DESIGN AND ACCESS STATEMENT STRATEGY

URBANE forms

HARTER ST, MANCHESTER

RESIDENTIAL

FOR Brookmoor Developments

14,05,18-13009,3.01

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1.0 INTRODUCTION

1.1 - This report accompanies a full planning application for the development of a residential scheme including different size family apartments. The existing dilapidated vacant Grade II Listed buildings set in the conservation area of the Village will be brought back to use by a high quality apartment scheme. The design has been developed in liaison with the Manchester Council Planning, conservation and Environment departments.

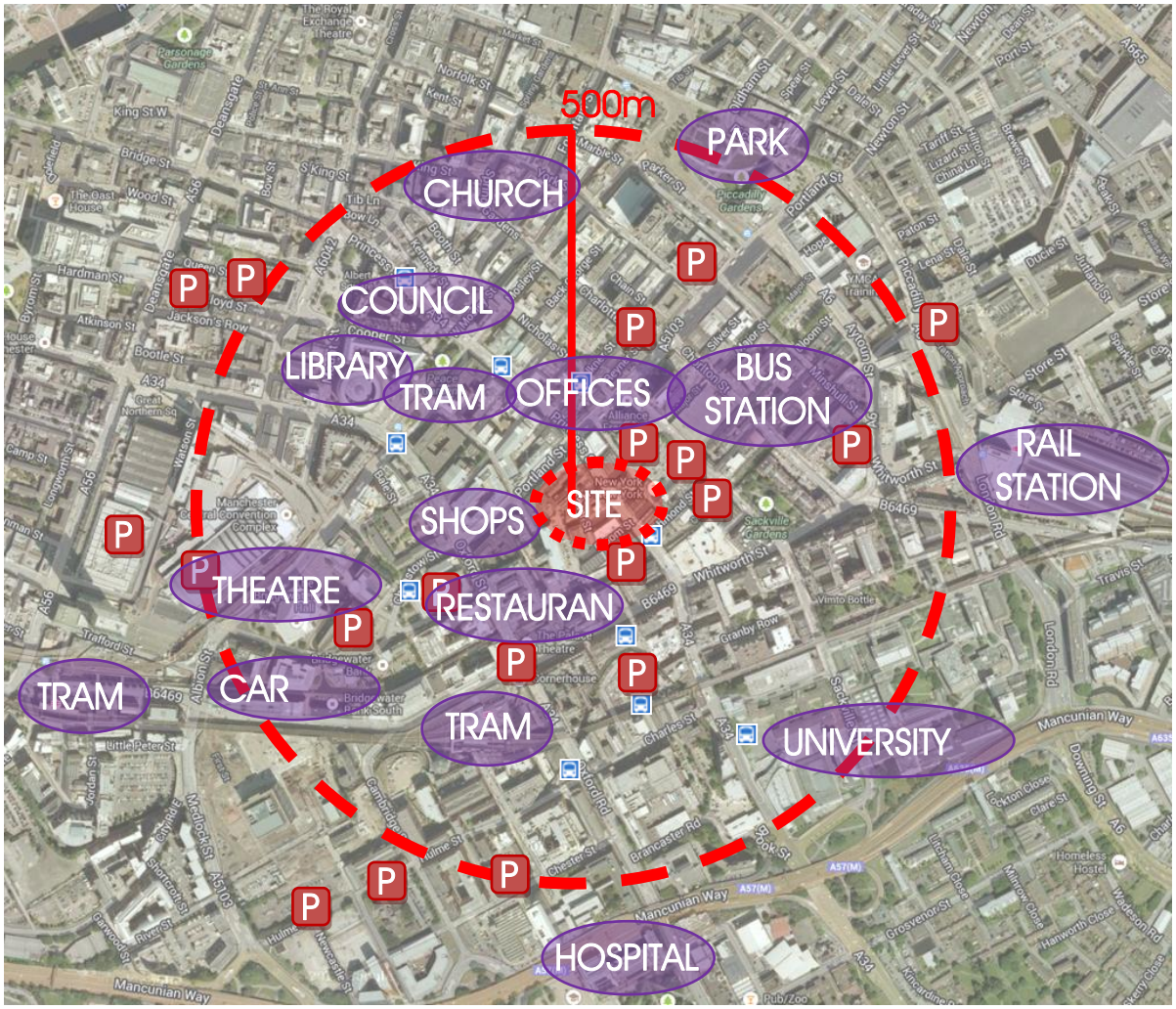
1.2 - A professional design team comprised as follows has developed the proposed design solution:
Client: Brookmoor Refurbishments Ltd
Architects : Urbane Forms
Planning Consultant : Emery
Heritage Consultant : Mel Morrise Conservation
Viability Report : Jones Lang LaSalle
Structural Consultant : Thomasons
Acoustic Consultant : AEC
Building Regulation : Manchester City Council
Timber Specialist : Timberwise
Asbestos Removal Specialist : Inercity
Ecology Consultant : Tyrer Partnership
Travel Plan : SCP Transport
Surveyor: CTES
Environmental, CfSH & SAP Consultants: Ashmount

1.3 - A number of supplementary reports accompany the planning application. The Full planning application is comprised of the following documentation and supporting material:

- Planning Application Form
- Certificate of Ownership
- Cheque for £8,470.00 (Planning Application Fee)
- Architectural drawings
- Design and Access Statement
- Planning Statement
- Heritage Statement
- Viability Report
- Acoustic Report
- Structural survey report
- Timber and window reports
- Asbestos removal report
- Ecology Report
- External Lighting Report
- Secure by Design Strategy
- Travel Plan Report
- Energy and Sustainability Statement including
  - CFSH Pre-assessment & SAP Reports
- PDF copy of drawings & documents on a CD

2.0 SITE AND SURROUNDING CONTEXT

2.1 - The is a city centre site located in The Village in walking distance of shopping centre, offices, university buildings and local amenities. The policy CC1 of Manchester Core Strategy Development Plan identifies the site as city centre location ideal for high quality and high density accommodation. *"Within the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density*
Buildings"



