Elliot House

Application for Planning and Listed Building Consent
for Change of Use (partial ground floor) with associated building fabric alterations
Elliot House, Deansgate, Manchester, M3 3WD

Design and Access Statement
April 2014
Rev -



bridge
architects

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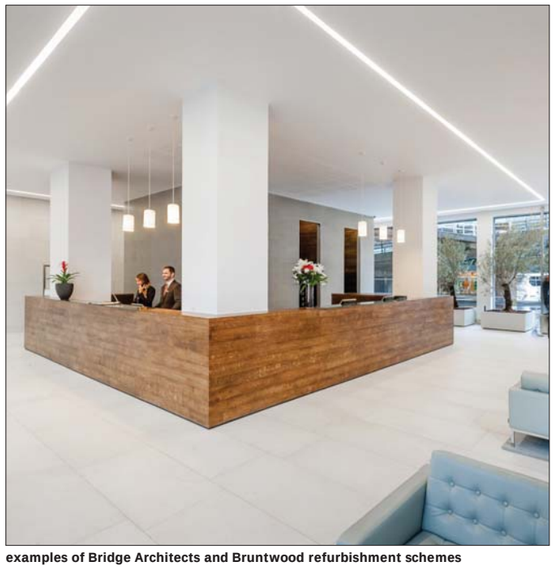



examples of Bridge Architects and Bruntwood refurbishment schemes

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 ground floor footprint and associated alterations to the building fabric.

1.2 Architectural Commission

Bridge Architects were appointed by Bruntwood in November 2013 to prepare options for extension of the existing restaurant area within the ground floor footprint of the building in order to meet the brief requirements of their existing tenant. This also included consideration of the impact of extending the restaurant area at other levels within the building. Designs have subsequently been developed in conjunction with Bruntwood and restaurant operator, Living Ventures, who intend to lease the space.

1.3 Development Team and Relevant Experience

Client:	Bruntwood
Architect:	Bridge Architects
Structural Engineer:	DW Consulting
Quantity Surveyor:	Bruntwood
Restaurant Operator:	Living Ventures

Relevant Experience:
Bruntwood have vast experience in the successful refurbishment and renewal of commercial building stock throughout Manchester, Liverpool, Leeds and Birmingham, including the fit out of bar & restaurant units such as Grado (now Grill on New York St) and the Alchemist, also on New York St.

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

Living Ventures currently operate a total of 32 bar and restaurant venues across eleven established brands including Gusto, The Alchemist, Austalasia, Blackhouse and New World Trading Company. The business has grown through the recession and is characterised by good service, quality branding and restaurants housed unique settings.









existing site photos

2.0 Assessment

2.1 Assessment

2.1.1 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 is part of the Living Ventures group.

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 historically housed high quality restaurant operations. Commencing 1996, Paul Heathcote ran 'Simply Heathcotes' from the majority of the ground floor and first floor of the building. In 2003 'The Olive Press' was created as a separate restaurant within the ground floor area, with an entrance off Lloyd Street.






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.

2.1.2 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 and enlivens the street scene. The building has historic precedent as a site for high quality restaurant operations.

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. A successful restaurant 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. Approximately 30 people are currently employed at the Olive Press restaurant. It is estimated that the extended Gusto operation would employ 90 full and part time staff.

2.2 Involvement

2.2.1 Local Community

No community groups have been consulted regarding the proposals.

2.2.2 Manchester City Council Planning Department

Two pre-application meetings on site have taken place on site, with David Bretell and Paul Mason of MCC to establish the acceptability of the Change of Use proposals and discuss various options for alterations to the building to facilitate the restaurant use. A summary of matters as discussed is as noted in Appendix 2.:



Deansgate / Peter Street Conservation Area Boundary Map

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 have Living Ventures set to undertake a new 20 year lease on the space (subject to planning approval). This change of use is required in order to enable Bruntwood to finalise terms with Living Ventures for the lease, who would be undertaking the same business operation as the existing Olive Press, under an extended demise. Finding an appropriate use for the space not only serves as positive investment to the area, but also encourages the growth of a successful, expanding business and looks to add life and vibrancy to the ground floor of 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'.

2.3 Evaluation

2.3.1 Benefits, Opportunities and Constraints

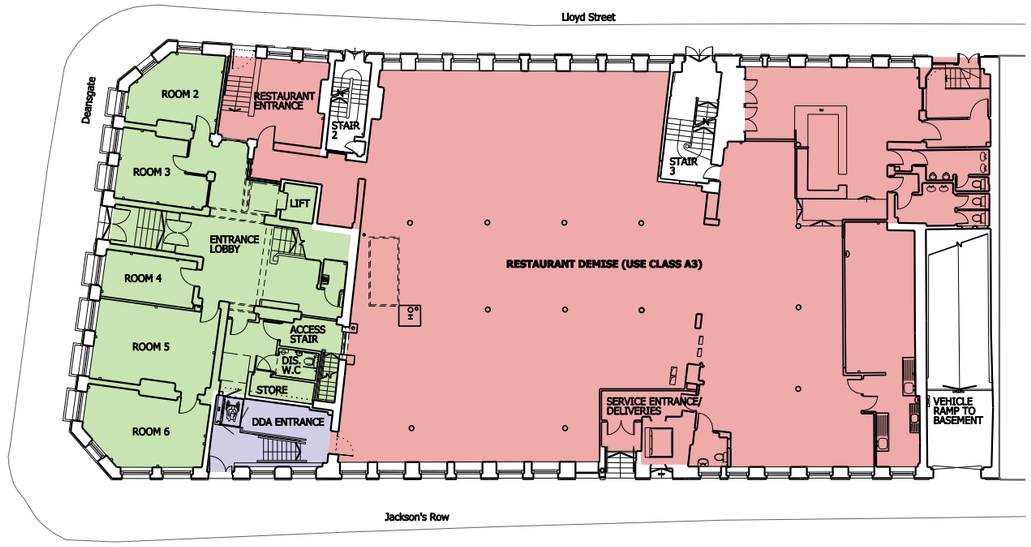
Elliot House is a significant heritage building in a prominent city centre location. The existing Olive Press restaurant has traded from the premises for over 11 years, and it benefits from a location in close proximity to Spinningfields and Australasia restaurant (also within the Living Ventures portfolio). 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 extend an existing restaurant operation, in order to positively contribute to the continued improvement of the surrounding area. Extension of the restaurant activity towards the Deansgate/Lloyd Street corner will serve to further enliven the street scene and present a new active frontage close to this main city centre thoroughfare.

