OBI
PROPERTY



Design Access Statement

In support of an application for Listed Building Consent
and Planning Permission

2 Mount Street

February 2016

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1.0 Preface

This Design & Access Statement has been prepared by OBI Property on Behalf of LJ Partnership to accompany an application for Full Planning and Listed Building Consent for alterations at 2 Mount Street, Manchester. It has been written in accordance with the guidance provided within *The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013*.

It is set out in four further sections as follows:

- Introduction: provides a written and illustrative account to the application site in terms of its location, historic designations and location.
- Planning Policy Framework: identifies the relevant planning policies from Manchester City Council's Core Strategy and extent UDP policies.
- Proposed refurbishment: describes the proposed refurbishment in terms of the site arrangement and proposed accommodation
- Technical and Operational: identifies the technical constraints of the site in terms of the limitations of the existing structure, the proposed mechanical and electrical strategy.
- Summary: summarises the proposal

1.0 Preface

Drawings

This Design and Access Statement should be read in conjunction with drawings prepared by OBI Property and submitted with the application and the appendices;

OBI-10357-0.0 Existing Layout (2 Mount Street).pdf
OBI-10357-0.01 Existing Ceiling Layout (2 Mount Street).pdf
OBI-10357-0.1 Proposed GA Layout (2 Mount Street).pdf
OBI-10357-0.2 Proposed Ceiling Layout (2 Mount Street).pdf
OBI-10357-0.3 Proposed Floor Finishes Layout (2 Mount Street).pdf
OBI-10357-0.4 Proposed Wall Finishes Layout (2 Mount Street).pdf
OBI-10357-0.6A Proposed Entrance Stair Details (2 Mount Street).pdf
OBI-10357-0.7A Entrance Lobby Details (2 Mount Street).pdf
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OBI-10357-1.01 Existing Reflected Ceiling (2 Mount Street).pdf
OBI-10357-1.1 Proposed GA Layout (2 Mount Street).pdf
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OBI-10357-2.0 Existing Layout (2 Mount Street).pdf
OBI-10357-2.01 Existing Reflected Ceiling (2 Mount Street).pdf
OBI-10357-2.1 Proposed GA Layout (2 Mount Street).pdf
OBI-10357-2.2 Proposed Ceiling Layout (2 Mount Street).pdf
OBI-10357-2.3 Proposed Floor Finishes Layout (2 Mount Street).pdf
OBI-10357-2.4 Proposed Wall Finishes Layout (2 Mount Street).pdf
OBI-10357-2.6 Proposed Door Details (2 Mount Street).pdf
OBI-10357-2.8 Existing WC Details (2 Mount Street).pdf
OBI-10357-2.9 Proposed WC Details (2 Mount Street).pdf
OBI-10357-3.0 Existing Layout (2 Mount Street).pdf
OBI-10357-3.01 Existing Ceiling Layout (2 Mount Street).pdf
OBI-10357-3.1 Proposed GA Layout (2 Mount Street).pdf
OBI-10357-3.2 Proposed Ceiling Layout (2 Mount Street).pdf
OBI-10357-3.3 Proposed Floor Finishes Layout (2 Mount Street).pdf
OBI-10357-3.4 Proposed Wall Finishes Layout (2 Mount Street).pdf
OBI-10357-3.6 Proposed Door Details (2 Mount Street).pdf
OBI-10357-3.8 Existing WC Details (2 Mount Street).pdf
OBI-10357-4.01 Existing Ceiling Layout (2 Mount Street).pdf
OBI-10357-4.1 Proposed GA Layout (2 Mount Street).pdf
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OBI-10357-4.3 Proposed Floor Finishes Layout (2 Mount Street).pdf
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OBI-10357-5.0 Existing Layout (2 Mount Street).pdf
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OBI-10357-5.2 Proposed Reflected Ceiling (2 Mount Street).pdf
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OBI-10357-D1.0 Demolition Layout (2 Mount Street).pdf
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OBI-10357-D4.0 Demolition Layout (2 Mount Street).pdf
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OBI-10357-E.1 Existing Elevation 1 (2 Mount Street).pdf
OBI-10357-E.1 Proposed Elevation 1 (2 Mount Street).pdf
OBI-10357-E.2 Existing Elevation 2 (2 Mount Street).pdf
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OBI-10357-E.3 Existing Elevation 3 (2 Mount Street).pdf
OBI-10357-E.3 Proposed Elevation 3 (2 Mount Street).pdf
OBI-10357-LP.0 Location Plan (2 Mount Street).pdf
OBI-10357-SB.0 Site Boundary (2 Mount Street).pdf
OBI-10357-T.1 Typical Details (2 Mount Street).pdf

1.0 Preface

In line with the validation requirements for both listed building and planning permission applications we confirm that we have completed and submitting the following information;

Full Planning Application;

- Electronic copies of all drawings and submitted documents
- Application form and certificate – signed and dated
- Fee calculated at £385.00 plus VAT
- Drawings and Plans;
  - Location Plan
  - Site plan
  - Existing plans
  - Proposed Plans
- Design Access Statement
- Environmental Noise Study – Sandy Brown
- Specification for Air Conditioning Units
- Ecology – not deemed a requirement for this application.
- Heritage Statement.

Listed Building Application;

- Electronic copies of all drawings and submitted documents
- Application form and certificate – signed and dated
- Drawings and Plans;
  - Location Plan
  - Site plan
  - Existing plans
  - Proposed Plans
  - Existing Elevations
  - Proposed Elevations
  - Typical details
- Heritage Statement – NPPF Compliant
- Design Access Statement
- Schedule of Works – to be read in conjunction with the drawings and drawing notes.
- Structural Engineers Drawings/ Notes

2.0 Introduction

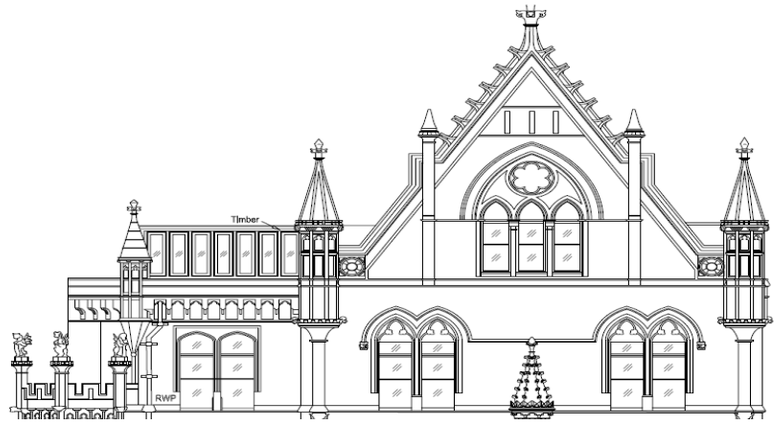
Application

This Design & Access Statement has been prepared by OBI Property on Behalf of LJ Partnership to accompany an application for Full Planning and Listed Building Consent for alterations at 2 Mount Street, Manchester.

2 Mount Street (the Lawrence Buildings) is a grade II* listed building designed by Pennington and Bridgen in 1874-6. The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).

Listed building consent is required for the new glazed entrance doors, the internal refurbishment of the ground floor and common areas including lifts, the toilet accommodation, the office accommodation floors 1st-4th (Including Mezz).

The project is largely centred around removing an historical fit out and introducing new finishes to the common areas to work with and enhance the historical features of the building and to introduce a common design and finish to the office and toilet accommodation.



LJ Partnership

The LJ Partnership has recently acquired 2 Mount Street along with three other office buildings in the Albert Square vicinity; St Andrews Chambers (Grade II* Listed) Victoria Building (grade II listed), and The Northern Assurance Building (grade II listed) at 1-7 Princess Street and 59-61 Cross Street.