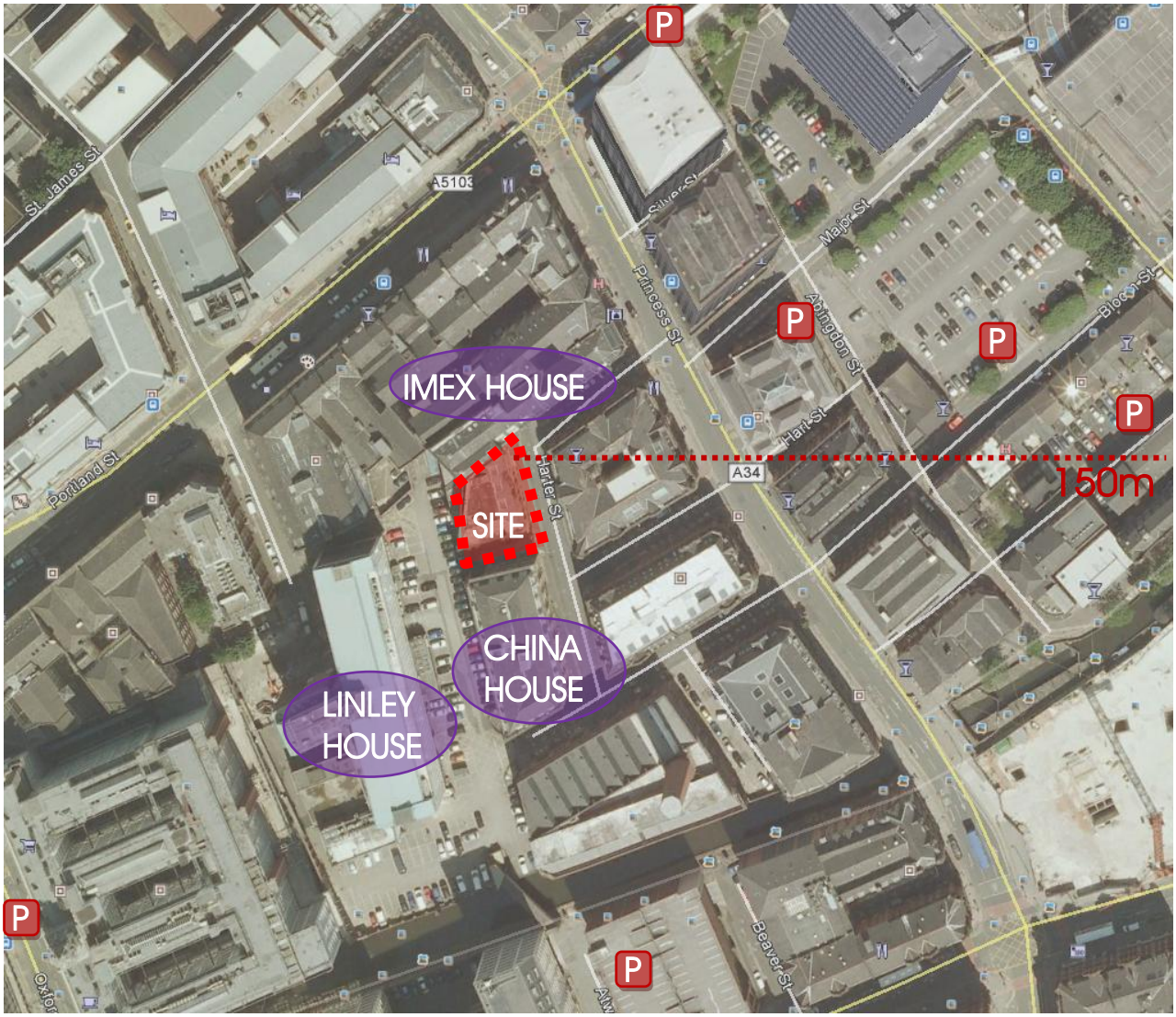
The site and its local context including excellent public transport links.

The site is located close to the junction of Princess Street and Mancunian way with access to south Manchester, M602 and M60 motorways. There is a

very good public transport from the site to local and national destinations.

2.2 – The Village is famous for its bars, restaurants next to business and commerce centres. It is a sought-after residential area of Manchester. Majority of existing Victorian and Edwardian buildings in the area have been renovated to produce high quality apartments.

2.3 – The existing building is located on Harter Street which is accessed from Princess Street. The surrounding buildings in this area are predominately tall and they range from 6 to 9 storeys high.



Site Aerial view

2.4 – There is a modern nine storey office block called Linley House to the rear of the site. The space between this building and the site located at number 2 Harter Street has been used as a car park. The Imex House to the north of the site is an eight storey brick building in sections with a basement. This building also faces the car park area to its rear.



Main entrance to Linley House

2.5 - The China House with a 19 century brick facade is to the south of the building. This building also has a basement floor and is one storey higher than the number 2 Harter Street roof. There is a hard landscape garden between the China house and the site. The access to this garden area is via metal gates.

The view of main facade of the building at number 2 Harter Street is restricted by position of China and Imex Houses. This facade represents most interesting elevation of the building with the brick features and window head and cill details.



Harter Street view



Princess Street view

3.0 EXISTING BUILDING



Front facade view

3.1 – This is a late 19 Century building constructed mostly from red brick with sandstone widow cills, cornices and widow heads. The main facade is divided to four bays. There are two sash windows in each bay on lower ground, ground, first and second floors. The third floor has one large arched window to each bay. These large windows start from sandstone cornices set on pilasters with swags to the capital and provide a head to each bay. The fourth floor has three smaller windows to each bay. The roof level has roof lights to the front and a glazed screen to the rear of the building.

3.2 - The original design of the building has a main entrance via a large arched timber door set in a feature red sandstone framed doorway to the right and a minor door to the left of the facade from Harter Street. The minor entrance has been amended to have a window at Ground floor with blocked access at lower level. There are also secondary entrances to the lower ground (Basement) floor from the rear of the building as well as a loading door to its side. The roof over the steel structure at loading area has been removed.



Main Entrance view



Blocked & amended door view

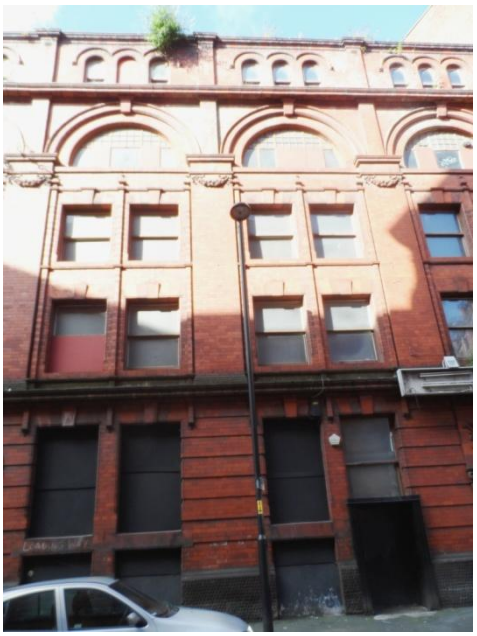


Loading door view



Lower Ground entrance and windows





3.3 – The rear elevation is a constructed with a mix of red and brown brick with sash windows from lower ground to first floor. The second floor plan has a setback which produces a terrace.

The second, third and fourth floor walls are constructed with white glazed bricks, sandstone cills and sash windows. The roof level has a glazed screen set under a flat roof to the rear and mono pitched roof to the front of the building. The mono pitched roof is covered with grey slate.

