PLANNING
ACK'D
REPLIED
RECD 17 MAR 2008
INT. REC'D | DATE
M
M
M
FOR ACTION



OMI ARCHITECTS

CASTLEFIELD CHAPEL, DEANSGATE MARCH 2008

DESIGN AND ACCESS STATEMENT

Proposed Office Conversion
Castlefield Chapel, Deansgate, Manchester

DESIGN & ACCESS STATEMENT

CONTENTS

1.0 DESIGN

2.0 ACCESSIBILITY

2.0 TRANSPORT & VEHICLE SERVICING

4.0 SECURED BY DESIGN

5.0 SUSTAINABILITY

6.0 FLOOD RISK

7.0 APPENDIX

Proposed Office Conversion
Castlefield Chapel, Deansgate, Manchester

DESIGN & ACCESS STATEMENT

1.0 DESIGN

1.1 Site Context

Developed by the engineer James Bridley and commissioned by the Duke of Bridgewater, Francis Edgerton, the Bridgewater Canal network was one of the first of its kind and included many trailblazing engineering techniques to overcome the problematic nature of what was, at this stage, a 10 mile aqueduct system. Historically its arrival marks new inroads into modes of communication, identifying Manchester as a city on the cusp of Industrial Revolution.

The area at Knott Mill functions as the canal's basin; initially for the transport of fuel across the city, from Francis Edgerton's coalmines in Worsley, the terminus soon serviced Manchester's other industries such as cotton and food supplies. As a result, a cluster of grand warehouse buildings flank the Bridgewater Canal for the storage of goods and commercial activity.

Duke's Warehouse was the first major quayside development on this stretch of canal, built in 1765, just after the completion of the waterway. More significant to the site of Castlefield Chapel is The Grocer's Warehouse, originally Hensall, Gilbert and Company Warehouse, designed by Bridley and completed in 1775. This important addition to the canal's banks signifies the areas increasing industrial variety aside from coal and Manchester's growth. The Building incorporated an internal loading bay in which the canal boats could unburden. The Grocer's Warehouse was extended in 1793 and its façade doubled in size to form very large linear building built along an east-west axis and parallel to the Bridgewater canal as it turns from the coal wharf into Castle Wharf and the end of the Basin. (fig 1.) The building was compartmentalised for Fire Safety and it was such that chunks of the building were later removed to accommodate the arrival of Knott Mill Chapel in 1852. It is unclear as to why this land was offered to congregation by the Bridgewater Trust in the 1850s, but it seemed the extra storage had been deemed unnecessary. (fig 2.)

Although once a grand five-storey building and one of the earliest specimens of a warehouse on this scale, the Grocer's Warehouse was demolished in 1960, and was only partly reconstructed in 1987. A remnant of the rear wall of the Warehouse remains to date at the canal side level between the reconstructed loading bays and Castlefield Chapel, acting as a retaining structure to Castle Street above. (fig 3.) The other large clue to its existence is the resulting geometry of the rear of Castlefield Chapel which, built tightly against the remaining portion of the Grocer's Warehouse, and now revealed, appears as if chamfered off. It is this collision of past geometries, which has helped to inform our approach in converting the Chapel for office use.

1.2 Background to the Building

Castlefield Chapel or 'Knott Mill' Chapel by the Architect Edward Walters was built for the Congregational Chapel Building Association between 1852 and 1858. It was used as a chapel by the original congregation from its completion up until 1888 when its minister retired. It continued in use as a church and Sunday school until after the First World War.



