



8/8a St John Street, Manchester

Design and Access Statement

September 2020

Document History

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1.0	Introduction
1.1	Executive summary
1.1.1	Tim Groom Architects have been appointment by Mather & Co to submit a detailed planning application for the site of 8/8a St John Street.
1.1.2	St John Street is situated within walking distance of Deansgate train station and just off Deansgate Road. The south of the site fronting onto St John Street is occupied by a Grade 2 listed property which is currently used as offices.
1.1.3	The rear of the site sits opposite a 4-7 storey building along Longworth Street containing a restaurant, nightclub and office use. Along Artillery Street the site sits opposite an uninspiring 7 storey brick clad office block.
1.1.4	This application contains proposals for the following: - A new two storey dwelling to the rear of the site fronting onto Artillery Street and Longworth Street. - Change of use to 8/8a St John Street from office to two number of residential dwellings along with a new 3 storey extension to the rear of the listed property.



- Remove a number of existing trees
- Construction of a new two storey high quality dwelling

- Change use from two number of offices to two number of dwellings
- Reconfigure internal layouts
- Reinstatement original period features that have been hidden over the years
- New three storey extension to the rear

1.2 Content of submission

- 1.2.1 This Design and Access Statement will describe the context of the site and the area around 8a/8b St John Street as well as presenting the concept and evolution of the proposals.
- 1.2.2 The proposals are split into two phases within the design and access statement. Phase 1 includes the removal of the existing trees to the rear of the site and the proposal for a new two storey dwelling.
- 1.2.3 Phase 2 involves work to the existing house along St John Street which includes a change of use from offices to dwelling, reconfiguring internal layouts, reinstating internal period features and a proposed new 3 storey extension to the rear.
- 1.2.4 Below is a list of supporting technical reports submitted with this Design and Access Statement:

- Architectural drawings by Tim Groom Architects
- Design and Access statement by Tim Groom Architects
- Planning statement by Turleys
- Heritage statement by Turleys
- Tree survey by ECUS
- Ecology report by ECUS
- Bat survey by ECUS
- Archaeology assessment by Nexus
- M&E report by Zerum
- Noise assessment by RBA Acoustics
- GMP crime impact consultation
- Environmental standard statement by Turleys
- Broadband connectivity survey
- Transport statement by SK Transport
- Air quality impact assessment by Hydrock
- Drainage assessment by Hydrock
- Waste management plan by Tim Groom Architects
- Ground contamination report by Hydrock
- Ventilation and extraction assessment by Zerum



2.0 Site and context appraisal

2.1 Site location and description

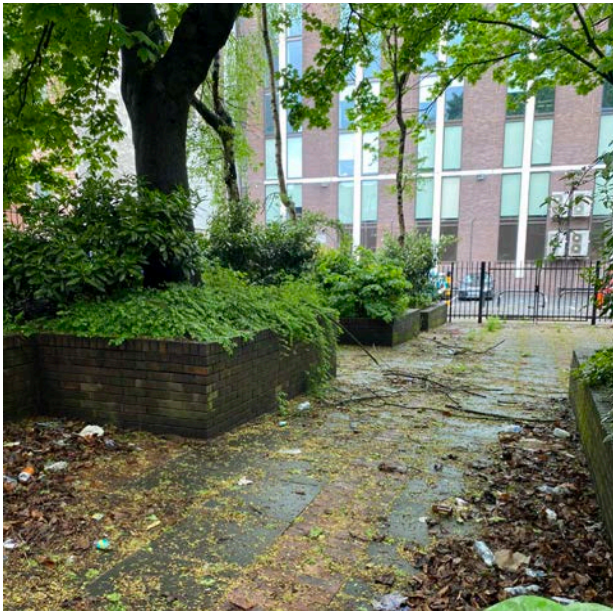
- 2.1.1 8/8a St John Street is located just off Deansgate in central Manchester. The site sits on a corner plot fronting onto St John Street to the south, Longworth Street along its eastern boundary and Artillery Street to the north.
- 2.1.2 The existing building along St John Street is three storeys + basement and forms the end of a row of Georgian terraces. It is currently used as an office. The properties along St John street including 8/8a are listed and fall within the St John Street Conservation Area.
- 2.1.3 The rear of the site contains an overgrown yard. Historically a row of poorly built terrace houses existed in this location with the last of these being demolished circa. 1970 and replaced with the large trees now present to the rear.



8/8a St John Street



Rear yard, Artillery Street



Rear yard



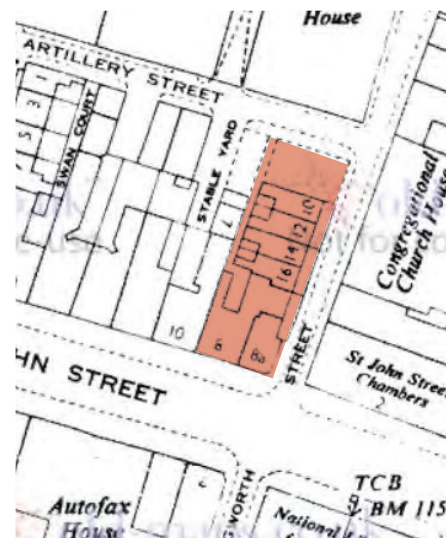
1. 8/8A St John Street 2. St John Street 3. Artillery Street 4. Office building, Artillery Street

2.2 Surrounding scale, character and materials

- 2.2.1 St John Street is the last remaining Georgian terrace street in central Manchester. The properties along the street are mostly two to three storeys and contain offices almost exclusively connected with the medical and legal professions. Recently however, a number of properties have been converted into family dwellings.
- 2.2.2 The buildings along St John Street are predominantly red brick with white painted sash windows, white decorative fascia boards and grand white painted entrance porticos.
- 2.2.3 In contrast to St John Street the narrow Longworth and Artillery Street to the rear of the site is surrounded by a less decorative almost industrial character of architecture with buildings ranging from three to eight storeys. The buildings are again predominantly brick but with a much wider range of tones including red, brown and buff brickwork.
- 2.2.4 The buildings surrounding the rear of the site contain mostly offices. A restaurant and nightclub however exist along Longworth Street. Minimising overlooking and avoiding privacy issues have been a key consideration in the design of the proposed new dwelling to the rear.
- 2.2.5 The Heritage impact assessment explains the impact of the development on the significance of the site and its surrounding context.



Site plan from 1948



Site plan from 1957



Site plan from 1962 - 1973



Site plan from 1973 - 1988



Aerial view of the site from around 1948 showing a row of terrace houses along Longworth Street



Historic view down Artillery Street looking toward the site. End of terrace visible



View of the rear of site from around 1965 showing the terrace houses demolished and replaced with car park

2.3 Historic development of site

- 2.3.1 It is not known exactly when St John Street was laid out, but it takes its name from the church and it is reasonable to assume that the houses in the street were built as they were required, between 1770 and 1830. Not all the street however was built by then. Early residents represented a broad mix of occupants, but with the passage of time occupancy became almost exclusively connected with the medical and legal professions. Consultants and specialists still comprise the majority of occupants on St John Street.
- 2.3.2 With the ever rising demand for housing, a number of properties have recently been converted from offices to family dwellings such as numbers 19 and 21 St John Street.
- 2.3.3 The historic maps on the left show the development of the site over the years, particularly the evolution of the rear section of site. Historically there existed a row of small terrace dwellings in this location.
- 2.3.4 While the houses fronting St John Street were built for middle class and professional people, these small dwellings to the rear fronting Longworth Street were workers houses. These were poorly constructed with the last being demolished around 1970 and eventually replaced with the existing tree planted yard.
- 2.3.5 A heritage and townscape assessment is included as part of this application



2.4 Environmental analysis

2.4.1 Sun path

The site orientates itself along a southwest/northeast axis with primary frontage along St John Street facing southwest. The site receives direct sunlight from the south with little overshadowing from the opposite properties along St John Street.

2.4.2 Wind

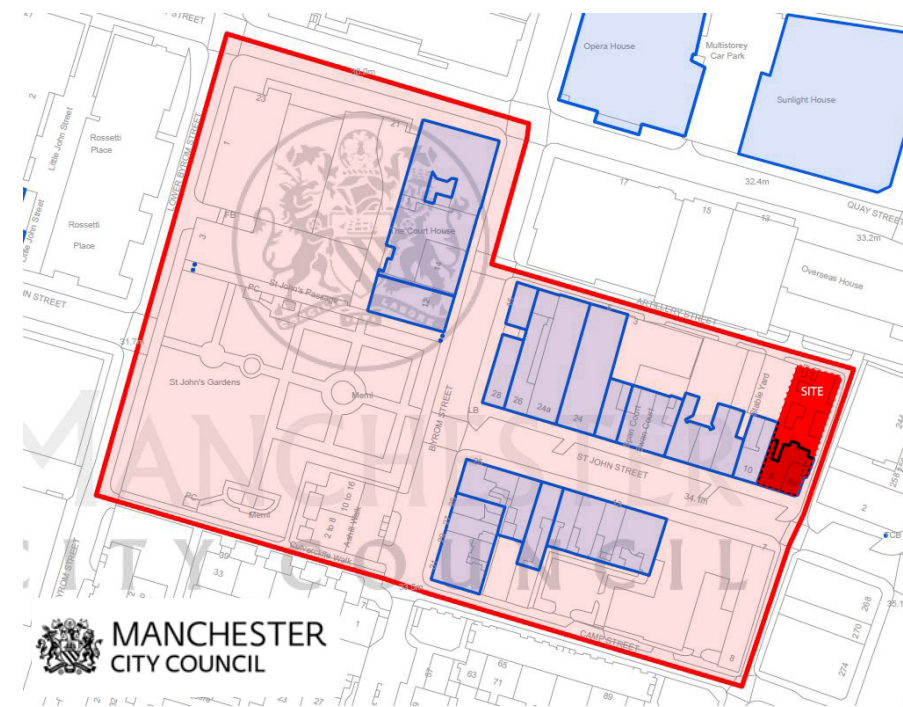
The prevailing wind comes from the southwest. The height of the proposed extension to the rear of the existing house comes below the existing eave line. The proposed dwelling to the rear of the site is two storeys and much lower than the immediate surrounding buildings. It is therefore unlikely that the proposals will be adversely affected by the wind, or that the new building will create extreme wind conditions for the surrounding pedestrian movement.

2.4.3 Noise

St John Street is a relatively quiet street compared to that of Deansgate it sits perpendicular to. It is mostly used by local residents and those using the various offices along the street. The rear of the site faces onto Longworth Street which contains a restaurant and a night club where noise may be more of a concern. A noise impact assessment has been included as part of this application which seeks to highlight and mitigate any concerns.

2.4.4 Viewing positions

The proposals will be viewed from 3 key positions. These are highlighted on the plan. These views have been carefully considered during the design process to ensure the proposal to the rear of the site sits comfortably and harmonises with that of the existing building along St John Street.



St John Street Conservation area plan

2.5 Planning context and policy considerations

2.5.1 The site is part of the St. John Street Conservation Area from which the boundary follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street.

2.5.2 Manchester Council's guidance for development within the conservation area states that the character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that this character is maintained and reinforced rather than destroyed by unsympathetic developments.

The proposal does not seek to change the appearance of the front of the property along St John Street or along the existing elevation along Longworth Street and hence will retain the character of the street.

In regards to improving and enhancing the area, Manchester council's guidance states that any newly proposed structures need not be imitations of old buildings; indeed it is preferable that each one should have a vitality of its own and reflect the period in which it is built. Proposals should be of a high quality and harmonise with the character of the historic buildings using preferably natural materials such as stone and brick. These preferences have been at the forefront of our considerations throughout the design process.

2.5.3 The National Planning Policy Framework ("the Framework") confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development (paragraph 124). Development should be visually attractive and add to the overall quality of the area by being sympathetic to local character, establishing a strong sense of place and optimising the potential of the site, whilst creating places which are safe, inclusive and accessible (paragraph 127).

2.5.4 The objective to achieve well-designed places is also reflected in local planning policies. In particular, the Manchester City Council Core Strategy (Policy SP1) seeks to ensure that all new development across the City:

- Makes a positive contribution to creating neighbourhoods of choice including:
 - Creating well-designed places that enhance or create character
 - Making a positive contribution to health, safety and wellbeing of residents
 - Considering the needs of all members of the community, and
 - Protecting and enhancing the built and natural environment.
- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible, and

- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

2.5.5 All new development in Manchester is required to follow seven principles of urban design, as set out at policy EN1 of the Core Strategy:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

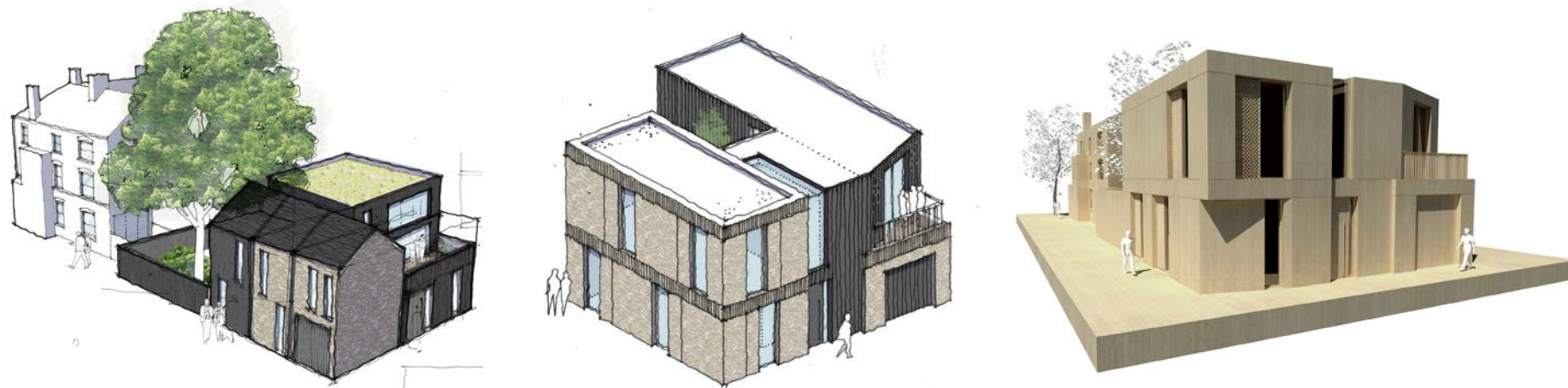
2.5.6 Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments (Policy CC9). Developments must recognise the specific design challenges that are to be overcome to ensure complementary functions and forms with heritage assets.

2.5.7 The Core Strategy supports development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. 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 heritage importance (Policy EN3). Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.5.8 The Guide to Development in Manchester SPD (April 2007) recognises the importance of design in delivering sustainable development across the City. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires, as outlined in Policy EN1 of the Core Strategy.



Phase 1 - New build dwelling



Early conceptual sketches of the proposed dwelling to the rear



Early conceptual illustration of the proposed dwelling to the rear

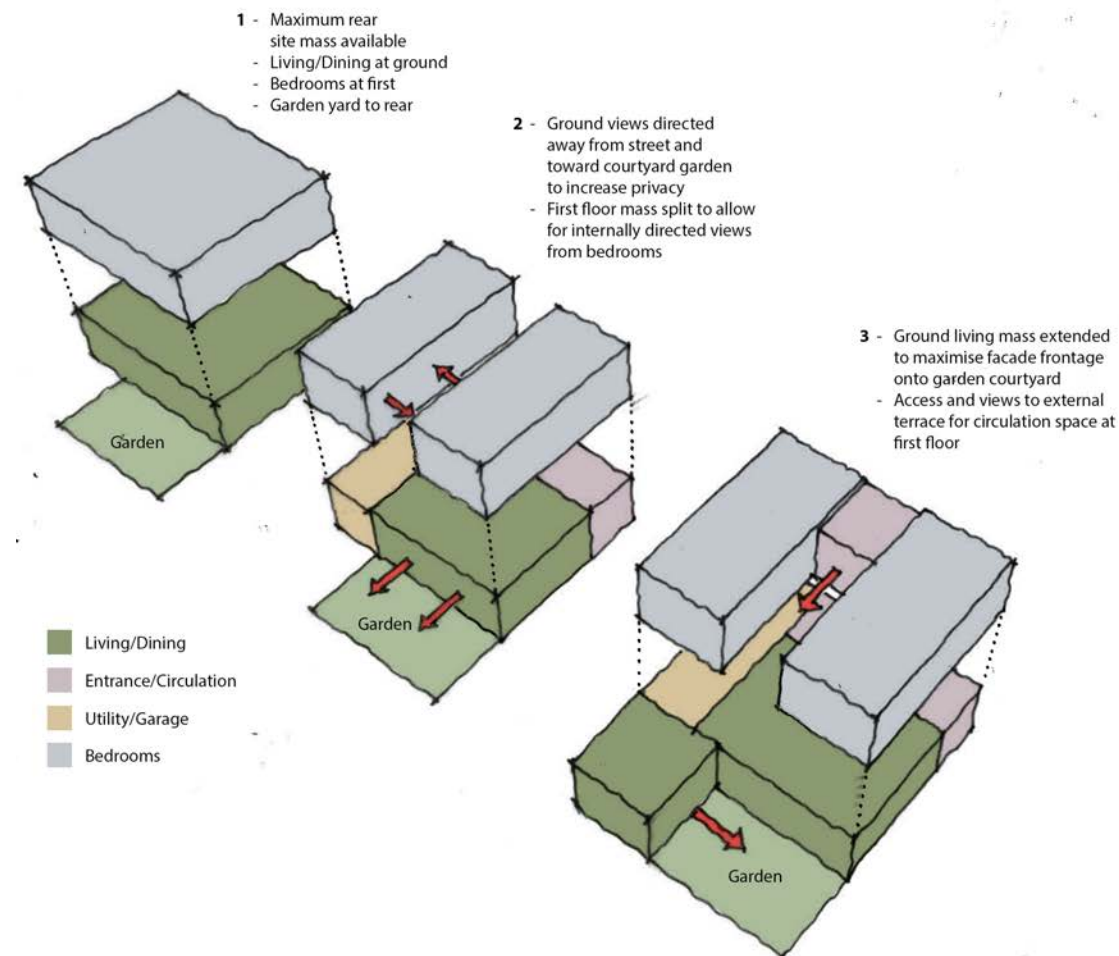
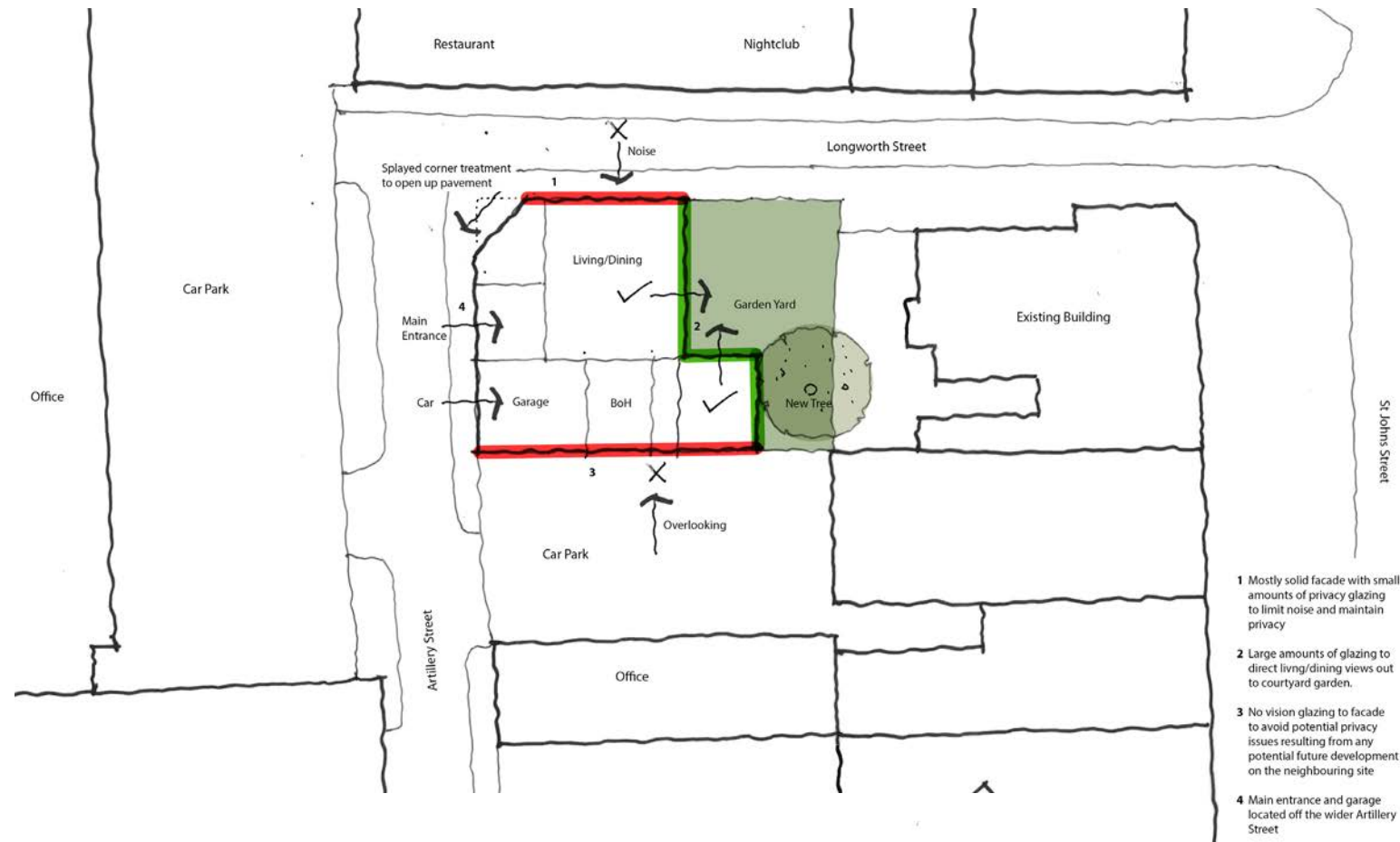
3.0 Design vision and objectives

3.1 Concept design

3.1.1 The vision for the rear section of the site is to improve the local urban fabric and streetscape of Longworth and Artillery Street by reintroducing a high quality residential dwelling. A residential use scheme was deemed appropriate as historically a number of residential dwelling existed in the same location.

3.1.2 The principle concept for this section of the site is to replace the overgrown and disused yard to the rear of the existing building along St John Street with a two storey dwelling that both harmonises and respects that of the existing historic buildings within the conservation area. The proposal aims to improve upon the streetscape along both Longworth Street and Artillery Street and become a significant contribution to the conservation area.

