Atelier MB
Urban Architects

Design, Access and Historical Statement to support a Listed Building Application for Churchgate House, Manchester

Client:
Helical
(Churchgate) Ltd
May 2020
Job 1892
Revision A





Contents

1.0 Introduction

2.0 History

3.0 Planning History

4.0 Heritage Statement

5.0 Design Statement

6.0 Access Statement

7.0 Planning Context

8.0 Conclusion



external view of Churchgate House looking down Oxford Road

1.0 Introduction

The subject of this application is the former loading bay arch to Churchgate House fronting Chepstow Street. The existing loading bay gates are currently automated by way of a series of non original lever arms. Unfortunately this has not been successful. The existing automation on the original gates has turned out to be impractical as the automation mechanism is frequently breaking down. (It is used a number of times an hour throughout the day for access and egress to the courtyard.) The proposal is to remove the automation swings form the original gates and restore them to manual operation.

In order to maintain security and also to maintain this important access to the courtyard it is proposed to keep the original gate open during office hours and introduce a new contemporary door/gate/screen with fob access to allow controlled access and egress. The doors will also open In the event of a fire. In the evening the iron gates will be closed.

2.0 History

Churchgate House is located on Oxford Street, in Manchester city centre. It is a Grade II* listed building. An excerpt from the listing is included below.

SJ8497NW OXFORD STREET
698-1/32/265 (West side)
03/10/74 No.56
Tootal, Broadhurst & Lee Building

GV II*

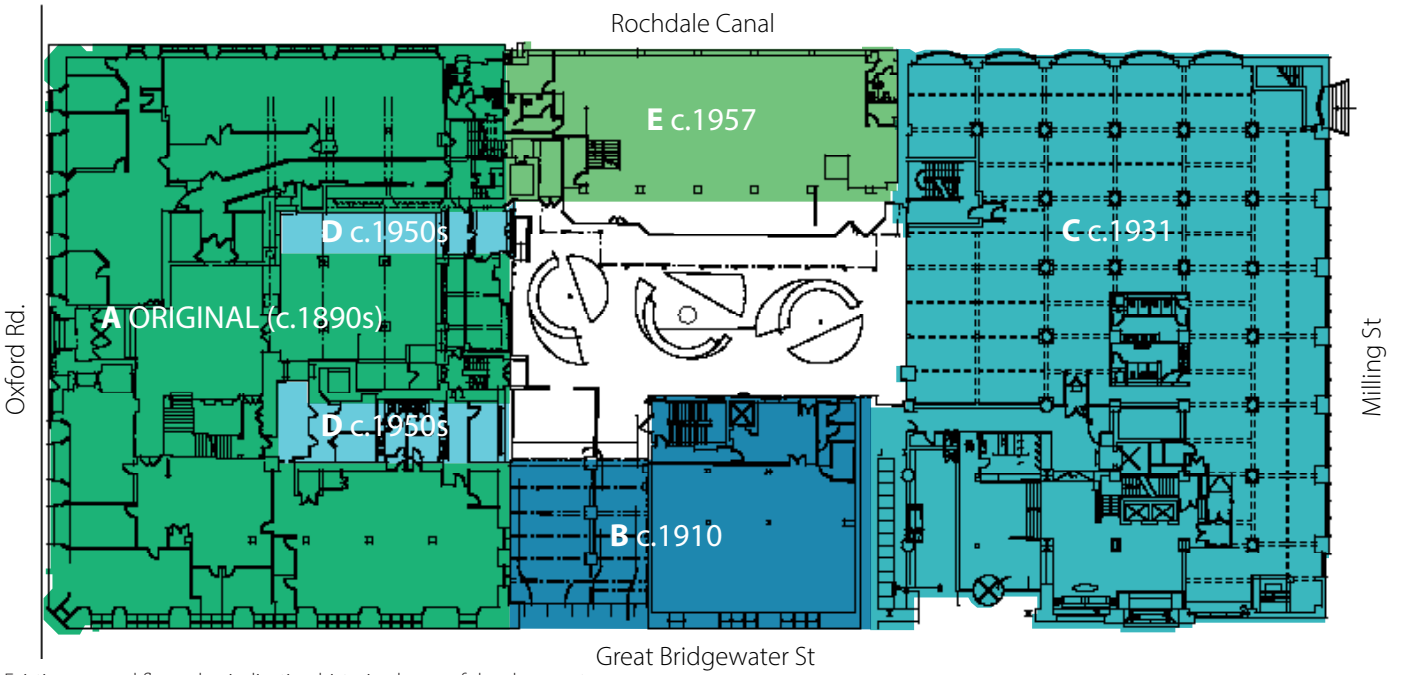
Textiles warehouse, now offices. 1896-8 (dated 1896 over doorway), by J.Sankey Gibbons. Probably steel-framed, clad in red brick with liberal dressings of buff and yellow terracotta (roof not visible). Large rectangular plan. Baroque style. Five storeys with basements and attic, 7 bays plus canted corners; glazed terracotta to ground floor with raised banding, alternating bands of red brick and yellow terracotta to all upper floors; cornice over ground floor, banded piers to 1st floor serving as pedestals to giant Corinthian colonnade at 2nd and 3rd floor which has a modillioned cornice and finishes as an arcade of semi-circular windows at 4th floor; very prominent modillioned cornice, attic treated as a parapet and raised in the centre; set-in semi-octagonal corner turrets rising from