They are looking to invest in all four buildings in the next 6-12 months with a view to up grading the services and re-positioning the office accommodation to compete with other city centre schemes. The aim will be to market the floors for single occupation, targeting tenants with a good covenant strength.

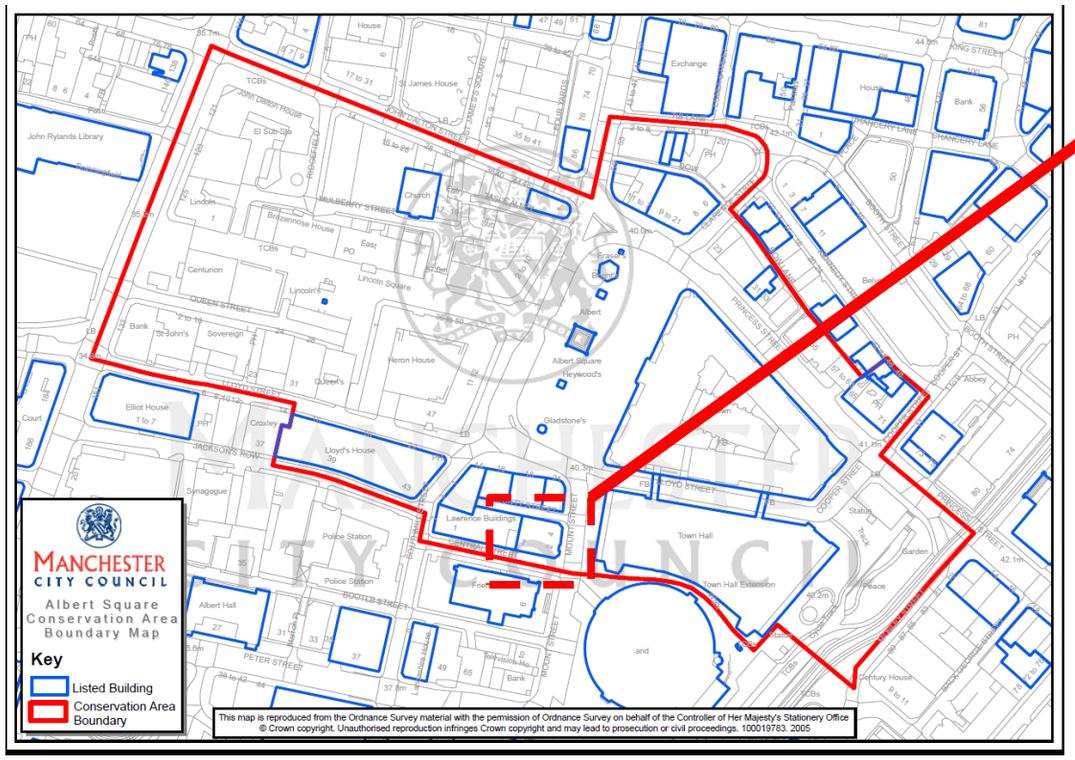
2.0 Introduction

Site and Building Configuration

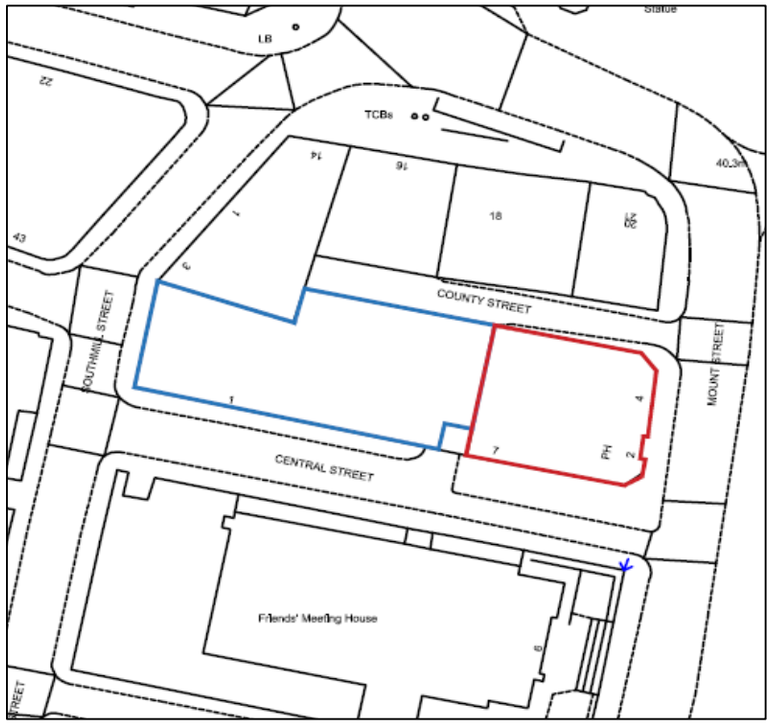
- The property is a grade II* listed building situated in Manchester City centre.
- The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).
- The building comprises seven floors plus basement incorporating a restaurant unit and a retail shop at ground floor level with office accommodation above.
- The building was designed by Pennington and Bridgen in 1874-6.



Picture of 2 Mount Street 2015



Albert Square Conservation Area (designated in 1972)

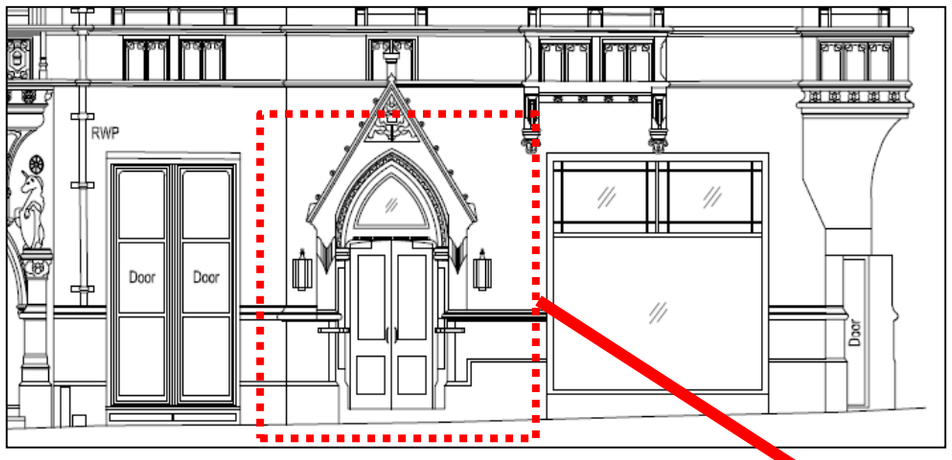


Site Location Plan (Promap 2016)

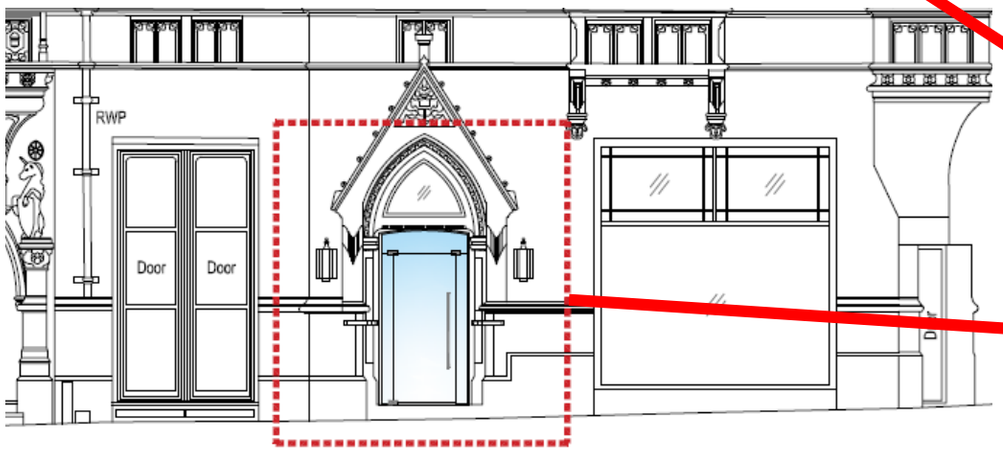
3.0 Proposed Refurbishment

External Elevations

- The only alteration being proposed externally are;
  - A new glazed main entrance door – the design seeks to clearly identify the location of the office entrance by providing clear line of sight into the building reception.
  - 3 New louvered vents to the County Street elevation.



