Elliot House

Change of use (basement, partial ground floor, first and second floors) from D1 to B1 with no associated building fabric alterations
Elliot House, Deansgate, Manchester, M3 3WD

Design and Access Statement
February 2014
Rev A



bridge
architects

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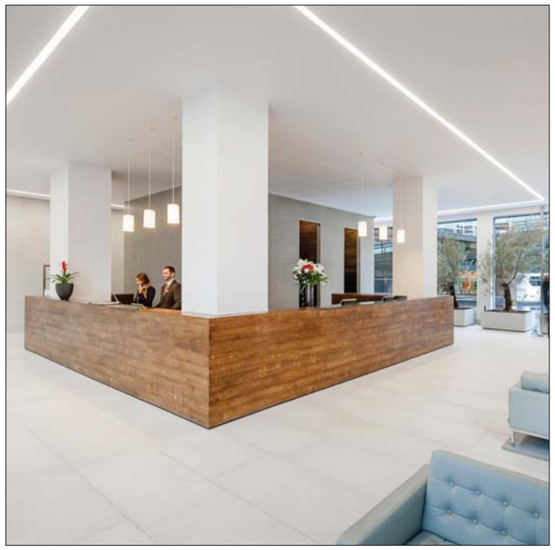
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examples of Bridge Architects and Bruntwood refurbishment schemes

1.0 Introduction

1.1 Introduction to the Design and Access Statement

This planning statement has been prepared by Bridge Architects in accordance with CABE's 'design and access statements – how to write, read and use them' document. The statement serves as a description of the design process, to accompany the drawings submitted in conjunction with this application. This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics.

Elliot House is an existing Grade II listed building located on Deansgate in Manchester City Centre. The proposals set out within this document seek to gain planning and listed building consents for a change of use within the existing building from D1 (Library) to B1 (Business) with no associated alterations to the building fabric.

1.2 Architectural Commission

Bridge Architects were appointed by Bruntwood in February 2013 to prepare this change of use application. This application is submitted independently of a second Planning/Listed Building/ Change of Use application that relates to the ground floor and basement areas only.

1.3 Development Team and Relevant Experience

Client: Bruntwood
Architect: Bridge Architects
Structural Engineer: DW Consulting
Quantity Surveyor: Bruntwood

Relevant Experience:
Bruntwood have vast experience in the successful refurbishment and renewal of commercial building stock throughout Manchester, Liverpool, Leeds and Birmingham, their portfolio includes many Listed Buildings in prominent city centre locations.

Bridge Architects is a young Manchester based architectural practice and is committed to producing architecture of the highest quality. Russell Bridge and Victoria Kirkpatrick of Bridge Architects have won many architectural awards for work completed in collaboration with Bruntwood, such as Square One on Travis St, and Piccadilly Plaza on New York St. (completed whilst at previous employment with Stephenson Bell). Bridge Architects has also recently completed the refurbishment of Manchester One on Portland Street for Bruntwood, and are involved in a range of projects across both commercial and residential sectors.









existing site photos

2.0 Assessment

2.1 Assessment

2.11 Physical Site Assessment

Site Description
Elliot house is a Grade II listed building located in a prominent position on the east side of Deansgate, Manchester- opposite the Spinningfields development. It is located within the Deansgate Conservation Area.

The building occupies the end of a city block, and has its main frontage and entrance onto Deansgate at the west end of the building. The northern elevation fronts Lloyd Street and the southern elevation fronts Jacksons Row.

Rectangular on plan, the building has three storeys plus a basement and attic storey. Designed in the Queen Anne Revival style, the building is constructed with ashlar sandstone to the ground floor, with red brick and sandstone dressings and red terracotta to the upper storeys. The roof of the building is finished in natural slate, with glazed roof lanterns.

Site History
Elliot House was constructed circa 1874 by architects Royle and Bennett as the Board of Schools Offices, and was first extended in 1904, then again in 1914 to form the building which exists today.

The English Heritage listing describes the building as;
'*Queen Anne Style. Three storeys with cellars and attic, 8-window facade to Deansgate, stylistically divided 3:5. The left portion has a large shaped gable, with pilastered upper floors with moulded sill-bands and sashed windows with keystones, and those at first floor with moulded terracotta panels above and below. The right-hand portion of the elevation has a doorway to the first bay with moulded architrave, cornice, and gablet containing a 3-light overlight; 1st-floor windows with moulded architraves and floating pediments; and a pilastered 2nd floor with windows like those in the left portion, and a balustraded parapet above the cornice. The left corner has a shaped window in a richly foliated aedicule with putti, and above this the moulded corbel to an oriel with rounded corners which has a cross-window with ornamented pediment at 1st floor, a narrow sash at 2nd floor and pedimented upstand above the parapet. Most windows have glazing bars in the upper leaf only. Various tall chimneys. Long returned sides in similar alternating styles.*'

Existing Uses and Background
The '1914' ground floor portion of the building (adjacent to The Nags Head Hotel and Croxley House) and a small area within the basement, is currently occupied by the Olive Press restaurant (use class A3), which has its own dedicated entrance off Lloyd Street.

The remainder of the building is currently unoccupied. Although, until the end of 2013, part of the basement and ground floor and all of the first and second floors of the building formed the temporary home for Manchester City Library (use class D1), whilst the Town Hall Complex and Central Library underwent a major refurbishment. The basement provides areas for parking and refuse storage, and has vehicular access off Jacksons Row.

Previously the building has been used as offices, and has housed the high quality restaurant operation; 'Simply Heathcoates' at ground and first floor levels.






photos of surrounding buildings

2.0 Assessment

Under its current owners, Bruntwood; the building has undergone a series of alterations in recent years. These include a comprehensive interior and exterior refurbishment carried out under an application by O'Connell East Architects, which enabled B1 use and also included converting the first floor 'Simply Heathcotes' space to business use in 2008 (Application Ref. No: 086924/LO/2008/C1 and Ref.No: 086923/FO/2008/C1). More recently the conversion of the B1 business demise to the temporary public library was carried out under an application by BDP in 2009 (Application Ref. No.090565/VO/2009/C1). All alterations have taken place within the existing building footprint, and as a whole the building currently meets modern accommodation standards.

Typically the front portion of the building is characterised on plan by cellular rooms in their original form with wood panelling and decorative stained glass, with more open plan areas occupying the extended parts of the building.

Surrounding Context

Elliot House is surrounded by office buildings of different architectural styles and periods, and of varied quality. To the north sits St John's House which is seven storeys and dates from the 1960/70's. To the south lies 201 Deansgate, which was constructed 1996. Directly opposite is The Courthouse (184-186 Deansgate), which dates from 1896, and has recently undergone a significant internal and external refurbishment. The Spinningfields development is also in close proximity, which accommodates both office, retail, residential and leisure uses.

2.12 Social and Economic Site Assessment

Elliot House benefits from significant recent investment by Bruntwood to ensure the building is capable of meeting the demands of modern day use. The building also has the advantage of a strategic position on Deansgate bordering Spinningfields area which has undergone a transformation since the 2000's to provide a vibrant new retail, commercial, leisure and residential district. Bruntwood are keen to ensure that Elliot House remains in active use, and there is the opportunity with a high quality tenant in place to ensure the building adds to the vibrancy of the area.

Views and Aspirations of the Local Community

n/a

Contribution of the development to the Local Economy

Bruntwood wish to see the local area continue to flourish. An occupied office building in this location would benefit and contribute to the local economy, working side by side with the offices, restaurants, museums, galleries and shops to continue to positively transform this area of Manchester.