2nd floor and capped by colonnaded octagonal cupolas with prominent cornices and apex finials with flagmasts. Massive central round-headed doorway with banded surround and cartouche dated 1896, set in architrave of coupled banded columns and broken pediment; 6-light windows with transoms. Right-hand return to Great Bridgewater Street, 5:2:5 bays in matching style, but the 2-bay centre with coupled round-headed loading-bay arches at ground floor (furnished with wrought-iron gates in Art Nouveau style), and pedimented attic. Interior not inspected. Listing NGR: SJ8402497647

Churchgate House was initially built to provide city centre premises for the Tootal, Broadhurst & Lee Co. Ltd. textile company. The company was established by Robert Gardner in1799. In 1817, it was absorbed by Atkinson, Tootal & Co. Following Atkinson's departure in 1851, Henry Lee and Henry Tootal Broadhurst became partners and Tootal Broadhurst Lee and Co was formed. In the 1860s the company acquired Sunnyside Mills in Bolton and Newton Heath Mills in Manchester. There were a series of name changes until, on the 17 January 1888, Tootal, Broadhurst & Lee Co Ltd was formed and took over the business of spinners and manufacturers with addresses in Manchester and London. The company also traded as Lee Spinners.

Following success and expansion, the company acquired a site for their own building alongside the Rochdale Canal, on Oxford Street, from the Atlas Iron Works. Its location close to the Great Northern Goods Warehouse and Central Station was useful for import/export trade.



Existing ground floor plan indicating historic phases of development



elevation detail



Counting room

In 1895 Salford architect Joseph Gibbons Sankey commenced the design of a building to contain warehousing and offices for the company. His original design was described by Pevsner as 'large, in red brick striped with orange terracotta, but comparatively classical'. It is generally classed as being in 'Edwardian Baroque' style. The building was completed in 1898/1899 and was one of Joseph Gibbons Sankey's last works: he died before its completion, aged 37. His practice continued as Sankey, Cubbon and Cubbon. The date stone over the entrance reads 1896 and refers to the year that work began. Continued success of TB&L resulted in a brick store house being built on site: alongside the canal on land to the west, but separate from the main building. Designs by Sankey, Cubbon and Cubbon, dated 1900, were executed and appear on the O.S map of 1922. In February 1910, an extension was proposed to extend the north wing, alongside Great Bridgewater Street. This was also designed by Sankey and Cubbon in a style which closely echoed the original building. At ground level the two buildings are separated by two openings allowing access to the courtyard whilst above, doorways were formed to link the buildings. Windows had to be infilled at all levels. This extension was designed as an open plan space and the aim was to accommodate a further 200 workers.

