Clarence House

Proposed Entrance Improvements

Design & Access Statement

AR.MAN.2011.01266.DAS.001

20th June 2012

PLANNING AND
BUILDING CONTROL
21 JUN 2012

Introduction

This planning submission is in relation to proposed works to Clarence House, Clarence Street, Manchester, M2 4DW. Clarence House is located on the corner of Clarence Street and Bow Lane in the heart of Manchester's central business district. The building sits within the Albert Square Conservation Area.

This application has been prepared on behalf of Himor Group Limited, who purchased the property in 2011 and are currently preparing to refurbish the building to bring it up to the standard required by modern day office occupiers.

Following a pre application consultation with Manchester City Council we now wish to submit a detailed planning application in connection with the proposed works to the main entrance of the building.

Site Analysis and Appraisal

The building in its current form was originally developed in the 1980's as a retained façade scheme combining two separate buildings which originally extended up to the third level, with the introduction of a further two stories contained within a mansard roof.

The building today is vacant. The office space and common areas within the building are in need of a full refurbishment to allow the building to be attractive to office tenants again.

As a consequence of the building having been developed from two original facades, there are two entrances to the building, one on Clarence Street occupying the two central bays of the elevation at ground level and a second entrance which serves the ground floor suite only, located on the corner of Clarence Street and Tib Street.

The existing building is generally considered to be in a good state of repair externally, requiring only minor repair and maintenance works to the existing brickwork and stonework elements of the façade.

Main Entrance Improvements

The existing main entrance on Clarence Street appears to people approaching the building to be secondary to the entrance on the corner of Clarence Street and Tib Street due to the differences in scale of the existing door openings and also due to the current main entrance doors being elevated out of immediate view above the steps that are up from pavement level to entrance level.

There is also currently no way for disabled people to enter the building from the main entrance due to the existing steps, which may have consequences for the Client in the long term as potential tenants are keen to see that any building they may be considering complies with current legislation and best practice.

As part of the refurbishment works on the building, we wish to bring greater prominence to the Clarence Street entrance to clearly identify it as the principal point of entry into the building and provide means of disabled people being able to access the building. As such we propose the following key moves to achieve this.

(a) The introduction of a disabled platform lift cut into the existing internal steps to allow access from entry level up to the level of the main entrance. In addition to cutting back the existing steps, it is necessary to remove the step at the face of the building to allow level access to be achieved to the platform lift from street level. This intervention will allow disabled people to gain access to the main entrance of the building where there is lift access to all the upper floors of the building. The consequence of this would be the need to remove the existing timber doors. We have reviewed the best location for the disabled platform lift and believe that the location we have proposed to the right hand side of the steps is the optimum position as the steps can be cut back in this location as the plant area below it in the basement has become redundant, whereas to the left hand side of the steps would interfere with the main electricity supply to the building making it impractical.

(b) The existing building has two large painted timber doors which sit either side of the central stone pilaster to the Clarence Street entrance. During the day these doors are held open and security of the building is controlled by the inner set of glazed doors at the top of the steps to the entrance. These doors are not the original doors.