The constraints are the challenges to be overcome in order to meet the brief requirements and sensitively adapt an existing Grade II Listed Building for A3 use. Alterations to enable the extended restaurant area have been carefully considered so as to have minimal detriment to the original exterior and interior building fabric and features, whilst ensuring that the plan alterations do not preclude future use of the remainder of the building for offices.

2.3.2 Design Process

The above factors have been taken into account when developing the design solutions in conjunction with Bruntwood and Living Ventures. 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 (OEA) and Library works undertaken by BDP. In seeking an appropriate solution for the extended restaurant demise the original brief aspirations have required compromise and review, and feedback received from MCC at pre-application stage has been taken into account.



PROPOPSED RESTAURANT DEMISE (USE CLASS A3)

PROPOSED LIBRARY DEMISE (USE CLASS D1)

SHARED DDA ENTRANCE AREA

proposed ground floor plan

3.0 Description of Proposals

3.1 Design Objectives

The objective of the current proposals is to extend the existing restaurant use at the ground floor level of the building and provide a new dedicated restaurant entrance.

Critical to the original client/tenant brief was that the new entrance and extended restaurant:

- Must be located on Deansgate or as close to Deansgate as possible; to have a Deansgate presence and ensure visibility from the most heavily vehicular and pedestrian trafficked areas and Spinningfields opposite.
- Not positioned on Jacksons Row; in line with the above (due to the 'back-water' feel of the street) and to have a sense of connectivity with the existing Australasia restaurant. Concerns were also raised that 'Simply Heathcotes' had latterly struggled with its entrance located in this position, due to poor visibility from Deansgate and the lack of opportunity for passing trade.
- The restaurant should have interior spaces overlooking Deansgate. (although this has subsequently been reviewed following design development/ pre-application consultations)
- Should have minimal impact on the existing building so far as possible, whilst ensuring that the remainder of the building can function to accommodate other uses.

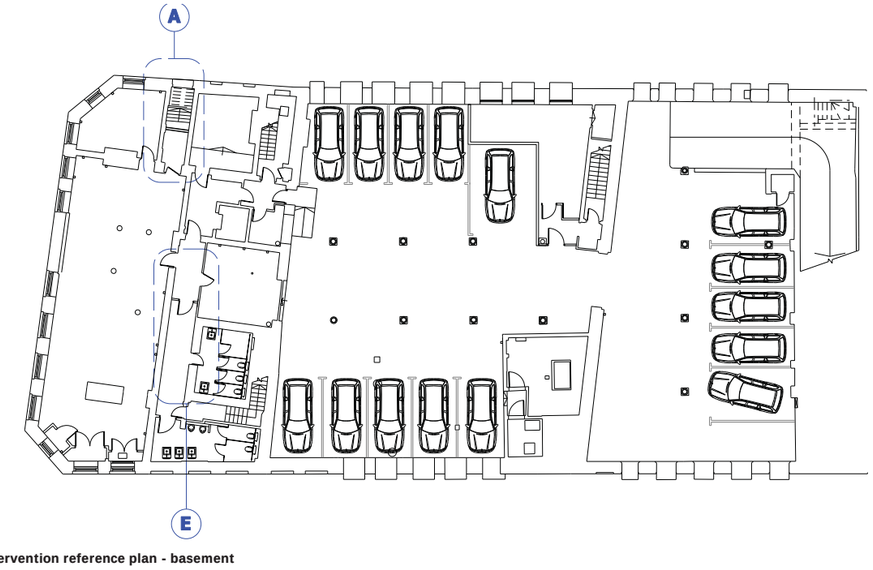
The proposals require:

A change of Planning Use from D1 Class (non-residential institutions- museums, public halls, libraries, art galleries) to A3 (restaurants and cafes)

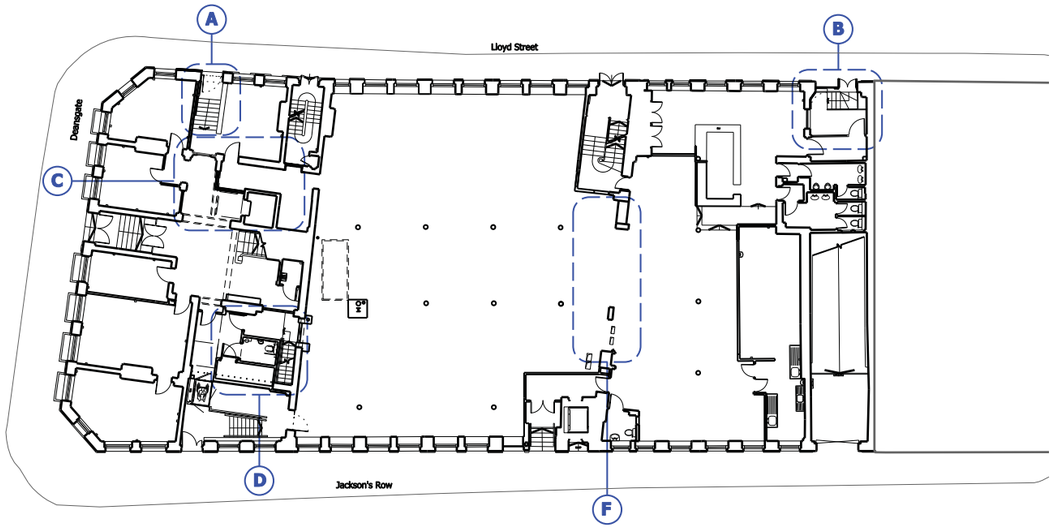
Planning/Listed building consents; to cover alterations to the building to provide a 'shell' to form the restaurant area, proposals for a new dedicated restaurant entrance off Lloyd Street, alterations to the existing Olive Press entrance and associated internal alterations to facilitate and ensure the potential for future office use to the upper floors.

