OBI
PROPERTY



Design Access Statement

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

Northern Assurance Building

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 Northern Assurance Building, 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.
- Proposed refurbishment: describes the proposed refurbishment in terms of the site arrangement and proposed accommodation
- Planning Policy Framework: identifies the relevant planning policies from Manchester City Council's Core Strategy and extent UDP policies.
- 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 Plan (NAB).pdf
OBI-10357-0.1A GA Plan (NAB).pdf
OBI-10357-0.2A Reflective Ceiling Plan (NAB).pdf
OBI-10357-0.3 Floor Finishes Plan (NAB).pdf
OBI-10357-0.4 Wall Finishes Plan (NAB).pdf
OBI-10357-0.7A Lift Details 'A' (NAB).pdf
OBI-10357-0.8 Stair Detail (NAB).pdf
OBI-10357-0.9 Existing Ceiling Plan (NAB).pdf
OBI-10357-00.D0 Demolition Plan (NAB).pdf
OBI-10357-01.D0 Demolition Plan (NAB).pdf
OBI-10357-02.D0 Demolition Plan (NAB).pdf
OBI-10357-1.00 Existing Plan (NAB).pdf
OBI-10357-1.1A GA Plan.pdf
OBI-10357-1.2A Reflective Ceiling Plan.pdf
OBI-10357-1.3A Floor Finishes Plan.pdf
OBI-10357-1.4 Wall Finishes Plan.pdf
OBI-10357-1.6A Lift Elevation Details 'B'.pdf
OBI-10357-1.7A Suite Entrance Elevation.pdf
OBI-10357-1.8A Toilet Details.pdf
OBI-10357-2.0 Existing Plan (NAB).pdf
OBI-10357-2.1A GA Plan (NAB).pdf
OBI-10357-2.2A Reflective Ceiling Plan.pdf
OBI-10357-2.3A Floor Finishes Plan.pdf
OBI-10357-2.4 Wall Finishes Plan.pdf
OBI-10357-2.5 Existing Ceiling Plan.pdf
OBI-10357-3.1A GA Plan (NAB).pdf
OBI-10357-3.2A Reflective Ceiling Plan (NAB).pdf
OBI-10357-3.3A Floor Finishes Plan (NAB).pdf
OBI-10357-4.0A Existing Plan (NAB).pdf
OBI-10357-4.1A GA Plan (NAB).pdf
OBI-10357-4.2A Reflective Ceiling Plan.pdf
OBI-10357-4.3A Floor Finishes Plan (NAB).pdf
OBI-10357-4.4 Wall Finishes Plan (NAB).pdf
OBI-10357-4.5 Existing Ceiling Plan (NAB).pdf
OBI-10357-4.D0A Demolition Plan (NAB).pdf
OBI-10357-5.0A Existing Plan (NAB).pdf
OBI-10357-5.1A GA Plan (NAB).pdf
OBI-10357-5.2A Reflective Ceiling Plan.pdf
OBI-10357-5.3A Floor Finishes Plan (NAB).pdf
OBI-10357-5.4 Wall Finishes Plan (NAB).pdf
OBI-10357-5.5 Existing Ceiling Plan (NAB).pdf
OBI-10357-5.D0A Demolition Plan (NAB).pdf
OBI-10357-6.0 Existing Demolition Plan (NAB).pdf
OBI-10357-6.0A Existing Plan (NAB).pdf
OBI-10357-6.1 GA Plan (NAB).pdf
OBI-10357-6.2 Reflective Ceiling Plan.pdf
OBI-10357-6.3A Floor Finishes Plan (NAB).pdf
OBI-10357-6.5 Existing Ceiling Plan (NAB).pdf
OBI-10357-6.D0A Demolition Plan (NAB).pdf
OBI-10357-E.1 Existing Elevation 1 (NAB) TENDER.pdf
OBI-10357-E.1 Proposed Elevation 1 (NAB) TENDER.pdf
OBI-10357-E.2 Existing Elevation 2 (NAB) TENDER.pdf
OBI-10357-E.2 Proposed Elevation 2 (NAB) TENDER.pdf
OBI-10357-E.3 Existing Elevation 3 (NAB) TENDER.pdf
OBI-10357-E.3 Proposed Elevation 3 (NAB) TENDER.pdf
OBI-10357-LP.0 Location Plan (NAB).pdf
OBI-10357-R.1 Existing Roof Plan (NAB).pdf
OBI-10357-R.1A Proposed Roof Plan (NAB).pdf
OBI-10357-SB.0 Site Boundary (NAB).pdf
OBI-10357-T.1 Typical Details (NAB).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

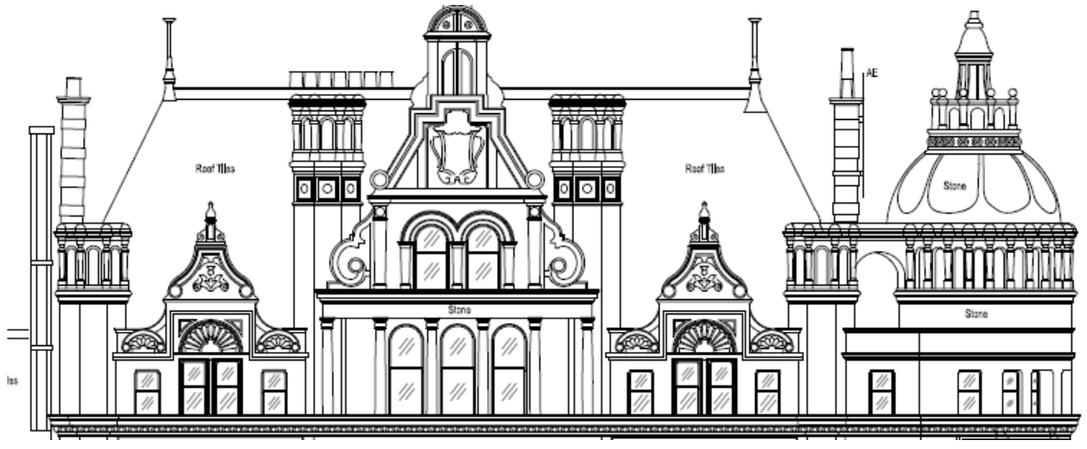
Application

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 Northern Assurance Building, Manchester.