Existing Main Entrance Door Arrangement.



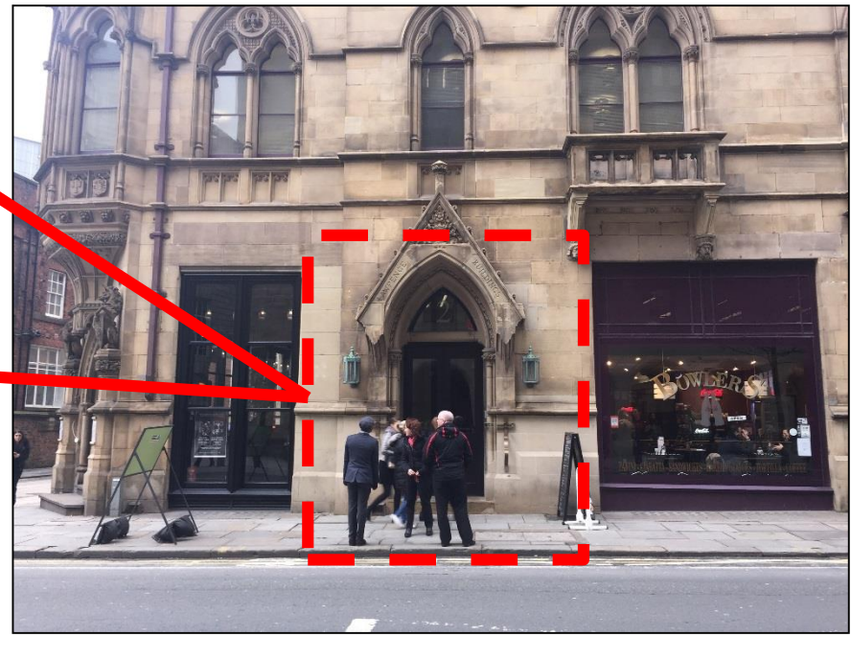
Proposed Main entrance – Existing timber doors removed. Retaining the overhead glass panel and timber frame. New glazed entrance door and surround. Retain and refurbish building signage.



Mount Street Elevation – c. 1900 (Picture MCC Central Library)



Mount Street Elevation – 1972 (Picture MCC Central Library)



Mount Street Entrance – 2015

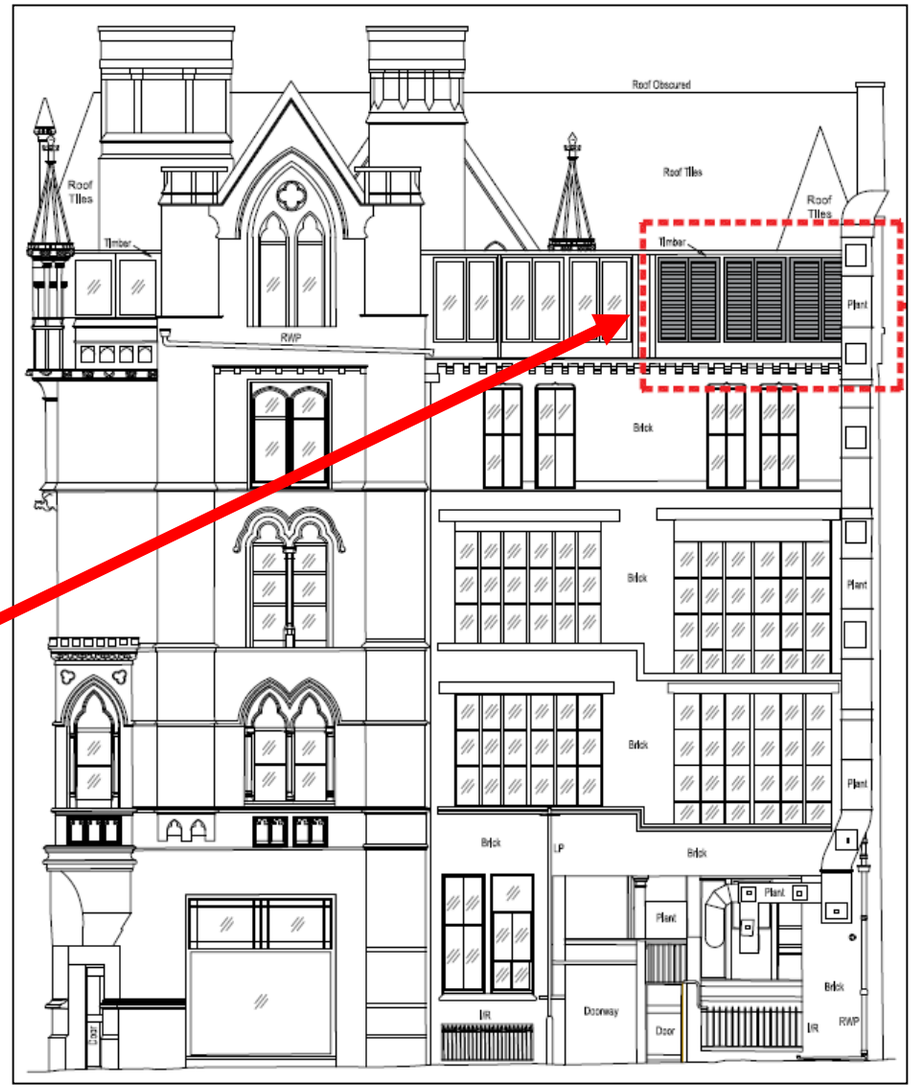
3.0 Proposed Refurbishment

External Elevations

- Rear service (County Street) proposal to replace three windows at 4th floor level with acoustic louvered vents from the new internal plant room.



Existing County Street Elevation



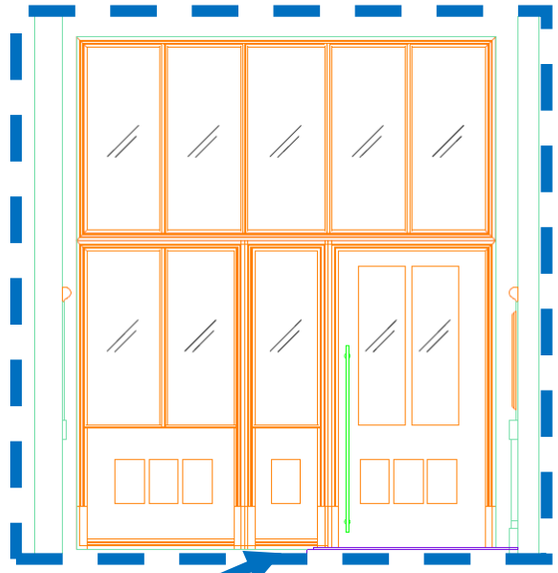
3no. Steel framed windows to be removed and replaced with louvered vents – colour to match existing window frames.