Alterations over the next few years were confined to a glazed roof over the rear loading bay (1911 by Sankey and Cubbon and altered in 1916 by the same company) and some alterations to the lavatories. In 1924, J Henry Sellers produced proposals for further conveniences, seemingly never implemented. In 1928 Tootal, Broadhurst and Lee asked the same architect to design a 17-storey warehouse on the west end of the site. Clearly influenced by American skyscrapers, at 217ft it would have been the tallest building in Europe but was capped at 8 storeys in 1931, with no further additions. This building became Lee House. Little change took place until after World War II when, in the early 1950s, the two loading ways were infilled to the height of ground and first floor (though not identically) and in 1953 an 8-storey canal side building connected the 1898 building to Lee House (facilitated by the demolition of the 1900 warehouse). The initial use for this building was 'comptometers' and the 'invoice department': an indication of the size of the operation of Tootal, Broadhurst and Lee.



Counting room



Original board room on Ground Floor



Pattern making on the top floor

As the 20th century progressed it brought the end of the boom in the cotton industry and in 1963, Tootal Broadhurst and Lee merged with the English Sewing Company Ltd. In 1966, the Manchester architect Harry Fairhurst produced designs for alterations to the 1950s canal side buildings and for removing the partitions on the first floor alongside the Oxford Street elevation to create showrooms for Barlow & Jones and Ogden & Madeleys.

At the same time, suspended ceilings were installed and many of the original features, including parquet flooring, timber and glass partitions, replaces, board room panelling, wall tiles and doors, were removed as part of a 'modernisation'. The proposals also show the windows on the south canal side elevation being replaced with double glazing. It is probable that the mosaic floor to the entrance hall was also lost at this time as it was not in-situ when the 2002 re-modelling took place. During the 1980s other alterations were made, including the creation of the basement car parking in 1989. In the early part of the 1990s the building was extensively stripped out to create offices to rent. In 1995 the main elevations were restored and replacement terracotta was supplied by Shaws of Darwen.

Further re-modelling by Buttress Fuller Alsop Williams took place in 2002 and in 2012 the building's new owners undertook a strip out of the first floor. The restoration reveals the column heads and better views of the window heads by cutting back the suspending ceilings. This work, to the designs of Makin Architecture, was a first step in the upgrade of the building for improved office use whilst at the same time ensuring that any original features are restored and exposed to view wherever possible.

3.0 Planning History

In recent history, the building has undergone a series of upgrading works in recent history to ensure the office suites remain lettable and to comply with current standards. A recent application was made to modify the courtyard suite to suit a new tenant, and the courtyard itself was refurbished in the last few years to provide a more welcoming and attractive communal space.



Front view of the gates



View of gates from the internal courtyard

4.0 Heritage Statement

The arches and gates are considered to have a high heritage value as they are significant to the understanding of the use of the building and the courtyard. In addition they are finely constructed from stone and faience and have been largely untouched being mostly original. Any intervention in this location will have to be sensitive to the original design and be fully reversible. Additionally connections to the existing floor and side arches should be as minimal as possible. The new intervention has been designed to compliment the existing archway by following the curve of the stonework. It is set off from the building so as to retain the prominence of the arch.

Existing gates and removal of automated mechanism
Impact - positive. The existing non original arm mechanisms will be carefully removed and the gates will be manual once again.