3.1.3 The proposal is high quality and 'of its time'. Traditional materials will be employed but detailed in a contemporary manner.



3.2 Key design rationale and evolution

3.2.1 The predominant design rationale in terms of the layout of the proposal was driven by the constraints of the site.

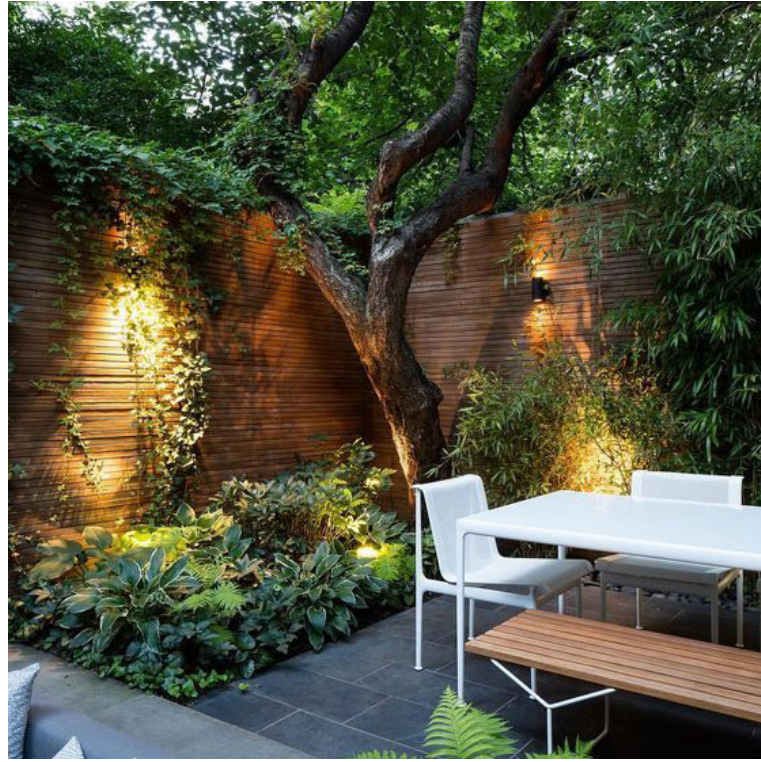
3.2.2 The diagram on the left outlines the initial rationale in regards of the site layout. It diagrammatically indicates the footprint available for the proposed dwelling.

3.2.3 Due to the proximity, size and use of the surrounding buildings along Longworth Street and Artillery Street, it is proposed that all key views from within the dwelling are directed out of the south facade (as highlighted in green) toward a private enclosed garden courtyard. It is proposed the facade will be maximised and opened up on this elevation to allow for views out as well as maximum natural light into the plan.

3.2.4 To mitigate any potential privacy and overlooking issues, the windows on the street facades will be kept to a minimum. Any windows at ground contain brick privacy screening with windows at first floor containing privacy glazing. The street facades will be largely solid with areas of patterned brickwork and recesses adding interest and articulation to the elevations. A number of large roof lights and double height spaces ensures the internal spaces contain sufficient natural light.

3.2.5 The living spaces are to the rear of the plan with views out and direct access to the garden courtyard with the back of house spaces and garage along the solid west facade. The entrance is located off the wider Artillery Street to maximise privacy and allow for easier vehicular access into the garage.

3.2.6 It is proposed that the first floor mass is split into two wings connected centrally by a circulation zone. This is to create a shared external terrace at first floor to which master bedroom views are directed.



3.3 Courtyard garden

3.3.1 The garden courtyard to the dwellings is an integral part of the scheme. The majority of internal views are directed out toward the garden.

3.3.2 It is proposed that these rear gardens will be landscaped with a variety of plants with large sliding doors from the living spaces blurring the boundaries between 'inside' and 'outside' similar to the adjacent precedent images.



Existing trees to the rear of the site

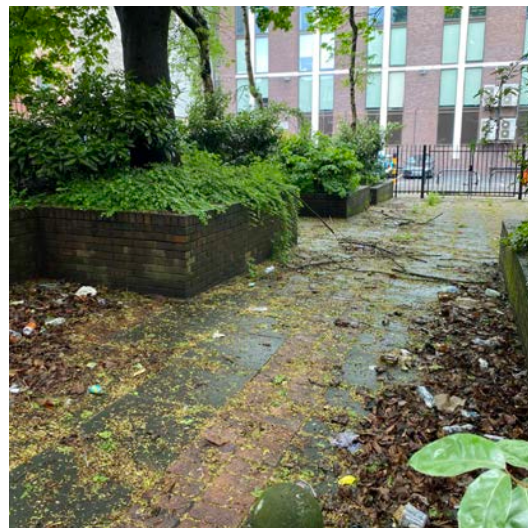


Trees to be removed as part of proposed dwelling to rear

3.4 Trees to be removed

3.4.1 To the rear of the site there currently exists 7 trees. The option to retain tree numbers 2 and 3 was explored. It was advised by Ecus Ltd. who have undertaken the Tree Survey for the site however that removing any of the trees would result in root damage to the other trees.

The proposal is therefore to remove all 7 trees to the rear. Small trees will be planted within the proposed gardens to the dwellings and wider mitigation for the loss of the existing trees will be provided in agreement with MCC.



Existing trees to the rear of the site

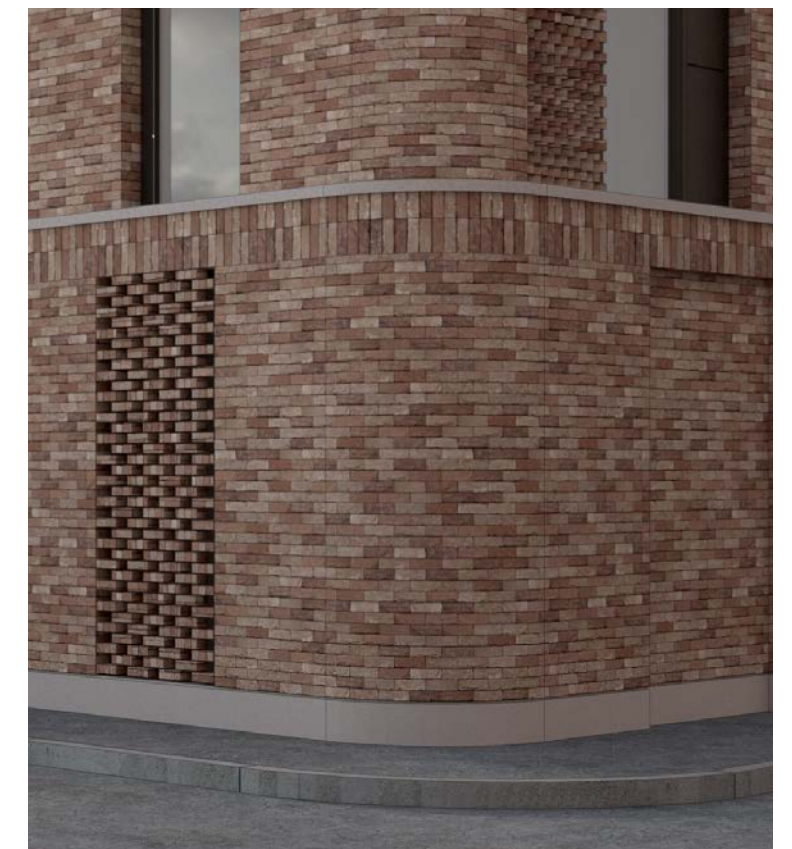
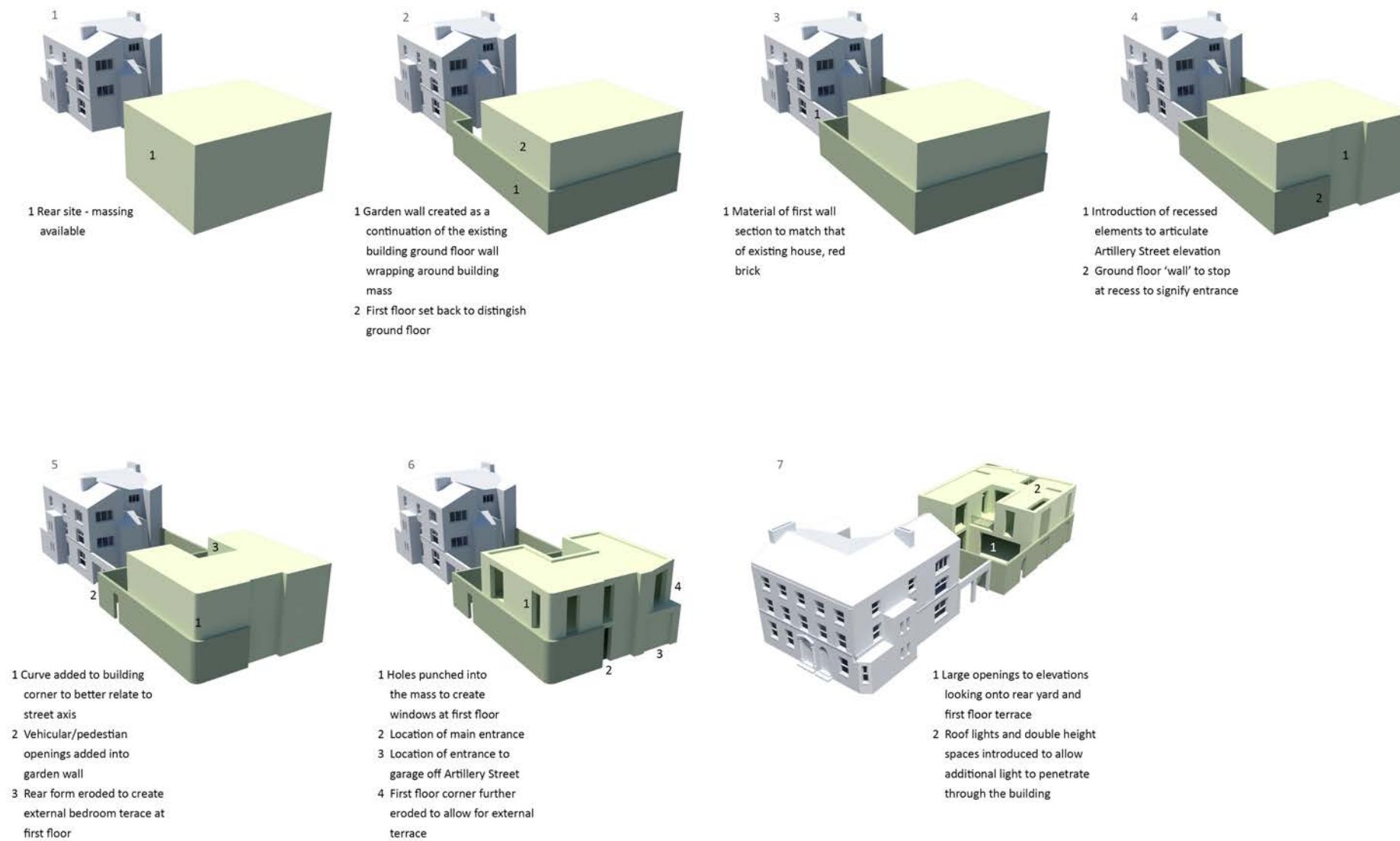


3.5 Massing evolution and articulation

3.5.1 The diagrams opposite illustrate the evolution of the proposed massing.

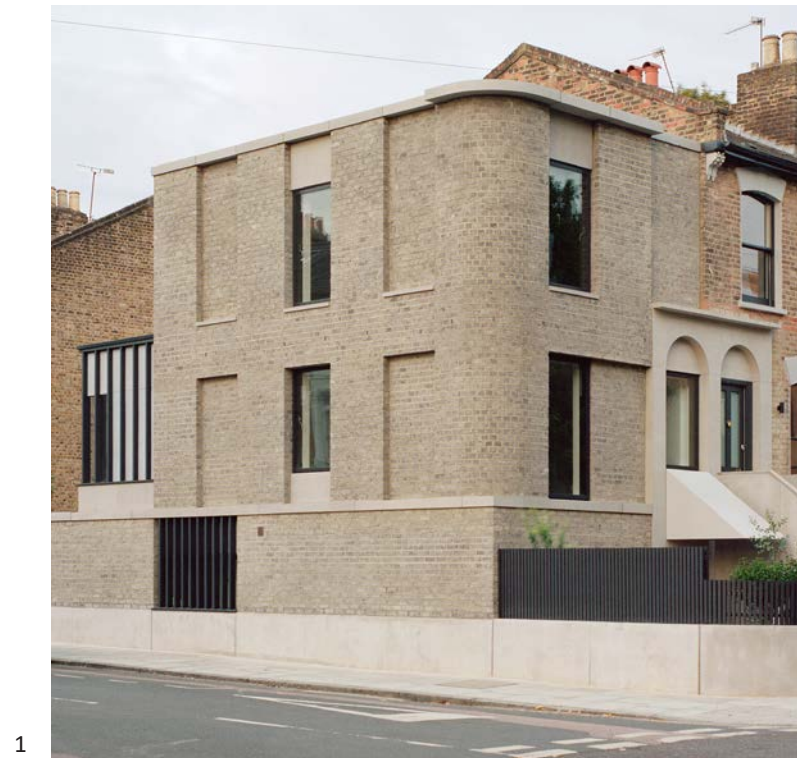
The proposed height of the ground floor is driven by the ground floor height of the existing house along St John Street. It is proposed that the garden wall starts off as a continuation to the wall of the existing house appearing to wrap around the rear of the site becoming the ground floor facade of the proposed dwelling. The first floor is set back to help distinguish the wrapping of this ground floor 'wall'

A recessed element to the Artillery Street facade is proposed to signify the entrance and to further articulate the elevation.



3.6 Architectural design precedents

3.6.1 A number of architectural precedent have been reviewed as part of the design process in terms of relationship with the street, massing, materiality, internal layouts and facade design. Examples shown illustrate a natural and sympathetic approach to an urban setting. With a soft pallet of materials that nestles in to the street-scape. Giving simple and striking forms that are honest, which intern allows for a new layer of continuity for the street history. Allowing the buildings to have new presence to the urban grain.



1



2



3



4

- 1 Corner house - 31-44 Architects
- 2 Sunken house - David Adjaye
- 3 House with stone patio - Beef Architecture
- 4 Levring house - Jamie Fobert



View of proposed dwelling from Longworth Street/Artillery Street junction

4.0 The scheme

4.1 Overview of the proposed development

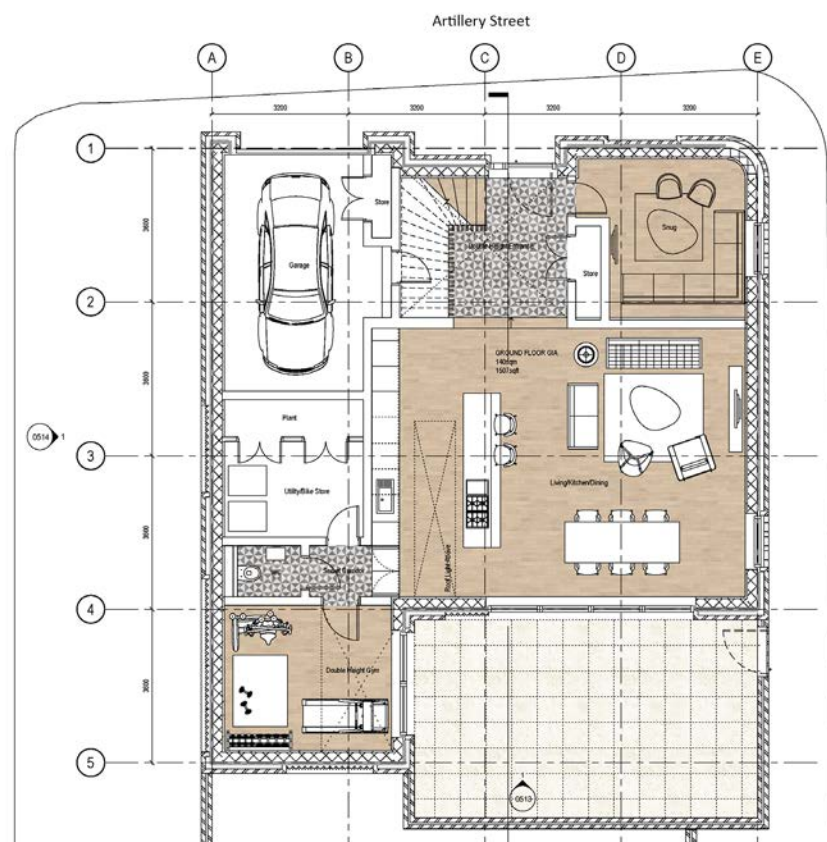
- 4.1.1 The existing yard to the rear of the existing property is to be levelled and in its place the proposal is to construct a single high quality two storey residential dwelling.

The main entrance to the dwelling is located off Artillery Street. A secondary entrance accessing the rear garden yard exists directly off Longworth Street.

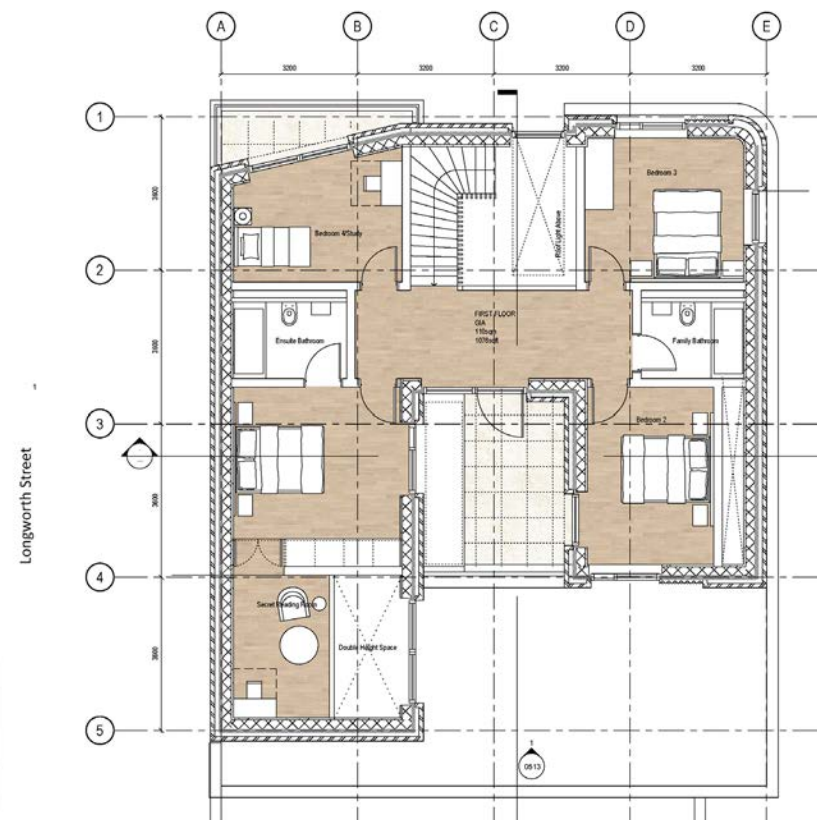
The proposed dwelling contains four bedrooms with living and dining spaces at ground floor and bedrooms/office on first floor.

The dwelling contains an internal garage space large enough for a single car. This is located adjacent to the entrance and accessed directly from Artillery Street.

The proposal is designed to compliment and sit comfortably with the existing listed house to the front of the site along St John Street. The dwelling will utilise traditional building materials detailed in a contemporary fashion.



Proposed ground floor plan



Proposed first floor plan

4.2 Floor plans

4.2.1 The proposed dwelling is two storeys. At ground level, the dwelling is entered off Artillery Street into a double height entrance area with steps down into the main living/kitchen/dining space opening out onto the rear garden.

The ground floor also contains a snug/cinema, a gym space and a utility/wc behind the garage.

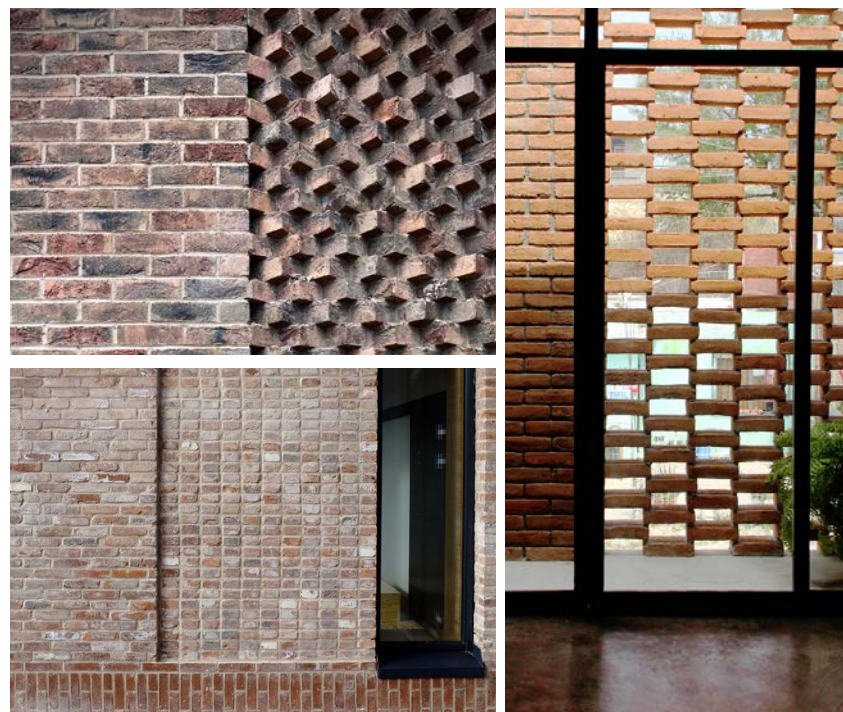
The First floor contains three double bedrooms and a smaller single room/office. To mitigate privacy issues, the views from the master bedrooms are directed away from the street and toward an external terrace space accessed from the first floor landing.



Concept building section indicating split level living space



Artillery Street entrance bay study



Brick patterning precedents



Black aluminium openable window lights



Perforated brick screening at ground level

4.3 Facade treatment and building character

4.3.1 It is proposed that handmade red/brown brickwork will be employed as the primary cladding material

A Red/brown brick similar in tone to that of the existing building has been proposed. This will be detailed in a contemporary manner and will complement the existing building.

While the majority of buildings along St John Street are clad in red brick, there are examples of alternative tones of brickwork along Longworth Street and Artillery Street where the proposed dwelling is situated.

The elevations have been designed to both compliment and harmonise with the historic buildings of the conservation area.

The entrance along the Artillery Street facade is defined and highlighted by recessing a section of the brickwork. This also aids in adding interest and depth to the elevation.

