

DESIGN AND ACCESS STATEMENT

FOR THE CHANGE OF USE

TO APARTMENTS

OF

35 HOULDSWORTH STREET

MANCHESTER

M1 1EB

RICHARD DRINKWATER ARCHITECTS

APRIL 2014

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1.0 Introduction

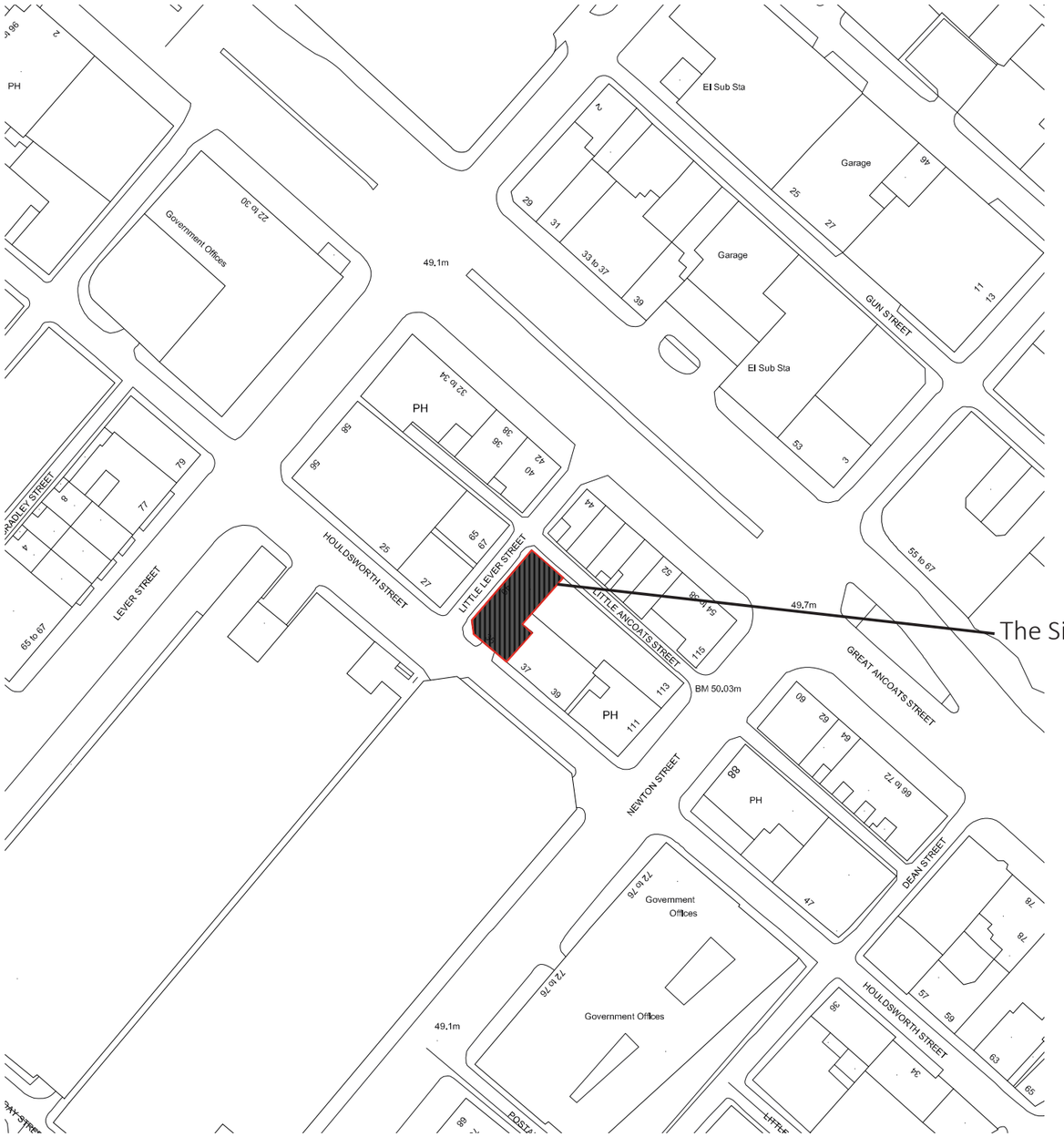


Figure 1: location plan

1.1 This Design and Access statement has been produced by Richard Drinkwater Architects in support of an application for the Change of Use of 35 Houldsworth Street from offices to apartments on behalf of the owner Ehsan Malik.

