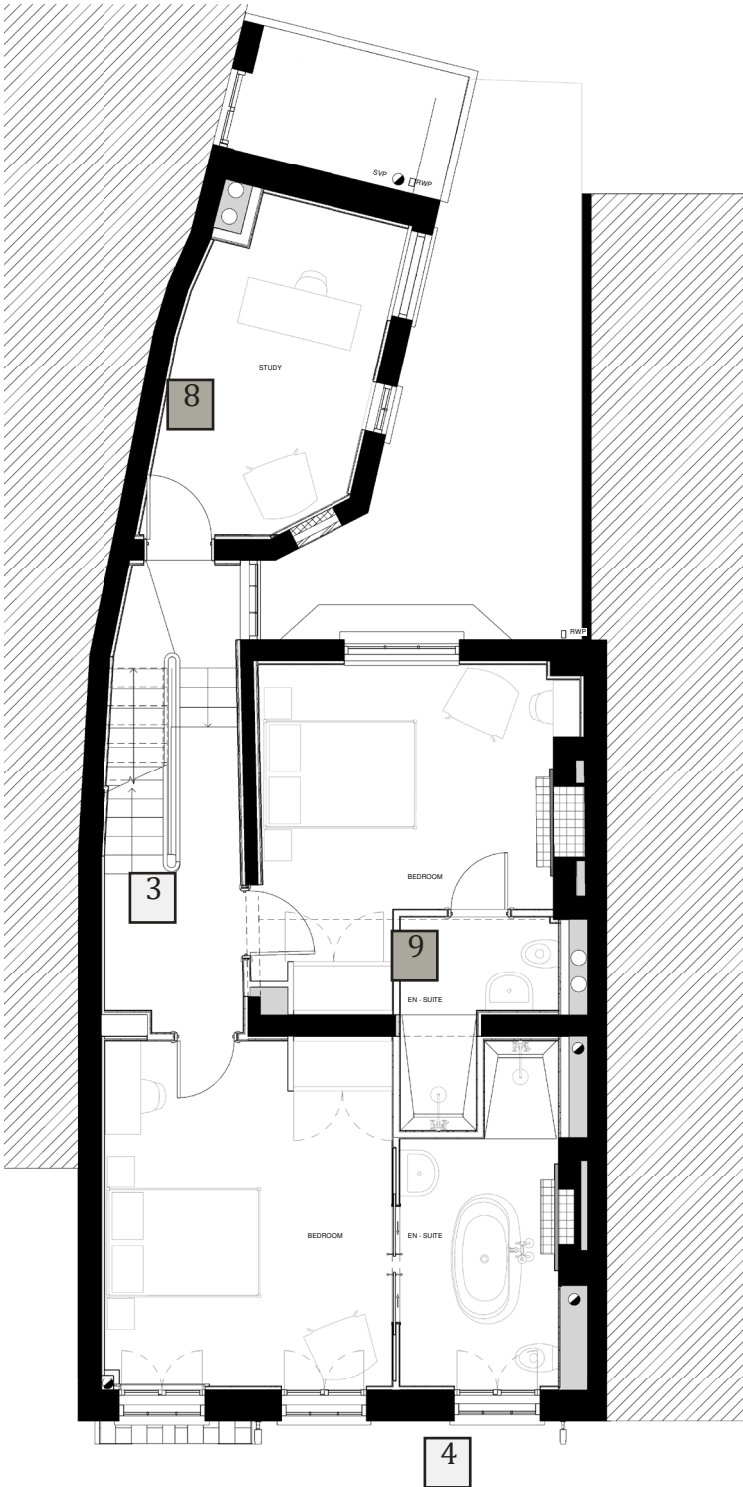
1. Removal of the plasterboarding on the original handrail and the handrail carefully repaired as required to reinstate to an original appearance.
2. Existing non-original internal partitions removed to facilitate new layout and allow consistent layout from ground floor.
3. Original corridor retained.
4. All windows replaced with new units to match the rest of the terrace row.
5. Wall to the outrigger partially removed.
6. Original architraves, skirting boards and dado rails retained and restored where present.
7. Fireplaces uncovered and restored with surrounds consistent with the period.

Additions/
alterations

8. Rear outrigger extended as on the floor below to accommodate a study.
9. New light touch lightweight partitions to form en suites that could be reversed at a later date if necessary without affecting the historic fabric.



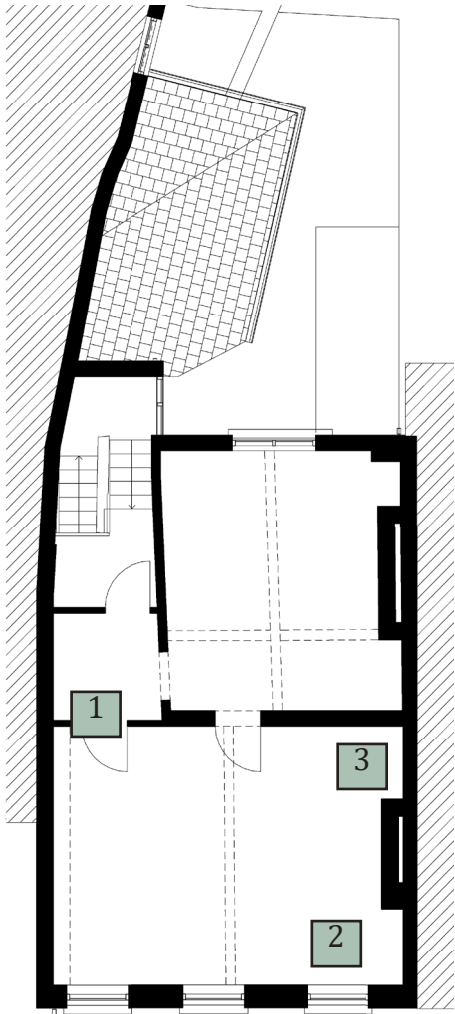
Demolition Plan for First Floor



Proposed First Floor Plan

Second Floor

Current	1. Original architrave and dado. Plain skirting skirting not original. 2. Radiators not original, no secondary glazing. 3. Plastered ceiling, no coving.
---------	---



Existing Second Floor Plan



1: Original architrave dado and plain skirting, not original



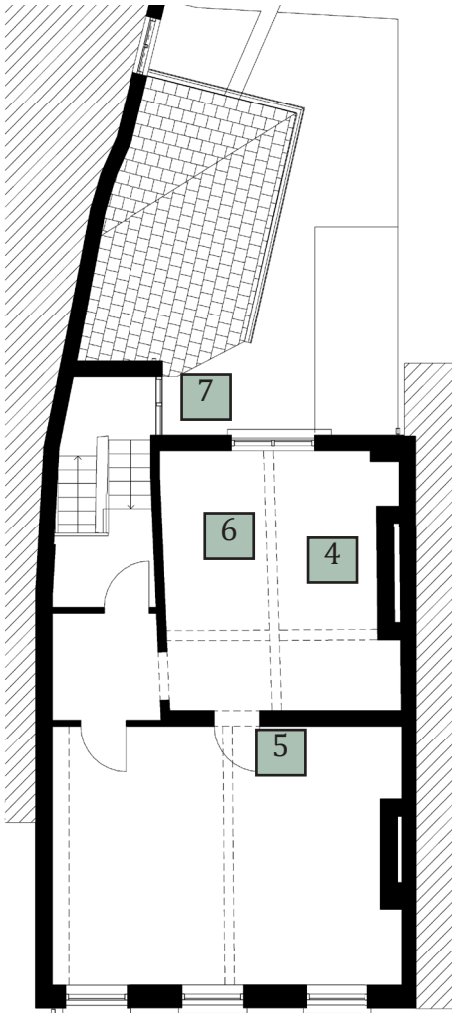
2: Radiators not original, no secondary glazing



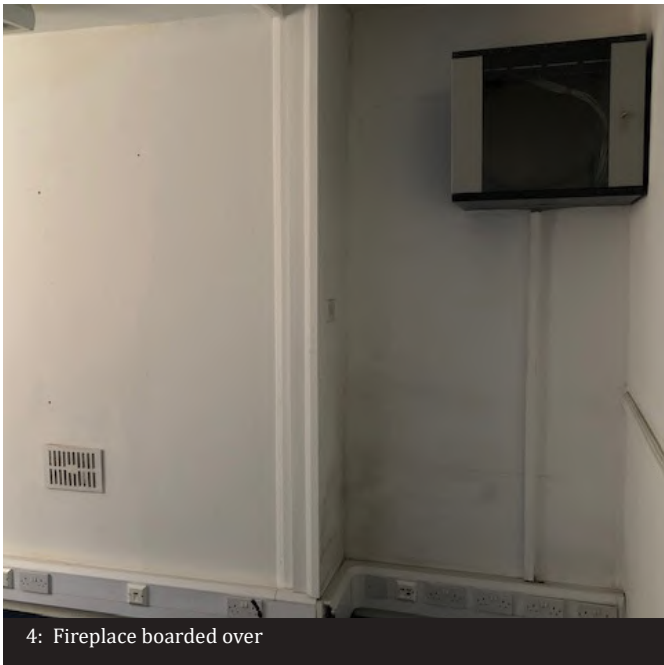
3: Plastered ceiling, no coving

Second Floor

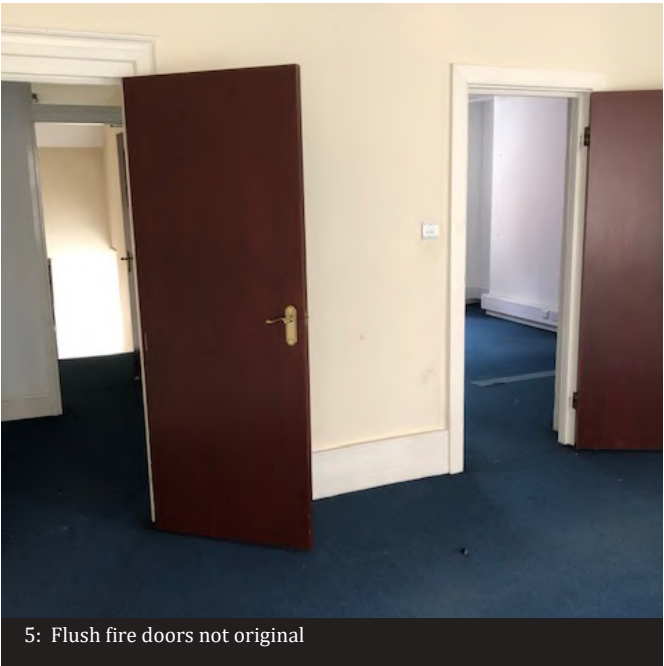
Current	4. Fireplace boarded over. 5. Flush fire doors not original. 6. Attic re-roofed wth felt. Original timber with some strengthening. 7. Reeded glass window not original
---------	--



Existing Second Floor Plan



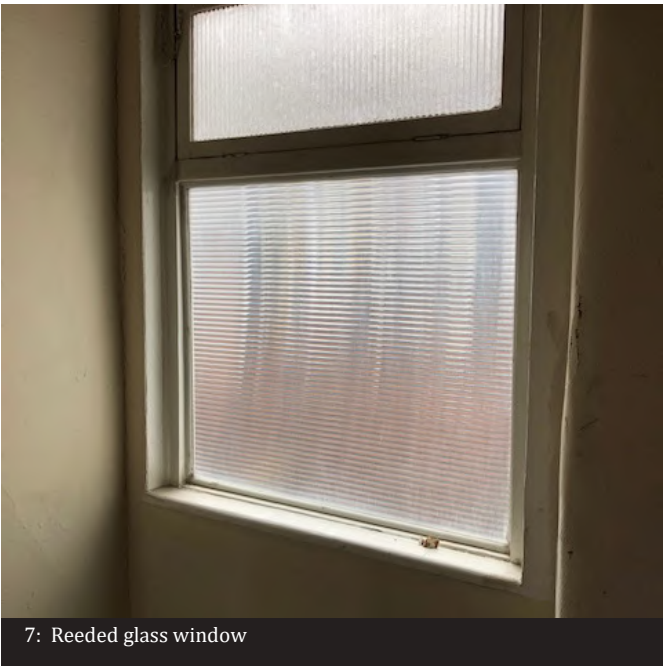
4: Fireplace boarded over



5: Flush fire doors not original



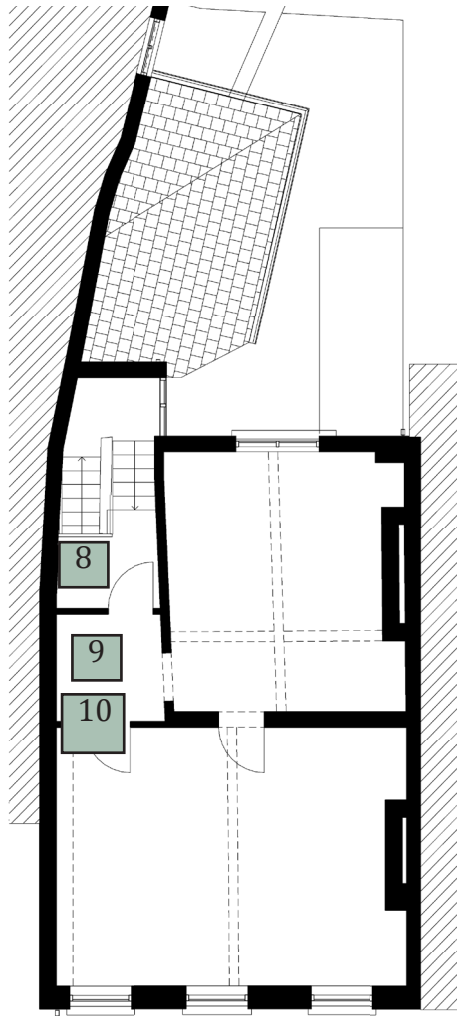
6:: Attic re-roofed with felt. Original timber with some strengthening



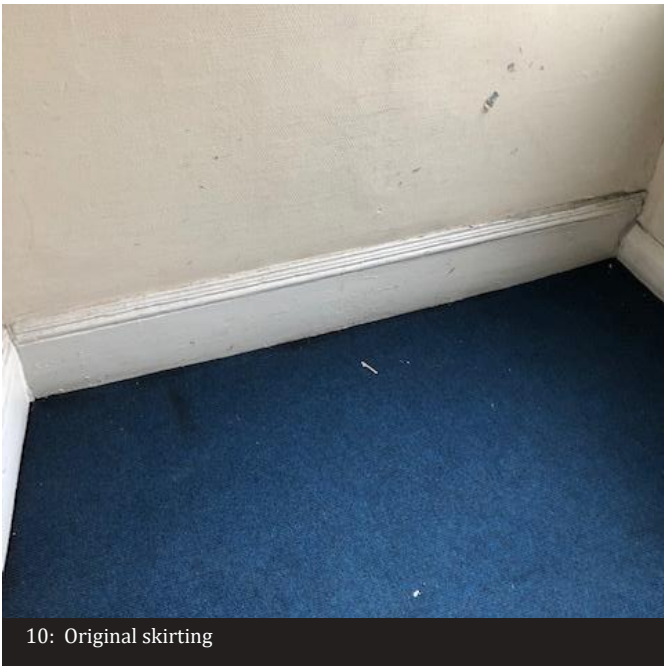
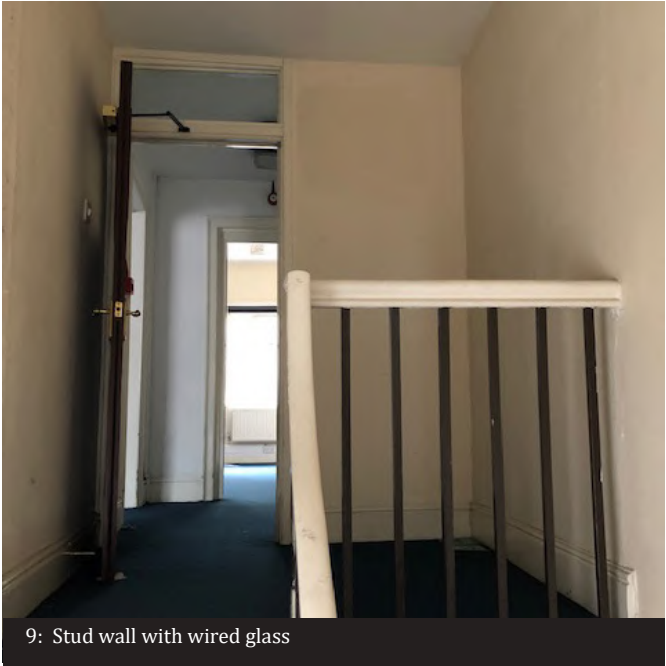
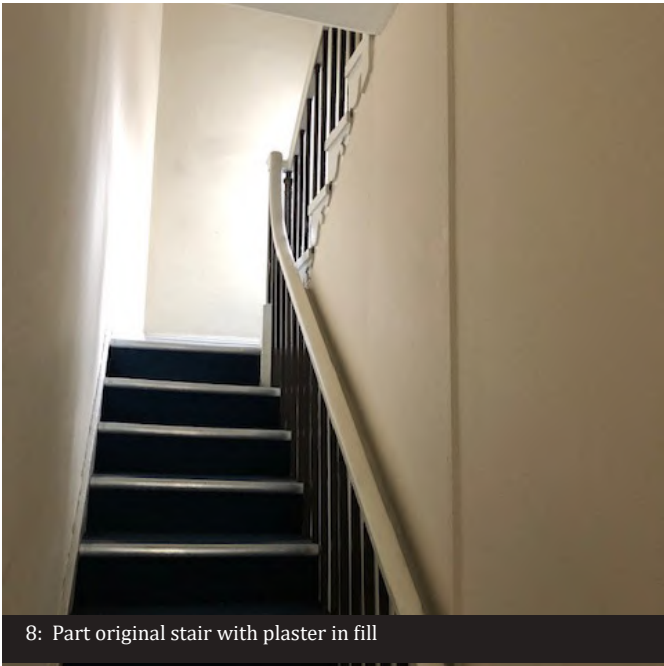
7: Reeded glass window

Second Floor

Current	8. Part original stair with plaster in fill. 9. Stud wall with wired glass. 10. Original skirting.
---------	--