This application has been instructed by Bruntwood, as their existing tenant (Living Ventures) wishes to extend the existing Olive Press operation and re-brand the restaurant as a 'Gusto'. A separate Planning and Listed Building Consent application will be submitted by Living Ventures for the proposed restaurant to deal with alterations associated with their fit out, interior design, signage lighting etc.

The proposed alterations will be associated with a new lease on the ground floor of the premises for a period of 20 years.



Intervention reference plan - basement



Intervention reference plan - ground floor

3.0 Description of Proposals

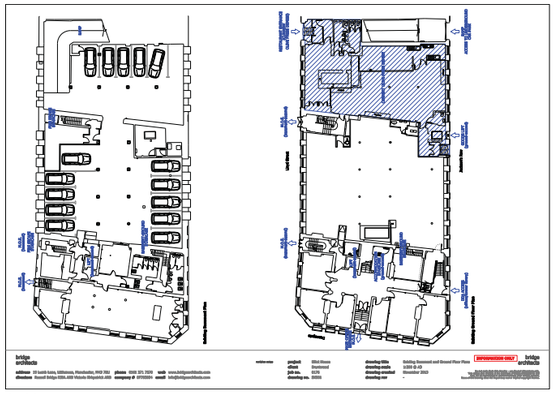
3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous chapter. The strategies for dealing with design, access and logistical solutions are detailed as follows:

The Design proposals are broken down into a series of building interventions, summarised as follows:

SUMMARY OF INTERVENTIONS:

A. New restaurant entrance off Lloyd Street and interior staircase to enable access to the (raised) ground floor level from the street
B. Re-instatement of original entrance features to current Olive Press entrance off Lloyd Street.
C. Interior Entrance lobby alterations, to form new restaurant demise.
D. Ground floor alterations to re-locate existing ground floor disabled W.C within entrance lobby area
E. Basement alterations to facilitate access to ground floor entrance lobby from basement car park
F. Removal of internal separating wall to create extended restaurant demise
G. General strip-out of non-original features to form restaurant shell space



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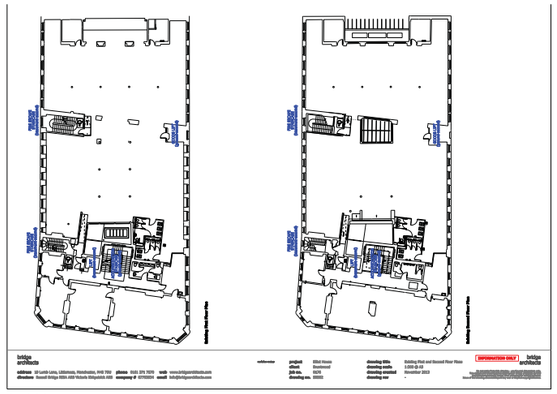

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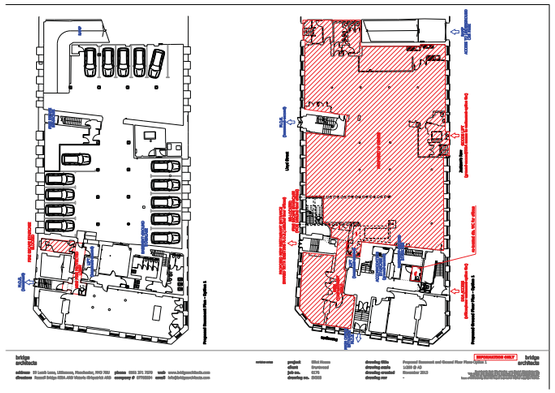

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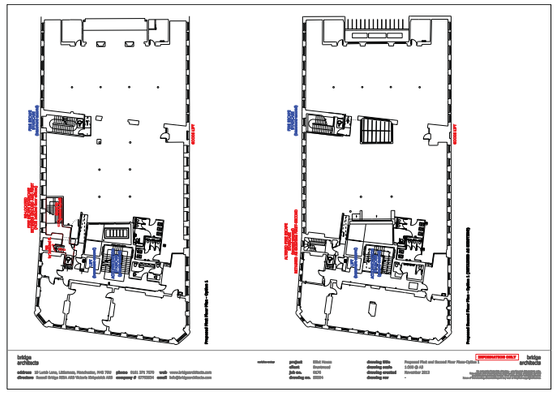

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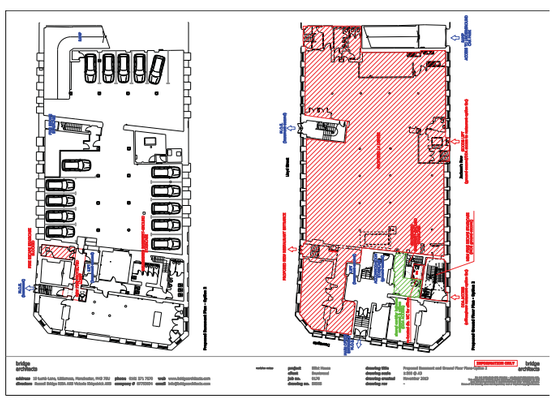

