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6th August 2025

Design & Access Statement

Redfern Retail Unit, NOMA

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7266-SRA-XX-XX-RP-A-00100
Project Number: 7266
Project Title: Redfern Retail Unit

Rev	Date	Status	Issue Purpose	Originator	Authorised
P01	30/05/25	S2	Planning	RW	RW
P02	06/08/25	S2	Planning	RW	RW

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Federated Hermes. Additional input has been provided by Arup, Gardiner + Theobald, ID Planning. It accompanies and supports the planning application for Redfern Retail Units. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

It is intended to supplement the information required by Manchester City Council by summarising the functional requirements of the brief, together with the architect's interpretation of the site context and the response to it

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver inclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework.

This document should be read in conjunction with the minutes of the meetings with the supporting documents listed in the appendix found at the end of this document.



Figure 1 - Redfern Building, from Dantzic Street

2.0 DEVELOPMENT BRIEF

2.1 Location

The Redfern building is situated within Manchester city centre, close to Victoria Station.

Redfern forms part of the NOMA Strategic Regeneration Area which consists of the redevelopment of the former Co-Operative listed estate, along side several new build development sites to the north.

The building is bounded on three sides by the Sadler's Yard public realm and public highways, connected on the fourth side to Holyoak House.

2.2 Stakeholders

The Proposal is one of the key projects forming part of a wider regeneration strategy known as NOMA. The emergence of NOMA was driven by The Co-operative Group seeking new landmark headquarters within Manchester.

This formed the catalyst for the establishment of NOMA as a regeneration area, as new uses were sought for their historic vacated estate, including Redfern Building, and surrounding land.

Hermes and later Federated Hermes now own, manage and develop the NOMA area, with new building such as 4 Angel Square being brought forward as well as the redevelopment of New Century Hall, Hanover and Dantzic.

2.3 Project's Origin

The base build and fit out of the office areas of the Redfern Building were completed in 2020 and 2021 respectively.

2.4 Client/ Project Aspirations

The project aims to make the retail unit within Redfern more appealing to prospective tenants by facilitating some of initial works now as part of the landlord offer. This will allow any prospective tenant a much easier fit out process.



Figure 2 - Redfern behind New Century, with New Century House behind

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.1 Site and Immediate Surroundings

The retail unit is located to back of pavement within Sadler's Yard, the centre of the NOMA estate.

3.2 Site Constraints

The site is both benefits and is constrained by the fact the two elevations it has for public and service access are pedestrianised. This will require careful consideration going forward in terms of deliveries and general servicing.

3.3 Site Opportunities

The space is double height within a historic building, which offers a distinct USP. External seating areas have been designed into the Sadler's Yard landscaping which the retail unit could take advantage of subject to approvals.

3.4 Movement Patterns

Since the opening up of the ground floor between New Century Hall and House, pedestrian movement has increased across Sadler's Yard, which will clearly benefit any future F&B offer in this retail unit. The success of New Century's kitchen food hall and the All Press coffee unit as well as the more upmarket Skoff have begun to create a centre of gravity around Sadler's Yard for F&B venues.

3.5 Site History and Listed Structures

The Redfern Building is significant as a remarkable example of Dutch Modernism in Manchester, and as such is designated as Grade II. It demonstrates the CWS's (Cooperative Wholesale Society) commitment to well-crafted architecture as a means to express forward thinking principles and to provide high quality facilities for their staff, members and the wider public. Furthermore, this design reflects the evolution of the architecture department's work into a Modernist vein under the direction of W.A. Johnson whilst embodying programmatic changes from the warehouse based development into a predominantly office typology.

A compressive refurbishment of the building was completed in early 2020 (121291/LO/2018), followed by an office fit out to the upper floors by occupants the Ministry of Justice.

3.6 Existing Building

The retail space was formed as part on the 2020 refurbishment, but was largely left as shell with no additional fit out. As part of the previous work, two bays of structure were removed from the Sadler's Yard side of the building to create vertical interest and connection as well as dealing with the challenging levels around the building, in order to activate the facade at ground and lower ground levels.

3.7 Heritage Assets – Assessment of Significance

A heritage assessment was carried out by Stephen Levrant Heritage Architecture as part of the 2020 approval. Given this application is in line with the previous proposals, this statement remains valid.



Figure 3 - Redfern Building - 1937

4.0 DESIGN STATEMENT

4.1 Design Principles and Concept

The project aims to implement the proposals discussed within the previous approvals such as the connecting accommodation stair, whilst adding in additional works to facilitate tenant occupancy. This includes but is not limited to:

- Screed to floor areas ready to take tenant finishes
- Repair and patching in of plaster to walls where damaged or not made good when new windows were fitted
- Wall linings to facilitate washroom fit out
- General paint finishes
- Boxing in of beam edges where floor slab removed

In order to facilitate a seamless tenant experience, the proposals also seek to close off the door into the comms room from the tenants area. This will allow for much more flexibility with tenant fit out, and mean less landlord intrusion into the space. The historic door will remain in situ behind a new wall lining to the tenant side of the space. A fixed aluminium window, which was formed and installed as part of the 2020 works will be replaced with a fully glazed aluminium door. This will look as close to the previous window as possible, but will facilitate easy landlord access to the comms space without disturbing the tenant.