Car access into the garage is located adjacent to the building entrance along Artillery Street. A black metal garage door is proposed.

To add further interest to the facade, a sawtooth patterned panel is proposed adjacent to windows. The bond of the brick also changes to soldier bond at spandrel zones. Perforated brickwork is proposed in front of the ground floor windows to mitigate privacy concerns along Longworth Street

The sawtooth brick patterning as well as the soldier stacked spandrels continue onto the proposed rear (South) elevation. This facade however provides a large proportion of glazing to allow for views out and direct access to the private courtyard from the living spaces.



Proposed rear elevation

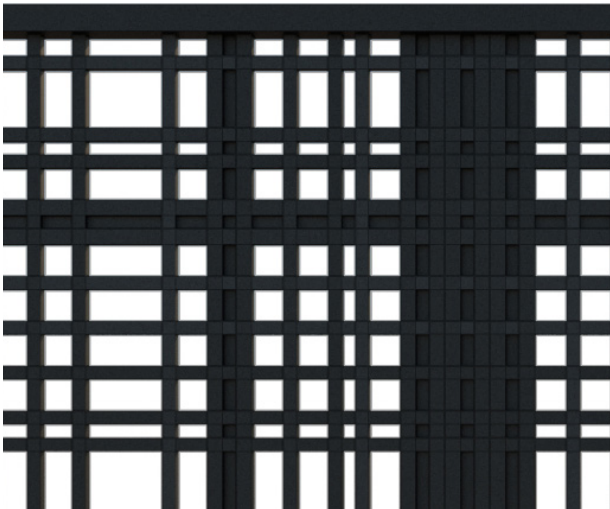
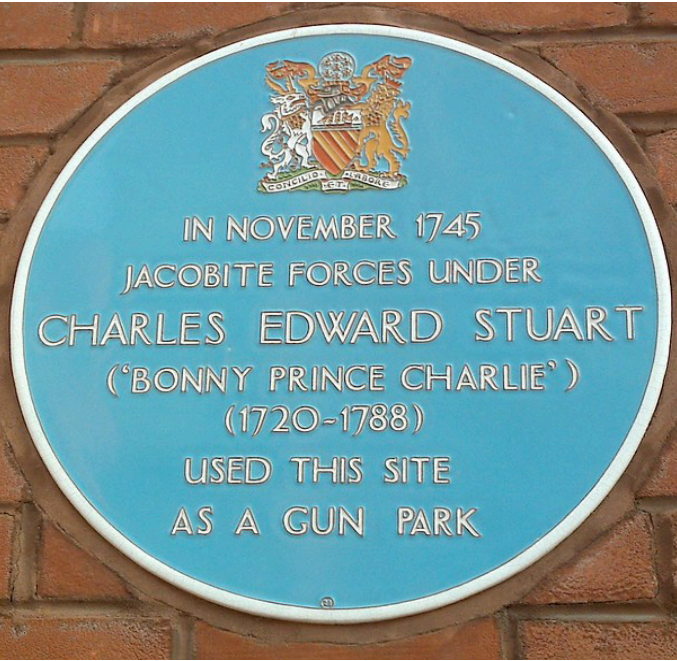
4.4 Bespoke metalwork

4.4.1 In 1745, when the area of the site was still open fields, Bonnie Prince Charlie led the last uprising in the Jacobite Rebellion in his bid for the crown.

When in Manchester he used the area of St John Street as a gun park, an event commemorated in the name Artillery Street and identified on a plaque on the wall of no. 15 Byrom Street

To refer back to this historical aspect of the site, it is proposed that the tartan patterning as worn by Bonnie Prince Charlie is replicated in the metalwork of the balcony overlooking Artillery Street.

All external metalwork on the building will be to the highest quality and craftsmanship.



Bonnie Prince Charlie - Tartan Pattern



Proposed decorative metalwork

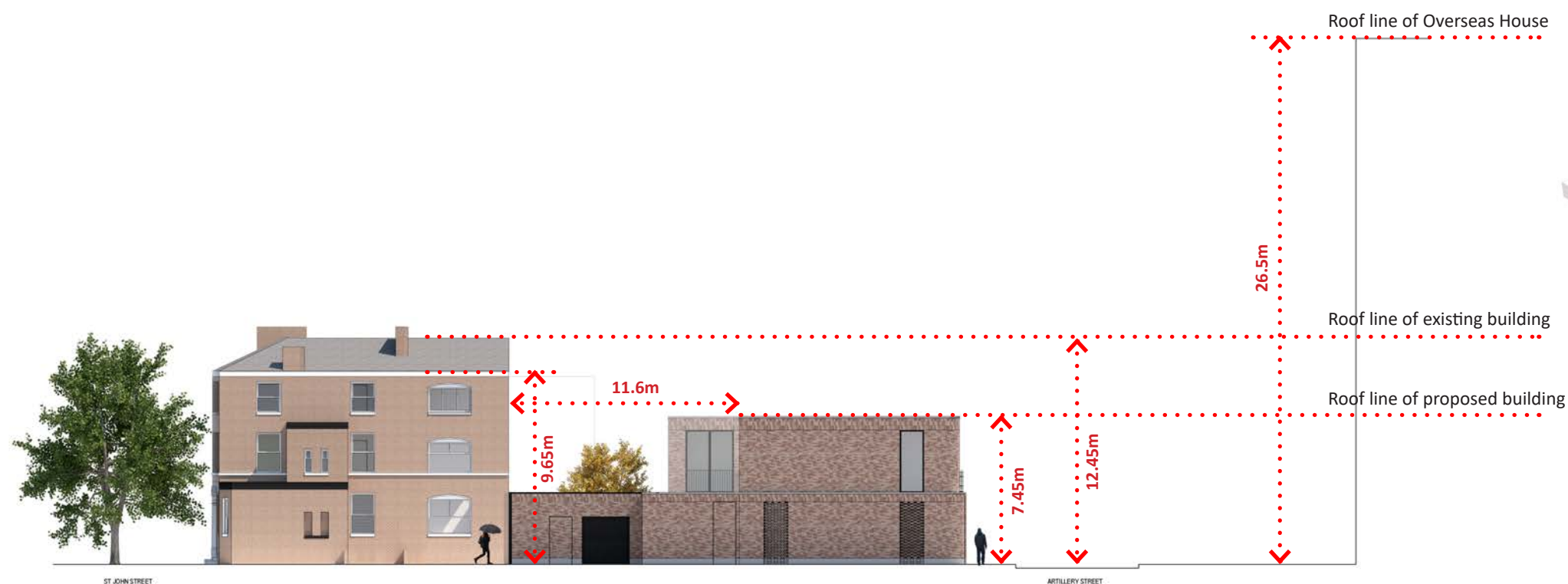


Existing Longworth Street elevation

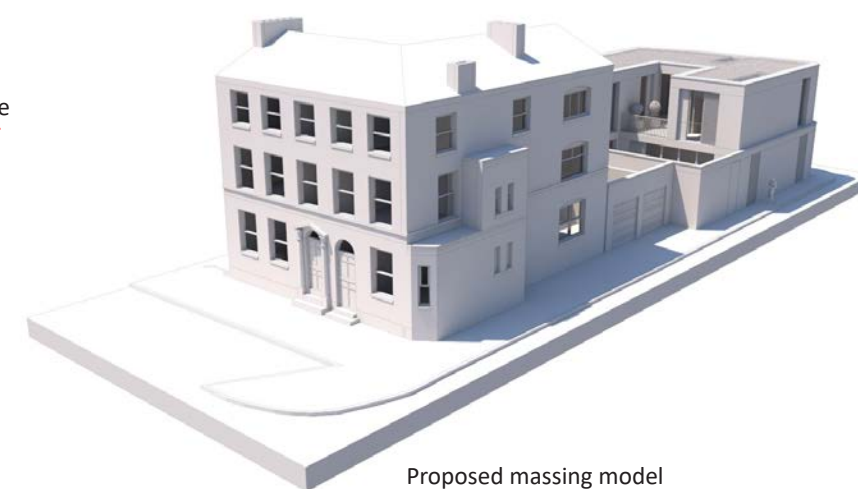
4.5 Scale, height and massing

4.5.1 At two storeys, the mass and building line of the proposed dwelling seeks to respect that of the existing listed house.

The proposal sits comfortably in its location with the parapet line approximately 2.3m below the eaves line of the existing house.



Proposed Longworth Street elevation



Proposed massing model



Site plan showing proposed views



View 1 - St John Street looking toward Longworth Street



View 2 - Junction of Longworth and Artillery Street



View 3 - View down Artillery Street

4.6 Proposed views

4.6.1 The site is viewed from three main positions each one affording the viewer a different outlook of the scheme. The three views are described below.

View 1 from St John Street shows the existing house in the foreground. The new proposed dwelling will be visible to the rear.

View 2 from the junction of Longworth Street and Artillery Street shows the new proposed dwelling in the foreground. The existing building will be visible in the background with a small glimpse of the proposed three storey extension to the existing building.

View 3 looks toward the rear of the site and the entrance of the proposed dwelling from Artillery Street.



View 1 - St John Street looking toward Longworth Street



View 1a - Closer view of the rear of the proposed new dwelling from Longworth Street



View 2 - Longworth Street/Artillery Street junction



View 3 - View down Artillery Street toward front of proposed dwelling







Proposed Longworth Street (East) elevation



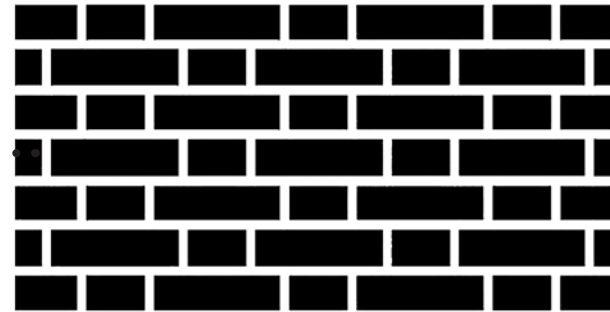
Proposed Artillery Street (North) elevation



Proposed rear (South) elevation



St John Street elevation



Flemish bonded brickwork

4.8 Brick bonding

4.8.1 Flemish bond is used on the brickwork of the existing building. This type of bond was popular during the Georgian era and is widely found on Georgian buildings.

It is proposed that Flemish bond will also be used on the new dwelling to the rear of the site to help link the new build to the surrounding Georgian buildings.

Soldier courses of brickwork will be used to spandrel zones at first floor and roof parapet to help articulate the facade and add an element of horizontality. This is existent on the existing building in the form of white banding.



4.9 Green Roof

An extensive green roof is proposed on the roof on the new dwelling. The green roof will be accessed from the external first floor terrace via a ladder point with connectors to the wall.

As well as creating a nicer outlook for the surrounding offices, the benefits of a green roof include:

- Reducing storm-water runoff as part of a sustainable drainage systems (SuDS) strategy.
- Roof lifespan increase.
- Reducing energy use.
- Climate change mitigation.
- Climate change adaptation.
- Lessening the Urban Heat Island Effect (UHIE)
- Increasing biodiversity and wildlife.
- Improving air and water quality.
- Visual appealing

Under the Construction Design and Management Regulations (CDM) 2015, appropriate measures should be taken at both design and construction stages to ensure safe access and passage over the planted roof areas for maintenance personnel.

All inspections/and or maintenance actions carried out on the green roof must be in full compliance with the appropriate health and safety regulations, and particularly those specifically dealing with working at height. HSE publication 'The Working at Height Regulations' for further guidance.



TIM GROOM ARCHITECTS





Phase 2 - Existing building conversion



5.0 The scheme

5.1 Overview of the proposed development

5.1.1 8/8a St John Street is currently used as office space. The proposals seek to refurbish and convert into two number of contemporary dwellings. The proposals will strip back internal additions that have been made over the years to reveal and celebrate original features of the building such as chimney breasts and cornicing.

The proposal includes the demolition of elements to the rear of the property and replacing with a 3 storey extension. The extension will utilise high quality and traditional materials but detailed in a contemporary manner.



5.2 Precedent for development

5.2.1 There has been a number of examples of recent conversions from office to dwelling along St John Street. One example of this is 15 St John Street.

5.2.2 The building had the same listing and also falls within the conservation area. The development also converted the property from commercial use to domestic use.

5.2.3 The scheme included a modern, 3 storey extension to the rear of the property.

5.2.4 Key lessons from the scheme include:

- Repair and restore external elevation on St John Street
- Stripping out of 20th century interventions is viewed positively
- Original interior details should be repaired and retained
- Contemporary design is encouraged provided it is of high quality

5.2.5 8 and 8A have already been extensively altered from the original layout, however some features do remain. The proposal is to retain these original features and work them into the scheme.

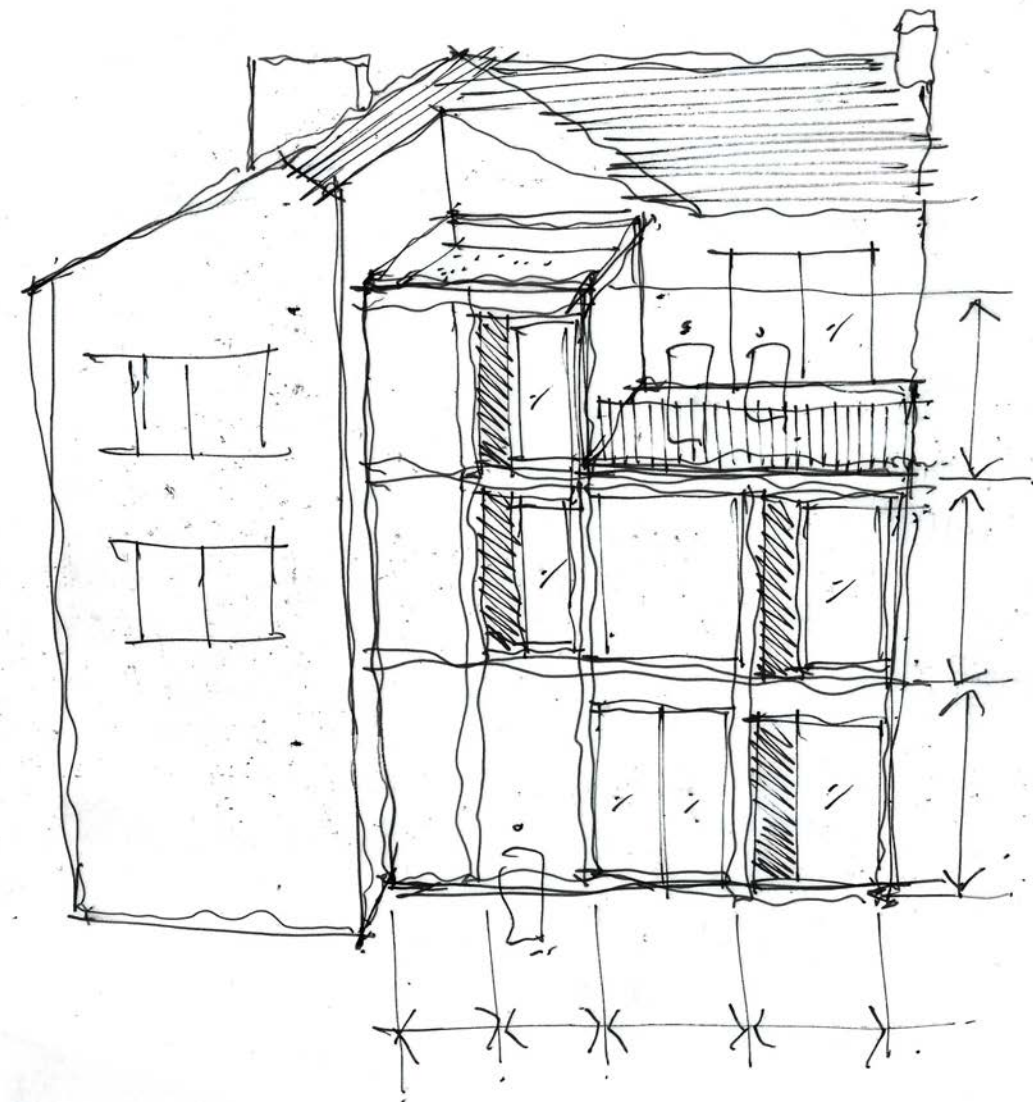
5.3 Materiality

5.3.1 The buildings surrounding the site are predominantly red brick although there are examples of various tones of brickwork along the back streets of Longworth Street and Artillery Street.

An off white stonework is generally used on the surrounding Georgian buildings for elements of detail such as entrance porticos, window sills, steps and framed elements.

This white stonework contrasts nicely and compliments the red brick facades.





Early concept sketch



Facade precedent

5.4 Facade treatment

5.4.1 The concept behind the proposed extension is not to try and imitate the red brick St John Street facade to the rear but instead to take a material element from the surrounding Georgian buildings (stone) and detail in a contemporary manner.

The principles of a Georgian facade (simple, balanced, pleasing proportions, ordered) have acted as the pillars of the concept throughout the design process. The proposal, we feel, has a vitality of its own and reflects the period in which it is to be built whilst respecting and harmonising with the architectural character of the existing historic building.

The proposed material is a high quality stone with bronze aluminium metalwork



Proposed north elevation



Existing building rear



Proposed building rear

5.5 Proposed massing and demolition works

5.5.1 The adjacent images show views to the rear of the building as existing along with the view of the proposed extension.

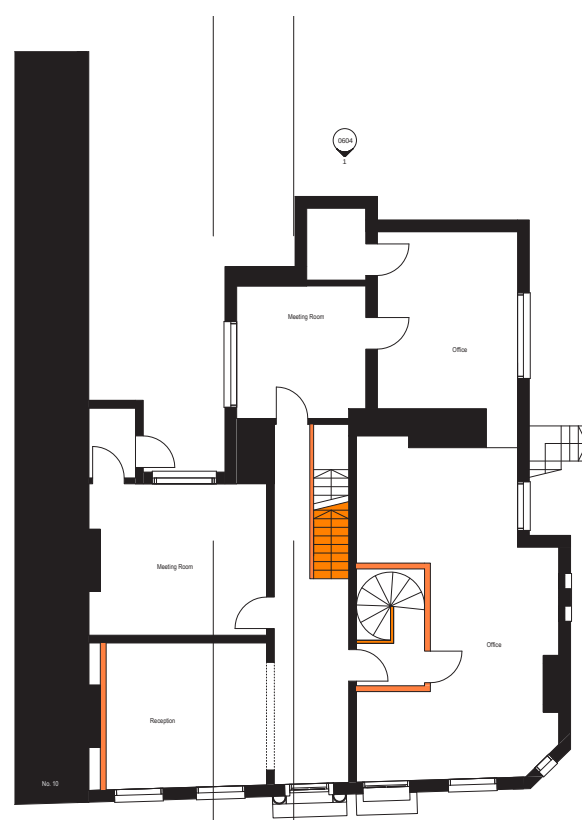
The proposed extension includes the demolition of a number of existing outriggers to the rear. These outriggers have been heavily altered over the years and have resulted in a number of small awkward internal spaces running up the building.

The internal cellular aspect of the original building is maintained throughout the proposal with separate living and dining rooms at ground floor.

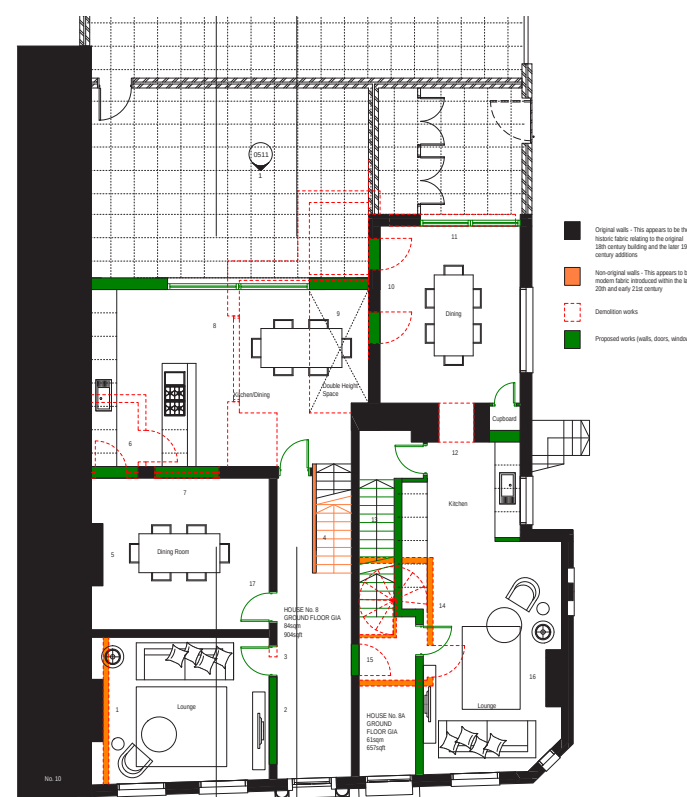
The option of retaining and working with the existing outriggers to the rear has also been undertaken. While these small internal spaces currently work within an office environment, the limited internal size and difference in levels however result in ground floor residential layouts that are not feasible.

The proposal therefore seeks to demolish these outriggers to replace with a high quality and contemporary stone extension. This would harmonise with the original building and allow for desirable living spaces to be achieved.

Before any demolition work takes place to the outriggers, a thorough and detailed structural survey and demolition plan will be undertaken. This will be presented for sign off to ensure that demolition can take place safely and effectively with minimal destruction to the adjacent existing walls of the property.