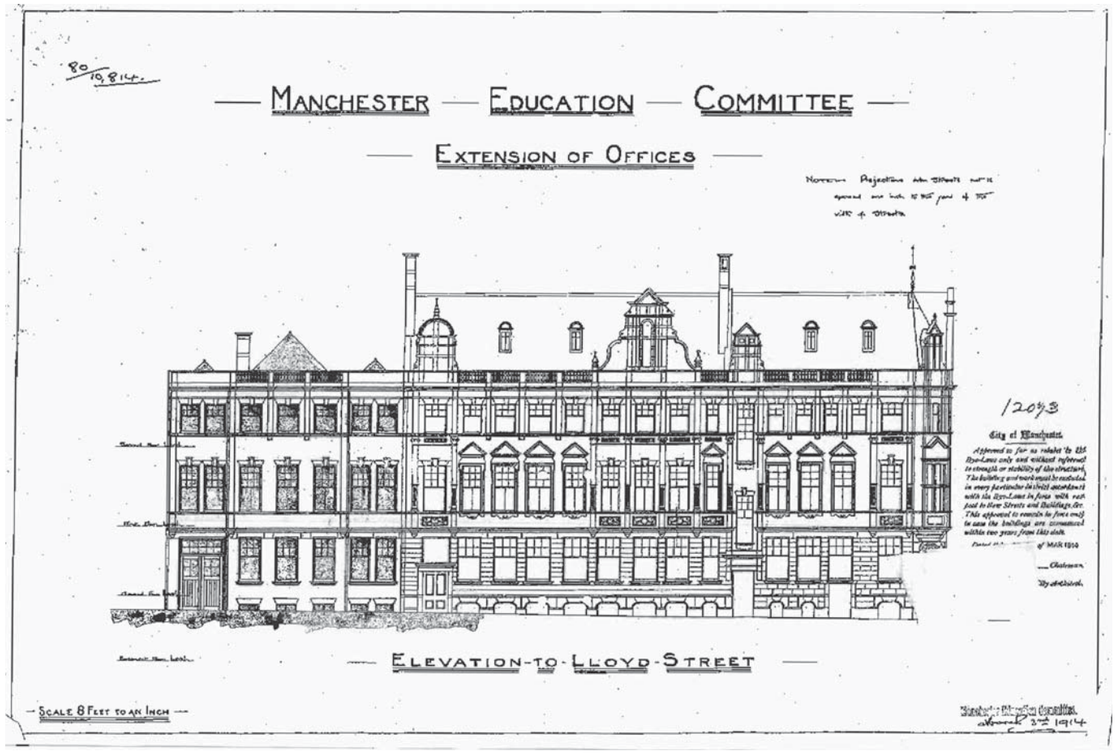
2.2 Involvement

2.21 Local Community

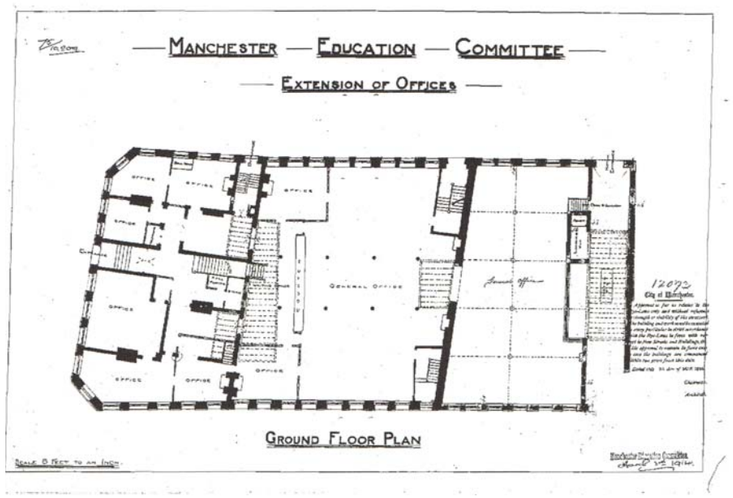
No community groups have been consulted regarding the proposals.

2.22 Manchester City Council Planning Department

Pre-application discussion and a meeting on site took place on 3rd December 2013, with David Bretell and Paul Mason of MCC to establish the acceptability of the Change of Use proposals and discuss various options for the building in relation to this and another independent Planning/ Listed Building Consent application. Given that the building had already undergone significant refurbishment works associated with office use in 2008, and the library use was for a temporary period only, this change of use application was not considered to be controversial.



original architects drawing: Lloyd Street elevation



1914 ground floor plan

2.0 Assessment

2.2.3 Relationship with NPPF

The NPPF sets out the Government's planning policies for England. A key thread within the NPPF is the aim to achieve sustainable development. The 'Core planning principles' detailed to para 17 of the NPPF all drive towards sustainable development. Of relevance to this application are the principles that planning should;

- support sustainable development to deliver the business needs of an area
- conserve heritage assets in a manner appropriate to their significance

The space is currently vacant and Bruntwood need to address the current D1 (Library) use class of the building in order that they can market the available space for office use (B1).

Finding an appropriate use for the building serves as positive investment to the area and adds life to what is currently vacant, dead space. The proposals offer medium/long term use of the building in a manner appropriate to its significance, 'so it can be enjoyed and add to the quality of life of this and future generations'.

This application for change of use requires no alterations for amending the fabric or structure of the existing building, and as such it is considered that there will be no impact to the existing condition of the building, or indeed on the surrounding historic environment.

2.3 Evaluation

2.31 Benefits, Opportunities and Constraints

Elliot House is a significant heritage building in a prominent city centre location, benefitting from a location in close proximity to Spinningfields. Public transport links in the immediate vicinity are good, with frequent Metroshuttle bus services running on Deansgate, with links to all the city centre railway stations and shopping centres at Arndale, King Street etc.

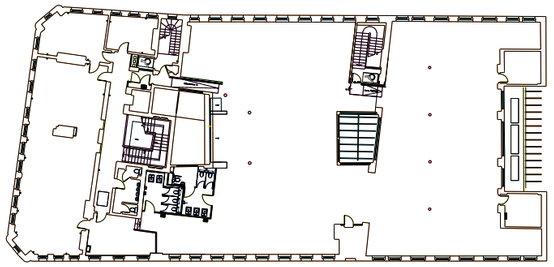
There is an opportunity to find an appropriate use for the building, in order to positively contribute to the continued improvement of the surrounding area. Given that the building has already been recently refurbished to a high standard, a major benefit is that the proposals will require no alterations to the Listed Building fabric or structure.

No constraints are associated with this application. The issues associated with the existing building entrances and accessible access provision have been dealt with under the previous 2008 and 2008 planning applications. This application involves no changes to the existing entrance provisions.

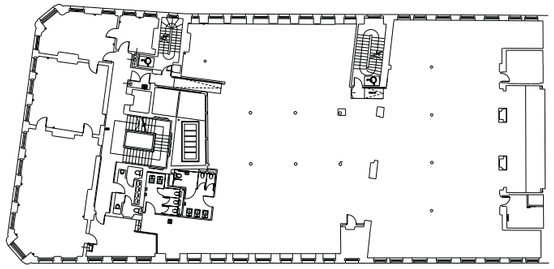
2.32 Design Process

Not applicable to this application.

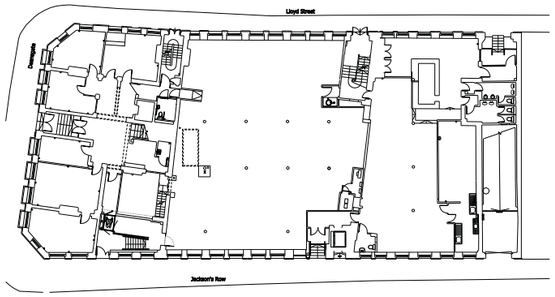
All design development required to make the building suitable for office use that will meet the necessary modern requirements for access and servicing have been completed under the previous 2008 and 2009 planning applications. These previously approved works have included installation of modern heating, lighting and data installations, addition of raised access floors and installation of new W.C/ accessible W.C areas at all levels.



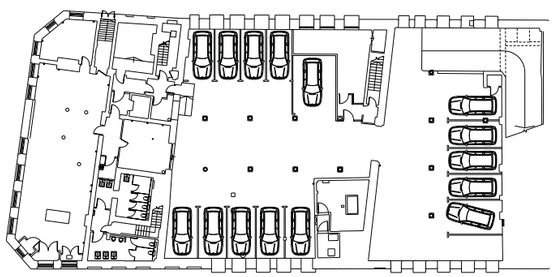
existing / proposed second floor plan



existing / proposed first floor plan



existing / proposed ground floor plan



existing / proposed basement plan







photos showing existing interior fit-out to be retained

3.0 Design

3.1 Design Objectives

The objective of the current proposals is to change the use class of the part basement, part ground floor, first floor and second floor from D1 (library) to B1 (business).

The proposals require:
Planning/Listed building consents to cover change of Planning Use from D1 Class (non-residential institutions- museums, public halls, libraries, art galleries) to B1 (business).

