Clarence House

Proposed Public Realm Improvement

Design & Access Statement

AR.MAN.2011.01266.DAS.003

20th June 2012

PLANNING AND
BUILDING CONTROL
21 JUN 2012

Clarence House, Manchester
Proposed Entrance Improvements

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 public realm adjacent to the main entrance.

Site Analysis and Appraisal

The current building was originally developed in the 1980s as a retained façade scheme containing 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.

The existing public realm around the perimeter of the building to Clarence Street, Tib Lane and Bow Lane is largely tarmacadam pavements and is in generally an untidy state of repair. The access road to the basement car park is paved in red-brown brick paviours.

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.

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. As such we propose to introduce new paving to the area outside the main entrance doors and the car park entrance.

The existing building is surrounded by tarmac pavements which do not contribute positively to the appearance and setting of the building and the conservation area within which it sits. As such we propose to introduce new Scoutmoor Yorkstone paving and Conservation kerbs to the area of pavement immediately outside the main entrance on Clarence Street with the introduction of brindle tegular blocks to the car park entrance roadway, with dropped conservation kerbs and Yorkstone Scoutmoor blister paving to mark the transistions also improving the safety of pedestrians crossing the car park access roadway.

Pre-Application Consultation

Following the submission of the pre-application submission containing the initial proposals for the design of the public realm proposals, and the subsequent feedback that was received from the Planning Department, the public realm design has been reconsidered, and changed to reflect the traditional Manchester style of public realm associated with the City Centre and the historic financial core of the City. We trust that the revised design will now be acceptable to Manchester City Council and the Conservation Officers.

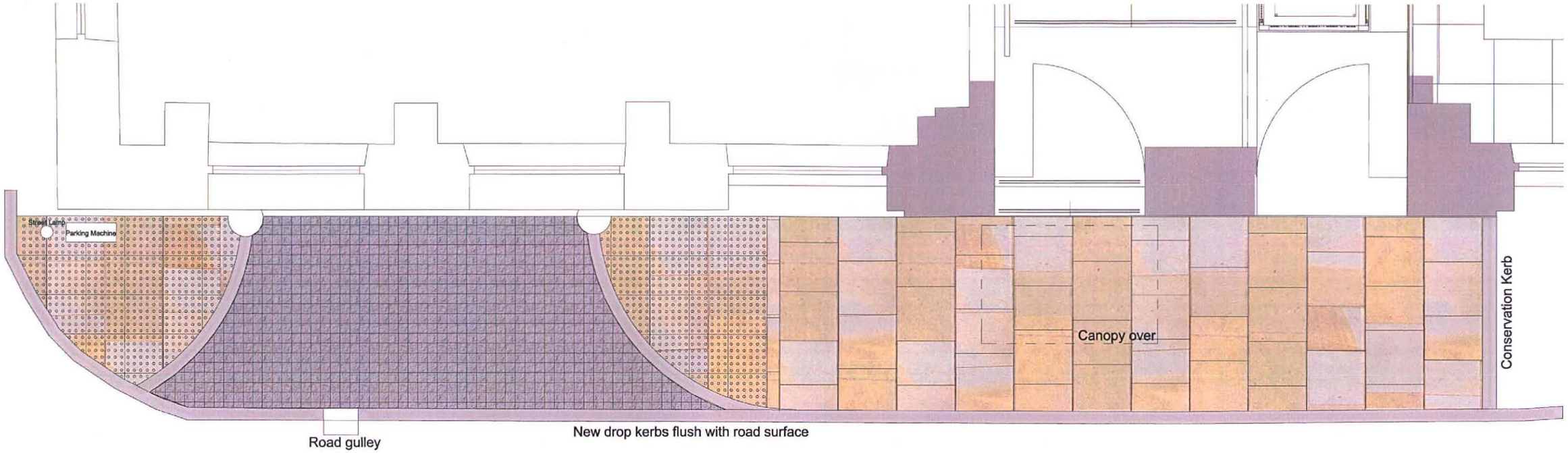

BOW LANE
No loading at any time
S04
CLARENCE HOUSE
PALL

Clarence House, Manchester

Existing Public Realm outside Main Entrance



Aedas Architects Limited, Manchester



C L A R E N C E S T R E E T

KEY:

SCOUTMOOR YORKSTONE PAVING
600 GAUGE, DIAMOND SAWN
LENGTHS, 75MM THICK

SCOUTMOOR YORKSTONE
TACTILE BLISTER PAVING
AND DROP KERBS

BRINDLE TEGULAR BLOCKS
TO VEHICLE ENTRANCES.
SIZE 80X80X60MM
COLOUR - PENNANT GREY

MARSHALLS CONSERVATION
KERB TO PERIMETER PAVING

NOTE

- Maintain existing levels.

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drawing: Proposed Entrance Pavement Layout

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