3.0 Proposed Refurbishment

Ground Floor Lobby

- Works generally comprise new ceiling, wall and floor finishes.
- A number of options were reviewed regarding the configuration of the lobby stair. The option to extend the full width was dismissed after initial conversations with the Conservation Officer and our Heritage Consultants.
- We are proposing that the configuration of the ground floor changes to incorporate a wider staircase up to the timber framed glazed screen and secondary door.
- The staircase to the left hand side is retained but made narrower.



Existing timber glazed screen to be retained.

Timber door to be refurbished.

Timber to be rubbed down and prepared to receive wood stain and varnish.

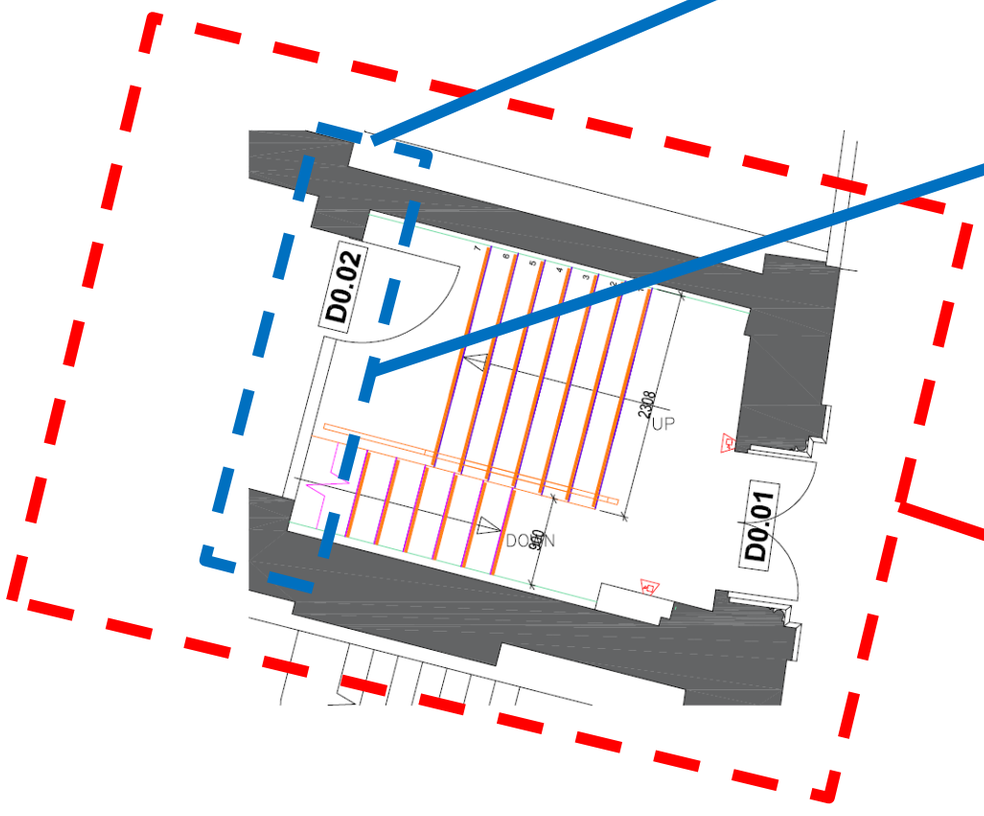


None structural blockwork newel post to be dismantled and existing staircase to be widened.

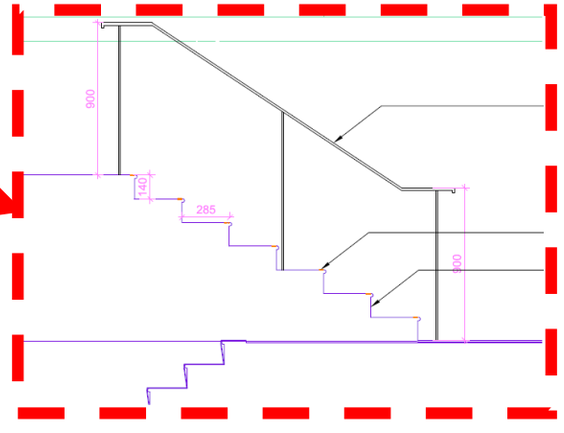
Staircase form the basement to be retained on the left hand side but made narrower.

New handrail to be installed.

Photograph – Main Entrance Lobby 2015



Proposed GA Plan – showing new staircase arrangement.



Staircase form the basement to be retained on the left hand side but made narrower.

New handrail to be installed.

3.0 Proposed Refurbishment

Lift Refurbishment and Stairs

- Works generally comprise the refurbishment of the lift gear/ car / finishes / surround on each level.
- The configuration of the lobbies does not change and all works are confined within the existing lift shafts.
- The lift will be refurbished to meet modern H&S standards.
- The white marble stairs are to be uncovered and restored up to the first floor landing level.
- New broadloom carpet finishes to be fitted to the stairs and landing from first floor upwards.
- The existing ornate metal balustrade and timber handrail are to be refurbished and retained.



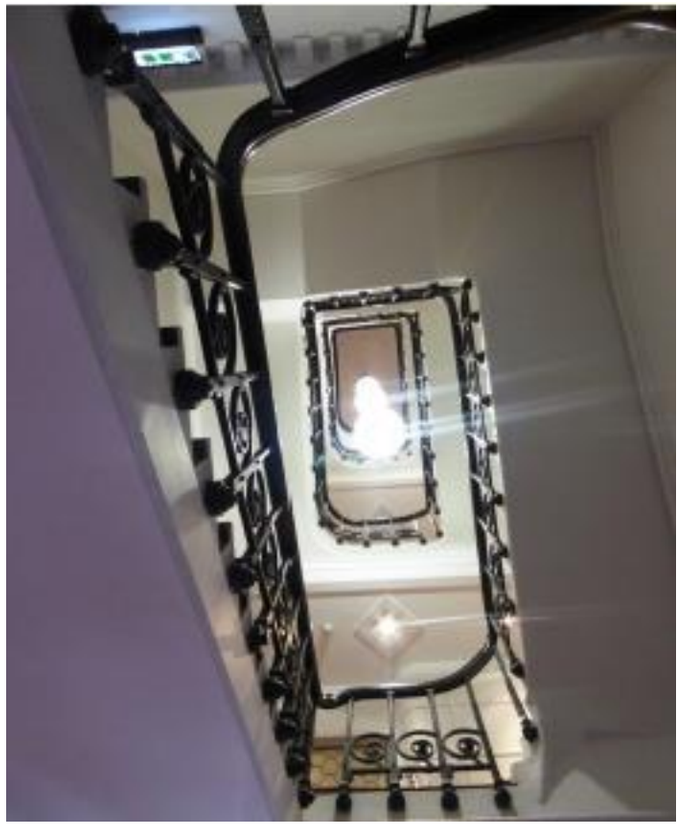
Black powder coated doors and lift surround.

Existing buttons to be refurbished or replicated.

Lift position remains un changed.

New finishes are being picked to match the existing where possible.

Read in conjunction with OBI Property design drawings for this area and for further information reading finishes.