3.4 – The building earliest known use is a paper warehouse in 19 century. Since then the building has been used for different purpose and as a result it's been modified to facilitate the intended uses. The recent modification to the building resulted to two of the ground floor windows to be converted to entrance to the lower ground from Harte Street. Additionally few of the other windows have been blocked by panels and brick walls.

3.5 – The building has been vacant for more than a decade, consequently many of the doors and windows have been damaged beyond repair. Timber and window surveys have been produced for the project.

The timber survey indicates presence of dry and wet rot in the building. The door and window survey also identifies the extent of the repair and replacement required to the doors and windows.
Please refer to separate reports for detailed information with regard to extent of damage to the timber members, doors and windows.

3.6 - Following the initial inspection of the site, the potential of presence of asbestos in the lower ground floor of the building was identified. An Asbestos survey confirmed the presence of asbestos which has been removed from the site by specialist. A copy of Asbestos report and a statement identifying the details of the asbestos removal is enclosed with the planning application.

3.7 – Internal layout of the building is mostly open space with steel structure supporting the floors. The steel column structure starts from the lower ground floor to the roof level. The position of steel beams varies as the floor layout is different from second floor upward.

These cast iron columns and steel beam provide support to the secondary timber beams. The floor construction has been removed except for a layer timber planks.



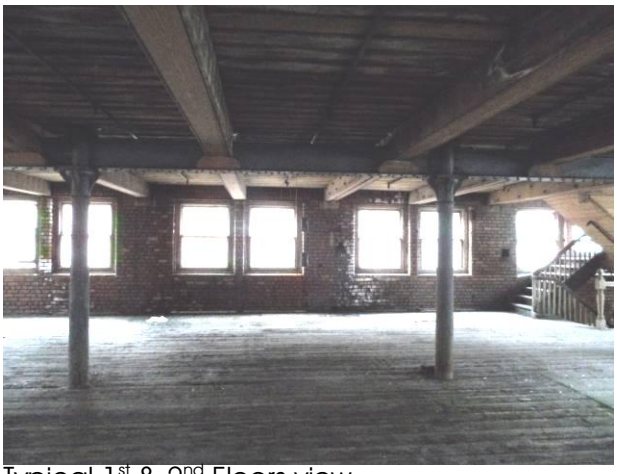
Roof Level view



4th Floor view



3rd Floor view



Typical 1st & 2nd Floors view



Ground Floor view



L.G (Basement) view

3.8 – A structural survey report has also been produced for the project. A copy of this report is enclosed with the planning application. In general the brick walls are considered to be in a reasonable condition considering the building has been vacant for a long time. The walls require minor repair to the bricks in few location and a new pointing to improve the wall resistant to water penetration through the structure.

The steel structure is also in general considered to be in reasonable condition except for the roof level. The beams supporting the concrete flat roof has been rusted to extent that they are not structurally safe and it is beyond repair.

Structural report indicated that some of the timber floor beams are damaged by rot and rain. They require repair and replacements in parts as well as strengthening by use of flat steel plates. The roof timbers have been damaged to greater extent as they have been open to the environment for years. Large number of rafters has been replaced as they were beyond repair. The remaining rafters and purlins are also mostly damaged by rot. Purlins are bent under the weight of the roof and have been held in position with temporary support. The roof structure need to be taken down and reconstructed to produce a safe and habitable standard.



Concrete Slab view



Steel Roof Beams view



Typical Timber beam view



Timber Roof Structure view



Entrance Lobby

3.9 – The entrance lobby is divided into two sections. There are 3 steps (about 470mm) from the pavement level to the entrance door. The stair case level is on the upper level of the lobby. There are two steps (about 330mm) from entrance foyer to the stair level.

This concrete stair with a timber handrail provides access to all floors. There is a redundant dumbwaiter type lift with open slatted collapsible gates located at the centre of stair core. This lift is no longer in working condition. The metal cage with open mesh grid around the lift produces a finger trap condition which is not acceptable to current health and safety requirements.

The front section of the lobby area has timber panelled walls and ceiling with concrete floor finishes.

3.10 – The secondary timber stair at opposite side of floor has been constructed without consideration to any of the window locations. This staircase does not comply with building regulations standard. The head room at number of locations is less than1.8m.

4.0 DESIGN AND ACCESS POLICY GUIDANCE

4.1 - This design proposal has been developed in conjunction with the Planning, Conservation, Environment and Regeneration policy Departments, numbers of project consultants and with reference to relevant local, regional and national planning policies. Particular attention has been paid to PPS5 Planning for the Historic Environment, the National Planning Policy Framework and the *Conserving and Enhancing the Historic Environment* section of the policy guide in particular. The design has been based upon the following documents:

1. NPPF (National Planning Policy Framework 2012)
2. Policy H11 and H12 from Manchester Core Strategy Development document 2012.
3. Guide to development in Manchester SPD 2007.
4. PPS5 Planning for Historic Environment
5. English Heritage guide on Energy Efficiency and Historic Buildings published on March 2012.

The proposed scheme and requirements have been produced to satisfy the requirements of the aforementioned authorities, to provide a suitable and comprehensive design solution.

4.2 - In principal, the project is driven by a desire for regeneration of the site, to produce a well-designed and high quality development close to good transportation links and amenities. The proposed apartments have been design in line with NPPF and Spatial Principles SO1 of Manchester Core Strategy Development Plan policy to provide a sustainable building with different size and type of accommodations as well as ancillary facilities.

4.3- The site ideally located for local residents, professionals working in Manchester, and Hospital staff as it is close to their buildings as well as being in walking distance of Manchester city centre. This proposal would provide high quality apartments for local resident in close proximity of their place work, study or shop reducing their transport requirements. This proposal satisfies the local needs in line with clauses 37 and 38 of NPPF and clause SO5 (Transport) of Greater Manchester Core Strategy Development Plan policy recommendations.

4.4 - The proposal aims to provide solution and improvement to the economy of the area, satisfy the social need of the local residents and enhance the environment by producing additional green areas in line with clause 7 of NPPF and Spatial Principles SO2 (Economy),SO3(Housing) and SO6 (environment) of Greater Manchester Core Strategy Development Plan policy recommendations.

The contribution of the local developer for this project to the improvement of the local environment, economy and social requirements is also in line with the clause 1.87 of NPPF which advises, *"Local Authority should work proactively with the applicant to secure developments that improve the economic, social and environment condition of the area."*

The project is providing a sustainable economic growth and employment opportunity during construction to the area by regenerating a vacant building in a poor and unusable condition to a modern high quality development by a local developer in accordance to sections 9 and 14 of the recommendation of NPPF. It is also noted that Policy HE3.1 of PPS5 *"sets out the contribution the historic environment can make in establishing and maintaining economic vitality and sustainable communities."*

4.5 - In preparation of this design, reference has been made to CABE's design guidance publications, such as 'Design at a Glance', 'Design Review', and 'Design and Access Statements'.