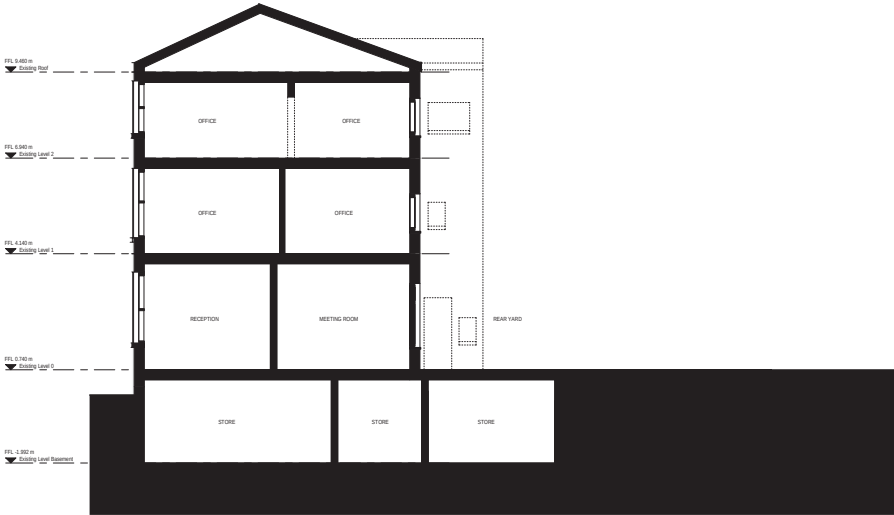
Existing ground floor plan



Proposed ground floor plan



Existing section AA



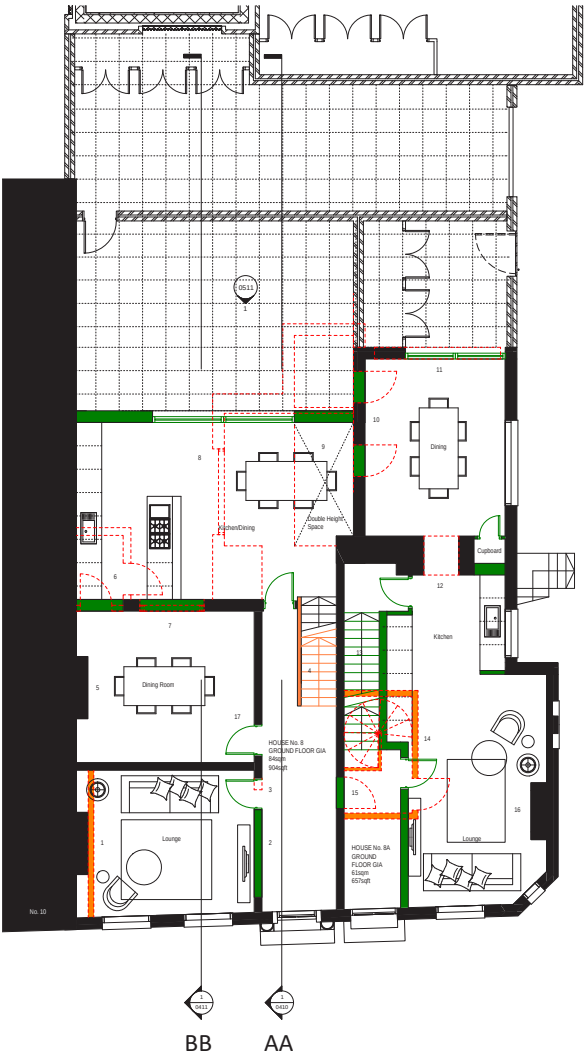
Existing section BB



Proposed section AA



Proposed section BB



Room	Room use		Element	Existing		Proposed
	Existing use	Proposed use		Finishes/details	Original	Finishes/details
RM.B.1	Stairs/store	Stairs/hallway	Wall Floor Ceiling Coving Skirting	Exposed brickwork Stone tile none none none	Yes Yes N/A N/A N/A	Painted plasterboard Refurbish existing Stone tile Painted plasterboard none Painted timber
RM.B.2	WC/Shower	Utility	Wall Floor Ceiling Coving Skirting	Tiles Vinyl Painted plasterboard none none	No No No N/A N/A	Tiles TBC Tiles TBC Painted plasterboard none none
RM.B.3	WC/Shower	WC	Wall Floor Ceiling Coving Skirting	Tiles Vinyl Painted plasterboard none none	No No No N/A N/A	Tiles TBC Tiles TBC Painted plasterboard none none
RM.B.4	Storage	Storage	Wall Floor Ceiling Coving Skirting	Exposed brickwork Stone tile none none none	Yes Yes N/A N/A N/A	Painted plasterboard Refurbish existing Stone tile Painted plasterboard none Painted timber
RM.B.5	Storage	Cinema/play room	Wall Floor Ceiling Coving Skirting	Exposed brickwork Stone tile none none none	Yes Yes N/A N/A N/A	Exposed brickwork/painted plasterboard Refurbish existing Stone tile Painted plasterboard none Painted timber
RM.B.6	Storage	Gym	Wall Floor Ceiling Coving Skirting Fire	Exposed brickwork Stone tile none none none Chimney breast	Yes Yes N/A N/A N/A Yes	Exposed brickwork/painted plasterboard Refurbish existing Stone tile Painted plasterboard none Painted timber Retain and refurbish existing chimney breas
RM.B.7	Storage	Storage	Wall Floor Ceiling Coving Skirting	Exposed brickwork Stone tile none none none	Yes Yes N/A N/A N/A	Painted plasterboard Refurbish existing Stone tile Painted plasterboard none Painted timber
RM.B.8	Storage	Changing	Wall Floor Ceiling Coving Skirting	Exposed brickwork Stone tile none none none	Yes Yes N/A N/A N/A	Tiles TBC Tiles TBC Painted plasterboard none none
RM.B.1A	Stair/hallway	Stairs/hallway	Wall Floor Ceiling Coving Skirting	Painted wallpaper Carpet tiles Painted plasterboard none painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard none Painted timber
RM.B.2A	Breakout space	Cinema/play room	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none painted	No No No N/A No	Painted plasterboard High quality carpet Painted plasterboard none Painted timber
RM.B.3A	Kitchen	Utility	Wall Floor Ceiling Coving Skirting	Painted plasterboard Vinyl Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Vinyl Painted plasterboard none Painted timber
RM.B.4A	Server room	Changing	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.B.5A	Server room	Gym	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard none Painted timber
RM.B.6A	Escape to street	Escape to street	Wall Floor Ceiling Coving Skirting	TBC TBC TBC TBC TBC	TBC TBC TBC TBC TBC	TBC TBC TBC none TBC
RM.G.1	Entrance hallway	Entrance hallway	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Tiles TBC Painted plasterboard Restore original/replica painted* Painted timber

RM.G.2	Reception	Living room	Wall Floor Ceiling Coving Skirting Chimney breast	Painted plasterboard Carpet tiles Painted plasterboard none Painted Covered with painted plasterboard	No No No N/A No No	Painted plasterboard Engineered oak Painted plasterboard Restore original* Painted timber Restore original
RM.G.3	Meeting room	Dining room	Wall Floor Ceiling Coving Skirting Chimney breast	Painted plasterboard Carpet tiles Painted plasterboard none Painted Covered with painted plasterboard	No No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber Restore original - exposed brickwork
RM.G.4	Meeting room	Kitchen/dining	Wall Floor Ceiling Coving	Painted plasterboard Carpet tiles Painted plasterboard none	No No No No	Painted plasterboard Engineered oak Painted plasterboard None

5.7 Internal finishes schedule

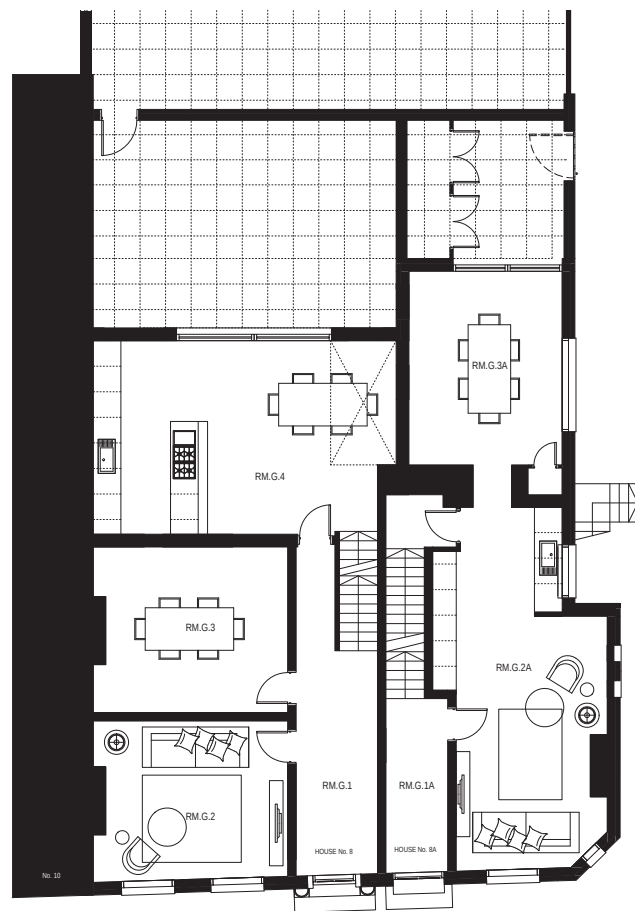
			Skirting	Painted	No	Painted timber
RM.G.1A	Entrance hallway	Entrance hallway	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Tiles TBC Painted plasterboard Restore original/replica painted* Painted timber
RM.G.2A	Office	Living room/kitchen	Wall Floor Ceiling Coving Skirting Chimney breast	Painted plasterboard Carpet tiles Painted plasterboard none Painted Covered with painted plasterboard	No No No N/A No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber Restore original - exposed brickwork
RM.G.3A	Office	Dining room	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.1.1	Stairs/landing	Stairs/landing	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A Partly	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Restore original sections of skirting - replica to match elsewhere
RM.1.2	N/A	Bedroom	Wall Floor Ceiling Coving Skirting	N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A	Painted plasterboard Engineered oak Painted plasterboard none Painted timber
RM.1.3	Office	Ensuite bathroom	Wall Floor Ceiling Coving Skirting Chimney breast	Painted plasteboard Carpet tiles Painted plasterboard none Painted Covered with painted plasterboard	No No No N/A No No	Painted plasterboard/Tiles TBC Tiles TBC Painted plasterboard Restore original/replica painted* Painted timber Restore original - exposed brickwork
RM.1.4	Office	Bedroom	Wall Floor Ceiling Coving Skirting Chimney breast	Painted plasteboard Carpet tiles Painted plasterboard none Painted Covered with painted plasterboard	No No No N/A No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber Restore original - exposed brickwork
RM.1.5	Print room	Bathroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.1.1A	Office	Stairs/landing	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.1.2A	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.1.3A	Office	Bathroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.1.4A	Office	Ensuite bathroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.1.5A	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.1	Stairs/landing	Stairs/landing	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No N/A Partly	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Restore original sections of skirting - replica to match elsewhere
RM.2.2	Stairs/landing	Study	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard none Painted timber

RM.2.3	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.4	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.5	Office	Bathroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.2.1A	Office	Stairs/landing	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.2A	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.3A	Office	Study	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber
RM.2.4A	Office	Bathroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Tiles TBC Tiles TBC Painted plasterboard none none
RM.2.5A	Office	Bedroom	Wall Floor Ceiling Coving Skirting	Painted plasterboard Carpet tiles Painted plasterboard none Painted	No No No No No	Painted plasterboard Engineered oak Painted plasterboard Restore original/replica painted* Painted timber

* The building is still in operation. A survey of the original ceilings above existing suspended ceilings could therefore not take place. Once a ceiling survey is undertaken, it is proposed that, if possible, any areas of original cornicing are to be retained and rufurbished with new replica cornicing introduced to any areas of missing/damaged cornicing.

* Any traditional skirting to be retained and refurbished with new replica skirting introduced to any areas of missing/damaged skirting

*Cornicing and skirting details to be agreed via a condition



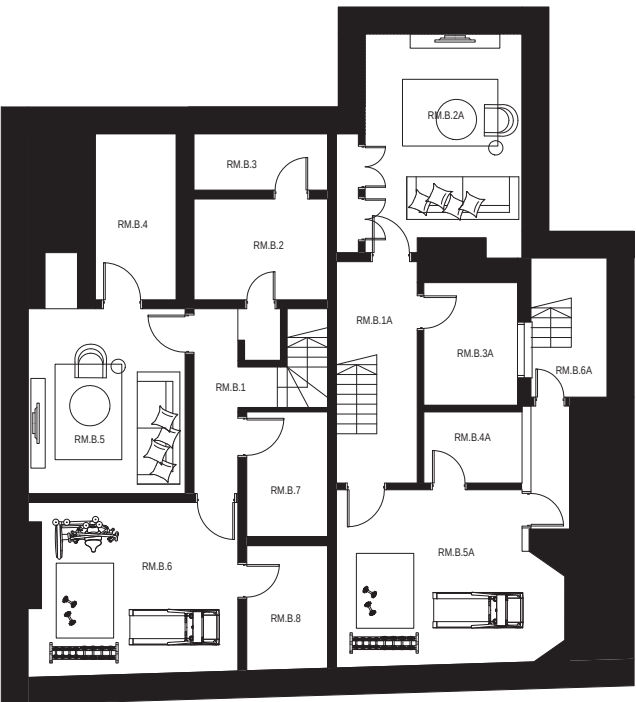
Ground floor room key



First floor room key

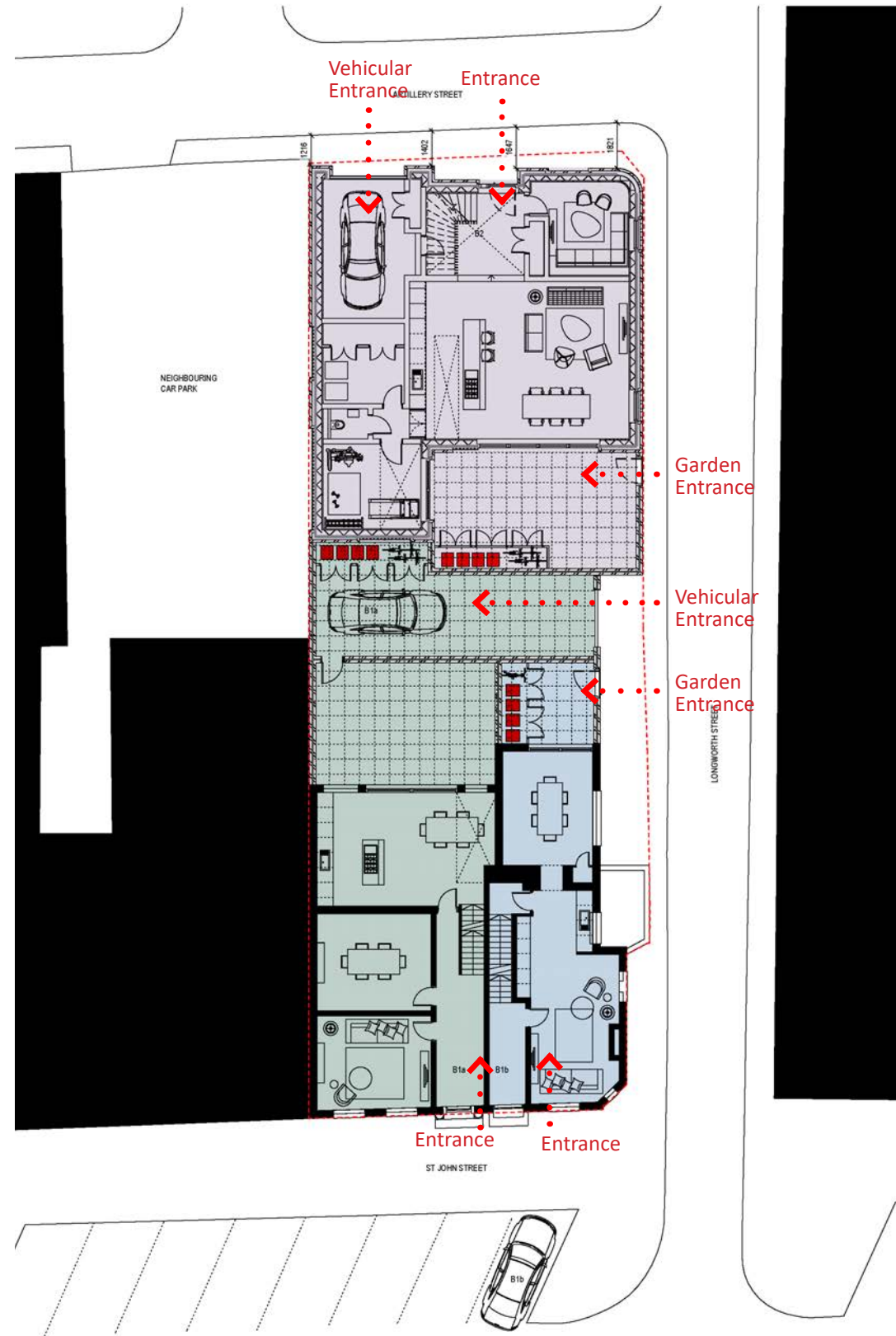


Second floor room key



Basement room key





6.0 Site wide

6.1 Site access and circulation

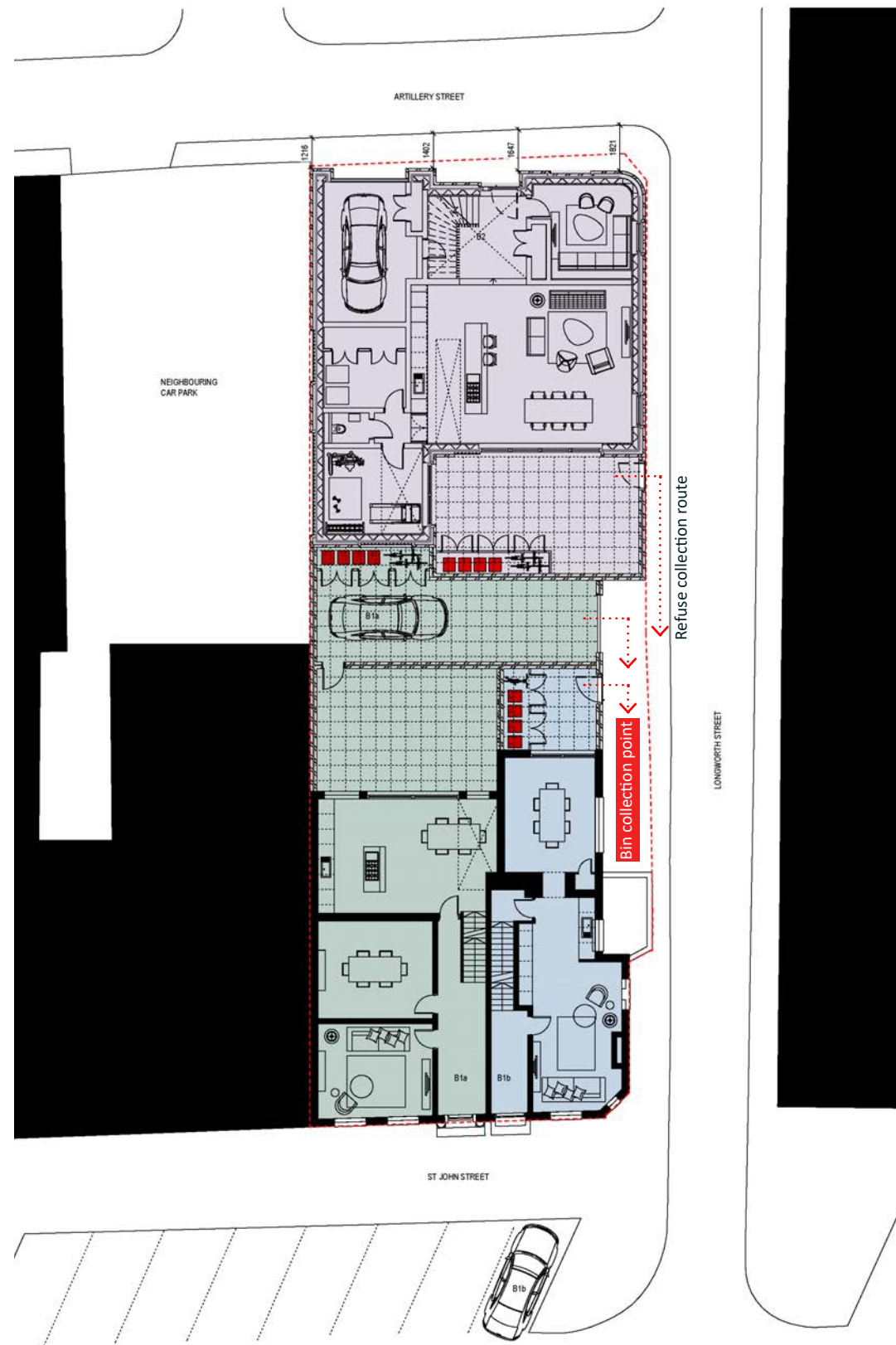
6.1.1 The main entrances to each of the proposed dwellings within the existing listed building is through each of the existing entrance porticos directly off St John Street. The main entrance to the new dwelling is from Artillery Street.

Each of the dwelling contains a rear garden/yard with direct secondary access out onto Longworth Street.

For added security all garden boundary walls onto publicly accessible land are solid brick walls with a height of over 3.5m

The new dwelling along with the larger dwelling within the existing building contain a space for one car. Car entrances for the dwelling within the existing building are via a fob controlled garage door from Longworth Street. Access to the garage for the new dwelling is from Artillery Street.

Parking options for the smaller of the dwellings within the existing house is covered within the transport assessment as part of this application.



6.2 Waste management strategy

- 6.2.1 An area for 4 no.. 240 litre bins has been allocated within a secured enclosure in the rear gardens of each of the dwellings. The location of each of these is close to the rear kitchen door of each of the properties.
- 6.2.2 Each residency requires a capacity of 2 no.. 240 litre wheeled bins for refuse and garden waste and 2 no.. 140 litre wheeled bins for paper and glass initially. Should a further capacity of 240 litre bins be required, there is sufficient space for these to be stored in the area allocated. This is in line with Manchester City Council's Waste Storage and Collection Guidance for New Developments.
- 6.2.3 The proposed location of where bins will be stored is shown in red on the diagram opposite and on drawing 1084-TGA-ZZ-ZZ-DR-A-0203-Proposed Ground Floor Site Plan.
- 6.2.4 The existing building at present is used as offices with the refuse currently deposited along Longworth Street on bin collection day. This strategy will remain as it is with residents depositing bins along Longworth Street for bin lorries to stop and collect.

6.3 Key sustainability and renewable energy commitments

- 6.3.1

The development has been assessed in terms of compliance with building regulations and planning requirements under both L1A and L1B for the new build and refurbishment elements of the scheme. The new dwelling falling under part L1A, therefore sap 2012 calculations have been completed for this dwelling to show compliance with regulations with the dwelling emission rate (DER) achieving and minimum 6% betterment (DER = 94% TER) over 2013 regulations thus satisfying Building Control and planning obligations. The percentage improvement achieved under the 2013 regulations equates to a 15% betterment over part L 2010 (DER = 85% TER).
- 6.3.2

The existing portion of the development would be assessed under L1B therefore not requiring SAP calculations at this stage. The SAP calculation undertaken for the new build element has been based on fabric details and specification detailed below.
- 6.3.3

The proposal for the new building would be the use of an Air Source Heat Pump, accredited details for thermal bridges, an air permeability of 5 with the use of Mechanical ventilation heat recovery (MVHR) throughout and high efficiency lighting.
- 6.3.4

To comply with planning requirements 20% of the energy demand (kwh) from the new build scheme associated with the dwelling energy demand shall be from a renewable energy contribution, in the form of Air Source Heat Pumps.
- 6.3.5

Water-efficient fittings (e.g. aerated shower heads and taps) will help to reduce electrical loads for water heating.
- 6.3.6

The ventilation strategy includes a mix of openable windows and mechanical ventilation with heat recovery (MVHR). MVHR units will recover heat from air extracted from wet areas (bathrooms/kitchens) at approximately 94% efficiency, further contributing to reduced space heating demand.
- 6.3.7

Fittings will be specified to give a reasonable balance between low water consumption, performance and cost. This will allow the fixtures selected to have a proven track record of reliability, provide performance in line with the expectation of residents and to meet architectural aesthetic aspirations. The design is currently progressing based on achieving a consumption of 125 l/p/d as required by Part G of the Building Regulations. Operational Waste Management.

