



Buttress

July 2025

103 Princess St.



Design, Access + Heritage
Statement



Version history

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1	April 25	Drafting	Steve Kendall Senior Architect	DAS Draft
2	May 25	Drafting	Freya Needham Heritage Consultant	HIA Draft
3	July 25	Final	Steve Kendall Senior Architect	LBC Issue

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—

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1 Introduction





1.0 Introduction

The following report presents a Design and Access Statement, accompanied by a Heritage Impact Assessment for 103 Princess St, Manchester. This report has been prepared to support an application for Listed Building Consent for proposed works to upgrade the building's fire safety measures, acknowledging the asset's Grade II* designation.

1.1 Background

Turner & Townsend have undertaken a Fire Risk Assessment on 26th May 2023 and have concluded that the fire risk rating is moderate and that essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Buttress have been directly appointed by Manchester City Council to provide design and Heritage advice including supporting information suitable for submission for a Planning Listed Building Application in connection with upgrading fire remedial works to the fire alarm, partition walls, suspended ceiling and fire door replacement.

1.2 Heritage Impacts Methodology

As required by paragraph 207, the following report describes the significance of the heritage asset[s]. The detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' This information can be found in 4.0 Assessment of Significance. This will underpin an appropriate assessment of the potential impacts of the proposal on that significance, which is found in 5.0 Summary of Proposed Works 6.0 Heritage Impact Assessment, in accordance with paragraphs 212-221 of the NPPF.

The document follows best practice guidance, such as Historic England's Statements of Heritage Significance (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.3 Scope + Limitations

The physical boundary of the project is outlined in 1.3 Site Location.

The assessment will primarily consider the potential impacts of the proposal on the special interest of 103 Princess Street as this is a designated asset. The level of information provided is commensurate with the scale of the proposed interventions.

The site is also located within the boundary of the Whitworth Street/Princess Street Conservation Area. Due to the strictly internal nature of the works, there is limited scope for impacts on the special interest of the conservation area. As such, a full assessment of impacts on the conservation area will not be undertaken within this report

Any potential archaeological impacts are beyond the remit of this report.

1.4 Authorship & Acknowledgements

This document has been prepared by Freya Needham MA, Heritage Consultant at Buttress, and Steve Kendall, Senior Architect at Buttress.

1.5 Site Location

The site is located on Princess Street, Manchester City Centre, bounded to the north by Abingdon Street and Princess Street to the south. The building is surrounded by other commercial premises, with a large public surface car park to the rear.

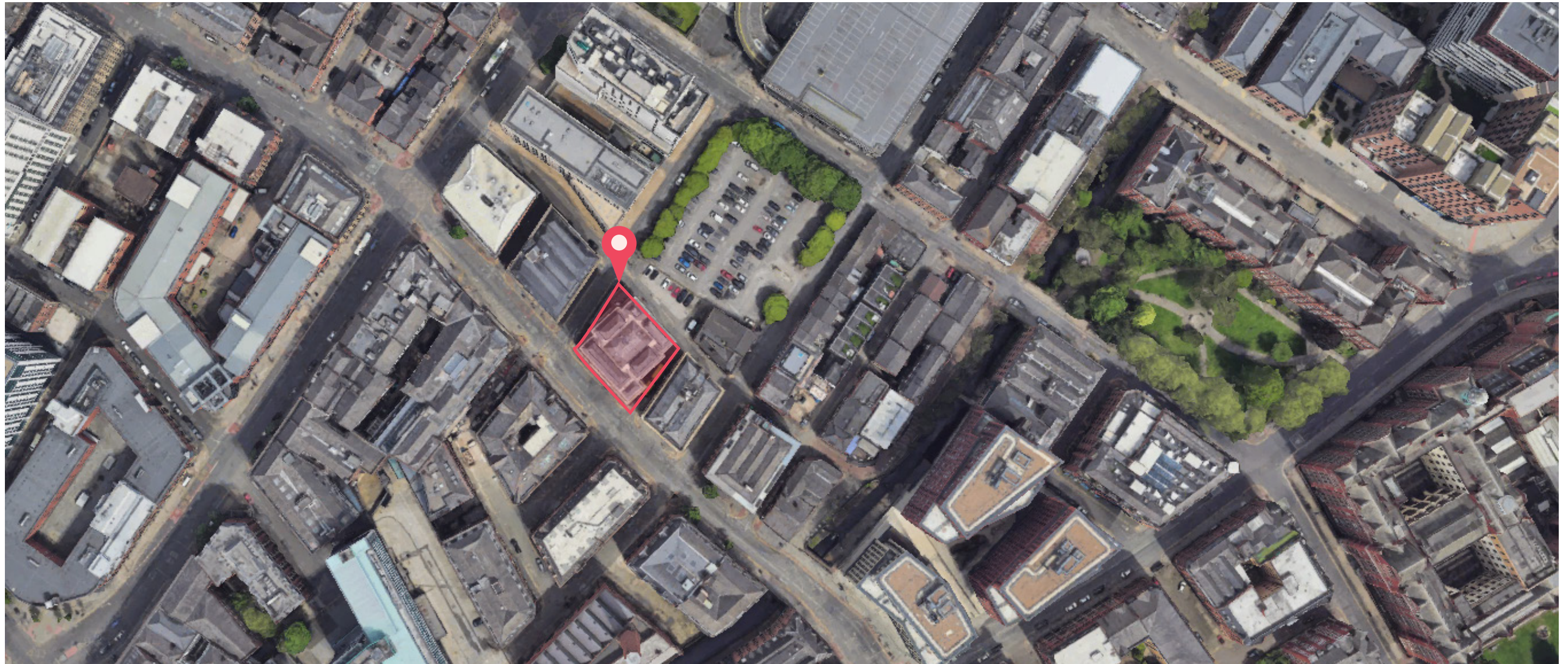
1.6 Use + Occupancy

The building is a multi-occupied premises, with one section being occupied by the People's Centre for storage purposes. The Mechanics Institute section of the premises is open five days a week minimum and occasionally on weekends, this section of the building is open to members of the public to attend meetings and conferences. Operating Hours: Monday - Friday "Mechanics" 07.30 - 23.00. Whilst the People's Museum once a week 09.30 - 17.00.

1.7 Accessibility

The main entrance is located on Major St. and is accessible via an existing access ramp, this leads to a passenger lift which serves all floors. The proposals to upgrade the fire alarm will provide an early warning to all building occupants in the event of an emergency. The replacement doors will be fully compliant with Document M of the Building Regulations ensuring that the proposals are accessible and usable by everyone. Existing disabled toilet facilities are unaffected by the proposals.

Figure 1 Location Plan



1.8 Designation

1.8.1 Listed Buildings + Structures

103 Princess Street is Grade II* listed, designated in 1972 (List Entry No. [1247391](#)).

The site lies within the vicinity of a number of other listed structures, however these are not relevant to this application.

1.8.1 Conservation Area

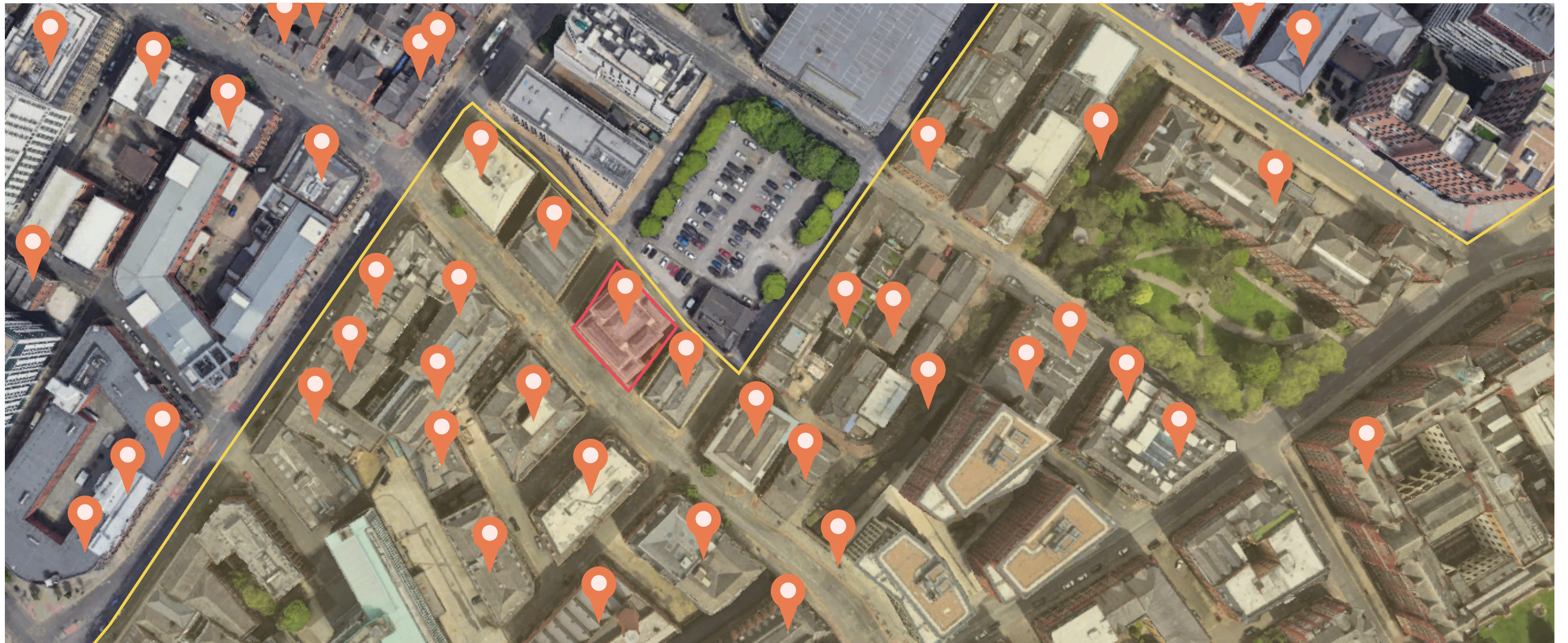
The site is located within the boundary of the [Whitworth Street/Princess Street Conservation Area](#).

As aforementioned, due to the strictly internal nature of the works, there is limited scope for impacts on the special interest of the conservation area. As such, a full assessment of impacts on the conservation area will not be undertaken within this report.