5.0 DESIGN AND ACCESS PRINCIPLES

5.1 - The design of the scheme primarily aims to regenerate the site in a way which is sympathetic to the form of the site. The design responds to both urban context and street scale view at local level. Particular attention has been made to sustaining and improving the building by restoring the damaged or removed architectural elements.

5.2 – The design concept will sustain and improve the building facades. The plant and vegetation grown in the wall will be removed. The brick and stone walls will be cleaned by steam, repaired and re-pointed by lime mortar in matching colour. More details are provided at section 8.6.

5.3 - The blocked windows will be brought back to its original form by removing the panels and brick walls. A new matching window will be installed were the original windows are missing.

5.4 – The lower ground windows facing Harter Street will be brought back to use. These windows will have black colour steel security grills with similar design to the steel gates protecting double glazed louvers in response to CIS report. This security grill stop vandals throwing cans through the windows. The existing cast iron windows will be cleaned, painted and positioned behind glazed louver. This will allow concrete upstand supporting the glazed louvers to be positioned closer to the face of the wall, which produces the passage for light and air to the bedrooms. A secondary internal window will be positioned at lower ground level below these windows.

The lower ground windows facing the yard will be brought back to use. The existing two cast iron windows to the left of the elevation will cleaned repaired and painted black. The four blocked-up windows to the right of elevation will have black colour frame double glazed louvers to provide ventilation at high level in the lower ground rooms. The louvers can be controlled from the floor level. The concrete upstand supporting the glazed louvers will be positioned close to the face of the wall, which produces the passage for light and air to the bedrooms.

Please refer to typical detailed section drawing for more information.

5.5 – The damaged and unsafe roof construction will be carefully removed. The existing roof slates will be stored in a safe place. A new mono pitched roof will be constructed to the front of the building using the existing steel structure, timber trusses and any salvaged timber members.

The pitch roof view is masked by Harter street facade and it is only partially visible at a distance from princess street and Waterloo street.
The gutter, parapet level and hopper heads remain in the same position, the springing point of the new rafters will be kept within few centimetre of existing rafter base.

The extent of the proposed pitch roof has been discussed with conservation officer and is carefully considered. The transition from pitch roof to flat roof is positioned at the centre of the side elevation. This

produces a similar roof profile to existing Harter street elevation when viewed from Harter, Waterloo and Princess Streets.
This roof will be constructed in sustainable design to current building regulation standard and finished with the existing slates. The roof will have dark grey conservation style roof lights by Velux or similar to the sides and dormer windows in the centre in grey single ply member finish which is similar in colour of the existing slates. The dormer windows design is kept to a simple form.

5.6 – The existing concrete flat roof to the rear of the building is not in safe condition. It will be reconstructed in a safe and sustainable design in compliance to current building regulation. The flat roof is set behind the mono pitched roof. The flat roof to the rear of the building will allow for design of two penthouse apartments with glazed elevations.

5.7 - The top floor glazed elevation is set back from the side of the building producing small balcony. The design of this elevation is kept to simple light appearance by using silicon joint structural glazing curtain walling with full high windows and screens. This design produces a passive form to the masonry walls. The glazing member and roof edge panels will be in a subtle dark grey colour.

5.8 - Every effort has been made to improve the environment on the site, as scheme will produce a green project to enhance the area. The proposal will provide a side garden in the yard.

5.9 - The scheme also aims to provide new high-quality sustainable family apartments. The access to the building is via number of steps immediately next to the entrance door. As this is a grade II listed building, modification of the entrance area to incorporate a ramp or lift is not considered feasible without major alteration. A removable ramp is proposed to enable the disable access. Please refer to section 6.7.4 for more details

5.10 – The timber finishes to the entrance lobby and the stair will be repaired and finished with Envirograf fire protection coating. The concrete floors will be cleaned and sealed. This will keep the existing finishes with a better protection from wear and tear.

5.11 - All internal brick walls will be cleaned and repointed where it is required. The party wall will have an

acoustic dry lining board finish. This wall except for the stair area will have the appearance of painted plaster board finish. Please see acoustic report for details of party wall acoustic construction requirements.

5.12- The basement walls will be water proofed with a reversible drainage system. This system will also provide an acoustic separating wall next to the party wall locations.

5.13 – A new floor construction will be introduced to the building to comply with robust detail requirement. The location of new floor will be constructed in such a way to allow for the exposed existing steel and timber structure. This new floor construction will provide fire and acoustic separation between apartments. The bedrooms next to party wall in apartments 5 and 6 may have a suspended plaster ceiling if it was required after site acoustic test at project completion stage.

5.14 – The safe existing timber planks when they are not infected by rot will be cleaned and repaired and painted with clear lacquer to form the new floor finishes. The remaining floor areas without timber planks would be finished with aged timber boarding to produce a sympathetic finish. Please refer to detailed section drawing for more information.

5.15 - The timber stair will be divided into sections and reused in the duplex apartments located in the rear of the building. The stair between lower ground to ground floors needs to be removed to allow for waterproofing work to be installed. The stair will then be repositioned to produce a connection between lower and ground floors.
The sections of stair between first to second and third to fourth floors will then need to be amended to produce a sealed compartment floors between each apartment. These sections of stairs will be positioned to match finished floor levels with correct handrail height according to be regulation to produce safe environment for the resident.

5.16 – A new lift will be constructed in the building to provide disable access to all apartments.

5.17- A sustainable Waste Management scheme has been included in the design with additional management provision to make sure the most efficient use of the building.

5.18 – The safety and security for the building and its resident has been carefully considered and catered for. We have consulted GMP (Greater Manchester Police) to review all aspect of building safety requirements and reflect their recommendation in the project design.
The existing windows do not comply with Secure by design standard a set of secondary internal windows would improve building security. It is also envisaged a security grills at Harter Street lower ground windows would further enhance the security.
A new timber glazed internal door at entrance lobby would produce an air lock which improves the security at main entrance area. This door will be designed with similar glazing feature as to the existing timber partition and frame. The door will have stain finish to match the door frame.
A wireless video intercom system will be provided next to the entrance door to provide additional security. The resident can review the visitors before they are allowed in the building.
There is an existing illuminated sign over the main door. This illuminated sign will be removed from the building.

5.19 – Following review of the existing building and proposed scheme with MCC building Control department, it is considered that a mechanical extraction system would be used for apartment toilets. The exposed duct would be taken to service core in the corridors and ventilated through the roof. A good quality Galvanised ducts designed for visible condition would be selected to be sympathetic with the existing building.

5.20 – The apartment lobbies and communal corridors are to have a low level 1 hour fire resisting ceiling to produce a fire compartmentation service zone for extraction ducts. The space between ceiling, compartmentation walls and underside of the floor would be used as service zone.

5.21 - The corridors would also have mechanical extraction system to comply with building regulation. This system is required as a part of fire strategy proposal.