Fig. 1 William Green's Map of 1794
The Grocers Warehouse highlighted in green

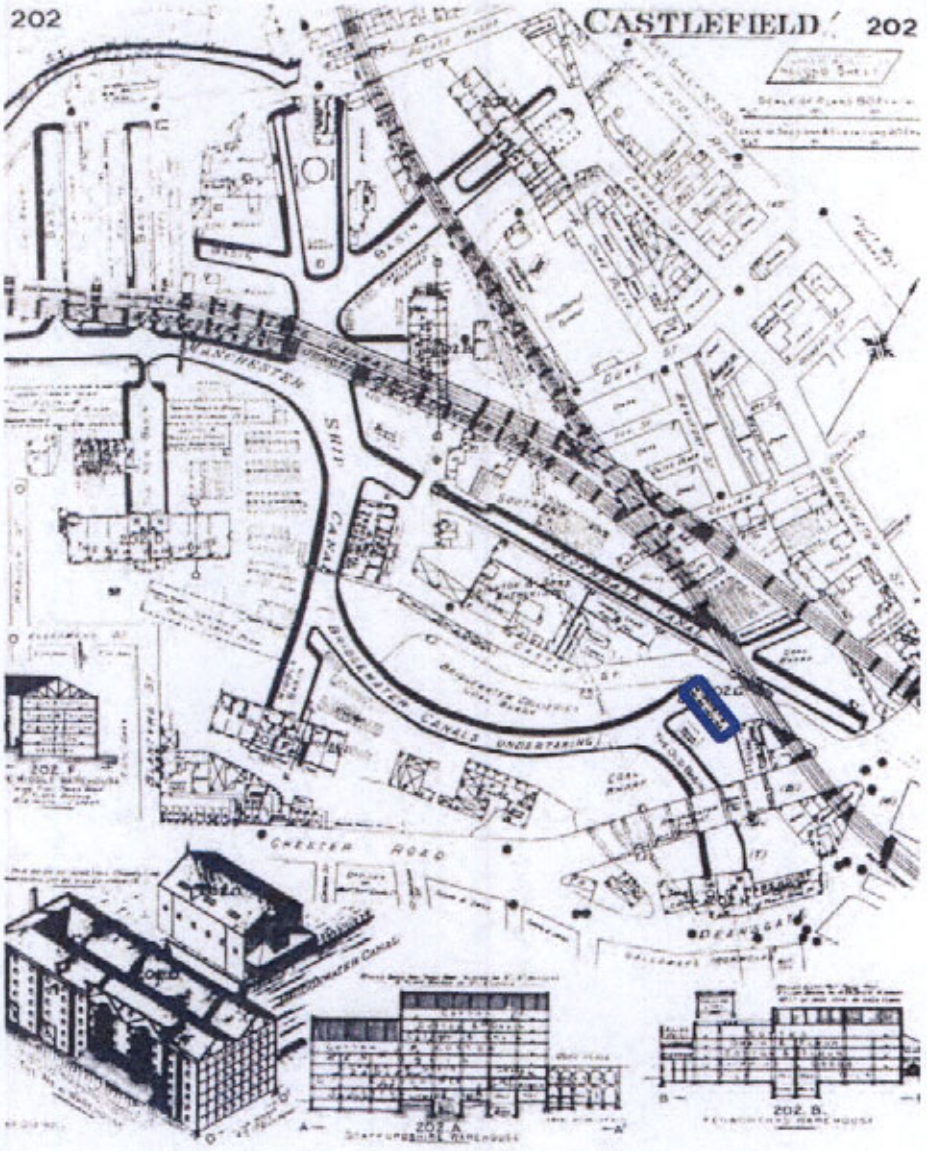

Fig 2. Extract from Goad's Fire Insurance Plan of Castlefield (1889)
The Grocer's Warehouse highlighted in Blue (now truncated by the building of the Chapel)



Fig 3. View of existing retaining wall to castle street formerly the rear wall of the Grocer's Warehouse with the Chapel on the right, the railway viaduct beyond

By the mid 1930s the Chapel had become home to the Third Church of Christ Scientist who, it is thought, made a number of changes to the building including the addition of male and female toilets and replacement of the original windows. The entrance area was also extensively remodelled to incorporate the current glazed screens, which separate the entrance from the main space, with detailing 'borrowed' from the first floor gallery balustrading. Although it is difficult to trace the more recent history of the building, by the 1970s the chapel was used as Auction Rooms. Further modifications were done to the entrance area at this time to create small cellular offices. Since this time the chapel has been affectionately known as 'Artingstalls', after the operator of the Auction Rooms.

In more recent times the lower ground floor level was converted to a bar and recording studios but the main volume of the church remained unaffected. The bar ceased trading not long after opening, but the recording studios remained in use until December 2005. As part of the bar fit out an external timber deck was added at canal side, which was removed in 2007 (with the permission of MCC).

A more detailed history of the building is included in the PPG15 statement that forms part of the Listed Building Consent application.

1.3 Design Strategy

The current proposal is to convert the building into multi occupancy office space. It is felt that office use will offer the best chance to preserve the internal and external character of the building, whilst providing the necessary commercial return to offset the costs of refurbishment and conversion.

The chapel has historically been split at Deansgate level, into two separate spaces with different characters. Deansgate level and above is what we know as the chapel, below at the canal side (originally the school) the space is much more rudimentary in character. The proposal builds on this, defining two distinct office spaces with separate entrances off Castle Street and Deansgate respectively.

Whilst the lower ground floor is accessed via the remodelled Chapel entrance off Deansgate, serving to keep the original entrance 'active', the main office space within the Chapel space itself is entered through a new, single storey, glass entrance lobby which projects from the rear of the apse allowing access direct from Castle Street.