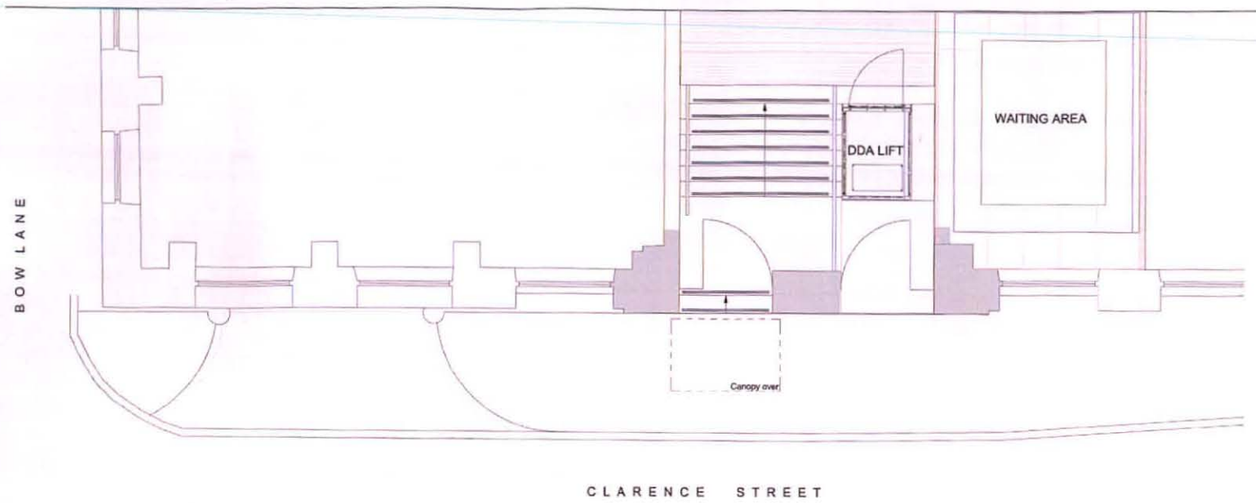
As part of the refurbishment proposals, we propose to remove these painted doors, replacing them with new frameless glass doors to either side of the central stone pilaster. Please refer to drawing number AE_20_003 for details of the glass doors. The intention would be for the door to the left hand side of the stone pilaster to be the general access door to the building for the majority of users, and the door to the right hand side of the pilaster to be for disabled people to access the platform lift.

This proposal will allow the flow of people into the building to be controlled through one entry point out of normal business hours, with the door held open during the day in much the same manner as existing arrangement of timber doors. The introduction of the lightweight glass doors will create a more contemporary appearance, sensitively inserted into the existing building elevation reflecting the style and ethos of the proposed refurbishment works to the building, which are aimed at repositioning the building as attractive to modern day office occupiers.

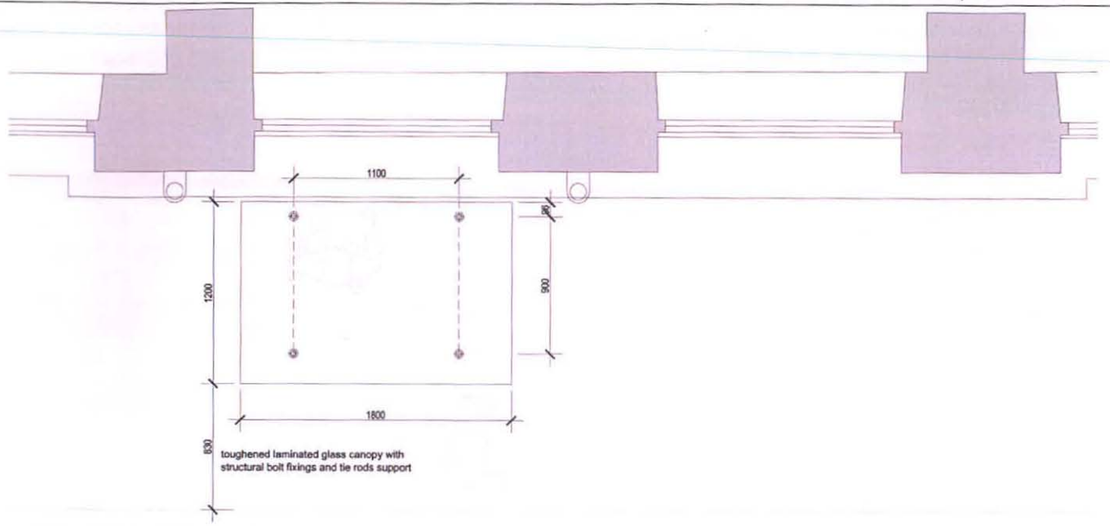
(c) The introduction of a bespoke designed glass entrance canopy; which would project out from the face of the building above the entrance, fixed back to the stone pilasters. The canopy is designed as a lightweight introduction to the building which will mark the entrance on the key approaches from Albert Square and Pall Mall towards the building. We propose that the entrance is illuminated with feature lighting fixed to each of the stone pilasters either side of the entrance canopy in the centre of the elevation, also providing greater focus on this as the main entrance to the building. Please refer to the images within this document which give an artist's impression of the proposal for the canopy.