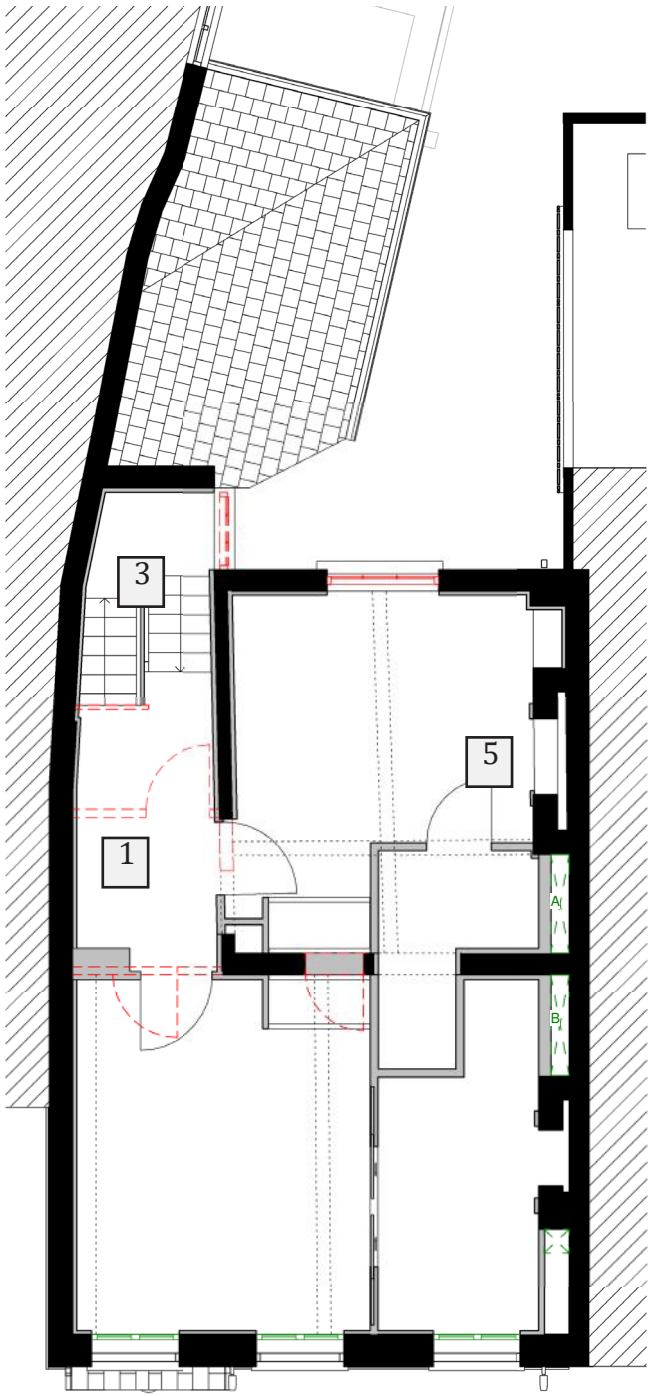


Existing Second Floor Plan

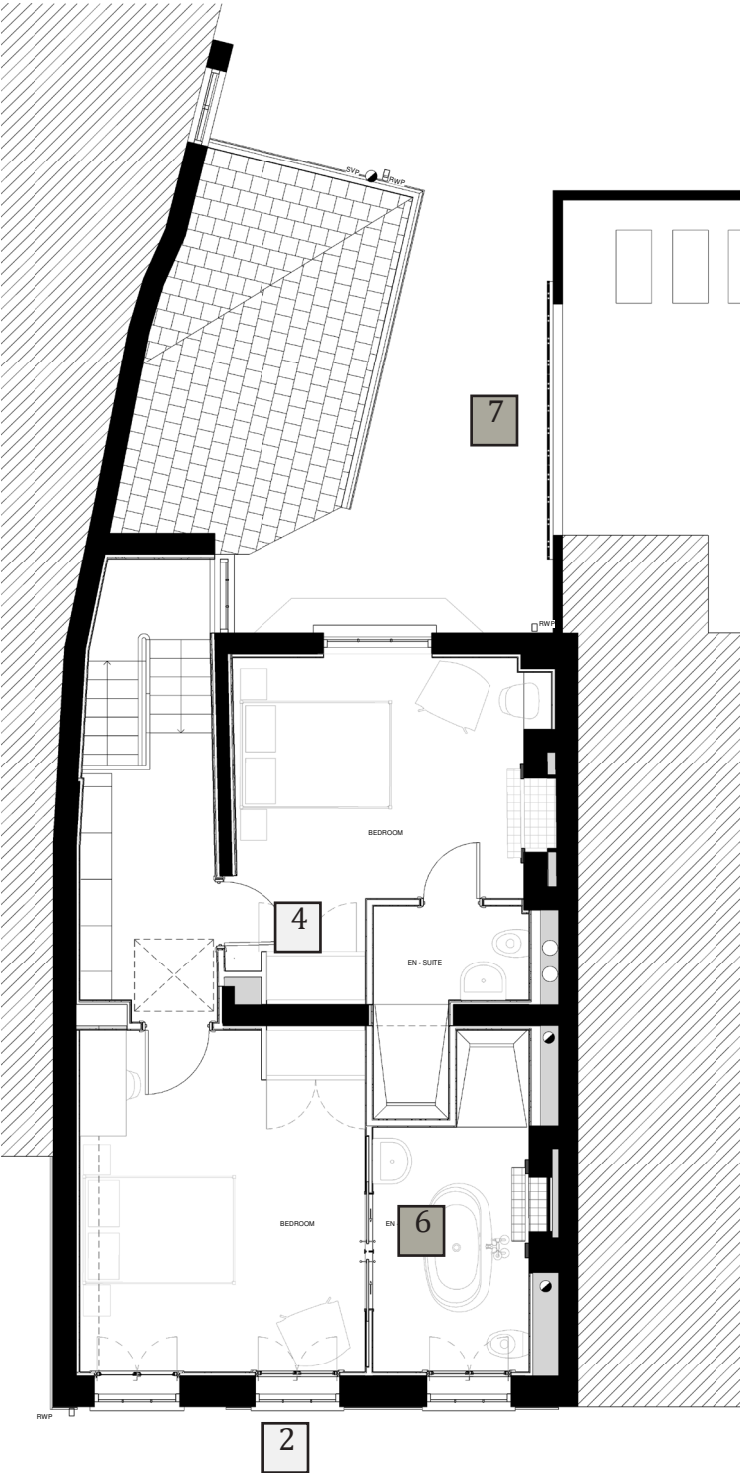


Second Floor

Conserving/ reinstatement to original	1. Existing non-original internal partitions removed to facilitate new layout and allow consistent layout from ground floor. 2. All windows replaced with new units to match the rest of the terrace row. 3. Plaster infill removed to reinstate original staircase. 4. Original architraves, dado and skirting retained and restored where present. 5. Fireplaces uncovered and restored with surrounds consistent with the period.
Additions/ alterations	6. New light touch lightweight partitions form en suites that could be reversed at a later date if necessary without affecting the historic fabric. 7. Zinc decorative element to infill and cover Wetherspoons plant area, new render to wall to cover existing patchy brickwork



Demolition Plan for Second Floor



Proposed Second Floor Plan

5.4 Materials

Existing building

Material choice for the existing building reflects its history and situation within a conservation area. Replacement windows will be timber sash with the small panes characteristic of Georgian windows. This will match the rest of the terrace.

The shopfront itself is tired and not in keeping with the conservation area. This is to be removed to accomodate the change of function and a restored porched entrance.

The new entrance and steps aim to restore an aspect of the building previously lost. The stair design and proportions will copy that of the Waterhouse as accurately as possible, in worked sandstone. The front door will be timber in a Georgian style, with a curved fanlight.

New Extension

The new extension will blend seamlessly with the existing rendered rear, with all windows in a Georgian style and generally following the language of Georgian architecture, such as small paned sash windows gradually reduced in size on upper floors, string courses and a decorative cornice to the parapet.

Rear Screen

A zinc decorative element will be provided to the rear boundary with The Waterhouse, in order to screen the pub's unsightly services from the view of residents.



Fig. 11 Traditional Georgian front door with curved fanlight



Fig. 12 Proposed bullnosed sandstone stair



Fig. 13 Traditional Georgian house, rendered with smaller windows above, string course

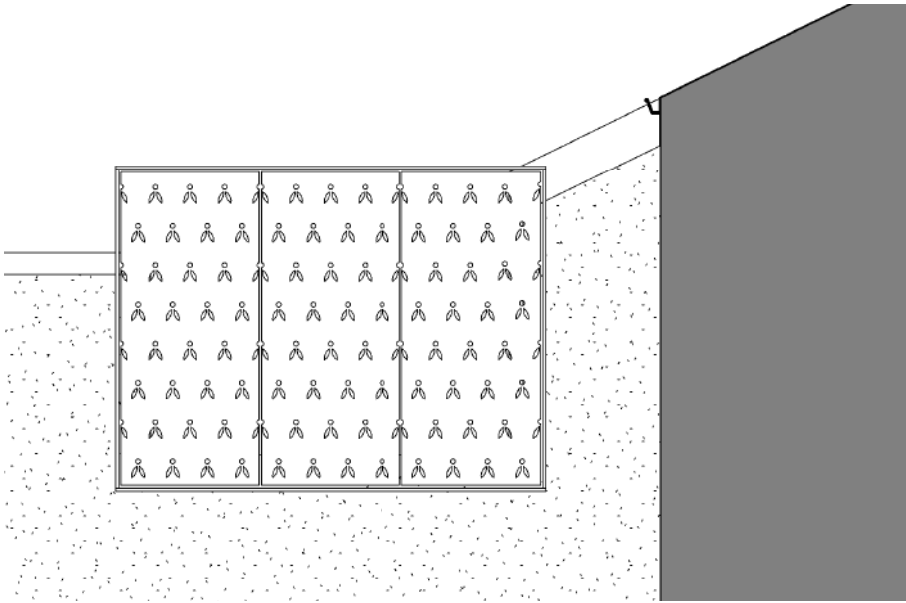


Fig. 14 Proposed perforated metal panels.

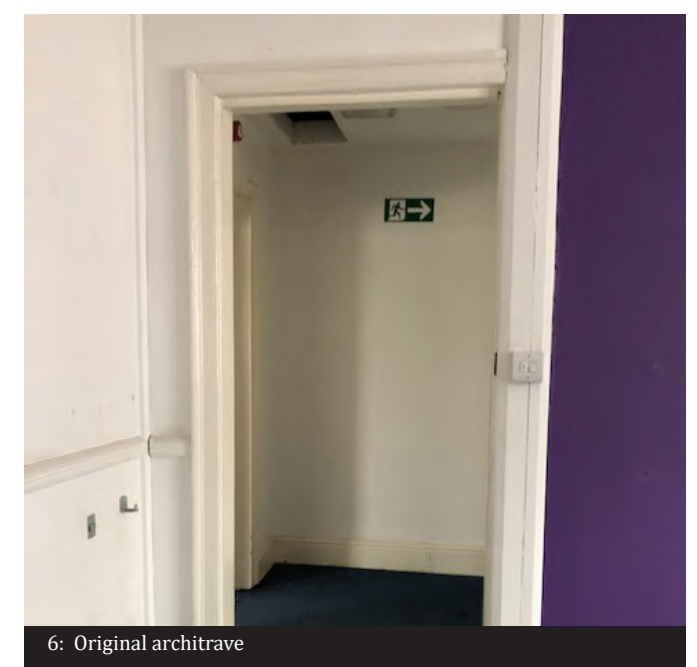
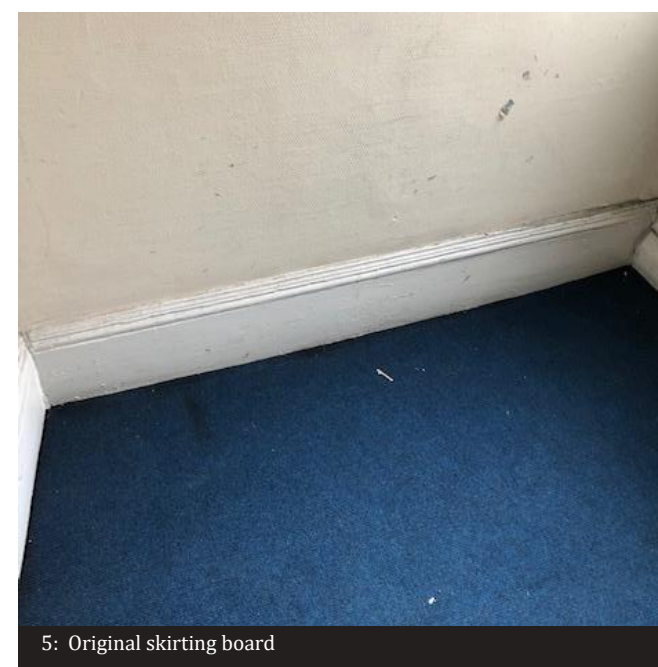
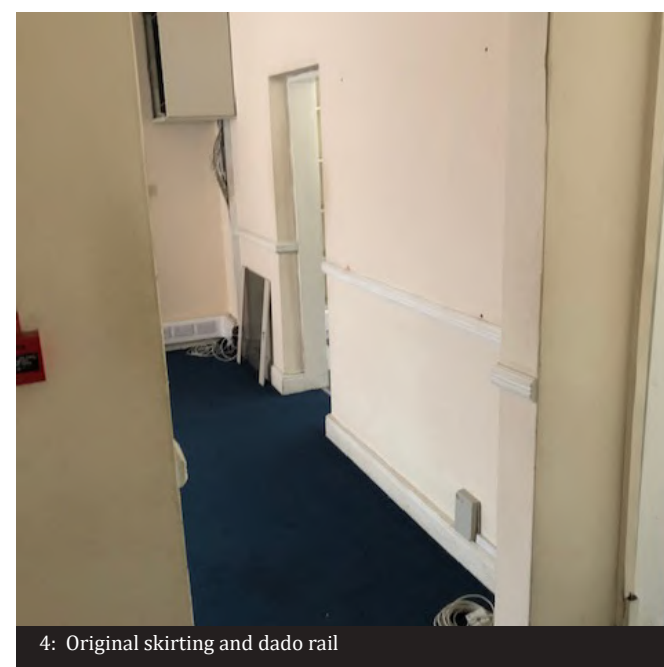
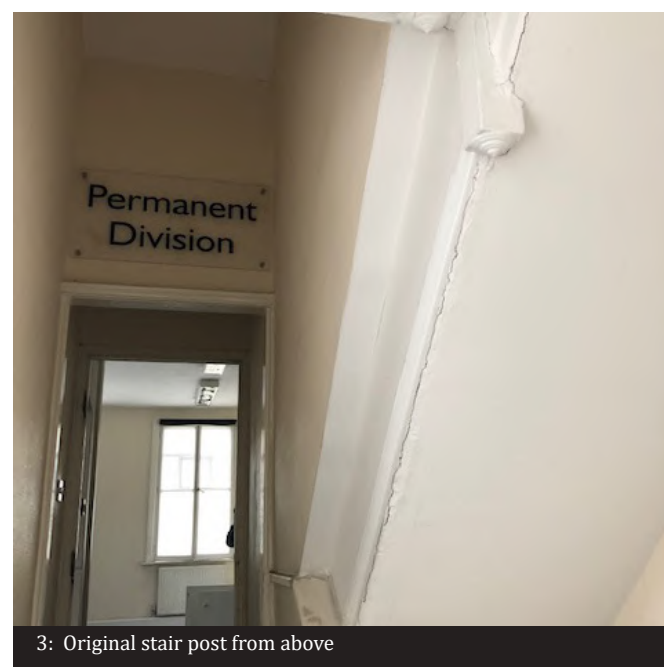
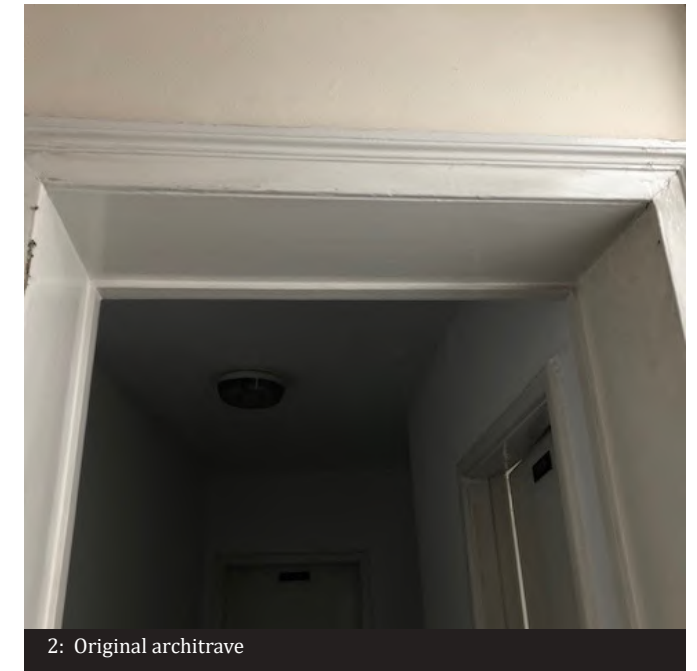
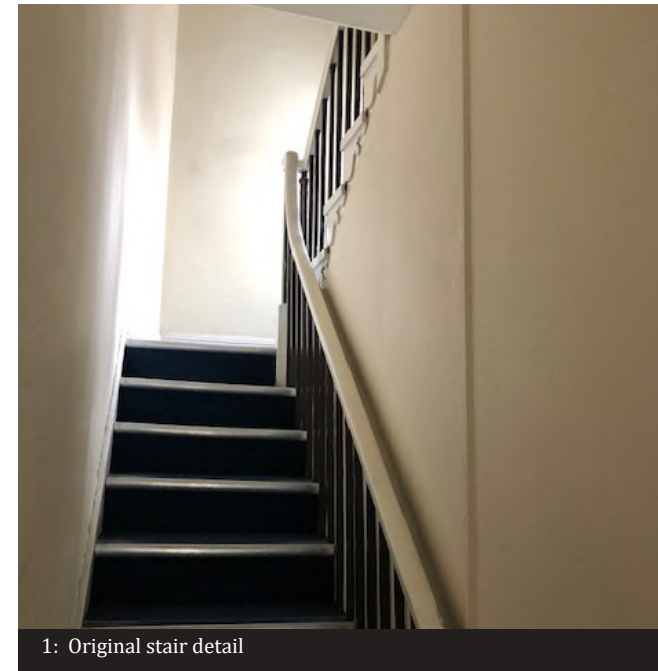
Interior Details

No. 65 Princess Street has been subject to a number of alterations during its history resulting in the loss of many original interior features that are still apparent in the rest of the terrace, including the original doors, architraves, cornicing and skirting.

The proposed scheme for a luxury boutique hotel aims to recreate the ambience and feel of a Georgian town house by maximising historic character.

Where present, the original features will be reinstated as accurately as possible. Where original features have been lost, other terraces, which form Waterhouse Public House, will be used as a precedent for recreating original features in their most appropriate location.

For features which are not currently present in either building, it is proposed that new finishes are to be consistent with the period and suitable for residential use.

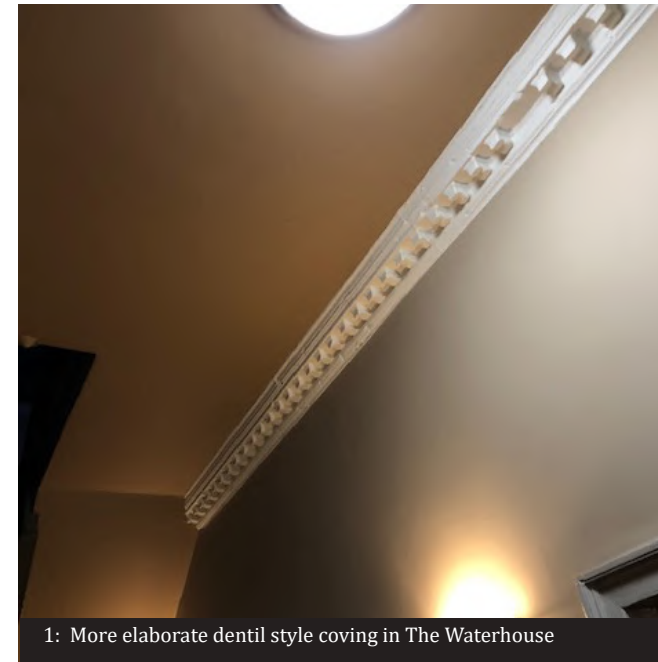


The Waterhouse Public House

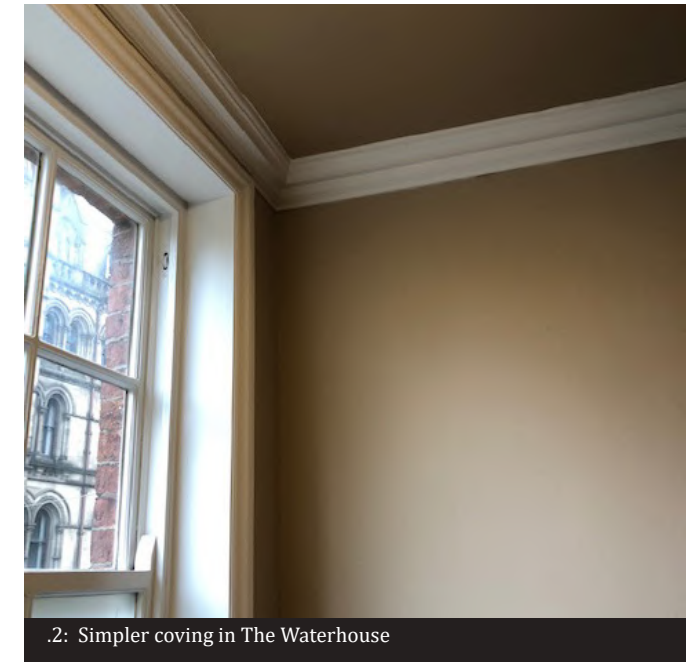
The Waterhouse Public House retains many of its original features which can be used as a reference point for sympathetically restoring No. 65 Princess Street.