4.2 Materials

The major intervention into the space will be the new stair and permanent balustrade to the void edges. This will be predominantly steel. The design intent is to create a system of uprights and panels, which a future tenant can swap out and make bespoke to their fit out.



Figure 4 - © Neri&HU - Gros Bao, Marseille, France

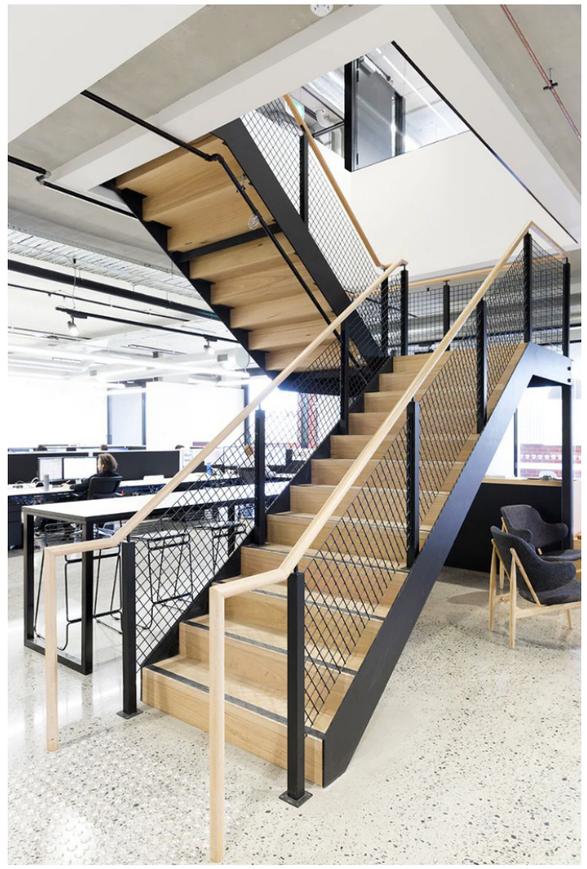


Figure 5 - © S&A Stairs

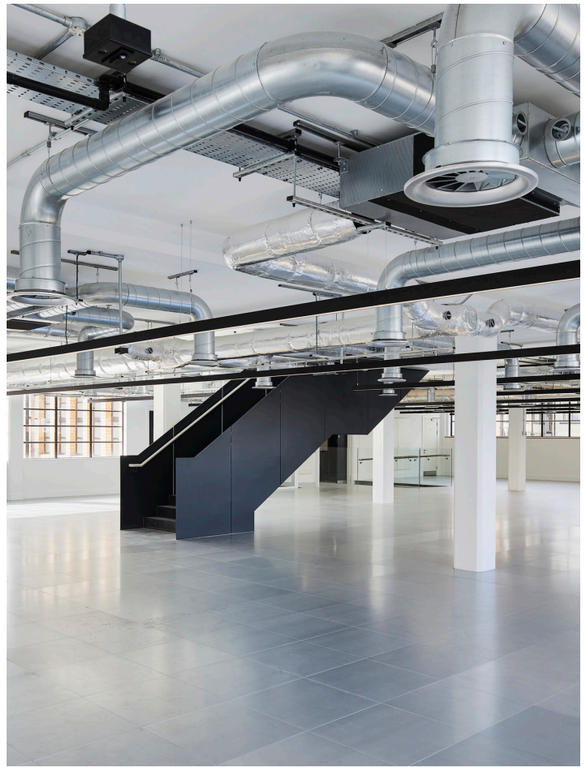


Figure 6 - Redfern Building, upper office level

4.3 Plans – Internal layout

4.3.1 Lower Ground Floor Plan

The lower ground level of the retail unit is 'back of pavement' allowing the retail unit to spill out onto Sadler's Yard to the north and west. Key interventions on this level include;

1. Installation of new steel accommodation stair
2. Installation on new toilet block including AWC provision
3. Installation of wall lining to cover the existing historic door, which will remain in situ
4. Change of modern glazed panel to form door into the existing coms room from the external wall
5. Floor screed to levels (not indicated)
6. New paint finish to all walls and columns (not indicated)