Pre-Application Consultation

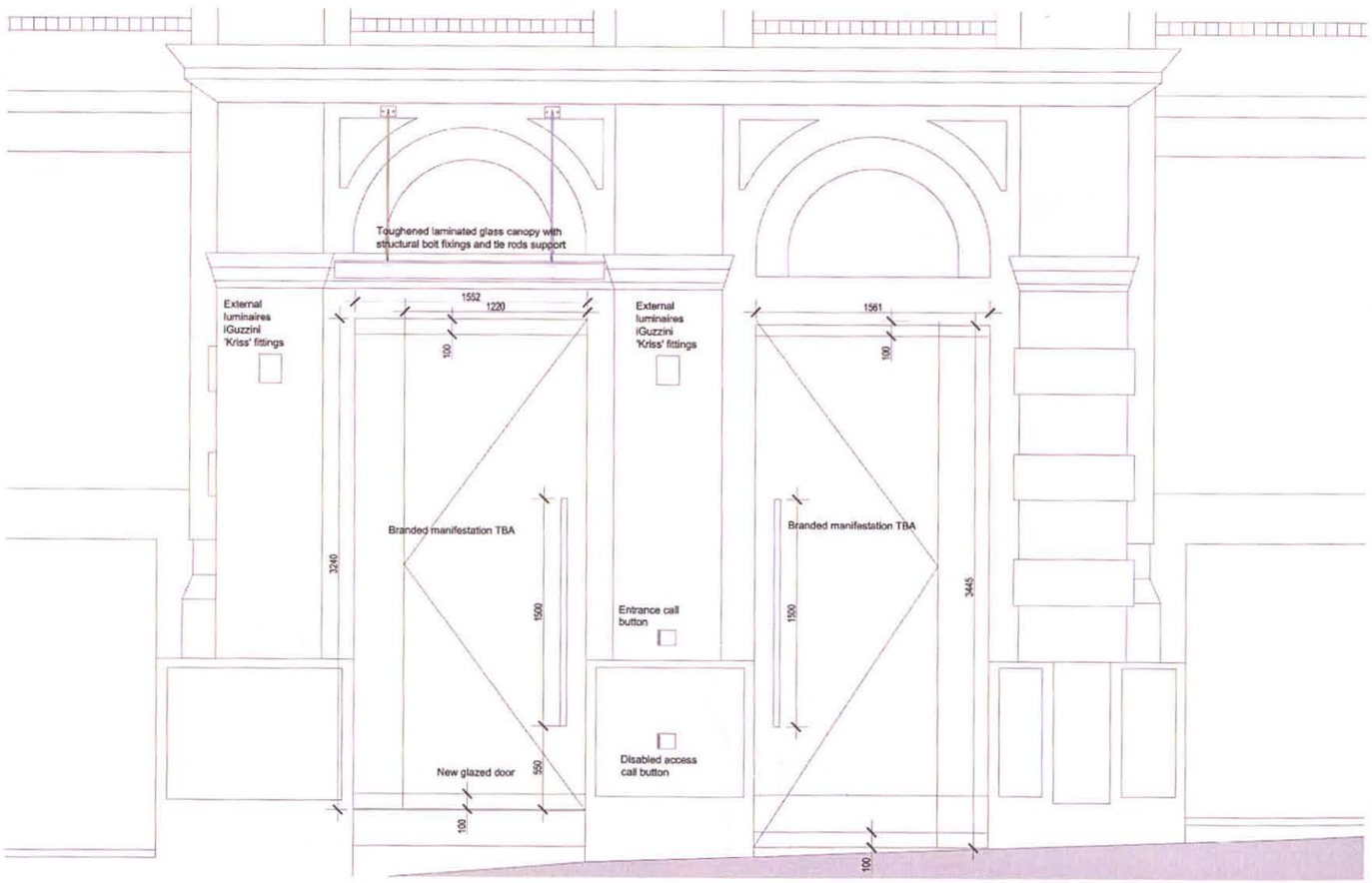
Following the submission of the pre-application submission containing the initial proposals for the design of the main entrance canopy, and the subsequent feedback that was received from the Planning Department, the canopy design has been reconsidered, reduced in size and now appears more lightweight reducing the visual impact on the fabric of the existing building. We trust that the revised design will now be acceptable to Manchester City Council and the Conservation Officers. The recommendation to include a DDA lift has also been incorporated into these proposals to equip the building for the long term into the future.