3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous chapter.

The proposals aim to be mindful of the recent alterations to the Building carried out under previous consents in relation to the major refurbishment undertaken by O'Connell East Architects and Library works undertaken by BDP. The building requires no alterations to the existing Listed Building structure or fabric, and the recent contemporary interior fit-out works/ mechanical and electrical installations associated with the previous applications will be retained in situ to serve the new B1 use.

3.3 Principles of the Design

3.31 Use:
The existing use class of the building is D1 Library and A3 restaurant. The proposals require the existing D1 use to be superseded by a B1 Business use class to the part basement, part ground floor, first floor and second floor areas.

3.32 Amount of development:
The proposals do not involve any extension of the existing building. All uses are contained within the existing building footprint.

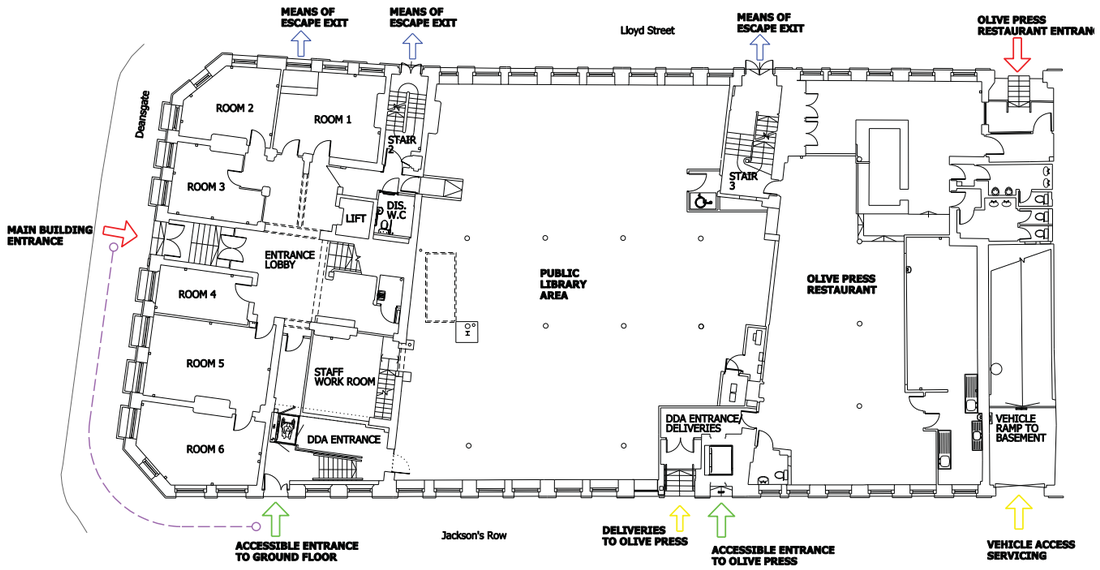
3.33 Layout
The proposed new use class involves no alterations to the existing building layout. Typically cellular office spaces/ meeting rooms are provided in the 1874 part of the building (to the Deansgate elevation), with open plan areas within the 1904 and 1914 extensions.

3.34 Scale
Not applicable

3.35 **Appearance**
The proposals involve no alterations to the building elevations or interior fabric, fixtures or fittings. All areas are to be retained as existing.

3.36 **Landscape**
Not applicable

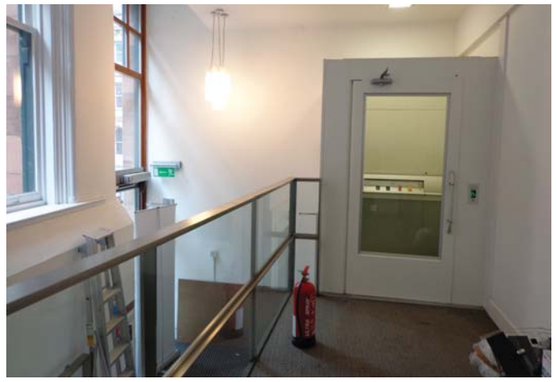
3.37 Sustainability
The proposals extend the lifetime and usability of a currently unoccupied large heritage building. The most sustainable use for the site/building is continued adapted re-use with improvement/repair/ maintenance to fabric over time.



Ground floor access plan - existing situation (for information- unchanged by proposals



Existing entrance lobby- to be retained as existing



Existing DDA entrance off Jacksons Row- to be retained as existing

4.0 Access

4.1 Movement Through and To the Building

The building currently has three primary entrances direct from the surrounding streets; all pedestrian entrances have steps associated with them in order to gain access to the building's raised ground floor;
- Main building entrance off Deansgate
- DDA entrance (with platform lift) off Jacksons Row- providing access to main entrance foyer and library
- Existing Olive Press entrance off Lloyd Street (Existing DDA access to the Olive Press is via a platform lift on Jacksons Row)

The building also has a series of fire escape exit doors located on Lloyd Street and Jacksons Row.
In addition, vehicle access to the basement is provided via a ramp from Jacksons Row.

As part of the recent refurbishment works completed by O'Connell East Architects and BDP, detailed analysis of improving access into the building was carried out. The options that were considered at that time are still relevant and therefore valid for the current proposals. Prior to refurbishment of the building under the 2008 application there was no DDA access into the building, various options were considered at this time, and planning and listed building consent was granted for alterations to an existing entrance adjacent to the corner of Jacksons Row and Deansgate to provide an internal platform lift and steps to the ground floor, as this had good visual links to Deansgate and was spatially adequate with minimal alterations to the existing building required.

This DDA entrance currently provides shared access to the main entrance foyer and the ground floor library area via a Part M compliant platform lift and stairs. Under the current proposals this arrangement will remain unchanged, with this entrance providing DDA access to the main entrance foyer and new B1 demise.

The existing passenger lift serves all levels of the building from basement to second floor. The existing arrangement is unchanged by these proposals.

The car parking area within the basement provides 16no. car parking spaces and bicycle racking for 12no. bicylces. The car park provision is dedicated to Elliot House tenants.

4.2 Inclusive Access

The existing arrangements for DDA access to the ground floor of the building, are unchanged by the proposals, and have been dealt with by alterations completed under the previous 2008 and 2009 planning applications.

Level access is provided throughout the ground floor area for staff and public. A disabled toilet associated with the main entrance foyer is provided at ground floor level.

