Atelier MB

Urban Architects

Design and Access Statement to support a Planning and Listed Building Consent Application for Chatham Mill, Manchester

Client:
B & S Investment (Manchester) Ltd

September 2016
Job 1624





Aerial view of the site with red line depicting extent of works.



Chatham Mill. Existing entrance to first floor on Chester Street.

Introduction

The following design and access statement has been written to accompany a planning application and listed building consent application for works to the first floor of Chatham Mill, Manchester.

Site and building

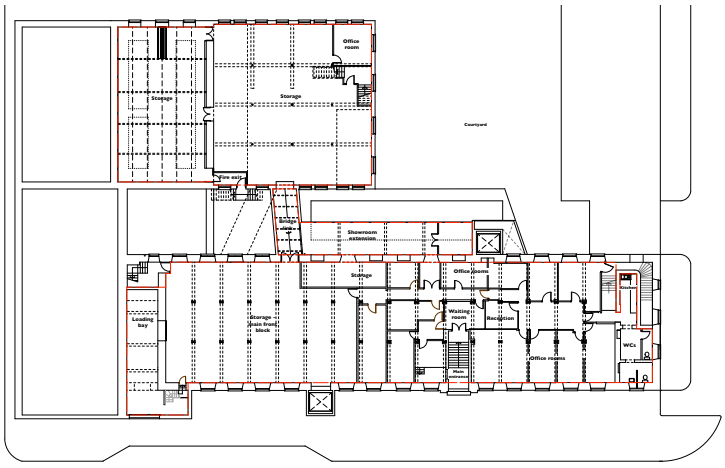
The mill complex known as Chatham Mill sits on the junction of Chester Street, Lower Chatham Street and Lower Ormond Street, in Manchester city centre. This is a Grade 2 listed historic mill and is occupied by a variety of tenants with a variety of current uses. A history, significance assessment, and a heritage justification for our proposals are contained in a separate Heritage Statement which also accompanies this application. A fuller description of the buildings and of the spaces that form the subject of this application can be found in that accompanying Heritage Statement.

The previous use for this floor was warehouse space with associated offices. This long-standing use has been extant for the last few years, but the requirement for this type of space in city centre has dwindled, driven by the expansion of the university. Also, the access and delivery issues that surround such a use are increasingly in conflict with current city centre policy. The last tenants vacated the premises in July 2016 and the space is currently unoccupied.

We have annotated the drawings to make reference to the various parts of the building.

Ownership

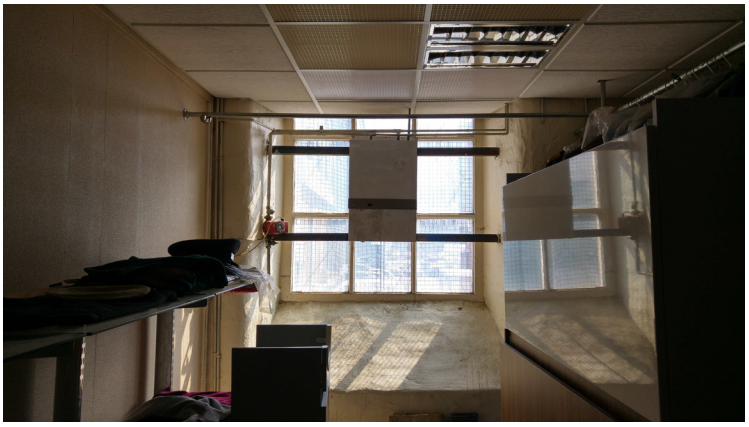
The applicant owns (has a long lease) on the first floor of this building which includes the loading bay to the left of the main mill building. Unfortunately, our clients do not have ownership or control of any other parts of the Chatham Mill complex. This includes all parts of the external facades, the existing lift towers (non-original) and the windows and this has limited our ability to propose any improvements in these locations. Whilst the preference would be to try to improve and re-work more of the building, our proposals are severely restricted by these ownership issues. It is considered that the proposal represents a huge improvement and, despite



Existing floor plan with extent of works shown in red.



View of the interior of the main block as existing.



Non-original partitions and suspended ceiling covering the original fabric.

the limited scope, it is justified both in planning terms and in heritage terms.