6.4	Accessibility, social inclusion and safety
6.4.1	The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how different access principles will be implemented into the scheme and managed.
6.4.2	The scheme provides a safe, liveable, high quality environment that will be easily used by a wide range of people as possible without undue effort, special treatment or separation.
6.4.3	Public transport The site benefits from close access to the metro and train lines with Deansgate Castlefield metro Station and Deansgate rail station located within a 5 minute walk.
6.4.4	A number of bus stops are also located close to the proximity of the site along Deansgate Road.
6.4.5	Collectively, these nodes provide the site with a large public transport catchment area which benefits from good accessibility. The development proposals will continue this good level of sustainability and provides each proposed dwelling with the ability to store 2 no. of bicycles in a secured and covered enclosure within each dwelling garden.
6.4.6	More information regarding transport can be found within the transport assessment.
6.5	Safety and security
6.5.1	The proposed new dwelling will be designed and constructed to secured by design standards.
6.5.2	All front doors will meet the requirements of Part Q of the building regulations.
6.5.3	Post will be posted through letter boxes of the entrance door of each house.
6.5.4	All areas in and around the site will have uniform lighting which will illuminate all access and enclosed areas.
6.5.5	All garden boundary walls adjacent to public land will be constructed from brick and have a height of over 3.5m
6.5.6	Each dwelling contains secured secondary entrances/exits that lead to the rear of each property.

6.5 Method statement and schedule of works

6.5.1 Post planning and following the appointment of a contractor, a thorough survey of the existing building will take place externally and internally. A detailed schedule of works can then be drafted which can be agreed via a condition and prior to any building works.

A survey of the external walls and roof will take place to highlight any areas in need of repair or refurbishment. Any required repair will be undertaken to the highest quality ensuring that no changes are made to the appearance of the original elevations.

A survey of the internal floors, walls and ceilings will take place to highlight original features such as cornicing and skirting. Original features will become a feature of the interior finishes and will be refurbished where required.

The proposed extension includes the demolition of a number of existing outriggers to the rear. These outriggers have been heavily altered over the years and have resulted in a number of small awkward internal spaces running up the building to the rear.

The option of retaining and working with the existing outriggers to the rear has also been undertaken. While these small internal spaces currently work within an office environment, the limited internal size and difference in levels however result in ground floor residential layouts that are not feasible.

The proposal therefore seeks to demolish these outriggers to replace with a high quality and contemporary stone extension. This would harmonise with the original building and allow for desirable living spaces to be achieved.

Before any demolition work takes place to the outriggers, a thorough and detailed structural survey and demolition plan will be undertaken. This will be presented for sign off to ensure that demolition can take place safely and effectively with minimal destruction to the adjacent existing walls of the property.



TIM GROOM ARCHITECTS

6.6 Proposal summary

- 6.6.1** The application site dates back to the 18th century and lies within St John Street conservation area. A grade II listed building (8/8a) fronts onto St John Street with a tree lined yard to the rear.
- 6.6.2** Historically, No 8 and 8a St John Street were used as residential townhouses. The proposed development involves the refurbishment, conversion and alteration of the current commercial offices in order to reinstate the use of residential dwellings. No works are proposed to the St John Street elevation or the side elevation of the listed building with the exception of general repairs and improvements.
- 6.6.3** The works to the interior of the listed building have been kept to a minimum, working with the existing cellular plan form where possible. The proposals seek to strip out 20th century additions and to create contemporary and highly detailed living spaces while refurbishing, highlighting and celebrating original features such as chimney breasts, staircases, floor finishes and areas of cornicing.
- 6.6.4** A new three storey extension is proposed to the rear of the listed building which involving a degree of demolition of later additions and existing outriggers. The design of the rear extension takes a simple and ordered approach with stone cladding and bronze aluminum metal work to contrast the red/brown brick of the listed building. This ensures it is clearly read as a contemporary, modern and honest intervention.
- 6.6.5** As well as the proposed work to the listed building, the proposals include a new two storey, highly sustainable residential dwelling to the rear of the site in place of the existing tree yard. This would reinstate built form and residential use to both Longworth Street and Artillery Street.
- 6.6.6** The proposed new building to the rear of the site will create an attractive, contemporary, yet contextual building. The height and scale of the new dwelling responds to the hierarchy of streets, appearing subservient and ancillary to the townhouses of St John Street. It also responds to the prevailing materials found within this part of the conservation area including red/brown brickwork. The elevations are articulated and enlivened through areas of recessed, perforated and patterned brickwork, all within Flemish bond to respond to No's 8 and 8a St John Street. The proposed dwelling is separated from the listed building by proposed garden areas hidden behind a new boundary wall of red/brown brick. This helps to reinstate built form along Longworth Street.
- 6.6.7** Overall, the proposed development has been developed to ensure a high-quality scheme that complements and adheres to the identified characteristics of this part of the St John Street Conservation Area. Its significance will be sustained.



7.0 Application drawings

7.1 Proposed area schedule

Proposed Gross Internal Area						
	Existing Building (St John Street)				New Building (Artillery Street)	
	No.8		No.8a			
Level	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
Basement	74	797	56	603	0	0
Ground	85	915	58	624	138	1485
First	80	861	52	560	91	980
Second	65	700	51	549	0	0
TOTAL	304	3272	217	2336	229	2465

7.2 Drawing list

Existing Drawings		
Drawing No.	Description	Scale
1084-TGA-ZZ-ZZ-DR-A-0200	Existing site plan	1:200@A1
1084-TGA-B1-00-DR-A-0310	Existing ground floor plan	1:50@A1
1084-TGA-B1-01-DR-A-0311	Existing first floor plan	1:50@A1
1084-TGA-B1-02-DR-A-0312	Existing second floor plan	1:50@A1
1084-TGA-B1-B-DR-A-0313	Existing basement plan	1:50@A1
1084-TGA-B1-ZZ-DR-A-0500	Existing St John Street elevation (South)	1:50@A1
1084-TGA-B1-ZZ-DR-A-0502	Existing Longworth Street elevation (East)	1:50@A1
1084-TGA-B1-ZZ-DR-A-0503	Existing Artillery Street elevation (North)	1:50@A1
1084-TGA-B1-ZZ-DR-A-0501	B1 existing north elevation	1:50@A1
1084-TGA-B1-ZZ-DR-A-0400	B1 existing section AA	1:50@A1
1084-TGA-B1-ZZ-DR-A-0401	B1 existing section BB	1:50@A1
1084-TGA-B1-00-DR-A-4500	Existing ground floor ceiling plan	1:50@A1
1084-TGA-B1-01-DR-A-4501	Existing first floor ceiling plan	1:50@A1
1084-TGA-B1-00-DR-A-4502	Existing second floor ceiling plan	1:50@A1
1084-TGA-B1-00-DR-A-4503	Existing basement ceiling plan	1:50@A1
Proposed Drawings		
Drawing No.	Description	Scale
1084-TGA-ZZ-ZZ-DR-A-0201	Proposed site plan	1:200@A1
1084-TGA-ZZ-ZZ-DR-A-0203	Proposed ground floor site plan	1:100@A1
1084-TGA-B2-00-DR-A-0300	B2 Proposed ground floor plan	1:50@A1
1084-TGA-B2-00-DR-A-0301	B2 Proposed first floor plan	1:50@A1
1084-TGA-B1-ZZ-DR-A-0510	Proposed St John Street elevation (South)	1:50@A1
1084-TGA-ZZ-ZZ-DR-A-0515	Proposed Longworth Street elevation (East)	1:50@A1
1084-TGA-B1-ZZ-DR-A-0511	B1 proposed north elevation	1:50@A1
1084-TGA-B2-ZZ-DR-A-0512	B2 proposed north elevation	1:50@A1
1084-TGA-B2-ZZ-DR-A-0513	B2 proposed south elevation	1:50@A1
1084-TGA-B2-ZZ-DR-A-0514	B2 proposed west elevation	1:50@A1
1084-TGA-B1-00-DR-A-0303	B1 proposed ground floor plan	1:50@A1
1084-TGA-B1-01-DR-A-0304	B1 proposed first floor plan	1:50@A1
1084-TGA-B1-02-DR-A-0305	B1 proposed second floor plan	1:50@A1
1084-TGA-B1-B-DR-A-0302	B1 proposed basement plan	1:50@A1
1084-TGA-B1-00-DR-A-4510	Proposed ground floor ceiling plan	1:50@A1
1084-TGA-B1-01-DR-A-4511	Proposed first floor ceiling plan	1:50@A1
1084-TGA-B1-02-DR-A-4512	Proposed second floor ceiling plan	1:50@A1
1084-TGA-B1-B-DR-A-4513	Proposed basement ceiling plan	1:50@A1
1084-TGA-B1-ZZ-DR-A-4606	B1 south demolition elevation	1:50@A1
1084-TGA-B1-ZZ-DR-A-4605	B1 east demolition elevation	1:50@A1
1084-TGA-B1-ZZ-DR-A-4604	B1 north demolition elevation	1:50@A1
1084-TGA-B1-ZZ-DR-A-0410	Proposed B1 section AA	1:50@A1
1084-TGA-B1-ZZ-DR-A-0411	Proposed B1 section BB	1:50@A1
1084-TGA-B2-ZZ-DR-A-0400	Proposed B2 section CC	1:50@A1

7.3 Existing drawings



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Rev.	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
Existing Site Plan

Status
Planning

Project number	Date
1084	07/16/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 200@A1	P1

Drawing No.
1084-TGA-ZZ-ZZ-DR-A-0200

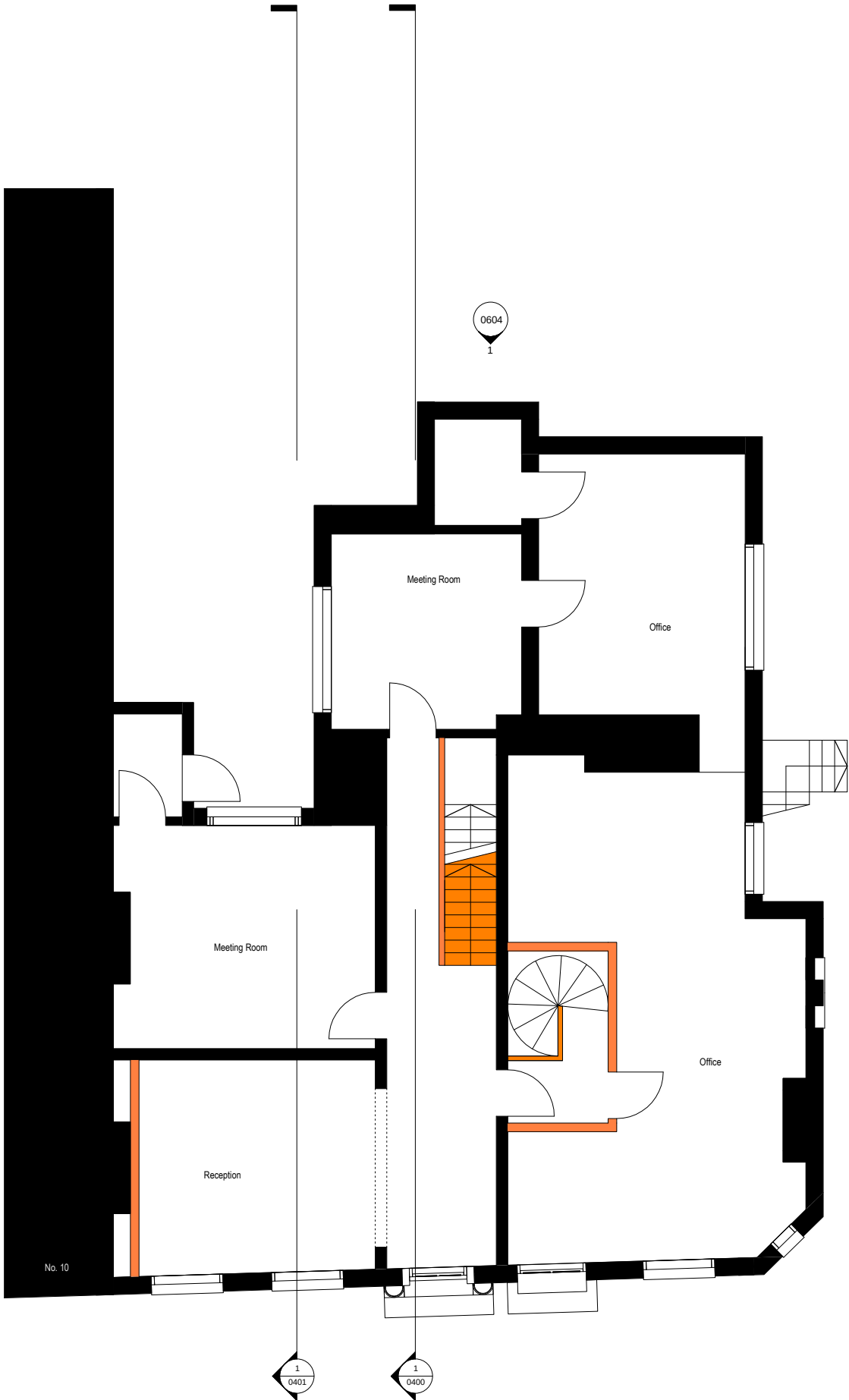


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Rev	Description	Date	By
P1	Issued for Planning	17.07.20	JB



- Original walls - This appears to be the historic fabric relating to the original 18th century building and the later 19th century additions
- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century

Client
Owner

Project
St John Street

Title
Existing Ground Floor Plan

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-00-DR-A-0310

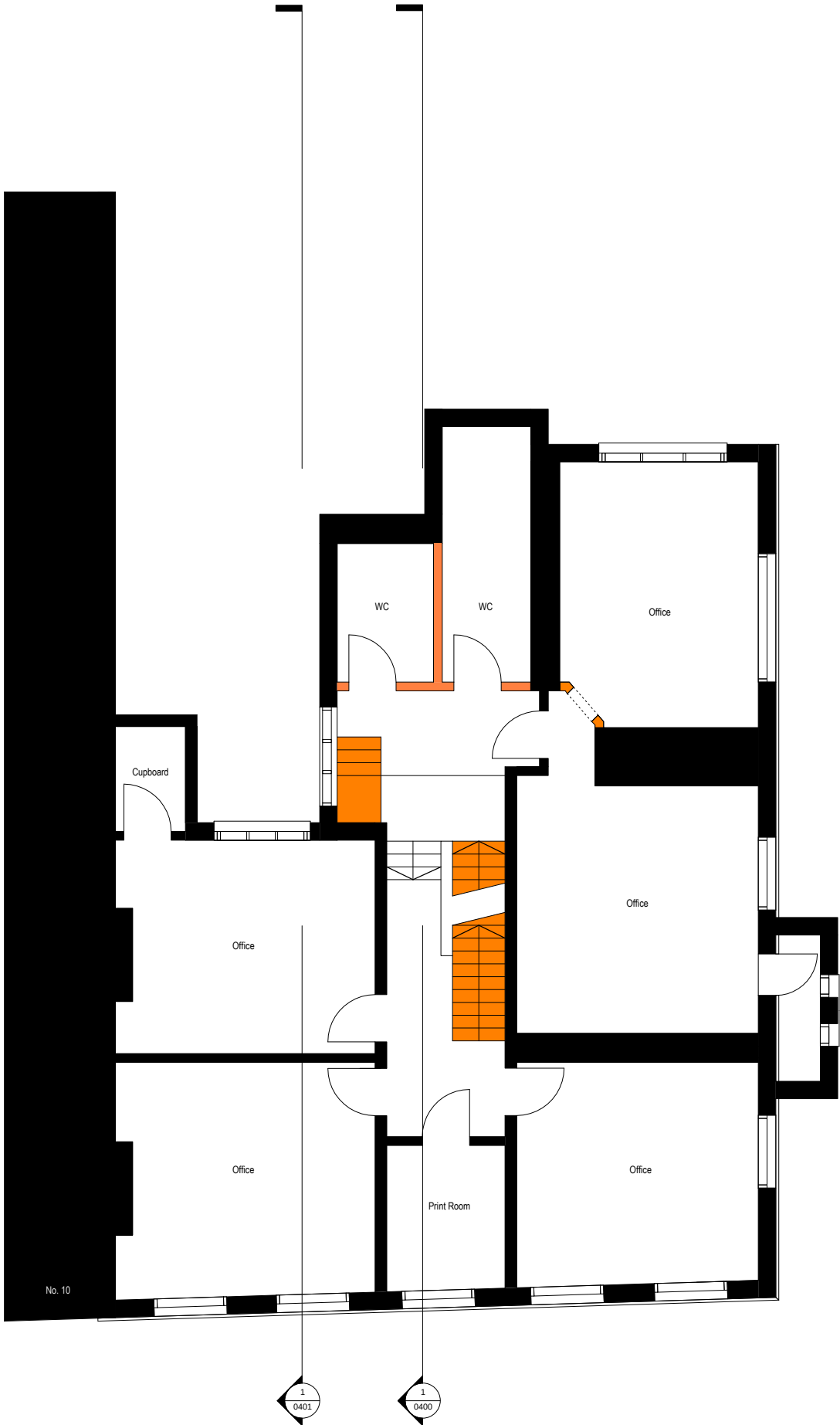


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P1	Issued for Planning	17.07.20	JB



- Original walls - This appears to be the historic fabric relating to the original 18th century building and the later 19th century additions
- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century

Client
Owner

Project
St John Street

Title
Existing First Floor Plan

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-01-DR-A-0311

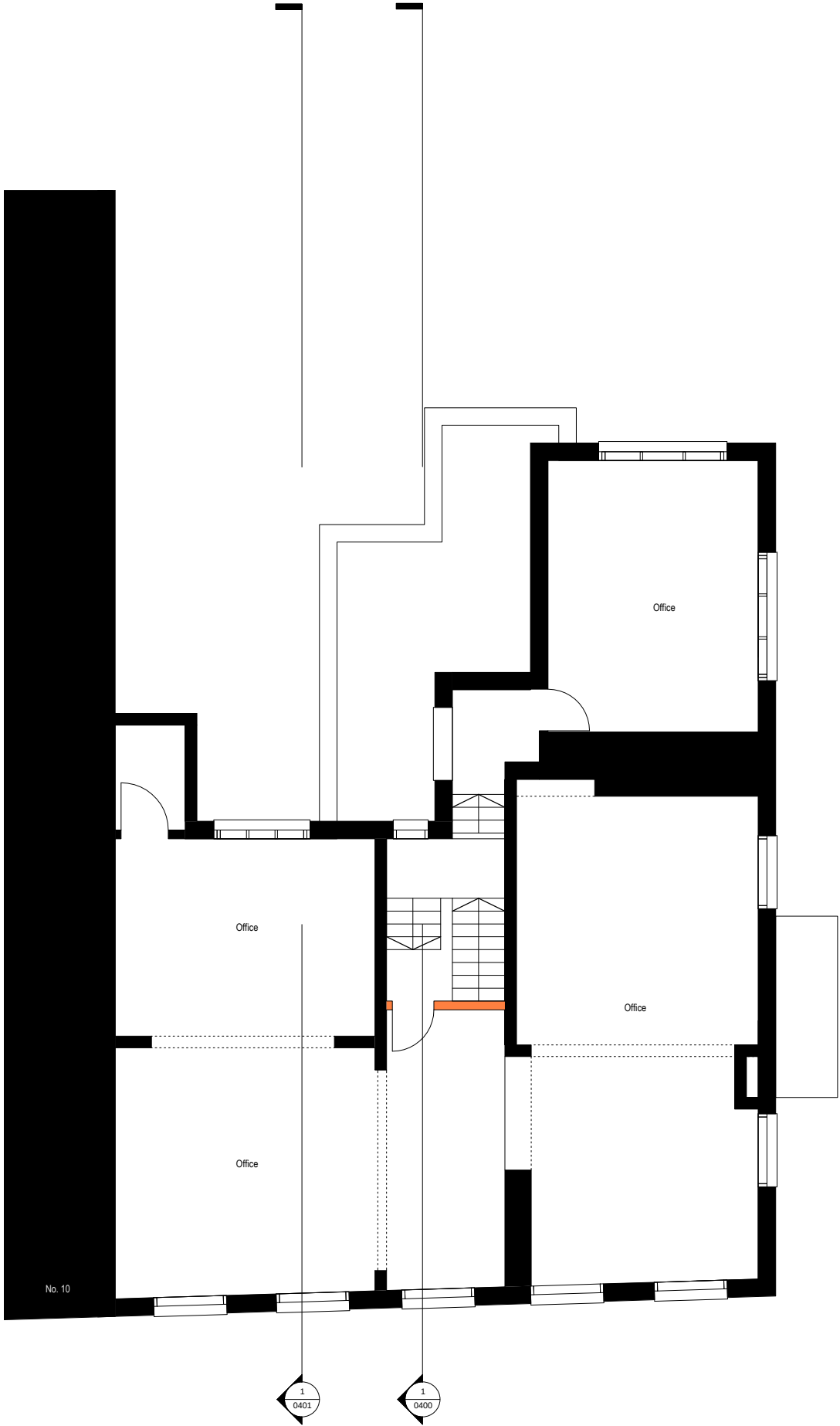


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P1	Issued for Planning	17.07.20	JB



- Original walls - This appears to be the historic fabric relating to the original 18th century building and the later 19th century additions
- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century