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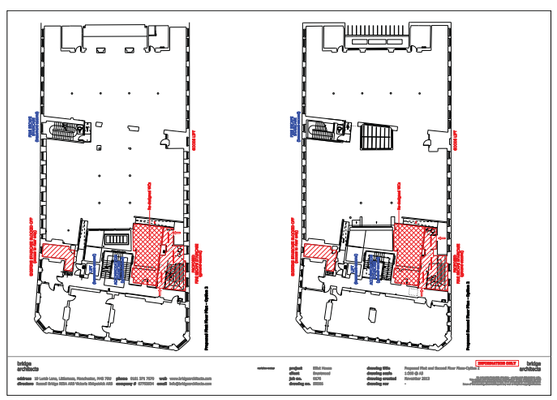

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(refer to appendix 3 for larger scale plans)

3.0 Description of Proposals

ITEM A: New restaurant entrance off Lloyd Street and interior staircase to enable access to the (raised) ground floor level from the street

Analysis of options (also refer to 4.1):
In order to develop an appropriate solution to the Client brief various options were considered for the new restaurant entrance.
It was a requirement that a new dedicated restaurant entrance should be created off Lloyd Street, as close to its junction with Deansgate as possible. The new restaurant entrance will operate in addition to the existing main entrance off Deansgate (which will be retained for entry to the rest of the building) and the existing entrance off Jackson's Row which will continue to provide DDA access for the building as a whole.
It was considered completely inappropriate to try and form a new entrance to the building where doors do not currently exist; hence three options were considered for discussion/ review:

- **Option A1** ; conversion of existing fire escape doors on Lloyd Street to form the new entrance, re-routing the means of escape stair from the upper floors for the office users by insertion of new stair linking ground and first floors, partial demolition of existing stair between external ground level and first floor, formation of new stair between street level and ground floor to access restaurant .
- **Option A2;** conversion of existing fire escape doors on Lloyd Street to form the new entrance, re-routing the means of escape stair from the upper floors for the office users by insertion of new stair linking ground and second floors at existing accessible entrance off Jacksons Row, partial demolition of existing stair between external ground level and first floor, formation of new stair between street level and ground floor to access restaurant.
- **Option A3**; conversion of existing fire escape doors to the basement on Lloyd Street to form the new entrance, localised alterations to the existing stonework to facilitate the necessary headroom, formation of new stair between street level and ground floor to access restaurant.

Proposed solution:
After pre-application discussions Option A3 was considered to be the preferred solution. This was due to the fact that this was of little detriment to the building as a whole, and fabric alterations would be very limited.
In order to facilitate the proposed solution the following works are required:

- New stone threshold at existing door position to create level access from back of pavement (currently sunken).
- Removal of existing stonework at door head to achieve required headroom for new door.
- New glass door to restaurant entrance, with glazed timber/ glass screen over to replicate existing adjacent windows. (To replicate existing accessible entrance door to Lloyd Street elevation)
- New internal timber steps to ground floor; constructed over steps to basement (stair 4) with some localised cutting back of existing ground floor to facilitate the required number of goings and risers.
- 'Moth-balling' of existing basement to street level stair, and creation of new store at base

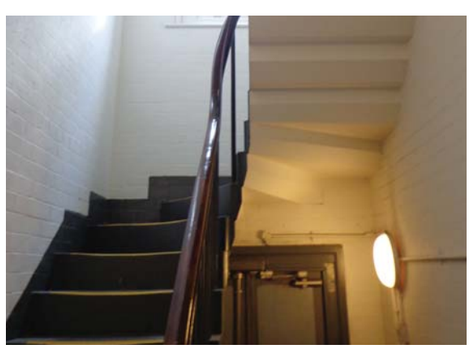
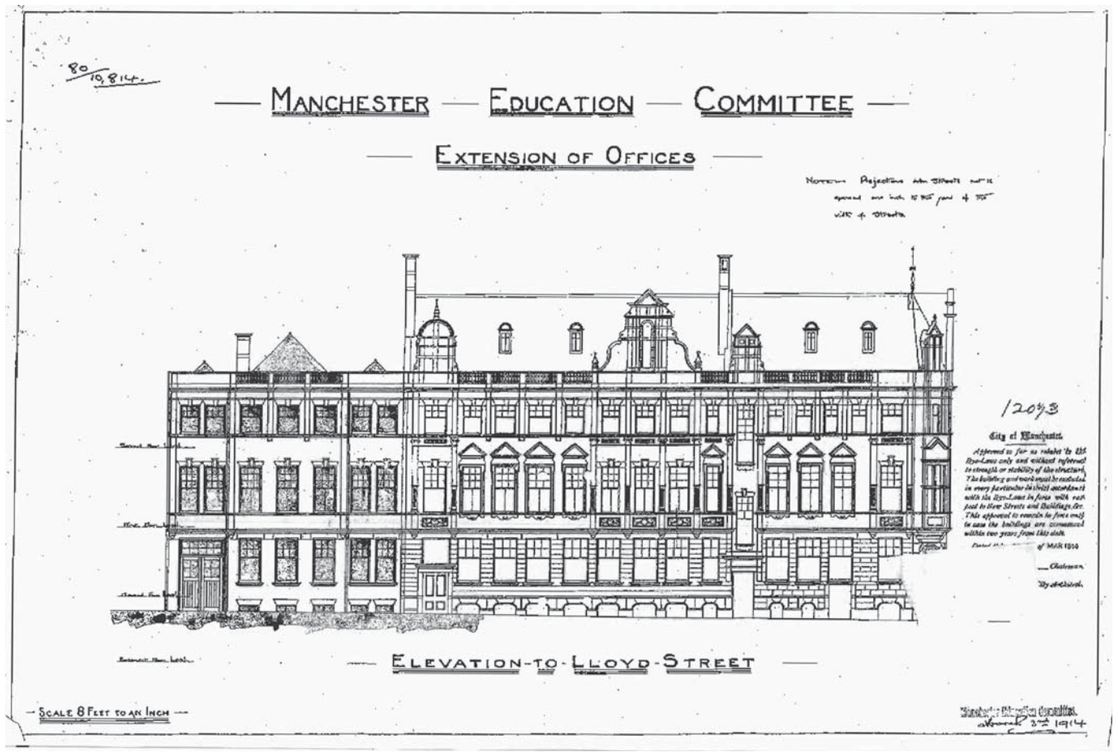