The introduction of a new entrance serves 2 main purposes. Firstly, it gives the new development a presence in the already established 'office' environment around the Castlefield basin allowing the Chapel to make a positive contribution to this area. Secondly, it gives the building 2 front doors and removes the current 'back door' situation at the rear of the Chapel which is neglected and difficult to make secure due to its tucked away position and lack of natural surveillance. In all, this new entrance should be seen as being beneficial to the Castle Street Environment.

The Chapel was built to be perpendicular to the newly completed Bridgewater viaduct and turned its back on the industrial heritage of Castlefield, but the influence of the Grocers Warehouse, which occupied the site before it is clear. At the rear of the building the rectangular plan is cut back at an angle, which corresponds with what was the gable wall of the Grocers Warehouse (itself truncated to allow the Chapel to be built). Setting aside a number of outbuildings which appear on the 1893 O.S. plan (fig 4.) the last vestige of the original Grocers Warehouse, the old rear wall, still retains a strong sense of its axial east-west geometry. We feel that this line is significant in our proposals for the re-development of the Chapel.

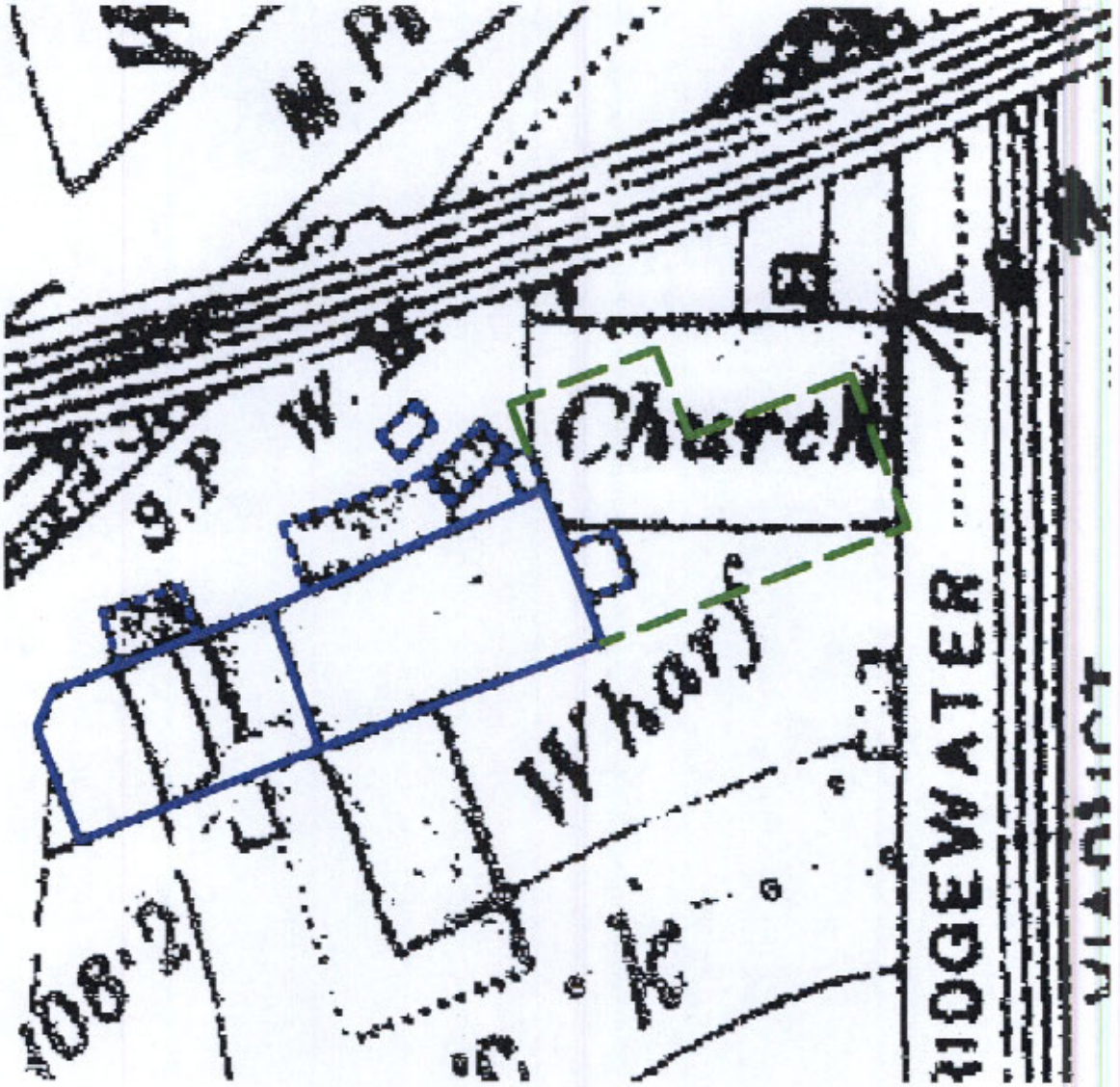

Fig. 4 Extract from the 1893 Ordanance Survey Map after the construction of the Chapel