A look around the property reveals two different styles of cornice - one more detailed and one simpler, as well as two different styles of stair which can be applied in the new design.

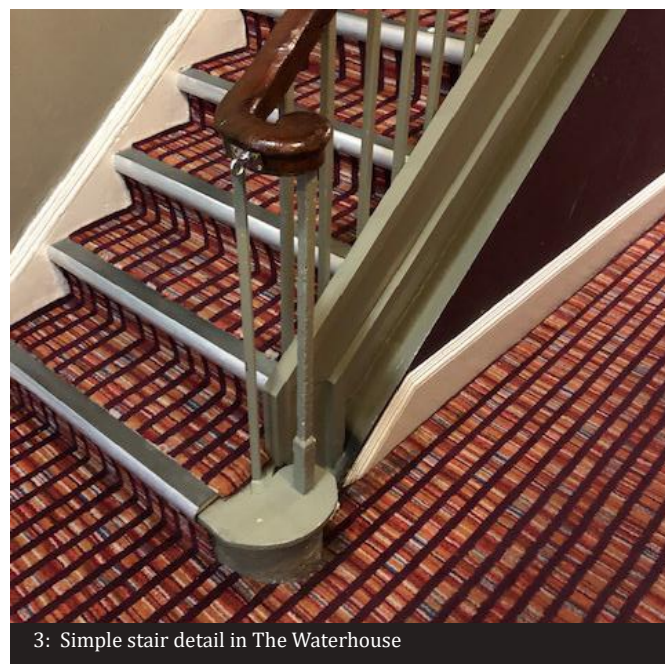
The building also serves as reference for works concerning restoration of the front door, skirting, architraves and internal doors.



1: More elaborate dentil style coving in The Waterhouse



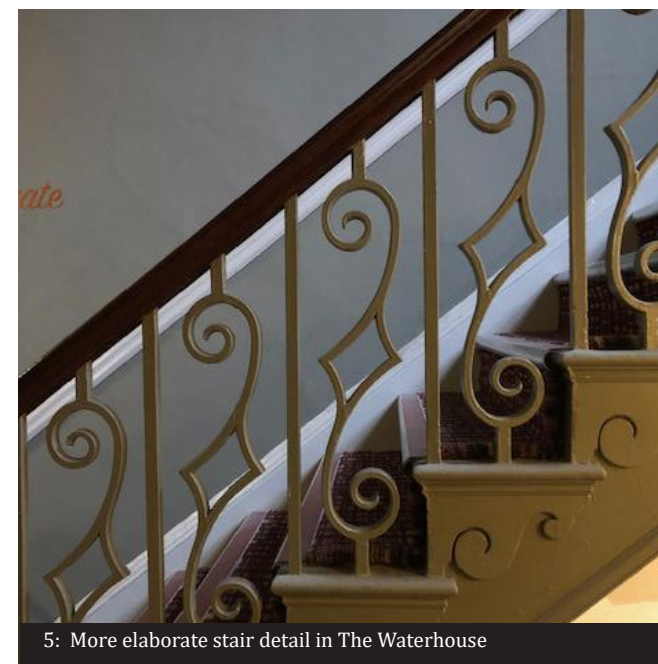
.2: Simpler coving in The Waterhouse



3: Simple stair detail in The Waterhouse



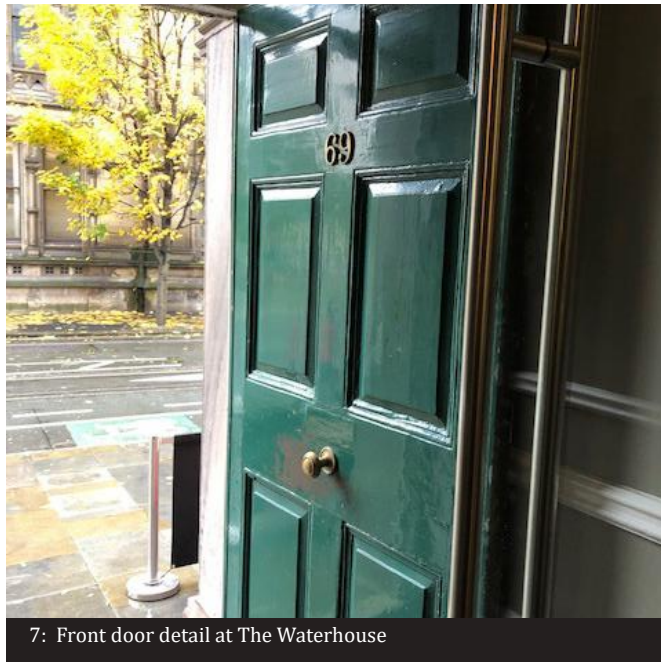
4: More elaborate stair detail in The Waterhouse



5: More elaborate stair detail in The Waterhouse



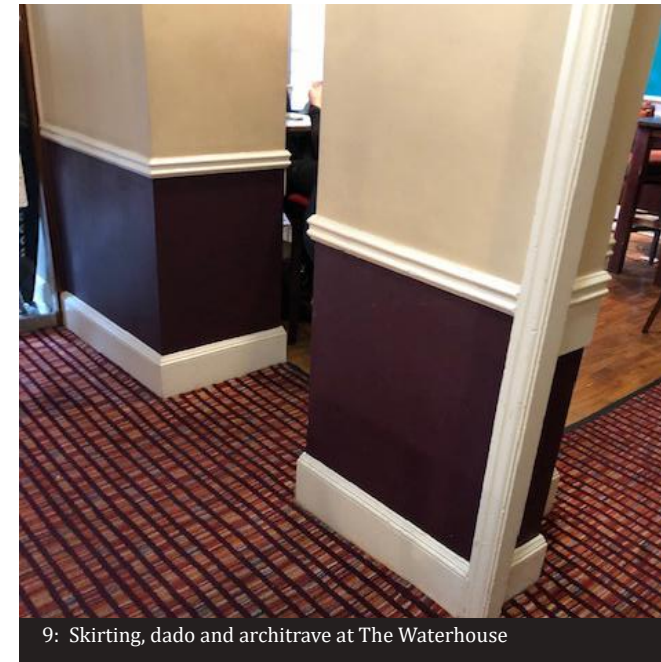
6: Original timber sash window in The Waterhouse



7: Front door detail at The Waterhouse



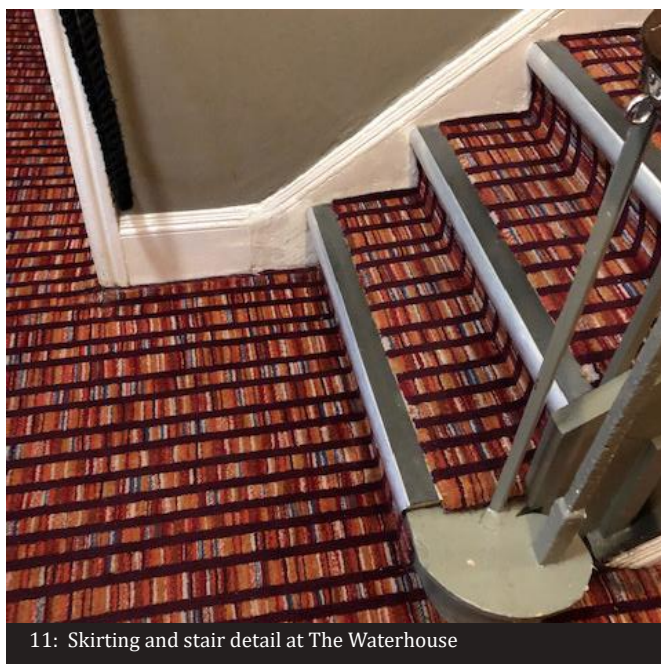
8: Fanlight detail at The Waterhouse



9: Skirting, dado and architrave at The Waterhouse



10: Ceiling rose at The Waterhouse



11: Skirting and stair detail at The Waterhouse



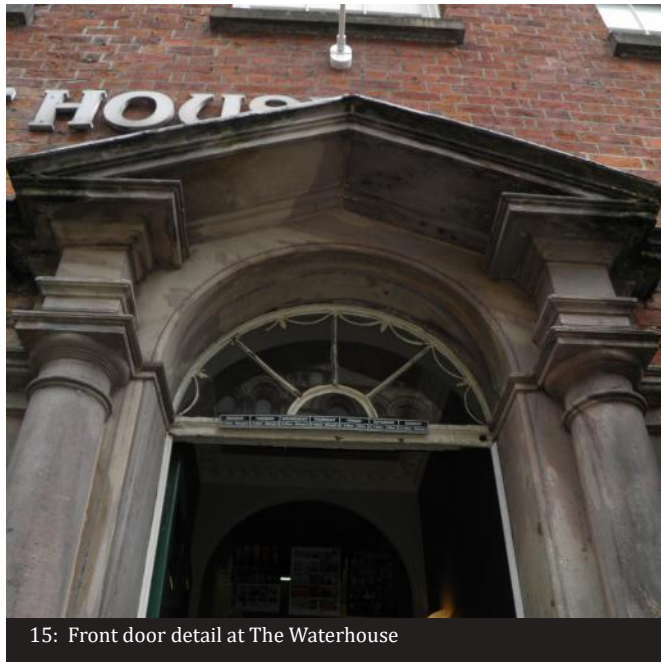
12: Architrave detail at The Waterhouse



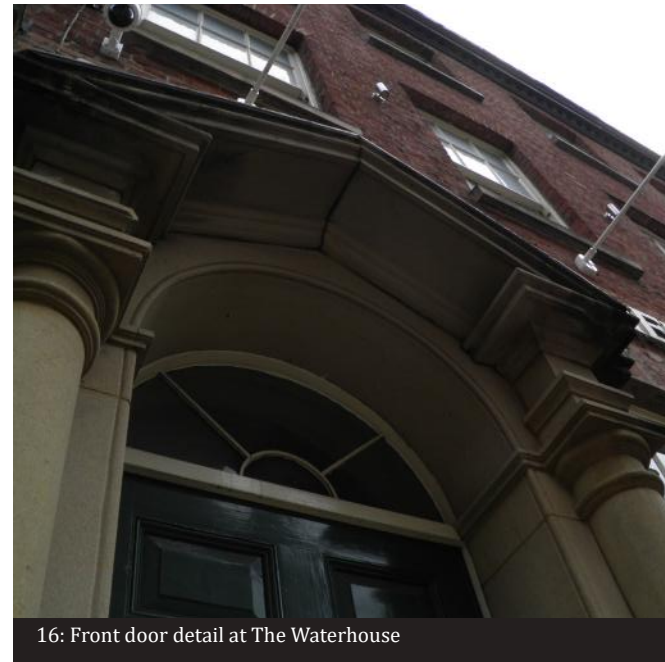
13: Window detail at The Waterhouse



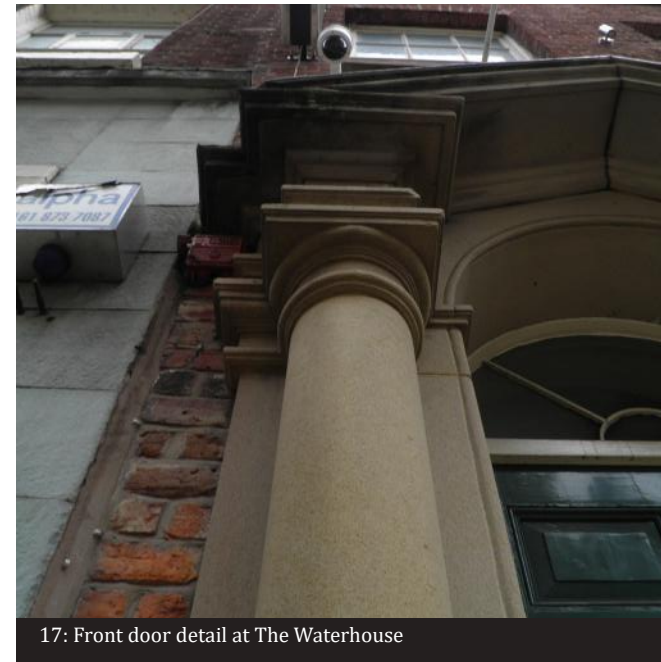
14: Dentil style coving at The Waterhouse



15: Front door detail at The Waterhouse



16: Front door detail at The Waterhouse



17: Front door detail at The Waterhouse



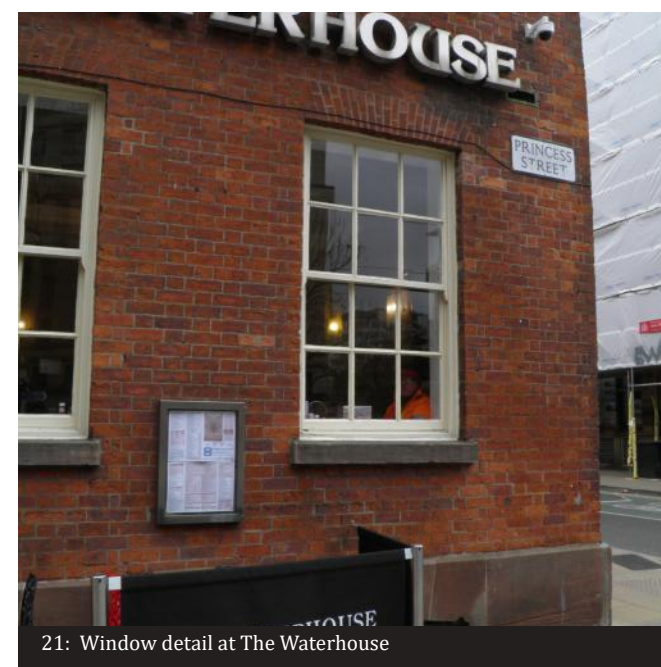
18: Front door detail at The Waterhouse



19: Front door detail at The Waterhouse



20: Front door detail at The Waterhouse



21: Window detail at The Waterhouse



22: Window detail at the Waterhouse

Additional Features

Details such as fireplace surrounds are not in evidence at The Waterhouse or in the existing building so it is proposed that existing fireplace features will be recreated based on historical evidence for townhouses of Georgian period.

Fire Surrounds

There were a number of different styles of fire surrounds used during the Georgian period with early Georgian surrounds made of stone, which continued to be used in many entrance halls and kitchens until the end of the era. From the 1720s onwards white statutory marble came into use for more ordinary fireplaces as an alternative to stone. Examples of Georgian fire surrounds are indicated.



Fig. 15 Reproduction Georgian fireplace



Fig. 16 Reproduction Georgian fireplace.

Radiators

Although there are no radiators that are specific to the Georgian period, traditional cast iron radiators from the later Victorian period are often used to maintain a period feel within a property. Examples of a cast iron radiator and a similar style towel radiator for a bathroom are indicated.

Shutters

It is proposed that shutters are used for the rear of the property. A sympathetic shutter style is indicated.