Brief

Our brief was to convert this historic and important series of spaces into office accommodation for tenants of varying sizes. It is noted that other parts of this complex have already been converted into managed office workspaces by others. It is felt that the space lends itself well to a characterful office use and the location and proximity close to the universities would attract occupiers eager to participate in the council's knowledge to city initiative. In essence, the brief was driven by the existing historic fabric of the building and the need and requirements to provide an office space with minimal intervention to that fabric.

Design development

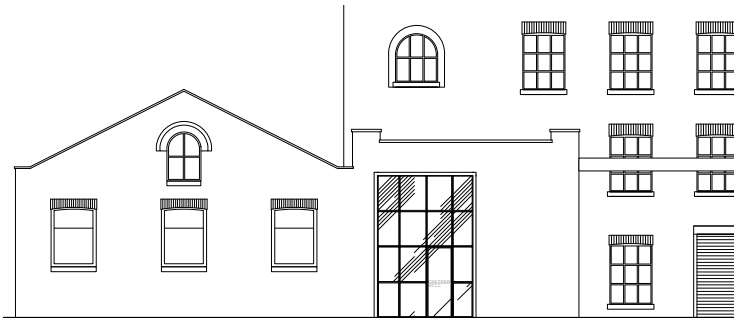
As noted, the overall concept for the spaces has been driven by the heritage issues associated with this building. The works proposed involve the removal of the non-original fabric that was inserted in the latter part of the 20th Century. This includes the suspended ceilings and associated grids, the free standing timber stud partitions, the vinyl and carpet floor coverings, and associated fixtures and fittings. The intention is to strip back to the original warehouse fabric and reveal the large open space as it was when the building was constructed. All existing historic features are to be retained and restored. A full soft strip plan is included with the application. Our heritage report fully justifies the removal of this unsympathetic and intrusive fabric.

Loading bay entrance

The existing entrance to the floor was previously via the non original portico and stair on the front facade. Entrance was via a steep flight of stairs to gain access to the first floor level. This arrangement is increasingly unacceptable from an inclusive access perspective and so the entrance to the floor has been relocated to the loading bay. This is a positive design choice as the demise will have the benefit of a level entrance. A fully disabled compliant lift will afford users of all abilities full use of this floor plate for the first time. The existing-non original entrance will be retained as a fire escape. Paint will be carefully removed from the tiles on the



View of the existing loading bay on Chester Street.