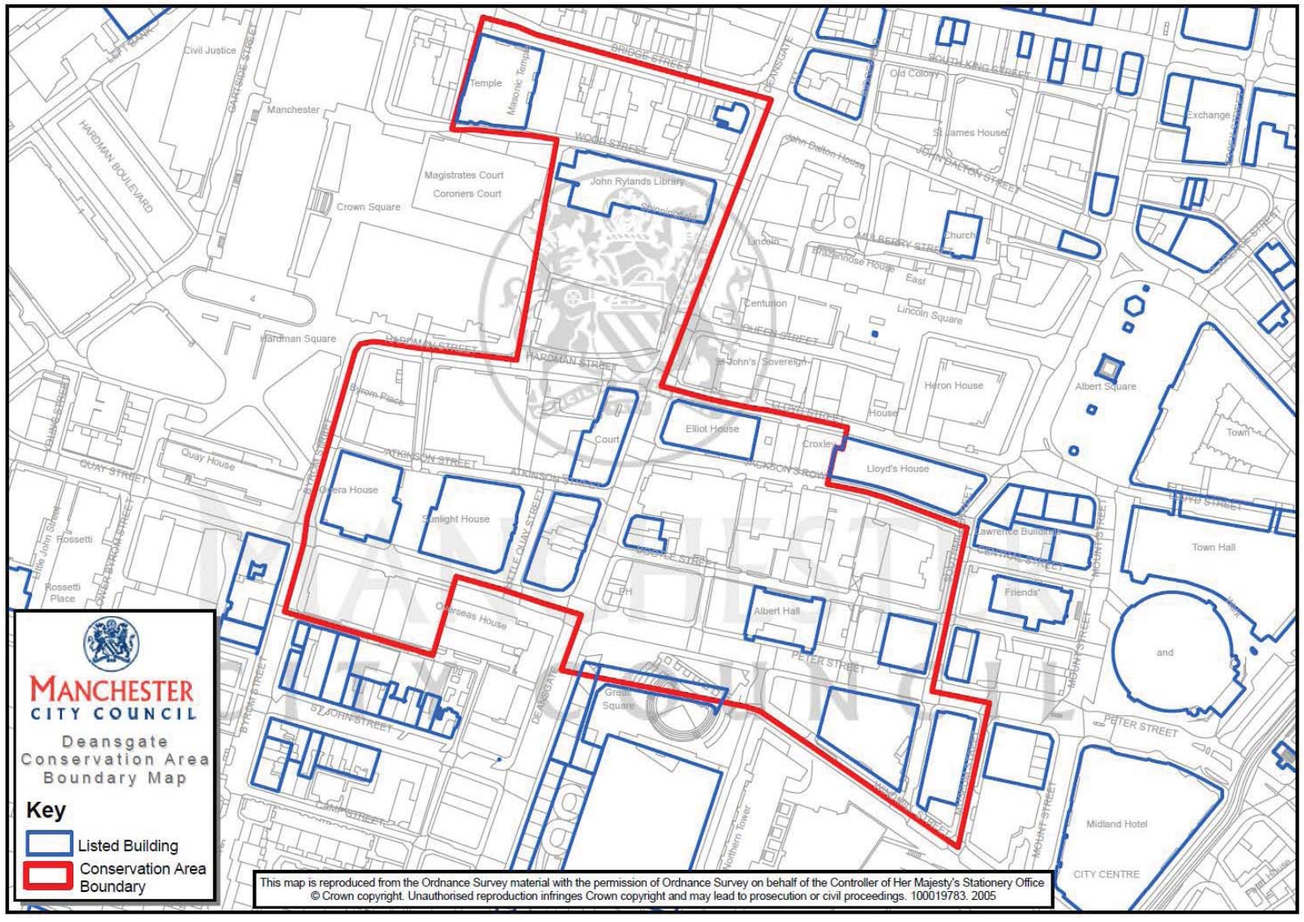
The lift and lift lobbies throughout the building are unchanged by the proposals. The lift lobby to the ground floor entrance foyer, has existing unobstructed wheelchair turning space in front of the lift in accordance with Approved Document Part M/ Design for Access 2 (nominally 1800mm diameter). Note that to the upper floors this is reduced to 1500mm (part M compliant only) as it has not been feasible to achieve 1800mm without detriment to the impact on the fabric of the existing building.

Where raised access floors have been installed (to the rear open plan portions of the building) ramped access is provided from the main circulation space/lift lobbies at each level.

4.3 Consultants

n/a

5.0 Additional Information



Deansgate / Peter Street Conservation Area Boundary Map

5.1 Heritage Assessment

As described in outline to section 2, Elliot House is a Grade II listed building, first constructed in 1874 then extended in 1904 and 1914. It is of heritage value as it has historical interest, constructed as the Manchester School Board Offices and has aesthetic value in its quality of design and use of materials. It is located within the Deansgate / Peter Street Conservation Area and is adjacent to the Albert Square Conservation Area. Although not explicitly referred to in either of the Conservation Area Appraisals the building is important to the characteristics of both conservation areas in the manner in which it expresses the historic street pattern and in the quality of materials used. As the proposals do not involve any building fabric alterations and are returning the building to a previous use then they accord with the requirements of the conservation area and NPPF.

5.2 Opening Hours

The building will have a manned reception located in the main entrance lobby between the hours of 8am and 6pm Monday to Friday. Twenty-four hour access for building tenants will be via the DDA entrance off Jacksons Row utilising the existing building entry system.

5.3 Deliveries / Vehicle Servicing

Deliveries and vehicle servicing will remain unchanged by the proposals. Deliveries by tranist type van are made using the existing basement entrance off Jacksons Row, via the basement car park. It is anticipated that abnormal deliveries from larger vehicles will be infrequent. All deliveries will be managed by the building team.

5.4 Waste Management

Waste management will remain unchanged by the proposals. A dedicated area for wheeled refuse bins is provided in the basement. Under the current management strategy for the building, these bins are brought to ground level via the vehicle access ramp, and stored temporarily off the street within the delivery bay located on Jacksons Row for refuse removal. The frequency of this collection is to be confirmed but is likely to be on a weekly basis.

The number of bins is as follows:
6no. 240l general refuse bins
3no. 140l paper bins
3no. 140l glass bins
As the occupier of the building is currently unknown, this provision is based on the applicants existing provision within other buildings within their portfolio. The provision will be reassessed once the occupier is known. Note that 240l bins are specified as these need to be manually pushed up the vehicle access ramp to reach street level (1100l bins would present a health and safety risk).
Waste will be transferred to the basement refuse area by the building occupants. Occupants will travel from each floor within the building via the lift a maximum of 35m to the bin store within the basement. Internal collection will be arranged daily and the bins will be moved to the collection point by the management.

5.5 Plant Provision / Services and Communications

The existing plant provision, services and communication will be unchanged by the proposals as the recent refurbishment works carried out under the 2008 and 2009 applications mean that all installations already meet modern commercial office space requirements. The existing heating system incorporates air handing units, VRF air conditioning units and electric panel heaters, linked to sensors to provide monitoring and adjustment of the heating system in order that it can respond to specific climatic conditions. A Building Management System controls the overall heating/cooling/ventilation strategy, with user controls at the main control panel to enable set points to be adjusted. Raised floors to the open plan office areas accommodate power and data.

6.0 Client

6.1 Client Statement

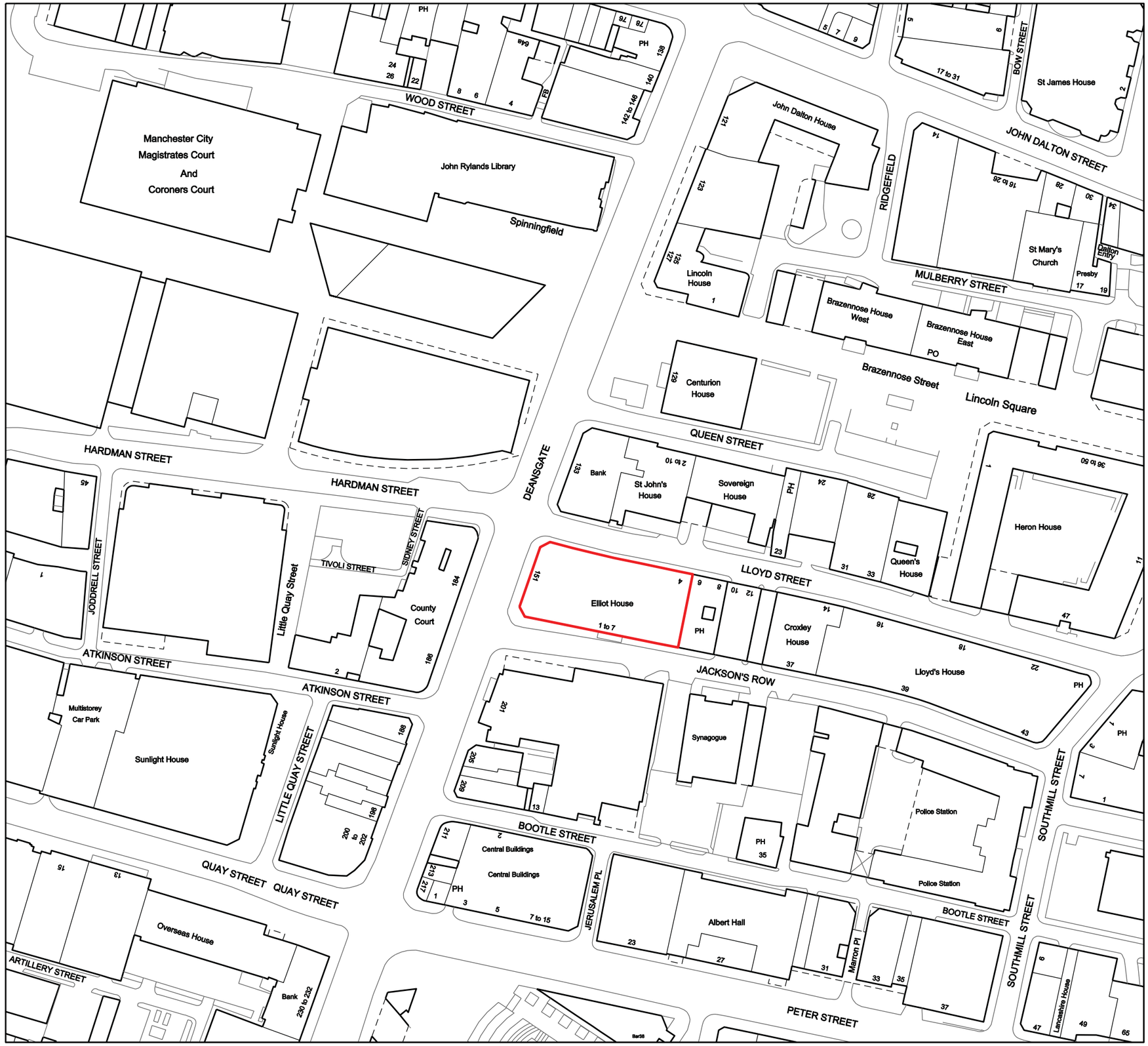
" Now the Central Libraries temporary relocation has come to an end we would like to reinstate the buildings original B1 office use. Given the buildings location adjacent to Spinningfields this use class is where the majority of occupier interest has emanated from and we envisage this to be the case going forward. "