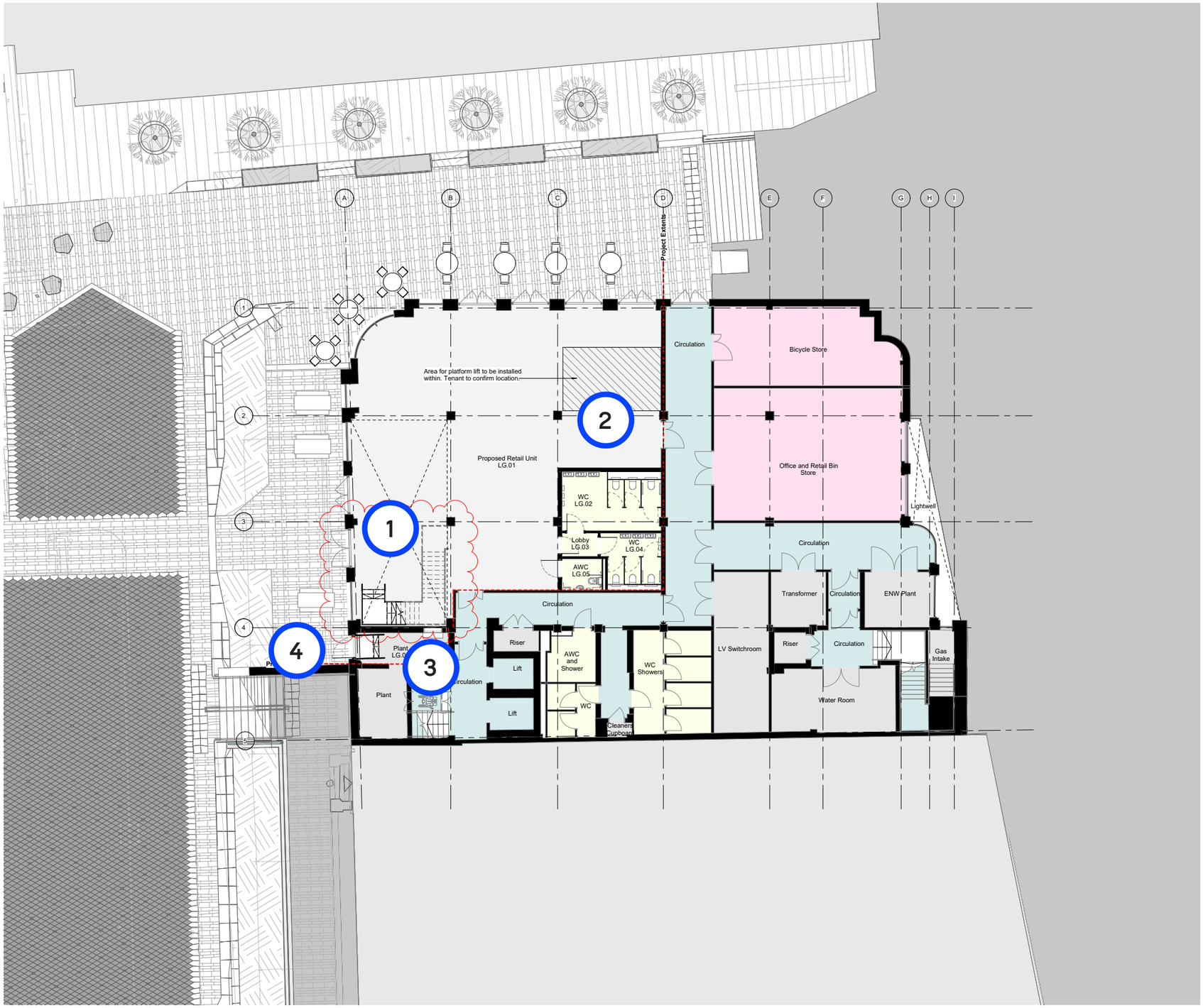


Figure 7 - Lower Ground Floor Proposed Plan

4.3.2 Ground Floor Plan

The ground floor (upper level of the retail unit) backs onto the All Press unit on Dantzic Street. This area of the retail unit can make use of the area below the light well to situate the larger of the two toilet blocks within the retail unit. Key interventions on this level are;

1. Making good to window surrounds and plasterwork generally
2. Installation of a new males, female and accessible WC block
3. Connections for the top of the accommodation stair landing
4. Balustrade edge protection around the double height space
5. Floor screed to levels (not indicated)
6. New paint finish to all walls and columns (not indicated)