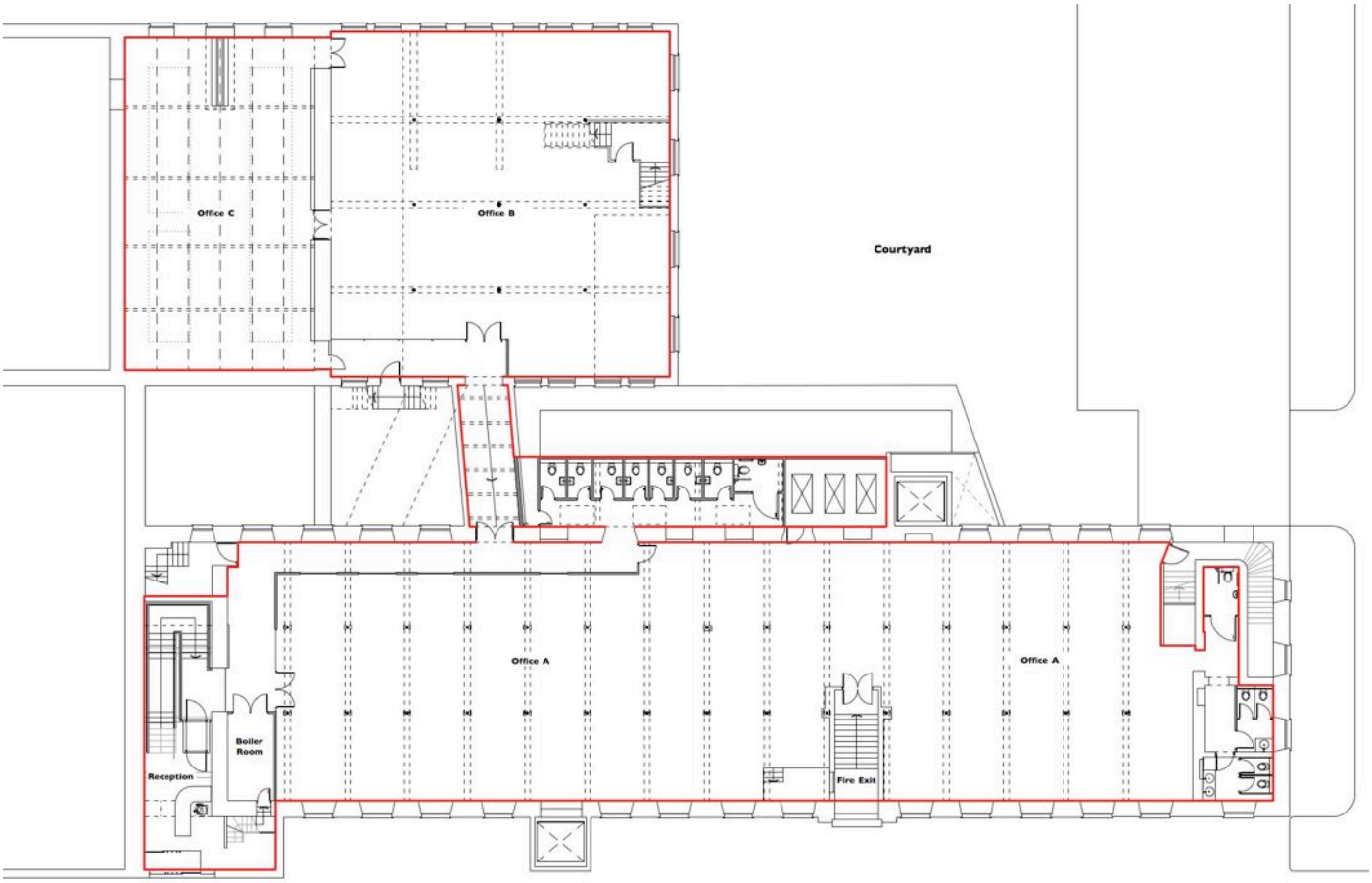


Proposed new entrance via the loading bay.

walls of this staircase entrance to reveal the original tiling. These works and the relocated entrance are fully justified in heritage terms in our heritage statement.

Requirement for subdivision

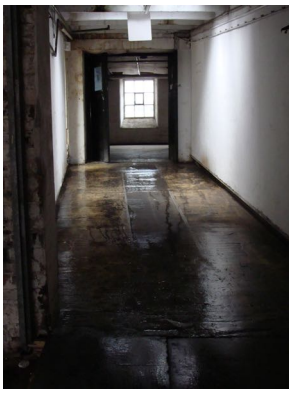
Following advice from agents and in common with many other similar sized buildings in this part of the city, the space will need to be subdivided to create smaller, more lettable suites. In response we have shown the space split into three individual tenancies with shared WC facilities. Where partitions have been inserted, they have been carefully detailed to have minimum impact on the building. The head and cill details are shown on the accompanying application documents and where possible the walls are glazed to allow maximum appreciation and understanding of the original spaces. The subdivision and the method of subdivision is justified in the heritage statement.



First floor plan as proposed.



Proposed areas for repairs.





View of Area E and condition of existing roof.



View of Area D - lean-to block extension.

The main driver for the split is the natural separation of the three component spaces that make up the whole. The fourth space, a lean to non original extension to the rear of the main building is the natural location for the WCs. It is an ideal location for these facilities as it is central to the floor plates. Furthermore the low pitched roof and lack of windows with a view will prove more difficult to utilise as pure office space.

Repairs

A plan identifying areas of repair and reinstatement is included with this application. Roof leaks have been identified and the following roofs will be upgraded fully in accordance with the drawings.
Area E - link block, existing asbestos sheet roof
Area D - Lean to rear section, existing asbestos sheet roof

Floors have deteriorated in some locations and the floorboards will be removed where indicated and replaced with like for like boards which will be exactly sized to match the existing boards. This relates to parts of areas C, B and D. As noted on the drawings, the main space (A) has been immune to these leaks. The repairs, as they are like for like repairs, technically do not require Listed Building Consent. However, we have included these repairs for completeness.

Mechanical and Electrical

As with any commercial office proposition, there is a need to provide appropriate mechanical and electrical provision. A proposed scheme is included with this application. As with the overall design, the concept is to have minimal intervention to the historic fabric. All power and mechanical ducting will be face fixed to the fabric. All electrical distribution will be via metal conduits and power poles. No suspended ceilings or raised floors are proposed.