Fig. 17 Traditional Cast Iron Fireplace

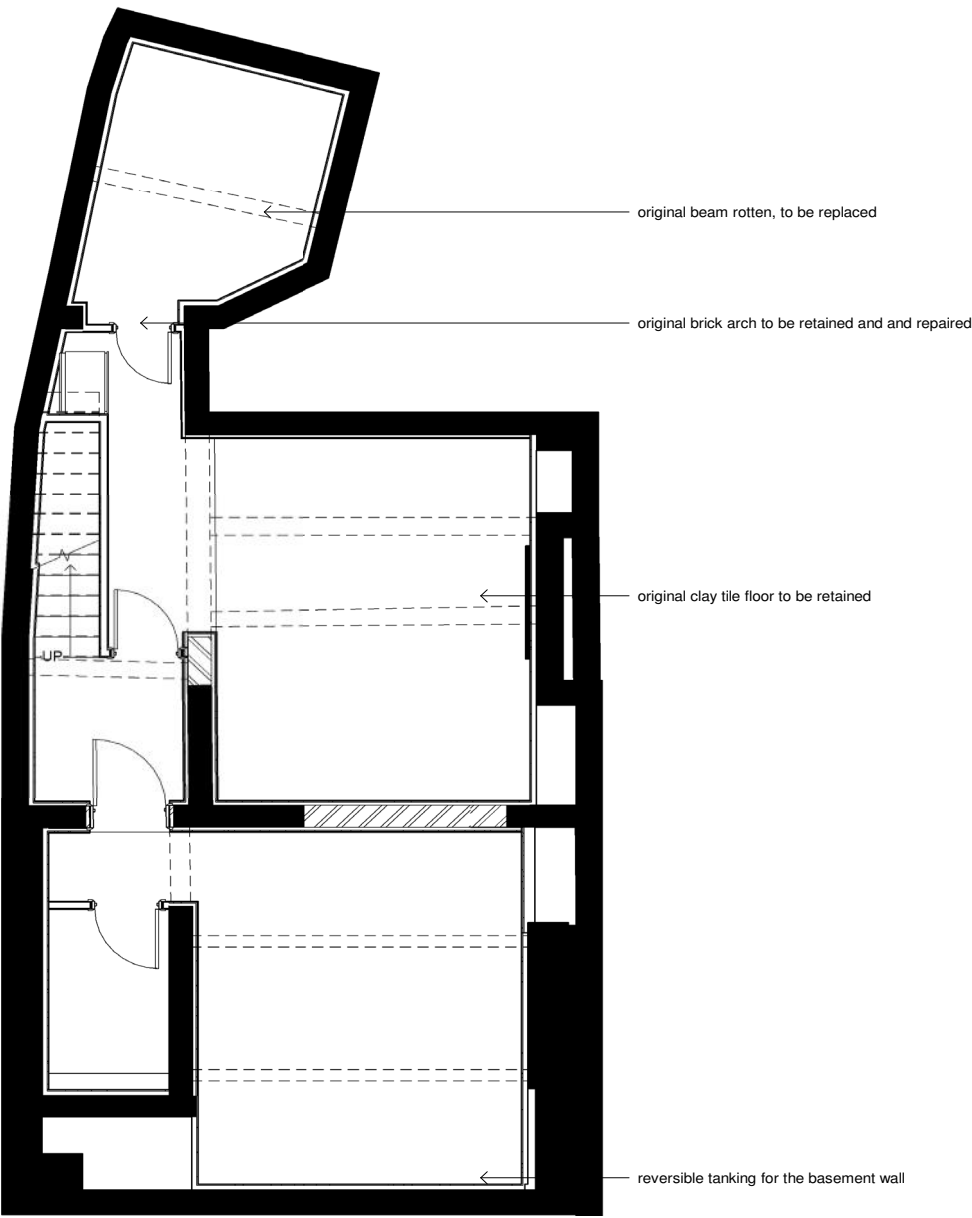


Fig. 18 Traditional Style Towel Radiator

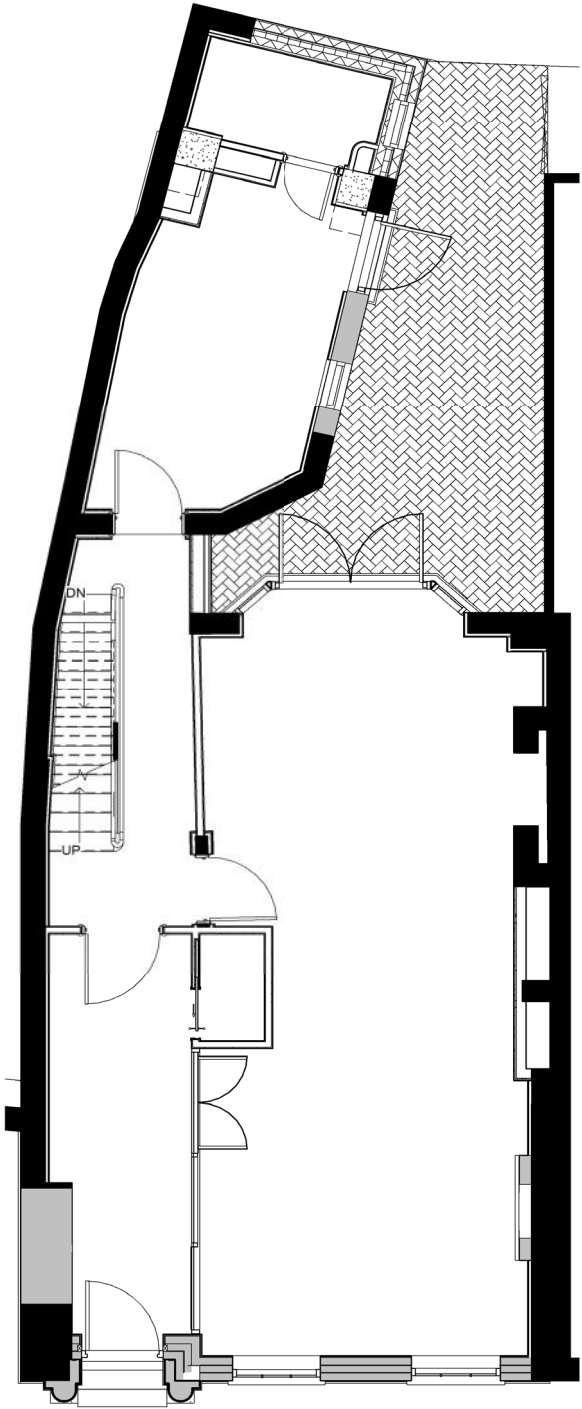


Fig. 19 Period-style shutters

Existing Retained Decorative Elements

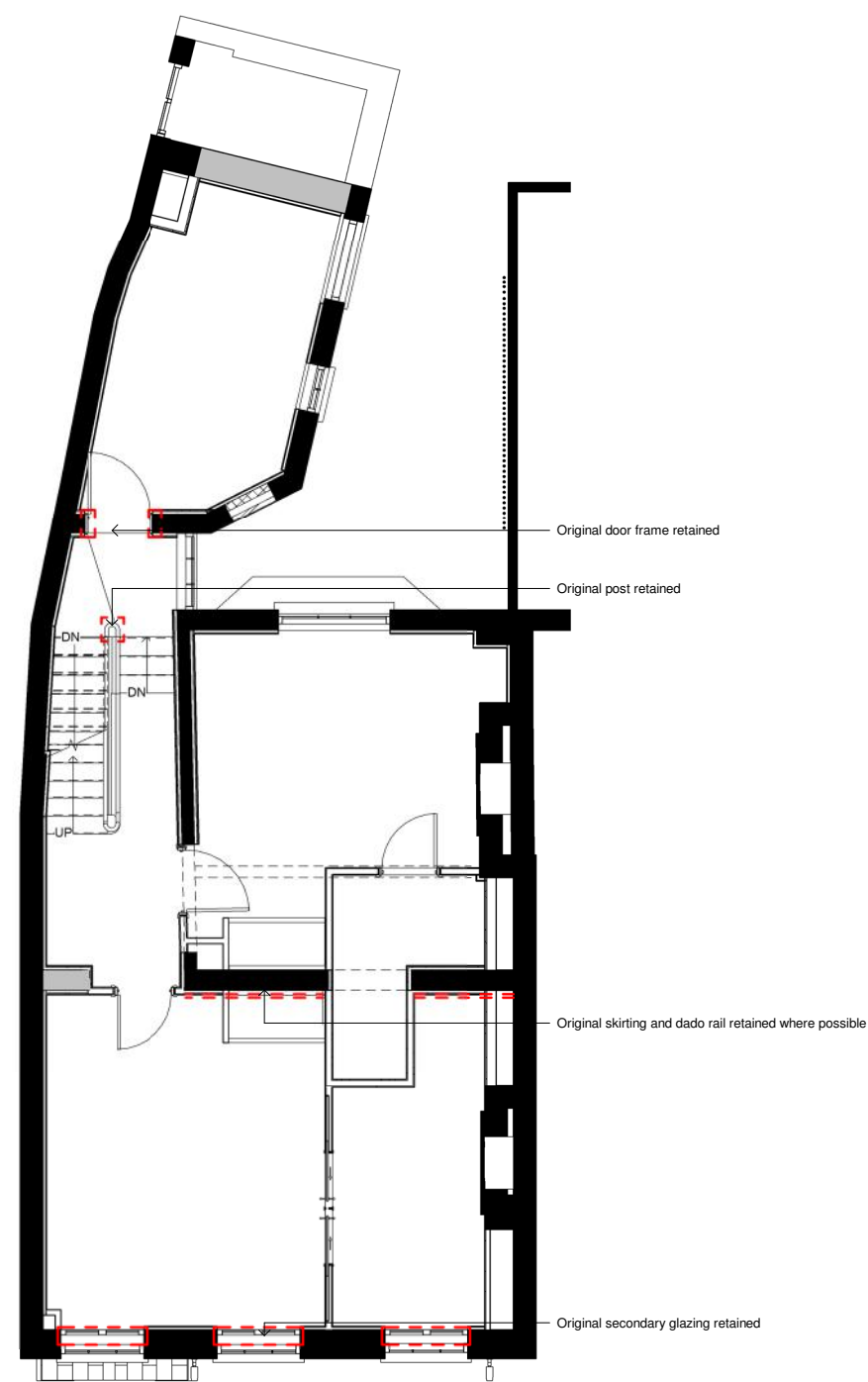


Existing Basement Plan

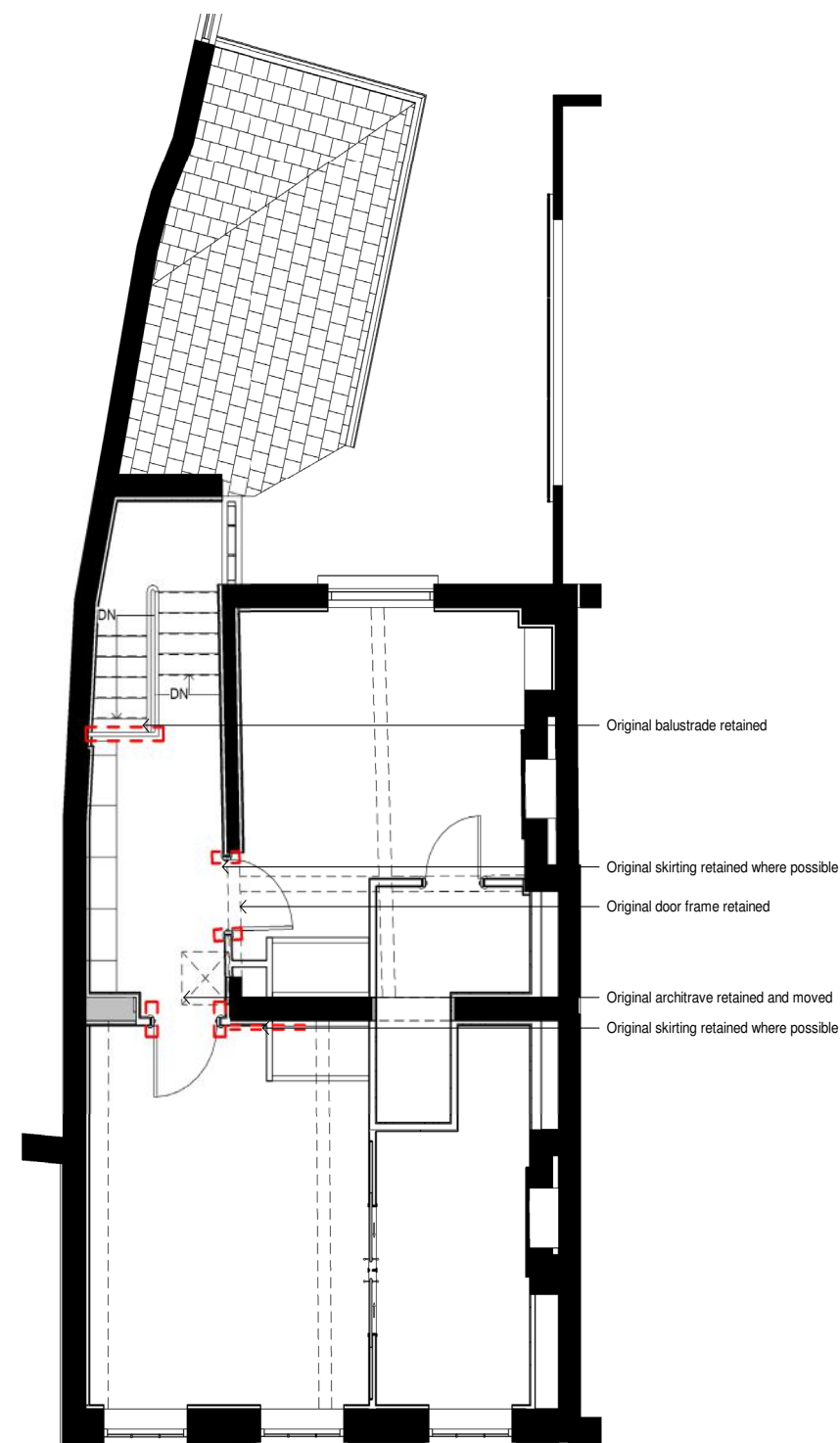


Existing Ground Floor Plan

Existing Retained Decorative Elements



Existing First Floor Plan



Existing Second Floor Plan

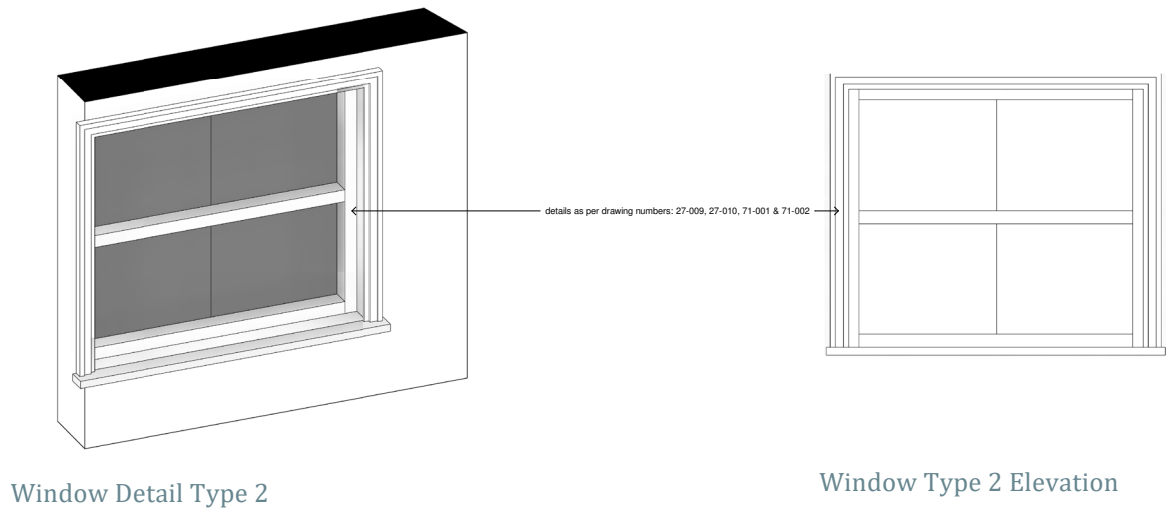
Proposed Window Details



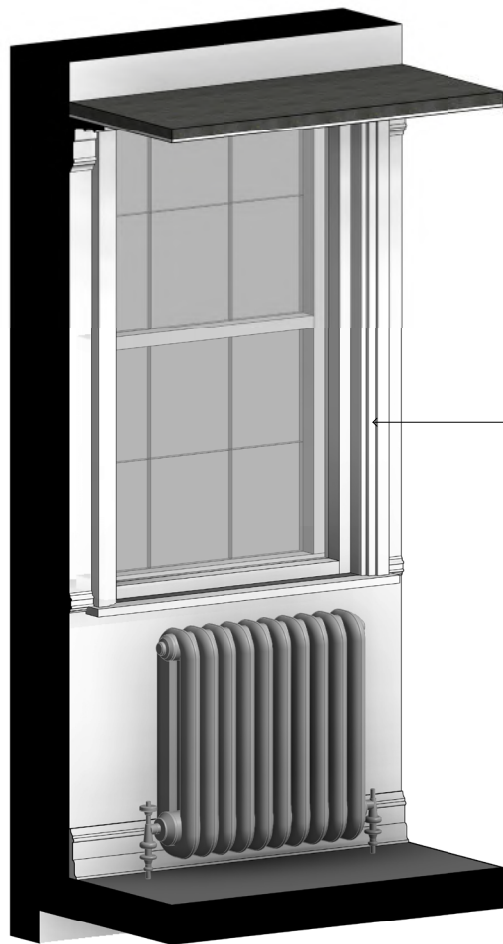
Window Detail Type 1

Window Type 1 Elevation

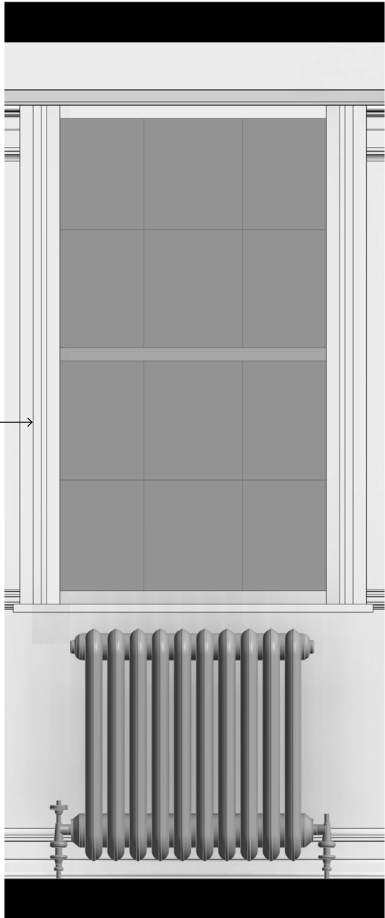
Proposed Window Details



Proposed Window Details



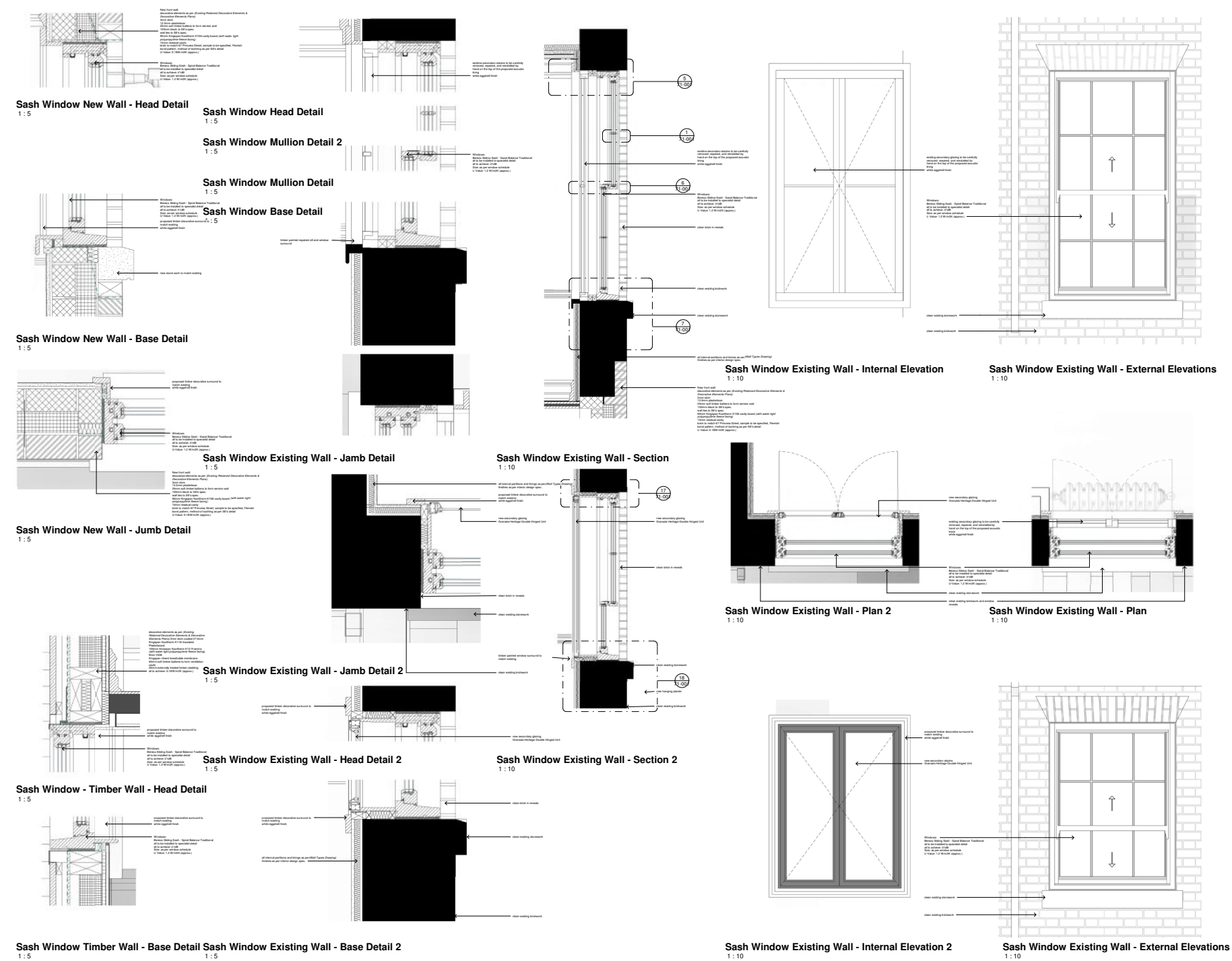
Window Detail Type 3



Window Type 3 Elevation

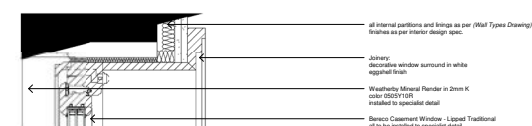
details as per drawing numbers: 27-010 & 71-001