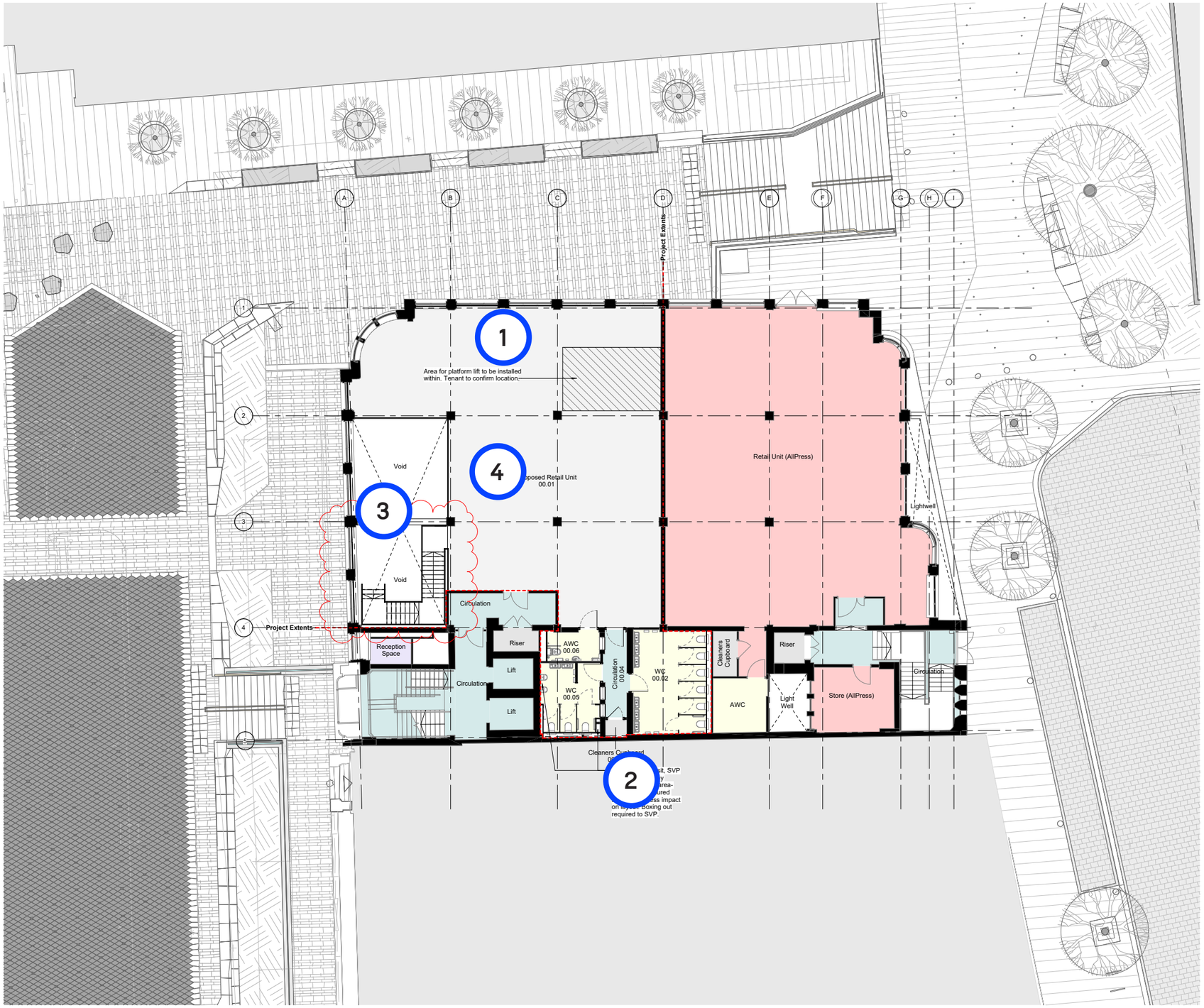


Figure 8 - Ground Floor Proposed Plan

4.4 Accommodation Stair

The accommodation stair and associated balustrade will be the largest single item with the most visual impact within the space.

Designed to sit neatly within the open structural bay, the stair will be the main feature of the space as you enter from Sadler's Yard.

The design is intended to allow the future tenants a level of flexibility, with a panellized balustrade design, so these can be swapped out as the tenant chooses to fit their interior design aesthetic.

The concept of the stair was explored in the previous LBC, the diagram opposite showing how the double height space activates Sadler's Yard.

