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DESIGN AND ACCESS STATEMENT
PPG 15 STATEMENT

November 09

Introduction

Following the recent refurbishment of 196 Deansgate, this application concerns the fit out of one suite on the third floor of the refurbished space.

The proposals;

- Are for a fit out for a new tenant.
- Do not affect the external fabric.
- Do not affect the quality or essential character of the space.
- Work as an addition to the recent refurbishment to help create a high quality office space.
- Represent modest alterations to the existing building fabric. (PPG15 para C.580)

The Original Architect - Charles Heathcote

Designed by Charles Heathcote who died in 1938 at the age of 87. Heathcote was responsible for a number of good quality commercial buildings in Manchester including Lloyds Bank on King Street, Eagle Insurance Building on Cross Street and Parrs Bank building on Spring Gardens with other commissions around the country.

His various buildings exhibit a variety of styles all of which are fine examples of Victorian Architecture.



Library photo of the building prior to it being cleaned

Listing description



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IoE number:	388091
Location:	ROYAL LONDON HOUSE, 188-202 DEANSGATE (west side)
	MANCHESTER, MANCHESTER, GREATER MANCHESTER
Photographer:	Mr Nigel Wood
Date Photographed:	08 January 2003
Date listed:	03 October 1974
Date of last amendment:	August 2007
Grade	II

MANCHESTER

SJ8398SE
698-1/27/107

DEANSGATE
(West side)

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MANCHESTER SJ8398SE DEANSGATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even) Royal London House GV II Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Recent History

The building has undergone a recent refurbishment of the ground floor entrance with the removal of the central lift shaft and refurbishment throughout as well as common areas on floors 3,4 & 5. The office space on floors 3, 4 & 5 was also refurbished as part of these works. The refurbished office space was left as empty space to be the subject of specific fit out proposals as tenants are signed up. New plant was provided at roof level and a new electrical high voltage intake room at ground floor was provided.

Proposals

The proposals create an office that includes a reception area, two open meeting spaces and a larger enclosed meeting space, an enclosed office, an open plan office area, file storage area, kitchen and dining area.

The proposals do not impact on the essential character of the space with a small amount of cellular space created along the Deansgate frontage where cellular space was originally located.

Fee standing partitions in both solid wall and glazing are used where possible so as to have no connection with the listed building fabric at their head and sides. These locations include the reception area and meeting rooms one and two.

For the larger meeting room sound separation is required for director and client meetings, here a combination of solid wall and frameless glazing are proposed. Some solid elements are required to maintain visual privacy between the meeting spaces.

Where new partitions do extend the full height they are located on beam lines to avoid interrupting the cornices.

A frameless glazed access door on the adjacent opening will be incorporated up to a standard door height with a glazed panel above to the underside of the existing beam. These in fills will have no affect on the cornices.

The enclosed office space will include solid and glazed elements to create an open feel as well as maintaining visual and audio privacy. A mixture of full height solid wall and a strips of full height glazing are located between the office and the small meeting spaces. These are taken to the underside of the existing beam. A 2.1m high wall is located between the reception area and the office above this a glass panel is located to the underside of the existing beam to maintain privacy while letting ‘borrowed’ natural light into the reception area. Behind the reception area a full height fameless glass wall and door is located to enclose the office.

There is only one location where there is an alteration to the existing cornices. Please refer to drawings L(05)001 & L(06)001 for more details. In this location there is a solid infill to maintain privacy between the two office spaces. The plasterboard will be cut out where it meets the cornice and then the gaps between the plasterboard and the cornice will be infilled with plaster. The wall supports will not connect with the cornices. If in the future the partition was to be removed the cornices could easily be restored to their original state.

External Elevations

There are no proposed works to the external elevations.

Disabled Access

The building is an existing Listed Building and as such facilities to assist the disabled must be weighed alongside the conservation demands and the constraints imposed by the existing building. (PPG15 para 3.28)

The proposals have little effect on disabled access in the office space, the proposed doors, openings and corridors will be sufficient to allow disabled access within the office. The remainder of the building remains as the previous consent.

Method Statement

The building will remain in use throughout the works with retail uses to the ground floor and office tenants in some of the other upper floors. Noisy works will be done outside the normal trading hours for these businesses and construction will use best available practices to carry out the work and minimise disturbance and quiet enjoyment of the tenants and surrounding stakeholders.

Due to the works being located in a self contained office the works will be carried out with little disturbance to other areas in the building.

Deliveries will be made through the lift and stair core, and deliveries which may cause disturbance to other building users will be agreed with the building managers and if necessary will be delivered out of office hours.



196 DEANSGATE MANCHESTER

FOR 90 DEGREES

BUTTRESS FULLER ALSOP WILLIAMS

November 2009