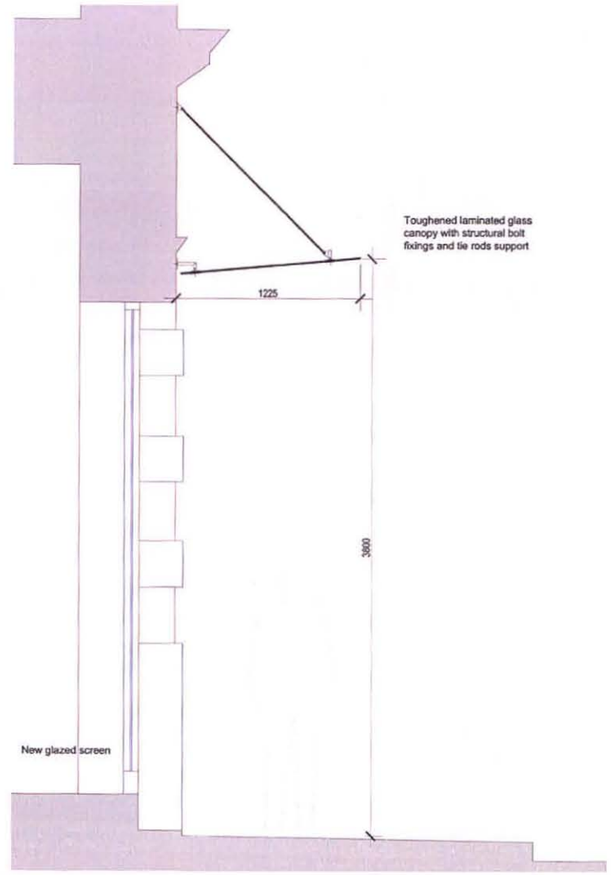
Pavement Landscape Plan



Canopy Layout - Scale 1:20



Clarence Street Entrance Elevation - Scale 1:20



Clarence Street Entrance Section - Scale 1:20

rev	description	date	dr by	ap by
original by GG		24/05/2012		DM

Aedas
Architecture

client
Himor Group

project
Clarence House

drawing
Clarence Street Entrance
Proposed Canopy, Entrance and DDA Lift

project number	scale	
2011.01266.000	1:50	@A1
drawing number	rev	issue status
AE_20_003	-	PLANNING