1.2 The site consists of an existing, four-storey, office building with a basement bounded by Little Ancoats Street, Little Lever Street and Houldsworth Street. The building is currently vacant having last been used as offices many years ago.

1.3 The proposal is to convert the building into ten apartments on the ground and upper three floors, retaining the basement for refuse storage and other general facilities for the amenity of the residents. The flats will be a mix of one and two bedrooms units.

1.4 This statement should be read in conjunction with the drawings submitted for planning approval which are listed in Appendix A and other supporting documents listed in Appendix B

2.0 Planning History

2.1 The building is not listed and is not in a conservation area.

2.2 Previous planning permissions were granted in 2008 for the conversion of the building to apartments and live/work units.

- Planning reference: 084822/FO/2007/C2 (13 February 2008) gave permission for the conversion of the building and addition of a new floor at roof level to create 8 no apartments [See Appendix B]

- Planning reference: 084823/FO/2007/C2 (13 February 2008) gave permission for the conversion of the building and addition of a new floor at roof level to create 4 no live/work units [See Appendix B]

Both these permissions expired in 2011 and were not renewed although the principle of conversion to residential use was established as being acceptable at that time.

3.0 Location

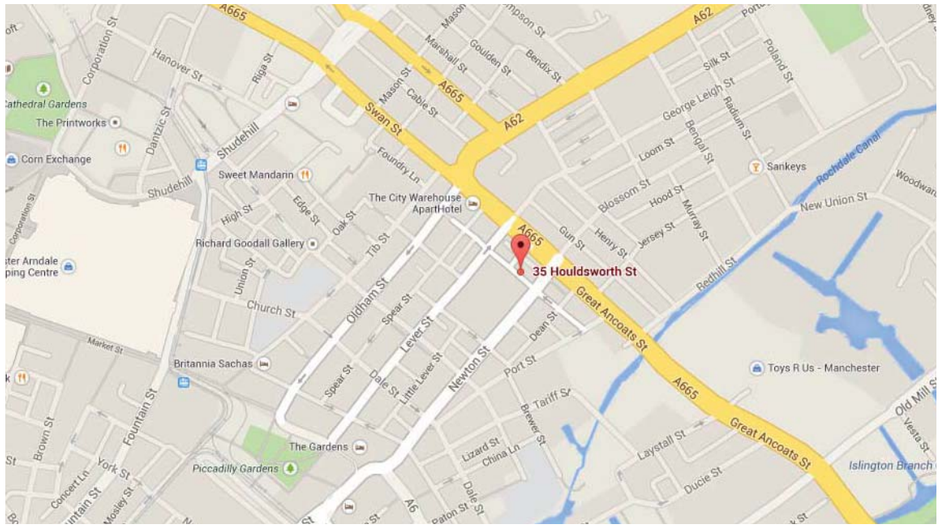


Figure 2: Google Map

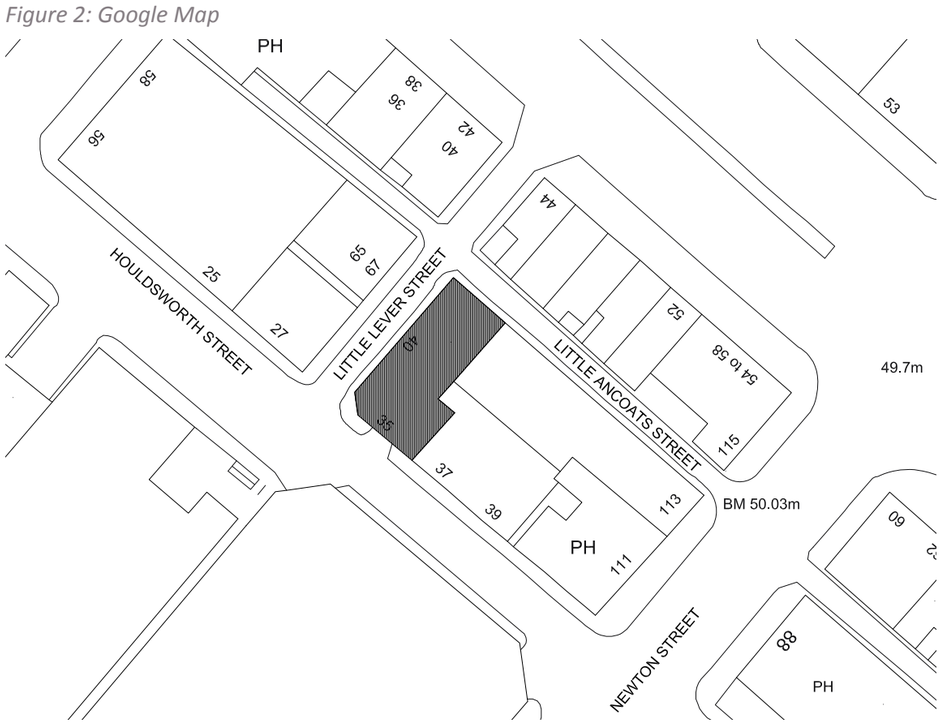


Figure 3: Site Plan

3.1 The building is located just off Great Ancoats Street on the fringe of the Northern Quarter. Houldsworth Street is a 'back' street connecting Lever Street and Newton Street, two roads connecting the city centre to the inner relief route. It is less than 5 minutes' walk to buses and trams in Piccadilly Gardens and Shudehill Interchange and also Piccadilly train station.

3.2 The building is part of a tight network of commercial and residential premises with a variety of uses. The surrounding historic buildings were generally of a commercial nature, and a mix of early twentieth century and Victorian warehouses and mills and late Georgian houses with large windows originally for textile workers.

3.3 It is bounded by streets on three sides with a party wall to another property on the fourth. There is no open space associated with the building.

3.4 It faces the Sorting House, a large residential conversion of the old Post Office on Newton Street to the Southeast of the site and also Griffin House on Lever Street, the headquarters of a national catalogue shopping company. It shares a party wall to the Southwest with another residential block, 111/113 Newton Street. It faces blocks of smaller commercial premises on the other two boundaries.