The Northern Assurance Building is a grade II listed building designed by Waddington and Dunkerley completed in 1902. 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 and a new plant area to be located to the rear of the building at 4th floor level.

The project is largely centred around removing historical piecemeal fit outs 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 The Northern Assurance Building along with three other office buildings in the Albert Square vicinity; 2 Mount Street (grade II* listed), St Andrews Chambers (Grade II* Listed) and the adjacent Victoria Building (grade II listed) at 1-7 Princess 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.

The existing tenant on the 3rd Floor Haines Watts LLP will remain in occupation and will be taking a new lease. The works will also coincide with a significant being made at ground floor level by Piccolino's (Restaurant Bar and Grill Ltd) who's newly extended restaurant is due to complete in March 2016.

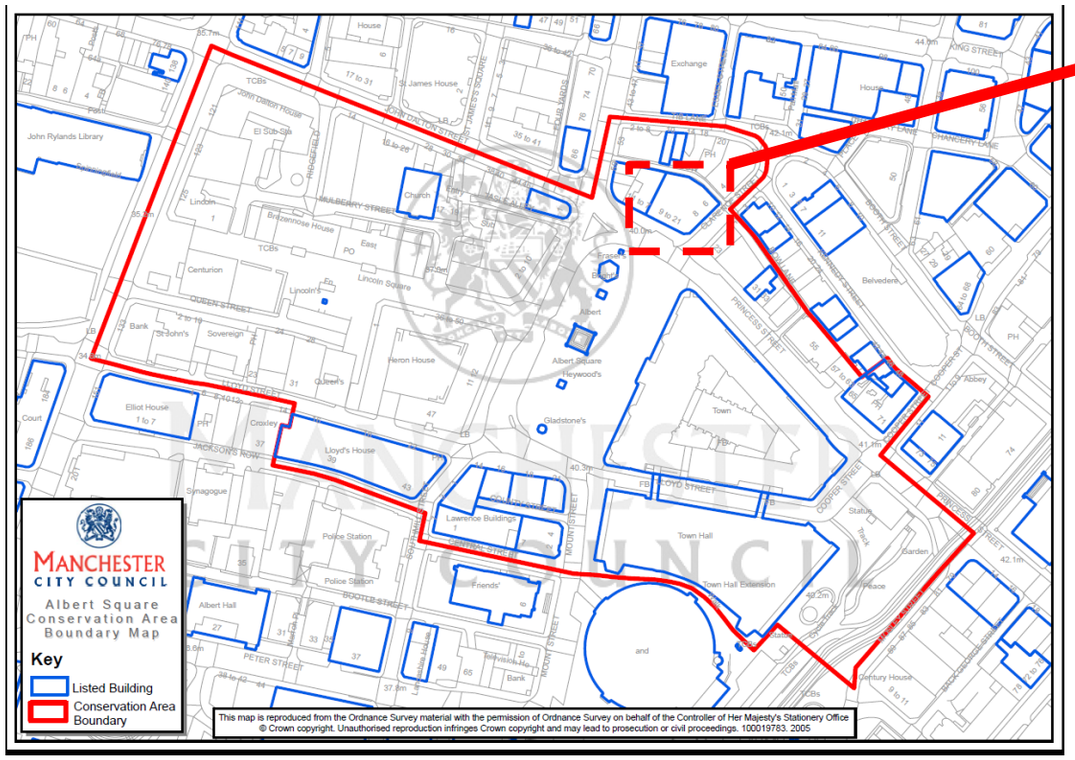
2.0 Introduction

Site and Building Configuration

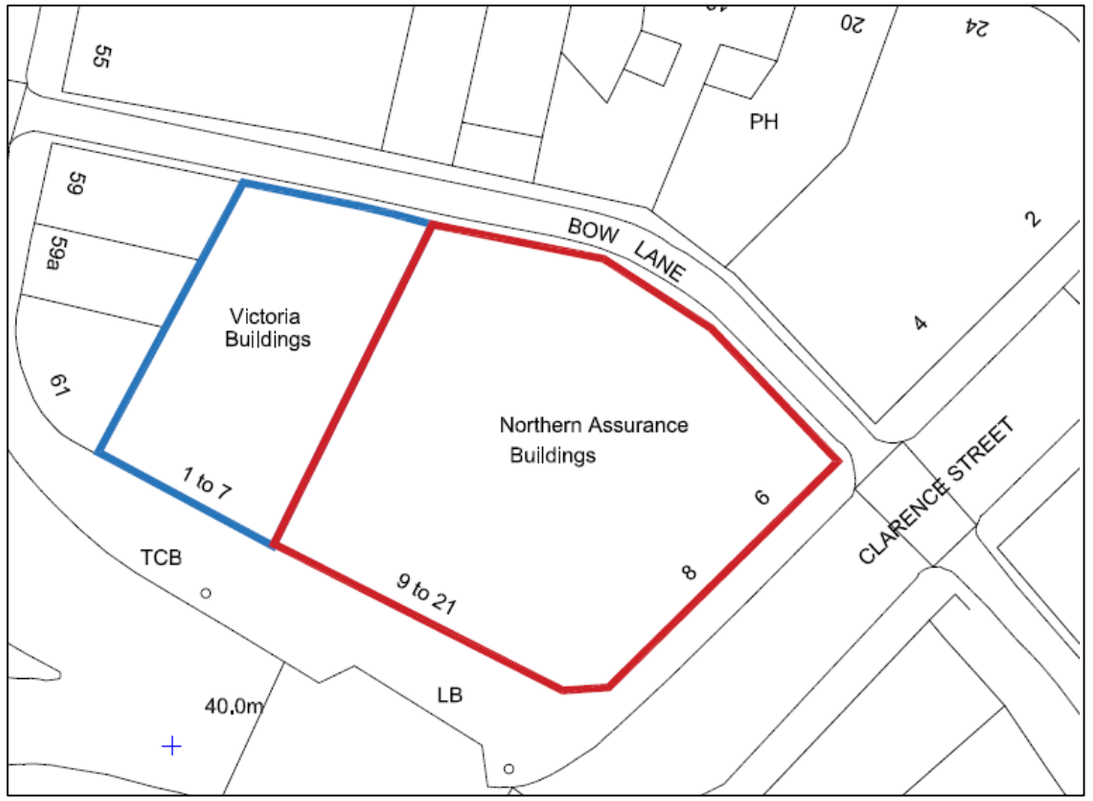
- The property is a grade II listed building situated in Manchester City centre.
- The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).
- The building comprises seven floors plus basement incorporating a restaurant unit and a retail shop at ground floor level with office accommodation above.
- The building was designed by Waddington and Dunkerley completed in 1902.