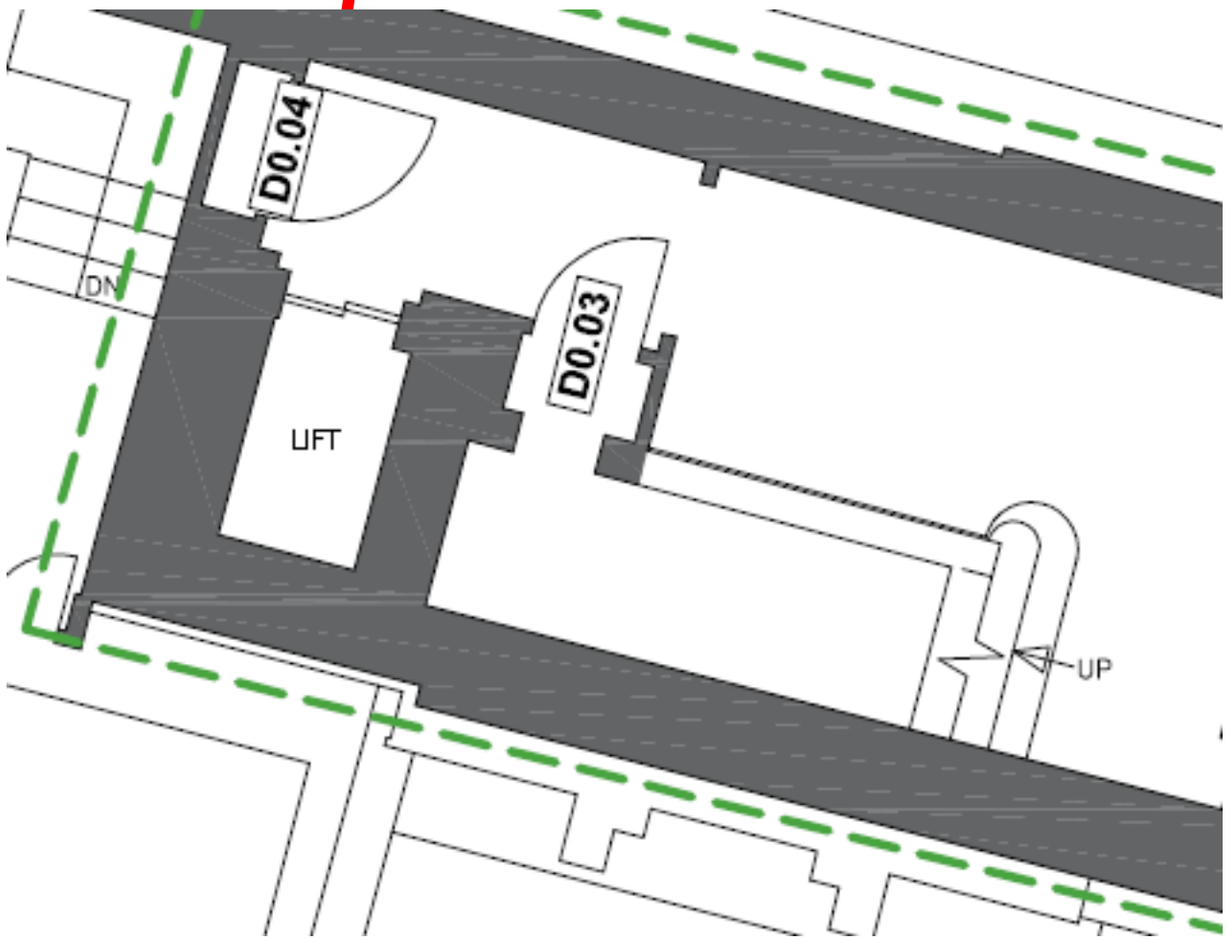


The main staircase finishes are largely being retain.

The main finishes that will be changes are the broadloom carpet to the staircase and paint finishes.

We are looking at a bespoke alternative light fitting to replace the long feature pendant.

A tenant board will be located at each level from ground to 4th floor.

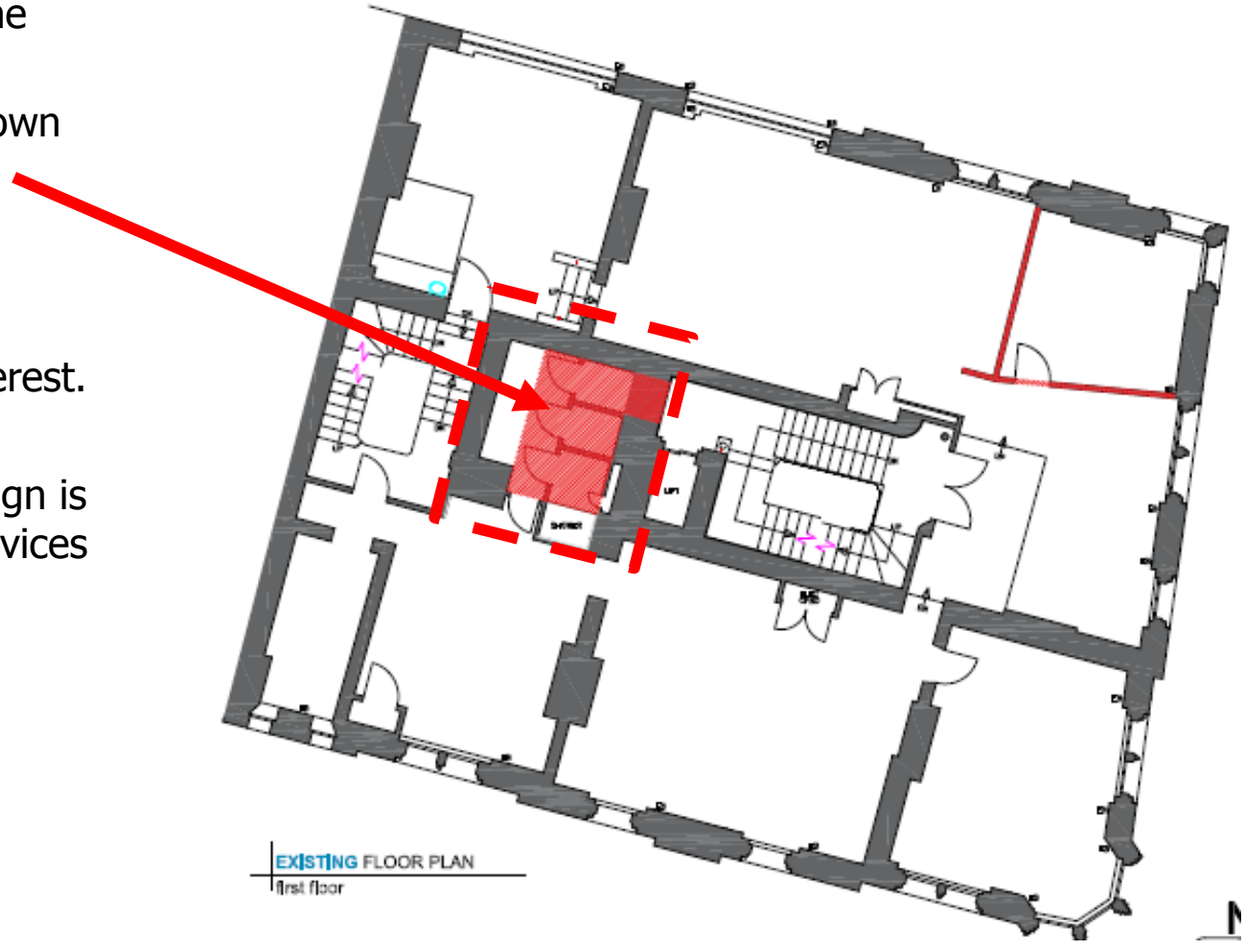


3.0 Proposed Refurbishment

Main Office refurbishment

- The proposed works on each level generally comprise the following;
  - 1st floor only – demolish section of masonry wall shown on the adjacent plan to open up area for new toilet configuration to match the other floors within the building onto the common area landing/ lobby.
  - The careful strip/ removal of all modern ceiling rafts expose any historical or architectural features of interest.
  - The main structure at each level will be retained.
  - The formation a new MF ceiling or a similar raft design is to be reinstated to house and distribute the new services required to modernise the suites.
  - New decoration to the existing structural walls
  - New floor coverings
- New Toilet Accommodation
  - New toilet walls and ceilings on the first floor.
  - The careful strip/ removal of all existing modern alterations.
  - New finishes and fixtures and fittings to be reinstated.