In order to meet the needs of a contemporary office space, heating and cooling will be provided through condensers located in the lean to non original extension to the rear of the main building. This location has been chosen for its proximity to all spaces, thus minimising service routes distances and also for the low heritage impact that these will have on the main spaces. The indoor air conditioning



View of Area B - main rear block.



View of Area C - rear left hand side block.

units in the office spaces will be floor standing, so as to minimise impact to the original fabric and leave the ceiling in all spaces exposed and unobstructed. Please refer to our heritage statement for a justification for these installations.

Access statement

With the introduction of the new loading bay entrance to the floor, there will be both a fully ambulant disabled staircase, and a fully DDA complaint disabled lift. This affords level access to all the suites. In addition there is a DDA compliant WC. All new doors will have clear 750mm openings. The scheme is therefore fully accessible.

Refuse and Environmental Statement

Waste from the development will be segregated into separate recycling bags. These bags will be paper, glass, plastic and general un-recyclable refuse. These bags will be left in the recess by the front lift tower to be collected daily by private refuse companies. B1 uses do not generate significant waste and it is envisaged that no more that 3-4 bags will be left at the end of the working day.

Conclusion

This scheme seeks to reveal the original open warehouse spaces with a use that is both sustainable and sympathetic to the historic building. Although limited to the space in the control of the applicant, its sets a positive precedent for the continued evolution of the building and furthermore does not prejudice similar proposals to any other floor.

Appendix:

Basic Repair Specification

(to be read in conjunction with drawings P (112, 113, 114, 115, 116, 117)

A - Main block

1. Existing plastered walls to be carefully rubbed down to remove all loose material and debris. Firm plaster to remain in place and repaired with lime rich plaster infill. All plaster to be repainted.

2. Bricks by the loading bay entrance and the staircase door to be carefully rubbed down to remove all loose material. Existing painted brickwork to be lightly sandblasted carefully to avoid the existing plastered surfaces. Once cleaned off repoint mortar only where missing with a lime rich mortar.

3. Non-original plasterboard boxing to steel beams and columns to be carefully removed. Steelwork to be lightly shotblasted and repainted.

4. Suspended ceilings to be carefully removed and carted off site. Take special care to carefully remove all fixings to ceilings and walls to ensure no damage to original surfaces.

5. Original timber floorboards to be retained. Where floorboards are water damaged and therefore rotten beyond repair, then new timbers to match size, species, and design exactly as original.

6. Original skirting to be retained, rubbed down and repainted. Where original skirting is missing, then new timbers to match size, species, and design exactly as original.

7. Industrial sliding door enclosing the loading bay is to be retained, carefully rubbed down, undercoated and top gloss coated.

8. Existing main entrance door is to be replaced with a fire door to match exactly in size, design and wood species.

9. Non-original galvanized internal metal security mesh and blinds on windows to be carefully removed taking care not to damage existing window frames. Glazing to be cleaned and scraped to remove paint and dirt build up.

10. Non-original wall tiles (in kitchen, showroom, WC) to be removed and carefully carted off site.

11. Existing light fittings to be carefully removed and carted off site. All associated wiring to be carefully removed and carted off site. Take extra care not to damage existing surfaces.

12. Sprinkler system and existing soil pipes to remain and to be repainted.

B - Rear block 1

1. Bricks to be carefully rubbed down to remove all loose paint material. Existing painted brickwork to be lightly sand-blasted carefully to avoid the existing plastered surfaces.

2. Once cleaned off repoint mortar only where missing with a lime rich mortar.

3. Non original metal floor sheeting to be carefully removed. Where floorboards are water damaged and therefore rotten beyond repair, then new timbers to match size, species, and design exactly as original.

4. Floor adjacent to the fire exit to be made level with the remaining space with new timber fillet.

5. Original skirting to be retained, rubbed down and repainted. Where original skirting is missing, then new timbers to match size, species, and design exactly as original. Non original skirting is to be carefully removed.

6. Infill between roof rafters to be repaired with timber infill where necessary.

7. Timber beams and roof rafters to be rubbed down and repainted.

8. Timber beam enclosures to be replaced by new plasterboard encasement.

9. Warped, non-original plasterboard sheeting surrounding the mezzanine sub-floor to be carefully removed and re-instated with new plasterboard and skim.