5.22 - All duplex apartments would be provided with residential sprinklers system to BS9251. This sprinkler system and two alternative escapes from duplex apartments provide a satisfactory fire strategy for the building. Some existing sprinkler system is located in few locations in the building. This sprinkler system does not cover all the required areas and are not suitable for use

to meet current fire safety standard. Therefore, they will not be used.

5.23 – The building control officer considers the provision of secondary inner windows would also provide a good standard for resistance to heat loss through windows. This helps the building to satisfy regulation requirements.

5.24 – The main concrete stair core require high level ventilation to meet building regulation requirement. This ventilation is provided by means of dark grey glazed roof light by Velux or similar with automatic openable vent over the stair core.

5.25 - Following appraisal of the site, context and policy, and detailed discussions with the relevant Planning Departments the following strategic design principles were considered to be appropriate to the development of this design proposal:

- There are 22 apartments in the scheme. The site benefits from a well services tram and bus routes to other city district. There are 16 public car parks within 500m of the site. There is also a secure 26 rack bicycle store in the side garden.
- A removable temporary timber ramp ramped is stored in the entrance lobby to enable disable access to the building.
- Improvement to the quality, lighting, security and usability of the existing building.
- Coherent, self-policing layout.
- Coherent balance of forms and materials.
- Intelligible location of uses within development.
- Relationship between topography and building forms.
- The creation of a clear definition of public and private space.
- The creation of a development with a clear identity and character.
- The need for a mix of different sized residential apartments
- A positive contribution to regeneration, physically and aesthetically, complementing the area and improving the currently neglected site.
- The generous refuse store will provide opportunity for full recycling of building waste. Refuse collection would be managed by building management from the side gate area.
- A sustainable design and use.
- A financially viable solution.

6.0 THE SCHEME & DESIGN APPRAISAL

6.1 USE

6.1.1 – The existing building is proposed to be regenerated to produce a new modern mix of family apartment sizes.

6.1.2 - The yard to the side of the building would be redesigned to produce a refuse store, a bicycle store and small outdoor area.

6.1.3 - All accommodations are designed to a high standard and quality. The rooms are generally larger than average with number of bedrooms having access to en-suite.

6.2 AMOUNT

6.2.1 - The project is designed to complement the form of the surrounding building and urban context.

6.2.2 – The proposed scheme would produce a total of 22 apartments. This sustainable design includes a two bedroom DDA compliance, 7 one bedroom, 8 two bedrooms and 6 one and two bedroom duplex apartments.

6.2.3 – The viability and sustainability of the project is dependent upon the maximising the internal building space. The number of apartments designed in the layout is the minimum number which is essential to the viability of the project. At least 22 apartments are required to bring the building back to a productive sustainable use. This is in according to clause 15 of NPPF which states *"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."*

6.2.4 – A very detailed Viability report has been produced by Jones Lang LaSalle for the project which

demonstrate the minimum number of apartments required in the project is 22.

6.3 LAYOUT

6.3.1 - The layout of the apartment is designed to leave the existing structure exposed as much as possible. The steel, timber structure and the brick walls will be cleaned and protected by fire protection paint to comply with building regulation requirements.

6.3.2 – The entrance lobby and existing stair core would be enhanced with a new disable compliance lift. The existing redundant lift shaft cage would be cleaned and painted dark grey to produce a feature in the stair core. The scissor style collapsible doors would be locked for health and safety reason to avoid any finger trapping by children.

6.3.3 – The timber stair would be used in the layout as a link stair between duplex apartment floors in its current location. This stair will be divided to sections and re used in the apartments as described in paragraph 5.15. This process enable the stair to remain as a part of the building, reflect the current regulation as well as allowing for sufficient space to be available in the building for a sustainable layout design.

6.3.4 – The lower ground (basement) floor layout is designed in part as duplex to accommodate bedrooms for ground floor apartment close to Harter Street area and self contained apartment close to the rear car park area. This layout maximises the use of available day light on site to the apartments. A raised floor will be provided in this level to allow space for all drainage pipes. This design reduces the need for multiple drainage connection through the slab to the existing drainage points. The raised floor construction is also designed to improve the acoustic separation from adjacent properties as well as in the building.

6.3.5 – The roof level layout is designed with a mono pitch roof to the front and side of the building and a penthouse apartment under a flat roof to the rear of the building. This design response sensitively to the existing and adjacent building height, form and the roof lines to the front and rear of the building.

6.3.6 – The central service core provides space for vertical services as well as meters.

6.3.7 - The proposed scheme has been designed to follow the shape of the existing building and respond to the existing views by producing balconies at second floor and roof level to the rear of the building.

6.4 SCALE

6.4.1 - The number 2 Harter street is located between Imex and China house buildings. The Imex House is two storeys higher than the building at number 2 where as China House is one storey higher.

6.4.2 - The scale of the proposed modification to the building is designed to respect the existing building forms and respond to the overall urbane context. The front of the building facing Harter Street is design with re-constructed mono pitch roof with the same finishes. The ridge line of the pitch roof is designed to cover the lift shaft and satellite dishes on the roof. The extent of pitch roof has also been discussed with conservation officer and the transition from pitch roof to the flat roof is located at the centre of side elevation.
This view of the roof from Harter Street is masked by the facade. This mono pitch roof would be only partially visible at a distance from Princess and Waterloo streets. Nonetheless no additional floor has been added to the building and the roof line remains similar to the existing.

6.4.3 – The proposed penthouse apartment under the flat roof area is kept to the rear of the building which is in keeping with similar height and form of the adjacent buildings. The extent of mono pitch roof is considered carefully in consultation with planning and conservation officers. The mono pitch roof is designed to terminate directly above central brick pier to the side of the building. The glazed screen is kept to the rear section of the building.

6.4.4 – The new glazed walls for penthouse apartments are designed with simple and clear lines to produce a light architecture set back from the masonry walls. The silicon joint structural glazing with about 25mm joints would produce a semi transparent elevation to these apartments. The curtain walling member's exposures are kept to the minimum.

6.5 LANDSCAPING

6.5.1 - The landscape proposal is an important element in the development of this project, as the landscaping offers an opportunity to enhance the character of the site and improve the appearance of the whole site for local residents.



Existing gate and Canopy



Sandstone paving to side Garden

6.5.2 – The existing steel canopy, crane and gates to the side gardens would be cleaned repaired and painted black to match existing. This gate would have secure locks to improve the site security.

6.5.3 – The new security metal railings for the lower ground windows facing Harter Street are designed with similar motif to the gates. They also will be painted black to match existing metal fence.

6.5.4 – The hard landscaping proposal includes a stone finish tiles to side garden with steel post and fence panel infill. The existing steel frame structure and crane would be cleaned, made good and painted black. The roof to this canopy has been removed. A new glazed roof will be designed to cover part of the structure. The edge of roof glazing would be kept away from the main building to avoid the need for any fixing or flashing. The brick coping at the end of the yard will be repaired by completing the missing blue bricks and repointing the wall. See external work drawing for further information.

