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Our ref REF50BCD0299119

18th February 2019

Planning
Manchester Council
PO BOX 532
Manchester
M60 2LA

Dear Sirs,

DESIGN & ACCESS STATEMENT FOR DOOR ALTERATIONS TO BELVEDERE HOUSE

This design and access statement has been prepared by CBRE's Building Consultancy department in support of a Planning Application for the external alterations at Belvedere House. It is made on behalf of the building owners, DEKA Imbollien Investment, at the request of Manchester Council following pre-application advice.

This statement presents a case for the alteration of three sub-station doors, located along the rear elevation of Belvedere House.

CONTEXT

Building

Belvedere House is an eight-storey office building, with mixed office/retail uses and basement parking. The building is serviced by a central lift core and reception at ground floor level. The building is unlisted.

The building's sub-station is accessed via three louvre doors located on the rear elevation. The doors are set back from the elevation, creating three recesses. The door recesses have become a health and safety issue to the building. On 23rd October 2018 a fire was started in one of the recesses during working hours. The incident resulted in a full evacuation of the building and a response from emergency services.

Thus, the current positioning of the doors is resulting in a potential fire risk, requiring intervention.

Location

Belvedere House is situated in Manchester City Centre. The building is positioned between Booth Street and Kennedy Street, where both streets meet Cooper Street. The site is within the boundary of Upper King Street Conservation Area.

PROPOSAL

Through discussion with the building management and the sub-station occupiers, Energy North West, we have concluded that the preferred solution to eliminate risk to the building, is to bring the door forward, reducing the size of the recess. The doors currently open outwards, towards the street, but retained within the recess. To combat the issue of the doors opening onto and impeding the pavement, we propose to invert the doors, so that they open into the building. See drawing 03 - Existing and Proposed Sections.

RELEVANT PLANNING POLICY FRAMEWORK (CONSERVATION AREA)

Belvedere House is located within Upper King Street Conservation Area. **The National Planning Policy Framework (NPPF)** outlines that Conservation Areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Section 71 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** details that local planning authorities are under a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas.

In 2012 Manchester Council published it's **Core Strategy (2012)**. The Core Strategy, and remaining Unitary Development Plan saved policies, is the benchmark document in the Manchester Local Plan. The following policies are relevant to this application:

Policy CC9 – *Design and Heritage* 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.

DC18.1 – *Conservation Areas* The Council will give particularly careful consideration to development proposals within Conservation Areas.

IMPACT ON THE CONSERVATION AREA

Through pre-application advice, Manchester Council have requested this statement looks to address the impact of the proposal on the Conservation Area. Belvedere House is located on the southern perimeter of Upper King Street Conservation Area. Planning approval for the construction of Belvedere House was granted in February 2006 (Application ref. no. 077858/FO/2005/C1), in accordance with Manchester Council's development within Conservation Area relevant policies. Constructed in 2008, the building provides no historical significance to the Conservation Area.

The proposed alterations will replace the damaged doors, using like for like materials. This work will improve the appearance of the building. Furthermore, a minimum reveal of 150mm will maintain the original architectural detail and retain a small door recess.

Considering this, we would advise that the works will have a positive effect on both the building, and the conservation area.

ACCESS

The parties that require access to the building's sub-station, the building management team and Energy North West, have confirmed they are happy with the proposed alterations.

The works are not expected to take longer than 1-2 weeks. Deliveries will be made direct to the rear elevation on Kennedy Street. The waste will be kept in a designated store within the basement, and removed following completion of the works.

CONCLUSION

We trust that this design and access statement is sufficient in it's support of the planning application for the door alterations at Belvedere House. Should you have any questions or comments, please feel free to contact us on the details provided.

Yours Sincerely,



JENNIFER CRAIG - SURVEYOR
NATIONAL BUILDING CONSULTANCY

CBRE