Lee Treanor
Head of Development- Manchester City Centre
Bruntwood

Appendix 1

Bridge Architects Planning Drawings

Existing Drawings	
Existing Site Location Plan	al(05)201
Existing Basement Plan	al(05)202
Existing Ground Floor Plan	al(05)203
Existing First Floor Plan	al(05)204
Existing Second Floor Plan	al(05)205
Proposed Drawings	
Proposed Basement Plan	al(05)222
Proposed Ground Floor Plan	al(05)223
Proposed First Floor Plan	al(05)224
Proposed Second Floor Plan	al(05)225



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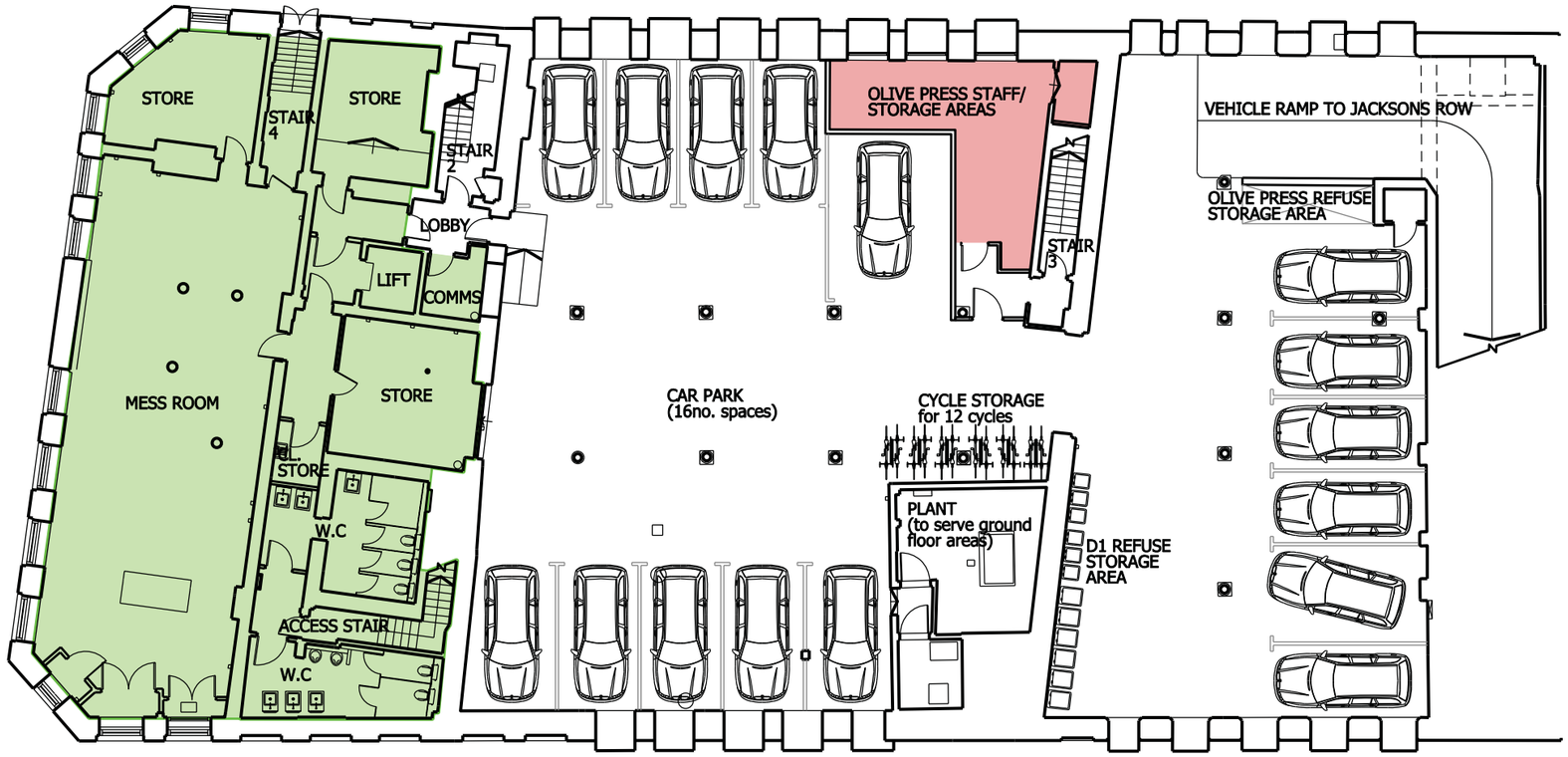
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)201
drawing title	Existing Site Location Plan
drawing scale	1:1250 @ A3
drawing created	February 2014
drawing rev	-

