Montpelier House
62-66 Deansgate, Manchester
December 2007

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PPG 15 / Design Statement,

Ref Planning and Listed Building Application – Single Storey rooftop extension to Listed Building.

Montpelier House,
62-66 Deansgate.
Manchester

The above grade 2 listed building has undergone extensive re-configuration and multiple tenancies with the most recently completed works being the restoration of the first, second and third floors occupied by the Montpelier Group.

The ground floor accommodation has been refurbished within the last 5 years and is now occupied by the restaurant / bar chain RSVP.

Having been heavily modified, stripped and consequently compromised over the preceding decades floors one to three have recently been upgraded for occupation, and through major refurbishment represent newly renovated office accommodation.

Formally the Haywards building, circa 1877 and more recently known as Regency Court, the building is an example of free Renaissance architecture, it's façade comprising three large twin arched first floor windows with six smaller units over. It is clear that the building has been heavily modified over the period of its life with evidence of the central atrium being filled in to create additional floor plate, the insertion of lift shaft and revised staircase configuration all of which have served to obscure the nature of the existing grid and layout.

Until recently the building was is in poor internal condition with the only vestiges of its fine interior existing in the retention of fragments of the original cornices and décor at both first and second floor. The cornices and soffits throughout were heavily damaged and showing signs or continued disintegration. It is also clear that due to historic structural modifications the majority of cornices had been damaged or removed in their entirety. Following major refurbishment, the cornices on the first floor and those alongside the Deansgate elevation of the second have been renovated or retained where possible and renewed where missing. The Cornices and existing features generally within the latter half of the building to Back Parsonage Gardens at second and third floor have been retained although concealed behind a suspended grid ceiling and MF dry lining.

Design Proposal

Although the maximisation of flexibility within the developable area is fundamental to the commercial success of any office design, the understanding and due consideration of the existing listed building is at the forefront of our proposals.
Alterations to the existing structure are to be minimised, with the impressive elevation remaining untouched.

It is envisaged that minimal modifications to the buildings structure will be required and the load will be transferred down the perimeter walls along with using the existing ancillary support accommodation previously inserted post filling of the atrium thus remaining in keeping with the structural philosophy of the existing buildings design.

Due to the existing core configuration, the main staircase, lift shaft and escape stair are extended up through the existing roof line to serve the new accommodation.

Due to its architectural quality and relationship with the south elevation generally, it is our intention to retain the rooftop brick structure to the far south west corner of the building and to remove its neighbour which is deemed to be of lesser quality.

As shown in the appended drawings it is our intention to retain the prominence of the existing building and position the new lightweight intervention offset from all elevations and especially the Deansgate elevation and south west corner.

To that end, the main mass of the building is pulled back away from the building corner to reveal at the head of the main stair, a minimal louvred glass box which sits on a stone plinth set at the level of the exisiting lower parapet level.

The general roof edge height and fascia are kept to a minimum to reduce impact whilst the roof upstand is set back sufficiently from the edge to remain out of view from street level.

It is proposed that the existing plant will be re-housed in a natural anodised aluminium louvred rooftop enclosure set back deep into the plan and therefore out of sight from Deansgate.

The simple, robust and neutral palette of pre weathered quartz (mid grey) zinc, natural anodised window frames and louvres, and stone to match the existing have been chosen in order to complement the existing building and not to compete with it.

Through the use of light weight cladding techniques and steel frame build it is our intention to create one level of approximately 330 sqm / 3552 sqft of office accommodation on a newly created fourth floor level (existing roof level).

In conclusion to our findings and intentions, the design and any subsequent modifications seek to provide a sensitive addition or reveal the existing construction whereby any insertions seek to compliment to quality of the existing building. The proposals try to preserve and indeed enhance the character of the Montpelier House building thus supporting its continued usage.

Car Parking

At present the owner occupier is in discussion with the owners of the NCP car par adjacent the site to secure three number long term leased spaces with additional information being made available as and when this is concluded.

Refuse

It is intended that the refuse from the additional office space will be collected by the contract cleaning staff and placed along side the existing buildings refuse accessible from the RSVP kitchen yard to the rear of the building.