photo of 'means of escape' stair

3.0 Description of Proposals



oroginal drawing showing original entrance doors to Lloyd Street

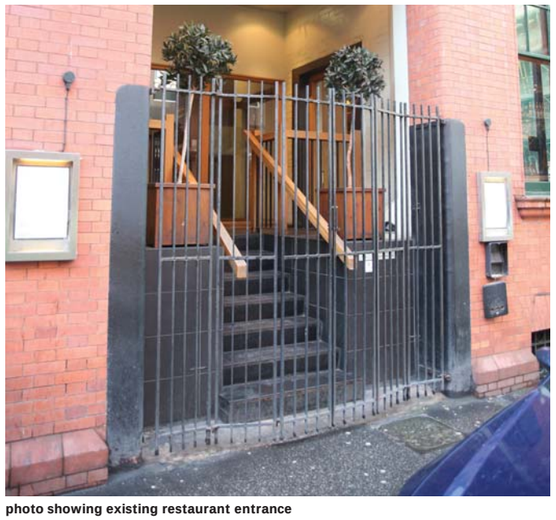


photo showing existing restaurant entrance

ITEM B: Re-instatement of original entrance features to current Olive Press entrance off Lloyd Street.

Analysis of options:

The existing restaurant entrance to The Olive Press could be retained as existing, with no detriment to the proposals. However, during pre-application consultation with Manchester City Council it was suggested that this entrance should be 'visually downgraded' and re-instated to look as it would have originally. Original drawings of the building show large double doors in this location with glazed upper portions, so it is proposed to re-instate these to aesthetically replicate the original, whilst meeting the functional requirements of the proposed restaurant use.

Proposed solution:

The existing Olive Press entrance will be required for means of escape from the new restaurant. Steps are needed in this area to enable exit from the raised ground floor to street level, with doors that open outwards in order to satisfy the requirements of Building Regulations. The new doors are to be positioned in the jamb as they would have been originally, which means that the existing steps need to be re-configured to avoid a 'clash'. Similarly the size of the original doors means that when open they would obstruct the pavement, and be difficult to operate in an emergency scenario. In order to avoid this issue the design proposals are for a 'door within a door' design, whereby smaller double doors are set within a larger timber and glass screen which meet the functional rquirements whilst achieving the desired aesthetic to the lloyd Street elevation.

3.0 Description of Proposals







photos showing existing entrance lobby



proposed lobby demise split option C1



proposed lobby demise split option C2

ITEM C: Interior Entrance lobby alterations, to form new restaurant demise.

Analysis of options:

In order to achieve the extended restaurant demise a new fire rated compartment line needs to be created between the restaurant area and the rest of the building. Critical to the original client/ tenant brief was that the new restaurant demise should have a dedicated front door and a presence on Deansgate, with the potential for private dining areas fronting this main thoroughfare. In order to achieve this it is necessary to split the existing main entrance lobby to the building, to create a fire rated compartment demise line, whilst maintaining access to the lift from the main entrance lobby.

Through study of historic plan drawings of this area, it is apparent that significant alterations to the building fabric have already been made in this area, likely as a result of the 1904 extension and subsequent addition of a lift. Record photographs from the 2008 alterations and refurbishment also indicate that the existing decorative mosaic border pattern and flooring in the entrance lobby area is not original.

To achieve the requirements of the client/ tenant brief two possible options were considered;

- Option C1: new compartment wall (straight); spatially difficult to resolve, this option requires interference with existing decorative ceilings, arch intersections, decorative wood panelling, decorative flooring, and upgrade of an existing timber panelled/stained glass screen to achieve the necessary fire compartmentation.
- Option C2: new compartment wall (following line of existing interior arches); this option proposes to infill below the existing line of the interior arches, whilst leaving their form expressed. Interference with existing period features is limited to one intersection with existing timber panelling below dado level, and the decorative flooring in this area. However, the resulting visual impact on the main building entrance lobby is poor and the approach to the lift (whilst acceptable) is compromised in terms of spaciousness.

At a pre-application meeting with MCC Planning Department, options C1 and C2 were considered unacceptable in terms of their impact on the historic fabric of the building (see Appendix 4).

After further review of alternative arrangements re-consideration has been given to the requirement for Deansgate fronting rooms, in order to achieve a more sensitive solution to the new demise line.

3.0 Description of Proposals



proposed solution for lobby demise split: option C3



photo showing existing door to 'means of escape' stair



photo showing existing door to be fixed shut / upgraded to achieve compartmentation

ITEM C: Interior Entrance lobby alterations, to form new restaurant demise (continued).

Proposed solution:

As the position of the new restaurant entrance close to Deansgate is critical to the new lease, the proposed solution (option C3) excludes the Deansgate fronting rooms from the new restaurant demise, and is considered to be of least detriment to the existing building fabric.

To achieve the proposed demise line a new compartment wall is proposed within the existing entrance lobby that follows the line of the existing interior arches. This wall is configured such that it does not conflict with the existing decorative plastered ceiling and is limited to one intersection with the existing timber panelling. The configuration of the proposed new wall is such that the spaciousness of the main building entrance lobby and lift area is un compromised, and elements of feature stained glass doors and panelling remains visually exposed to both demise areas.