Proposed Window Details

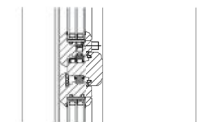


Standard Sash Window Detail Types_P1

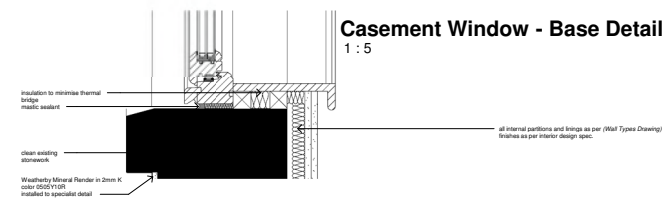
Proposed Window Details



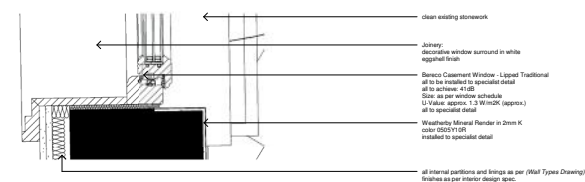
Casement Window - Head Detail
1 : 5



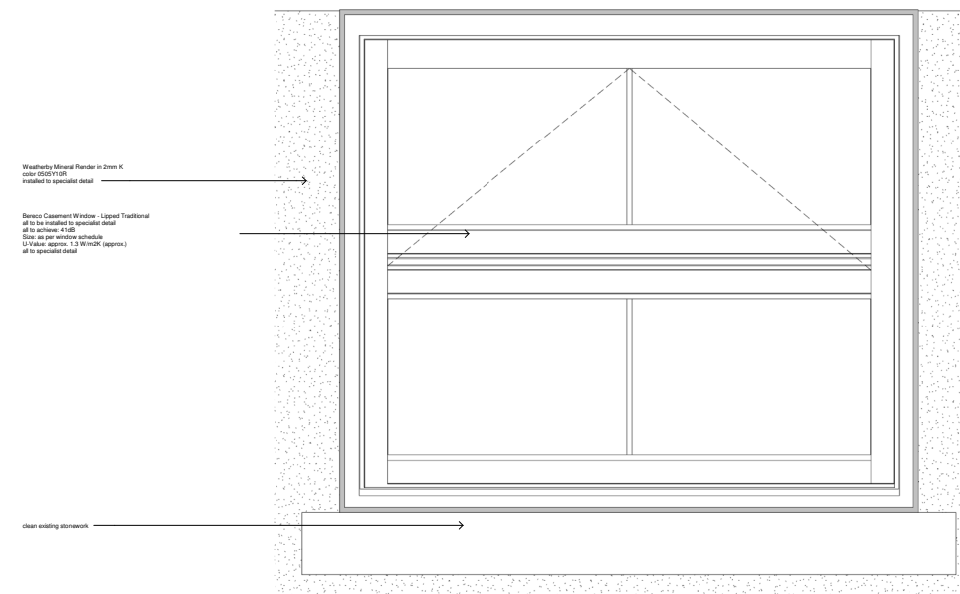
Casement Window - Mullion Detail



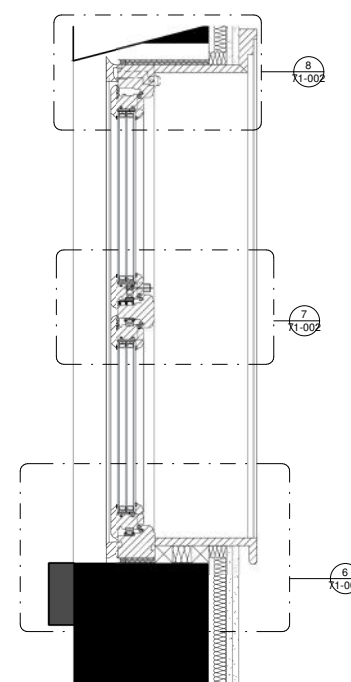
Casement Window - Base Detail
1 : 5



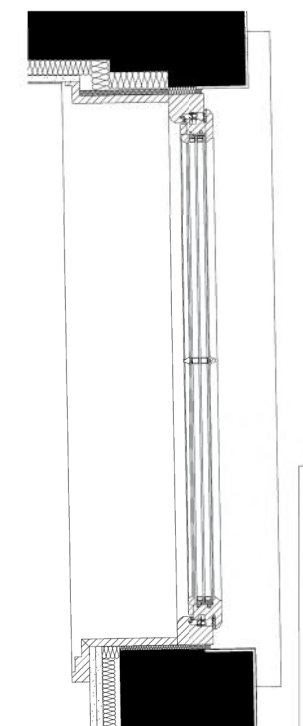
Casement Window - Jamb Detail
1:5



Casement Window - External Elevation

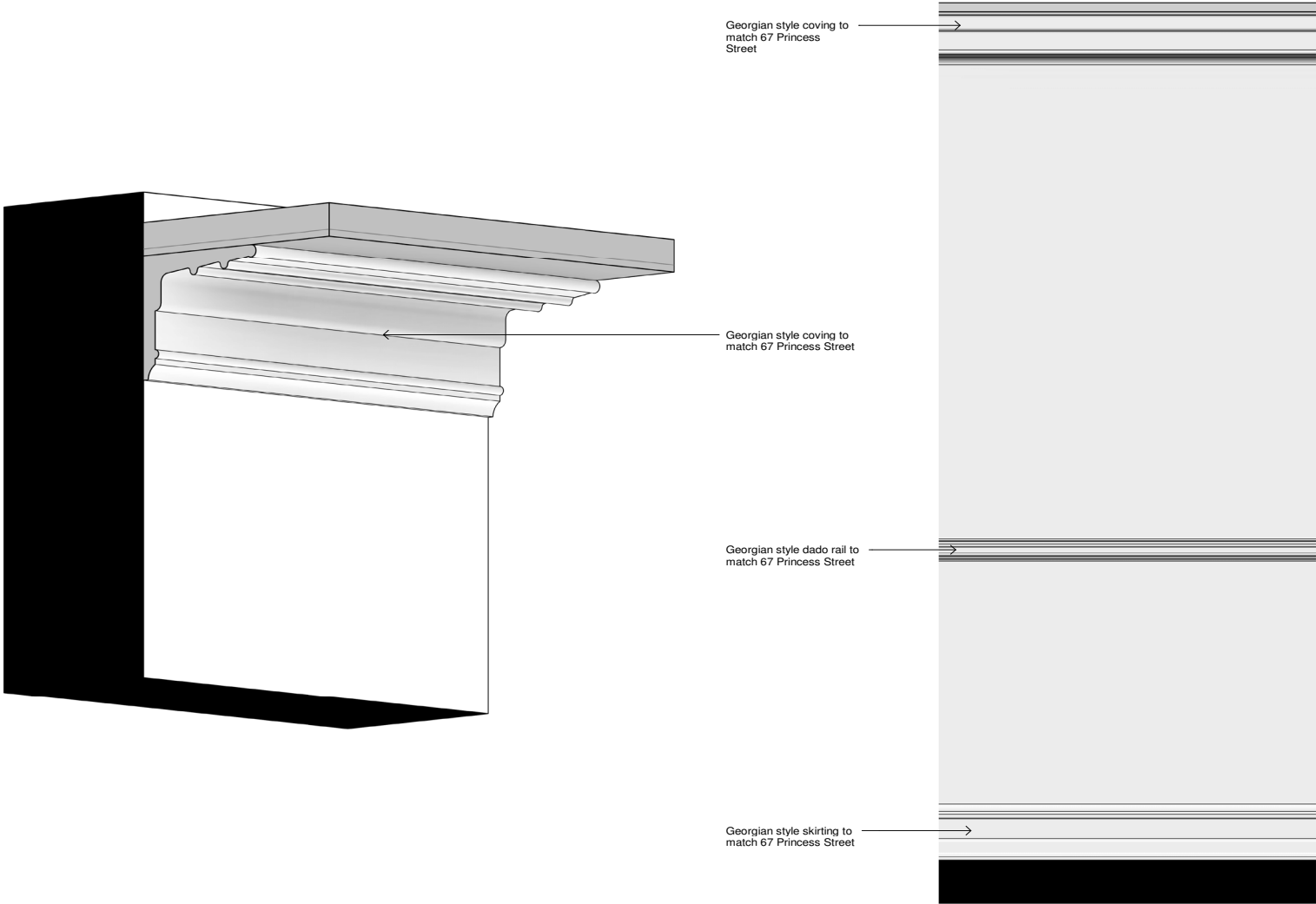


Casement Window - Section



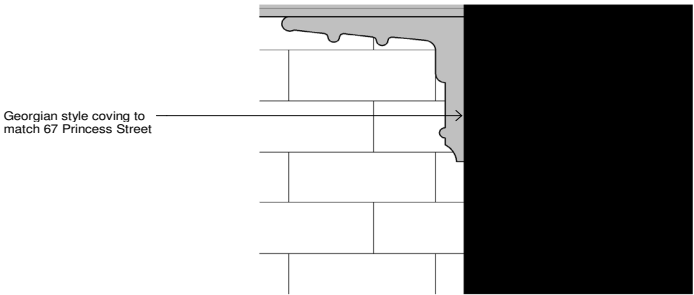
Casement Window - Plan

Proposed Cornice Details



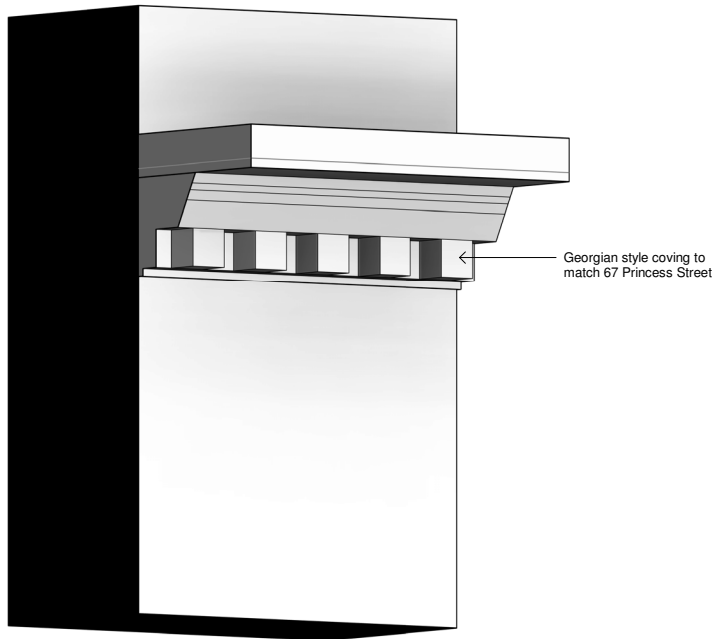
Cornice Detail Type 1

Cornice Detail Type 1

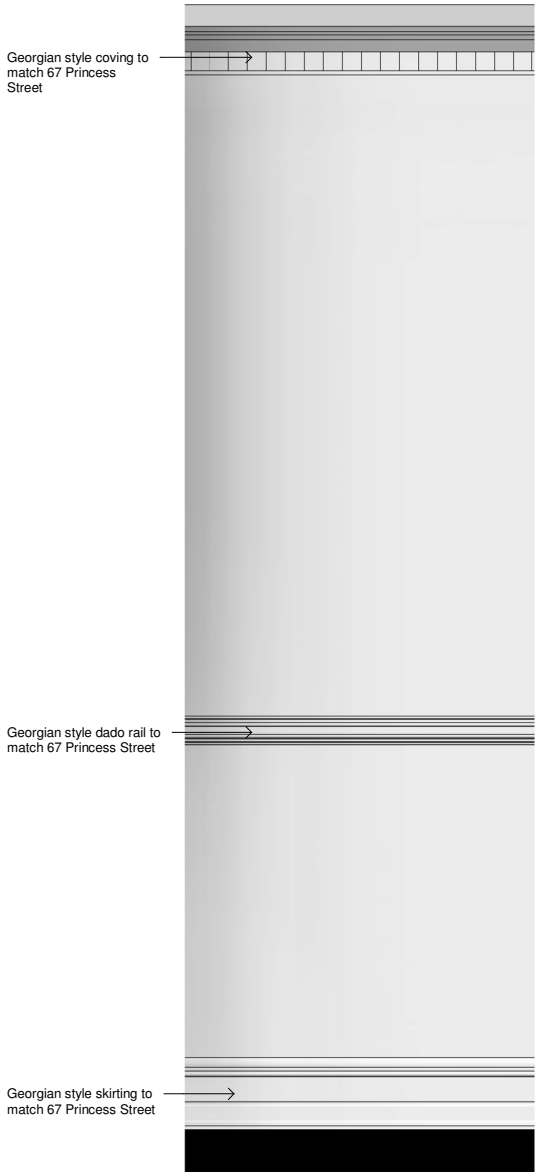


Cornice Section Type 1

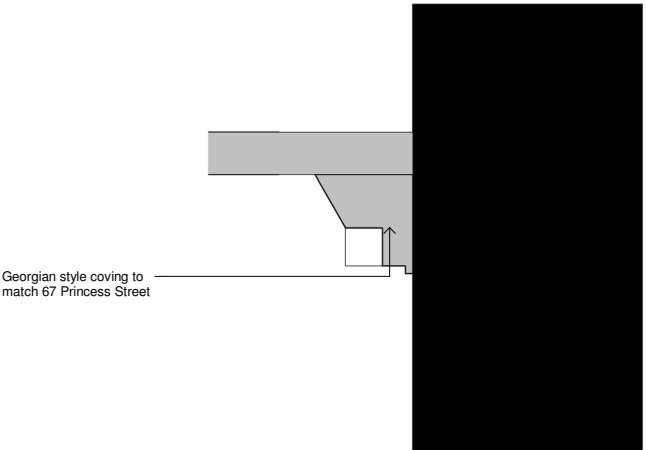
Proposed Cornice Details



Cornice Detail Type 2

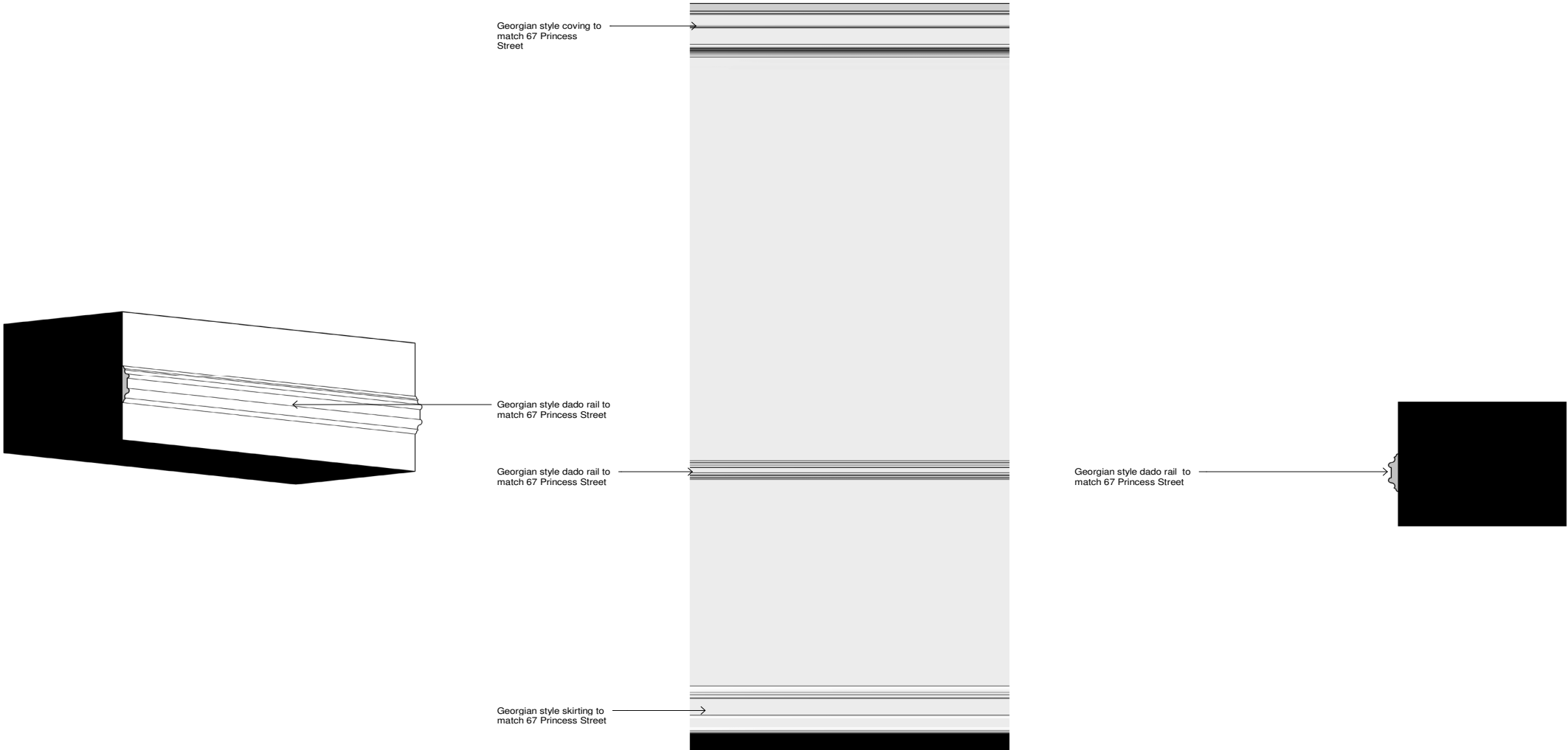


Cornice Detail Type 2



Cornice Section Type 2

Proposed Dado Details