1.8.1 Other Relevant Designations

No other heritage designations are currently relevant to this site or application.

Figure 2 Designation Plan



2 Description of the Asset



2.0 Description of the Asset

2.1 Overview + General Layout

103 Princess Street is three stories with basement and attic, constructed of red brick with stone dressings. The principal elevation facing Princess St is symmetrical, with 7 bays, the entrance contained within the 4th. Ground and second floor windows are rectangular sash with ashlar dressings, first-floor windows with segmental pediments. The building occupies an awkwardly shaped site; its parallelogram plan is stepped at the sides to maximise the use of space and natural light.

The basement is a shared space, incorporating a small underground car park with capacity for approximately six vehicles. Also located in the basement are the main electrical intake room (serving the People's Museum), a gas meter room, and several storage rooms used by the museum. A sprinkler system is installed throughout the basement, extending into some of the storage areas. The system's main operating controls and stop valve are enclosed within a secure, caged section. The boiler room and lift motor room are also situated in the basement, within the area occupied by the Mechanics Institute.

The building is served by two staircases: a main staircase within the Mechanics Institutes' section and a secondary, protected escape staircase located in the People's Museum area. The protected staircase provides access to all floors and is shared by both occupants. Additionally, there are two escape doors from the People's Museum into the Mechanics Institutes' demise - one at ground floor level, opening into the main staircase area, and one at first floor level, leading into a corridor within the Mechanics' office space.

The ground and first floors are primarily occupied by the People's Museum, while the second and third floors are occupied by the Mechanics Institute. A passenger lift is located on the ground floor within the Mechanics Institutes' section of the building.

Figure 3 103 Princess St from junction of Harter St and Princess St



2.2 Description of Area Affected by the Proposals

The proposed fire detection system will effect the entire building, but will be limited in places of historic character.

The proposed works will principally focus on the replacement of existing doors across all floors. Existing doors are all largely modern replacements; a combination of more in-keeping panelled doors in spaces that retain historic character, and modern oak veneered doors with more plain detail in secondary spaces which have been modernised. All ironmongery is to be provided in satin brass to maintain a traditional appearance.

Replacement of later addition partitions and suspended ceilings will be concentrated within the second floor offices. These spaces already have a modern character, with existing partitions and ceilings reflecting a contemporary design. The like-for-like replacement (albeit with an enhanced look and feel with a monolithic ceiling) will be provided at an increased ceiling height so as to reduce the impact on the historic fabric (above the ceiling there is no historic ornament present to the plain exposed concrete soffit and beams).

The replacement is necessary to provide fire resistance to the adjacent fire escape corridor which is currently non-compliant. Refer to the Fire Risk Assessment (RB-DLVSKE) - For 103 Princess Street (RB-JYWY11) for further details.

Figure 4 Basement, the basement contains exposed concrete soffits and brickwork walls. The doors and frames are later addition insertions, existing fixing points will be re-used with new screw and plug fixings wherever possible to reduce the impact of the installation.



Figure 5 Basement, the basement ceiling is a plain exposed concrete and lacks any ornament or historic detailing. Fixings and the fire alarm upgrade will use existing positions, fixings and conduits wherever possible to reduce the impact of the installation.

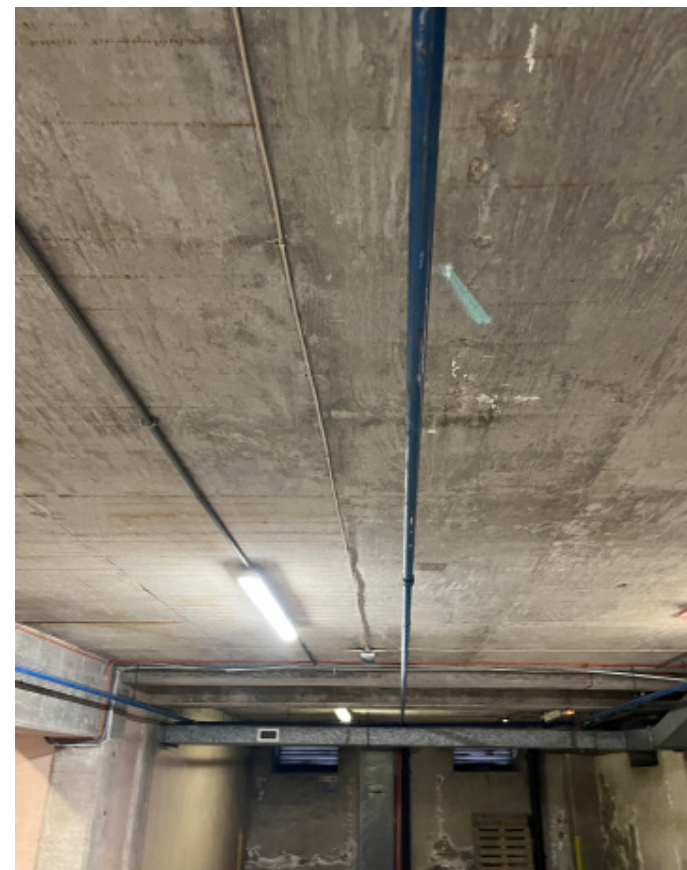


Figure 6 Level 01 Archive Store, these areas have plain, painted exposed ceilings and walls. There are exposed services present, the new fire alarm will re-used existing metal cable trays, cable runs, fixing points and detector head positions.



Figure 7 Level 012 Main Hall, these areas have later addition suspended ceilings present which are to be retained. The fire alarm installation will be on a like-for-like basis with new sounders and detector heads.



Figure 8 Level 02 Congress Room, one of the few remaining areas where historic corning remains, therefore a wireless smoke detection is to be installed and existing detector head positions re-used.



Figure 9 Level 02 Offices, existing ceilings and walls are to be replaced with fire resistant equivalents, however the impact on fabric is reduced by increasing ceiling heights and enhancing design quality.



Figure 10 Level 02 Offices, the ceilings are replaced with monolithic plasterboard to enhance the look and feel of the office spaces. The opportunity to provide energy efficient LED lighting has been taken.



Figure 11 Level 02 Corridor, the replacement ceiling with monolithic plasterboard will be undertaken in the same manner as the Offices.



Figure 12 Level 03 Mary Quaille Room, wireless fire detection equipment re-using existing positions is proposed to these areas with higher historic significance.



Figure 13 Level 03 Alcove Room, wireless fire detection equipment re-using existing positions is proposed to these areas with higher historic significance.



Figure 14 Level 03 Peterloo Room, wireless fire detection equipment re-using existing positions is proposed to these areas with higher historic significance.



Figure 15 Typical Door to be Upgraded, oak veneer doors with Doc M compliant vision panels and brass ironmongery compliment the existing spaces.



3 History + Development



3.0 History + Development

The Manchester Mechanics' Institute was founded in 1824 to provide scientific and technical education to working men, at a time when industrialisation demanded new knowledge and skills. Founding members included prominent local figures such as John Dalton (chemist and physicist), William Fairbairn (engineer), and Sir Benjamin Heywood, a philanthropist who served as the first president and funded much of the early activity.¹

Initially, the Institute operated from temporary premises before moving into its first purpose-built home on Cooper Street in 1825. By the early 1850s, growing demand prompted the construction of a new, larger building on David Street (now Princess Street). This was designed by architect John Edward Grogan, who sadly died before the building was completed in 1855. His final design adopted an Italian palazzo style, with red brick and stone detailing, and comprised three tall storeys, a basement, and a concealed attic.²

The building housed lecture theatres, classrooms, a newspaper reading room, library, catering facilities, and a Great Hall used for public meetings and debates. It was intended not just as a place of learning, but as a centre for civic engagement and culture.³

It was the birthplace of the Manchester School of Design (1838), the Trades Union Congress (TUC) (first meeting held here in 1868), and the Manchester Technical School (1882), which evolved into the University of Manchester Institute of Science and Technology (UMIST).⁴



Figure 16 Mechanics Institute, 1850 © Manchester Libraries Local Image Collection, m64351

Figure 17 Mechanics Institute, 1900 © Manchester Libraries Local Image Collection, m64352

4 Assessment of Significance



4.0 Assessment of Significance

Following guidance outlined in Historic England’s *Conservation Principles, Policies and Guidance* (2008), along with the more recent *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets*. For the purpose of proportionality, the following section will aim to assess any heritage interest(s) that may be present in the area of the proposed work. This is not an assessment of significance for the whole designated asset.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, Scheduled Monuments.
High	Heritage interests having national importance, usually found where assets are designated at Grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, Non-Designated Heritage Assets and historic townscapes.
Neutral	Historically unimportant.

Understanding of significance is broken down into the following categories:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural & Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1 Summary Significance of the Grade II* Listed Asset

4.1.1 Archaeological Interest

The site itself holds limited local archaeological interest, particularly in relation to mid-19th-century educational and civic infrastructure.

Due to the presence of a basement within the plan of the building, the potential for below-ground remains associated with the earlier phases of Manchester’s urban development and infrastructure, including potential evidence of earlier domestic or commercial use on David Street (prior to the Institute’s construction), is unlikely.

Archaeological Interest: **Low.**

4.1.2 Architectural and Artistic Interest

Architecturally, the Mechanics’ Institute is of high significance. Designed by John Edward Gregan, a prominent Manchester architect, it represents one of the finest examples of Italian palazzo-style civic architecture in the city.

Key architectural features include:

- The use of red brick with ashlar dressings,
- A symmetrical façade with tall sash windows and classical detailing, typical of the style.

As Gregan’s final work, completed shortly before his death, it holds added interest in his architectural legacy.

Architectural and Artistic Interest: **High**

4.1.3 Historic Interest

The Mechanics’ Institute was one of the earliest and most influential mechanics’ institutes in Britain. It was central to Manchester’s industrial-age response to the need for skilled, educated workers, and reflects the 19th-century belief in self-improvement, civic pride, and education as a route to social mobility.

Its connections to major historical figures such as John Dalton, William Fairbairn, and Benjamin Heywood, and its role in founding institutions including the Co-operative Insurance Society, and role as the location of the first Trades Union Congress, mean the building embodies key developments in labour history, education, and the early trade union movement.

It also reflects progressive attitudes for its time, having extended education to women and children, and served as a space for public debate, scientific lectures, and cultural events, reinforcing its civic role in Manchester’s intellectual life.