An historic doorway that already exists will be utilised to link the proposed new restaurant reception area with the corridor space that links to the main restaurant area.

The existing wood panelled/stained glass door way and screen that sits on the new demise line will be required to achieve a necessary compartment line to meets the requirements of Building Control. Evidence already exists to show that fire rated Georgian wired glass has been fitted to this door/screen in a secondary timber frame. It is proposed that this door will be fixed shut with handles removed and (subject to specialist input and Building Control approval) this whole door and screen will be upgraded in a similar manner using contemporary fire rated clear glass.

In addition to the above;

- A non original door and timber stud partition is to be carefully removed, to improve the sense of connection between the restaurant reception and main restaurant area.
- An existing door to the means of escape stair is to be made inaccessible (from the restaurant demise side). The door is wood panelled/ with glazed (Georgian wired) panels to the upper portion with decorative wood architrave (to the restaurant side only). The proposals involve removal of the door ironmongery, fixing the door shut and installation of 2 layers of fire rated plasterboard (to the stairwell side) to achieve the necessary compartmentation line. The existing Georgian wired glass will be replaced with solid timber panels french polished to match the original.
- A non original door, timber stud partitions and existing accessible W.C fixtures and fittings are to be carefully stripped out. This W.C is relates to the main recption area for the building and it to be relocated as intervention D.

3.0 Description of Proposals

ITEM D: Ground floor alterations to re-locate existing ground floor disabled W.C within entrance lobby area

Analysis of options:
The existing accessible W.C within the ground floor of the building falls within the new restaurant demise under the new proposals. An alternative accessible W.C needs to be provided off the main entrance lobby of the building. Due to the existing foul and water provisions within the building and the existing period features only one location for the W.C was considered appropriate.

Proposed solution:
The new accessible W.C is to be positioned within the ‘staff work room’ currently accessed off the public library area. This area currently contains no original visible period features, and will be reconfigured with new stud partition walls to provide the accessible W.C, small store, and access to the basement stair off the main entrance lobby.

Record photographs of the area concerned (taken to accompany the 2008 OEA application room refs G.08 and G.09) indicate that the area has decorative plaster coving to the 'corridor' area. Under the 2008 alterations the record photographs show that this coving has been damaged as a result of previous partioning of the space and installation of SVP's. The 2008 alterations resulted in the existing ceilings being covered by a plasterboard on a metal framing system. It is intended that the alterations required to facilitate this intervention will also require the installation of a new plasterboarded metal framed ceiling system.



photos showing existing 'staff work room'.



record OEA photograph dated 2008, indicating presence of damaged coving in area of proposed alterations
refer to OEA drawing 08924 DPP 043 (0734/pl/492)

3.0 Description of Proposals

ITEM E: Basement alterations to facilitate access to ground floor entrance lobby from basement car park

Due to the proposed alterations in the ground floor area (item C) it is no longer possible to access the main entrance lobby from the basement car parking area. During the works required to facilitate the library alterations, W.C provision was increased in the basement area, which resulted in an existing corridor being 'blocked- of'. In order to achieve the required basement/ ground floor lobby connection it is proposed to re-instate this corridor and provide a link to the car park via the existing basement stair. This will require minimal reconfiguration of sanitaryware within the W.C area, removal/ replacement of a door and removal of stud partitioning and doors forming a cleaner's store (all non-original to the building).



photo showing existing cleaner's store to be removed



photo showing existing W.C area to be reconfigured

3.0 Description of Proposals



photo showing existing 'internal separating wall'

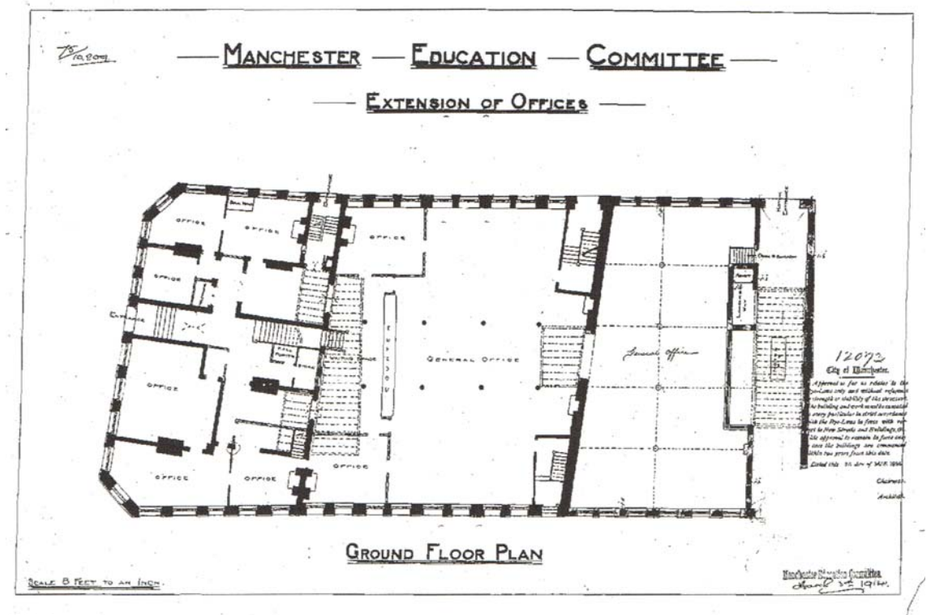


2007 photo showing 'internal separating wall' (behind existing separating wall)

ITEM F: Removal of internal separating wall to create extended restaurant demise

An existing compartment wall currently exists between the library demise and Olive Press restaurant. In order to extend the restaurant this wall needs to be removed. Original drawings show that the two spaces were originally open to each other when the building was extended in 1914.