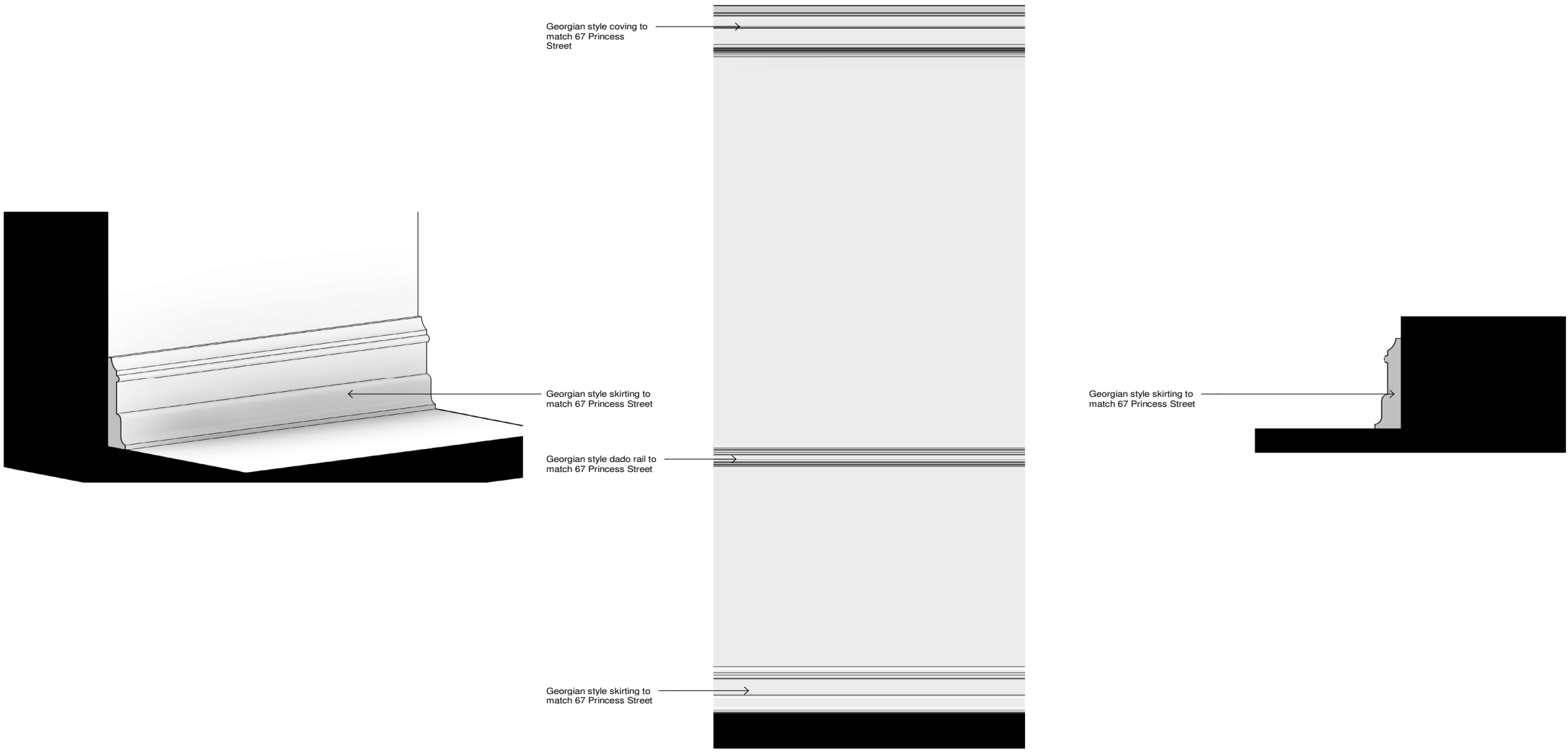


Dado Detail Type 2

Dado Detail Type 2

Dado Section Type 2

Proposed Skirting Details



Skirting Detail Type 1

Skirting Elevation Type 1

Skirting Section Type 1

Proposed Internal Door Details

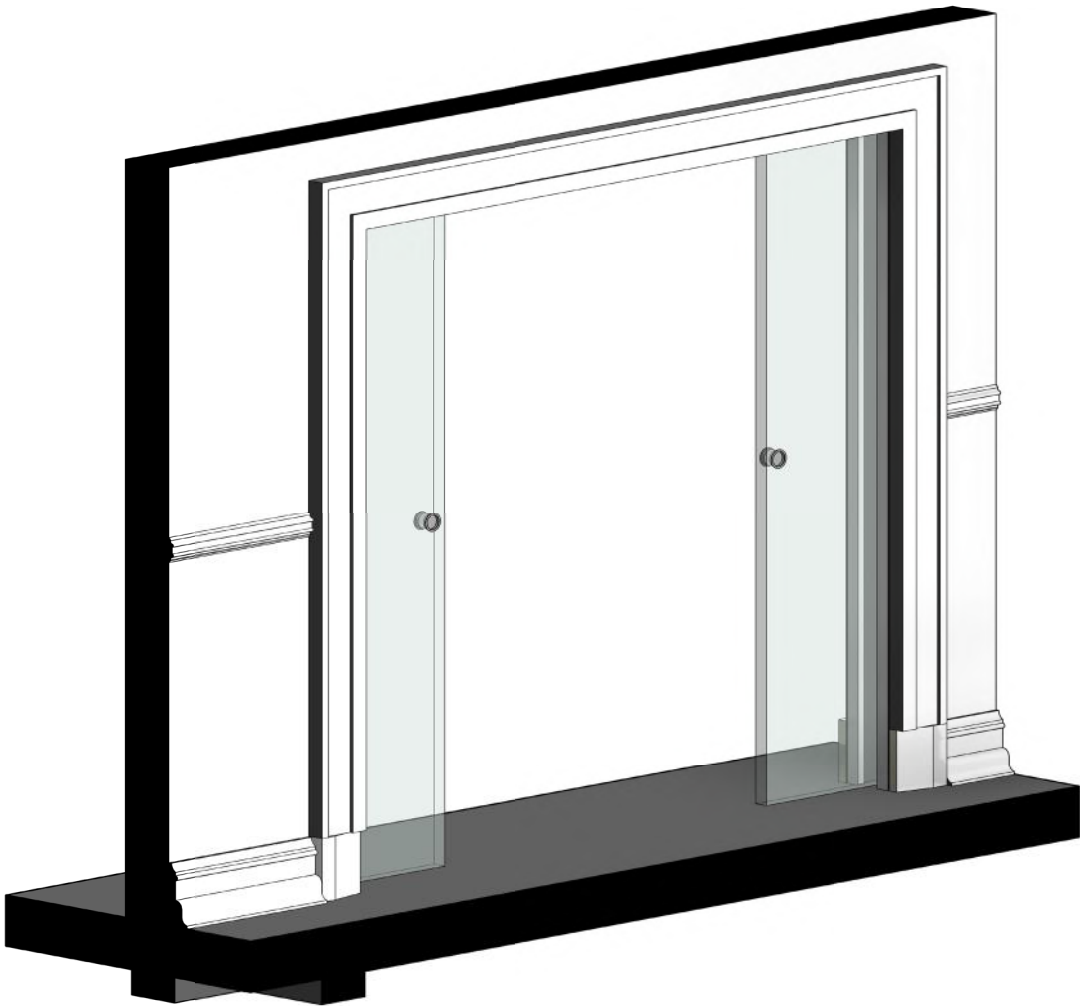


Door/Architrave/Skirting Detail Type 1

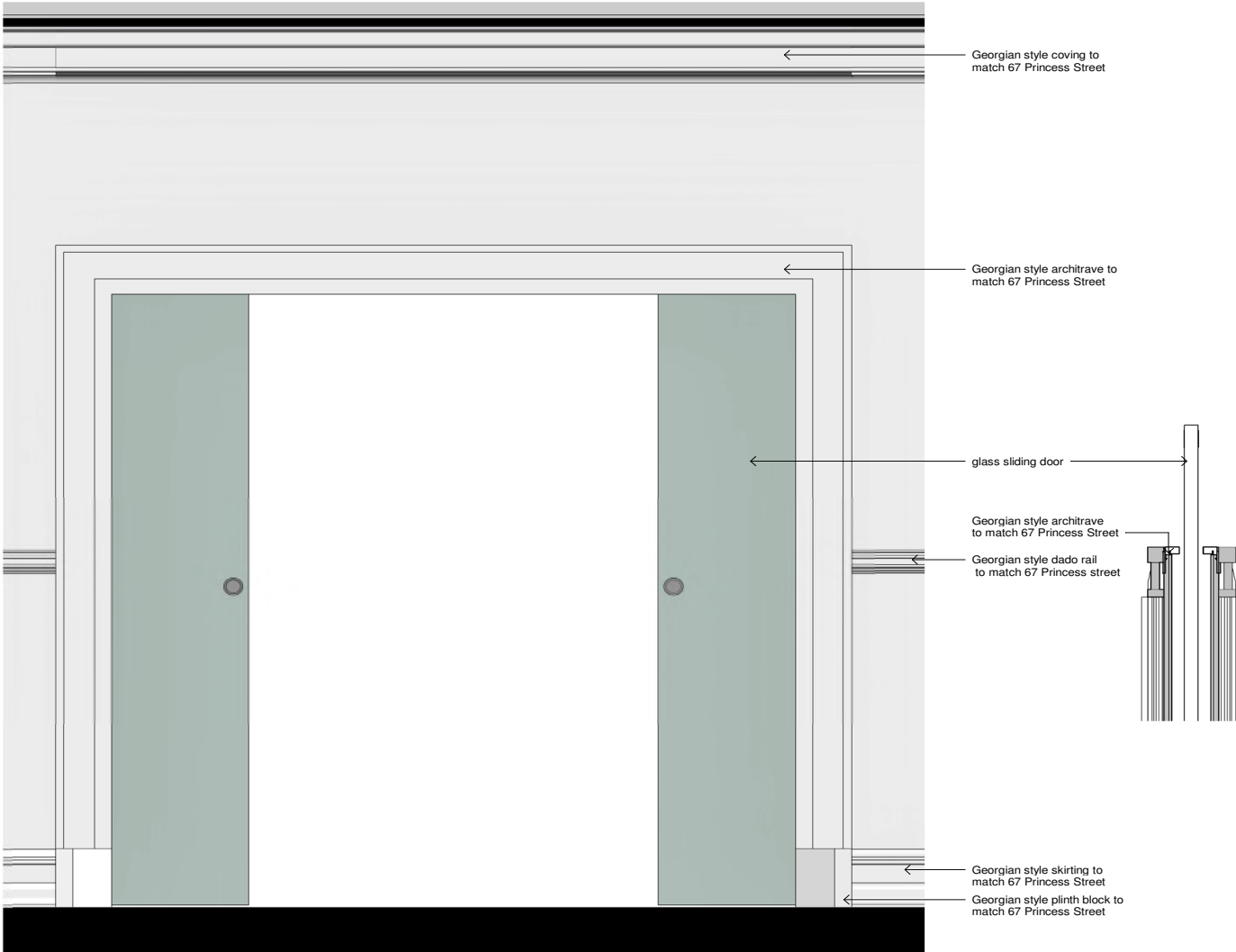
Internal Door Elevation Type 1

Door Plan Type 1

Proposed Internal Door Details



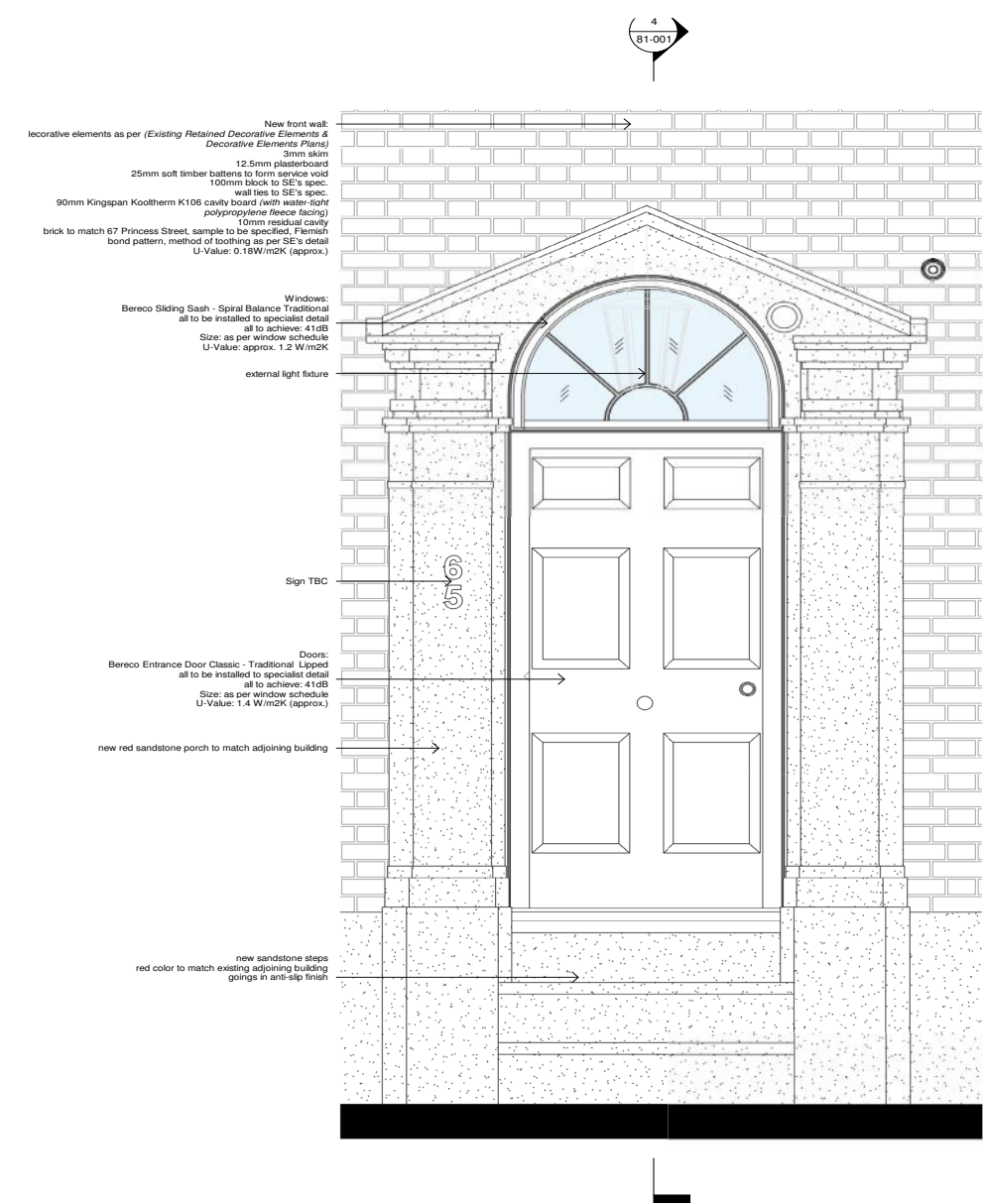
Door/Architrave/Skirting Detail Type 2



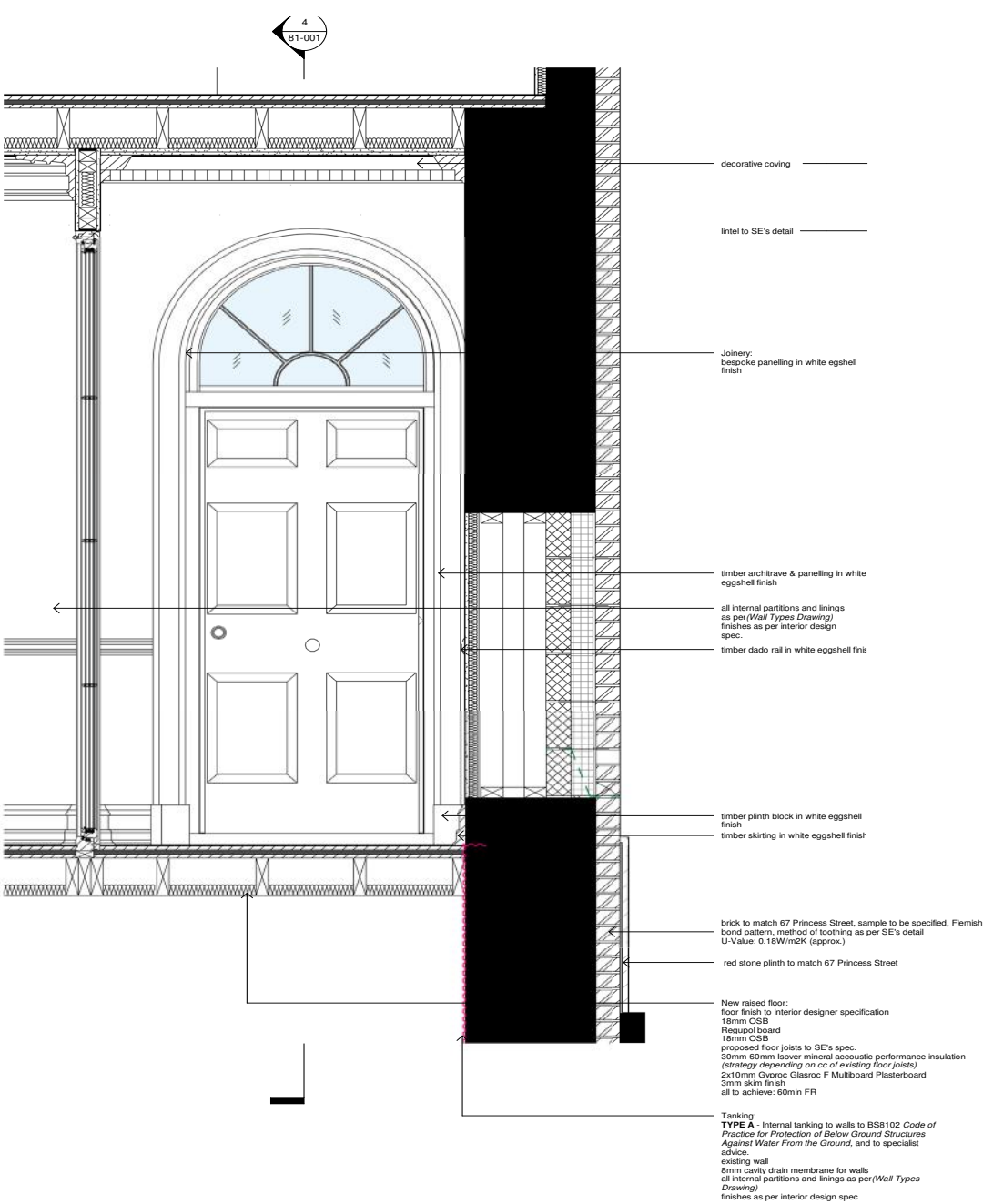
Internal Door Elevation Type 2

Door Plan Type 2

Proposed External Door Details

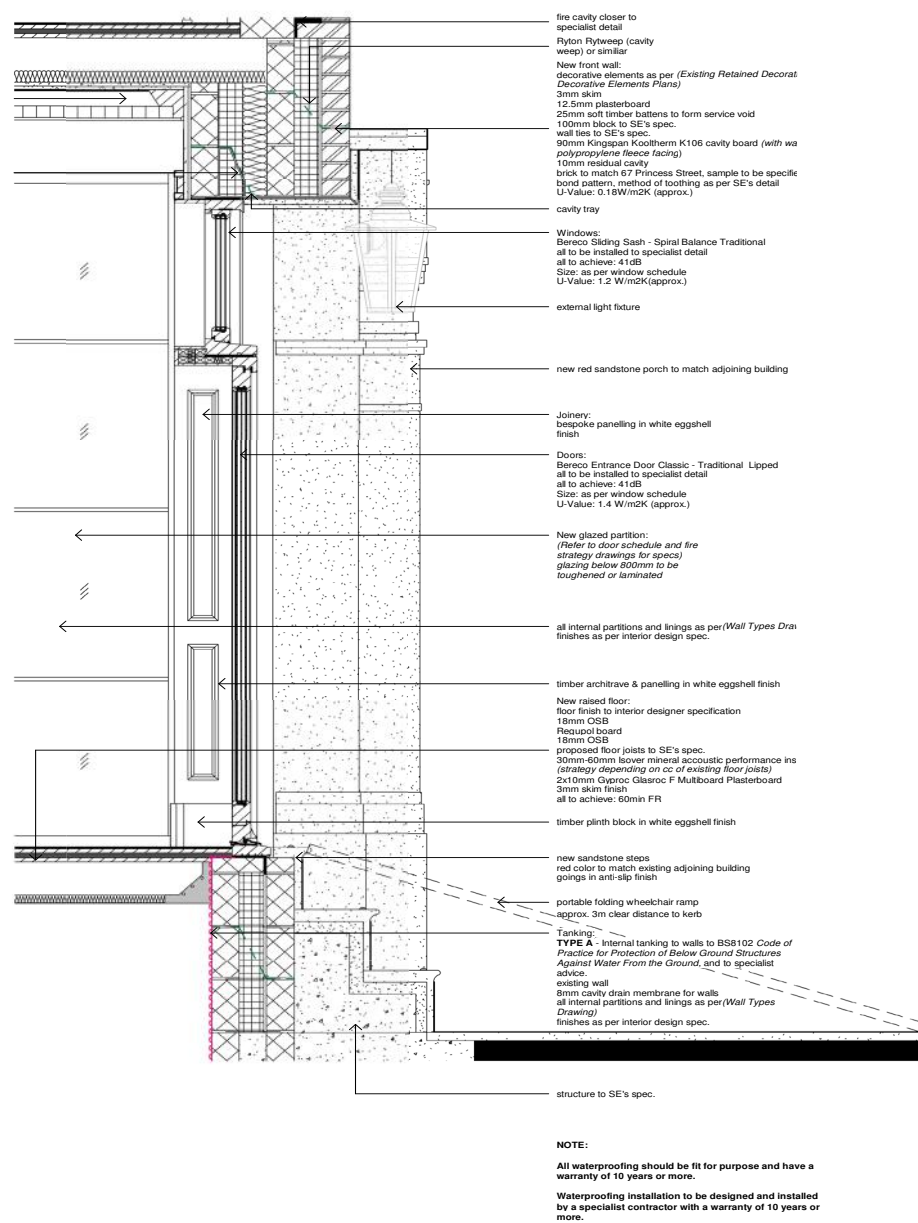


External Door Elevation

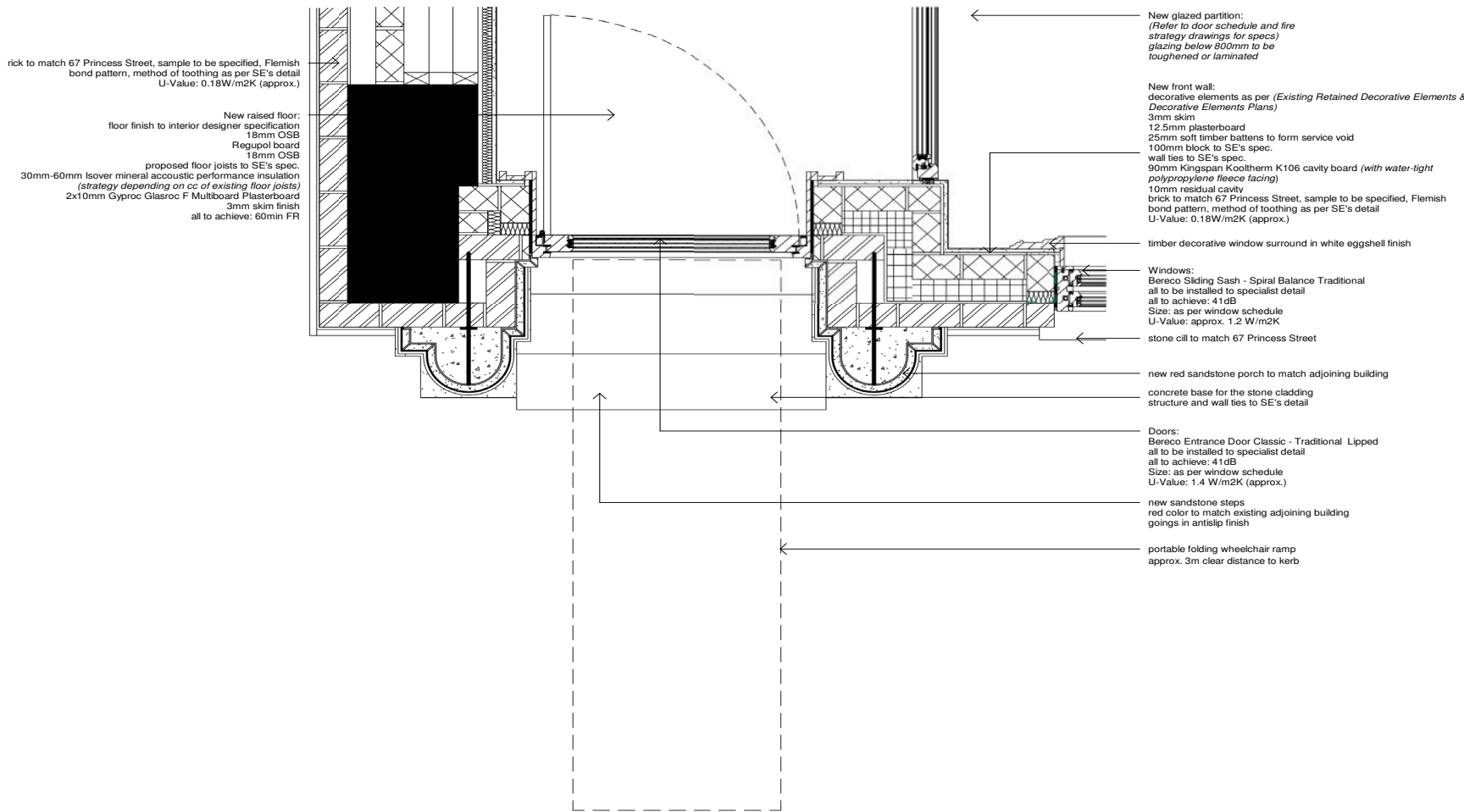


Entrance Door Internal View

Proposed External Door Details



External Door Section Detail



Entrance Door Plan Detail

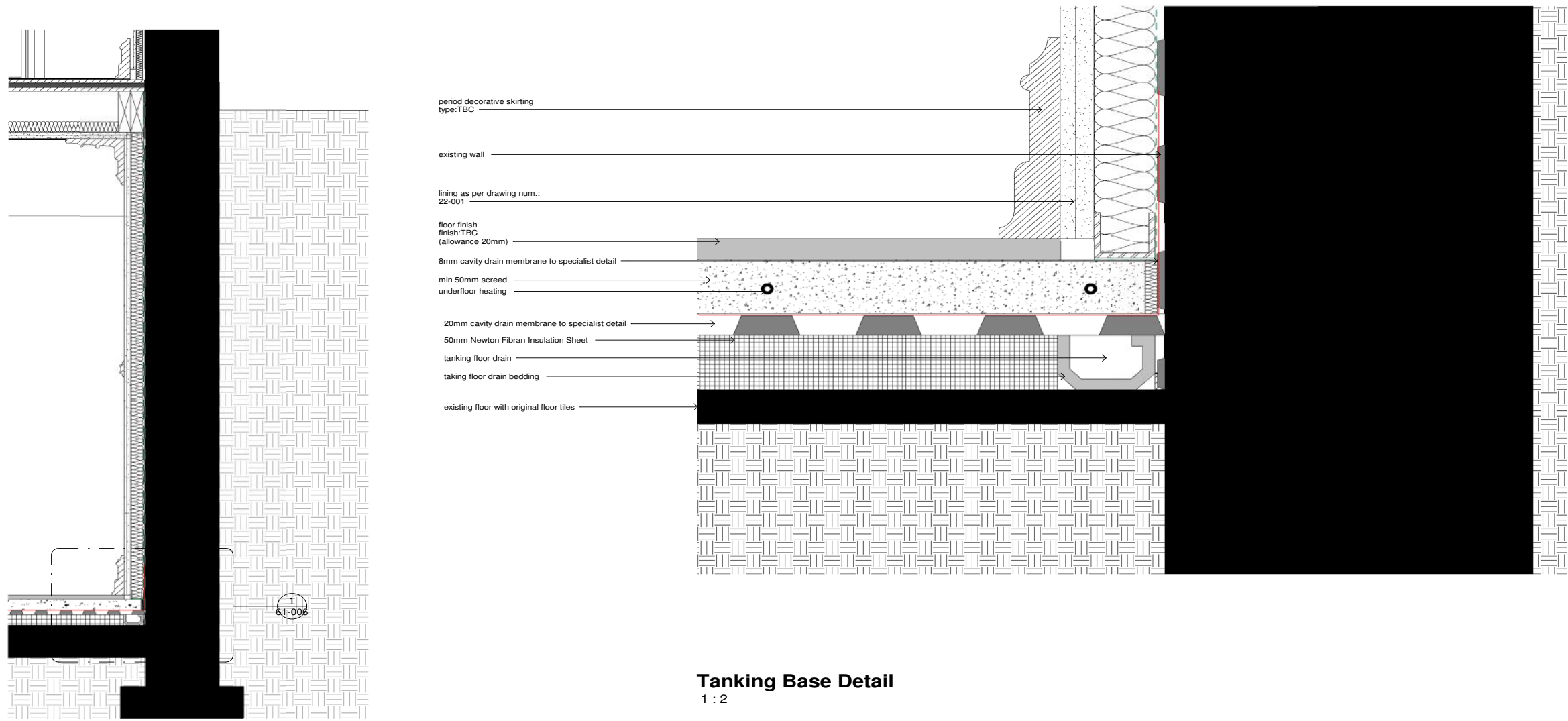
Proposed Internal Staircase Details



Internal Staircase

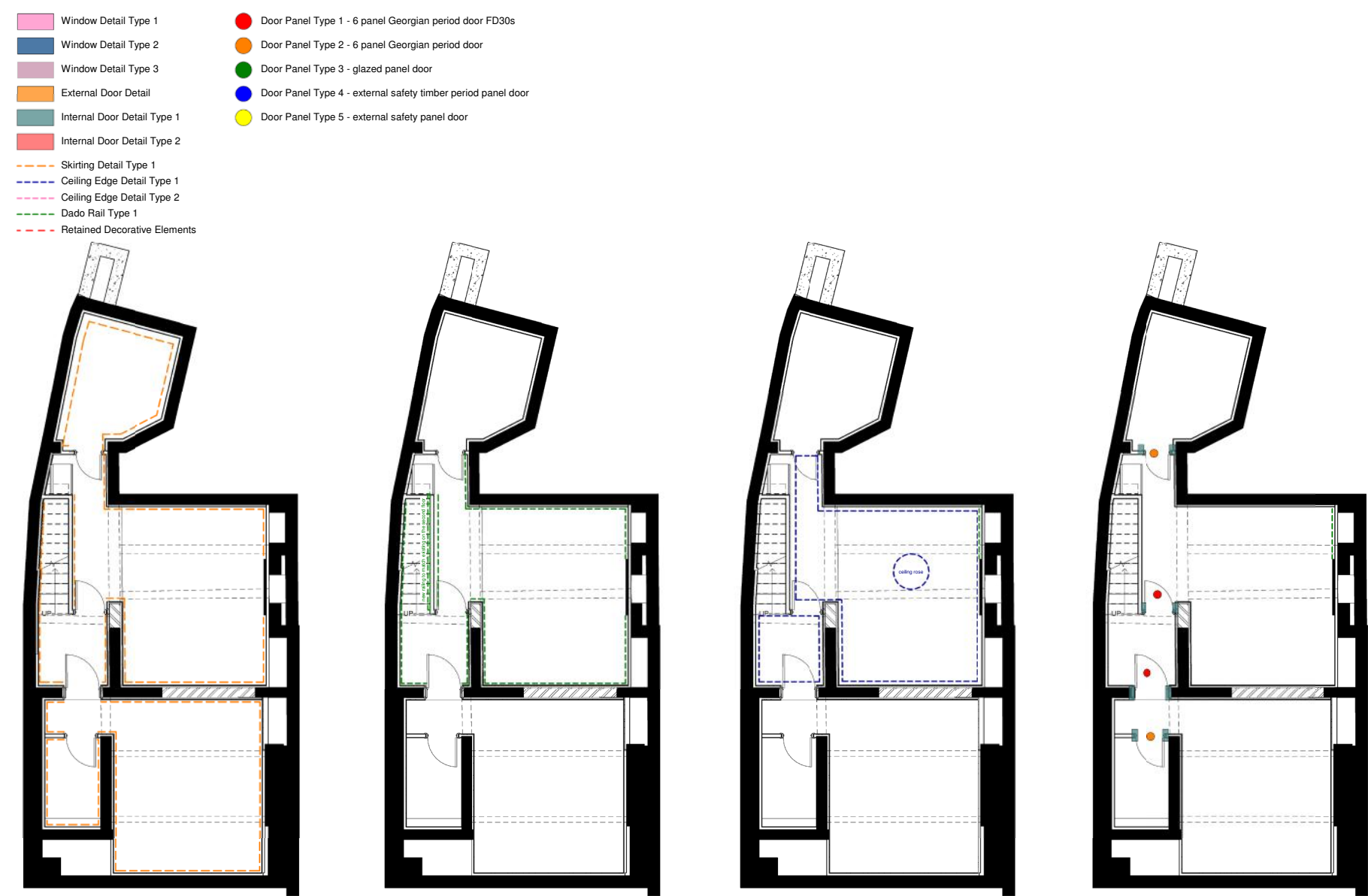
Staircase Elevation