4.0 Existing Structure

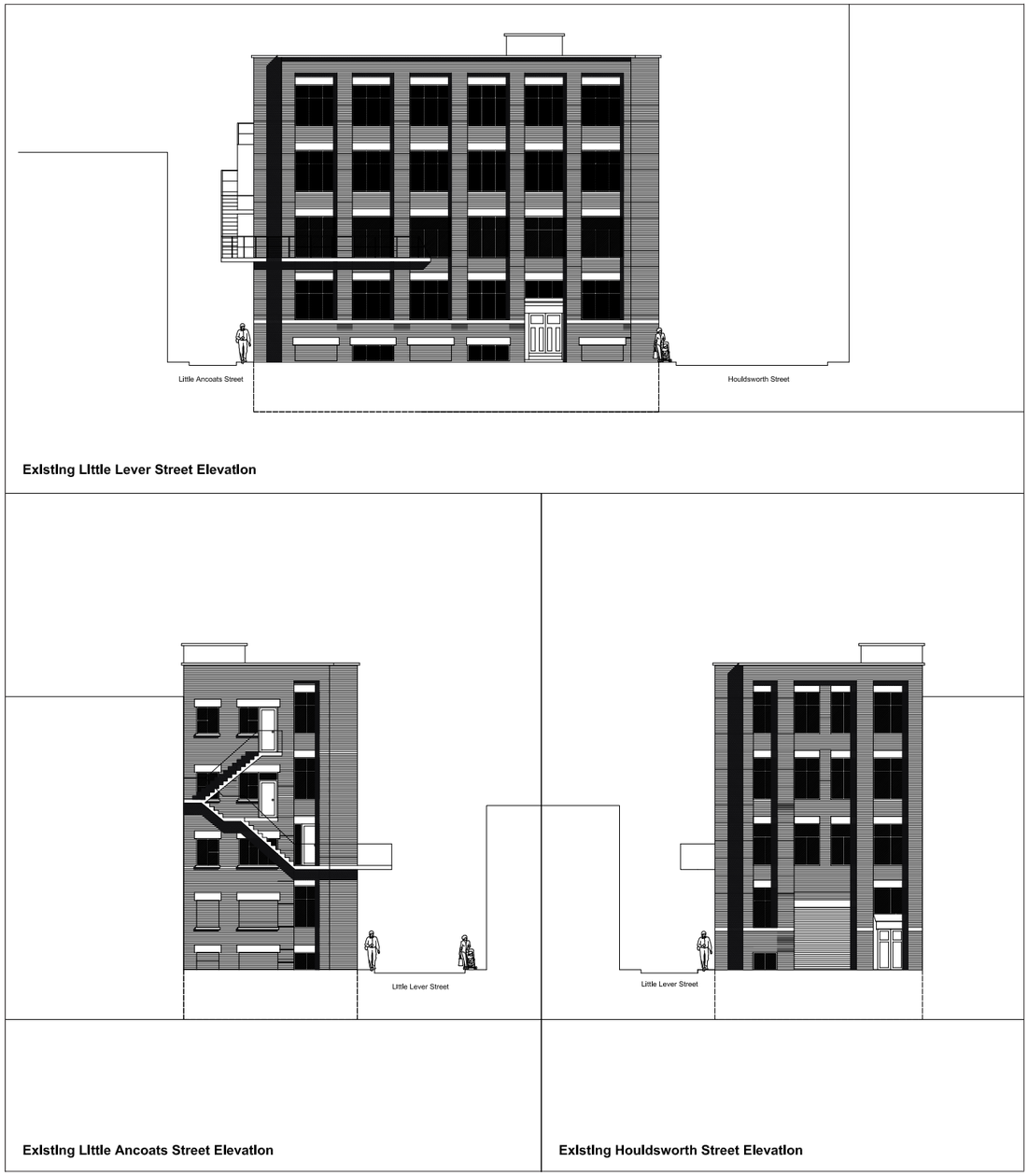


Figure 4: Existing elevations

4.1 The building was constructed in 1924 as a steel-framed warehouse with precast reinforced concrete floors and a flat concrete roof. It was built for Messrs Mark Foys Ltd., of Sydney designed by the architects Chas. Heathcote and Sons.

4.2 There are two pedestrian entrances to the building - one from Houldsworth Street giving access to a single staircase connecting all the floors and the basement and the other entrance is from Little Lever Street giving access via a small flight of stairs to the ground floor.

4.3 There is also a garage for one car at street level off Houldsworth Street. Access is gained through a double height steel roller shutter. The was originally used as delivery bay and is bounded by a raised concrete gantry which would have been used for offloading goods.

4.4 The level of the ground floor is just over one metre above street level.

4.5 There is a redundant lift shaft in the stairwell on the Houldsworth Street side of the building.

4.6 The floor area of the existing building is 7450 sq ft (692 sq m) each level being 1490 sq ft (138.4 sq m) in area.

5.0 The Proposal



Figure 5: Existing Houldsworth St entrance



Figure 6: Existing entrance on Little Lever St



Figure 7: Garage entrance



Figure 8: Existing windows on Houldsworth St

5.1 There will be a total of ten apartments in the new development.

5.2 The ground floor will be converted into two apartments (flats 11 and 12). These will be two bedroom apartments. Flat 12 is designed for disabled use and will accommodate a wheelchair.

5.3 The first and second floors are identical each being converted into three one bedroom apartments (flats 21 - 23 and 31 - 33). These will be one bedroom apartments.

5.4 The third floor will be converted into two apartments (flats 41 and 42). These will be two bedroom apartments.

5.5 The basement will be converted to amenity space to include bin storage and cycle parking.

5.6 The owner is keen to carry out these proposals and bring the building back to life. It is desperately in need of refurbishment and although generally in reasonable condition needs attention. We have noted that there is some evidence of the steel frame deteriorating and this needs to be put right before it goes much further.

5.7 The conversion will also ensure the long term future of the building and contribute to the invigoration of the locality.