Picture of The Northern Assurance Building 2015



Albert Square Conservation Area (designated in 1972)

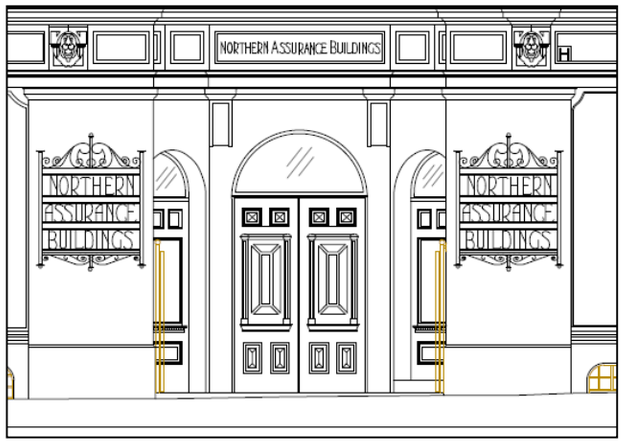


Site Location Plan (Promap 2016)

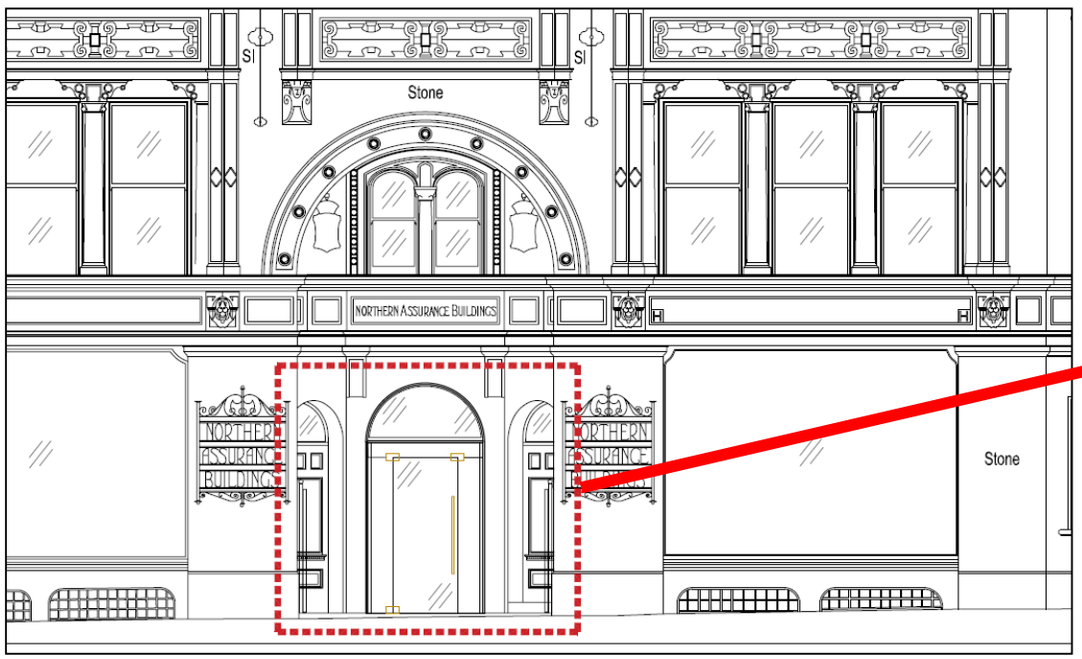
3.0 Proposed Refurbishment

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.



Existing Main Entrance Door Arrangement.



Proposed Main entrance – Existing timber doors retained and held open as a feature. Retaining the overhead glass panel and timber frame. New glazed entrance door and surround. Retain and refurbish building signage.



Princess Street Entrance – 1948
(Picture MCC Central Library)



Princess Street Entrance – 1988
(Picture MCC Central Library)



Princess Street Entrance – 2015

3.0 Proposed Refurbishment

External Roof Plan

- A new plant deck to the rear of the building set out at 5th floor level.
- Steel grillage/ big foot system to be installed off the asphalt flat roof.
- Screen to be installed within the existing handrail
- Acoustic/ visual screen to minimise the noise egress levels of the condenser equipment in line with Manchester City Council Requirements - highlighted in green below.



Birds-eye view – New plant to be located to the rear of the building on Bow Lane.

Proposed Roof Plan – Plant area enclosed by a solid acoustic screen.