Historic Interest: **High/Exceptional**

4.14 Overall Significance

The overall significance of 103 Princess St is **High**, evidenced through it’s Grade II* designation.

5 Summary of Proposed Works



5.0 Summary of Proposed Works

Turner & Townsend have undertaken a Fire Risk Assessment on 26th May 2023 and have concluded that the fire risk rating is moderate and that essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period. The proposed measures include:

Installation of a new fire alarm detection system throughout the building. Proposed works will comprise the replacement of existing fire alarm detection fixings in ceilings with new, upgraded equipment. A wireless alarm system is to be introduced into those areas with higher significance.

Replacement of later-addition partitions within the second-floor offices, these will be removed and replaced with new fire-rated gypsum plasterboard walls, finished with emulsion paint. The new partitions will incorporate American White Oak veneered doors, each fitted with vision panels, oak frames, and satin brass ironmongery to provide a high-quality, durable finish.

Additionally, the proposals include upgrading the existing suspended ceiling to modern standards. This would facilitate the installation of energy-efficient LED lighting fittings, enhancing both the acoustic performance and sustainability of the office environment.

Replacement of later addition doors to each floor (as indicated on the submitted drawings) with new American Oak veneered doors (with clear glazed vision panels where required) with satin brass ironmongery will also achieve compliance with the Equalities Act 2010.

Drawings

09 Location Plan

010 Floor Plans with door locations

011 New Doors nr 1

012 New Doors nr 2

013 Refurb Doors & Fire Stopping

014 Remove Partition Walls

015 Photos of Ceiling Void

016 Meeting rooms photos

A0014A Remove Partition Walls

A0017 Proposed New Ceiling

AMP45640 Equipment Schedule

AMP45640 Methodology

ASL-1248, Proposed Fire Stopping

E0010 - Ground Floor Plan - Proposed Fire Alarm Layout

E0011 - First Floor Plan - Proposed Fire Alarm Layout

E0012 - Second Floor Plan - Proposed Fire Alarm Layout

E0013 - Third Floor Plan - Proposed Fire Alarm Layout

E0014 - Fourth Floor Plan - Proposed Fire Alarm Layout

E0015 - Basement Floor Plan - Proposed Fire Alarm Layout

E0016 - Zone Plan

E0017 - Indicative Fire Alarm Panel

E0020 - Ground Floor Plan - Fire Alarm Containment

E0021 - First Floor Plan - Fire Alarm Containment

E0022 - Second Floor Plan - Fire Alarm Containment

E0023 - Third Floor Plan - Fire Alarm Containment

E0025 - Basement Floor Plan - Fire Alarm Containment

E0030 - Basement Floor Plan - Proposed Containment Works

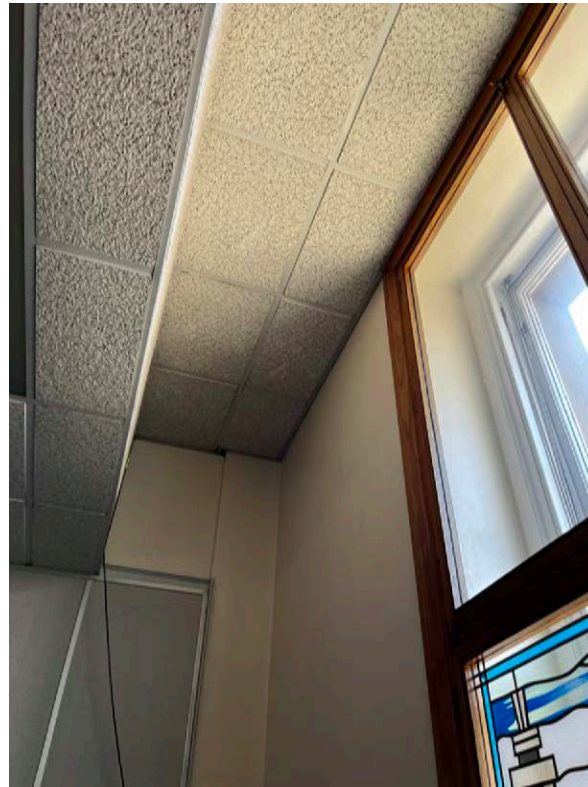
5.1 Development of the Proposals

The original intention was to retain the existing lay in grid ceiling on the second floor. However, after further assessment when considering the wall replacement works, it was determined that this would not be practical.

A new suspended lay-in grid ceiling was initially considered as a replacement. However, we concluded that this type of ceiling would not meet the desired quality standards for office spaces within a historic setting.

As a result, a monolithic plasterboard ceiling was proposed. While the new ceiling was intended to be installed at the same height as the existing one, further investigations within the ceiling void revealed that the soffit could be raised. This adjustment would reduce the visual impact on the existing window heads, as illustrated in the image opposite.

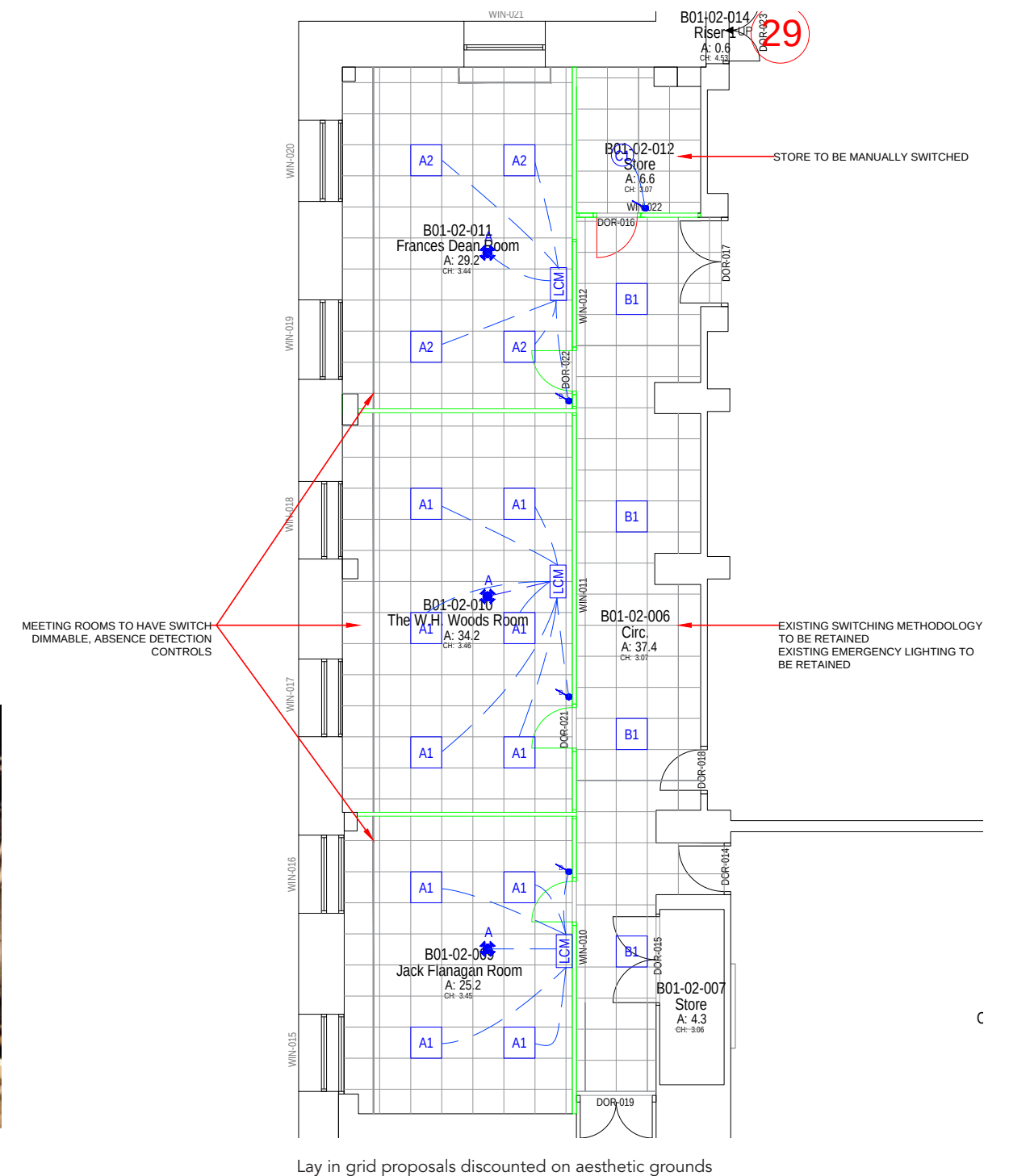
An option to expose the original ceiling was also explored. Investigations were conducted within the ceiling void to identify if any historic features were present. However, exposing the soffit would require significant work and would result in extended closures of the affected spaces, making this option financially and logistically impractical.