Proposed Tanking Detail



Tanking Detail

Proposed Decorative Elements



Proposed Basement Plan

Proposed Decorative Elements

- Window Detail Type 1

Window Detail Type 2

Window Detail Type 3

External Door Detail

Internal Door Detail Type 1

Internal Door Detail Type 2

Skirting Detail Type 1

Ceiling Edge Detail Type 1

Ceiling Edge Detail Type 2

Dado Rail Type 1

Retained Decorative Elements
- Door Panel Type 1 - 6 panel Georgian period door FD30s

Door Panel Type 2 - 6 panel Georgian period door

Door Panel Type 3 - glazed panel door

Door Panel Type 4 - external safety timber period panel door

Door Panel Type 5 - external safety panel door



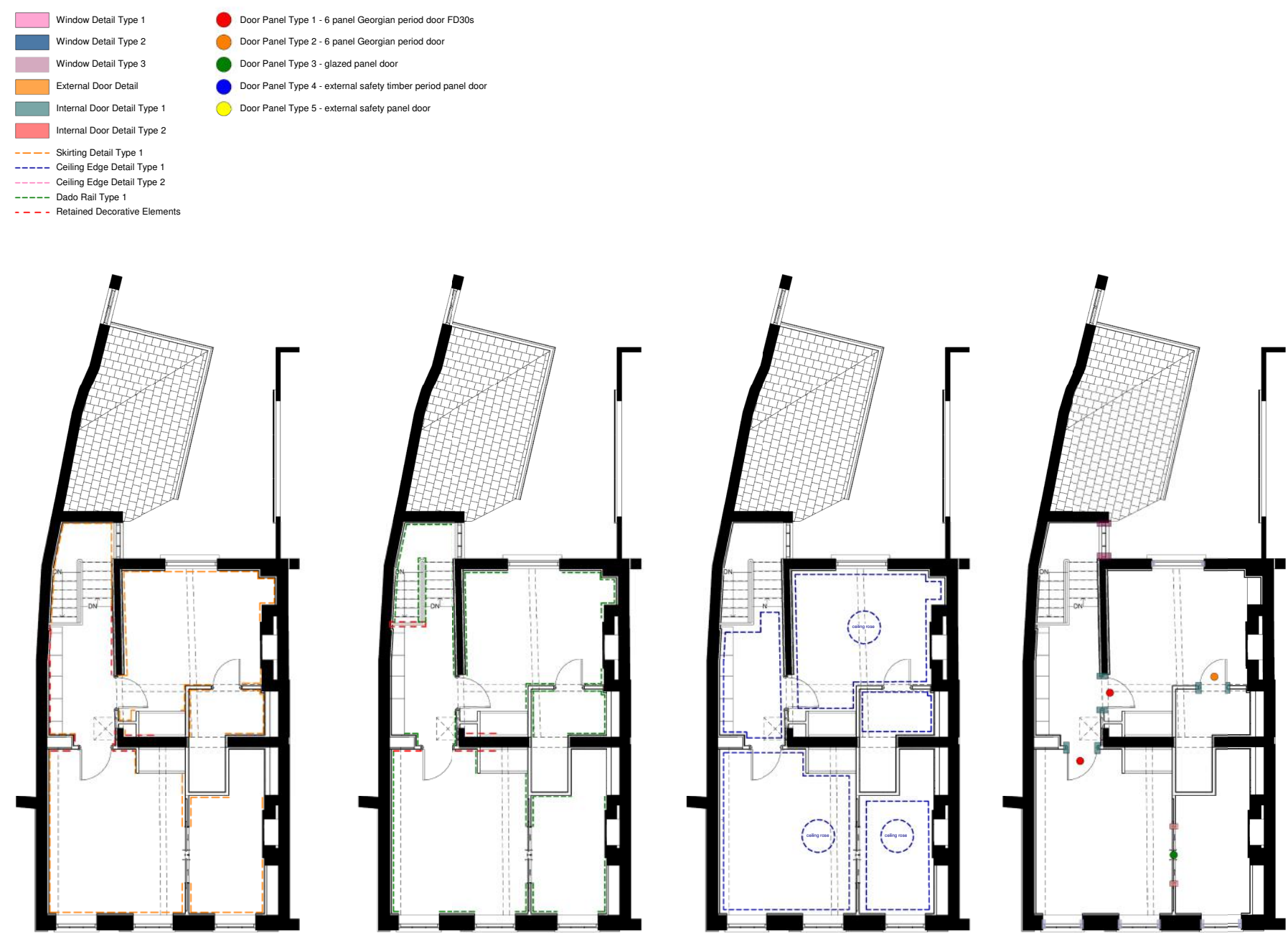
Proposed Ground Floor Plan

Proposed Decorative Elements



Proposed First Floor Plan

Proposed Decorative Elements



Proposed Second Floor Plan

5.5 Design Aspirations

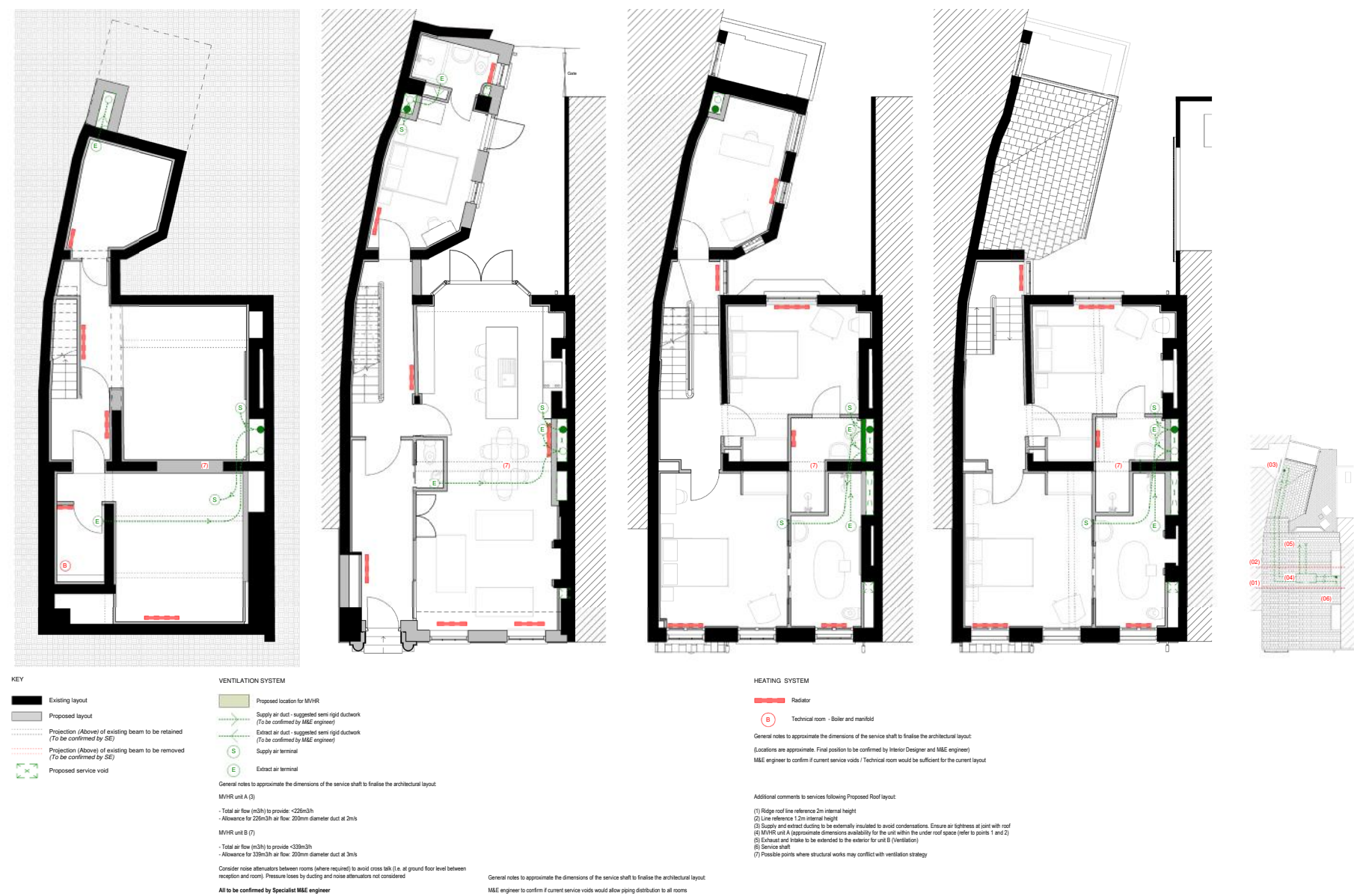


5.6 Plant and Servicing Strategies

Revised M&E strategy allows for MVHR unit being installed under the existing roof.