6.0 Work to the existing building

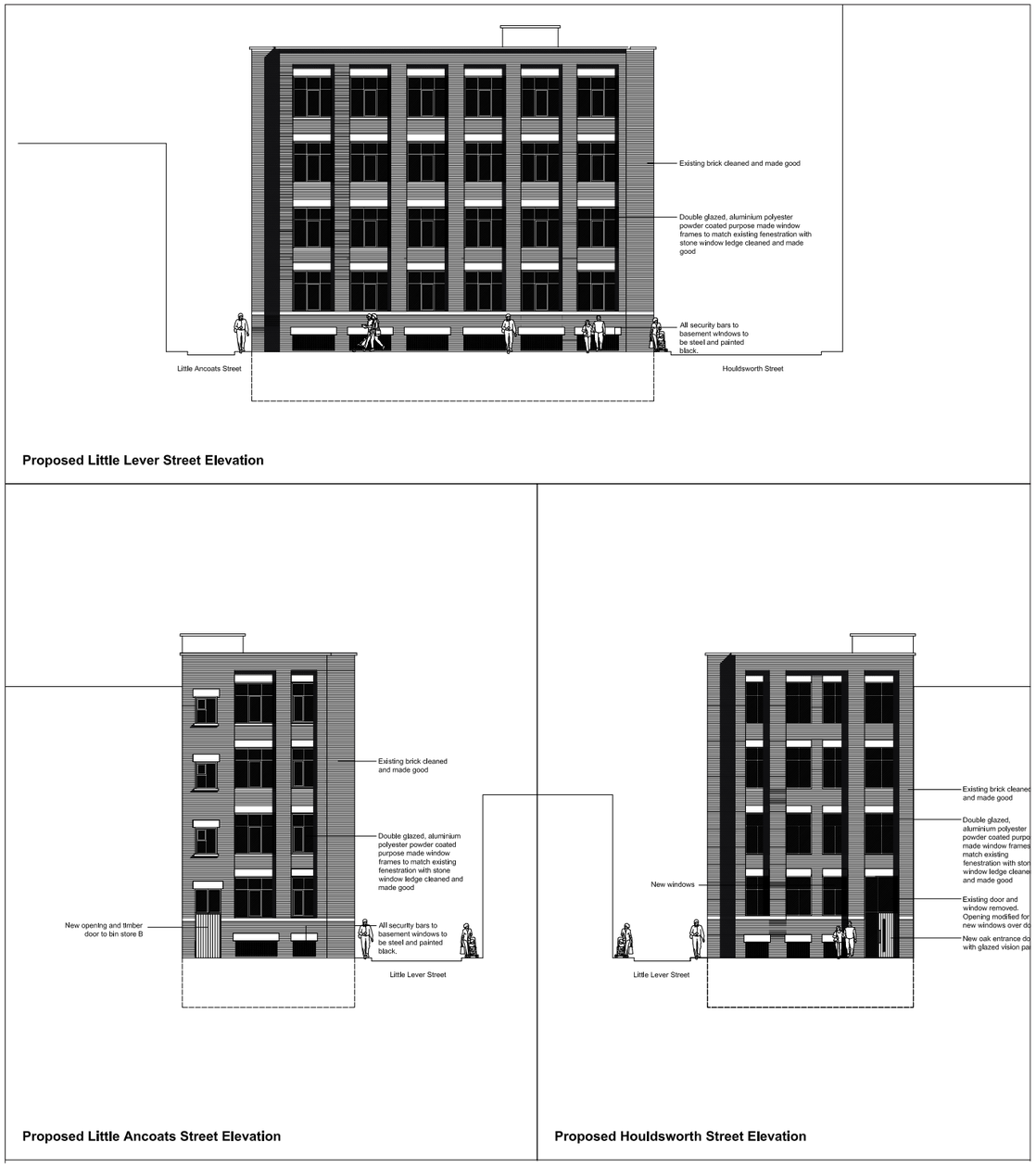


Figure 9: Proposed elevations

6.1 The conversion will be achieved by making alterations to the existing building as follows:

Externally:

- The existing building will remain substantially the same. The main fabric and structure of the building will be retained including the existing flat roof and lift motor room.
- Existing brickwork will be repaired, cleaned and pointed
- Rendered concrete lintels over existing window and door openings will be repaired and redecorated.
- All existing windows will be removed and replaced with polyester powder coated aluminium windows, double-glazed with low emissivity glass to reduce heat loss.
- The shell of the building will be upgraded by insulating where necessary to achieve current standards of thermal insulation.
- The garage and roller shutter door, currently from Houldsworth Street will be removed and replaced with new masonry and windows to match the replacements to the existing windows.
- The existing entrance door on Houldsworth Street and window above will be removed and replaced with a new timber door and glazed screen designed to allow for disabled access.
- The external steel escape fire escape stair attached to the Little Lever Street and Little Ancoats Street elevations will be removed. New windows will be formed to replace the storey exit doors on Little Ancoats Street
- A new door will be formed to allow refuse bins to be wheeled from the internal bin storage area to the collection point on Little Lever Street.
- The exposed section of party wall overlooking the parking area to 111/113 Newton Street will be repaired and decorated with the consent of the owner. Abutments and flashings with the other buildings will be inspected and repaired if necessary.
- Pavement level windows, on all three elevations, currently bricked up will be opened up and replaced with new windows. Vertical, painted steel security bars will be incorporated to protect the windows from attack.



Figure 10: View of Little Ancoats Street elevation



Figure 11: View of second floor office



Figure 12: Existing staircase



Figure 13: Junction with 111/113 Newton St

Internally:

- The garage will be removed and the ground floor will be extended over the space remaining to form part of the floor in Flat 12.
- The staircase connecting the Houldsworth Street entrance with the basement will be removed. A wheelchair lift will be inserted to give access for disabled from street level to the ground floor.
- A new lift will be provided in the existing lift shaft giving access to all floors.
- A new staircase will be formed to give access from the street level entrance lobby to the basement.
- The entrance and stairs on Little Lever Street will be removed and the floor will be extended over the space remaining to form part of the floor in Flat 12.
- The existing internal spiral staircase connecting the ground floor to the basement will be removed and the hole remaining will be filled in.
- All existing partitions and doors throughout the building will be stripped out.

7.0 Disabled Access

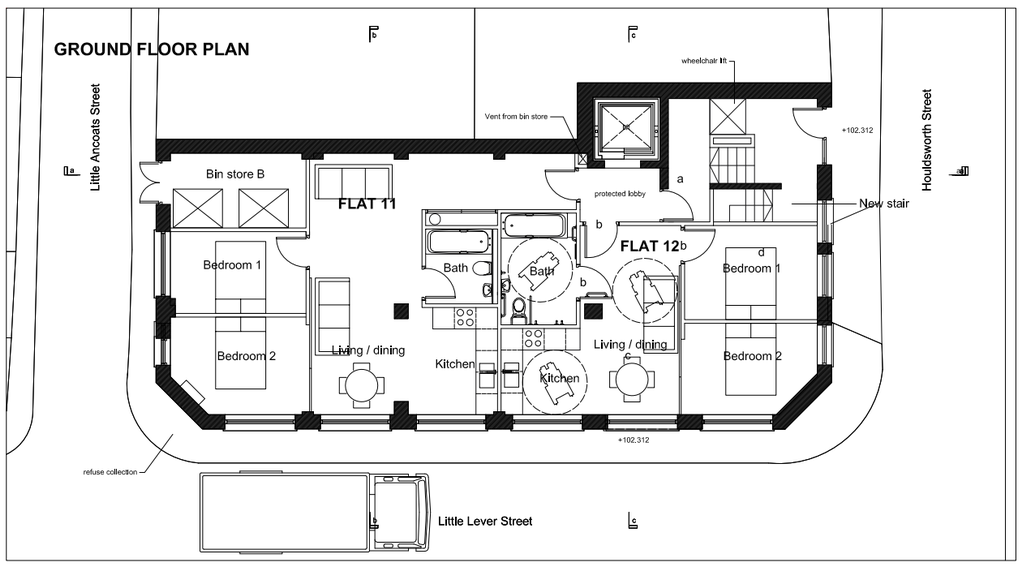


Figure 14: Proposed Ground Floor Plan

7.1 35 Houldsworth Street is a four-storey building with a basement. Our proposals provide disabled access from street level to each floor. A wheelchair accessible apartment, Flat 12 is included in the scheme.

7.2 Details of disabled access are shown on drawing 07361_25.

7.3 The scheme aims to comply with Approved Document M, in terms of access and manoeuvrability in and around the development. It also addresses Manchester City Council's DFA2 guidelines, where possible.