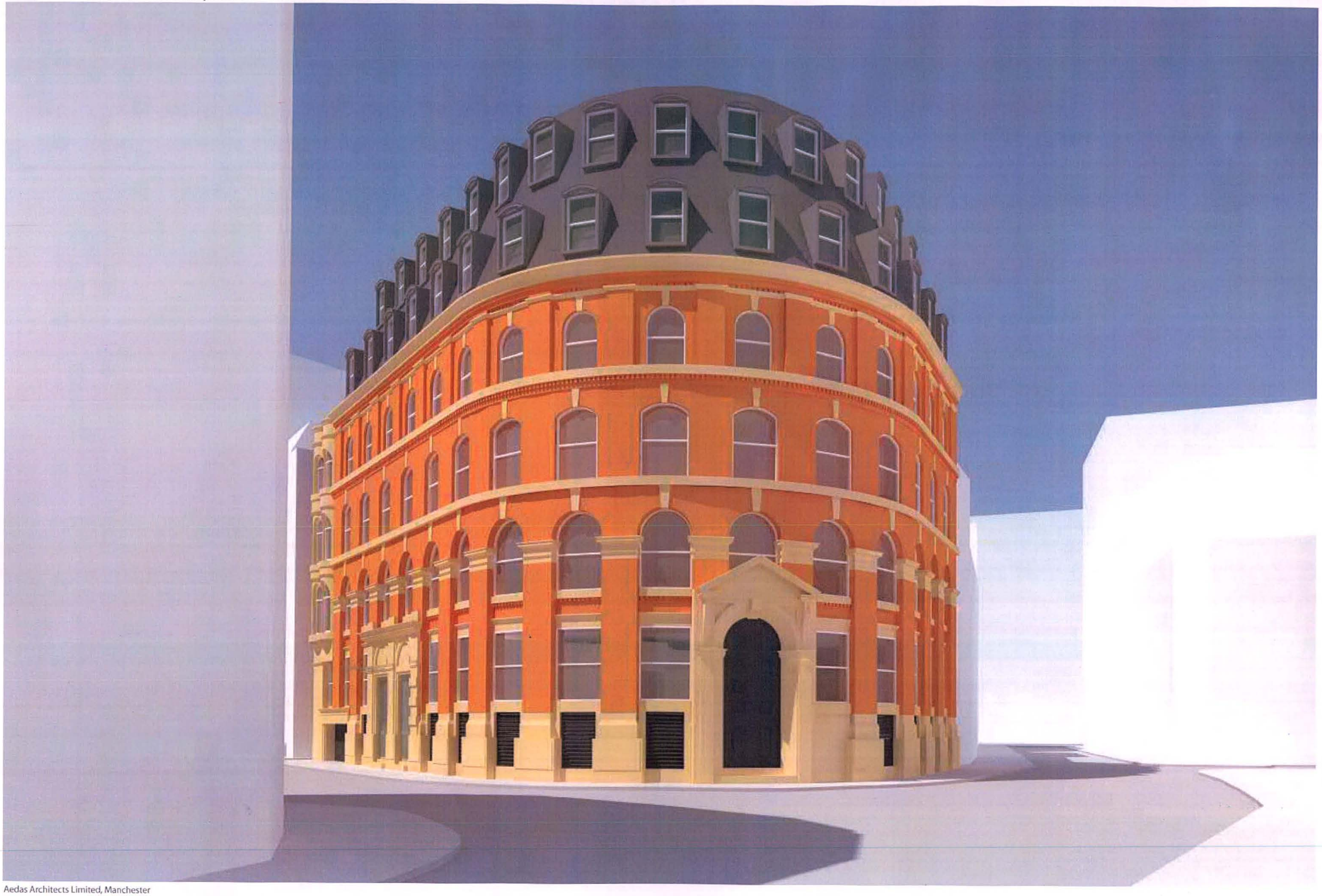
This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Aedas.