Bow Lane Elevation – rear service road

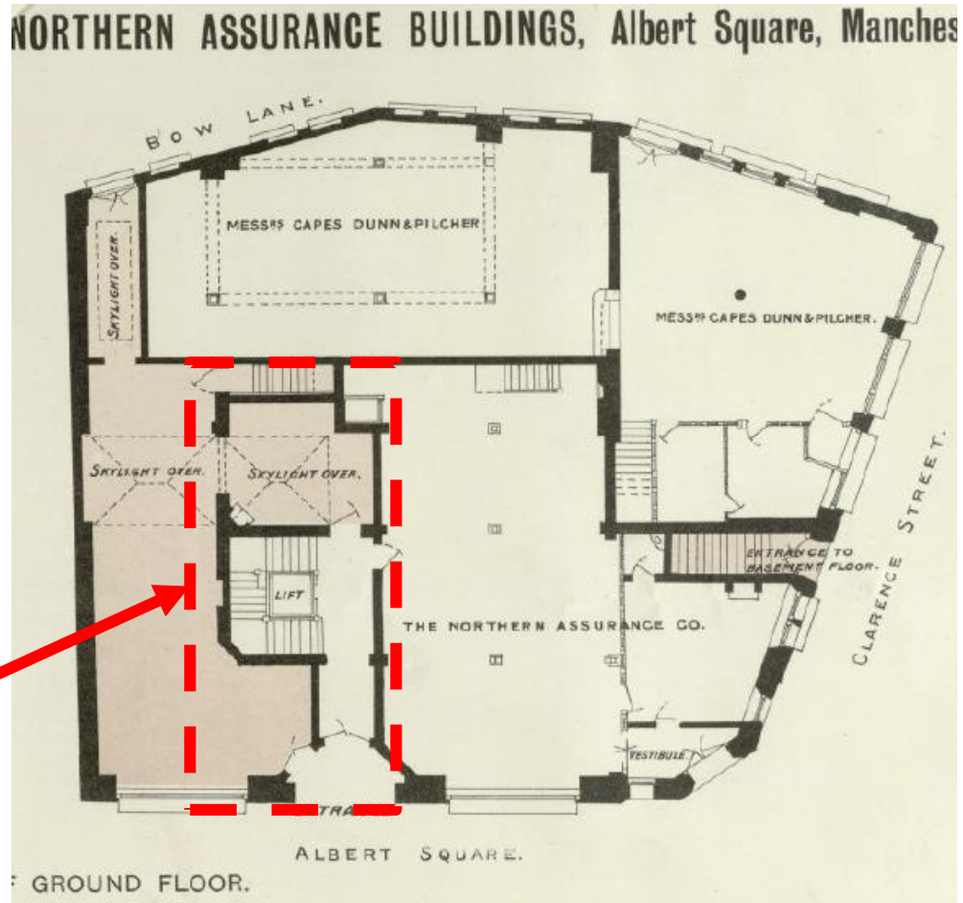
3.0 Proposed Refurbishment

Ground Floor Lobby

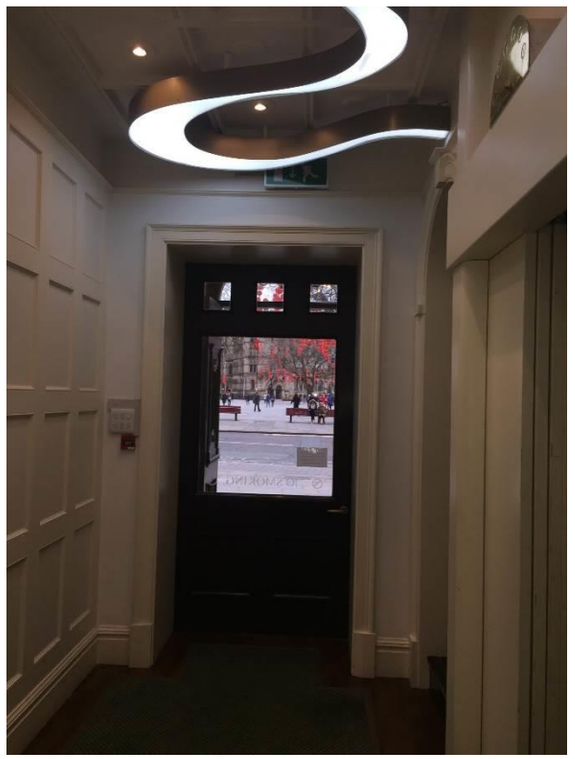
- Works generally comprise new ceiling wall and floor finishes.
- The configuration of the ground floor does not change
- The lift will be refurbished to meet modern H&S standards.
- The new glazed entrance door/ surround will make the space lighter.



Proposed GA Plan - .



Historical plan layout (MCC Central Library) – the proposals do not material alter the layout of this space.



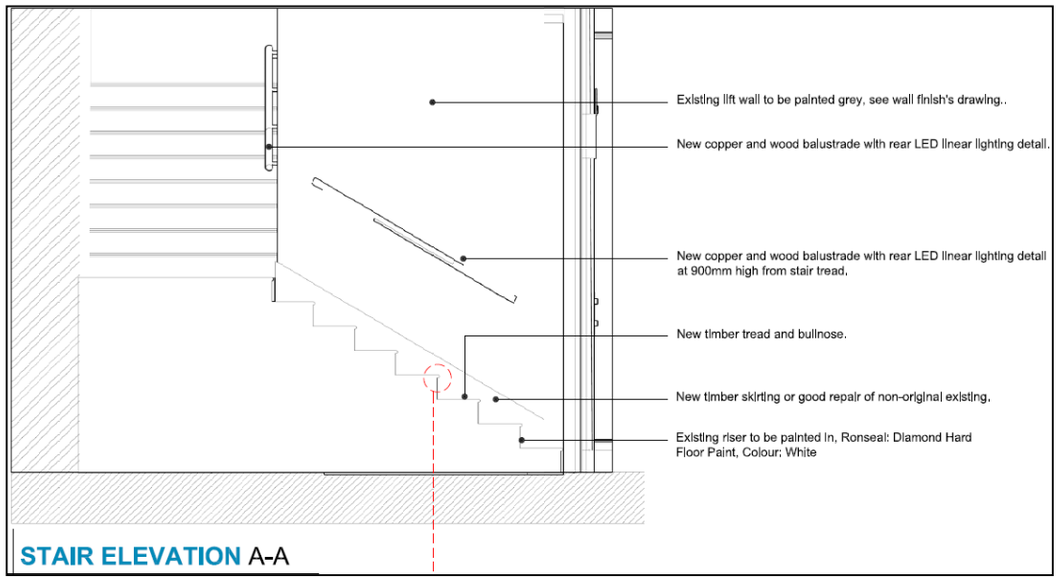
Photograph showing current finishes – all are relatively modern additions to the space

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

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 stairs are to receive new finishes including timber floor finish and new timber handrail.