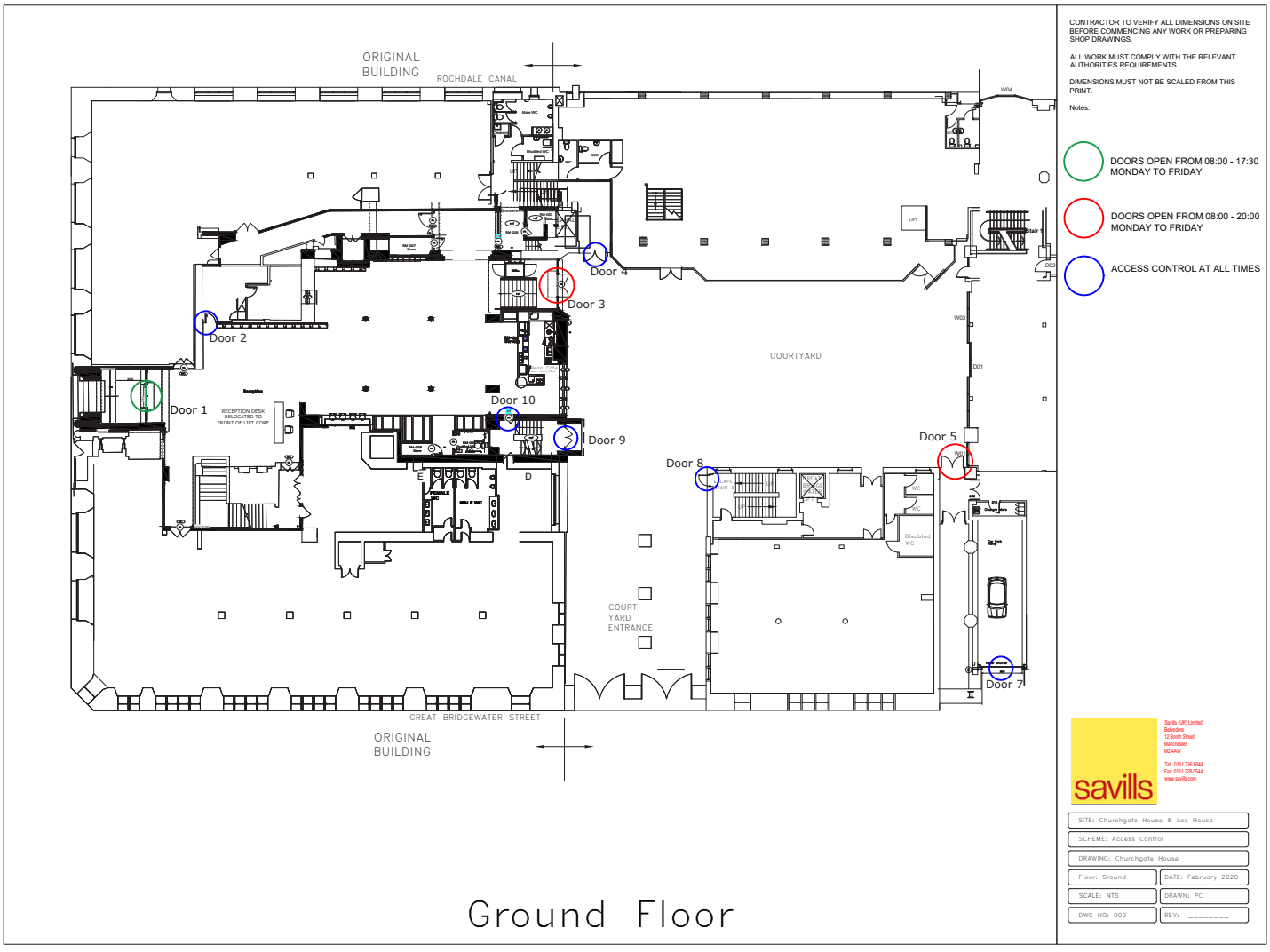
New glass doors and structure.
Impact - neutral. The sliding door mechanism and the structure have been set off the original building and will be seen as a modern intervention., The works will be fully reversible. The doors are glass and the structure is as minimal as possible to mitigate the impact on the historic building. At night, when the doors are shut the height and splendour of the gates will still be visible.



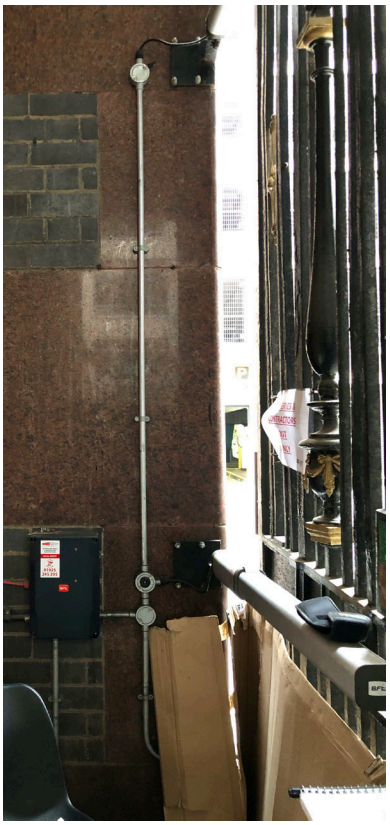
View of both gates from the internal courtyard

5.0 Design Statement

The gates and the route into the courtyard are a key entrance into the complex. The diagram on this page shows a detailed plan of the accesses from the courtyard which shows entrances to various parts of the campus that are only accessible from the courtyard. As the buildings have become more occupied due to the successful conversion of the upper floors and the public spaces, the demand for the use of this entrance has increased and this has had a knock on effect on the number of times the gate needs to be operated. The gates are used by building users, by contractors and by visitors.