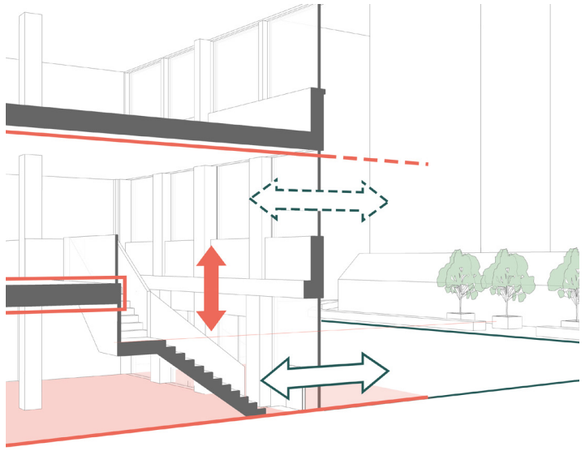


Figure 10 - Diagram of activation of public realm with double height space

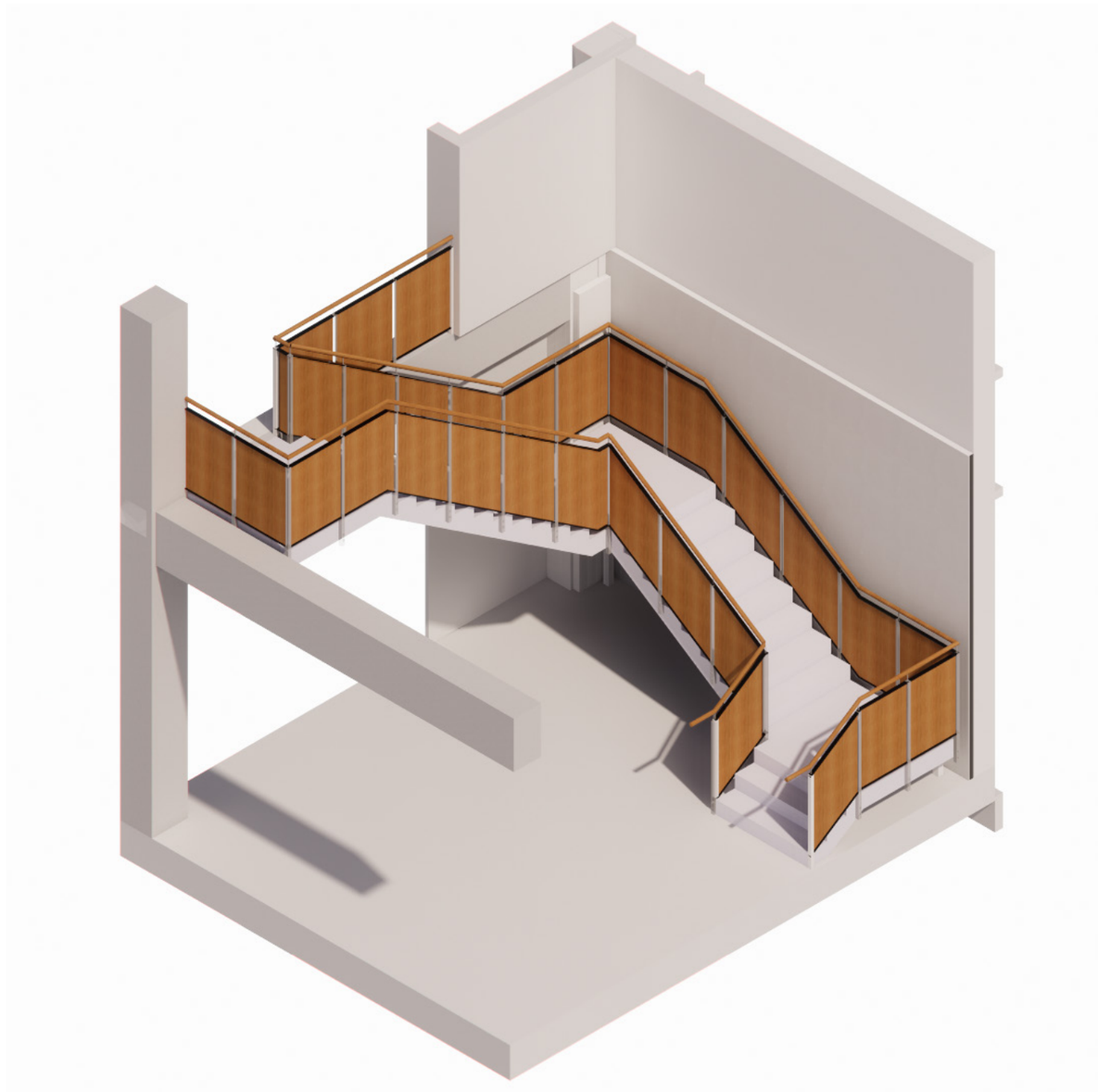


Figure 9 - 3D visual of accommodation stair



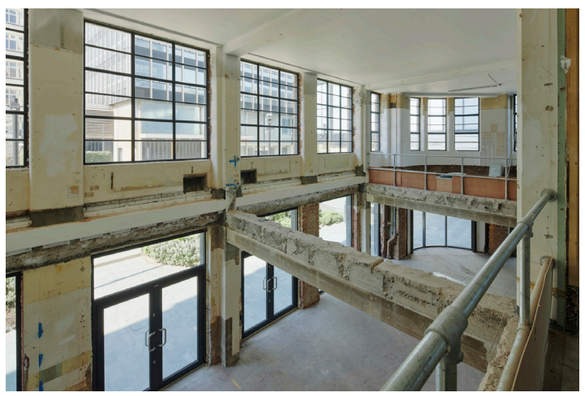


Figure 11 - Images of double height space within retail unit as it is now

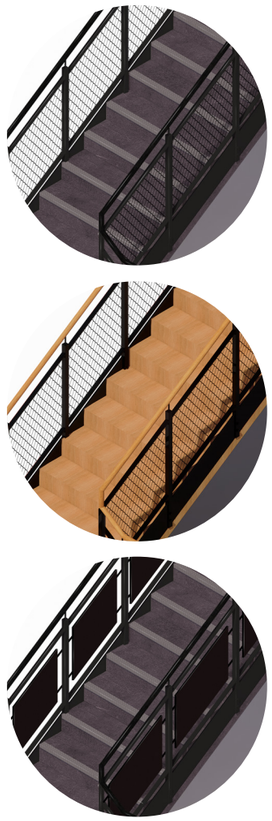


Figure 12 - Options for stair tread and infill panels

4.5 Secondary Glazing

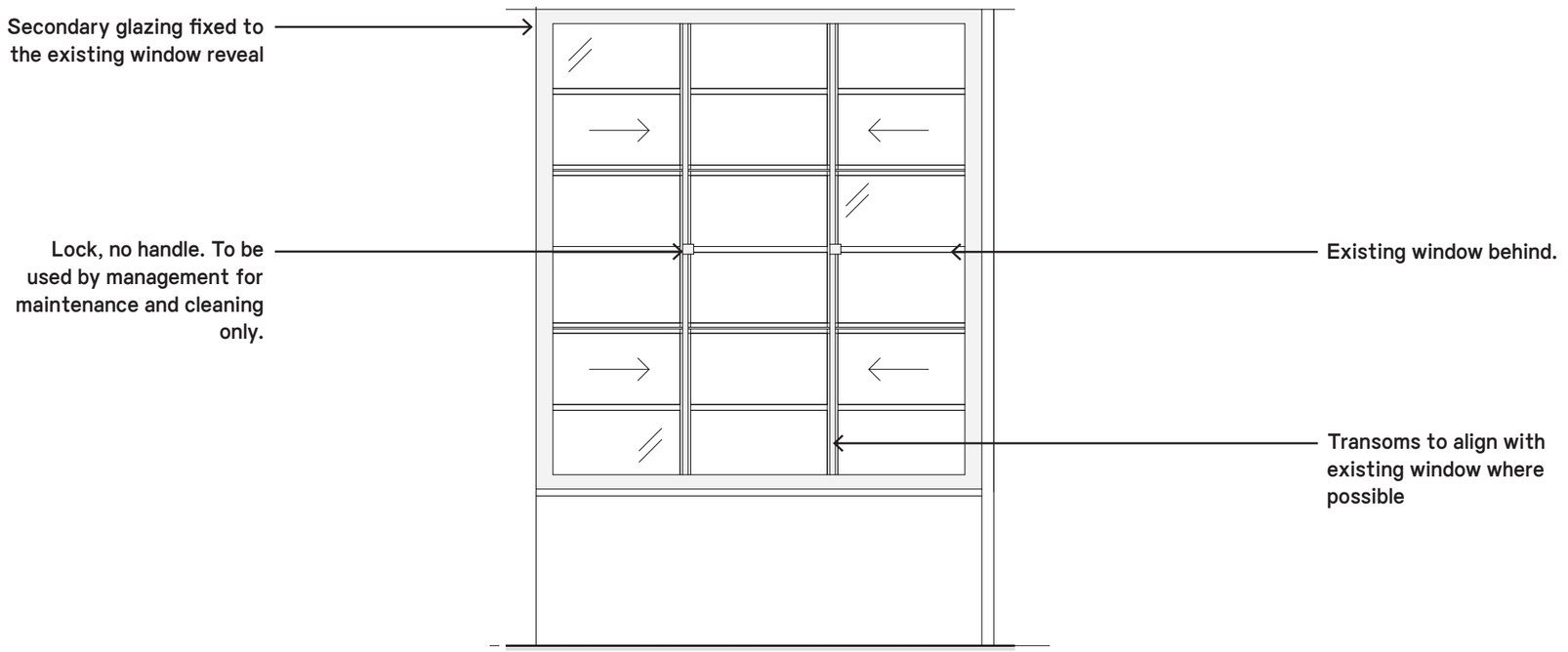
Secondary glazing is proposed to the ground floor to mitigate sound emitted from within the proposed retail unit. The window units proposed for installation are limited to the upper ground floor retail unit windows.

The window units to the upper ground floor are currently a mixture of original and non-original units; many of the non-original ones were installed in the previous renovation. This approach sought to rationalise the windows, bringing some of the non-original ones in line with the style of the original ones, whilst preserving the historic fabric as much as possible. This resulted in a mixture of single and double glazed units (with a similar appearance) forming the upper ground floor facade.

By applying the secondary glazing internally to all upper ground floor window units, the approach will be visually consistent both internally and externally. The details will be developed so that the secondary glazing is unobtrusive and sympathetic and to ensure the careful preservation of the historic fabric. It will be subject to a detailed design process, with high-quality materials and finishes specified.

The examples opposite of secondary glazing within the Hanover building on the NOMA estate show secondary glazing installed to a high-quality standard. As per this example, the units will be installed to mirror the transoms on the existing windows, and the frame sizes will be minimised where possible to ensure the impact on the facade is negligible.