The proposals seek to re-instate the original opening through removal of non-original stud partitioning and dry-lining that currently conceals ductwork and a non-original glass block wall..



1914 plan

bridge
architects







photos showing disabled refuge area, raised flooring / ramp to be stripped out

3.0 Description of Proposals

ITEM G: General strip-out of non-original features to form restaurant shell space

The restaurant fit-out works will be covered under separate Planning and Listed Building Consent applications. However, under this application Bruntwood will carry out some stripping out works to enable Living Ventures fit-out.

None of the strip out works involves removal of fabric, fixtures, features or fittings original to the building, and is limited to;

- Removal of raised access floor, associated ramp/low level stud walls and carpet tiling to open plan former library open plan area
- Removal of stud partitioning and door (non-original) forming disabled refuge area within former library area open plan area.

The benefits of these alterations are that the original floor to ceiling heights of the space and proportions will be re-instated.

3.0 Design

3.3 Principles of the Design

3.3.1 Use:
The existing use class of the building is D1 Library and A3 restaurant. The proposals require the extension of the existing A3 area into part of the ground floor space previously occupied by the library.

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

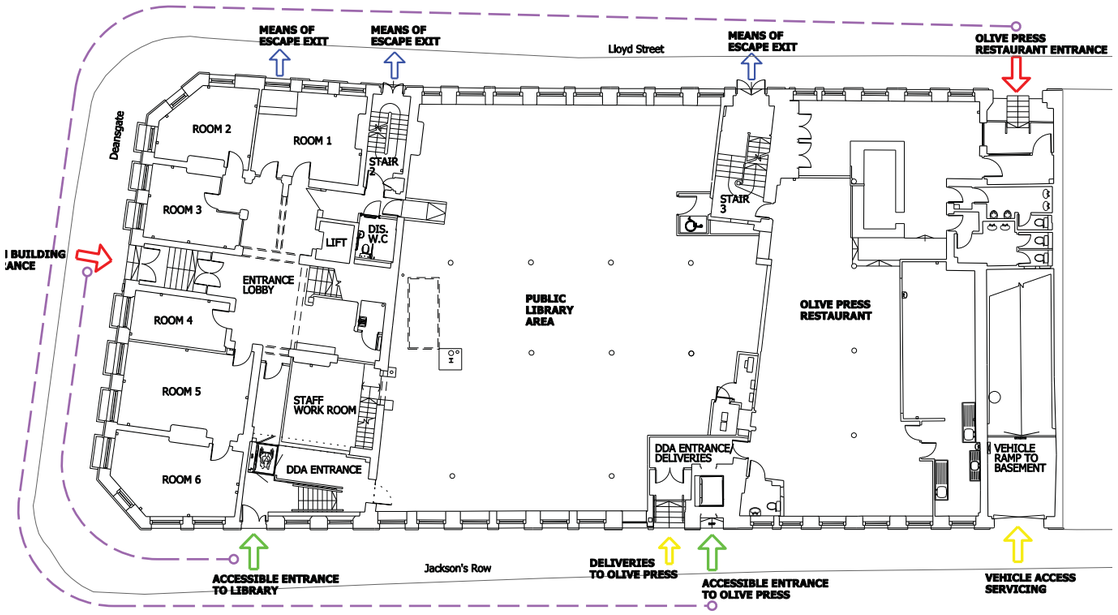
3.3.3 Layout
The proposed new restaurant demise meets the requirements of the Client brief and addresses functionality throughout the rest of the building. The current restaurant offers 100 covers. The proposed layout will allow the restaurant to offer 220 covers.

3.3.4 Scale
Not applicable

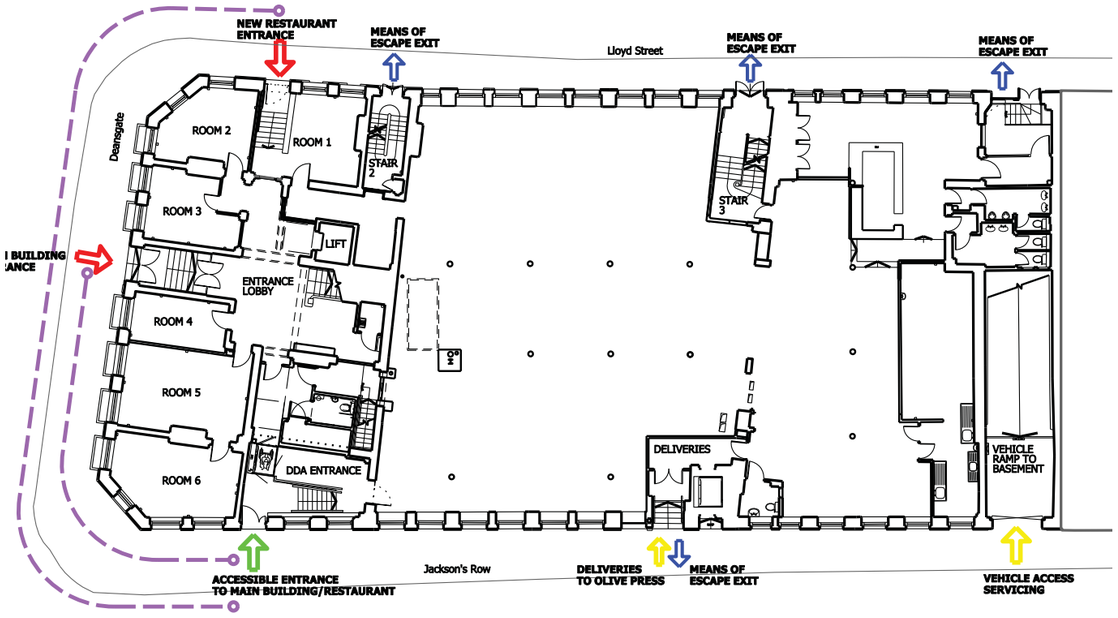
3.3.5 Appearance
Considered analysis of the options available to achieve the brief has resulted in proposals which are considered to be of least impact and detriment to the building as a whole. The proposals only involve alterations to the ground floor, basement and Lloyd Street elevation. No changes are proposed to the upper floors or the Deansgate and Jacksons Row elevations.