6.5.5 - A refuse and a bicycle store would be produced in the ground floor garden with a small outdoor area for the residents.

6.5.6 – A series of plant boxes would be positioned on the ground floor and roof gardens to provide some soft landscaping. These boxes are removable and would not affect the building structure. A number of ever green hedging and climbing plants would produce a soft landscaping next to ground floor timber fence and roof garden.

6.5.7 - In order to provide secure and pleasant lighting on the site a number of light fittings are proposed. They include over head security lighting to low level landscaping lighting. In the side garden and balconies the low level and wall mounted light fittings produce sufficient lighting for the security and resident use. These

photovoltaic and LED lights are sustainable and use solar energy.

6.6 APPEARANCE

6.6.1 - The existing materials have been used to reconstruct the slate covered pitch roof. The extent of the pitch roof has been carefully considered in consultation with planning and conservation officers to sustain the building's views from the distance on princess and Waterloo Streets. The view of the roof from Harter Street is masked by the building facade. This mono pitch roof with the existing slate finish produces a sympathetic design to top of the building and surrounding blocks. The flat roof area will be covered with grey single ply waterproofing member.

The palette of new materials has been carefully selected to create a sympathetic architecture on ground or the roof next to a listed building and maintaining a coherent design. The materials are arranged to complement the three-dimensional massing of the building from the Harter Street to the rear car park in its context.

6.6.2 - Consideration has been given to the durability of materials in this location, with the final selection favouring materials that will weather well and show little long-term deterioration.

6.6.3 – The mixtures of structurally glazed walls and feature floor and roof zink panels provide a light and transparent material choice to the top floor of the buildings. The gray colour curtain walling members with simple windows would also produce a back ground to the existing masonry buildings.

6.6.4 - The materials are arranged to complement the three-dimensional massing of the development and to fit in with surrounding developments.
Combination of the overall building form and the clear building elements has been used to produce reach facades with carefully considered details.

6.6.5 – The appearance of building facades will be improved as the vegetation grown in the walls will be removed, the brick and stone walls will be cleaned, repaired and repointed to improve building longevity.

The damaged windows would be repaired, replaced as necessary.

These improvement will help to bring back to use a derelict listed building which has been left vacant for than 10 years. This project will secure the long-term future of this deteriorating listed building and will also improve the appearance of the whole neighbourhood. This project will also enhance the settings of several other listed buildings as well as the character and appearance of this conservation area.

6.6.5 - In order to improve and enhance the existing visual appearance of the area we have designed the building with high quality clear glazed wall at top floor in such a way to benefit from Manchester sky line.
The rear roof line is kept below the front mono pitch roof and it is significantly lower than adjacent buildings.

6.7 ACCESS

6.7.1 - The site has an existing gate access from Harter Street. This existing access point will be used for refuse collection, and bicycle storage.
The main entrance door will be used for the access to the building.

6.7.2 – The building is located in the city centre with a very good bus and tram service to other city district. There are 16 public car parks and a car sharing club within 500m of the building. There is also a secure covered store for 26 bicycles on the side garden. Please refer to the travel plan report for more detailed information.

6.7.3 – The stone arch entrance door way with the timber panelled wall and ceiling is one of the main attraction to the building. As this is a listed building with number steps immediately next to the entrance door the disable access is restricted.

6.7.4 – The Equality Act 2010 does not override other legislation such as listed building legislation. The Equality Act also does not include standards for accessible building design, but by following good-practice guidance, such as the standards set out in BS 8300 and Approved Document M of the Building Regulations, providing a "reasonable standard of access" will ensure that the owner of a building complies with the Act.

The approve document Section M of building regulation acknowledges the need to conserve the special characteristics of historic buildings. The guidance states that the aim should be to improve accessibility where practically possible, provided that the work does not prejudice the character of the building or increase the risk of long-term deterioration to the building fabric or fittings.

The Equality Act does not prescribe which option should be considered first, but the Code of Practice recommends that service providers should start by considering whether the physical feature which creates a barrier can be removed or altered.

Number of designs has been considered for the disable access to the building. The location of entrance door is too close to the pavement and thus, there is not sufficient space for disable ramp to be produced to the standard of building regulation.

It is not possible to move the front entrance door back to allow for disable ramp as this will have detrimental effect on the main entrance door and surrounding brick design. The distance between the entrance, air lock doors and steps in the reception hall is also insufficient for a disable ramp with building regulation standard. Any level modification in this area would also be detrimental to the timber panelled wall and encaustic-tiled floor finishes.

It is also not possible to raise the pavement level locally as the entrance door and roller shutter to the adjoining "Charlie's Karaoke Bar" buildings would not function any more.

As the internal ground floor level is also about 1.0m higher than the nearest window opening close to the entrance door, it is not possible to produce alternative entrance to the building without major modification to the facade and internal floor. This option also would cause a loss of a duplex apartment 1 which has significant effect on the viability of the project. This option is not considered sensible as it would result on project not progressing further.

Therefore, two timber removable ramps would be made available in the entrance lobby to allow for disable access without any damage or modification to the building.

6.7.5 – A disable access friendly lift is provided in the building to provide access to all apartments. Each apartment entrance door and corridors are designed to cater for disabled access.

6.7.6 – A two bedrooms DDA compliance apartment is specially designed to cater for disable resident.

6.7.7 - External landscaping is designed so that all pathways comply with disabled person requirements.

6.7.8 - The security of the site is increased by well defined public and private areas. The addition of lighting along the side garden will provide luminance and security to the public areas at night. These additions will reduce the possibility of potential vandals accessing the site.

A secondary internal door at entrance area would produce an air lock and improve the security to the building. A wireless video intercom system will be provided next to the entrance door to provide additional security. The resident can review the visitors before they are allowed in the building.
There is an existing illuminated sign over the main door. This illuminated sign will be removed from the building.

7.0 BUILDING IMPROVEMENT POLICY

7.1 - The project brief is based upon improvements to the existing building external and internal element to bring it back to its original appearance as well as being fit for use according to current regulations.

As suggested in section 12 of National Planning Policy Framework, the project's aim is to produce a desirable scheme which contributes to the social, cultural and economic life of the area. The proposal is to produce an inviting and safe external area, as well as to refurbish the internal finishes and facilities to a high standard. The project will make a contribution to enhancing the sustainability of the community and economic viability of the building.

7.2 – The side yard and main entrance will be improved by repair to the original steel structure, crane, and the gates. The floor will be repaired with a new water

proofing member and finished with sandstone. The rear boundary wall be will be repaired by completing the blue brick coping and new repointing.


Typical Blocked windows

7.3 – The panels and brick work to blocked windows will be removed and existing wall repaired to produce a similar appearance to the existing window openings. New matching sash windows will be installed where is required to produce the original building design appearance.