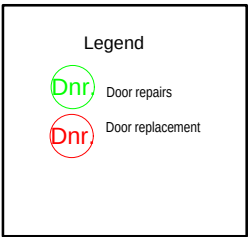
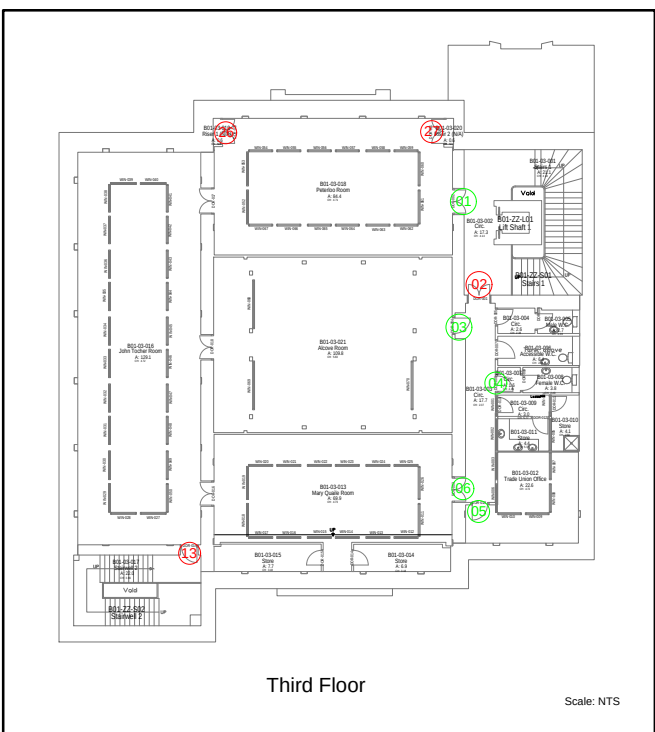
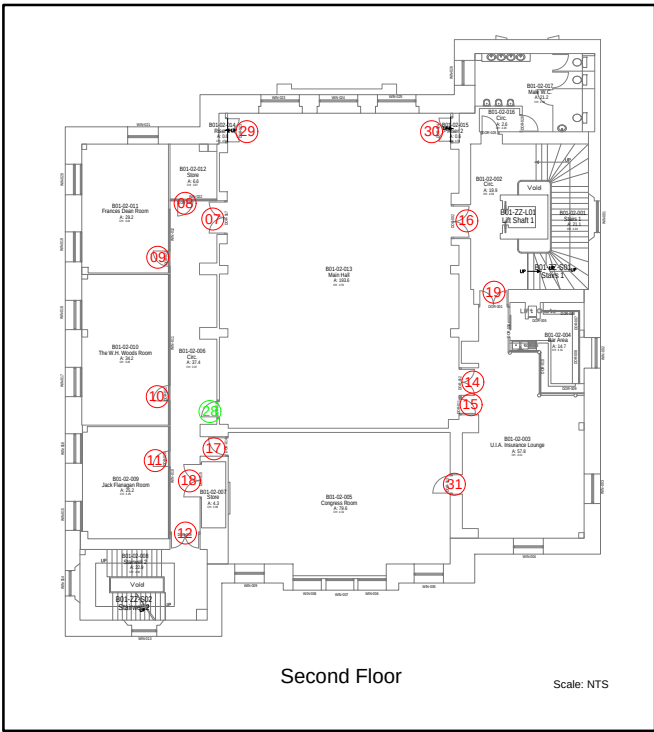
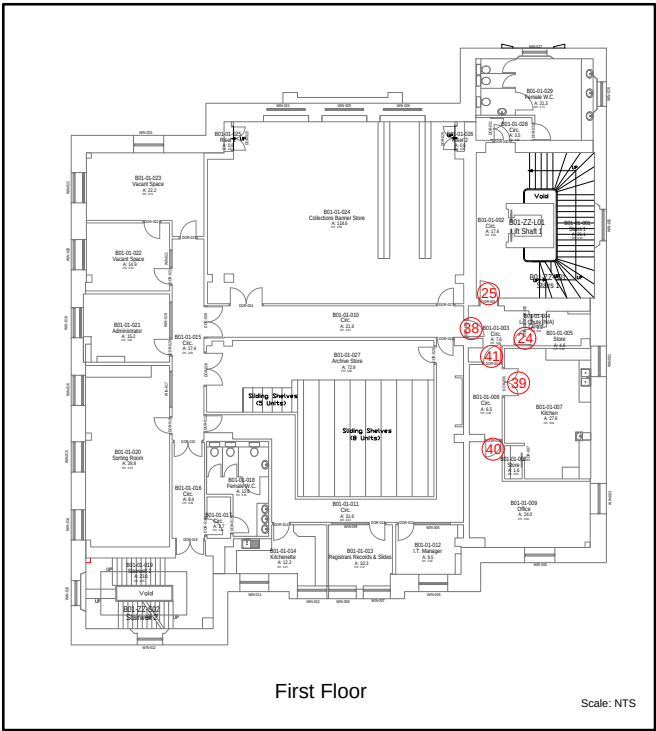
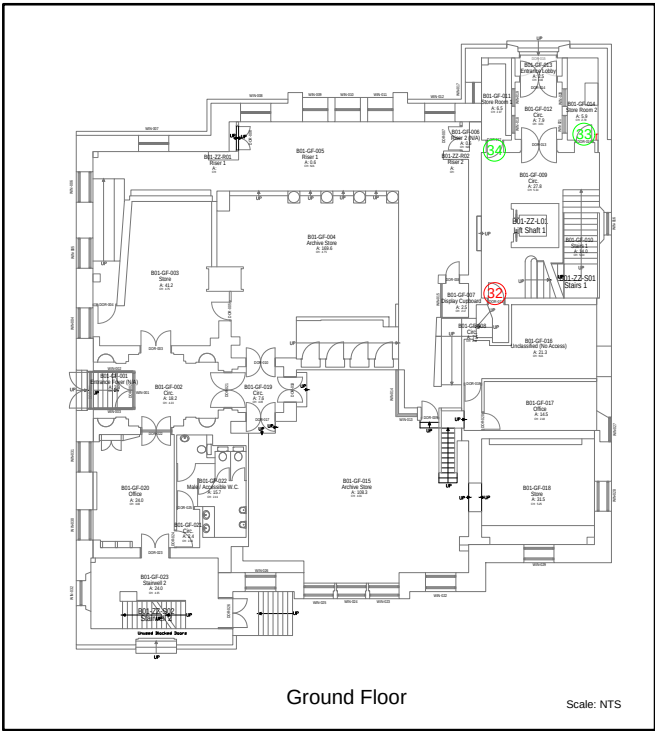
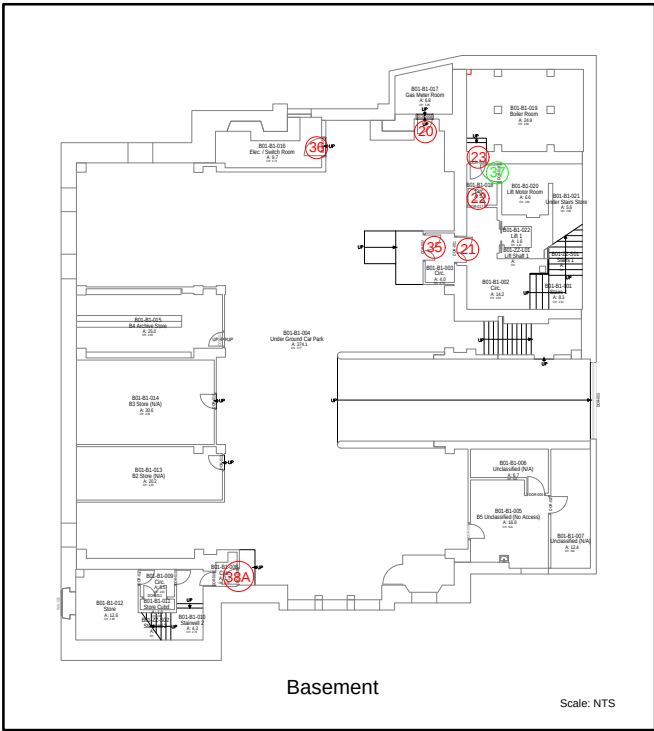
Existing suspended ceiling soffit position at window head



Existing ceiling void condition lacking features



5.2 General Layout Drawings- Door Replacement Locations



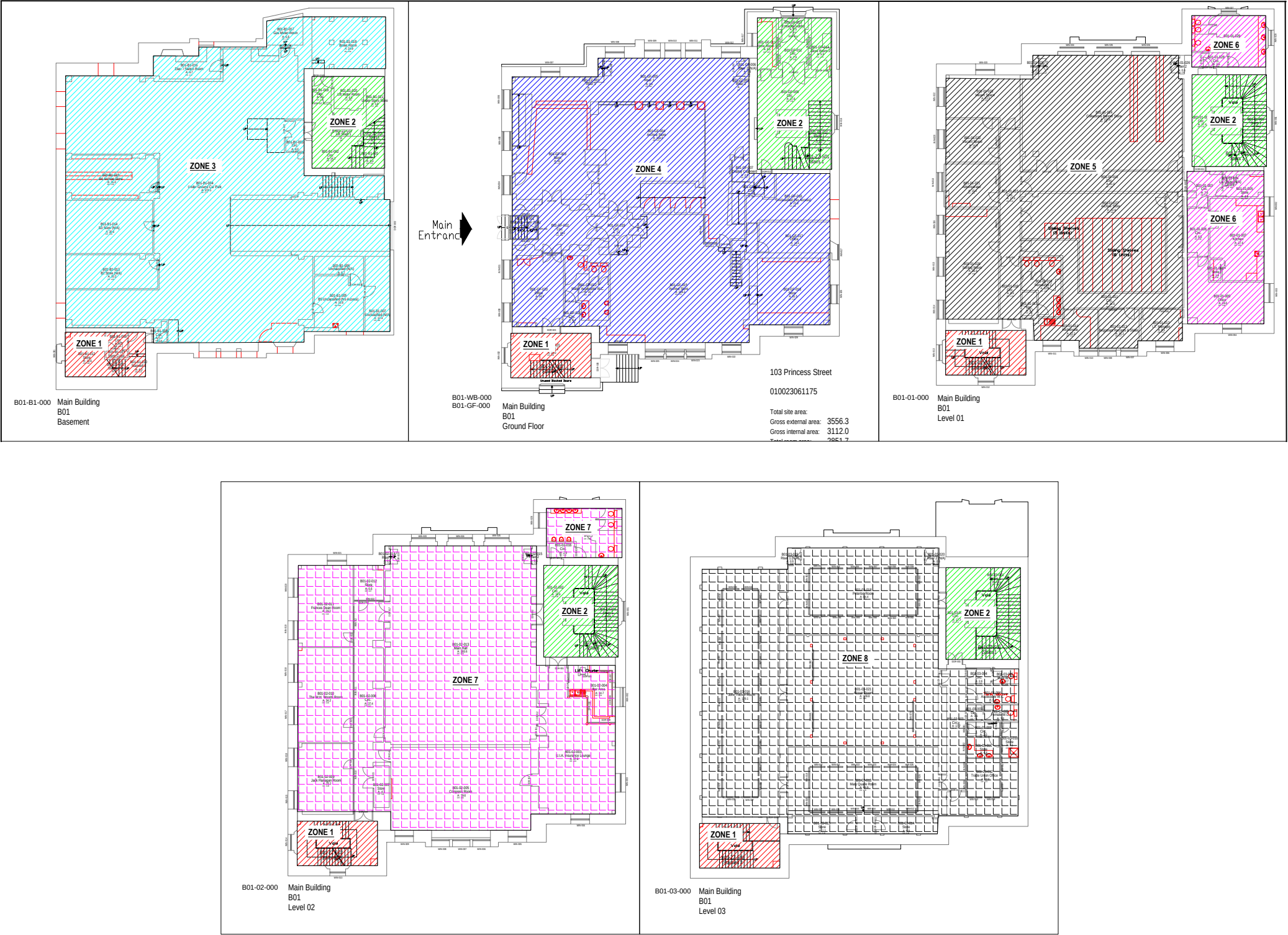
5.2 General Layout Drawings - New Doors

Reference	D24		D25		D36		D39	
Type	M		N		O		P	
Quantity	1		1		1		1	
Safe Hinge	No		No		No		No	
Approx Width & Ht	820x2040		920x2010		920x2020		920x2020	
Ironmongery	Ironmongery see below		Ironmongery see below		Ironmongery see below		Ironmongery see below	
Glazing	No		No		No		Yes	
Finish	Veneered White American Oak, varnished		Veneered White American Oak, varnished		Gloss Paint		Veneered White American Oak, varnished	
Signage	2nr. 75mm dia. Satin brass 'Fire Door Locked Shut' Signage Plate with White Text on Blue Background		2nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background		2nr. 75mm dia. Satin steel 'Fire Door Keep Locked' Signage Plate with White Text on Blue Background		4nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background	
Fire Rating	FD30S		FD30S		FD60S		FD30S	
Acoustics	Rw32dB		Rw32dB		Rw32dB		Rw32dB	
Location	Level 1 / Store room		2nd / Offices		Basement / Plant room		First floor / Kitchen	