The Grocer's Warehouse highlighted in Blue
(smaller outbuildings shown dotted)

The demolished section highlighted in green

In this proposal we have sought to interlace the geometry of the Grocer's Warehouse with that of the Chapel (fig 5.). This is most obvious in the new entrance lobby which projects out of the rear of the Chapel. A large fin wall which, practically divides the functions of the entrance from the refuse store area, is positioned in reference to and parallel to the east-west axis of the Grocer's Warehouse, penetrating the rear of the Chapel at ground floor level. The glass lobby is constructed orthogonally to this fin wall (fig 7.). Further into the building this geometry is also picked up in the circulation system of the new 'pod' insertion and lift. In this way, traces of the historic line find their way deep into the plan of the Chapel (fig 6.).

1.4 Design proposals

The lower ground floor level is conceived as a single, large, double height volume, punctuated by both the original cast iron column grid and by a new array of steel columns which go on to support the interventions at the upper levels. Over about one third of the floor area and supported off this new column grid is a new mezzanine. This is positioned down the centre of the building, held back from the original structure to allow a full appreciation of the height of the space and slenderness of the original columns. The existing window openings are also left unaffected by the insertion of the mezzanine floor, which due to its central position is set back from the elevation.

The south east area of the building has until recently house a recording studio, the installation of which resulted in the replacement of the original supporting structure with a new heavy weight steel structure of deep beams and columns. We propose to remove this steelwork and install a new structure, which reinstates the original structural layout, using slim steel columns of similar section to the original cast iron.

The internal stair serving the mezzanine floor terminates a wall, extended notionally 'through' the floor from the main office space within the Chapel above. When viewing the building from the canal side this will help to connect the two spaces.

Entered via the new glazed entrance lobby to the rear of the building, at Deansgate level, the proposal seeks to find a balance between the opposing needs of the existing building and the proposed use. Key to the success of the proposal is its ability to preserve the original building fabric, detailing and character of the interior space, but it is also critical that enough lettable space is generated.

With this in mind, and after consultation with the planning department, it was decided that a way to strike this balance was to consider the existing building and the additional floor space as two separate entities. This type of 'Pod' insertion is a familiar one when dealing with listed buildings and specifically churches, although the results can often be sterile and object based, with the existing building serving merely to frame the modern insertion.

Whilst this proposal is essentially a 'Pod' solution, the form has been deliberately manipulated to allow a range of different conditions to exist between the new and old.

The insertion itself is composed of a number of different forms hung loosely around a steel frame, which rises thorough three storeys within the central nave of the chapel. The irregular shape allows a range of tightening and expanding void spaces to exist between the new insertion and the regular aperture created by the existing first floor gallery. The aim is to allow significant views up through these voids to the ornate timber trusses at roof level and give a real appreciation of the original volume, whilst

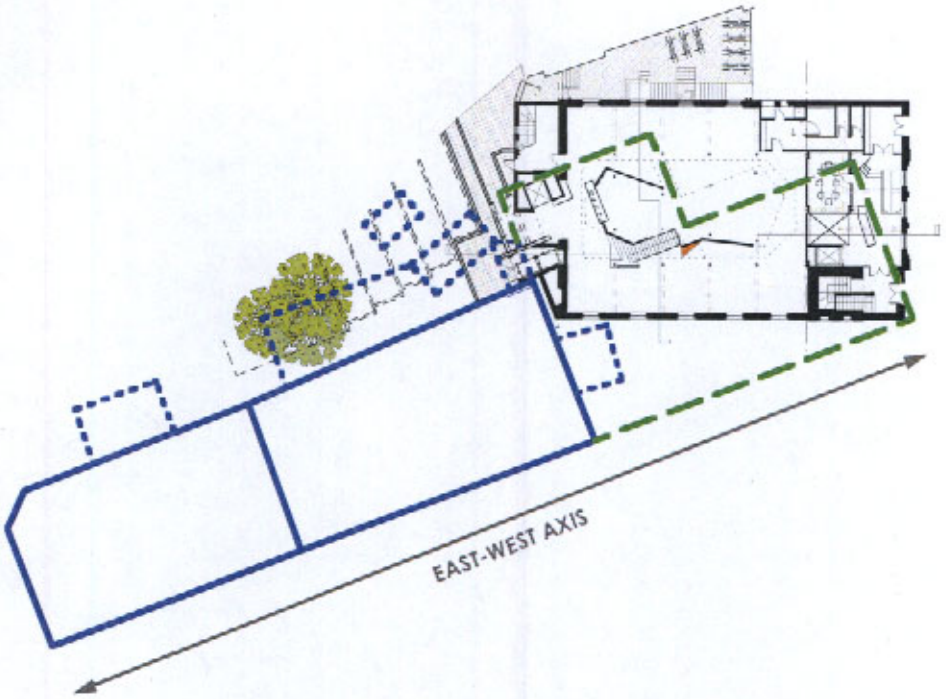

Fig. 5 The alignment of the Grocer's Warehouse overlaid on the proposed ground floor plan of the chapel