The addition of secondary glazing will enable flexibility for the space usage, maximising the viability of the space for the future and help to bring the currently vacant retail unit into use.



Design intent for secondary glazing to the upper ground floor



External view of Hanover showing facade with secondary glazing installed internally.



Internal view of Hanover- showing secondary glazing installed to the internal elevation. The transoms and mullions align to the windows to minimise the impact on the facade.

5.0 SUSTAINABILITY STATEMENT

5.1 BREEAM

BREEAM has not been targeted as part of the works to the retail unit.

5.2 Building Ventilation Strategy / Heating and Cooling Strategy

Please see the Arup report on ventilation and extract options and conclusions in the Appendix.



6.0 ACCESS STRATEGY

6.1 Access and Inclusion

Attention has been paid to access issues with cognisance to the use of the building and with reference to Part M of the Building Regulation, the Equality Act and other relevant regulations and standards.

6.2 Access to Site

The site can be accessed on by foot from Sadler's Yard, via Hanover Street, Dantzic Street or Miller Street. Vehicular access for servicing is accessible from a loading bay on Hanover Street.

6.3 Parking Provision

There is no car parking provision within NOMA or as part of this project.

6.4 Cycling Provision and Amenities

As part of the base build completed in 2020, cycle provision and shower facilities are located within the lower ground floor of the building. This is accessible to the upper floor office users and the retail unit staff via a dedicated entrance.

6.5 Public Transport Amenities

The site is a 5 minute walk from Victoria tram and train station, and a 5 minute walk from Shudehill Interchange which serves trams and buses.

6.6 Service Vehicles, Refuse Lorries, Fire Engines etc

Vehicular access for servicing is accessible from a loading bay on Hanover Street. Fire engines and ambulances can access Sadler's Yard in case of emergency.