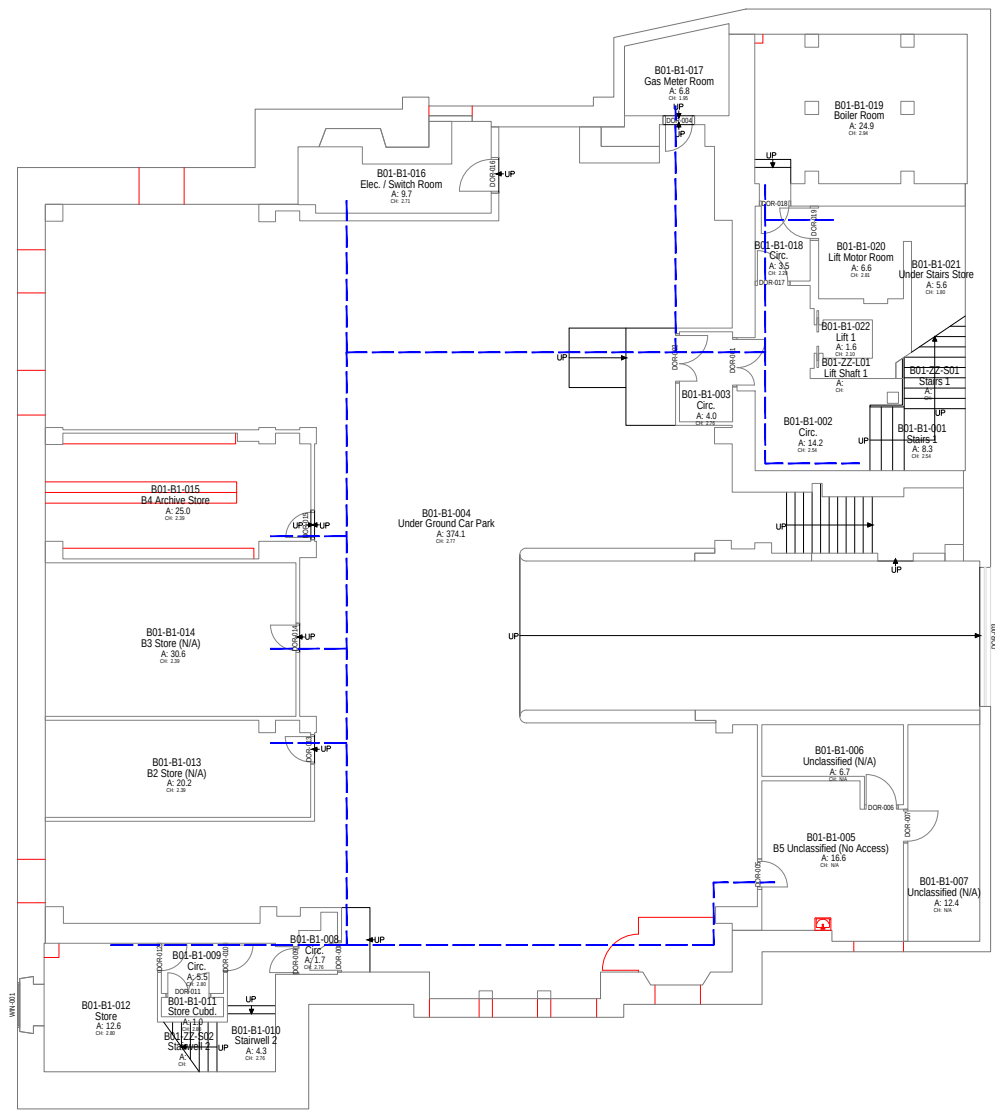
Reference	D40		D41		D12		D13, D32, D38 & D38A	
Type	Q		R		S		T	
Quantity	1		1		1		3	
Safe Hinge	No		No		No		No	
Approx Width & Ht	820x2040		910x2030		1430x2020		820x2040	
Ironmongery	Ironmongery see below		Ironmongery see below		Ironmongery see below		Ironmongery see below	
Glazing	No		No		No		No	
Finish	Veneered White American Oak, varnished		Veneered White American Oak, varnished		Veneered White American Oak, varnished		Veneered White American Oak, varnished	
Signage	2nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background		2nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background		4nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background		2nr. 75mm dia. Satin brass 'Fire Door Keep Shut' Signage Plate with White Text on Blue Background	
Fire Rating	FD30S		FD30S		FD60S		FD60S	
Acoustics	Rw32dB		Rw32dB		Rw32dB		Rw32dB	
Location	First floor / Office		First floor / Office		Circulation - Means of Escape		First floor / Office	

Reference	D26 & D27		D29 & D30	
Type	U		V	
Quantity	2		2	
Safe Hinge	No		No	
Width & Ht	820x2040		820x2040	
Ironmongery	Ironmongery see below		Ironmongery see below	
Glazing	No		No	
Finish	Veneered White American Oak, varnished		Veneered White American Oak, varnished	
Signage	2nr. 75mm dia. Satin brass 'Fire Door Locked Shut' Signage Plate with White Text on Blue Background		2nr. 75mm dia. Satin brass 'Fire Door Locked Shut' Signage Plate with White Text on Blue Background	
Fire Rating	FD30S		FD30S	
Acoustics	Rw32dB		Rw32dB	
Location	Third floor / Peterloo Room		Second floor / Main Hall	