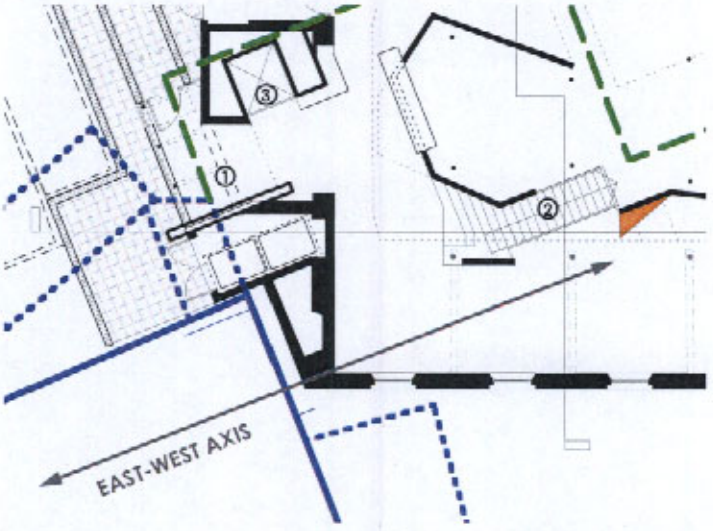

Fig. 6. Enlarged extract from the above showing the alignment of the (1) the fin wall, (2) the internal stairs and (3) the internal lift, corresponding with the east-west axis of the former Grocer's Warehouse