10. Staircase and existing partitions surrounding other demise to be overclad with plasterboard and skimmed.

11. Non-original plasterboard partitions surrounding the fire exit to be carefully removed and carted off site.

12. Original metalwork features to be retained. Steelwork to be lightly shotblasted and repainted.

13. Existing light fittings to be carefully removed and carted off site. All associated wiring to be carefully removed and carted off site. Take extra care not to damage existing surfaces.

14. Corrosion on window lintel to be repaired and lintel to be repainted.

15. Non original galvanized internal metal security mesh and blinds on windows to be carefully removed taking care not to damage existing window frames. Glazing to be cleaned and scraped to remove paint and dirt build up.

16. Sprinkler system and existing pipes to remain and to be repainted.

C - Rear block 2

1. Timber beams and roof rafters to be rubbed down and repainted.

2. Bricks to be carefully rubbed down to remove all loose paint material. Existing painted brickwork to be lightly sand-blasted carefully to avoid the existing plastered surfaces.

3. Original timber floor boards to be retained. Where floorboards are water damaged and therefore rotten beyond repair, then new timbers to match size, species, and design exactly as original.

4. Original skirting to be retained, rubbed down and repainted. Where original skirting is missing, then new

timbers to match size, species, and design exactly as original. Non original skirting is to be carefully removed.

5. Original metalwork features to be retained. Steelwork to be lightly shotblasted and repainted.

6. Broken glass to be replaced with single glazed crown glass and windows to be cleaned and repaired on the inside. Paint on glass to be removed.

7. Original metalwork features to be retained. Steelwork to be lightly shotblasted and repainted.

8. Sprinkler system to remain and to be repainted.

9. Non original wall fixtures to be removed.

10. Existing light fittings to be carefully removed and carted off site. All associated wiring to be carefully removed and carted off site. Take extra care not to damage existing surfaces.

11. Roof lights to be rubbed down and cleaned and repaired. Glass to be replaced where necessary.

12. Roof to be insulated with foil laminate as per detail drawing P(313) Detail 7.

D – Lean-to infill extension

1. Rust on original downpipe to be rubbed down, and lightly sandblasted. Metalwork to be primed and painted.

2. Sagging floor boards and worn off carpet to be removed and carted off site.

3. Asbestos cement roofing to be carefully removed and carted off site in a controlled manner in accordance with health and safety regulations. New roof to be installed in accordance with detail P(312) detail 6.

4. Paint to be carefully removed off inner windows.

5. Existing plastered walls to be carefully rubbed down to remove all loose material and debris. Firm plaster to remain in place and repaired with lime rich plaster infill. All plaster

to be repainted. Original safes built in wall to be retained and repainted.

6. Former windows (frames and glazing) to be retained and clad internally with insulation and plasterboard stud partitions.

7. Existing steelwork beams to be retained. Steelwork to be lightly shotblasted and repainted.

E – Bridge Link

1. Asbestos cement roofing to be carefully removed and carted off site in a controlled manner in accordance with health and safety regulations.

2. Timber roof joists are to be retained and repaired.

3. Existing plastered walls to be carefully rubbed down to remove all loose material and debris. Firm plaster to remain in place and repaired with lime rich plaster infill. All plaster to be repainted. Original safes built in wall to be retained and repainted.

4. Concrete floor to be retained and cleaned.

F – Loading Bay

1. Bricks to be carefully rubbed down to remove all loose paint material. Existing painted brickwork to be lightly sand-blasted carefully to avoid the existing plastered surfaces.

2. Floor paint to be carefully removed and concrete floor and original metal edge curbing to be left exposed.

3. Existing steelwork beams to be retained. Steelwork to be lightly shotblasted and repainted

4. Ceiling to be repaired and repainted.

5. Rust on original downpipe to be rubbed down, and lightly sandblasted. Metalwork to be primed and painted.

6. Existing light fittings to be carefully removed and carted off site. All associated wiring to be carefully removed and

carted off site. Take extra care not to damage existing surfaces.

7. Original steel staircase is to be retained, rubbed down, primed and repainted.

8. Existing window is to be reinstated in accordance with P(302) detail 8. Metal mesh and timber board sheeting are to be carefully removed. Graffiti paint on the external bricks and windowsill is to be carefully removed.

8. Existing window is to be reinstated in accordance with P(313) detail 8.– metal mesh and timber board sheeting are to be carefully removed.