5.2 General Layout Drawings - Fire Alarm Zone Plan



5.2 General Layout Drawings - Fire Alarm Containment

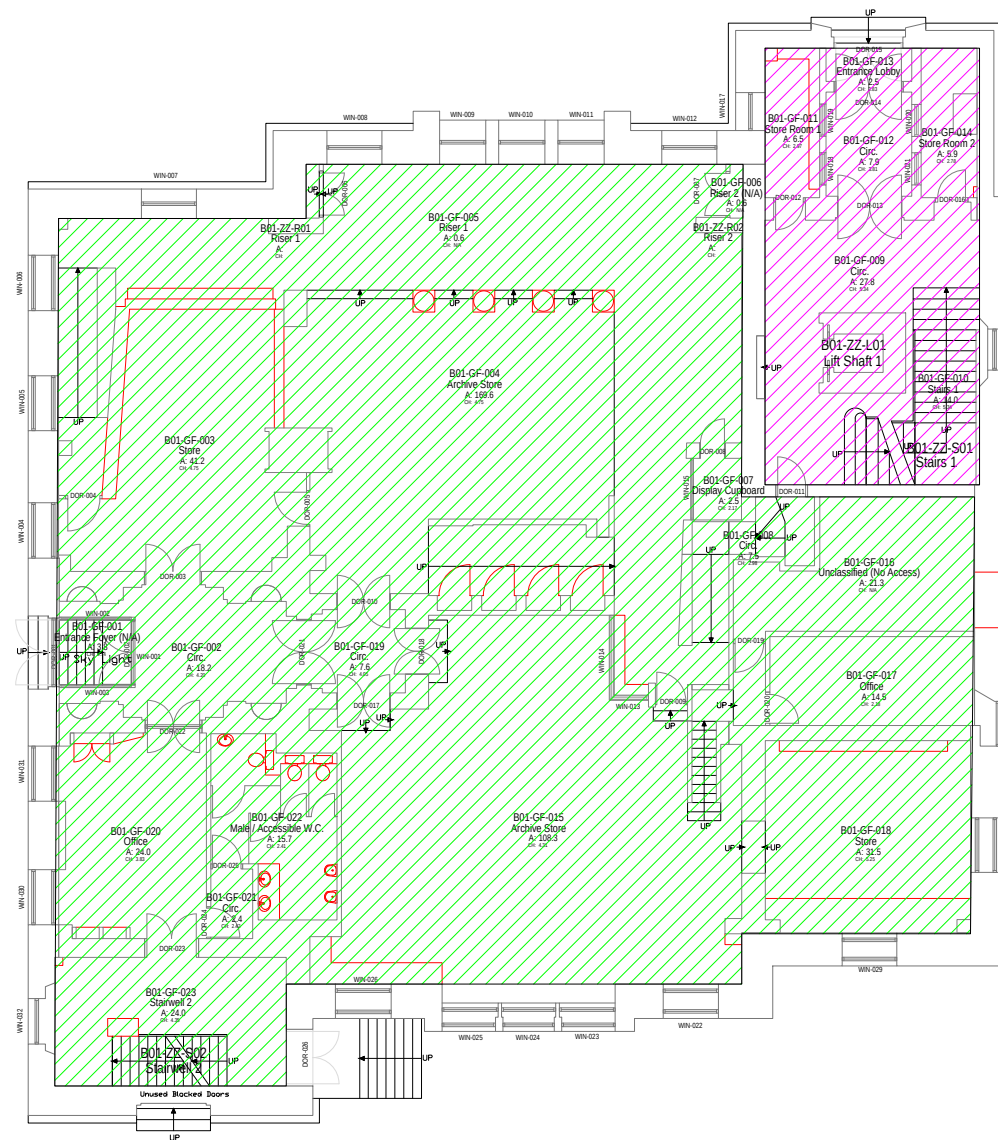


Basement Floor Plan

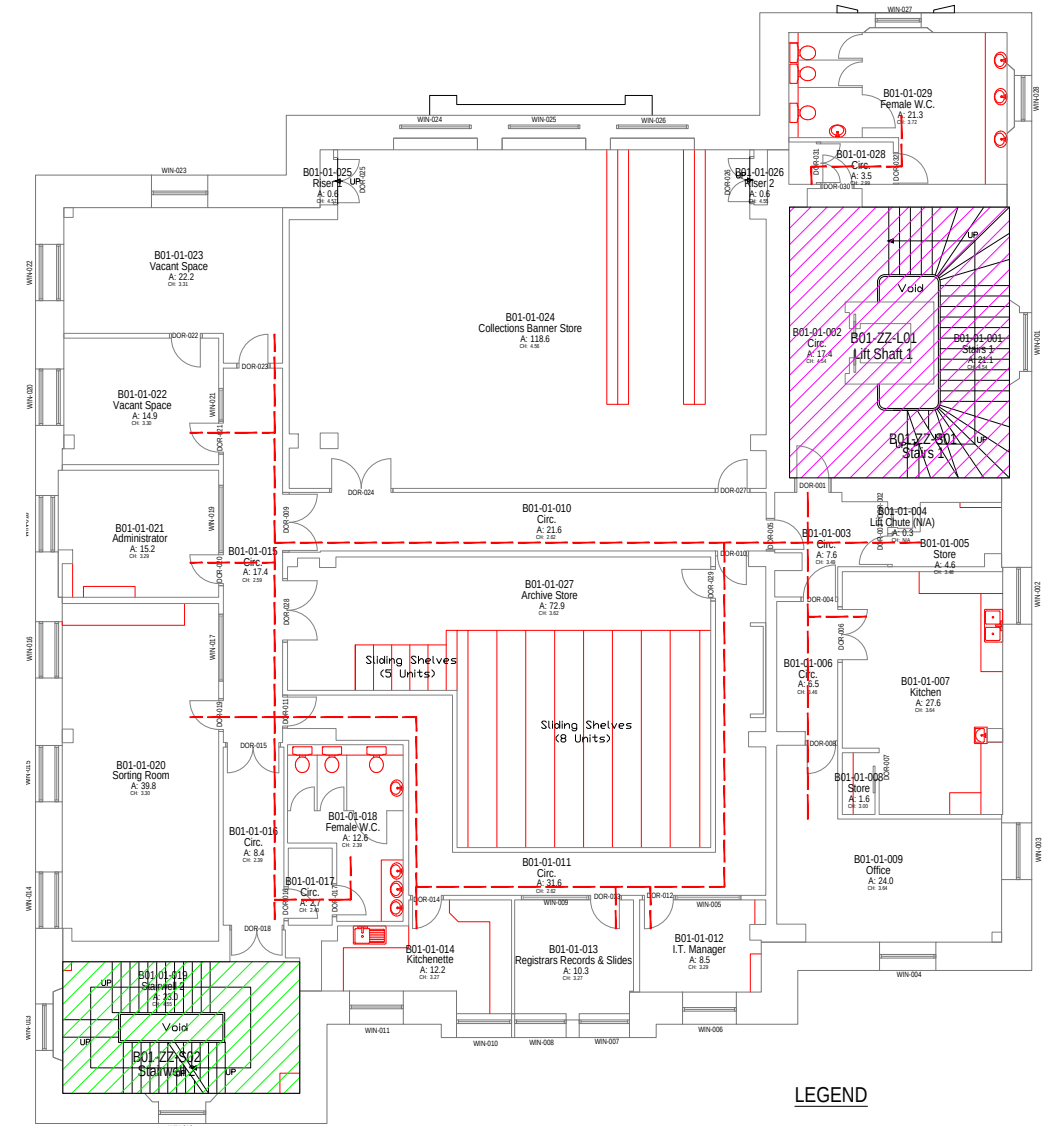
LEGEND

- 50mm Basket - Fire alarm cable
- Surface clipped fire alarm cable
- Wireless Equipment - People's History Museum
- Wireless Equipment - Institute of Mechanics

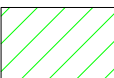
5.2 General Layout Drawings - Fire Alarm Containment