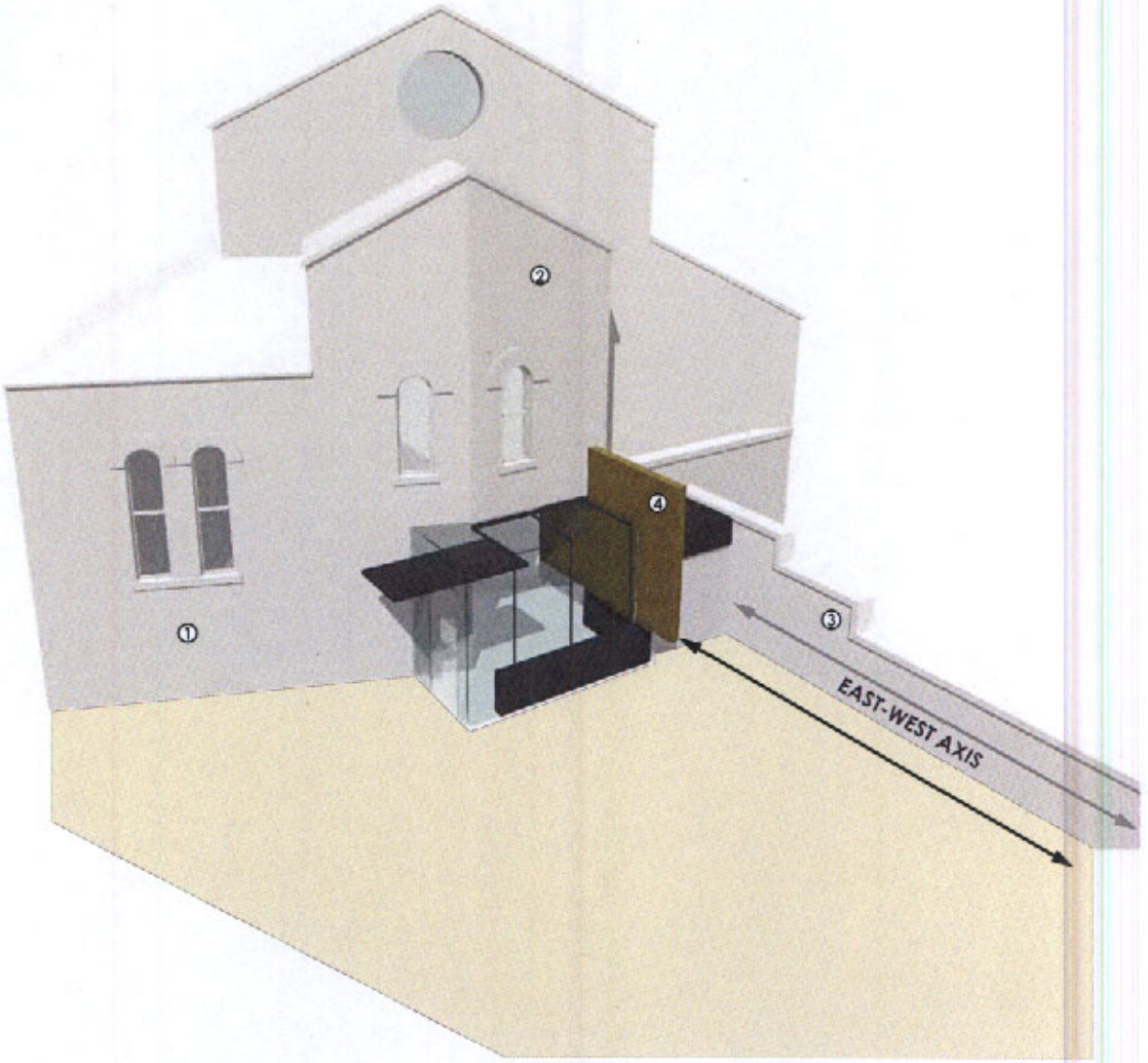

Fig. 7. 3D view of proposed entrance to rear of the Chapel showing;

1. Main orthoganal face of Chapel gable.
2. 'Chamfered' face of Chapel gable which originally abutted the Grocer's Warehouse
3. Top of retaining wall which is the last remnant of the rear wall of the Grocer's Warehouse
4. Projecting 'Fin' wall which follows the geometry of the Grocer's Warehouse parallel to the retaining wall on the east-west axis.

contrasting the simple but ornate existing building with the complex but plain modern insertion.

At the rear of the church at first floor level, the original organ chamber, which was blocked up after the organ was removed, is to be opened up and the decorative archway reinstated.

Above first floor, the form expands in order to connect with the lift shaft the re-opened organ chamber. The insertion is also 'loosely' connected at first floor to the existing gallery floors via two connecting walkways.

At second floor the insertion inhabits the clerestory and although mostly free from the existing structure it is possible to get close enough to fully appreciate the original detailing of the plaster column heads, cornicing and timber trusses. In order to bring services into the 'Pod' a single connection is made to the Bell Tower where it is planned to house air handling plant that will make use of the stack ventilation potential of the Tower.

A palette of warm, quality materials are proposed for the new insertion including, self coloured polished plaster, perforated lacquered copper cladding and glass balustrade to compliment the existing finishes.

The original entrance area has undergone many incremental changes over the life of the building. This proposal seeks to strip back the area to what is known to be original and to reinforce some of the clarity that it once had. The original fabric in this area, consists of the cast iron columns, exposed timber beams, plaster ceilings and cornices. All of which are retained. This area will become the main reception to the lower floor and mezzanine level.

The floor level in the entrance is lowered and a ramp and steps added to allow level access into the building. Once in the foyer space a platform lift gives access to the lower ground floor and mezzanine office. Visually, these spaces will be connected by a new void adjacent to the lift. The original stairs serving lower ground to first floor level will be retained.

The area between the northeast elevation and adjacent Grade 1 listed Railway viaduct was most recently used as a bar store, but has since fallen into neglect. It is proposed to bring this back into use as a landscaped courtyard containing cycle storage to the main office space at ground floor level. Two of the existing chapel windows on this elevation will have their cills dropped to form doorways through to the courtyard for general amenity and fire escape use. With the exception of these two connections and in the interests of minimising the impact on the existing elevation, the original steps down to the lower ground floor level will be retained and refurbished.

2.0 ACCESSIBILITY

The existing entrance level is approximately 300mm above the adjacent outside ground on Deansgate. In order to achieve level access it is proposed that the existing floor level in the entrance area is re-modelled to incorporate a ramp and steps.

The stone threshold will be lowered and the existing doors will be removed and carefully extended down to suit the new level.

The proposed new entrance level off Castle Street is marginally higher than the local ground level and level access will be achieved by manipulating the external ground level slightly in this area.

Wheelchair access to upper floors within Office A is provided by a platform lift serving ground floor level and above. Office B is served by a platform lift, which connects the entrance foyer at ground floor with the lower ground floor and lower mezzanine. All areas are accessed by a lift.

An accessible WC is provided within the main toilet provisions both at ground and lower ground floor level.