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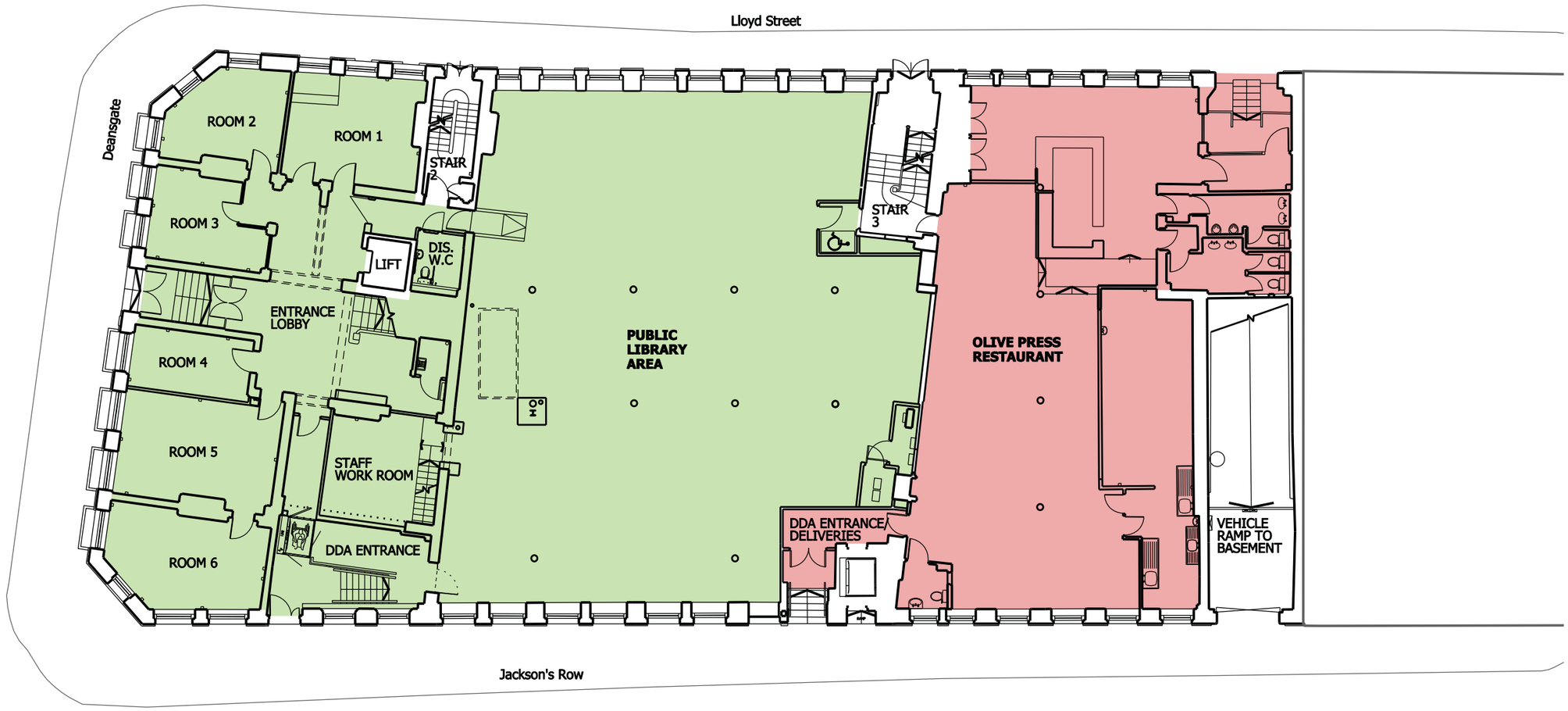
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client	Bruntwood
job no.	0176
drawing no.	al(05)202
drawing title	Existing Basement Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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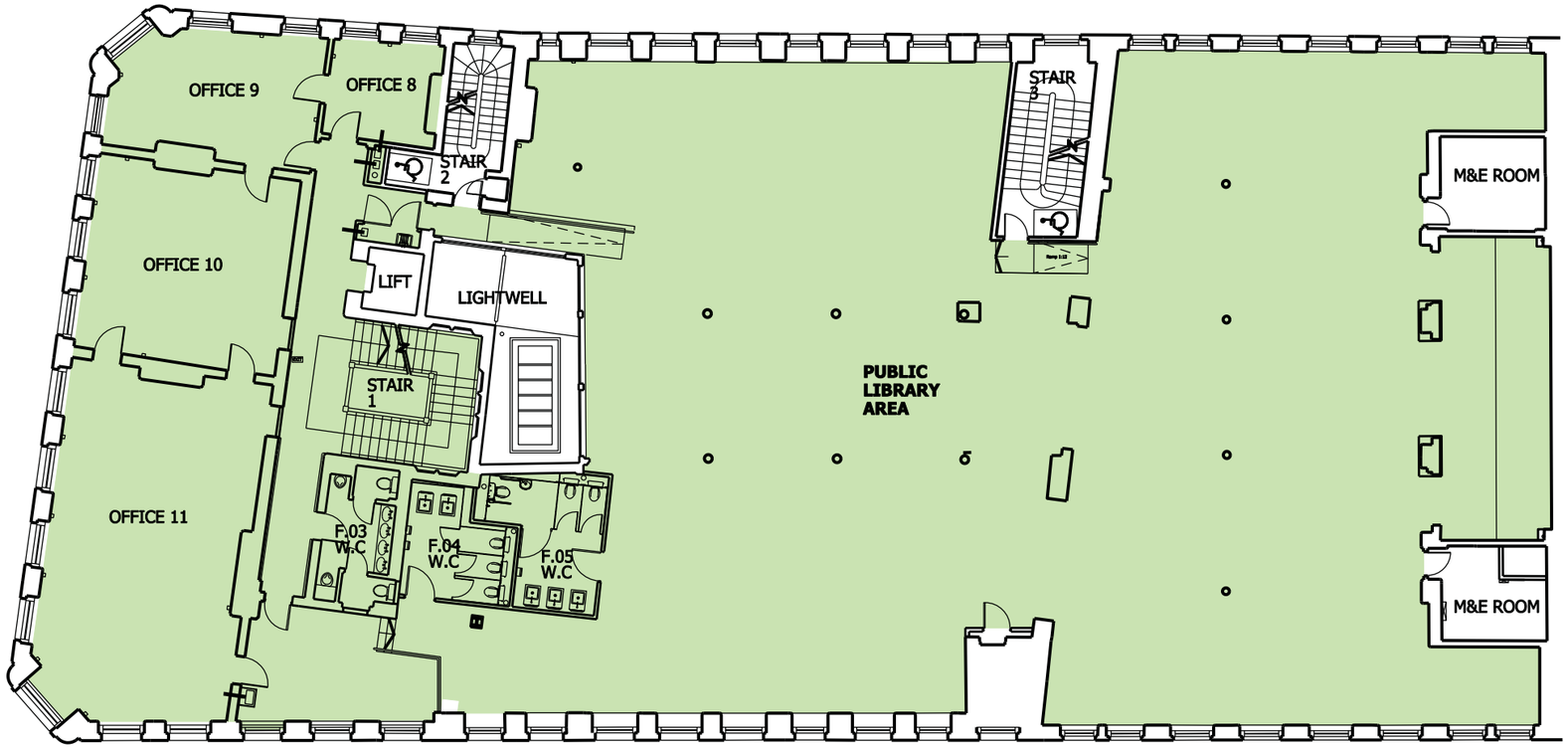
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)203
drawing title	Existing Ground Floor Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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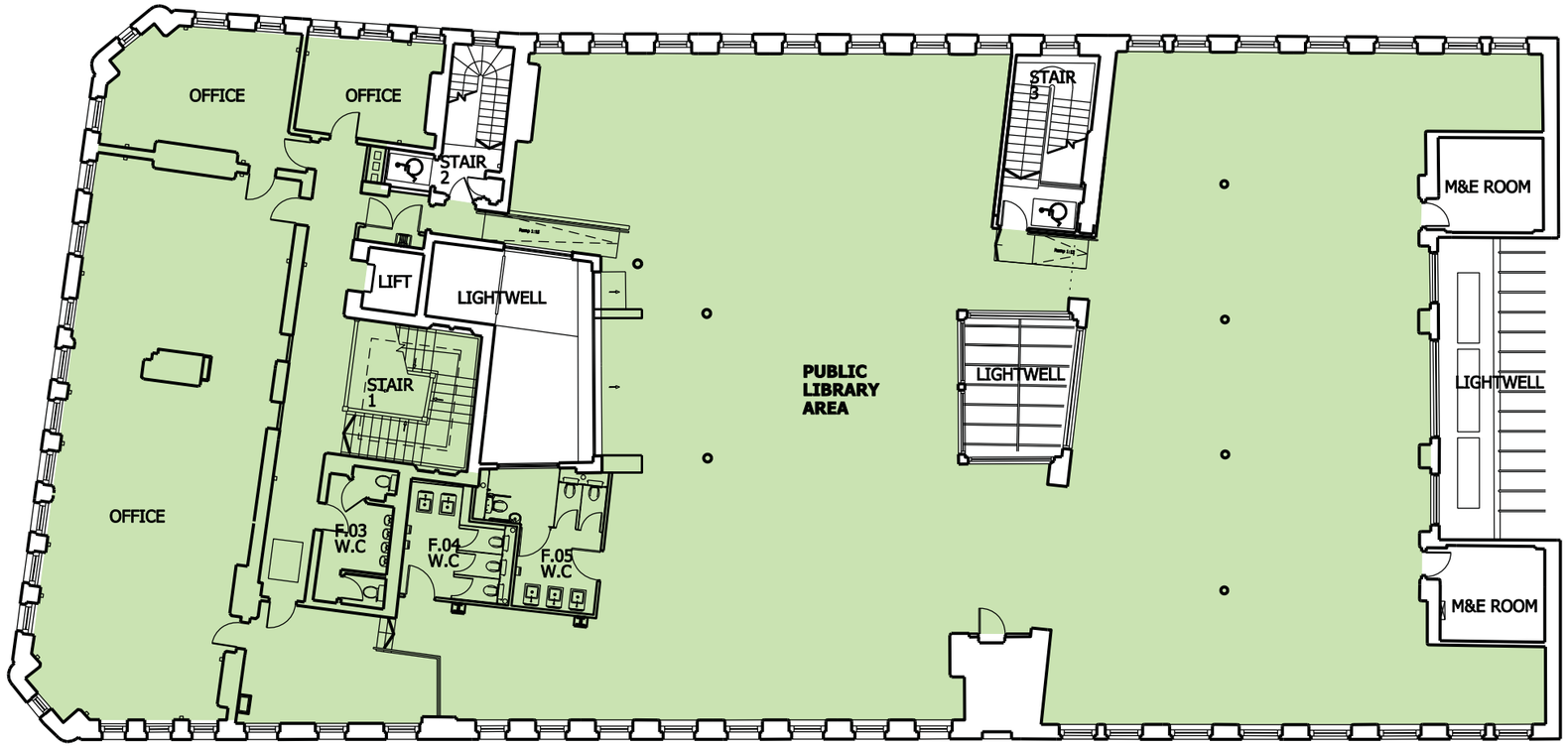
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job no.	0176
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drawing title	Existing First Floor Plan
drawing scale	1:200 @ A3
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directors Russell Bridge RIBA ARB Victoria Kirkpatrick ARB **company #** 07793934 **email** info@bridgearchitects.com