6.7 Internal Accessibility

The retail unit is entered via level access from Sadler's Yard. An internal accommodation stair allows users to move up vertically to the ground floor from lower ground. A platform lift zone will be allocated as part of the approvals, but final location will be determined as part of the tenants fit out (the details of this platform lift will form part of the tenant fit out guide).

6.8 Emergency Escape

From the lower ground floor, escape is via one of the doors straight out onto Sadler's Yard. From the ground floor, escape is via the lobby, and then via the main office stair case down half a floor, then out again into Sadler's Yard.

6.9 Horizontal Circulation

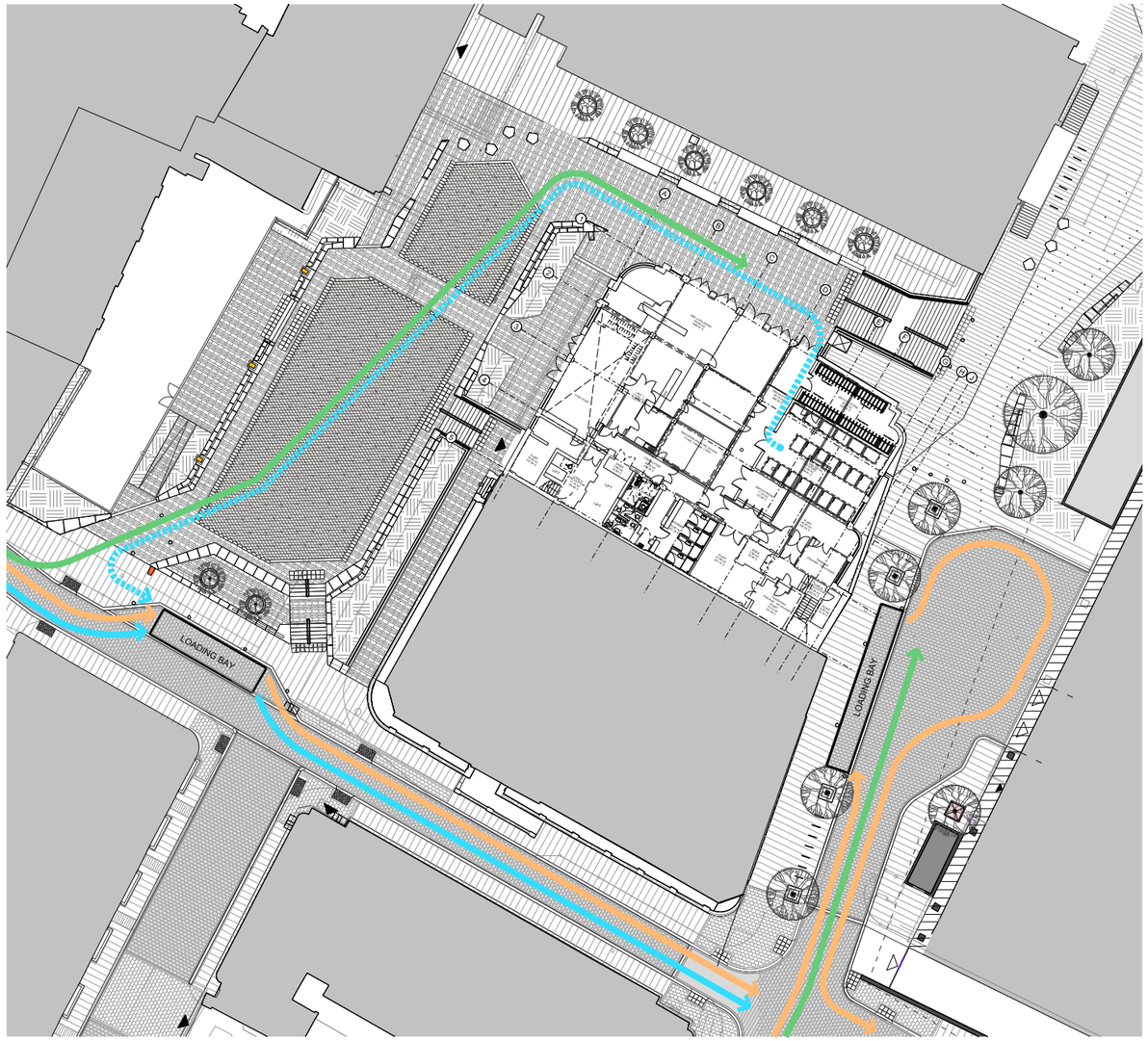
Horizontal circulation is open to the main retail area.

6.10 Vertical Circulation

Via accommodation stair and proposed platform lift.

6.11 WC Accommodation

A small block of WC provision will be formed on the lower ground floor, providing male and female WC's and an AWC. A larger WC provision will be at the ground floor, providing both male and female WC's and one AWC.



Routes and Access - Into and around Redfern Building

7.0 CONSULTATION

The following pre-planning consultation meetings have taken place with Manchester City Council Planning:

Attendees	Date
Michael Pearson, Paul Mason (MCC) Holly Gerrard (ID Planning) Alex Price (Arup) Richmal Wigglesworth (Sheppard Robson) Josh Croke (G&T) Nonto Mnisi, Dan Hyde (Federated Hermes) Mark Stoddart (Overbury)	Site Visit- 29 July 2024

In addition to this, correspondence has taken place between the team and MCC planning throughout the design process.