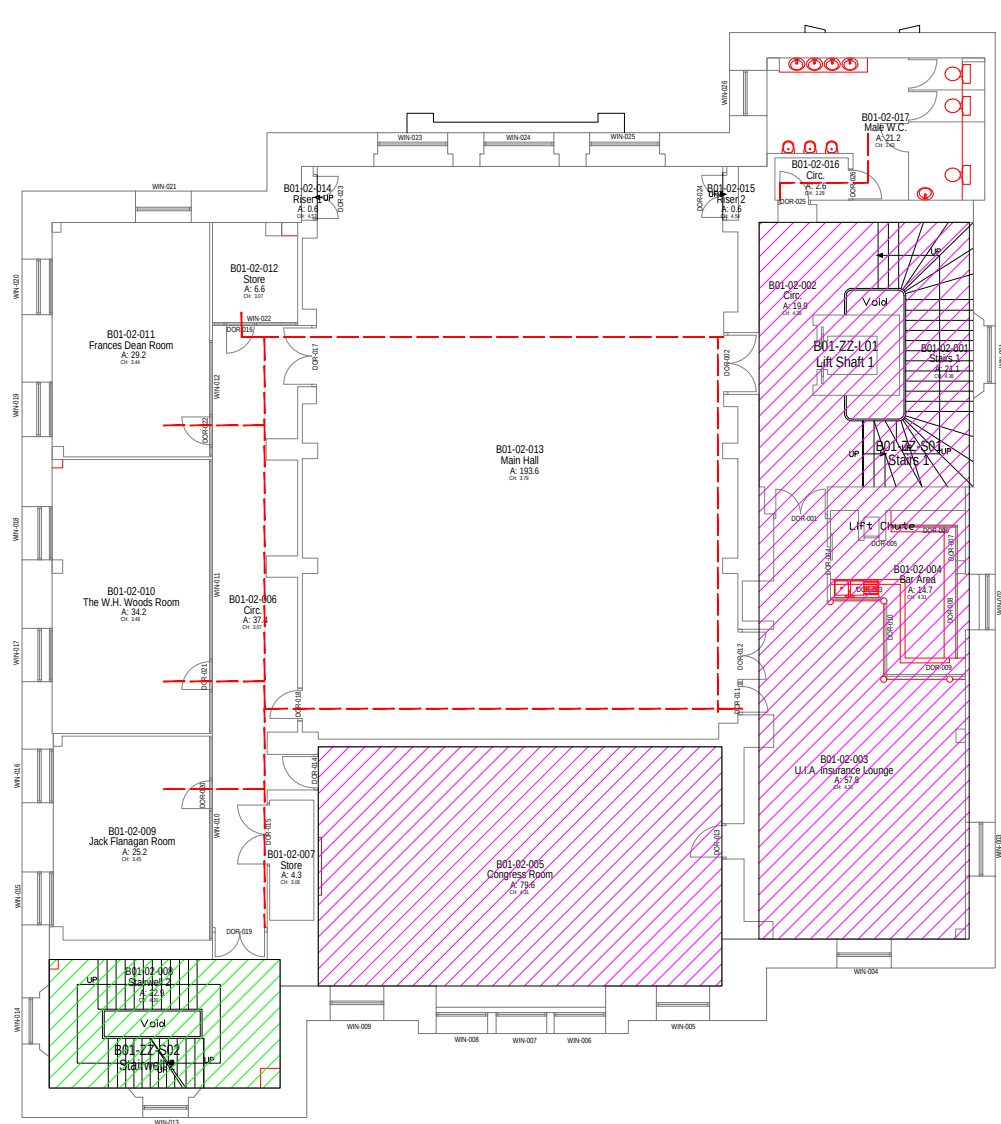
Ground Floor Plan



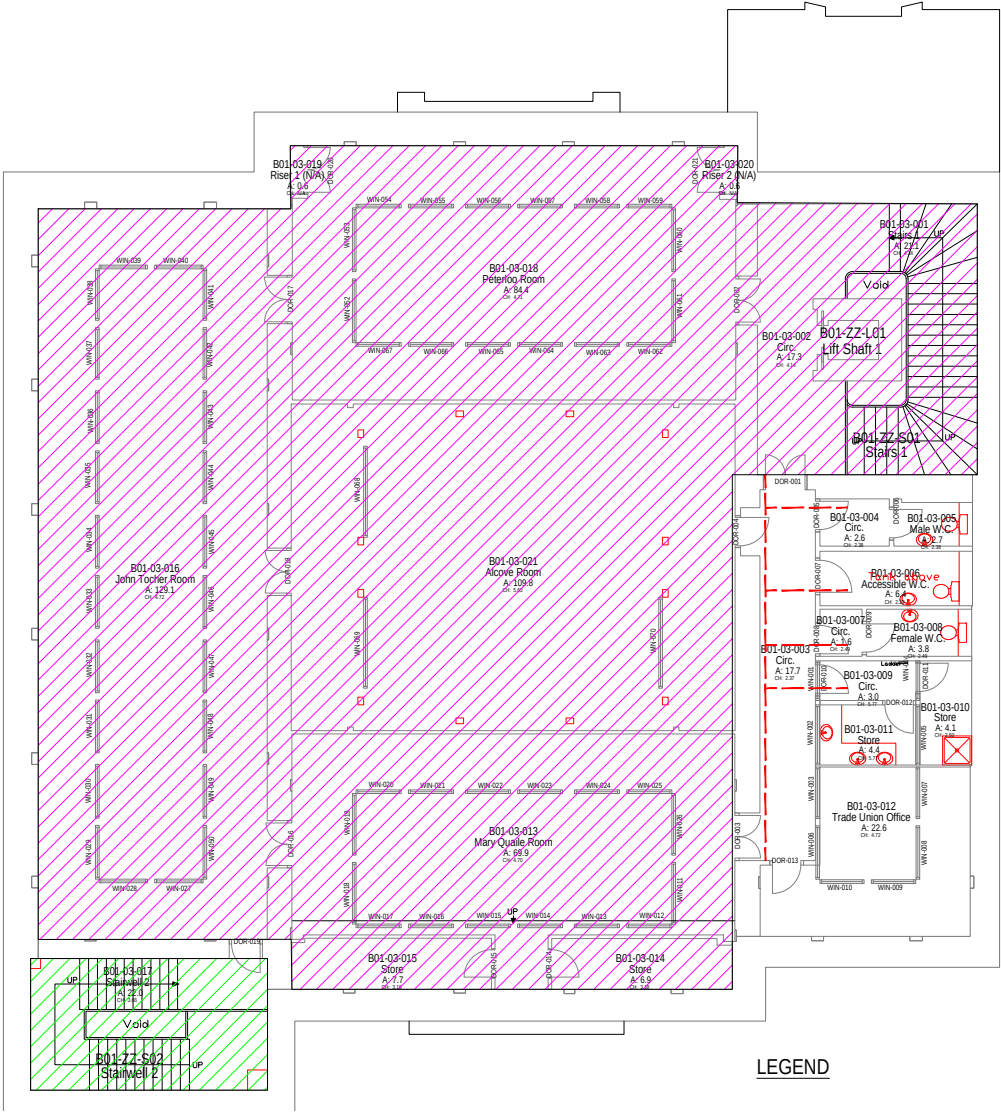
First Floor Plan

- ### LEGEND
- | | |
|---|--|
|  | 50mm Basket - Fire alarm cable |
|  | Surface clipped fire alarm cable |
|  | Wireless Equipment - People's History Museum |
|  | Wireless Equipment - Institute of Mechanics |

5.2 General Layout Drawings - Fire Alarm Containment



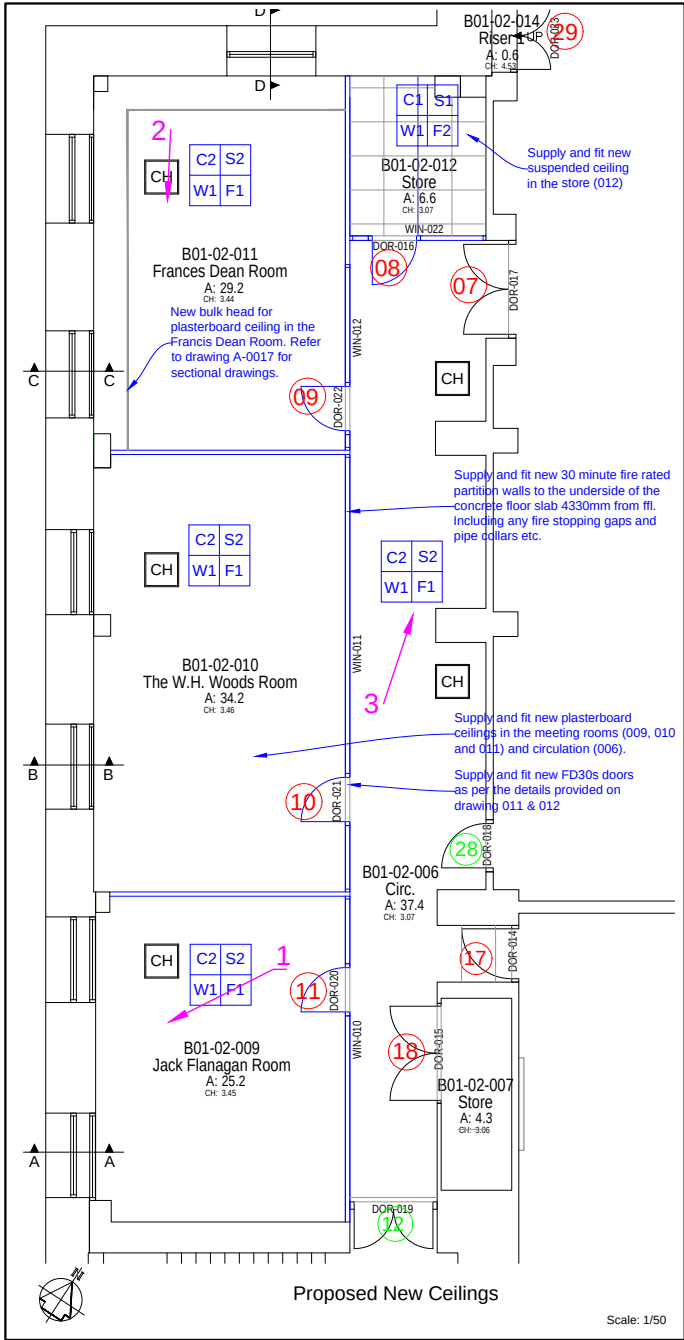
Second Floor Plan



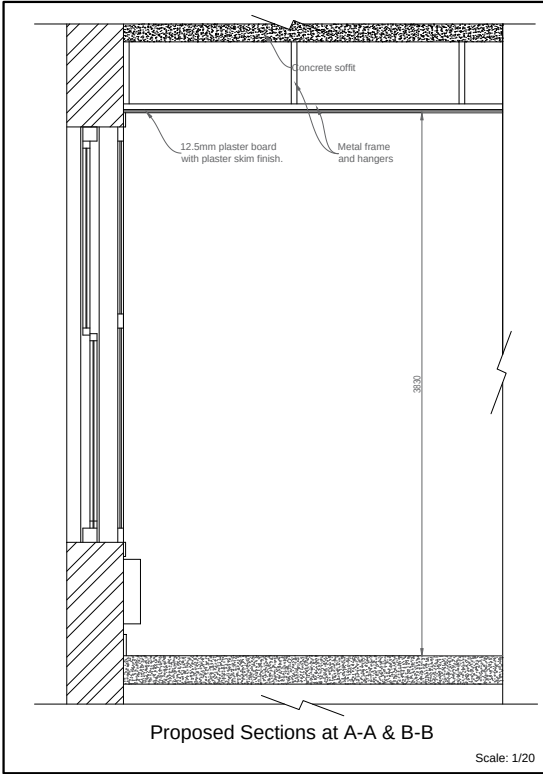
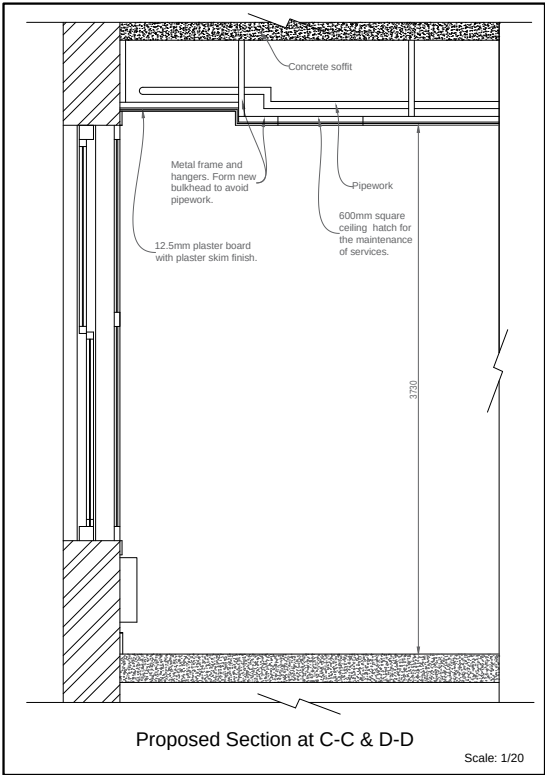
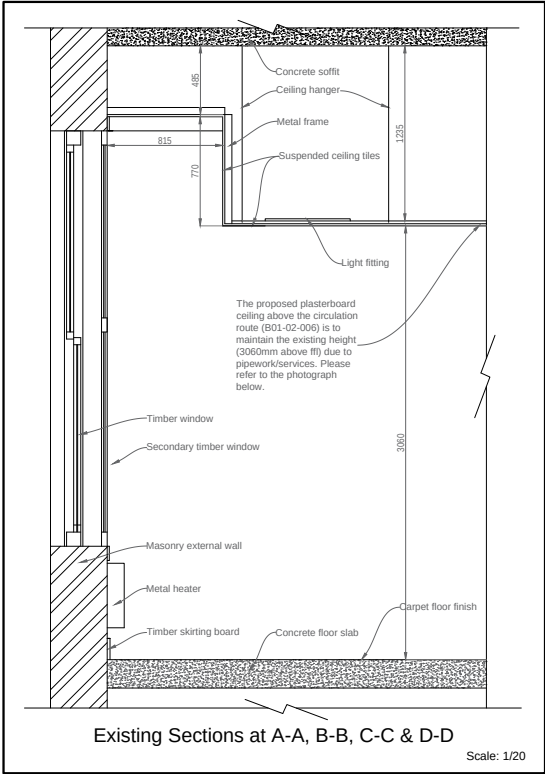
Third Floor Plan

- LEGEND**
- 50mm Basket - Fire alarm cable
 - Surface clipped fire alarm cable
 - Wireless Equipment - People's History Museum
 - Wireless Equipment - Institute of Mechanics

5.2 General Layout Drawings - Second Floor Office



FINISHES SCHEDULES	
CEILINGS	
C1	Zentia Aruba Board 600 x 600mm Square Edge Ceiling Tiles on 24mm grid with addn clip fixing or equivalent
C2	GypCeiling MF GCMF-1L-WB12 - 12.5mm plasterboard ceiling fixed to support frame with plaster skim finish or equivalent
WALLS	
W1	Prepare and receive one mist coat and two finishing coats of Keim, Opti silicate based paint.
SKIRTINGS	
S1	Alcove and capping strip
S2	100mm American White Oak square top skirting to match existing.
FLOORS	
F1	Burmatex eco-cordiale carpet tiles carpet tiles or equivalent on self leveling screed
F2	Polyflor Polysafe standard or equivalent on self leveling screed



Plasterboard Ceiling Details - GypCeiling MF GCMF-1L-WB12 in the meeting rooms (009, 010 and 011) and circulation (006).