Client
Owner

Project
St John Street

Title
Existing Second Floor Plan

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-02-DR-A-0312

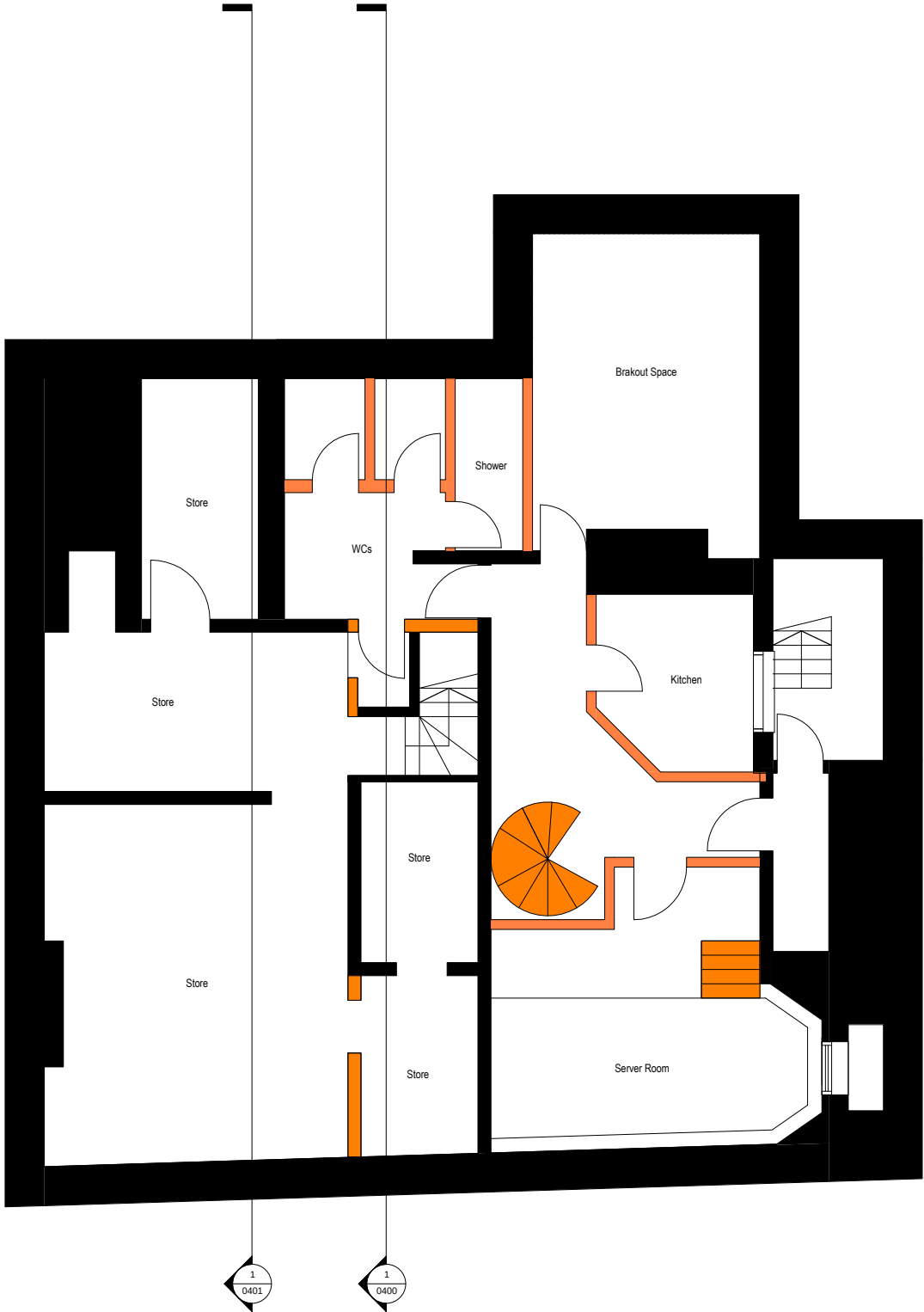


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Rev	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
Existing Basement Plan

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-B-DR-A-0313



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Rev.	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
**Existing St John Street
Elevation (South)**

Status
Planning

Project number	Date
1084	04/15/20

Drawn by	Checked by
JB	Checker

Scale	Revision
1 : 100@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0500



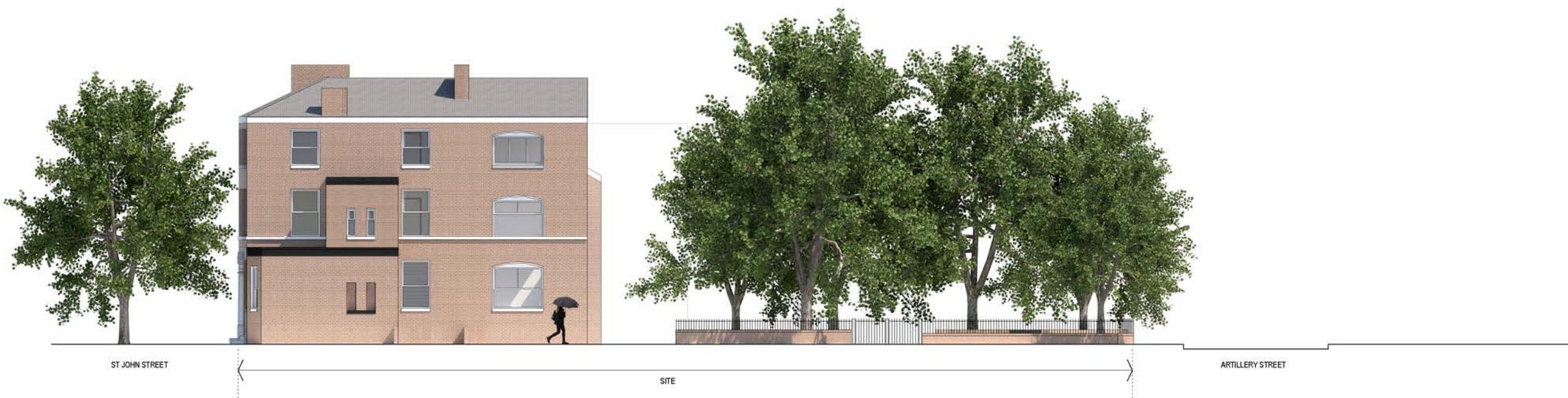
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Rev	Description	Date	By
P1	Issued for information	10.07.20	JB

OVERSEAS HOUSE



Client

Owner

Project

St John's

Title

Existing Longworth Street
Elevation (East)

Status

Planning

Project number

1084

Date

4/8/2020

Drawn by

JB

Checked by

MP

Scale

1 : 100@A1

Revision

P1

Drawing No

1084-TGA-ZZ-ZZ-DR-A-0502

10/07/2020 16:07:08



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Rev.	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
**Existing Artillery Street
Elevation (North)**

Status
Planning

Project number	Date
1084	04/15/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 100@A1	P1

Drawing No.
1084-TGA-ZZ-ZZ-DR-A-0503



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Rev	Description	Date	By
P1	Issued for information	10.07.20	JB



Client
Owner

Project
St John's

Title
B1 Existing North Elevation

Status
Planning

Project number	Date
1084	07/09/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0501



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P1	Issued for Planning	04.08.20	JB



Client
Owner

Project
St John Street

Title
B1 Existing Section AA

Status

Project number
1084

Date
08/03/20

Drawn by
Author

Checked by
Checker

Scale
1 : 50@A1

Revision
P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0400

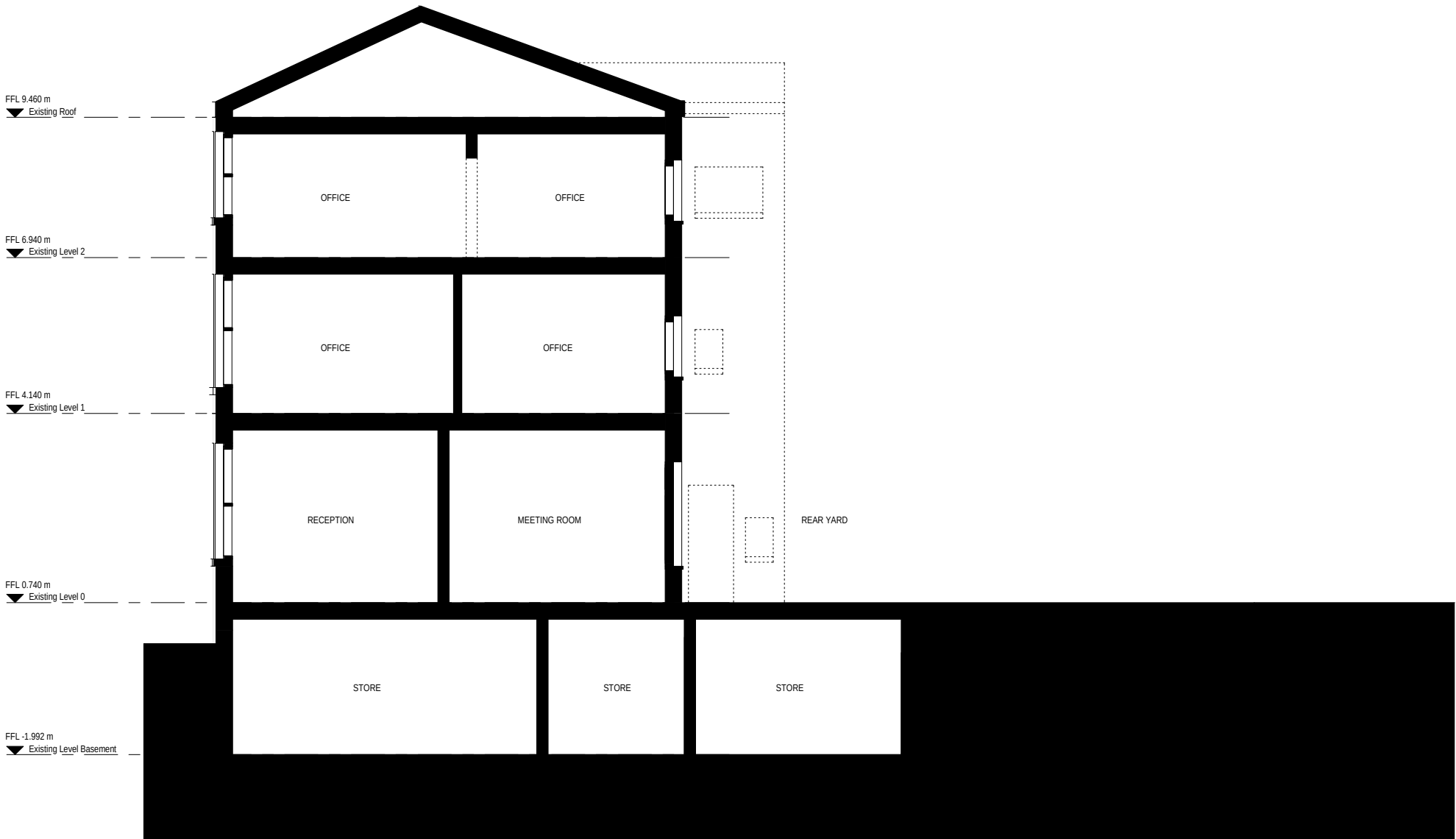


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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



Client	Owner
Project	St John Street
Title	B1 Existing Section BB
Status	Planning
Project number	1084
Date	08/04/20
Drawn by	JB
Checked by	MP
Scale	1 : 50@A1
Revision	P1
Drawing No.	1084-TGA-B1-ZZ-DR-A-0401



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-  Grid light within suspended ceiling
-  Surface mounted fluorescent light
-  Surface mounted fluorescent light
-  Pendant light
-  Surface mounted spot light
-  Recessed spot light

Client
Owner

Project
St John Street

Title
Existing Ground Floor Ceiling Plan

Status
Planning

Project number	Date
1084	08/04/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-00-DR-A-4500

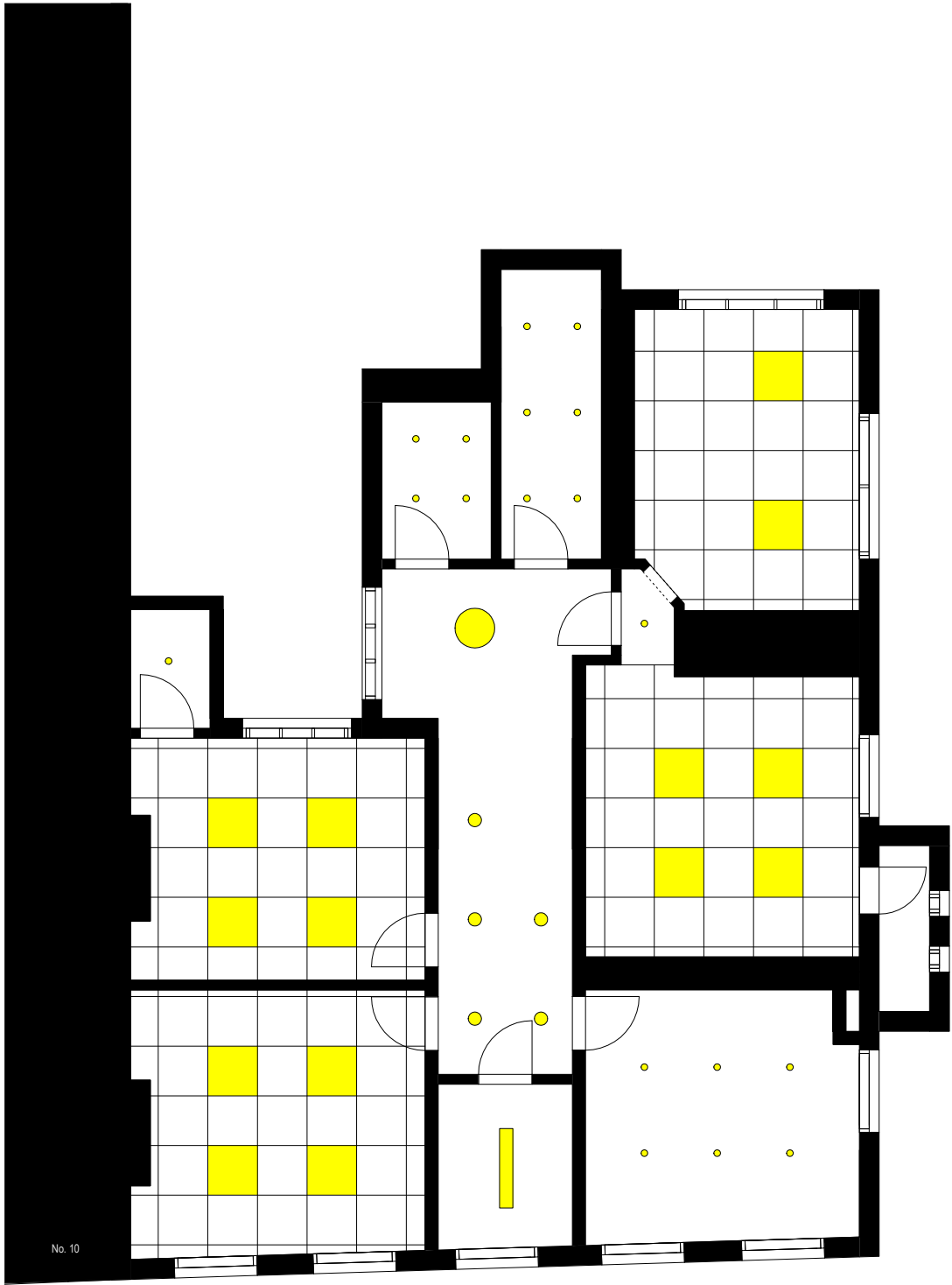


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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



- Grid light within suspended ceiling
- Surface mounted fluorescent light
- Surface mounted fluorescent light
- Pendant light
- Surface mounted spot light
- Recessed spot light

Client
Owner

Project
St John Street

Title
Existing First Floor Ceiling Plan

Status
Planning

Project number	Date
1084	08/04/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-01-DR-A-4501



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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



- Grid light within suspended ceiling
- Surface mounted fluorescent light
- Surface mounted fluorescent light
- Pendant light
- Surface mounted spot light
- Recessed spot light

Client
Owner

Project
St John Street

Title
Existing Second Floor Ceiling Plan

Status
Planning

Project number	Date
1084	08/04/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-02-DR-A-4502

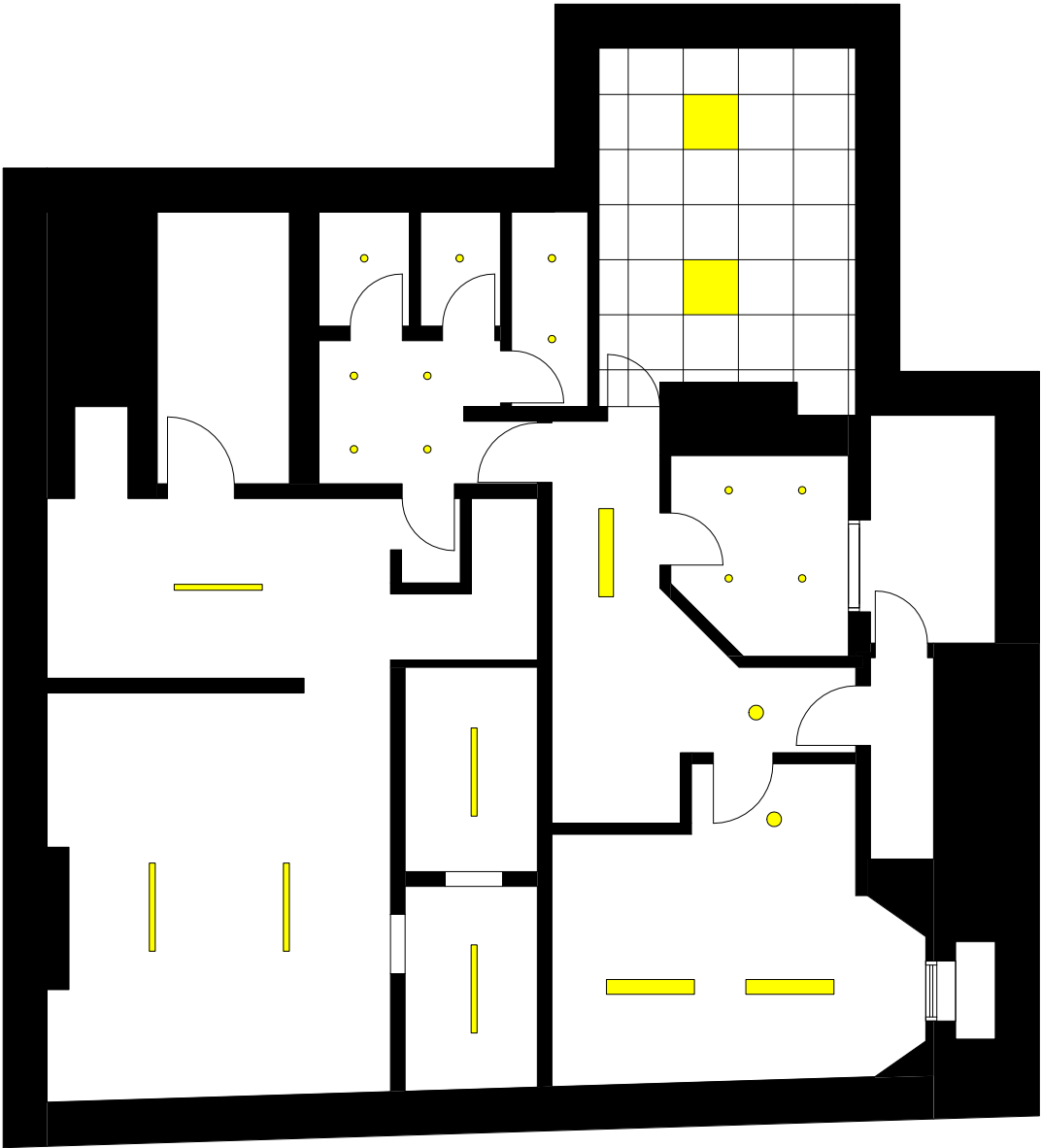


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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



-  Grid light within suspended ceiling
-  Surface mounted fluorescent light
-  Surface mounted fluorescent light
-  Pendant light
-  Surface mounted spot light
-  Recessed spot light

Client
Owner

Project
St John Street

Title
Existing Basement Ceiling Plan

Status
Planning

Project number	Date
1084	08/04/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-B-DR-A-4503

7.4 Proposed drawings



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Rev	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
Proposed Site Plan

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	Checker

Scale	Revision
1 : 200@A1	P1

Drawing No.
1084-TGA-ZZ-ZZ-DR-A-0201



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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB

Client
Owner

Project
St John Street

Title
Proposed Ground Floor Site Plan

Status

Project number	Date
1084	07/22/20
Drawn by	Checked by
JB	Checker
Scale	Revision
1 : 100@A1	P1

Drawing No.
1084-TGA-ZZ-ZZ-DR-A-0203



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Rev	Description	Date	By
P1	Issued for Information	01.05.20	TG
P2	Issued for Planning	17.07.20	JB

Client
Owner

Project
St John Street

Title
B2 Proposed Ground Floor
Plan
Status
Planning

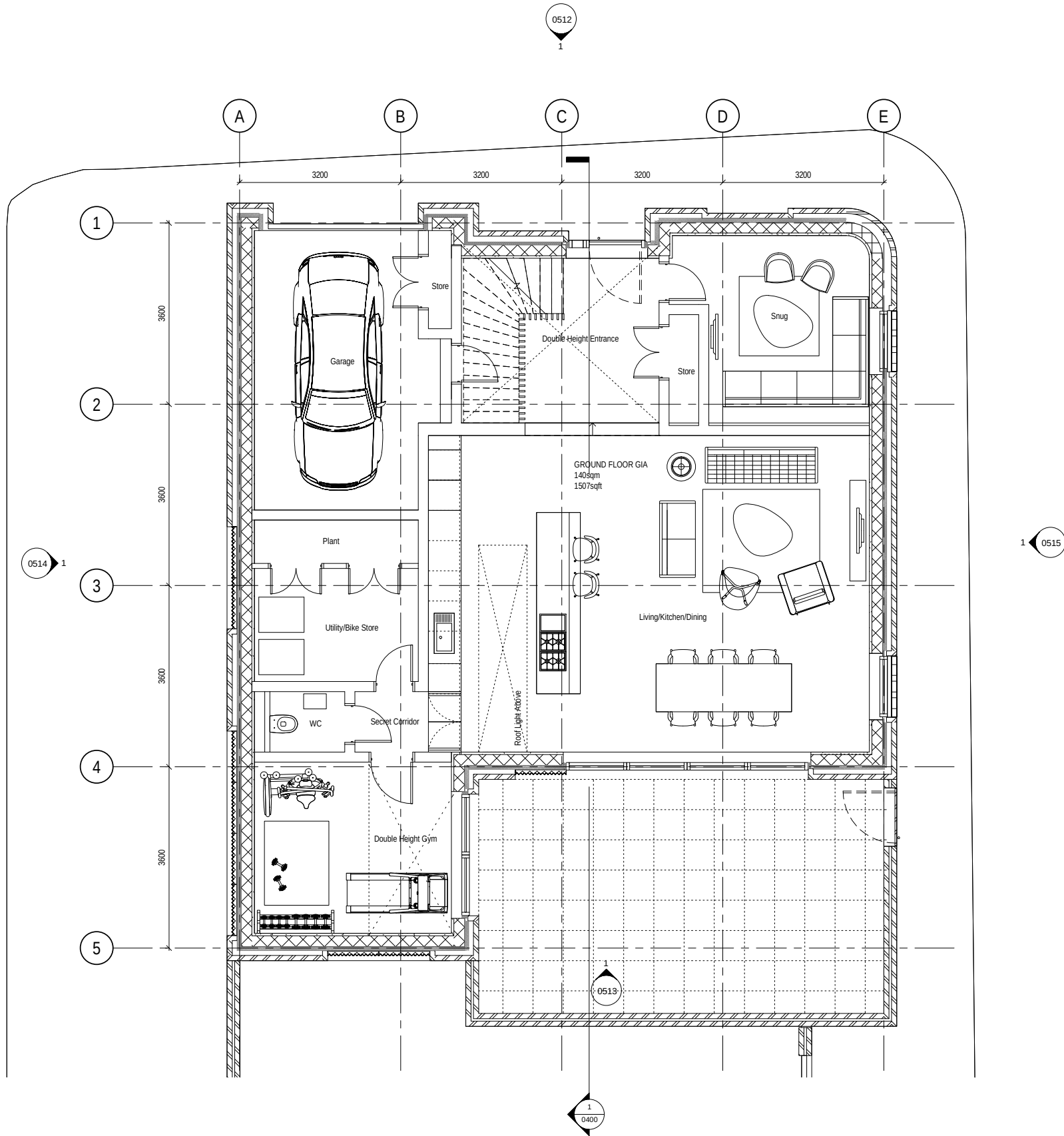
Project number
1084
Date
03/18/20

Drawn by
JB
Checked by
TG

Scale
1 : 50@A1
Revision
P2

Drawing No.
1084-TGA-B2-00-DR-A-0300

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Rev	Description	Date	By
P1	Issued for Information	01.05.20	TG
P2	Issued for Planning	17.07.20	JB