- Commercial Commentary
  - The aim is to retain the open floors.
  - The floors will new modern toilet accommodation.
  - Largely the floors will be a blank canvas ready for sympathetic tenant fit outs.



Typical GA – showing 1st floor toilet reconfiguration.

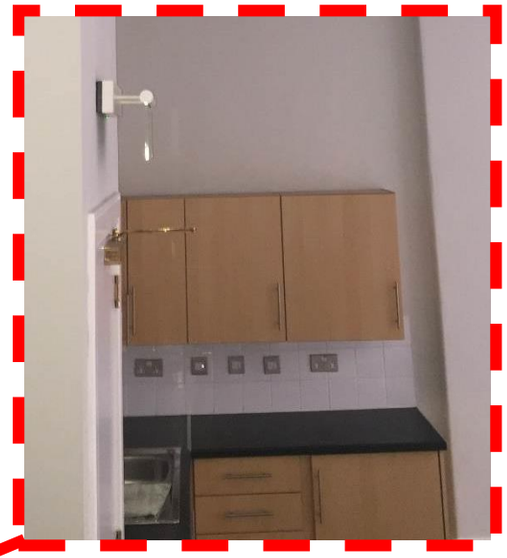
3.0 Proposed Refurbishment

Main Office refurbishment – Strip out

- The proposed works on each level generally comprise the following;
  - The careful strip/ removal of all modern alterations made to the office suites back to the principal structure
- New Toilet and Kitchenette Accommodation
  - The careful strip/ removal of all modern alterations.



Typical reflective ceiling plan



Remove modern fixture and fittings.



Existing toilet accommodation to be removed and reconfigured.



Lowered ceiling rafts to be removed.

Where possible any features that can be restored or repaired will be left on show as a design feature.

Remove carpet tiles and laminated floors throughout.

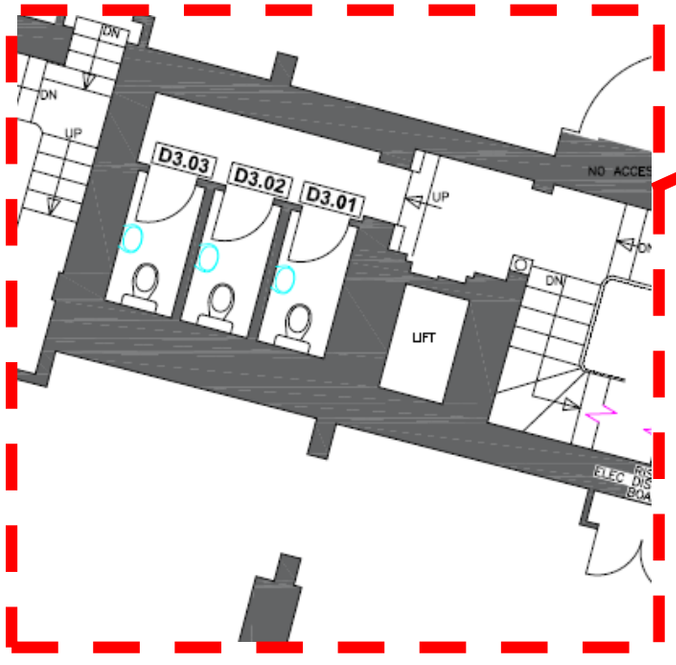
3.0 Proposed Refurbishment

Main Office refurbishment

- The proposed works on each level generally comprise the following;
  - New MF ceilings installed to retain/ conceal any features of historical interest.
  - New decoration to the existing structural walls
  - New floor coverings throughout.
- New Toilet Accommodation
  - New toilet IPS fixtures, fittings and finishes within the existing configuration.

Typical new MF raft / ceiling detail to house the new services. Access via a linear suspended ceiling system or maintenance hatches.





New toilet configuration. Reinstate new IPS type system that will be replicated on each floor level 1 – 4.

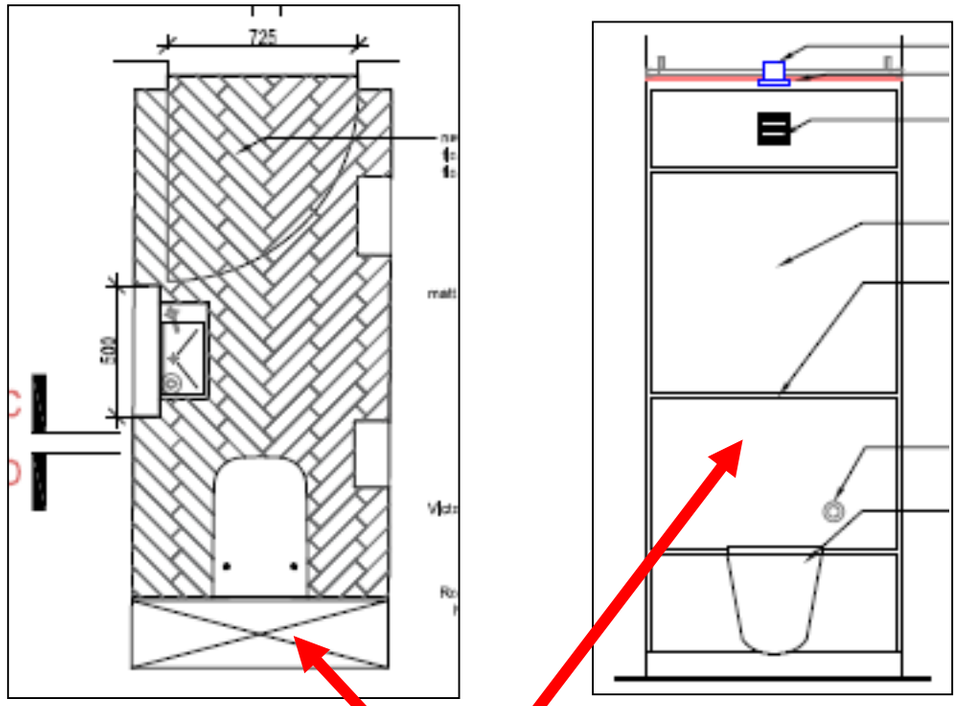
New suspended ceiling lights – linear fittings throughout.