Section – showing proposed new stair finishes to replace – existing modern fixtures, fittings and finishes.



CGI Image to show the design intent.

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

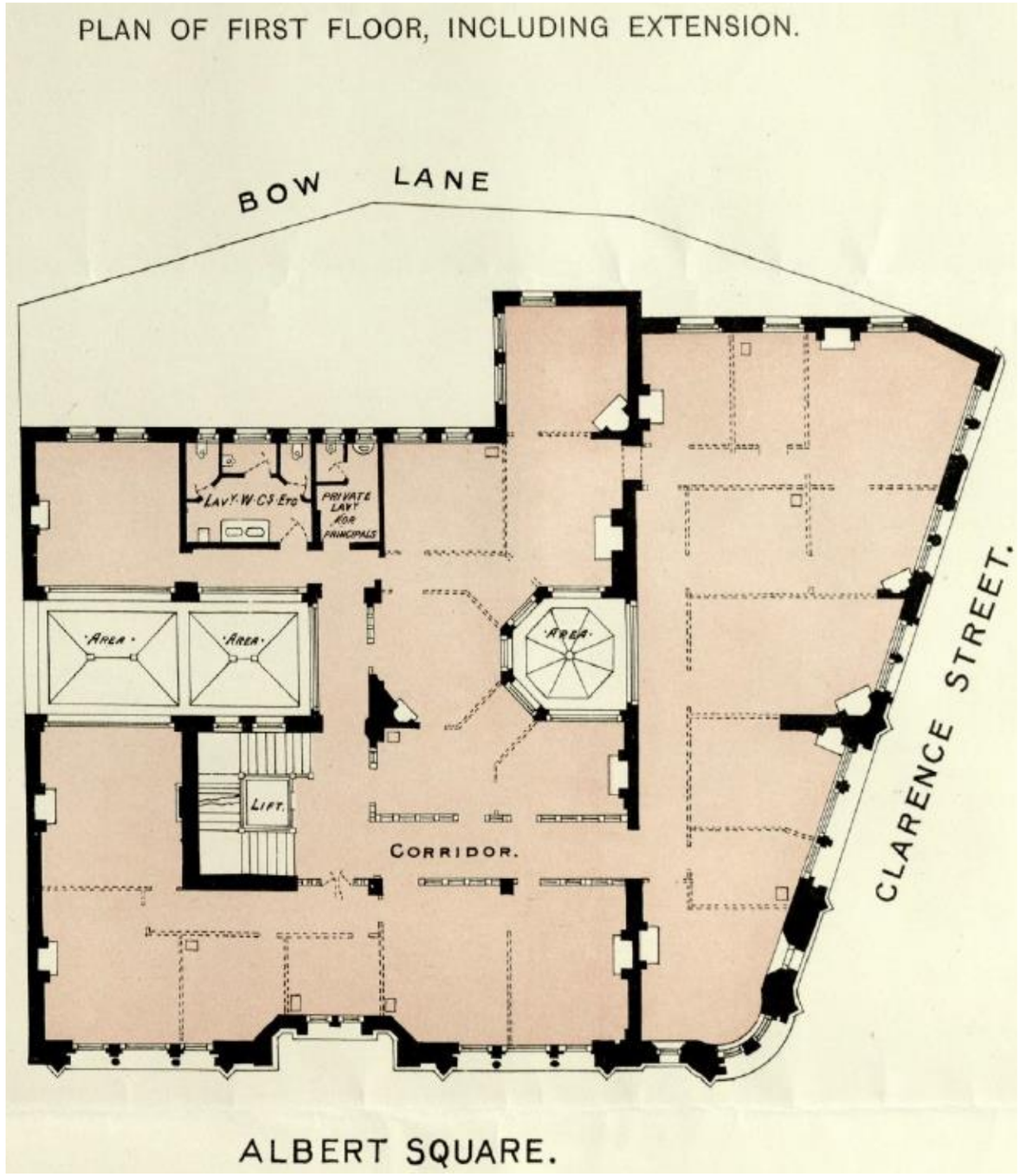
3.0 Proposed Refurbishment

Main Office refurbishment

- 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 MF ceilings installed to retain/ conceal any lath/plasterwork or features of historical interest.
  - The formation of a new bulk head to house and distribute the new services required to modernise the suites.
  - New decoration to the existing structural walls
  - New floor coverings

- New Toilet and Kitchenette Accommodation
  - The careful strip/ removal of all modern alterations.
  - Remove the non-load bearing brickwork walls to allow for a modern toilet configuration

- Commercial Commentary
  - The aim is to open the floors back up in line with the historical plan to the right.
  - Removing any modern suspended ceilings to maximise the natural daylight
  - The floors will see modern desirable toilet accommodation
  - Largely the floors will be a blank canvas ready for sympathetic tenant fit outs.