Client
Owner

Project
St John Street

Title
B2 Proposed First Floor
Plan
Status
Planning

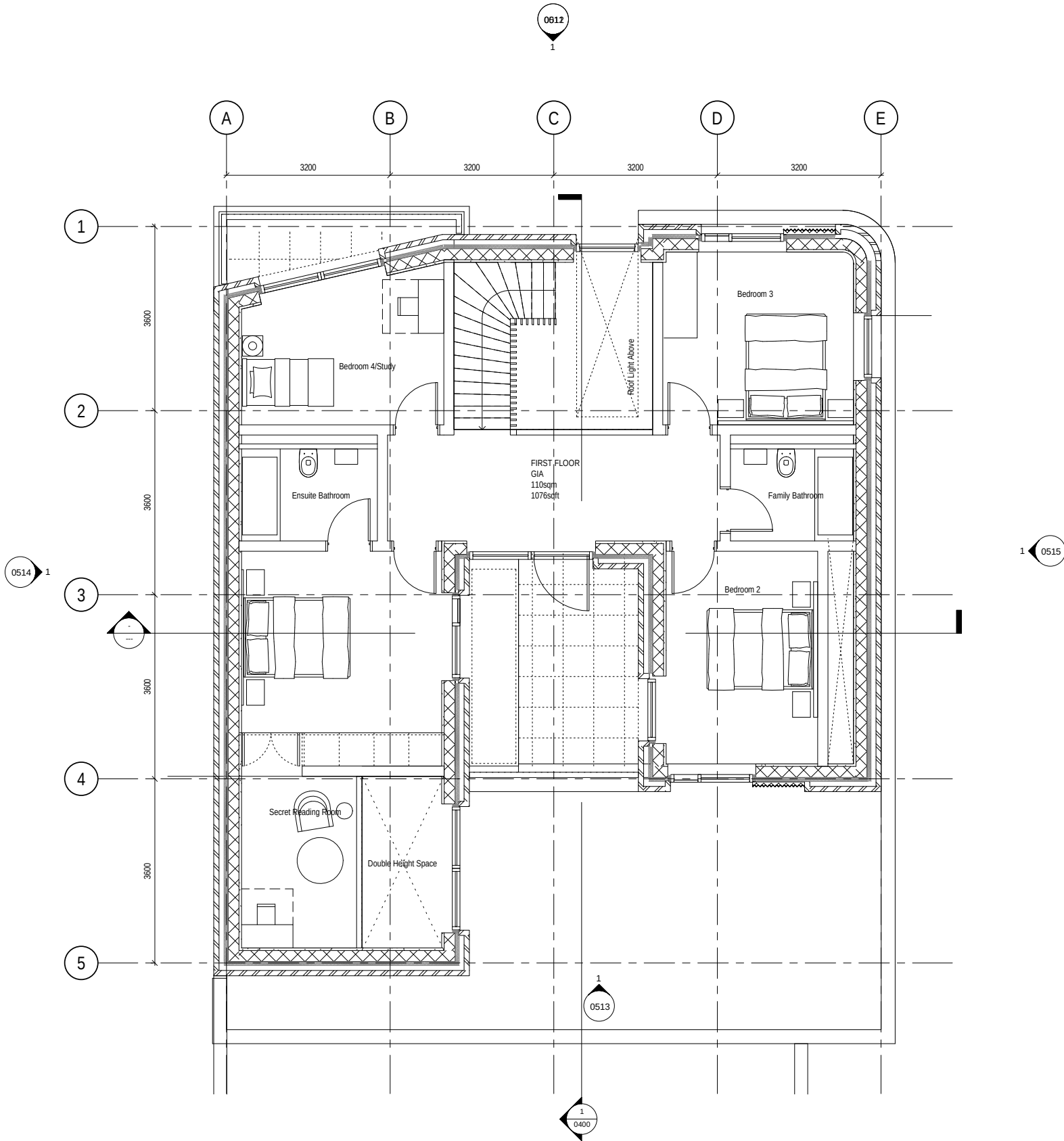
Project number
1084
Date
03/18/20

Drawn by
JB
Checked by
TG

Scale
1 : 50@A1
Revision
P2

Drawing No.
1084-TGA-B2-01-DR-A-0301

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Rev.	Description	Date	By
P1	Issued for Planning	17.07.20	JB



Client
Owner

Project
St John Street

Title
**Proposed St John Street
Elevation (South)**

Status
Planning

Project number	Date
1084	07/16/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 100@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0510



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Rev.	Description	Date	By
P1	Issued for information	10.07.20	JB



ST JOHN STREET

ARTILLERY STREET

Client
Owner

Project
St John's

Title
Proposed Longworth Street
Elevation (East)
Status
Planning

Project number
1084
Date
03/25/20

Drawn by
JB
Checked by
MP

Scale
1 : 100@A1
Revision
P1

Drawing No.
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Rev	Description	Date	By
P1	Issued for information	10.07.20	JB



Client
Owmer

Project
St John's

Title
B1 Proposed North Elevation

Status

Project number	Date
1084	07/09/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0511



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Rev.	Description	Date	By
P1	Issued for information	10.07.20	JB



Client
Owner

Project
St John's

Title
B2 Proposed North Elevation

Status
Planning

Project number	Date
1084	07/09/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
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Rev	Description	Date	By
P1	Issued for information	10.07.20	JB



Client
Owner

Project
St John's

Title
B2 Proposed South Elevation

Status
Planning

Project number 1084	Date 07/10/20
Drawn by Author	Checked by Checker
Scale 1 : 50@A1	Revision P1

Drawing No.
1084-TGA-B2-ZZ-DR-A-0513

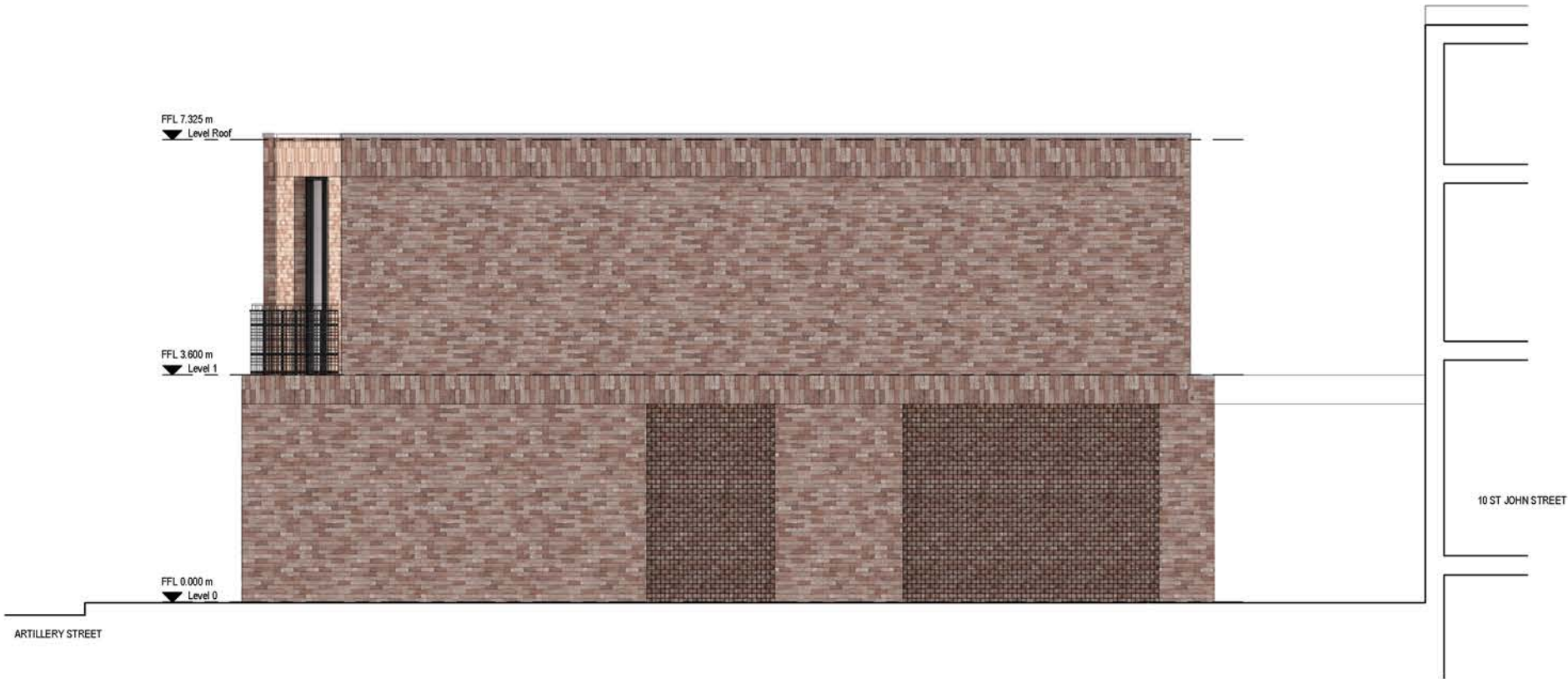


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Client
Owner

Project
St John Street

Title
B2 Proposed West
Elevation
Status
Planning

Project number
1084
Date
07/16/20

Drawn by
JB
Checked by
MP

Scale
1 : 50@A1
Revision
P1

Drawing No.
1084-TGA-A-0514



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Rev	Description	Date	By
P1	Issued for Information	01.05.20	TG
P2	Issued for Planning	17.07.20	JB

- Original walls - This appears to be the historic fabric relating to the original 18th century building and the later 19th century additions
- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century
- Demolition works
- Proposed works (walls, doors, windows)

Client
Owner

Project
St John Street

Title
B1 Proposed Ground Floor Plan

Status
Planning

Project number
1084

Date
03/24/20

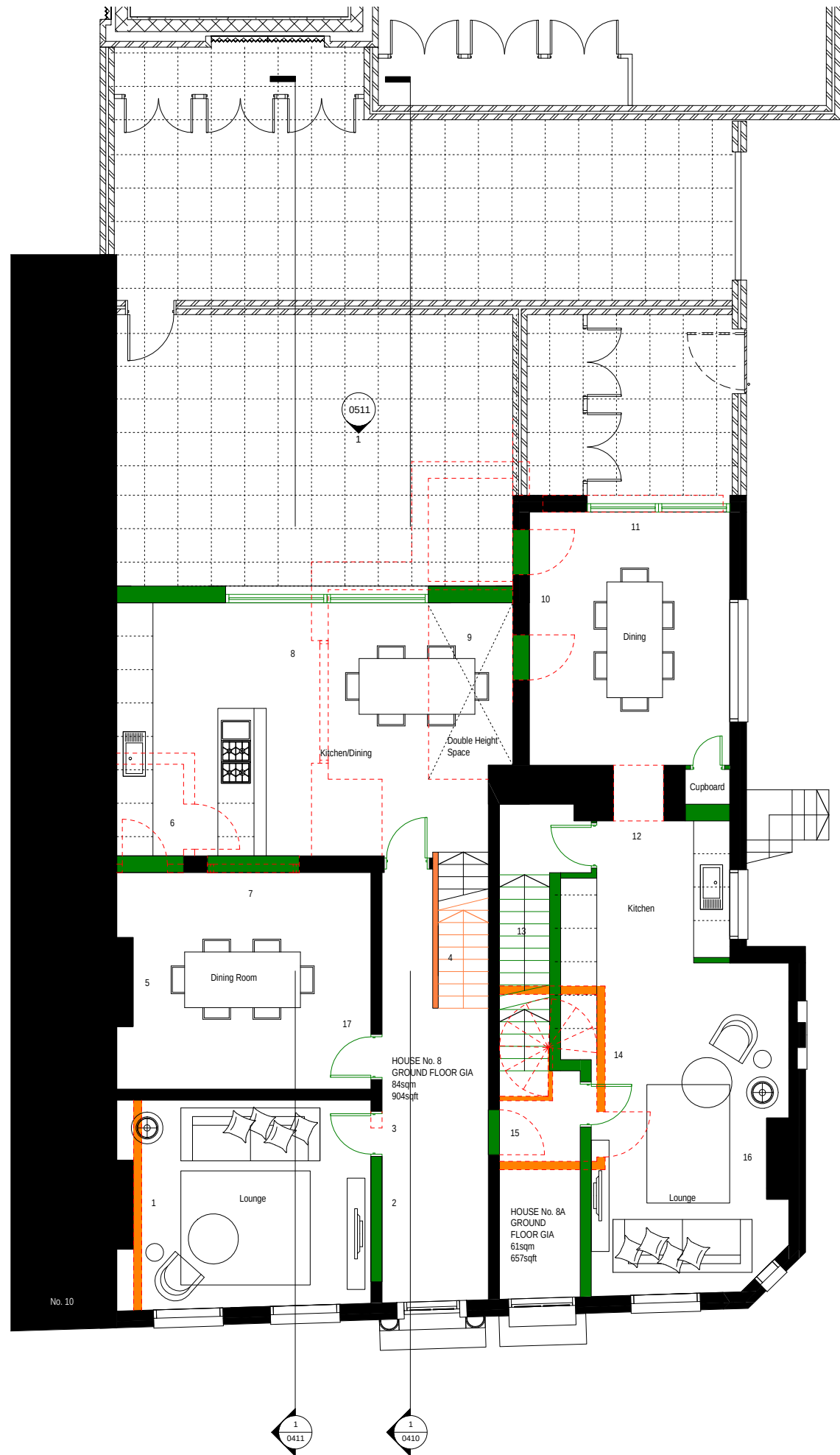
Drawn by
JB

Checked by
TG

Scale
1 : 50@A1

Revision
P2

Drawing No.
1084-TGA-B1-00-DR-A-0303



- Remove existing stud wall to refurbish and expose original chimney breast
- Reinstate wall and door
- Demolish small section of wall to allow for door
- Retain existing stairs, replace modern glass balustrade with replicate of original balustrade
- Remove existing stud wall to refurbish and expose original chimney breast
- Demolish section of existing outrigger infill section with new wall
- Remove existing window, infill section with new wall
- Demolish sections of existing outrigger along with corresponding window
- Cut opening into existing first floor slab to allow for double height space
- Remove existing doors, infill section with new wall
- Demolish section of existing wall to allow for proposed glass sliding doors
- Create opening within existing structure
- Introduce new staircase to match detailing of Number 8 St John Street
- Demolish sections of existing walls and remove spiral staircase
- Remove and infill existing door
- Remove existing stud wall to refurbish and expose original chimney breast
- All internal doors replaced with six panel formation doors to replicate original



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- Proposed works (walls, doors, windows)

Client
Owner

Project
St John Street

Title
B1 Proposed First Floor Plan

Status
Planning

Project number
1084

Date
03/24/20

Drawn by
JB

Checked by
TG

Scale
1 : 50@A1

Revision
P2

Drawing No.
1084-TGA-B1-01-DR-A-0304



- Revise door position within existing wall
- Remove existing door, infill wall
- Proposed stud wall for inbuilt wardrobe
- Demolish section of existing outrigger infill section with new wall
- Remove existing window, infill section with new wall
- Retain existing staircase window within new section of wall
- Relocate flight of 3 stairs
- Demolish sections of existing outrigger
- Cut opening into existing floor slab to allow for double height space
- Replace window within external wall
- Demolish section of existing wall
- Proposed walls
- Create openings in existing structure to allow for two proposed doors
- Remove existing door, infill wall
- All internal doors replaced with six panel formation doors to replicate original



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- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century
- Demolition works
- Proposed works (walls, doors, windows)

Client
Owner

Project
St John Street

Title
B1 Proposed Second Floor Plan

Status
Planning

Project number
1084

Date
03/25/20

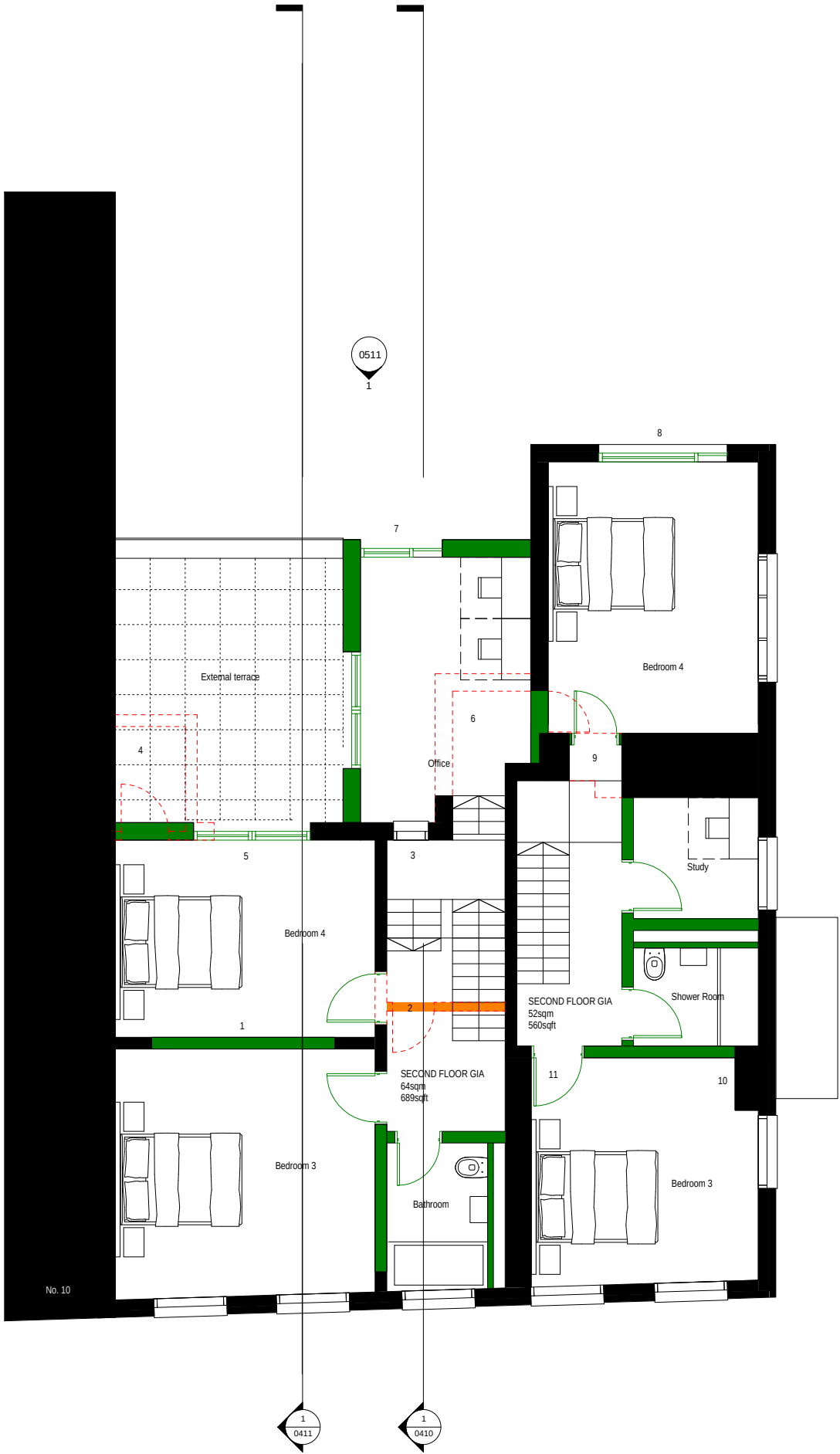
Drawn by
JB

Checked by
TG

Scale
1 : 50@A1

Revision
P2

Drawing No.
1084-TGA-B1-02-DR-A-0305



- Reinstate wall
- Demolish wall and remove door
- Retain existing window to stair landing
- Demolish section of existing outrigger infill section with new wall
- Replace window with glass sliding doors
- Demolish section of existing outrigger
- Proposed new extension wall and windows
- Replace existing window
- Cut opening into existing structure for new door
- Remove existing stud wall to refurbish and expose original chimney breast
- All internal doors replaced with six panel formation doors to replicate original