The existing windows would be repaired to bring it back to working condition where is possible. The windows which are beyond repair would be replaced with a new matching timber sash window and painted with clear stain.

7.4 - The external lighting will be improved to produce a safe and friendly environment. Please refer to lighting report for more information.

7.5 - The external brick and stone walls will be cleaned by removing vegetation and dirt, repaired and repointed to improve its resistance to rain and moisture transfer. Please see 8.6 for more details.

7.6 – The unsafe concrete flat deck and mono pitch roof structure will be reconstructed to produce a safe and habitable environment according to the current building regulation. The timber report has identified that poor window lights and roof coverings allowed moisture to enter the building thus leading to varying degrees of wet rot decay (Asterostroma) to the sarking boards and (Coniophora Puteana) to the rafter feet and wall plates.

Also the structural report indicates that the concrete roof is beyond repair. *"The high-level concrete roof has particularly suffered from water ingress and the severity of the corrosion to the bottom flange requires that this roof is replaced. We do not recommend repair or strengthening as the reduction in weight afforded by a new, lightweight roof over this area will benefit the structure for the proposed refurbishment."*

It also indicates that *"Some of the roof timber rafters have been (recently) replaced but the supporting purlins appear to be original. The lower purlin appears too shallow for the load/span and this is demonstrated by*

obvious deflection between supports and introduction of ad hoc support posts in the past. The cantilever configuration at the hip location will result in sagging of the roof if additional support is not introduced."

As result about half of rafters had been replaced as they were damaged. The remaining rafters are also damaged by rot. The roof purlins are not strong enough for the existing roof as they are bent and held in position by temporary supports to stop the roof collapse. The size of current rafters is also not designed to carry or accommodate any insulation and additional loading to enable the roof to comply with current building regulation.

The steel column and beams will be cleaned and repainted with 1 hour fire protection to support the new concrete roof. Timber trusses will be cleaned repaired and coated with clear 1 hour fire protection. The existing purlin and rafters will be cleaned and coated with 1 hour fire protection to be used where possible in the new mono pitch roof construction.

7.7 – The entrance lobby wall and ceiling finishes will be cleaned and repaired.

7.8 – The main stair core and central cage finishes will be cleaned and repaired and painted. A 5mm metal strip will be inserted to the concrete stair nosing to improve its slip resistance. The stair walls will not have dry lining or panelling to avoid reducing the width of this fire escape stair. The fire escape stair is essential part of building fire strategy to comply with building regulation.

7.9 – A new disable friendly lift will be added to the building to help disabled resident and visitors.

7.10 - The Lower ground (basement) floor walls will be water proofed by a reversible drainage system. This system includes a new internal wall which will also improve the building acoustic.

7.11 – A new raised floor will be produced at Lower ground level to improve drainage system layout. The space under the raised floor will allow for minimum connection to the building.

7.12 – The current lose laid timber planks do not comply with building regulation floor requirements. A number of these timber planks are missing and also damaged by rot. A robust detail internal floor based on detail E-FT2 will

be produced at upper floors to provide sound, heat and fire separation to the building as required by building regulation.

The position and finishes to the floor is described in previous sections and also indicated on detailed section drawing. There are number photos of similar listed building construction in following sections.

7.13 – An internal glazed window shutter will be positioned behind the windows where additional acoustic separation is required. Internal glazed window detail drawings will be produced by conservation specialist window manufacturer such as Ventrolla or similar following site measurement for each window opening.

7.14 – Internal brick walls will be cleaned and repointed where is required. The party wall will have an acoustic treatment and dry lining board finish. The basement walls will have dry lined finish to cover the waterproofing members.

7.15 – Steel and timber structure will be cleaned and repainted to protect them from fire. The damaged timber will be strengthened where required to produce a safe structure.

7.16 – Any existing lead lined gutter will be replaced with code 5 lead. All leadwork will be carried out in accordance with the Lead Sheet Association guidelines. Where gutters do not comply with the guidelines and have inadequate steps, "T-pren" will be used to joint lengths of lead together.

7.17 - The existing rainwater pipes and hopper heads are all grey plastic and there are no photographic records of the previous appearance of the rainwater pipes.

We have identified a simple pattern of plain rectangular cast-iron hopper and round-section cast-iron pipe for restoration purposes, in a large section that would be appropriate for this building (pattern A484 – J & W Longbottom or similar – with 4" outlet and 4" rainwater pipe). All cast-iron, and the insides of the hopper-heads, will be painted in a three-coat system with a final coat of black gloss paint.

8.0 GENERAL SPECIFICATION OF WORKS



Entrance Door

8.1 - A mixture sandstone floor finish, painted metal rail fence and repaired existing canopy structure would produce an improved image to the side of the building. This floor finish as well as improving the appearance of the building will provide opportunity for new water proofing member and insulation to the building. The external landscaping improvement is detailed in the Landscaping section above and external work drawing.

8.2 – The entrance door panels will be repaired by specialist Joinery Company to keep the original appearance. The doors will be moved to work shop to be cleaned and damaged timber and glazed panels repaired. All cracks and holes in the door will be repaired to improve it longevity and safety. The door will be finished with clear lacquer to keep the original colour and texture. A brushed Stainless steel post with wireless video intercom and fob detection panel will be installed near the entrance door to provide secure access to the building.

8.3 – A new purpose made matching colour moulded terracotta window cill and head will be installed in blocked Lower Ground window openings at Harter Street by conservation specialist.
Terracotta will be manufactured by specialist such as Hathern or Shaws of Darwen or similar. The specialist will produce the workshop drawings and manufacture the cill and heads with the required reinforcements.

A new matching timber sash window will be installed where it is missing from the building. This will bring the building appearance back to its original form.



Typical Draught-proofing from English Heritage guide

8.4 – The window survey reports by ventrolla identifies the location of windows which can be repaired to safe and working condition. Ventrolla are specialist in renovation of door and windows with over 30 years experience. They have provided new and renovated windows and doors on many listed building in Manchester. Where a new window is required it would be in timber with the same finish to that of existing. Based on English Heritage "Energy Efficiency and Historic Building" guidance published in March 2012, a glazed secondary internal window will be installed behind the window to produce a sustainable, energy efficient building, as well as to improve its acoustic.



Typical Secondary windows from English Heritage guide

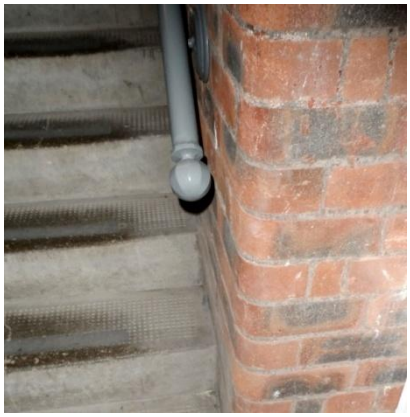
8.5 - The external lighting will be improved by over head and low level energy efficient light fittings to produce a safe and friendly environment. Please refer to lighting report for more information.