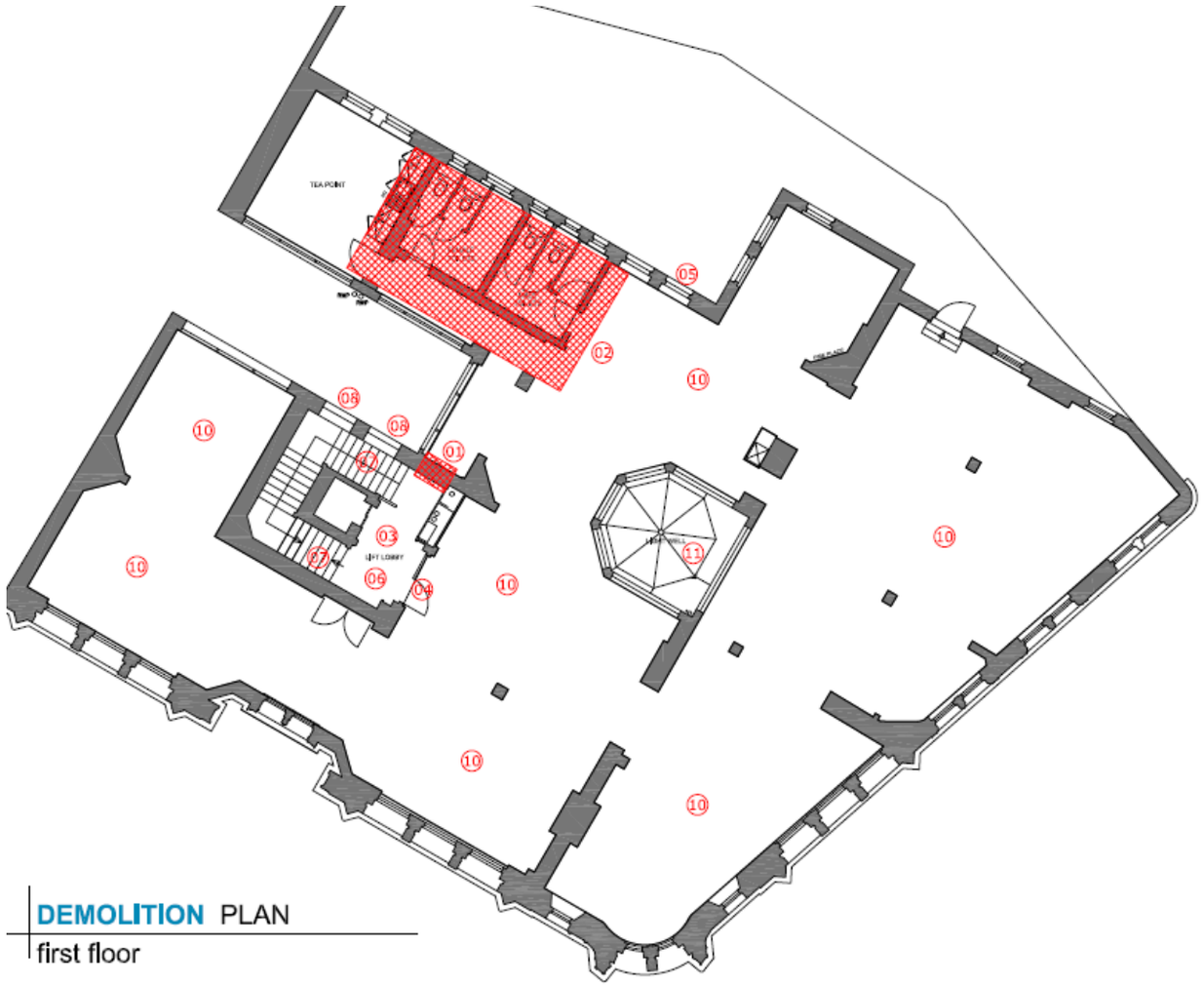
Historical plan layout (MCC Central Library) – the proposals do not material alter the layout of the main office space.

The existing toilet accommodation configuration has been altered and refurbished a number of times over the years. These drawing show that the walls containing the toilets are none structural.

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.
  - Remove the non-load bearing brickwork walls to allow for a modern toilet configuration





Increase natural day light by removing lowered suspended ceilings.

Remove carpet tiles to floors.

Remove all demountable partitions.



Suspended ceilings to be removed.

New MF ceilings installed to retain/ conceal any lath/plasterwork or features of historical interest.

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



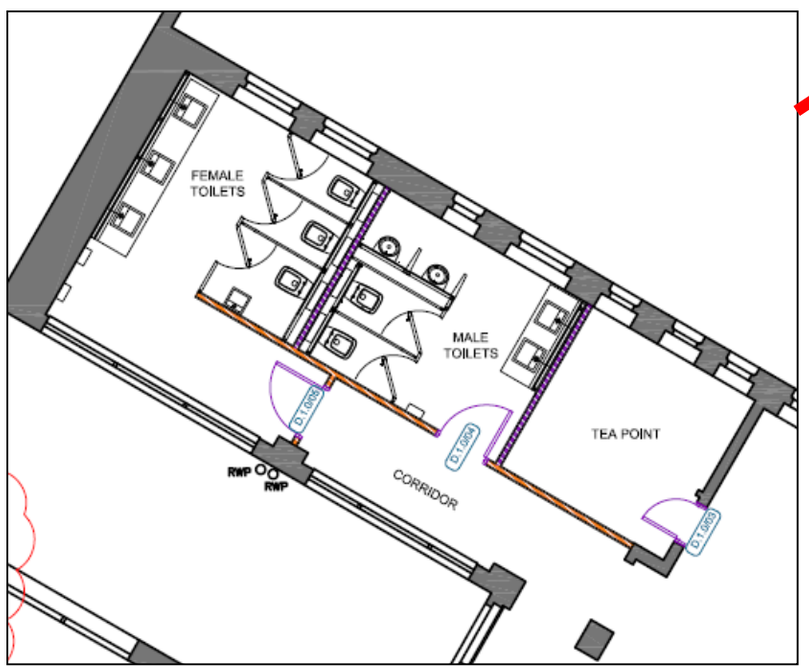
Existing toilet accommodation to be removed and reconfigured.