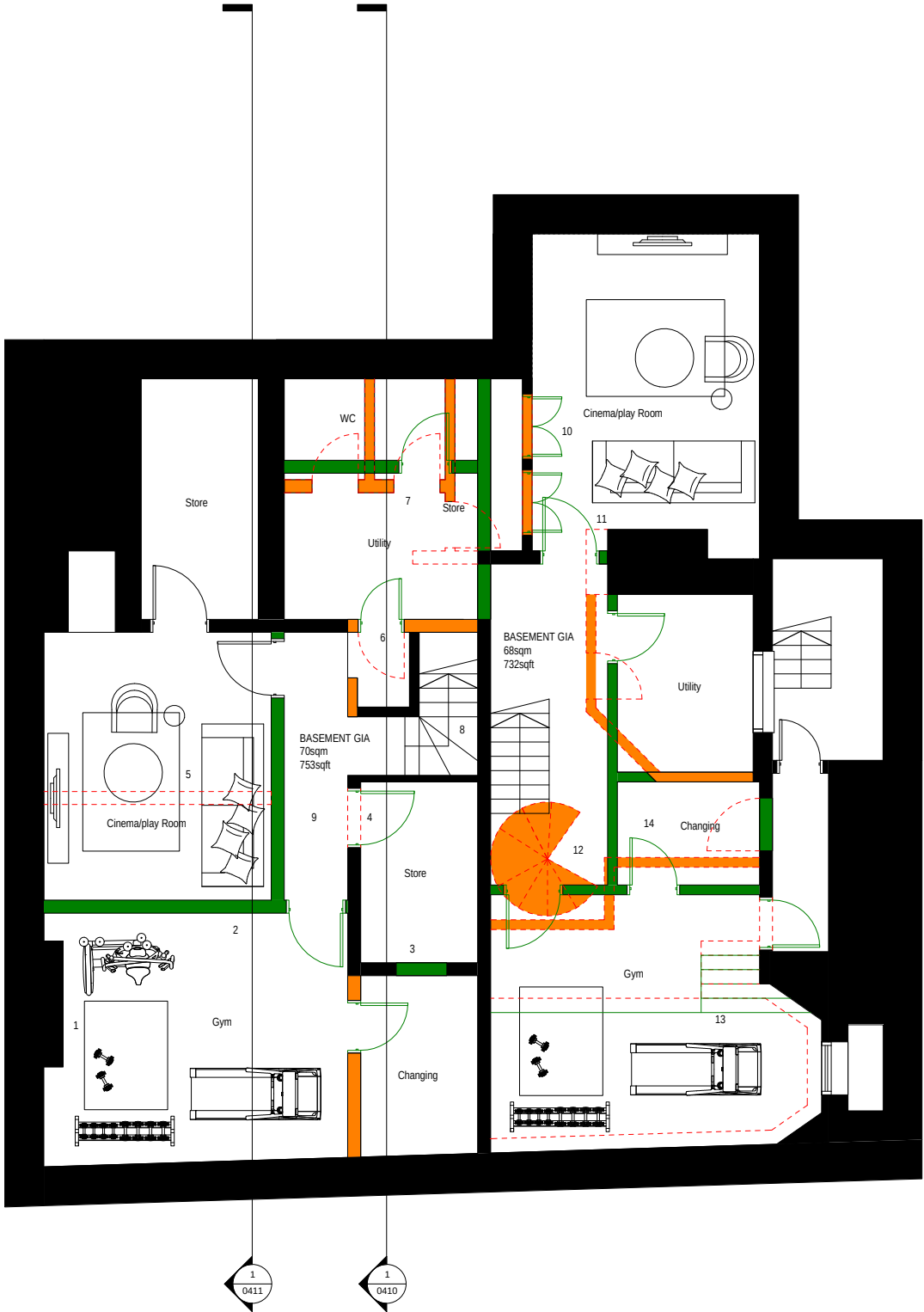


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Rev	Description	Date	By
P1	Issued for Information	01.05.20	TG
P2	Issued for Planning	17.07.20	JB



1. Refurbish and expose original chimney breast
2. Proposed stud wall
3. Proposed infill
4. Demolish section of existing wall for proposed door opening
5. Demolish existing wall
6. Re-hinge door
7. demolish existing walls, proposed new wall locations
8. Retain and refurbish existing staircase
9. Retain and expose existing stone flagged floor throughout basement floorplate
10. Demolish section of exiting wall, proposed door openings
11. nib of structure to be demolished
12. Remove existing spiral staircase, replace with new stair with balustrade details to match upper floors
13. Demolish raised platform

- Original walls - This appears to be the historic fabric relating to the original 18th century building and the later 19th century additions
- Non-original walls - This appears to be modern fabric introduced within the late 20th and early 21st century
- Demolition works
- Proposed works (walls, doors, windows)

Client
Owner

Project
St John Street

Title
B1 Proposed Basement Floor Plan

Status
Planning

Project number	Date
1084	03/25/20

Drawn by	Checked by
JB	TG

Scale	Revision
1 : 50@A1	P2

Drawing No.
1084-TGA-B1-B-DR-A-0302



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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



- Pendant light
- Recessed spot light
- Original coving (assuming coving exists in this location. In the event of coving not being present then new replica coving will be introduced to match original)
- New coving to match original

Client
Owner

Project
St John Street

Title
Proposed Ground Floor Ceiling Plan

Status
Planning

Project number 1084	Date 08/04/20
Drawn by JB	Checked by MP
Scale 1 : 50@A1	Revision P1

Drawing No.
1084-TGA-B1-00-DR-A-4510



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- Pendant light
- Recessed spot light
- Original coving (assuming coving exists in this location. In the event of coving not being present then new replica coving will be introduced to match original)
- New coving to match original

Client
Owner

Project
St John Street

Title
Proposed First Floor Ceiling Plan

Status
Planning

Project number	Date
1084	08/06/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-4511



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- Pendant light
- Recessed spot light
- Original coving (assuming coving exists in this location. In the event of coving not being present then new replica coving will be introduced to match original)
- New coving to match original

Client
Owner

Project
St John Street

Title
Proposed Second Floor Ceiling Plan

Status

Project number	Date
1084	08/06/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-4512

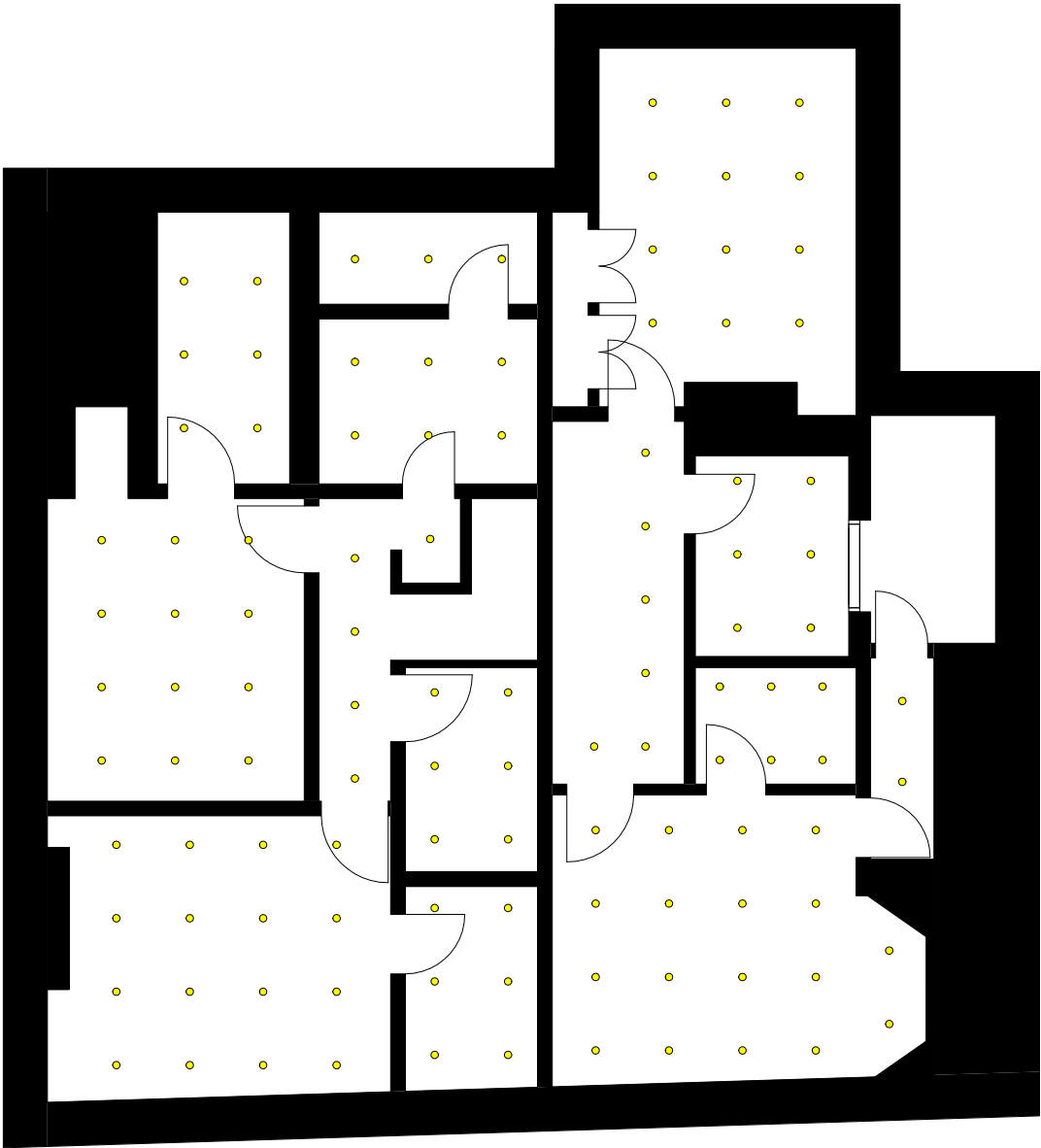


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Client
Owner

Project
St John Street

Title
Proposed Basement Ceiling Plan

Status

Project number	Date
1084	08/06/20
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JB	MP
Scale	Revision
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Drawing No.
1084-TGA-B1-B-DR-A-4513



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P1	Issued for Information	07.07.20	JB
P2	Issued for Planning	17.07.20	JB



LONGWORTH STREET

 Walls to be demolished

Client
Owner

Project
St John's

Title
South Demolition Elevation

Status
Planning

Project number	Date
1084	07/07/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P2

Drawing No.
1084-TGA-B1-ZZ-DR-A-0606

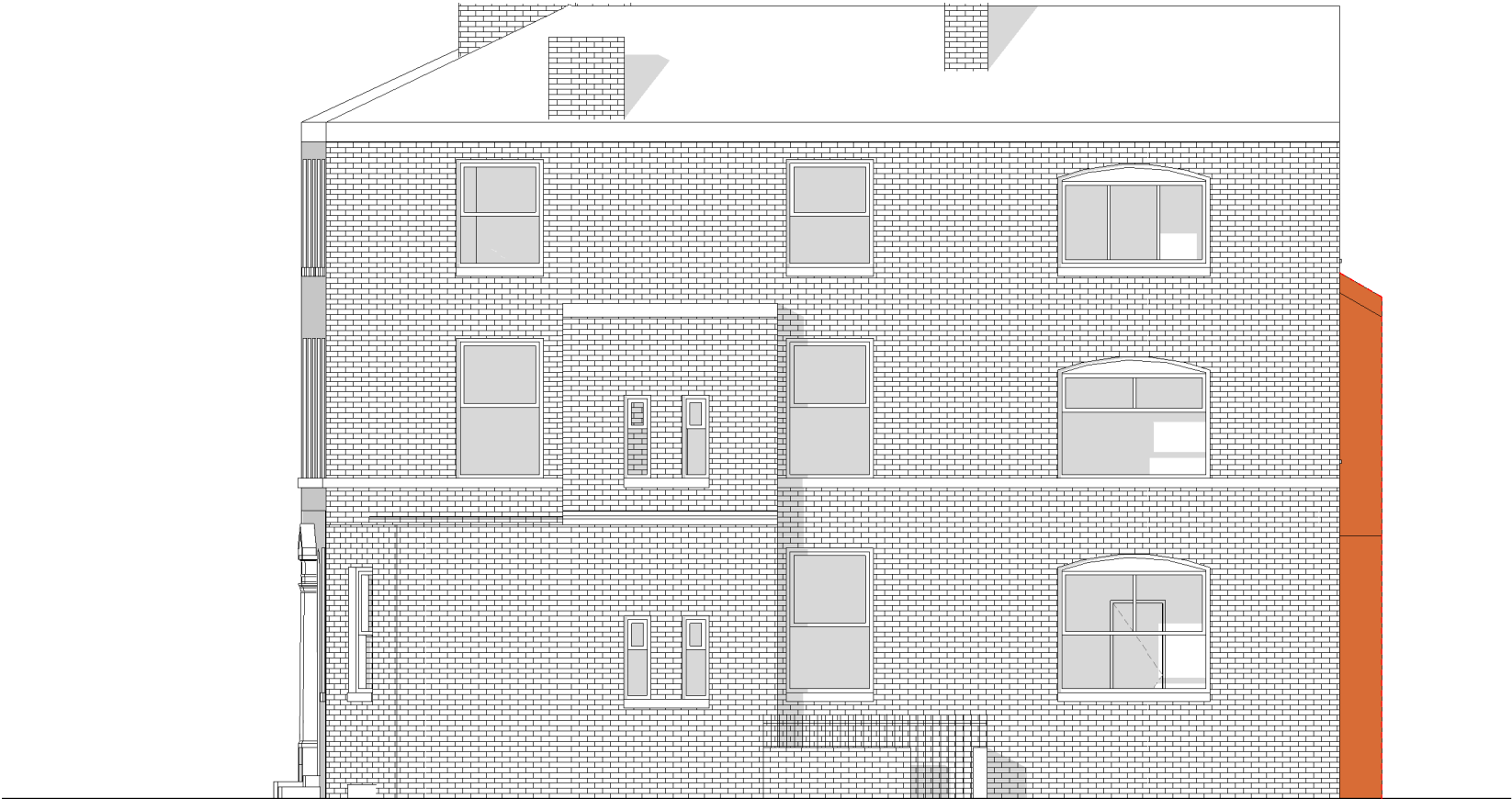


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ST JOHN'S STREET

 Demolition works

 Non original walls - This appears to be modern fabric introduced within the late 20th and 21st century

Client

Owner

Project

St John Street

Title

East Demolition Elevation

Status

Planning

Project number	Date
1084	07/07/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P2

Drawing No.
1084-TGA-B1-ZZ-DR-A-0605

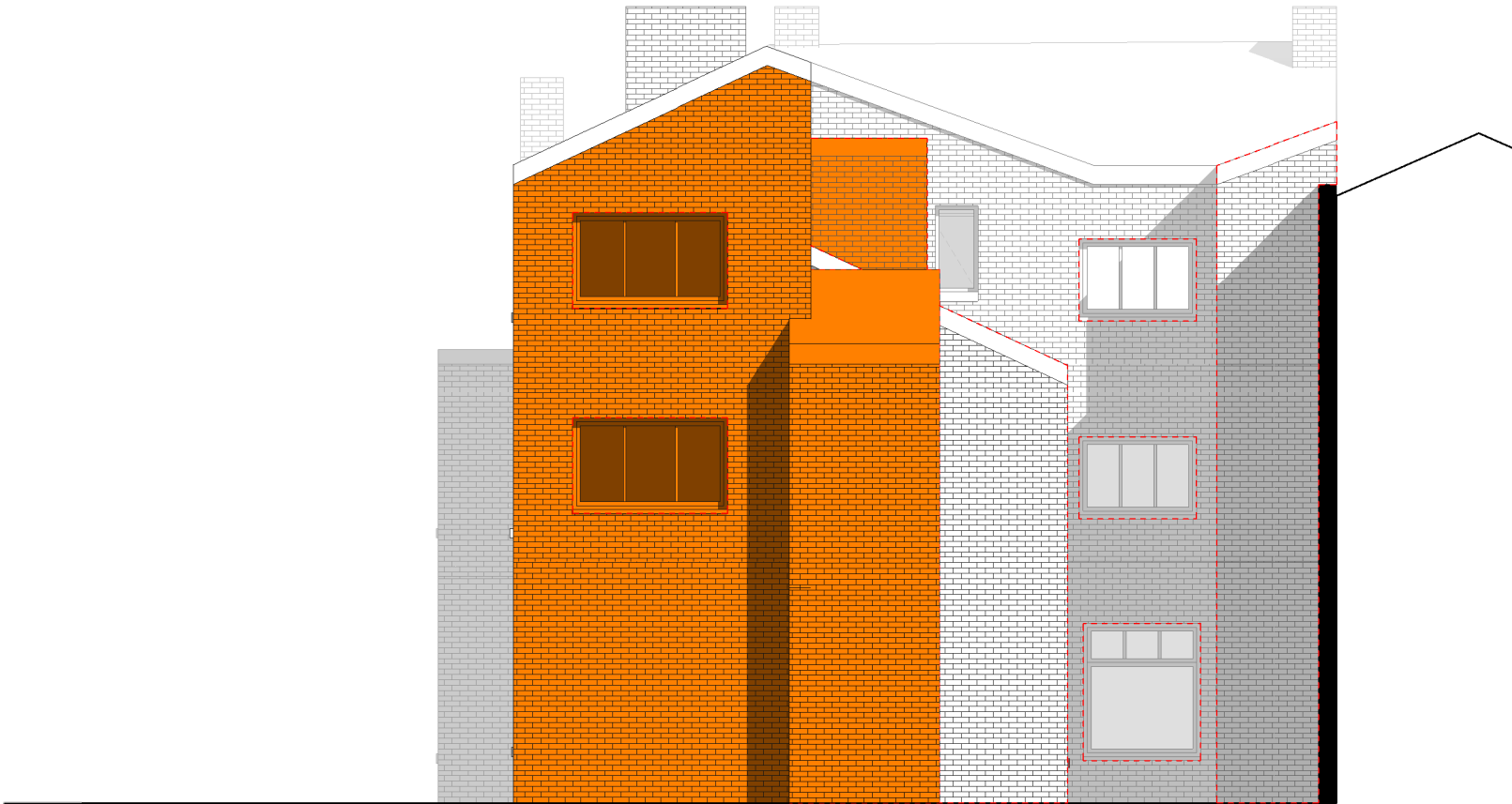


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LONGWORTH STREET

Demolition works

Non original walls - This appears to be modern fabric introduced within the late 20th and 21st century

Client

Owner

Project

St John Street

Title

North Demolition Elevation

Status

Planning

Project number	Date
1084	07/07/20
Drawn by	Checked by
JB	MP
Scale	Revision
1 : 50@A1	P2

Drawing No.

1084-TGA-B1-ZZ-DR-A-0604



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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB

- Existing elements
- Proposed elements



Client
Owner

Project
St John Street

Title
Proposed B1 Section AA

Status
Planning

Project number
1084

Date
08/03/20

Drawn by
JB

Checked by
MP

Scale
1 : 50@A1

Revision
P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0410



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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB

- Existing elements
- Proposed elements



Client
Owner

Project
St John Street

Title
Proposed B1 Section BB

Status
Planning

Project number	Date
1084	08/04/20

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B1-ZZ-DR-A-0411

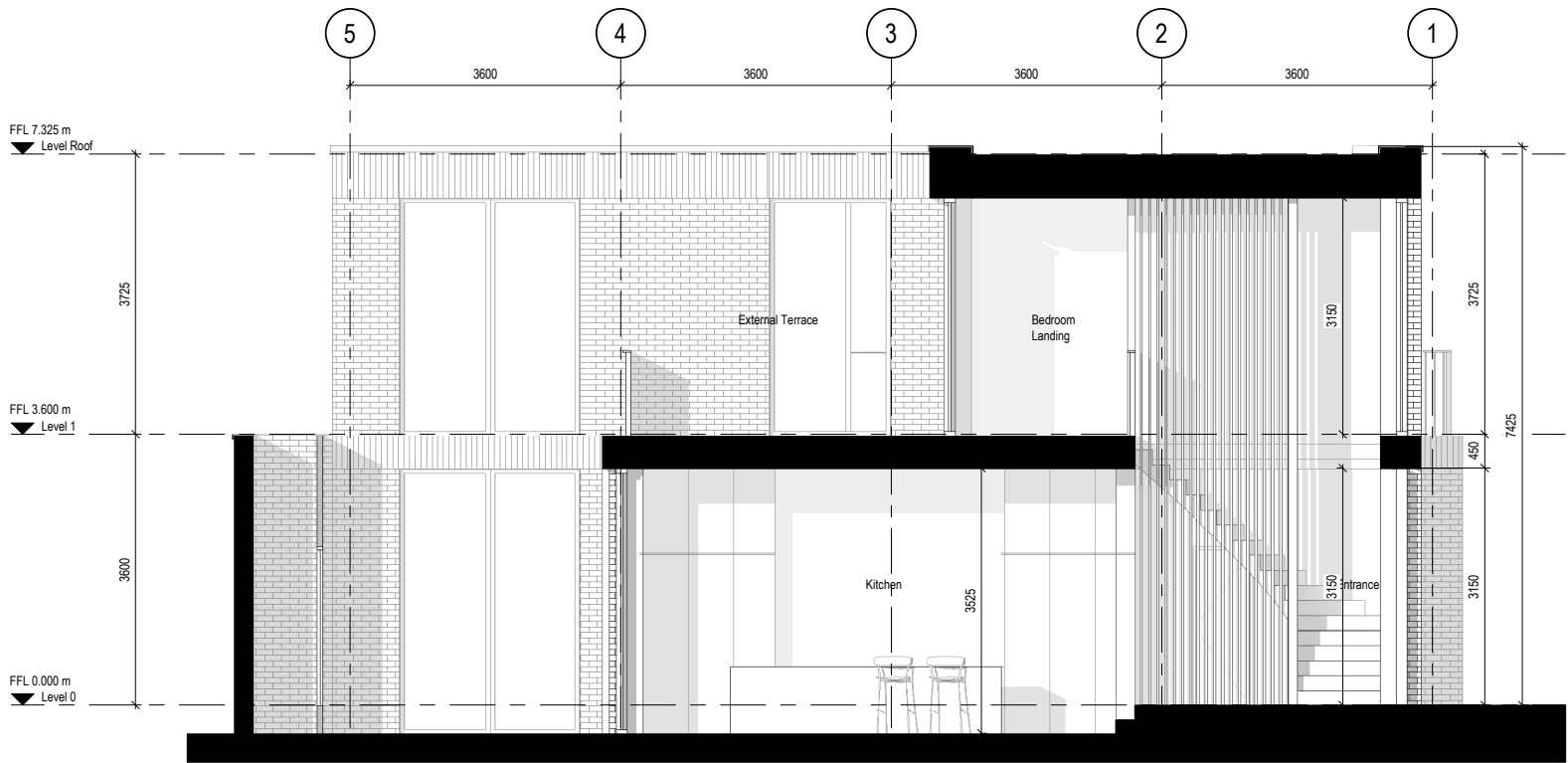


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Rev	Description	Date	By
P1	Issued for Planning	04.08.20	JB



Client
Owner

Project
St John Street

Title
B2 Proposed Section CC

Status
Planning

Project number	Date
1084	4/7/2020

Drawn by	Checked by
JB	MP

Scale	Revision
1 : 50@A1	P1

Drawing No.
1084-TGA-B2-ZZ-DR-A-0400

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