3.3.6 Landscape
Not applicable

3.3.7 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



Ground floor access plan - proposed

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 (see appendix XX). 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 restaurant demise.

The existing passenger lift serves all levels of the building from basement to second floor. The restaurant has no access to this left. The existing arrangement is unchanged by these proposals.

The new restaurant entrance and internal stair to ground floor level will comply with Approved Document Part M.

4.2 Inclusive Access

The proposed new restaurant entrance has the benefit of a location in closer proximity to the DDA access to the ground floor of the building, than the existing arrangement.

As per previous analyses of accessible entrance arrangements it has not been considered feasible to position a second platform lift at the new restaurant entrance due to space limitations and resulting impact on the building fabric.

Level access is provided throughout the ground floor area for staff and public. The existing disabled toilet associated with the main entrance foyer is to be relocated to fall outside the new restaurant demise. New door openings and leading edges will comply with Approved Document Part M.

The re-configured lift lobby to the ground floor entrance foyer, will have unobstructed wheelchair turning space in front of the lift in accordance with Approved Document Part M (nominally 1500mm diameter). Note that this does not comply with Design For Access 2 (which requires 1800mm clear space) as it is not feasible to achieve this without detriment to the impact on the fabric of the existing building. It should also be noted that the existing arrangement of lift lobbies on the other floors also only comply with Part M for the same reason.

4.3 Consultants

n/a

5.0 Additional Information

5.1 Heritage Assessment

Please refer to the separate 'Heritage Statement,' by BB Heritage Studio that accompanies this application

5.2 Opening Hours

Mon	10am to 2:30am
Tues	10am to 2:30am
Wed	10am to 2:30am
Thurs	10am to 2:30am
Fri	10am to 2:30am
Sat	10am to 2:30am
Sun	10am to 2:30am

5.3 Deliveries / Vehicle Servicing

Deliveries and vehicle servicing will remain unchanged, using the existing entrance off Jacksons Row.

5.4 Waste Management / Storage

Waste storage 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 collections will be increased to meet the additional load.

5.5 Kitchen Extract and Plant Provision

The existing kitchen extract provision will be unchanged by the proposals.
The existing ductwork installations are to be retained in situ. Any alterations or adaptions to the existing provisions will be dealt with by Living Ventures separate fit-out application.

6.0 Client

6.1 Client Statement

"Now the Central Libraries temporary relocation has come to an end, Bruntwood are keen to expand an active ground floor use into the now vacant ground floor of Elliot House. The building has a history of high-end restaurant operations, and Living Ventures lease would facilitate ongoing use of the space for the next 20 years whilst serving to enliven the broader context to this part of Deansgate."

Toby Sproll, Head of Retail and Leisure

Bruntwood

6.2 Operator Commercial Statement

"Forming part of this application stands Living Ventures aspiration to move the existing entrance on Lloyd Street to a more prominent location, located just off Deansgate.

It is believed that the current location is somewhat hidden from Deansgate and thus does not benefit from the many advantages that Deansgate offers, most notably that the restaurant is not particularly visible from the road.

Whilst there are two current points of access (off Jackson's Row and Lloyd Street) it is considered that these entrances are not prominent enough to establish the operation as a viable business unit, as is envisaged given the size of the development now contemplated.

The previous operation here, Heathcotes, suffered as a result of this as it was unable to rely upon passing trade and the large volume of footfall that passes through Deansgate due to its poor entrance on Lloyd Street. Similarly the Olive Press restaurant also suffered in part due to poor accessibility with the current Lloyd Street entrance. The original owners Heathcote Restaurants struggled to establish a viable business here before the operation was sold to the current owners who have been able to make the business semi viable only with a discount driven model which is not sustainable in the long term and would eventually lead to closure and loss of commerce and jobs.

This situation has become even more highlighted since the development of the Spinningfields retail area. It is estimated from a visual survey that foot flow at the new entrance close to Deansgate is at least 12x that of the existing entrance on Lloyd Street excluding visitors to the existing restaurant.

It is envisaged that by creating a new entrance that is both sympathetic and in keeping with the character of the buildings and its surroundings, the restaurant will benefit from the advantages that Deansgate offers.

Deansgate is considered one of the major thoroughfares of Manchester, boasting a number of well renowned and prestigious businesses. These vary from well-respected corporations to high end and sophisticated restaurants and bars.

Over the last 5 years this area of central Manchester, Spinningfields, has become increasingly iconic and synonymous with high quality retail, bars and eateries. As a consequence of this, it boasts an impressive level of footfall throughout the day and night.

The creation of the new entrance would therefore allow the restaurant to become more prominent and visible from Deansgate and therefore allow it to benefit from these commercial advantages. It is also considered that it would harness the reinstatement of one of Deansgate's most prominent buildings.

Elliot House is one of Deansgate's most famous and high profile buildings and it is believed that by incorporating the entrance in the new location, it would allow the building to become a part of this bustling area of Manchester, and would perfectly compliment the operations that are in place at present.

It is acknowledged that it is imperative the design must be in keeping with the character of the building and must not detract or denigrate the building in any manner.

As such, we have carefully considered a design that will compliment Elliot House and the surrounding areas. In moving the entrance to its proposed location, we will bring a section of the city, which over the past few years has become somewhat overlooked.

The existing entrance on Lloyd Street will be reinstated to its original state which will further add to the buildings integrity."

Jeremy Roberts, Commercial Director

Living Ventures