Reference has been made to the City Council's document 'Design For Access 2' and it is the intention to comply as far as possible with this document within the constraints of the Listed Building. Areas where the scheme fails to comply with the guidance laid out in 'Design for Access 2' are as follows:

2.1 Entrance Doors

The existing entrance doors are of double leaf construction within a 1500mm opening. Without completely replacing the doors it will not be possible to achieve the minimum leaf dimension of 1000mm set out in section 10.1.1. Additionally as the doors are not recessed it is not possible to make them 2 way opening (11.2) without opening out over the pavement which is hazardous to passers by. In the interests of retaining the building fabric and external appearance, we do not propose to make any changes to the doors with the exception of the extension to achieve level access described above.

2.2 Existing Stairs

The proposal includes the continued use of the 2 existing staircases. These do not comply with section 15.1 as there are more than 12 risers per flight. Additionally they include winders, which do not comply with section 15.5, and the Existing Handrails do not comply with either Diagram 15 or section 9. In the interests of retaining the existing building fabric and as we are providing lift access throughout we do not propose to change the existing stairs.

2.3 Level Access

At first floor level there is a slight change in level at the front of the building due to the existing increased ceiling height in the ground floor entrance space. We do not wish to alter the floor level and compromise the ground floor ceiling in the entrance space and whilst we have endeavoured to provide level access to all areas of the building, the lift, which is at the opposite end of the building, cannot serve this area. However, this area is accessed via 3 steps which will be 'Design for Access 2' compliant

3.0 TRANSPORT & VEHICLE SERVICING

3.1 Transport

The building is located in close proximity to major public transport connections. In addition, an internal, lockable cycle store is provided along with luxurious shower facilities.

No on-site car parking facilities are provided. Whilst parking facilities for up to 10 cars may be provided by the developer within 50m of the building, offered at favourable commercial rates, it is not certain at this time. Therefore it is the intention that visitors and building users who need to park, would use one of a range of nearby public car parks.

3.2 Servicing

The general vehicle servicing to the building is expected to be restricted to normal office supplies, post and courier deliveries. The vehicles sizes anticipated for this purpose would be of a Ford Transit type and would stop either on castle street adjacent to the new entrance serving office A, or at the lower ground floor entrance under the Bridgewater Viaduct serving office B. A management strategy would be implemented to ensure that all deliveries are controlled and that no deliveries are made directly off Deansgate.

Refuse vehicles would park along Castle Street close to the refuse store.

4.0 SECURED BY DESIGN

The development will incorporate measures which seek to achieve the 'Secured by Design' accreditation awarded by Greater Manchester Police.

A consultation meeting to this effect has already taken place with the Architectural Liaison Officer of Greater Manchester Police. A copy of the correspondence between OMI and GMP is included in the appendix.

The issues arising out of this are as follows:

1. Laminated Glass (7.5mm) to be incorporated to Deansgate elevation up to 2.1m above pavement and Canalside up to 2.1m above pavement or deck if this is to remain.

2. The bin store arrangement should be secured by means of a lockable gate.

3. Internal shutters to be incorporated on canalside up to door height 2.1m from internal floor level.

4. The main front door would need to have dead bolts at top and bottom

5. Fire escape door to rear to be BS PAS 24 standard with no ironmongery to outside.

6. Rear entrance to courtyard to have external lockable gate (for security). Above the entrance a security grille/ fence to be incorporated to prevent access into the courtyard area.

7. Electrically operated deadlock required to door under Deansgate arches.

8. Power supply and containment for intruder alarms to be included to each separately let space.

9. Doors into each of the offices from the communal areas to be to BS PAS 024 security standard.

The above comments are generally accepted and it is understood that on this basis, the approach adopted is in line with 'Secured by Design' recommendations.

A formal application to achieve the above accreditation will be made at the appropriate time.

5.0 SUSTAINABILITY

5.1 BREEAM Offices
Assessment Prediction Checklist

The detail design process will be carried out using the above document as a guideline and with the anticipation of achieving an "Excellent" rating.

Reduction of energy usage is a key objective and the factors contributing to the above performance level include the following:-

- The re-use of the existing building is in itself beneficial in reducing the amount of embedded energy inherent in building materials that would be used in a similar sized new build project.
- The offices are to be mechanically ventilated. Each system shall incorporate a heat recovery element whereby the waste heat from the extract air shall be reclaimed and used to pre-heat the incoming fresh air.
- The comfort cooling proposed for the development shall be provided via VRF system which allows for simultaneous heating and cooling between adjacent zones. The condenser equipment shall be fully inverter driven and the system shall recover the energy rejected from the indoor fan coil units which in turn reduces the energy absorbed by the condenser plant.
- Cisterns to WC's shall be of the dual flush type. To further save water use domestic water outlets shall be fitted with flow control devices.
- The combination of improved insulation levels, thermal mass, and relatively small areas of glazing will, it is hoped, limit the use of air conditioning (thus reducing Co2 emissions).
- The provision of an LG3 lighting system with zoned control. The scheme shall be designed to maximise the use of natural daylight. All luminaries within the office area shall be low energy, high efficiency fluorescent fittings.
- Provision of sub-metering to tenant areas.
- An awareness of ecological issues in the selection of materials e.g. specification of timber from sustainably managed sources, insulating materials which avoid the use of ozone depleting and global warming substances etc.
- The use of high efficiency condensing boilers designed to operate at their highest efficiency throughout the year.
- The Mechanical & Electrical Installations shall be fully commissioned prior to handover to ensure that the system is operating in line with the design criteria.