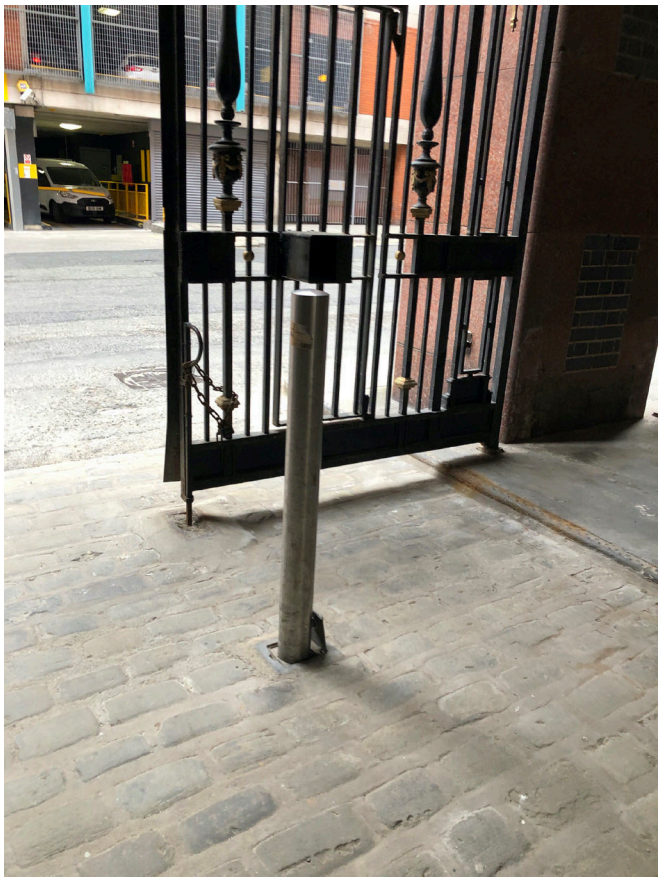


Ground Floor



side: operating arm

below: bollard to rear of opening



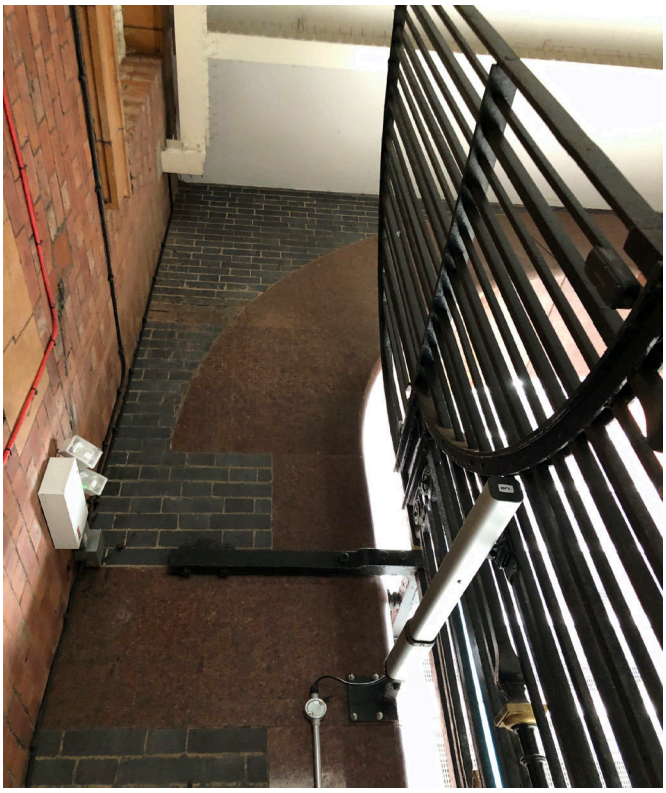
The existing cast iron gates cannot be operated manually due to their significant weight. This route has been the cause of previous break ins into Great Manchester Combined Authority (the list is enclosed in this email). Therefore, the managing agent had a hydraulic arm installed for automated access. Due to the footfall of traffic (up to 2000 people in the building) the gate access is heavily used and constantly broke down due to the weight of the gates and hydraulic arms not coping with the volume of use. The managing agent had their incumbent contractor install an additional arm to provide further lateral support but this was flagged up as a health and safety issue (see attachment 3 from the annual maintenance report. We appreciate that some of these modifications did not benefit from Listed Building Consent, but our proposal is to remove these interventions and restore the gate to its original manual state.