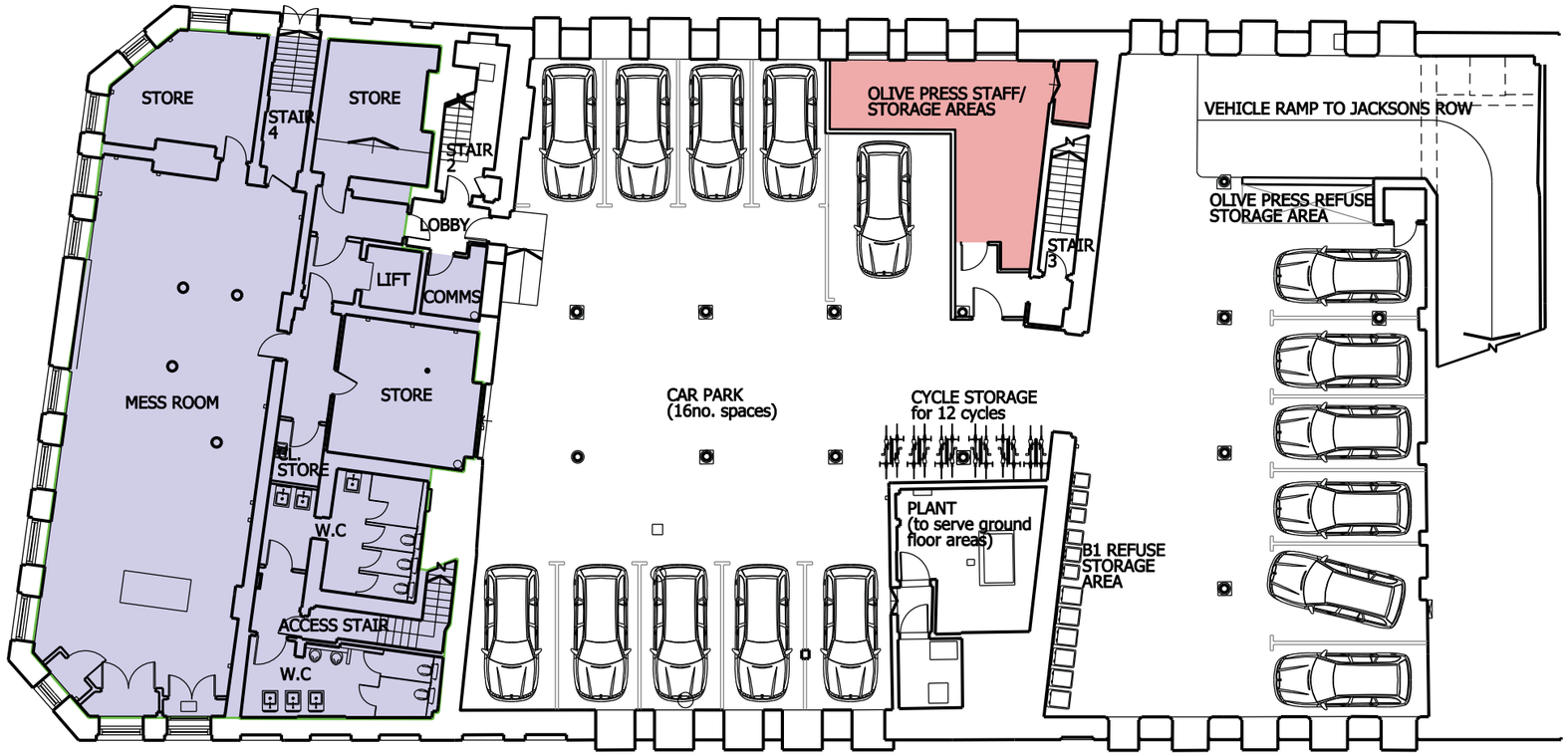
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)205
drawing title	Existing Second Floor Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

FOR: PLANNING-CHANGE OF USE

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EXISTING OLIVE PRESS RESTAURANT DEMISE (USE CLASS A3)

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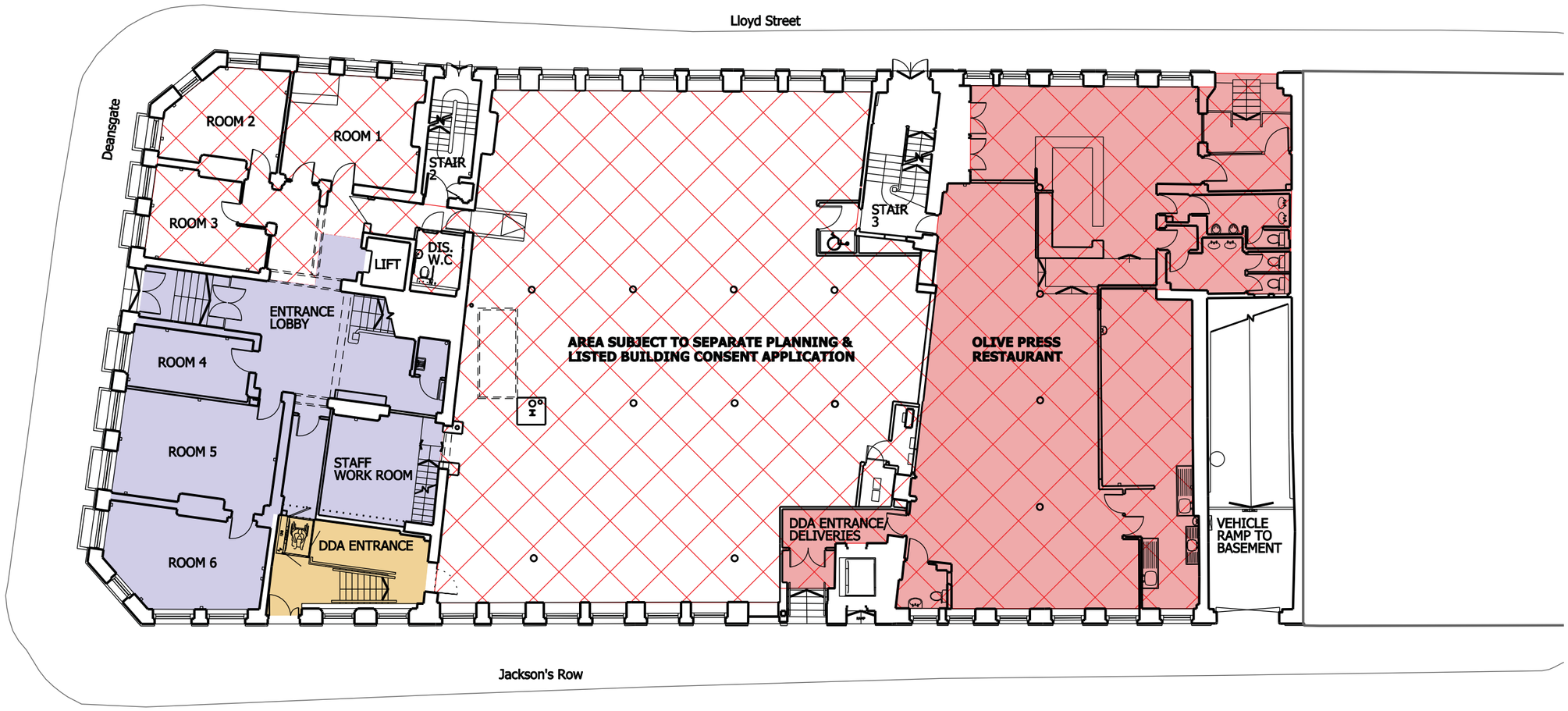
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)222
drawing title	Proposed Basement Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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EXISTING OLIVE PRESS RESTAURANT DEMISE (USE CLASS A3)

