



ARCTIC SHORES

Northern Assurance Building

DESIGN ACCESS STATEMENT

In support of an application for listed building consent

OBi

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1.0 Preface

This Design & Access Statement has been prepared by OBI on Behalf of Arctic Shores Ltd to accompany an application for Listed Building Consent for alterations within the first floor of the Northern Assurance Building, Manchester. It has been written in accordance with the guidance provided within *The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013*.

It is set out in four further sections as follows:

- Introduction: provides a written and illustrative account to the application site in terms of its location, historic designations and location.
- Proposed refurbishment: describes the proposed refurbishment in terms of the site arrangement and proposed accommodation
- Planning Policy Framework: identifies the relevant planning policies from Manchester City Council's Core Strategy and extent UDP policies.
- Summary: summarises the proposal

1.0 Preface

Drawings

This Design and Access Statement should be read in conjunction with drawings prepared by OBI Property and submitted with the application and the appendices;

LP_000	Location Plan.pdf
SB_000	Site Boundary.pdf
01_100	Existing Floor Plan.pdf
00_100	1FL General Arrangement.pdf
36_001	Typical Details.pdf

1.0 Preface

In line with the validation requirements for listed building consent we confirm that we have completed and submitting the following information

Listed Building Application:

- Electronic copies of all drawings and submitted documents
- Application form and certificate – signed and dated

- Drawings and Plans:

- Location plan
- Site boundary
- Existing plans
- General arrangement
- Typical details

- Heritage Statement – NPPF Compliant.

This is an existing heritage report undertaken prior to the 2016/2017 building refurbishment.

This application does not affect any areas of significance identified in the heritage report.

- Design Access Statement

2.0 Introduction

Application

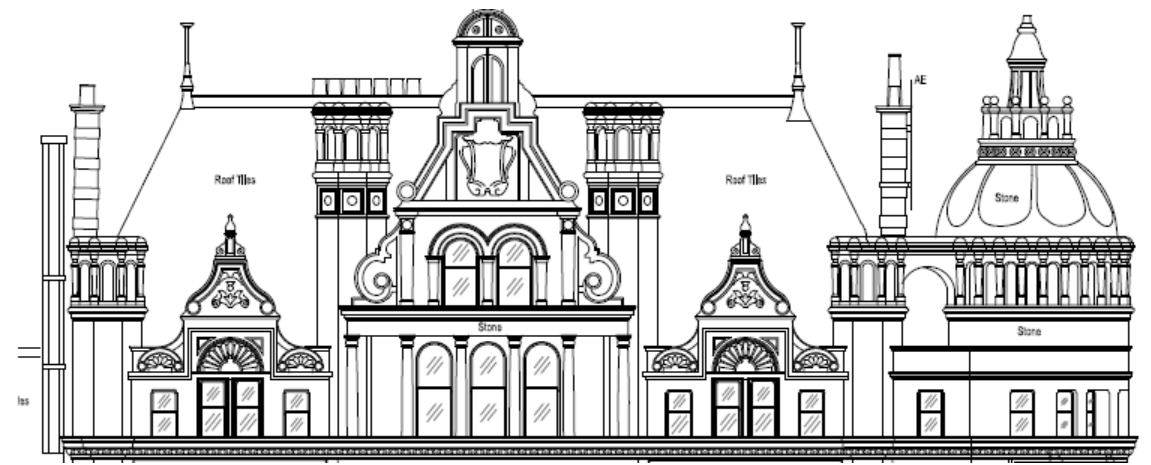
This Design & Access Statement has been prepared by OBI Property on Behalf of Arctic Shores Ltd to accompany an application for Listed Building Consent for alterations to the first floor of the Northern Assurance Building, Manchester.

The Northern Assurance Building is a grade II listed building designed by Waddington and Dunkerley completed in 1902. The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).

Listed building consent is required for the internal remodelling and fit-out of the first floor office suite.

The project is concerned with removing the modern secondary suite entrance door and replacing with a solid partition; the addition of internal partitions to create internal meeting rooms and creating a kitchen area, including vinyl flooring for use by Arctic shores.

The first floor office suite is currently vacant and has been unoccupied since the extensive refurbishments undertaken by the landlord in 2016/17.



Arctic Shores

- Founded in April 2014 by Robert Newry and Safe Hammad, Arctic Shores was established to bring greater objectivity and fairness to the recruitment and career development process.
- Taking an unconventional assessment approach by combining neuroscience, AI and game technology, Arctic Shores are driven by the aim to make a step-change in the way companies make people choices and people career choices.