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 lath/plasterwork or features of historical interest.
  - The formation of a new bulk head to house and distribute the new services required to modernise the suites.
  - New decoration to the existing structural walls
  - New floor coverings
- New Toilet and Kitchenette Accommodation
  - Remove the non-load bearing brickwork walls to allow for a modern toilet configuration



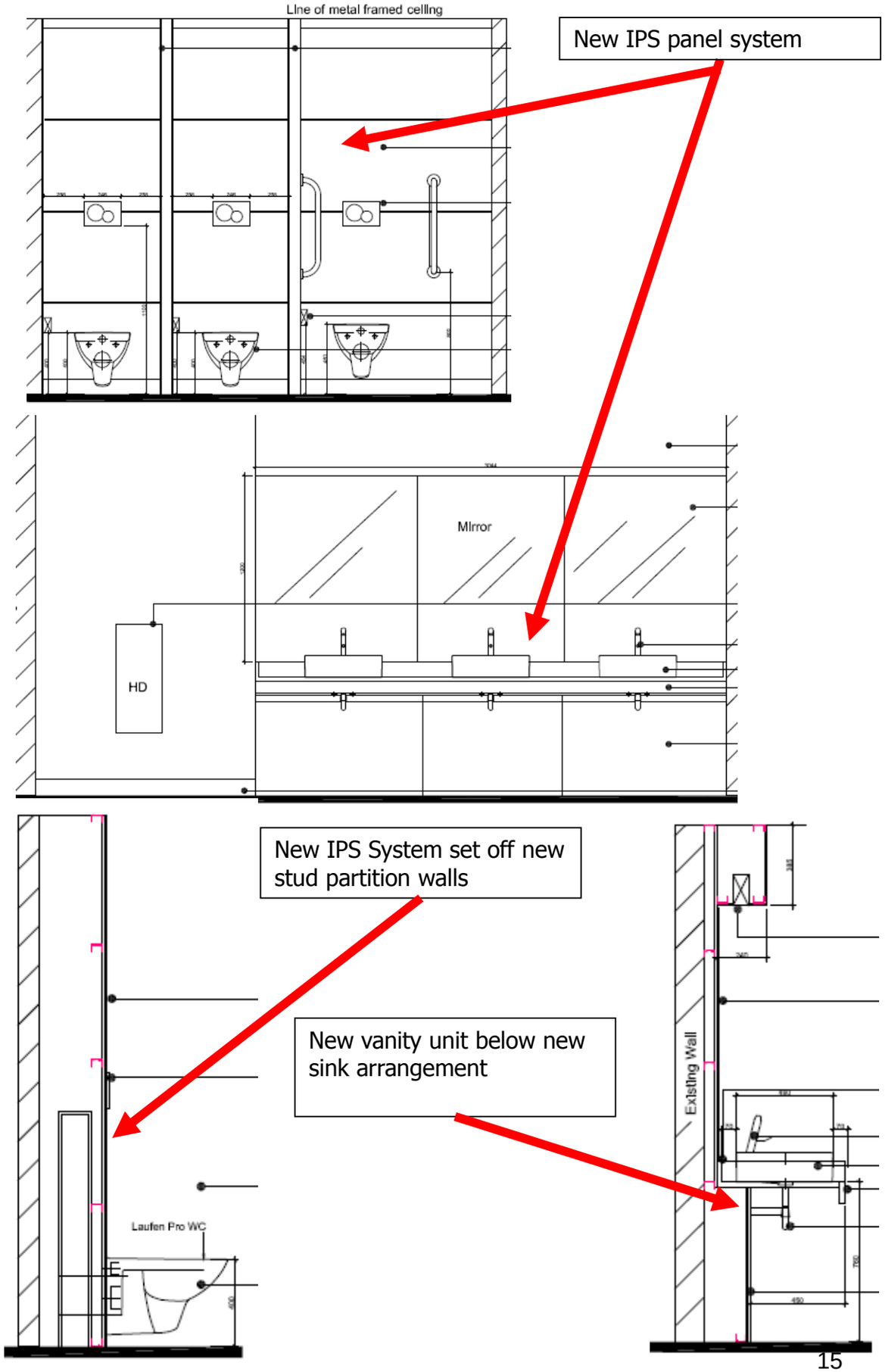


New toilet configuration. Back to back IPS type system that will be replicated on each floor level 1 – 5.

3.0 Proposed Refurbishment

Toilet refurbishment

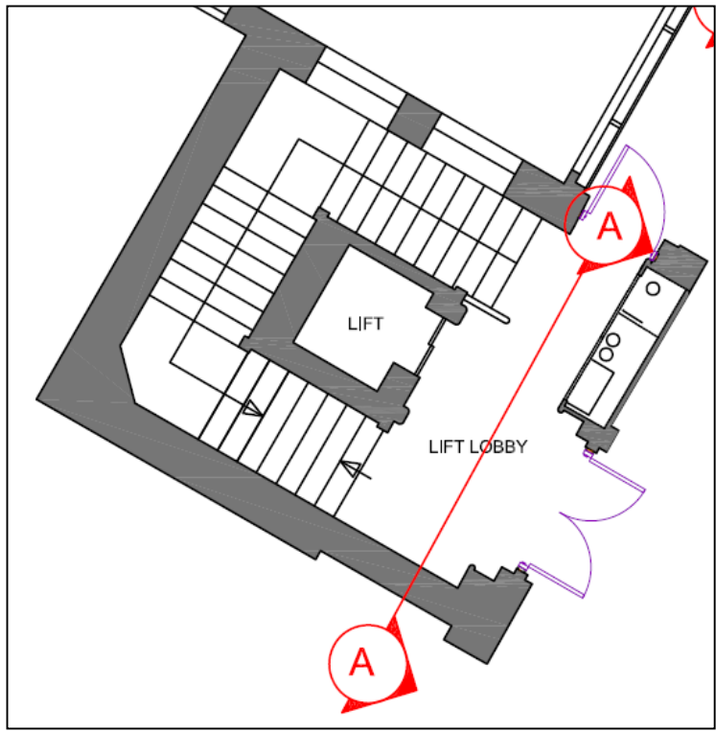
- The proposed toilet refurbishment will be undertaken to levels 1,2,4 & 5.
- New stud partitions will be building to form the male and female toilet accommodation.
- Stud partitions will form the divide between the cubicles that will have an IPS rear access panel wall and a gloss laminate finished cubical door.
- Sanitary-ware will generally comprise white vitreous china
- New decoration throughout
- New ceramic or vinyl plank floor finish.