PROPOSED OFFICE DEMISE (USE CLASS B1)

SHARED DDA ENTRANCE FOR ALL AREAS

AREA SUBJECT TO SEPARATE PLANNING & LISTED BUILDING CONSENT APPLICATION

NO ALTERATIONS TO THE EXISTING EXTERIOR OR INTERIOR STRUCTURE OR FABRIC ARE PROPOSED

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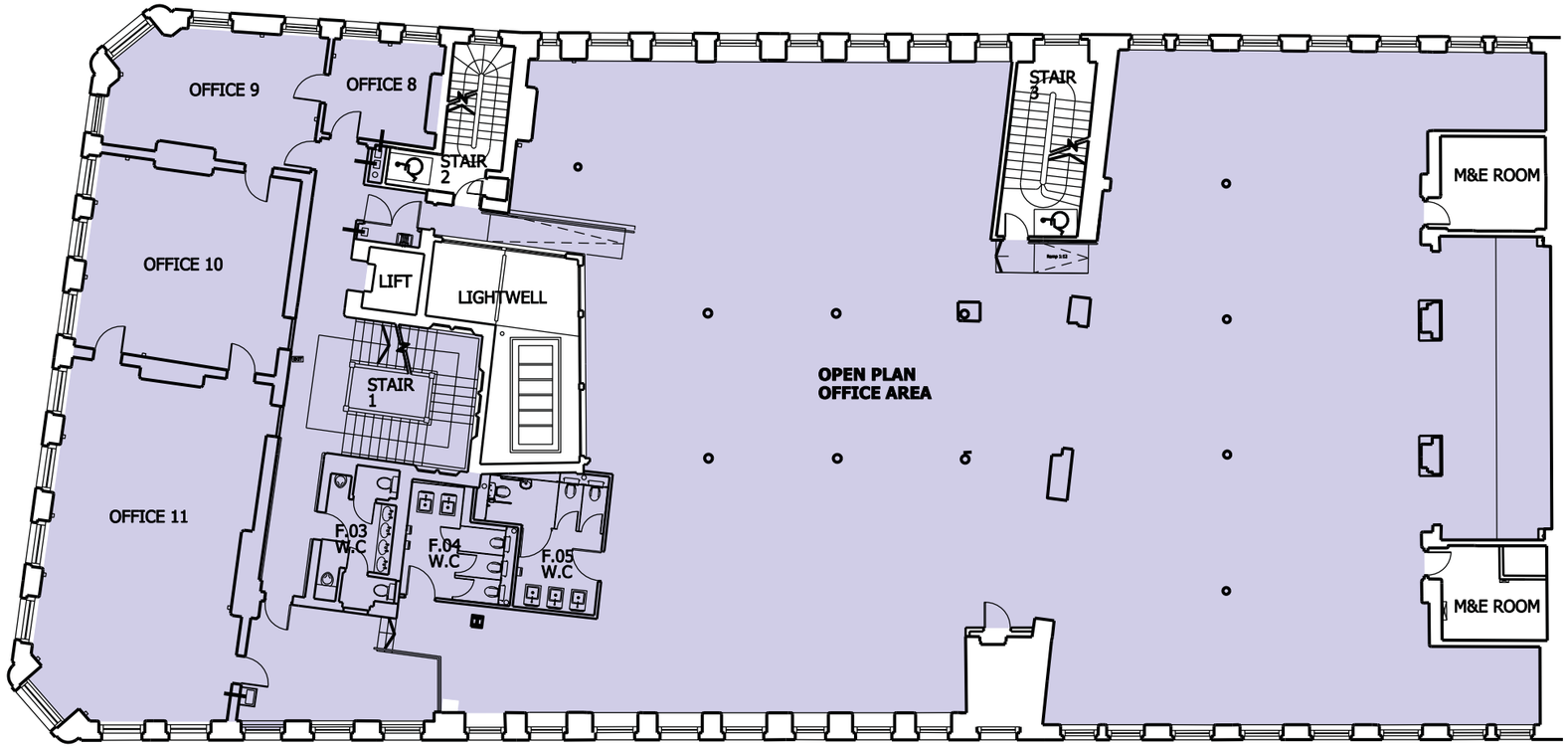
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)223
drawing title	Proposed Ground Floor Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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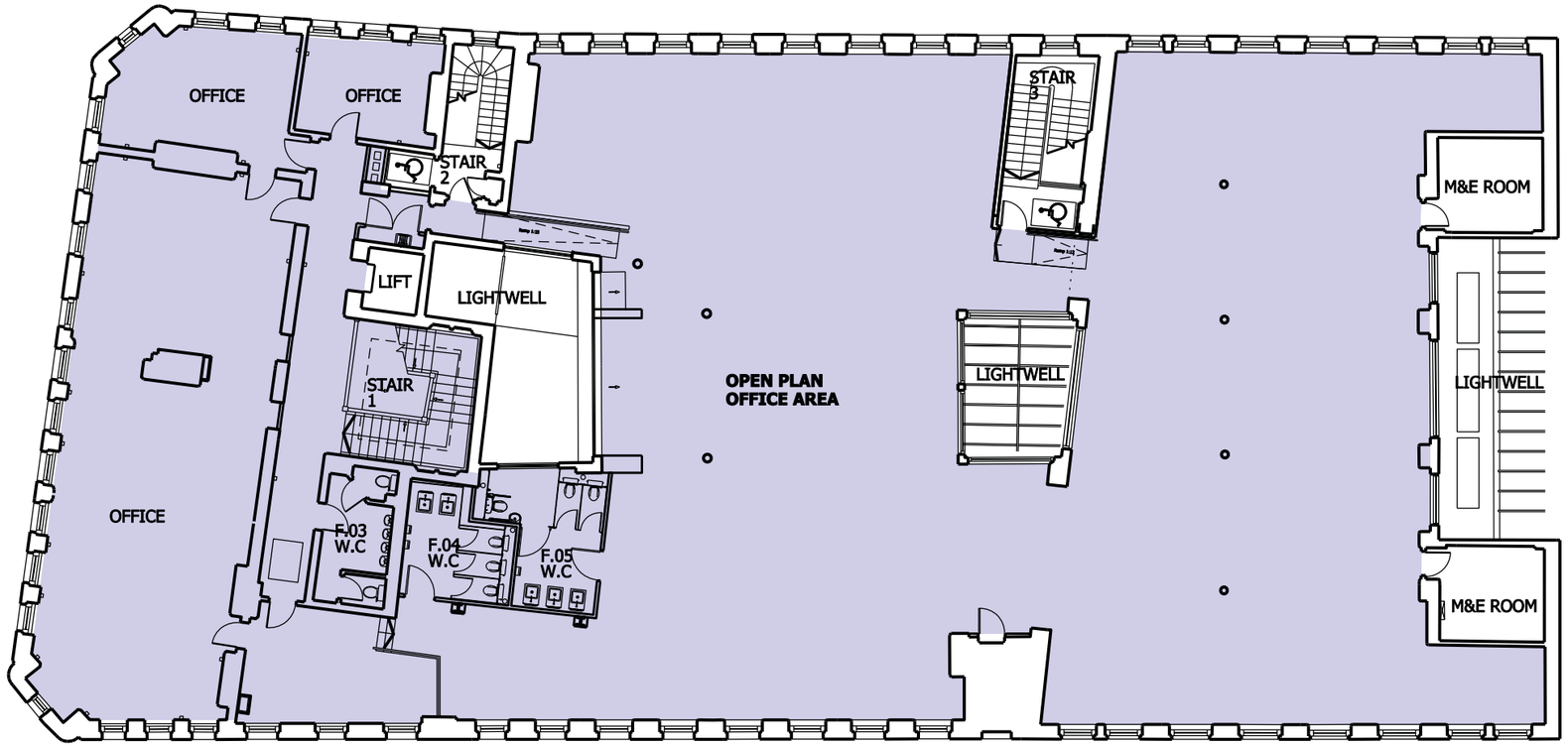
revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)224
drawing title	Proposed First Floor Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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revision notes

project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	al(05)225
drawing title	Proposed Second Floor Plan
drawing scale	1:200 @ A3
drawing created	February 2014
drawing rev	-

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