7.4 Access for disabled residents and visitors is taken into consideration, with access provided to each floor by way of a new lift within the existing lift shaft (2).

7.5 Although the lift car does not meet the exact dimensions of 2000mm x 1400mm, set out in DFA2, it provides the maximum possible lift size within the existing shaft structure. The lift has the DFA2 stipulated clear opening width of 900mm.

7.6 Similarly, the lobby space in front of the lift (3) has been designed to incorporate the maximum area possible. Although the 1500mm indicated is less than the 1800mm advised in DFA2, it still meets the requirements of Part M.

7.7 Clear door widths are dimensioned at 850mm, as outlined in DFA2. Where possible, at the leading edge of a door to an accessible area, a clear wall space of at least 450mm has been provided (4).

7.8 The main entrance off Little Lever Street has been modified to provide level access, as set out in DFA2 (1).

7.9 Access to the upper ground floor and main lift lobby is supplemented with a platform lift (5), as highlighted in DFA2.

7.10 All pedestrian access routes will be evenly lit and barrier free, and all access routes will be specified to have a smooth and firm surface with a shallow gradient to allow water run-off. All joints between paving units, in connection with this project, will be flush with the surface. All gratings for drainage, if not situated beyond the boundary of the access route, will be set flush with the surrounding surface. These items are in accordance with DFA2.

7.11 Access routes within the main internal lobby area will have an access route width of 1800mm, unless agreed otherwise by Building Control. Access to the main lobby area will be via a solid timber door with vision panels (6) which will have a minimum width of 1000mm. All access doors into the building will be set flush against the finished floor level.

7.12 Internal stairs have no more than 12 risers per flight, in accordance with DFA2. The clear widths vary, but this is due to working within the confines of an existing building. Likewise, the dimensions of the treads and risers have been determined by the existing building dimensions.

7.13 Again, the 1800mm by 1800mm unobstructed landing aims to be met as far as possible, but it is not always practical or achievable within an existing building.

7.14 Ground floor flat 12 designed for wheelchair use is accessible in the following manner:

7.15 The accessible bedroom (7) is of the dimensions 3695mm by 3640mm. It is not possible to reach 4000m by 4000mm, owing to the positions of existing structural piers and the need to include other elements of DFA2 within the unit.

7.16 The bathroom (8) differs dimensionally from that outlined in DFA2. Although it is shorter in width than the dimension stipulated in DFA2, it is longer in length, and it was felt that sufficient space exists for access. The bathroom walls, ceilings and floors will be of sufficient bearing strength to account for adaptations such as grab rails and track hoists.

7.17 The accessible kitchen (9) has a circulation space of 1800mm by 1800mm, after fit-out.

7.18 There are no stepped changes of level within the flat.

7.19 The window sills (10) are approximately 800mm above floor level. Although they are not 900mm, as stipulated in DFA2, they re-use the existing window openings.