There is a need for tile vent provision on the elevations in order to provide air supply for proposed system.

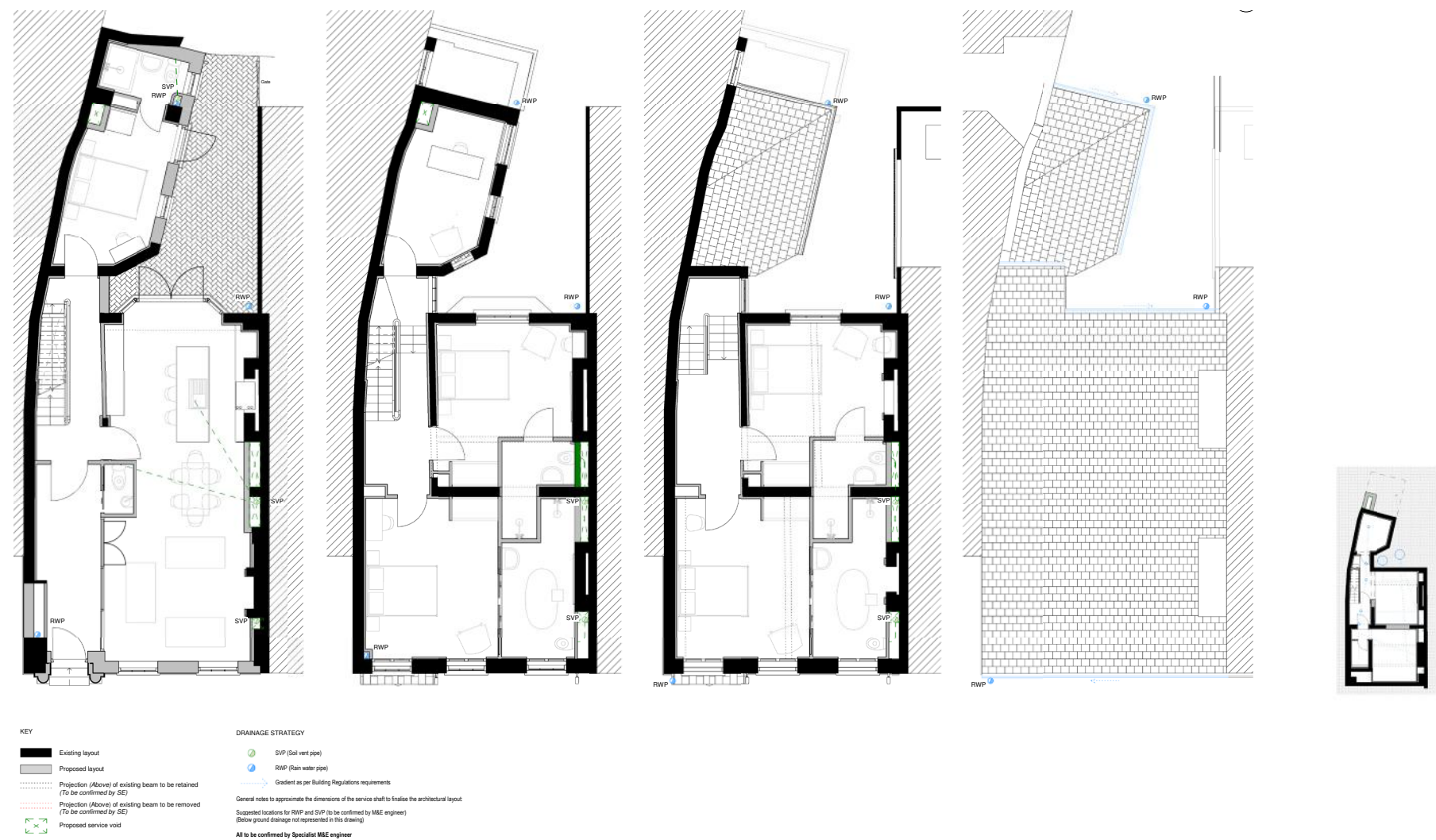
Services will be pipework and electrical. Penetrations through original fabric will be minimized by routing these through new areas of wall and existing openings. Any vents and intakes will be to the roofs.



M&E Strategy

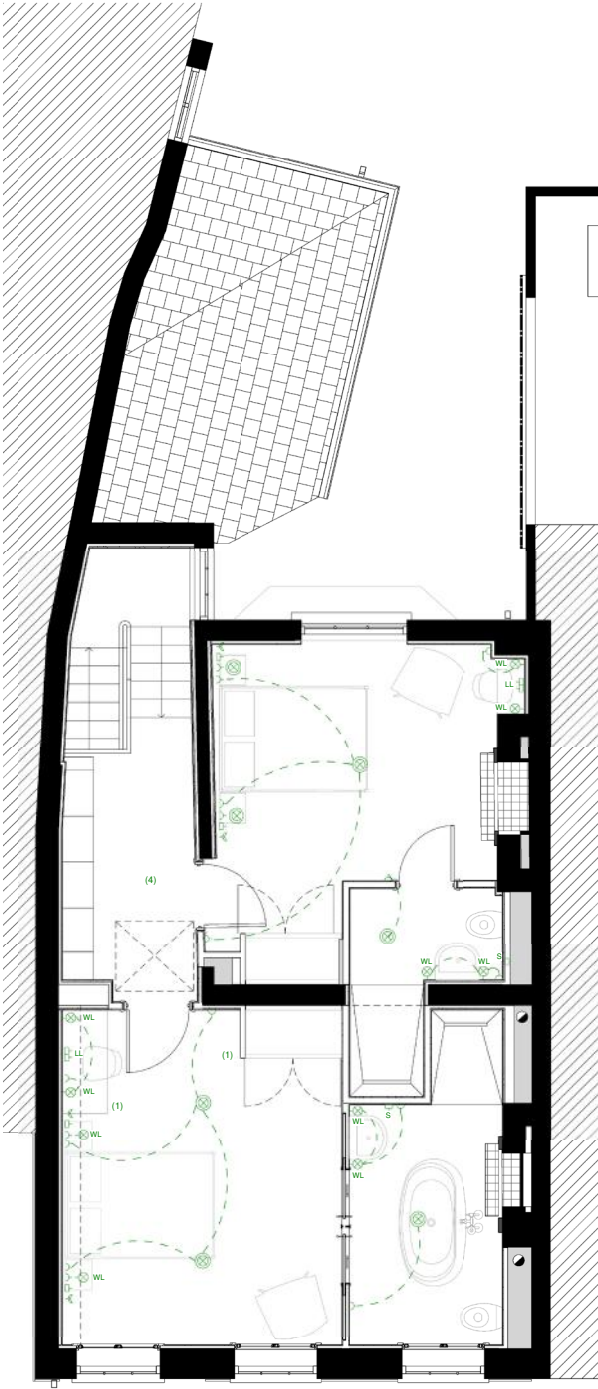
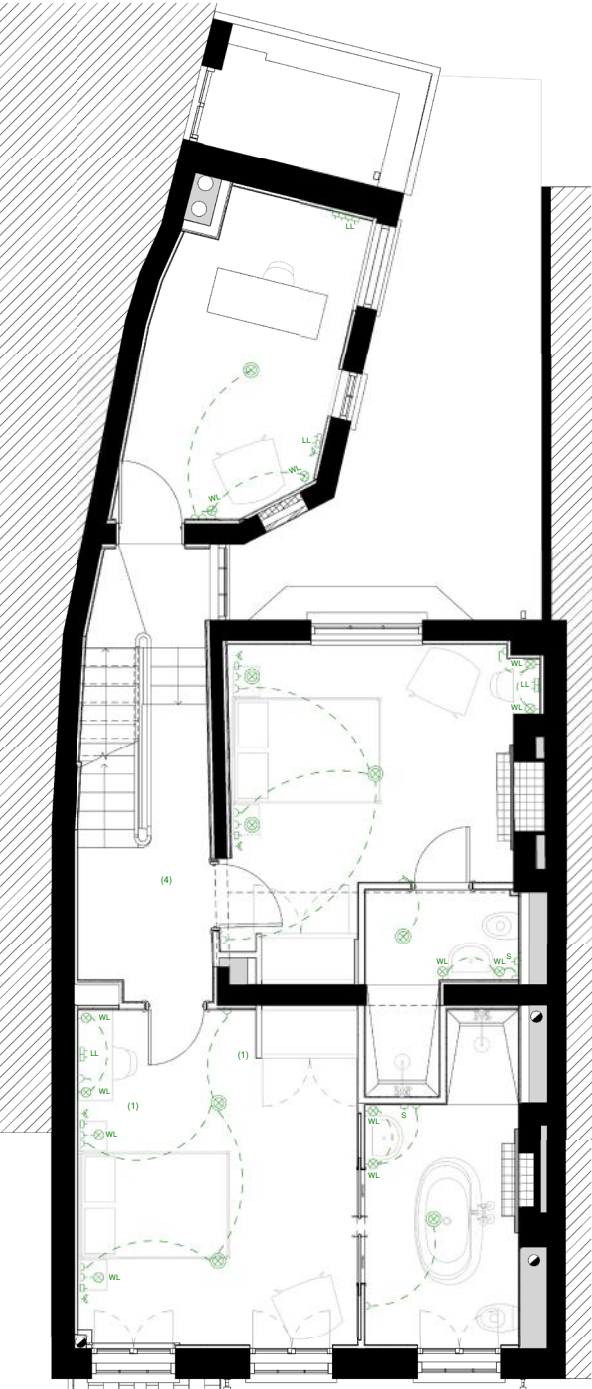
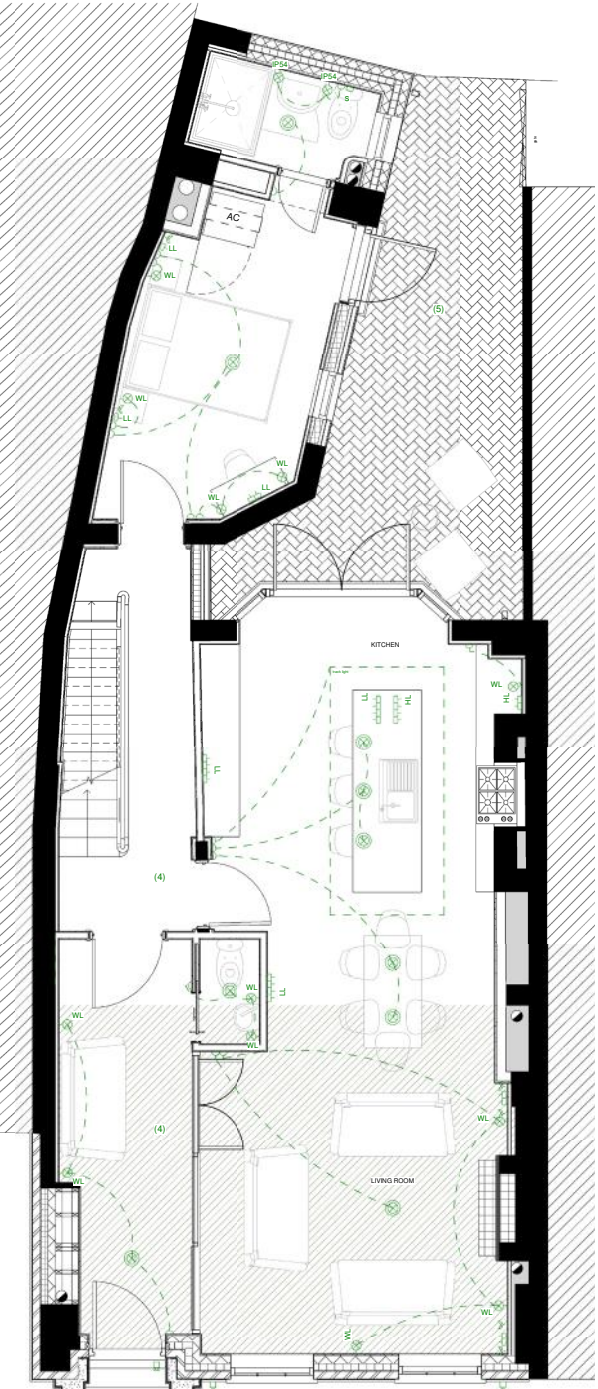
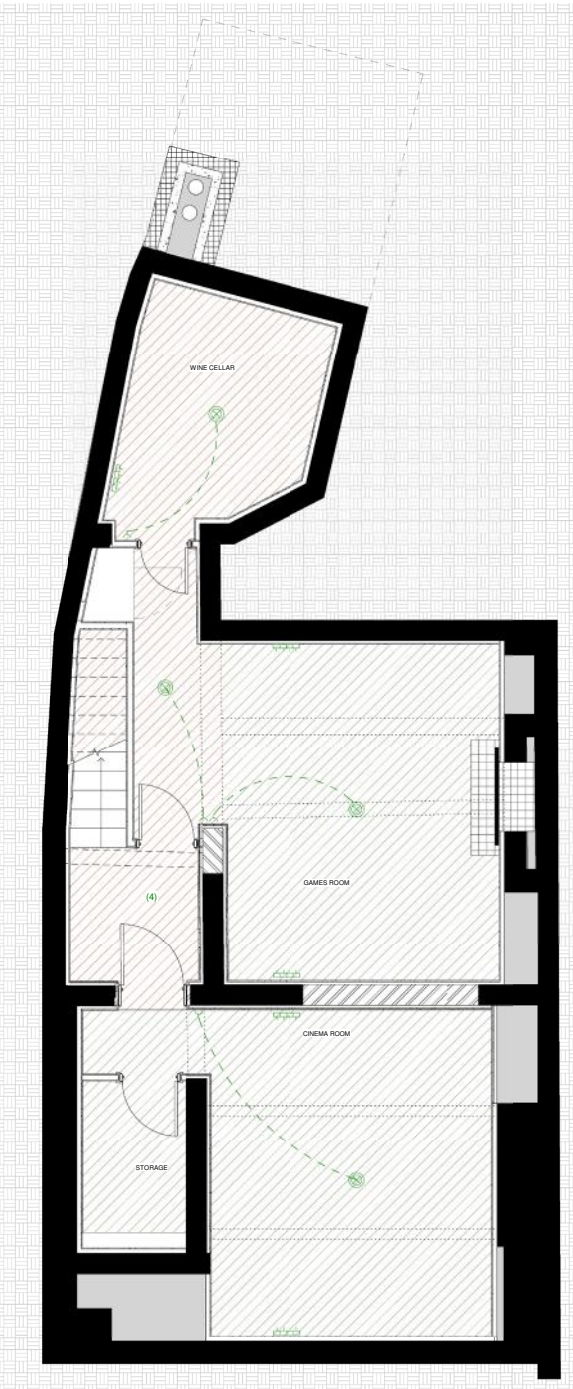
5.7 Servicing and Drainage Strategies

Revised drainage strategy considers existing fabric and allows for penetrations through it while minimazing the impact on existing by routing these through new areas of wall and existing openings. Any vents and intakes will be to the roof.



Drainage Strategy

6.8 Electrical Layouts



General Electrical Notes:

Switches and sockets to be located within 450mm and 1200mm above floor level.

All fittings are to be agreed with Guy Taylor Associates prior to placing orders.

The locations of all fittings are to be agreed on site with Guy Taylor Associates.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (Electrical Safety) by a member of the GDCM Competent Person Scheme.

The competent person is to send to the Local Authority a "Self-certification Certificate" within 30 days of the electrical works completion. The client must receive both a copy of the "Self-certification Certificate" and a BS 7671 Electrical Installation Test Certificate.

DRAWING TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR FIRE ALARM, MVHR, PV AND ASHP.

Heights:

450mm to bottom of power sockets from floor.
150mm to bottom of power sockets from counter level.
1200mm to top of light switches from floor.
1500mm to bottom of wall lights over the beds from floor.
950mm to office wall lights from floor.

ELECTRICAL KEY:

- Single switched socket
- Double switched socket
- Single light switch
- Double light switch
- Floor box with twin power sockets and double ethernet
- Magnetic door hold open device linked to fire alarm
- Mobile phone charge point
- Shaver socket
- Fused spur for wired equipment
- TV, SKY, CABLE (TBC)
- Floor mounted sockets
- Electrical master cabinet (fire proof) containing smart home tech, MVHR, router, ethernet switch, BT masterpoint, fire alarm
- Recessed down light. Rimless LED
- Free standing bedside lamp
- Pendant light (client to supply fitting)
- Wall light (client to supply fitting)
- Bespoke recessed strip LED
- Recessed track lighting with LED lamps
- Smoke detector
- Heat detector
- Boiler
- Water tank
- Extractor
- Meters
- Fridge-freezer
- Dishwasher
- Washing machine
- Dryer
- CCTV
- PIR activated LED floodlight

Additional comments:

Electrical layout to be read in conjunction with Interior Design scheme by Livedin 365.

Discrepancies between architectural layout and interior design layout due to coordination with M&E services

(1) Wardrobe and dressing table position swapped.
(2) Bedside table omitted
(3) Shower tray omitted

Areas to confirm electrical layout (not defined)
(4) Internal: Basement Area
(5) External: Courtyard at ground floor level

6. Bibliography and References

<http://www.mpa.org.uk/insight/news/ziferblat-announces-another-new-branch-opening-in-manchester>

<https://historicengland.org.uk/listing/the-list/list-entry/1247388>

Manchester’s Local Development Framework/ Core Strategy/Development Plan

Appendices

Planning Statement (2021) by Paul Butler Associates

Heritage Statement (2021) by Paul Butler Associates

Level 2 Building Record (2020) by Guy Taylor Associates

Method Statement for Retainment and Repair of Staircase (2020) by Guy Taylor Associates



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This document has been prepared by: Guy Taylor Associates (GTA NORTH LIMITED) | Job no: 19-0017 | Date: January 2020 | Status: Draft | Rev: -D

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