- Framework Fixing: Ceiling sections fixed to primary framework using wafer head screws or clips.
- Finishing Requirements: Thistle plaster skim finish
- Loadbearing: No
- Maximum Ceiling Load (kg/m2): 30 kg/m2
- Perimeter Framing: Perimeter channel suitably fixed to background at 600mm centres.
- Screw: Fix ceiling boards securely to all supports at maximum 230mm centres (reduced to 150mm at board ends and at ceiling perimeters). Fix working from the centre of each board. Position screws not less than 13mm from cut edges and 10mm from bound edges of boards. Set screw heads flush with plasterboard surface; do not break paper or gypsum core.
- Sealant: Locate sealant at junctions with adjoining structure and other air paths. Apply as a continuous bead to clean, dry, dust-free surfaces, leaving no gaps.
- Structural Background: Structural concrete soffit
- Approx. Weight (kg/m2): 9 kg/m2
- Maximum Cavity / Plenum (mm): 5600 mm
- Minimum Cavity / Plenum (mm): 150 mm
- Primary Framework Centres (mm): 1200 mm
- Secondary Framework Centres (mm): 450 mm
- Suspension Type: Strap hanger should be used for suspension up to 1000mm. Steel angle section can be used up to 5600mm.
- Suspension Type Centres (mm): 1200 mm



1 - Jack Flanagan Room



2 - Above Frances Dean Room, form small bulkhead to avoid Pipe work.



3 - Services above circulation ceiling

NOTES

1. All dimensions are in millimetres unless otherwise stated
2. This drawing is to be read with all other relevant documentation
3. Do not scale from this drawing, all measurement data should be taken directly from the model

No part of this drawing or data file may be reproduced without prior written permission of Manchester City Council or approved representative.

The Building Regulations Approved Documents prevailing at the time of the drawing issue date, particularly (but not limited to):

- A - Structure
- B - Fire Safety
- M - Access to and Use of Buildings, volume 2: Buildings Other Than Dwellings

and the Local Authority Building Control Officer's requirements.

Fire stopping - All products are to be tested in accordance with BS476 parts 4, 20 and 22 and/or EN 1366-3. Contractor to use products in the way in which they have been tested from straight forward to complex penetrations.

Legend

- Door repairs
- Door replacement
- Ceiling Hatch
- Photograph location

Key

- Removals as proposed
- New work as Proposed

Finishes Schedule

C1	Finishes Schedule - Ceilings
W1	Finishes Schedule - Walls
S1	Finishes Schedule - Skirting
F1	Finishes Schedule - Floor

Revisions

5.3 Products and Specifications

Equipment Schedule		 MANCHESTER CITY COUNCIL
Project Number	AMP45640	
Project	103 Princess St – Condition and Fire Safety Work	
Manufacturer & Model	Description	Product Image
Advanced Electronics Ltd – MxPro5	Two-loop addressable control panel	
Apollo Fire Detectors Ltd – Discovery range	Automatic fire detector – multi sensor	

AMP45640 Equipment Schedule1

Apollo Fire Detectors Ltd – Discovery	Open area sounder and visual indicator	
Apollo Fire Detectors Ltd – Discovery	Fire alarm interface	

AMP45640 Equipment Schedule3

Apollo Fire Detectors Ltd – Discovery	Sounder VAD base for multi-sensor detector	
Apollo Fire Detectors Ltd – Discovery	Manual call point	

AMP45640 Equipment Schedule2

Apollo Fire Detectors Ltd – Reach Wireless	Wireless multi-sensor	
Apollo Fire Detectors Ltd – Reach Wireless	Wireless open area sounder VID	

AMP45640 Equipment Schedule4

5.3 Products and Specifications

Apollo Fire Detectors Ltd – Reach Wireless	Wireless manual call point	
Apollo Fire Detectors Ltd – Reach Wireless	Loop interface module	

AMP45640 Equipment Schedule

Apollo Fire Detectors Ltd – Reach Wireless	Input / Output module	
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AMP45640 Equipment Schedule

103 Princess Street – Condition & Fire Safety Work
AMP45640

Methodology Statement

For further information please see the electrical design drawings and electrical specification.

1.1 Routing of fire alarm cables:

Cables and containment shall be as per the design drawings E0020 to E0025.Basket containment shall run in existing void spaces. All cables shall use existing penetrations where available. Where cables are required to be surface clipped, they shall follow existing clipped cable routes.

1.2 Use of existing risers:

Wherever possible existing routes / penetrations and risers shall be utilised for cable routing.

1.3 Placement of automatic fire detection equipment:

In order to maintain fire alarm coverage to the building the new system shall be installed alongside the old. Therefore, existing positions cannot be utilised. Where new detectors/sounders are to replace old, they shall be installed as close as possible to existing locations. Old equipment will be removed once the new fire alarm is operational, and the area made good, or a blank plate provided.

Where new fire alarm equipment is being installed where there was previously none, new equipment shall be fixed in positions as per the design drawings.

Where this placement isn’t possible, the equipment shall be located in an adjacent location up to 1000mm different.

1.4 Fixings

All new fixings shall be made within mortar joints and not brick / tile work and reused wherever possible.

6 Heritage Impact Assessment



6.0 Heritage Impact Assessment

The following section will present an assessment of the potential impacts on the heritage.

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 18 Significance/Scale of Impacts Table

Scale of Change

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Scale of Impact

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Minor beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the significance of heritage.
Minor adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

6.1 Summary of Door Replacement Works

Replacement of later addition doors to each floor (as indicated on the submitted drawings) with new American oak veneered doors (with clear glazed vision panels where required) and oak frames with satin brass ironmongery.

The majority of new doors will be finished in American white oak veneer with matching frames. Where later addition panelled doors exist in second floor spaces, facing into traditionally styled rooms, will be replicated to match the existing by the application of planted mouldings to suit.

6.2 Assessment of Heritage Impacts

1.3.1 Step 1: Determine the Asset’s Significance

103 Princess St is a Grade II* listed buildings, and is considered of high significance.

The doors are all later additions to the building and largely lack historic character and detailing. As existing, the doors make little to no contribution to the significance of the asset. Where more detailed and in keeping modern replacements do exist at second floor, these make some minor contribution to the overall character of the spaces which they serve.

1.3.2 Step 2: Assess the Scale of Change

The proposed works involve minor change, as the replacement doors will be largely like-for-like in appearance to match the existing character and appearance of the doors. The new doors will meet updated fire and equality regulation requirements.

1.3.3 Step 3: Evaluate the Impact Using the Matrix

High significance + Minor change = Moderate/Slight impact.

1.3.4 Step 4: Interpretation

Impact

The impact of the proposed works is assessed as moderate/slight. The proposals will not result in the direct loss of any historic fabric.

The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to upgrade the building to comply with fire regulation and equality requirements.

New doors will mimic the appearance and style of existing doors, reducing the overall visual impact on the asset and internal spaces.

Benefits

The upgrades will help to protect the building and its users in the event of a fire and also comply with the Equality Act.

Justification + Mitigation

Ensure the design, materials and colours are in keeping with the character of the buildings, using appropriate detailing where required.

It is not feasible to retain and upgrade the non original doors due to the level of upgrades that would be required (in order to guarantee and warranty them for building regulation and insurance purposes).

1.3.5 Conclusion

The proposed works will have a negligible but beneficial impact on the heritage asset. They are designed to bring the building up to current fire safety and accessibility standards, thereby enhancing long-term protection for both the building and its users.

6.3 Summary of Fire Alarm Installation Works

Installation of a new fire alarm detection system throughout the building. Proposed works will comprise the replacement of existing fire alarm detection fixings in ceilings with new, upgraded equipment. Areas of higher significance will use a wireless equipment.

6.4 Assessment of Heritage Impacts

1.3.6 Step 1: Determine the Asset’s Significance

103 Princess St is a Grade II* listed buildings, and is considered of high significance.

1.3.7 Step 2: Assess the Scale of Change

The proposed works involve negligible change, as the replacement fixings will use existing locations, and will be of a similar size and appearance. Where new systems are required in areas of higher significance, a wireless system is proposed.

1.3.8 Step 3: Evaluate the Impact Using the Matrix

High significance + Negligible change = Slight impact.

1.3.9 Step 4: Interpretation

Impact

The impact of the proposed works is assessed as slight. The proposals will not result in the direct loss of any historic fabric.

The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to upgrade the building to improve the fire safety rating.

New fixtures will use existing locations or wireless equipment and will have minimal visual impact on spaces.

Benefits

The upgrades will help to protect the building and its users in the event of a fire.

Justification + Mitigation

The new fixings will use existing locations to reduce the need for any intervention with historic fabric. Wireless systems are proposed in areas of higher significance.

1.3.10 Conclusion

The proposed works result in a negligible beneficial impact on the heritage asset. They will bring the building up to standard to meet fire safety requirements, helping to protect the building and its users in the long-term.

6.5 Summary of Partition and Suspended Ceiling Replacement Works

Replacement of later addition partitions to the second floor offices with new fire rated gypsum plasterboard walls with a emulsion paint finish incorporating American white oak veneered doors with vision panels and oak frames with satin brass ironmongery. The replacement of the existing suspended ceiling and lighting.

6.6 Assessment of Heritage Impacts

1.3.11 Step 1: Determine the Asset’s Significance

103 Princess St is a Grade II* listed buildings, and is considered of high significance.

The existing partitions and suspended ceiling are of negligible significance and make no contribution to the significance of the asset.

1.3.12 Step 2: Assess the Scale of Change

The proposed works involve negligible change, as the replacement partitions and suspended ceiling will match the existing, this will result in no visual change to the spaces.

1.3.13 Step 3: Evaluate the Impact Using the Matrix

High significance + Negligible change = Slight impact.

1.3.14 Step 4: Interpretation

Impact

The impact of the proposed works is assessed as slight. The proposals will not result in the direct loss of any historic fabric.

The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to upgrade the building to improve the fire safety, energy efficieny, acoustic rating and visual comfort.

New partitions and suspended ceilings will use existing locations and will have minimal visual impact on spaces.

Benefits

The upgrades will help to protect the building and its users in the event of a fire, improve energy efficiency, acoustic rating and visual comfort.

1.3.15 Conclusion

The proposed works result in a negligible beneficial impact on the heritage asset. They will bring the building up to standard to meet fire safety, energy efficiency, acoustic performance and visual comfort. The will help to protect the building and its users in the long-term.

7 Bibliography + Sources



7.0 Bibliography + Sources

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8 Appendices



8.0 Appendices

8.1 Endnotes

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Thank you



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