The aim with the proposed office fit-out design for the 1st floor is to bring this floor in into occupation and equipped with facilities suitable for an innovative tech-based business.

The approach to the design and fit-out construction is to bring sensitivity to the architectural heritage of the building with little disruption to the current condition of the suite.

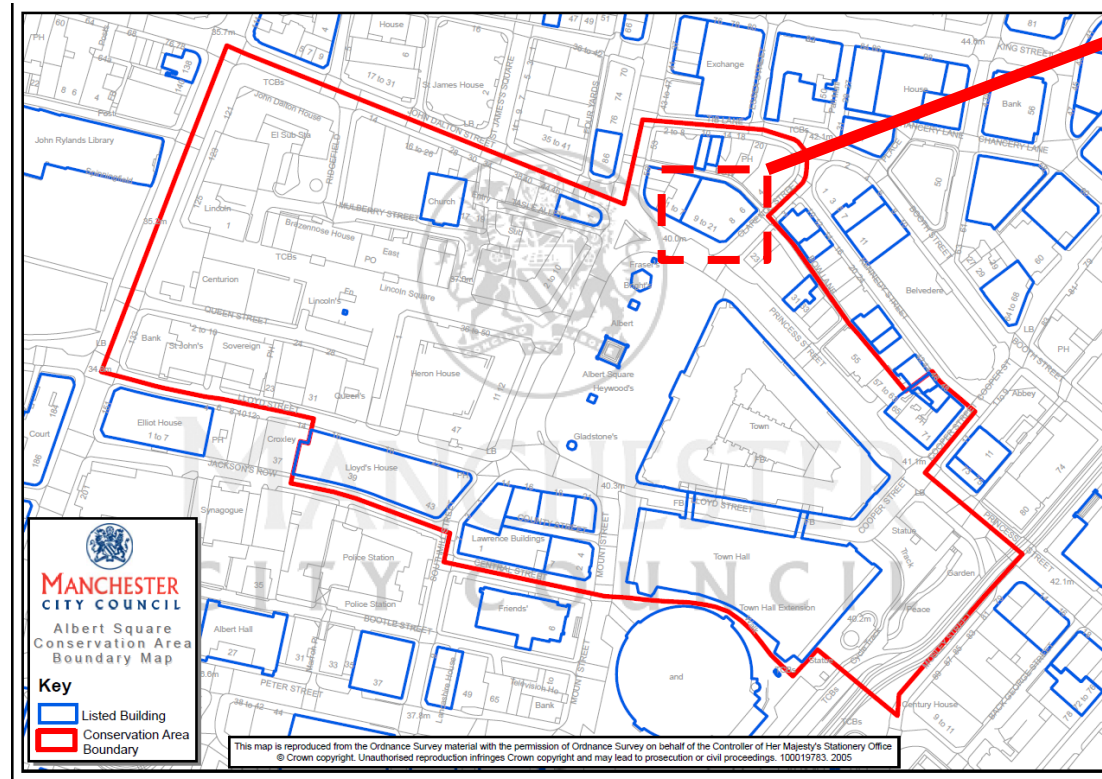
2.0 Introduction

Site and Building Configuration

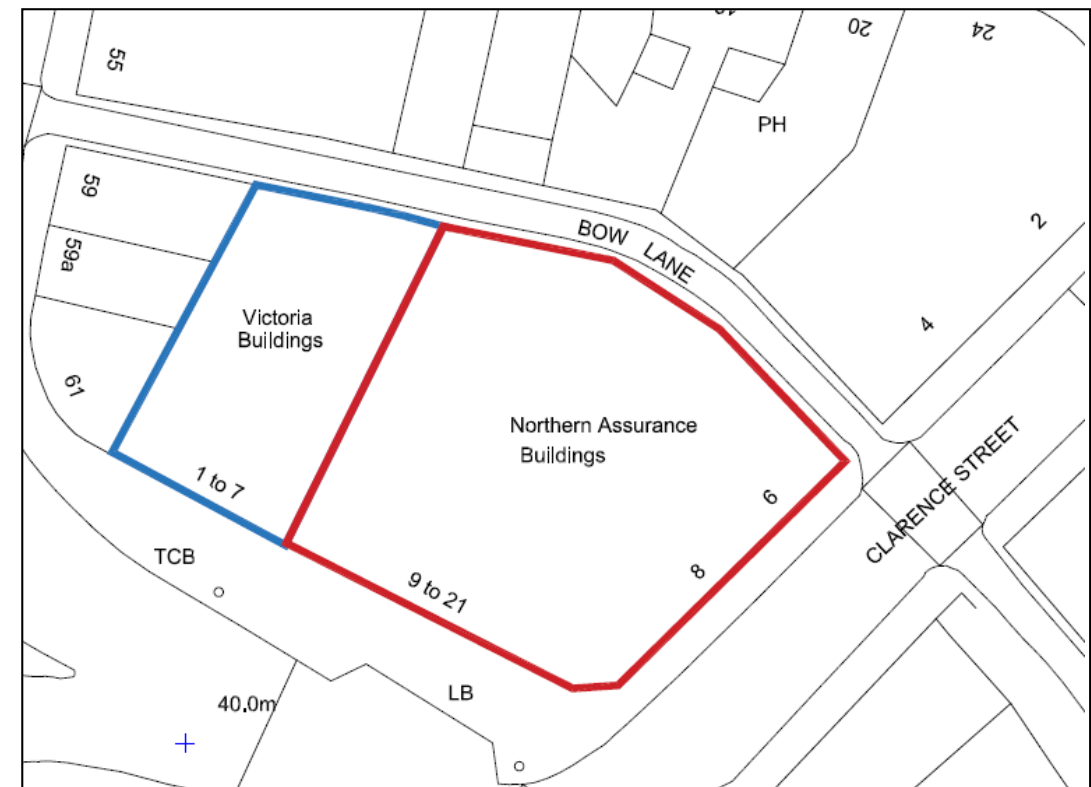
- The property is a grade II listed building situated in Manchester City centre.
- The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).
- The building comprises seven floors plus a basement incorporating a restaurant unit and a retail shop at ground floor level with office accommodation above.
- The building was designed by Waddington and Dunkerley completed in 1902.



Picture of
The Northern
Assurance
Building 2019

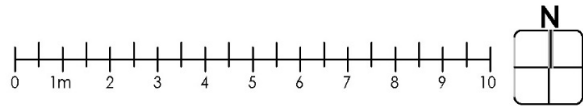


Albert Square Conservation Area (designated in 1972)



Site Location Plan (Promap 2016)

3.0 Proposed Refurbishment

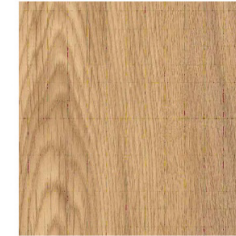


Scale Bar 1:100 @ A2



Specification

Flooring



Vinyl flooring finish to kitchen area:
Amtico spacia acoustic - Pale Ash,
SS5W2518

Partitions



Heritage style glass partitions:

- 39dB 12.8mm single glazed.
- 2no mid transoms equally spaced,
- Black frames.
- Cranked push/pull plates

1 Remove existing modern secondary suite door and replace with new 1hr fire rated stud partition.

2 Install new demountable glazed partitions and doors.

3 Install new kitchen and interface with existing services.

4 Replace existing modern carpet finish with new timber effect vinyl floor tiles.

5.0 Summary

Heritage

Internally there has been an extensive amount of fit out and refurbishment carried out since the building was built in 1877. It is our intention to carry out a minimal fit-out of glass partitions and the installation of a kitchen area, due to the nature of the works we will not be affecting any features of architectural or historical importance.

The proposed refurbishment works will complement the buildings appeal as a historical part of the Albert Square Conservation area and its listed status. Materials and finishes have been carefully selected by our designers to ensure consistency throughout the building.

Commercial Consideration

Following the investment and refurbishment by Kinrise in 2016/17 the extended void periods of office lettings in the building have been resolved with exception to the first floor which had remained un-let.

The proposed tenancy of Arctic Shores within the first floor of the Northern Assurance Building will mean the building is now fully let and helps to secure the long term life of the building.

Conclusion

Overall the proposed works albeit of a minimal nature and are in keeping with the look and feel of the recent refurbishment. The occupation of the vacant suite by Arctic Shores will contribute to the building's commercial success and present a long term future for tenants and a solid commercial investment.

APPENDIX I - DRAWINGS

DRAWINGS SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

APPENDIX II - HERITAGE STATEMENT

SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

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