Existing light-well retained and cleaned to maximise daylight

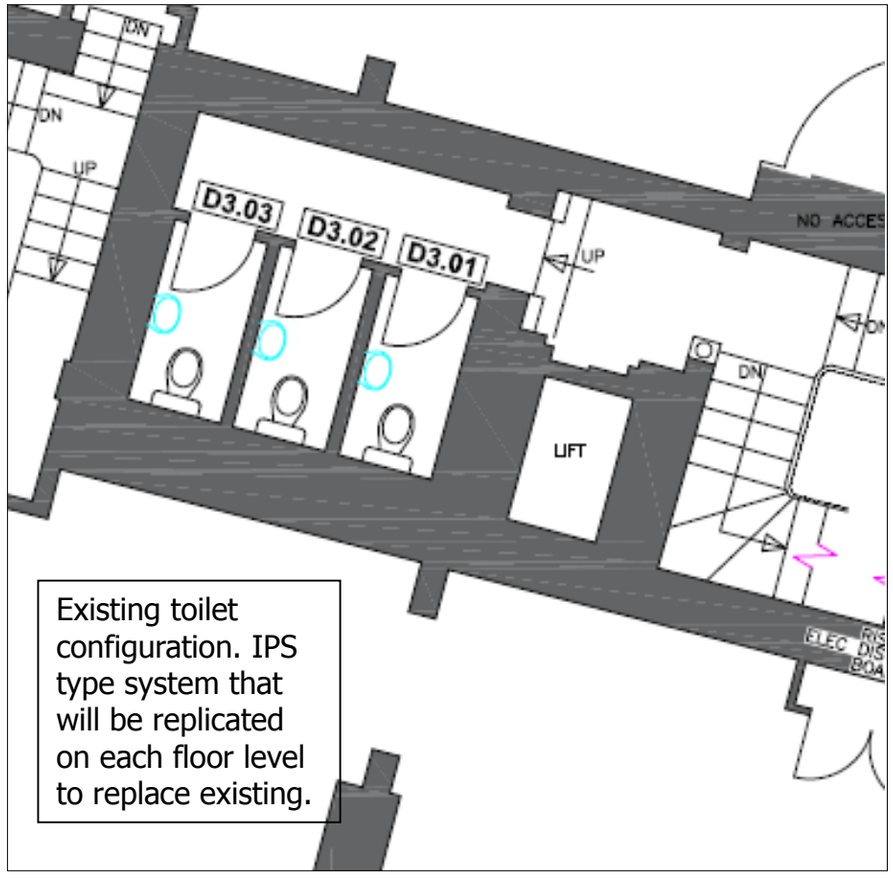
3.0 Proposed Refurbishment

Toilet refurbishment

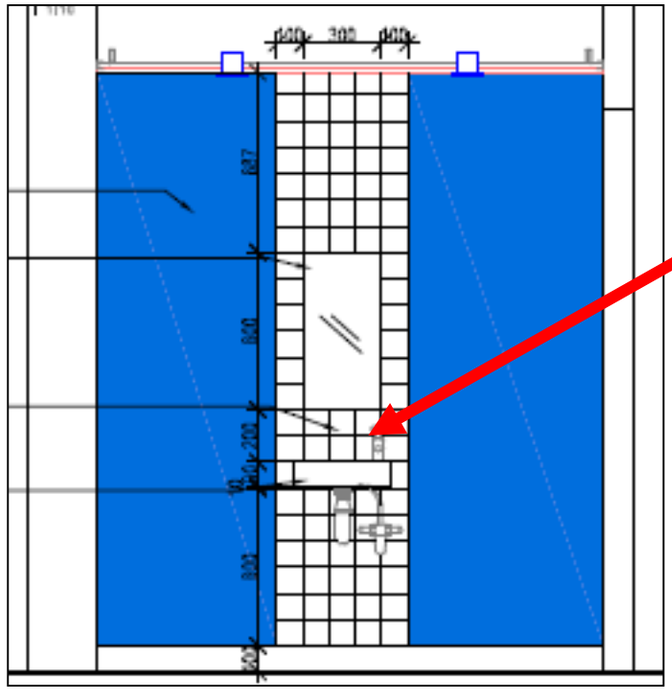
- New stud partitions will be building to form the male and female toilet accommodation.
- Stud partitions will form the divide between the cubicles that will have an IPS rear access panel wall and a new cubical door.
- Sanitary-ware will generally comprise white vitreous china.
- New decoration throughout.
- New ceramic or vinyl plank floor finish.
- New light fittings and localise vent/ extract.



New IPS System set off new stud partition walls



Existing toilet configuration. IPS type system that will be replicated on each floor level to replace existing.