8.0 Refuse Statement

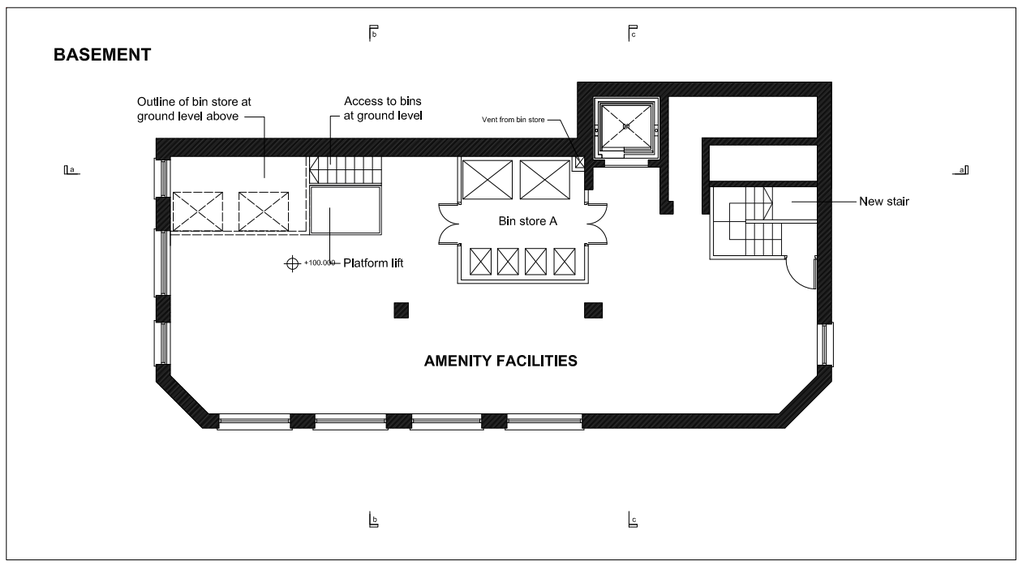


Figure 15: Proposed Basement Plan

8.1 The constraints of the site make it impossible to provide a designated external storage area. We are proposing therefore to provide two internal storage areas – Storage Area A to be located in the basement and Storage Area B located at ground floor level on Little Ancoats Street at the rear of the building.

8.2 Residents will be responsible for depositing waste directly from their flats into the bins located in Storage Area A in the basement located adjacent to the stairs and lift.

8.3 The following bins will be provided:

- 1100 litre Euro bin for paper and card
- 1100 litre Euro bin for glass, cans and plastic bottles
- 240 litre wheeled bin for food waste
- 1100 litre Euro bin for other, non-recyclable waste

8.4 The sizes and quantities are based on guidance given by Manchester City Council's refuse department.

8.5 The storage area will be secured by a steel cage and gates to which all residents will have access.

8.6 Mechanical ventilation will be provided to the Storage Area A running vertically through the building and terminating at roof level. Storage Area B will be naturally vented by a grille in the external wall on Little Ancoats Street.

8.7 Waste and bins from storage area A will be transferred by the landlord's caretaker on collection days to bins located in storage area B. These bins will be wheeled outside onto the pavement on Little Ancoats Street for collection by the refuse lorry. The bins will then be taken back into the storage area after being emptied. Note that the floor of bin store B will be level with the pavement.

Appendix A

List of drawings

Drawing No	Title	Scale
07361_15	Location Plan	1/1250
07361_16	Site Plan	1/200
07361_17	Existing Plans	1/100
07361_18	Proposed Plans	1/100
07361_19	Existing Sections	1/100
07361_20	Proposed Sections	1/100
07361_21	Existing Elevations	1/100
07361_22	Proposed Elevations	1/100
07361_23	Existing Street Elevations	1/100
07361_24	Proposed Street Elevations	1/100

Appendix B

List of other supporting documents

Acoustic Assessment Report - Azymuth Acoustics ref A1194

Crime Impact Statement - Design for Security ref 2005/1648/CIS/01/Version A

Appendix C

Previous Planning Permissions

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mr Ehsan Malik 35 Houldsworth Street Ancoats Manchester M1 1EB	Richard Drinkwater Architects 57 Hilton Street Manchester M1 2EJ

Part I – Particulars of Application

Date of Application	Application ref. no.
16 January 2008	084823/FO/2007/C2

Particulars and location of development:

Conversion of existing office building to basement car parking, ground floor offices, first, second and third floor live/work units, new floor at roof level to be a live/work unit (Total of 4 live/work units)

35 Houldsworth Street
Ancoats
Manchester
M1 1EB

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular housing policy H1.2 and H2.2 as well as policies R1.1 'Regeneration' and RC3 'Mixed uses'.
Date of Decision 13 February 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mr Ehsan Malik 35 Houldsworth Street Ancoats Manchester M1 1EB	Richard Drinkwater Architects 57 Hilton Street Manchester M1 2ej

RECEIVED 15 FEB 2008

Part I – Particulars of Application

Date of Application	Application ref. no.
16 January 2008	084822/FO/2007/C2

Particulars and location of development:

Conversion of existing office building to basement car park, ground floor offices,first,second and third floor apartments. New floor at roof level to be apartments. Total of 8 No. apartments

35 Houldsworth Street
Ancoats
Manchester
M1 1EB

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision Approved
The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular housing policy H1.2 and H2.2 as well as policies R1.1 'Regeneration' and RC3 'Mixed uses'.
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April 2014

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