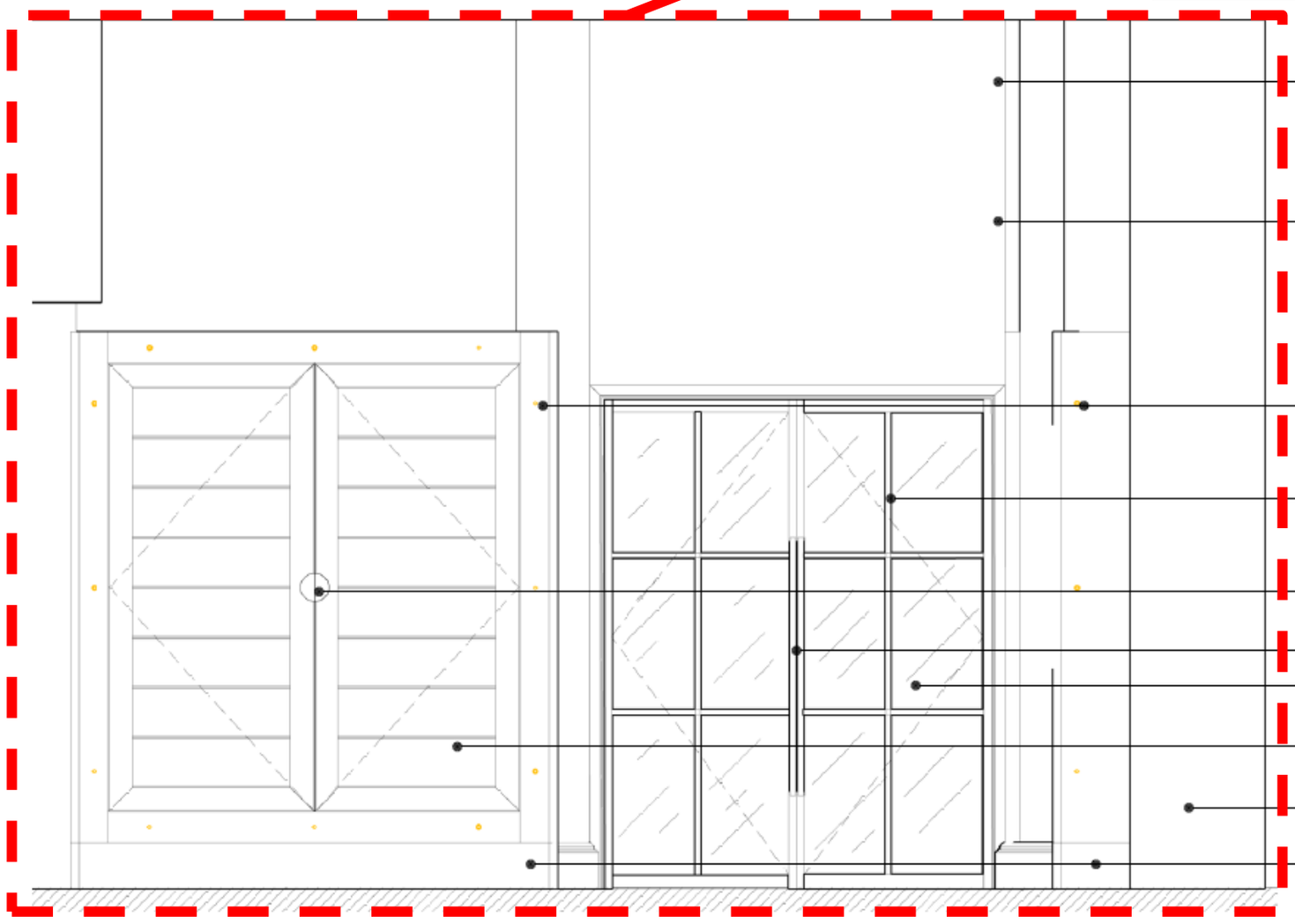
3.0 Proposed Refurbishment

Suite Entrance Doors

- Lobby doors off the main stair case will be replaced on every level (Including the occupied 3rd floor) to provide consistency throughout the building.
- Introducing new bespoke steel framed entrance doors with glazed vision panels.
- Existing riser doors retained and painted.



Location of lobby elevation below



Existing timber boards to be painted in Farrow and Ball, Estate Eggshell (20%sheen) Pavllllon Grey.

Exlstlng curved bulkhead to be palnted In Farrow and Ball, Estate Eggshell (20%sheen) Pavillion Grey.

Exlstlng screw heads removed and new decoratlve thumb screw-knurled brass heads to be screwed In place, slze to be confirmed.

Black slim-line steel window frame, to manufactures design.

Inslde of handle to have a brass plate to form exlstlng two semi clrcular handles.

1200mm Brass 'D;'handle.

Glass wlthln new partltlons to have a slight black tlnt, sample to be seen before order placed.

Exlstlng tlmber panellng double doors and surround to be refurblshed and palnted wlth Farrow and Ball, Modern Emulslon (7%sheen) Wevet 273

Exlstlng tlmber panel to be refurblshed and palnted wlth Farrow and Ball, Modern Emulslon (7%sheen) Wevet 273

Existing brass skirting to be replaced with a new one, type: Brass SS-012-Halrllne by Double Stone Steel, LTD. Suppller:: Forms + Surfaces

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 cast iron frame and masonry structure clad in sandstone and grey granite externally with white glazed bricks to the light-wells.
- The extent of structural work is minimal limited to the removal of some non-load bearing brickwork walls and 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 the new bulk heads with a side vent and return air path.
- The pipe work for the new VRF system will run via existing service risers to the 5th Floor level where they will exit the building structure to the new plant deck area and condenser positions.

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 stud partitions will be built 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 gloss laminate finished 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.

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 deck will be enclosed by a solid acoustic/ visual screen to minimise the noise egress levels of the condenser equipment in line with Manchester City Council 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 which will have 1 hour fire integrity.
- The 6th floor will also have a secondary escape route via the existing rear fire escape stairs.

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 deck will be accessible from the existing 6th floor level and 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.

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