We enclose a list of reported break-ins that have occurred whilst the gates were broken or inoperable. Crime numbers are shown where known.

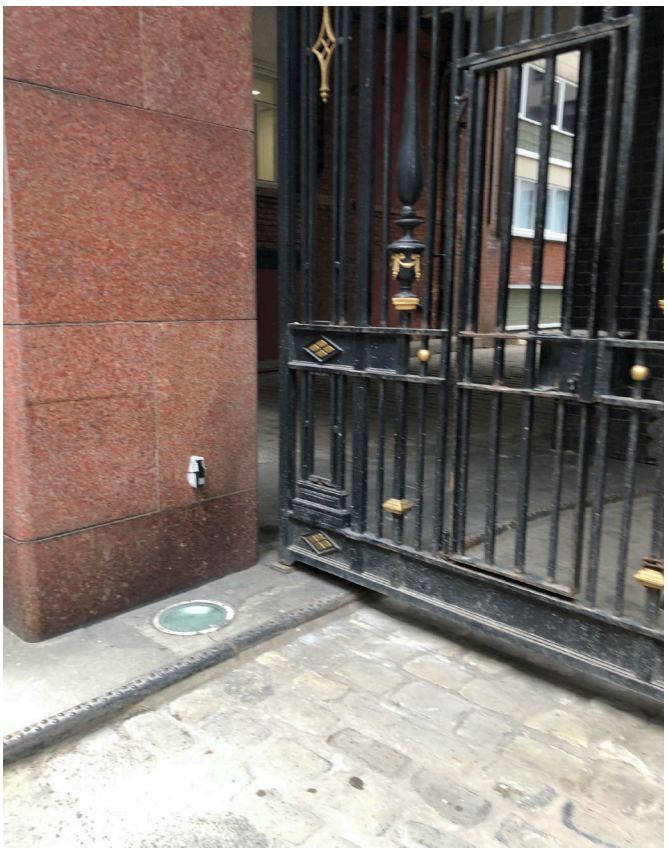
May 2018 128805/U18
Bike theft from car park
Jun 2018 159123/19
Bike theft from car park
Dec 2018
Break in to Escada ground floor office via door from Bridgewater lobby
Mar 2019 39727/02/19
Break in to Countrywide Churchgate 2nd floor access via fire door on canal staircase
Mar 2019 673 28/02/19
Attempted break in to various fire doors on canal staircase
Sept 2019
Break in to GMCA 1st floor suite via fire door on Bridgewater staircase

In conclusion, this access is a key route into the building and is insecure without the measures we are proposing.

We have concluded that existing mechanical arms are not fit for purpose for the reasons given in the enclosed report. It is impossible and impractical to manually open and close the gates as they were originally designed to be