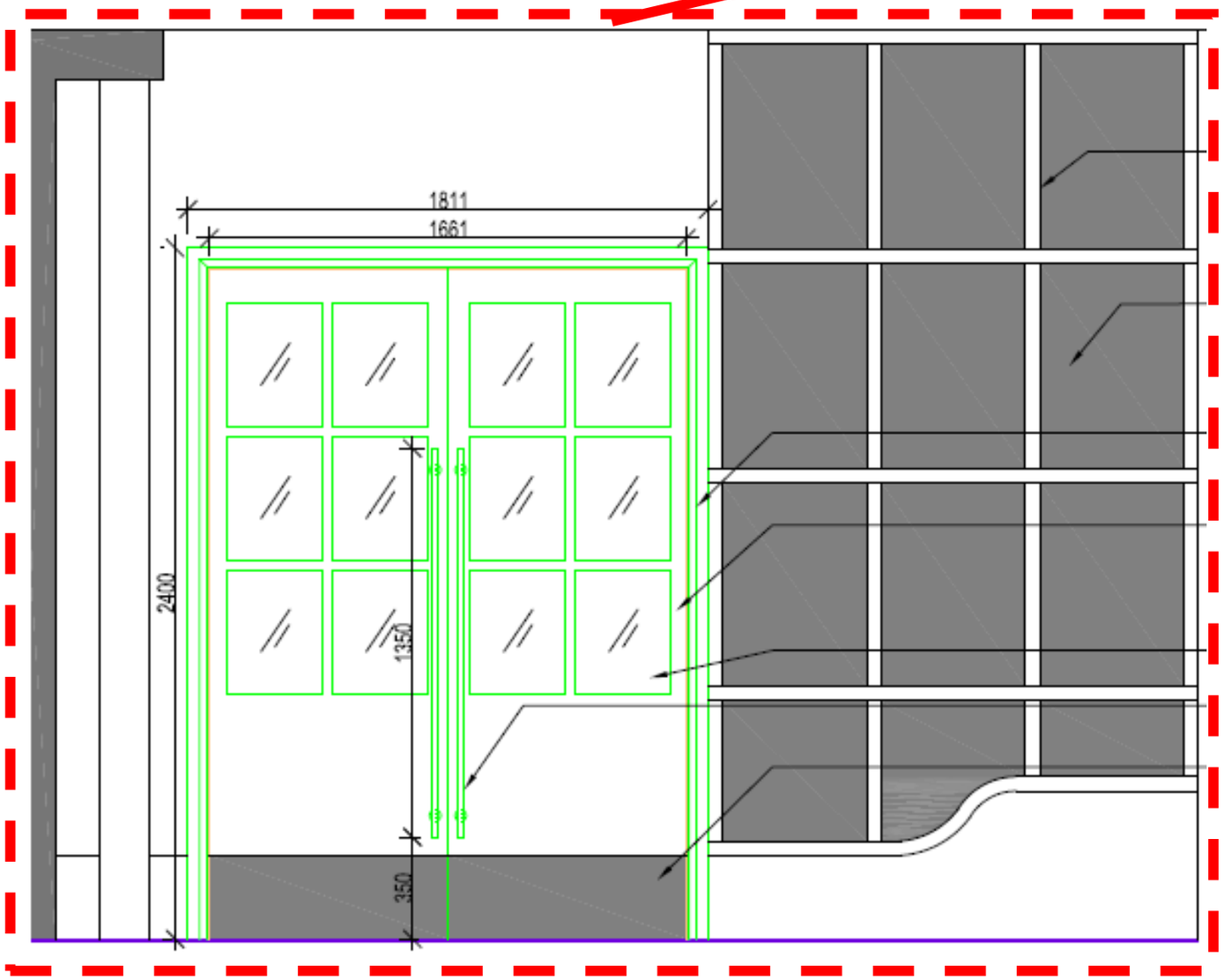


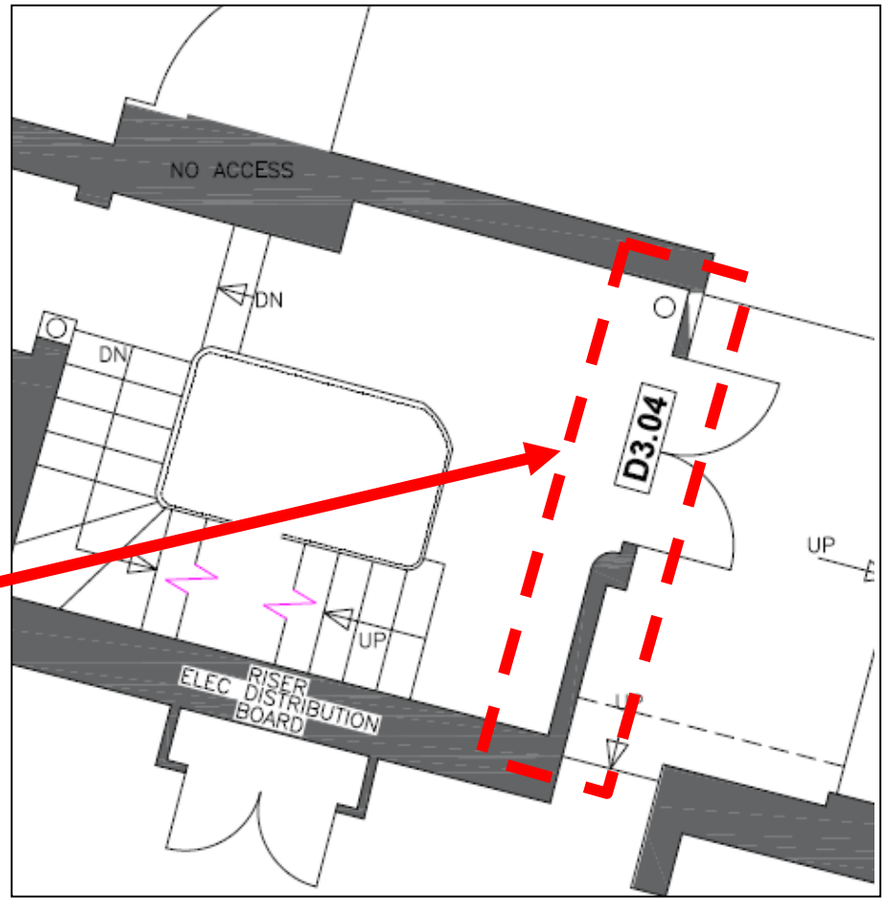
New sink and tiled wall with painted panels either side.

3.0 Proposed Refurbishment

Suite Entrance Doors

- Lobby doors off the main stair case will be replaced on every level to provide consistency throughout the building.
- Introducing new bespoke timber framed entrance doors with glazed vision panels.
- Existing timber panels to the right hand side of the doors to be retained.







Picture of Existing Suite Entrance Doors - 2015

4.0 Planning Policy Framework

THEME	PLAN	POLICY	COMPLIANCE
DESIGN	CORE STRATEGY	Policy EN 1 - Design principals and strategic character areas	Bringing back into use a largely vacant commercial office building that will improve the architectural integrity of the building within the Albert Square Conservation Area and support the future economic viability of the City Centre generally in full accordance with policies EN 1 and CC9 of the Core Strategy.
		Policy CC9 – Design and Heritage	
HERITAGE	CORE STRATEGY	Policy EN 3 - Heritage	The proposal seeks to respect the historic and architectural significance of the building, especially the external elevations of the building. Accordingly, there is very minimal change to the facade save for a couple of new openings which are required for services to the rear elevation. The modern interventions that have been introduced to the building since it was built are mainly restricted to the internal office accommodation, notably the Removal of the internal partitions also restores, to some extent, the original plan form of the building which is to be celebrated as part of the new refurbishment proposals.
	EXTENT UDP	DC18.1 - Conservation Areas	
		DC19.1 – Listed Buildings	
ACCESS	CORE STRATEGY	Policy CC 5 Transport	The application site, being positioned within the city centre is accessible by all sustainable modes of transport; walking, cycling, bus, metro and train.

5.0 Technical and Operational

Existing Structure and Proposed Works

- The existing structure is predominately a masonry structure with timber floors, clad in sandstone.
- The extent of structural work is minimal limited to minor modifications within the lift shaft.

Mechanical and Electrical Strategy

- Refer to concept M&E drawings in Appendix III.
- The electrical supplies will be modified to comply with current building regulations.
- New distribution boards will be located on each for that will be separately metered.
- Lighting will comprise new fittings throughout.
- A new fire alarm system will be installed.
- The building will retain a natural ventilation strategy, utilising the existing openable windows.
- A new VRF system will be installed within new ceiling rafts/ MF ceilings.
- The pipe work for the new VRF system will run via a new service riser from the fourth floor down to the 1st floor level.
- A plant room will be constructed on the 4th floor level. The existing steel framed windows will be removed and louvered vents installed to be finished in a colour to match the windows.

Lift Refurbishment Works

- The lift has reached the end of its economical life. A full refurbishment of the lift gear, car and finishes is being proposed.
- All works will be carried out within the existing lift shaft and lift motor rooms on site.

Toilet Accommodation

- New IPS back panel to be reinstated.
- Sanitary-ware will generally comprise white vitreous china.
- New decoration throughout.
- New ceramic or vinyl plank floor finish.
- New light fittings and localise vent/ extract.

5.0 Technical and Operational

Acoustic Issues

- Due to the city centre location back ground noise levels are relatively high. A background noise survey has been undertaken by our Acoustic Engineers Sandy Brown – please refer to their report at Appendix V.
- We intend to retain the existing timber framed sash type windows throughout for conservation reasons. The windows will be refurbished where necessary.
- The new plant room will be acoustically treated internally to prevent noise transfer within the building and externally in line with Manchester City Councils requirements.

Fire Strategy

- Principally we are not changing or increasing the size of the accommodation.
- All works to the compartmentation, fire stopping, new fire alarm system etc are deemed to be improvements to the existing.
- A new fire strategy document for common areas and guidelines for future tenants will be produce upon completion of the works.
- The main escape route will be the central staircase and the emergency/ secondary stair case to the rear of the building. Each will have 1 hour fire integrity.

Waste Management

- Principally we are not changing or increasing the size of the accommodation. Therefore we will not be affecting or increasing waste within the building.
- Each tenant will be responsible for organising their own waste management strategy in line with their specific operations.

Access and Maintenance

- The new plant room will be accessible from the existing 4th floor level and rear stairs.
- No changes are being made to the external elevations.
- Access for lift maintenance will be improved.

6.0 Summary

Heritage

We are proposing to do very little work to the external elevations/ areas of the building. These works will however be carried out sympathetically as outline above and with OBI Property's design proposals.

Internally there has been an extensive amount of fit out and refurbishment carried out since the building was built in 1877. Its is our intention to carry out a soft strip exercise, carefully removing the modern existing finishes, if any features of architectural or historical importance are discovered they will be clearly identified and retained. Where possible these will also be incorporated within our design proposals and final finishes.

All of our proposed refurbishment works are geared up towards enhancing the buildings appeal as a historical part of the Albert Square Conservation area and its listed status. Materials and finishes have been carefully selected by our designers.

Commercial Consideration

This building has had large voids in occupation over the last ten years, which in turn has lead to the piecemeal refurbishment of internal areas and the lost identity of this building as a prime office location for tenants.

The LJ Partnership has a vested interest in four buildings within the Albert Square Conservation Area and are proposing to make a significant investment across all 4 site during 2016/17.

The aim will be to increase the specification, whilst working sensitively to preserve and enhance the architectural prowess of each building to restore the character and charm of the buildings and ultimately their letability.

Conclusion

Overall the proposal will lead to the building being more successful and present a long term future for tenants and a solid commercial investment.

APPENDIX I - DRAWINGS

DRAWINGS SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

APPENDIX II - HERITAGE STATEMENT

SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

APPENDIX III - M&E Concept Drawings

DRAWINGS SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

APPENDIX IV - SCHEDULE OF PHOTO'S

SCHEDULE SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

APPENDIX V - ENVIRONMENTAL NOISE SURVEY

SURVEY SUBMITTED UNDER SEPARATE COVER DUE TO FILE SIZE.

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