5.2 Waste and Re-cycling

The refuse area will incorporate the facility to segregate office paper and glass in order to allow recycling in line with the City Council's 'Waste Storage and Collection Guidance for New Developments'.

The general waste storage provision will be designed and managed in accordance with the City Council's 'Waste Storage and Collection Guidance for New Developments'.

6.0 FLOOD RISK

Castlefield Chapel is located within the 1:100 year extent of flooding area as defined on the Environment Agency's Flood map. This is due to the fact that the basement level of the Chapel is situated down at the canalside level.

Measures adopted to mitigate against potential flooding typical in these instances, for new build developments, would be the raising of the floor level or the installation of a suitable tanking system to the vulnerable areas.

In view of the fact that the basement level of the Chapel is already raised approximately 1400mm above the local ground level and that the building is an existing listed structure, we are not including any additional flood mitigation measures within these proposals.

We do not believe that the proposals will increase the risk of flooding to either the building or its surroundings.

7.0 APPENDIX

Letter from OMI to GMP dated 4th April 2006
Letter from GMP to OMI dated 13th April 2006

[illegible]

t 44(0)161 832 3242
f 44(0)161 832 3623
e [illegible]
w www.omiarchitects.com

Steve Elsden
Architectural Liaison Office
Greater Manchester Police
Architectural Unit
Chester House
Boyer Street
Manchester
M16 0RE

NB/1258/Dg/001

04th April 2006

Dear Steve

Re: Castlefield Chapel 378-380 Deansgate, Castlefield, Manchester.

Thank you for coming in to see me on 3rd February 2006 to discuss Secured by Design issues on the above project.

I have outlined below the points discussed.

1. Laminated Glass (7.5mm) to be incorporated to Deansgate elevation up to 2.1m above pavement and Canalside up to 2.1m above pavement or deck if this is to remain.

2. You were happy with the bin store arrangement, being secured by means of a lockable gate.

3. Internal shutters to be incorporated on canalside up to door 2.1m from internal floor level.

4. The main front door would need to have dead bolts at top and bottom

5. Fire escape door to rear to be BS PAS 24 standard with no ironmongery to outside.

6. Rear office entrance to have external lockable gate (for night security) with inner glazed door. Above the entrance canopy a security grille/ fence to be incorporated to prevent access into glazed roof area.

7. Electrically operated deadlock required to Door under arches.

8. Power supply and containment for intruder alarms to be included to each separately let space.

9. Doors into each of the offices from the communal areas to be to BS PAS 024 security standard.

I understand that the overall approach we have adopted with regards to [illegible] by design is in line with your recommendations and, subject to the incorporation of the above points, you would support the proposals.

We recognise that in order to discharge the planning condition that will be attached to a planning approval, a formal application will have to be made. We will endeavour to do this in due course.

Yours sincerely

Nick Berry
OMI Architects

c.c. Simon Kimble Blue 1 [illegible]es

Fighting crime, protecting people

Greater Manchester **POLICE**

Architectural Liaison Unit

OMI Architects,
31, Blackfriars Road,
Salford.
Manchester.
M3 7AQ

19 APR 2006
FILE 1258/Dg
CCP - Simon Kimmel

F.A.O. Nick Berry

Your ref: MB/1258/Dg/001

Our ref: 318/06/SBDD6/SE

When calling or telephoning please ask for Steve Elsden and **quote our reference**.

13th April 2006

Dear Sirs,

Secured by Design.
Castlefield Chapel, 378-380, Deansgate, Castlefield, Manchester.

Thank you for your letter dated 4th April 2006. I confirm that the points in your letter are a true record of our meting and look forward to receiving a Secured by Design application in due course.

Yours faithfully

Steve Elsden
Architectural Liaison Officer

NOT PROTECTIVELY MARKED

Divisional and Partnership Support Unit, PO Box 22 (S. West PDO), Chester House, Boyer Street, Manchester M16 0RE
Tel: +44(0) 161 856 5916.., FAX:+44(0) 161 855 2306....., Minicom: +44(0) 161 872 6633
E-mail: steven.elsden@gmp.police.uk
Website www.gmp.police.uk