above : operating arm. below: sensor. Both to be removed



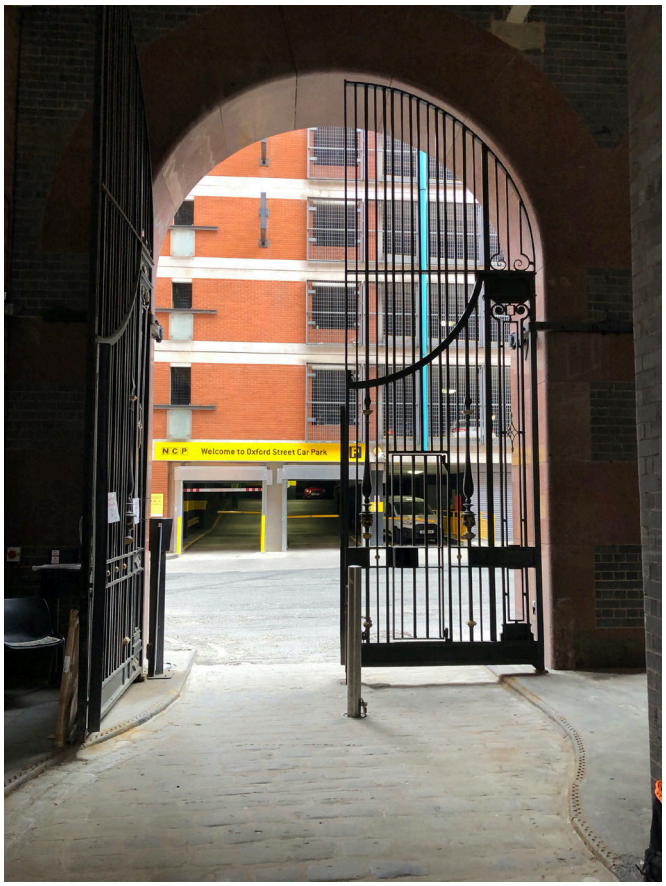
opened and closed only once a day. We have considered options that show the new sliding doors set back from the opening, but we consider that if the doors are set back in the opening, the loading bay will be abused and become a location for smoking, sleeping and general anti-social behavior at a key route into the building. This is extremely difficult to control. Therefore the option of mounting the door as close to the front as possible protects the gates and ensures that the loading bay remains secure and not abused with ASB.

6.0 Access Statement

The proposed doors are 2m wide one opens and 2m high. Access into the courtyard for any pedestrians will not be compromised by the addition of the doors.

7.0 Planning Context

Proposals for works to the gates have been considered within the relevant legislation, policy and guidance.
As a Grade II* listed building within a Conservation Area, Churchgate House is protected by law contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring authorisation of works affecting heritage assets where they affect its character as a building of special architectural or historic interest.
The National Planning Policy Framework (NPPF, updated 2019), provides the policy for heritage assets and the historic environment. The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use. Of relevance is NPPF, paragraph 192, which states,
'In determining applications, local planning authorities should take account of:
• the desirability of sustaining and enhancing the significance
of heritage assets and putting them to uses consistent with their conservation;
• the positive contribution that conservation of 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.'



8.0 Conclusion

There is a need to balance safety and security with the need to recognise the conservation aspects of the building. With this application we have achieved safety and security whilst mitigating as much harm as possible to the historic building.

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SCOTLAND 0141 427 5007

INDUSTRIAL DOOR SYSTEMS LTD
Unit B Focal Point
Second Avenue
Trafford Park
Manchester, M17 1FG
www.indoorsystems.co.uk

CONTRACT / SITE	EQUIPMENT DETAILS	JOB TYPE: Repair
HFL BUILDING SOLUTIONS LTD. Churchgate House 56 Oxford Street Manchester	TYPE: Gates ID / SERIAL No: MAKE & MODEL: BFT LUX 2B LOCATION: Courtyard gates. No. OF CYCLES: 0	CLIENTS ORDER No: 32273 DATE WORK CARRIED OUT: 13/08/2019 IDS JOB No: **117904** IDS OFFICE: **Northern**

WORK CARRIED OUT

attended site to report of gate faulty. upon inspection found gate struggling to operate. tested gate to find bottom bearing bracket has failed on ornamental swing gate and gate has dropped causing both swing arm operators to struggle and fail and gate now catching at top. see pics for this. I have dealt with hfl maintence on site and he has contacted julie on site and asked for me to speak with her regarding the gate. I have stated that the gate is not safe and I have isolated the gate and asked to lock the gate in position. Julie has then become agresive and told me to get off site as I am not condeming gate as she does not see a problem with this. I have stated this is a health and safety risk. ids management now required to deal with this. gate is isolated and locked off with padlock and julie has contacted the previous company that replaced the bottom pivot to attend to rectify. Julie has then spoken with her management and they have asked that I close the gate and lock it off as per my report. gate now isolated and secure.

CONDITION REPORT

☑ Red	☐ Amber	☐ Green
Immediate defect / H&S / Equipment off / Emergency works	Non immediate / not business critical but requires approval before next service visit	No issues / clean bill of health / observation

CAUSE OF DAMAGE (REPAIRS ONLY)

wear and tear bottom bush looks to have failed.