8.6 - The over grown vegetation in external brick and stone walls will be removed and the wall will be gently cleaned by using steam, such as the "DOFF" system by Stonehealth. This removes biocidal matter and is appropriate for terracotta and glazed bricks, as it does not damage or pit the surface. Re-pointing will be carried out using hand-held tools for raking out joints and compatible lime mortars. Lime putty, with fine sand may be required, where the joints are particularly tight, within the terracotta.

Following re-pointing, the building will be monitored for efflorescence and any patches of effloresence will be removed on dry days by soft brushing and dry vacuuming to remove soluble salts.

The broken brick will be repaired and wall repointed in matching colour to improve its resistance to rain and moisture transfer. All gaps between doors, windows and the wall would be sealed with matching colour two par polysulphide sealant.

8.7 – The entrance lobby wall and ceiling finishes will be slightly sanded to remove dirt and cleaned to be ready for repair. The cladding would be painted protected with fire protection coating such as Envirograf or similar. These timber panels would be protected by temporary partitions during the construction.



Typical Stair finishes

8.8 – The main stair core and central cage finishes will be cleaned, repaired and repainted. The concrete and brick wall in the stair core will receive clear coating for protection. The stair case will not have dry lining or any panelling wall finishes. This is to avoid reducing the fire stair width further. A 5mm metal strip will be inserted to the concrete stair nosing to improve its slip resistance.

The timber handrail would be cleaned and painted with two coats of lacquer.

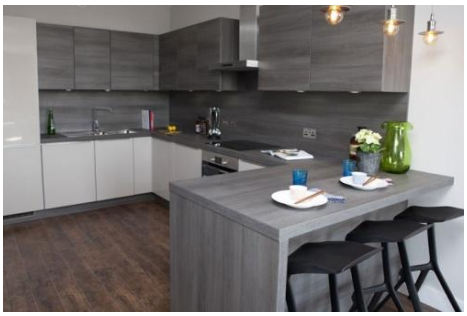
The metal works will be brushed and cleaned to receive grey paint.



Drainage Water proofing to (1873 Victorian) Royal Court of Justice



Converted (1873 Victorian) Royal Court of Justice basement



Typical distressed timber finish in Kitchens



Typical bedroom finishes

8.9 - The Lower ground (basement) floor walls will be water proofed by a reversible drainage system. This is preferred for historic buildings as unlike waterproof render would not damaged the existing walls and can be removed in future if required.

This system includes a water proof member which directs any moisture to a drainage channel. A new internal wall will be constructed to cover the water proofing area which also improves the building acoustic.

A typical system produce by Newton Waterproofing Company has been used on number of listed buildings. The grade I listed Law Court Basement has been water proofed with this system to bring it back to habitable use.

8.10 - A new timber raised floor will be produced at Lower ground level to improve drainage system layout. The space under the raised floor will allow for drainage layout to be connected together before the final connection to the building drainage.
The finish to this floor would be by using the timber planks on upper floors.

8.11 - A robust detail type E-FT2 or similar internal floors will be produced at upper floors to provide sound heat and fire separation to the building.
The floor construction would include a plaster board on a resilient metal bars for the ceiling. The structure will be provided by treated timber joist positioned above steel beams. This new joist and the existing timber beams provide the secondary structure. The existing timber beams will be exposed to view where as the new joist remain behind the plaster boards. The floor construction would also have a sub base of chipboard and a plaster plank on resilient battens to provide further acoustic separation.

The visible floor finishes could have the existing timber planks where possible and a distressed timber boarding where a replacement finish is required as some of existing timber has rot.

The ceiling to this floor will be kept at steel beam web level. Please refer to detailed section for further information.

8.12 - Internal brick walls will be cleaned and repointed where is required.

8.13 - Steel and timber structure will be cleaned and repainted to protect them from fire. The damaged timber will be strengthened where required by steel plates to produce a safe structure.

This allows the existing structure to be visible in the building.

8.14 – The existing roof structure will be removed and reconstructed to safe and current standard. The steel cloumn and beams and any un-damaged timber will be re-used in the reconstruction of the roof. The existing steel will be cleaned and painted dark grey to provide 1 hour fire protection.

This will include any surviving metal coverings to the ventilation ducts, and the surviving fittings from the taking-in doors (ground floor). The actual ducts will need to be blocked up from inside to produce acoustic separation as well as removing the risk of fire spread in the building.

The existing trusses will be used in the new roof with repositioned purlins. The re-used timber structure will be cleaned treated and painted with 1 hour clear fire protection coating.

The existing slates would be used to finish the new pitched roof area. This design is essential for restoration of the roof and the reinstatement of a permanent weathertight covering to the building as well as being an important element in viability of the project. Therefore it must be seen in a moderately positive light for the regeneration of the building.

8.15 – The grey colour structural glazed screen curtail walls to the penthouse apartments will have sealant finish to reduce the size of glazing members. A typical sealant joint is about 25mm which appears as a black line from a distance. The windows will be kept to simple forms to produce a transparent and light architecture to the rear of the building.

The brushed SS balustrades with glass infill panels at balcony levels would have minimum number of fixinigs to the building and provides un-obstructed view of the building.



Typical corridor finishes



Typical existing vent



Typical skirting finishes

8.16 - A method statement will be produced by a specialist joiner and submitted as supplement part of the application. The full detailed repair and restoration of missing elements of the the timber staircase will be addressed by this report.
This will set out the method of staircase protection during removal and storage, its adaption for re-use and restoration of its balustrades.

8.17 – A method statement indicating the temporary roof covering with a large independent, wind and watertight scaffolding will be produced as a supplement document to the planning application.
This will ensure that the structure is safe, has no harmful impact on the listed building. It also provides a safe and dry space to undertake the more complicated structural repairs to the flat roof without further modifications.

9.0 SUMMARY AND CONCLUSIONS

6.1 - Based on the content of this planning application and accompanied documents, the design proposal represents a commercially viable development that will become an element in the regeneration of this part of Manchester, providing additional employment opportunities during construction and a sustainable scheme with a net gain to the natural environment.

6.2 - The proposed scheme is coherent with the overall principal set in NPPF, Greater Manchester Core Strategy Development document 2012, and exceeds many of their recommendation in quality, sustainability and economic contribution to local regeneration. The proposal brings back a derelict building vacant for more than 10 years to use for Manchester resident.

6.3 - The proposal provides new accommodation close to amenities and excellent transport links, along with a regenerated attractive high quality buildings and gardens for the area. This proposal not only looks at the development of the site but also responds to the surrounding environment in sensitive massing and detailing of the building forms. We believe it will also enhance the settings of several other listed buildings as well as the character and appearance of the conservation area.



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