Proposed Entrance - 3D perspective



Clarence House, Manchester

Proposed Entrance - 3D Perspective - Further Context View



Aedas Architects Limited, Manchester

Proposed Entrance Canopy - Detail View



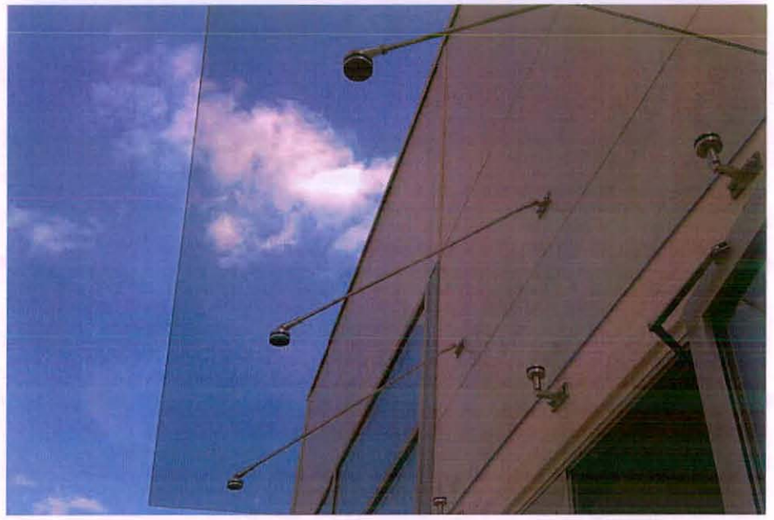
Proposed Entrance - 3D Perspective

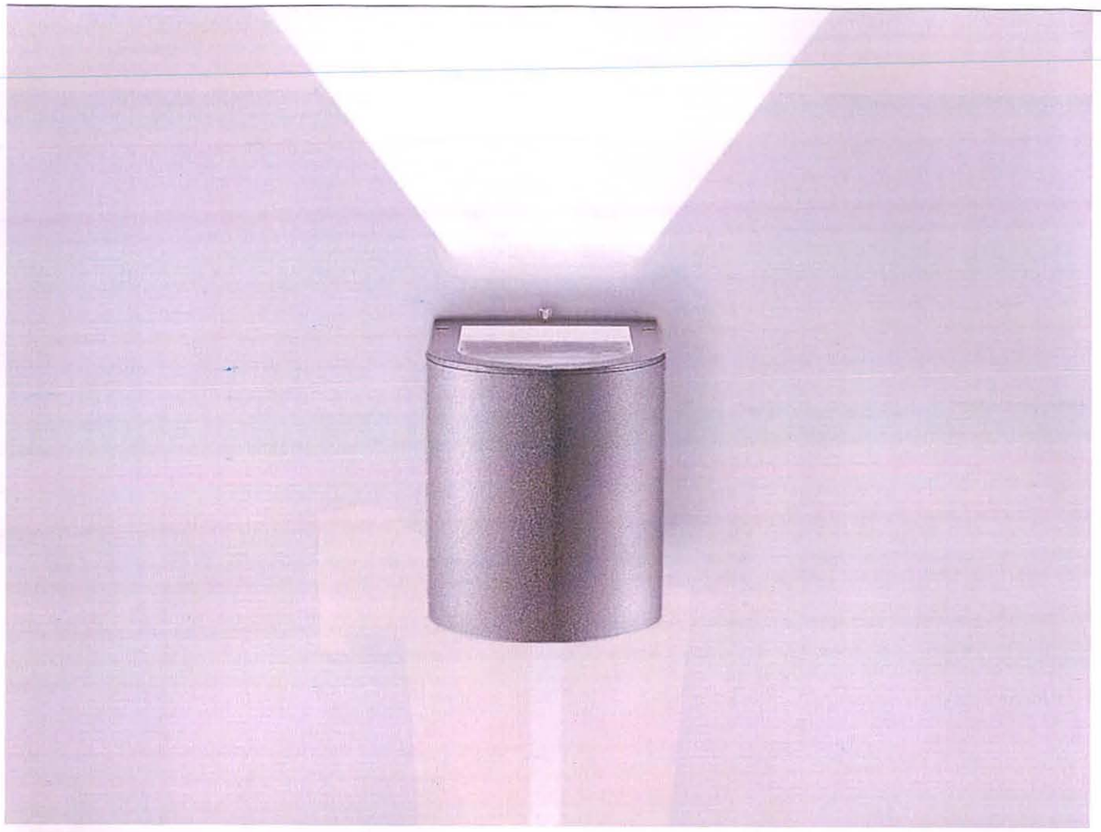


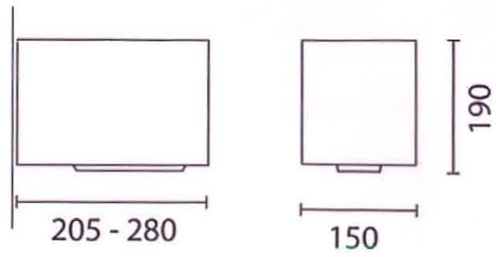








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