MATERIALS USED

PHOTOS





EXTRA WORK / RETURN VISIT

SUMMARY OF TIMES ON SITE

NO. OF MEN: 2

START	FINISH
Tuesday 13/08/2019 13:55	Tuesday 13/08/2019 15:30

ISO 9002 Reg No 4010802

DHF Door & Hardware Federation

sara

AUTHORISED CLIENTS SIGNATURE	NAME: mark bridge
IDS ENGINEER SIGNATURE	NAME: Ben Raynor

Industrial Door Systems Ltd is registered in England 2170592

Local Variation to Risk Assessment & Method Statement

Existing Risk Assessment Reference No		RA	
Site & Location	Churchgate House	Activity	

Persons affected		
Employee – < 10	Other Workers – < 10	Members of the Public- < 10
Employees Competent – Experienced		

Severity Factor		
3 Death/Major Injury	2 Absent 3 days	1 Minor Injury
Probability Factor		
3 Very Likely	2 Even Chance	1 Highly Unlikely

High Risk	Score 7 – 9	Unacceptable	Task to be suspended until additional risk reduction measures and subsequent control measures are in place.
Medium Risk	Score 4 – 6	Acceptable	Control measures must be implemented. All appropriate H&S information must be available. Tasks to be performed by trained competent individual. Supervision.
Low Risk	Score 1 – 3	Acceptable	Unlikely to cause injury or pose a risk to health. No risk of damage to equipment or property. Work to be performed by trained competent individual.

Identify ALL hazards and complete risk factor score (Severity x Probability) in table below

Physical injury hazard	S	P	R	Physical agents	S	P	R	Miscellaneous	S	P	R
Access equipment	- NOT APPLICA			Extreme temp (Hot or Cold)	- NOT APPLICA			Confined spaces	3	1	3
Excavations/buried systems	- NOT APPLICA			Infra red, Ultra violet	- NOT APPLICA			Lone working	- NOT APPLICA		
Explosion	- NOT APPLICA			Ionising radiation	- NOT APPLICA			Restricted access/egress	- NOT APPLICA		
Falls from heights	3	1	3	Microwaves, lasers	- NOT APPLICA			Weather conditions	- NOT APPLICA		
Fragile surfaces	- NOT APPLICA			Noise	- NOT APPLICA			Electrical	3	1	3
Hot working/Fire	3	1	3	Vibration	- NOT APPLICA			Buried cables	- NOT APPLICA		
Manual handling	3	1	3	Hazardous Substances	- NOT APPLICA			Electric shock/burn	- NOT APPLICA		
Mobile plant	- NOT APPLICA			Asbestos	- NOT APPLICA			Electrical explosion	- NOT APPLICA		
Moving objects	3	1	3	Chemicals	- NOT APPLICA			Overhead cables	- NOT APPLICA		
Moving parts of machinery	- NOT APPLICA			Drains/Sewerage/PHE	- NOT APPLICA			Others			
Pressure systems	3	1	3	Fumes/gases/vapours/dusts	- NOT APPLICA			Roof working	- NOT APPLICA		
Slips, trips, falls & impacts	3	1	3	Micro-organisms	- NOT APPLICA						
Vehicles	3	1	3	Vermin/Weil's disease	- NOT APPLICA						

Details of significant site specific risks identified (risk factor score of 4 – 9)

Are the risk factors identified above likely to be	**Temporary**	✔	**Permanent**		**Please tick appropriate box**

Additional site specific control measures required to reduce risk/s from hazard/s identified above:

area coned off and power isolated locally whilst inspection carried out. ladders footed at all times. correct ppe worn at all times

Name	Ben Raynor	**Signature**		**Job Title**		**Date**	
Signed by Customer				**Name**	security	**Date**	13/08/2019

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INDUSTRIAL DOOR SYSTEMS LTD
Unit B Focal Point
Second Avenue
Trafford Park
Manchester, M17 1FG

ADDITIONAL SITE PHOTOS



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1565706275.jpg



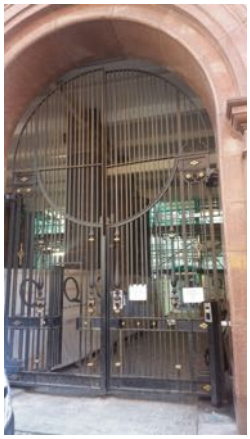
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