8.0 SCHEDULE OF TOWN PLANNING APPLICATION DOCUMENTS

Below is the list of information and drawings submitted for Planning Approval as required to validate the Planning Application:

Document
Completed application form
Correct fee
Listed building application form
Heritage Impact Statement
Design and Access Statement

The drawings submitted in support of this application are listed below:

Document	Date/ Revision
7266-SRA-XX-XX-DR-A-00800	30/05/25_P01
7266-SRA-XX-XX-DR-A-00801	30/05/25_P01
7266-SRA-XX-XX-DR-A-00802	30/05/25_P01
7266-SRA-XX-LG-DR-A-00811	30/07/25_P02
7266-SRA-XX-00-DR-A-00812	30/07/25_P02
7266-SRA-XX-RF-DR-A-00818	30/07/25_P02
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ARUP

MEPC

NOMA Redfern

Redfern Whitebox – Ventilation Strategy File Note

Reference: RED-ARP-ZZ-ZZ-RP-N-00002

P02 | 29 May 2025



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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 283842-60

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1. Introduction

This file note seeks to outline the selection and design of the ventilation strategy for the Redfern building Whitebox space and explain how other options were explored and eliminated from the design process. This file note can be read as a standalone document or as an addendum to the overall MEP Stage 2 report.

2. Options Analysis

Regardless of the extent of the ventilation fit-out to be installed as part of the Whitebox works, as part of the servicing strategy for the space, several options for the ventilation and ductwork routing were explored to find the least obtrusive and form-altering strategy which could be either installed or provided for, while still viably providing the required fresh air to the space.

2.1 Existing Provision

The space currently has little-to-no fresh air ventilation provided, there does exist one approx. 250mmØ duct possibly suitable for toilet extraction connection, however with the usage change to a Whitebox space there is an additional requirement for a further 1600 l/s fresh air supply, and a possible requirement for approx. 700 l/s of kitchen extract ventilation.

Due to this, a new ventilation design including plant equipment and ductwork routing to external is required. Multiple options for this design have been explored to establish the preferred strategy with the least impact on the wider building.

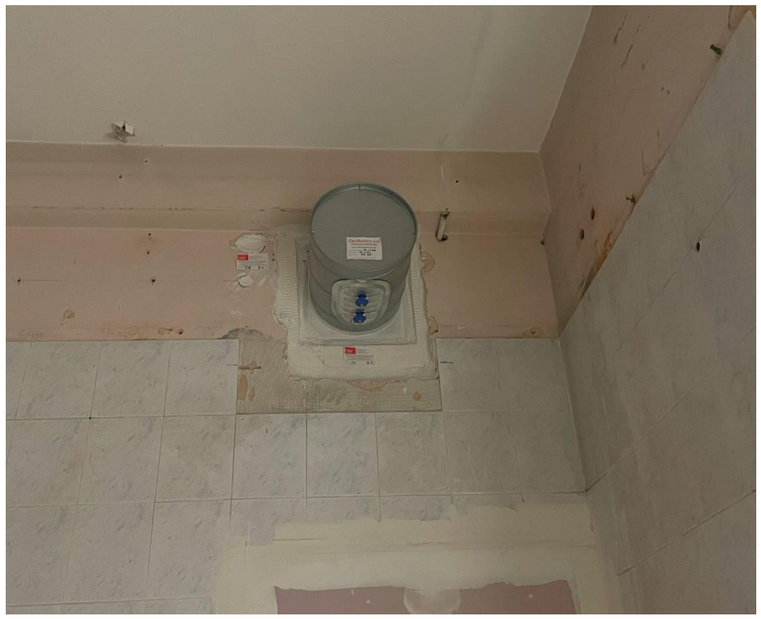


Figure 1 – Existing Ductwork

2.2 Façade Louvres

The first option to be explored was that of a traditional Whitebox retail unit strategy. The air-handling plant would be located locally within the space with exhaust and fresh air intake ducts connecting to louvres installed in the glazed façade of the building. The strategy is outlined below.



Figure 2 – Outline of façade louvred option

Although this strategy would be able to adequately ventilate the space, the addition of louvres to replace sections of the façade glazing was deemed unacceptable and this option was rejected at a previous design stage. As such the only option remaining is to otherwise route ductwork through the building to external atmosphere.

2.3 Ductwork to Roof Level

With façade altering options being eliminated, it has been decided to utilise the previously un-used lightwell space / external atrium above the 1st floor level to route ductwork up the building to roof level since this is the only other external area adjacent to the space and available to use.

As in the previous option, air-handling plant will still be located within the space, but exhaust and intake ductwork will be routed through the space towards the lightwell area, then upwards through the building to terminate at roof level. This option has been found to be the least altering to the building and the least visually obtrusive ventilation strategy available to serve the space.

The proposed option is outlined in more detail below, and within the MEP Stage 2 report reference: RED-ARP-ZZ-ZZ-RP-N-00001

3. Proposed Services

3.1 Ventilation

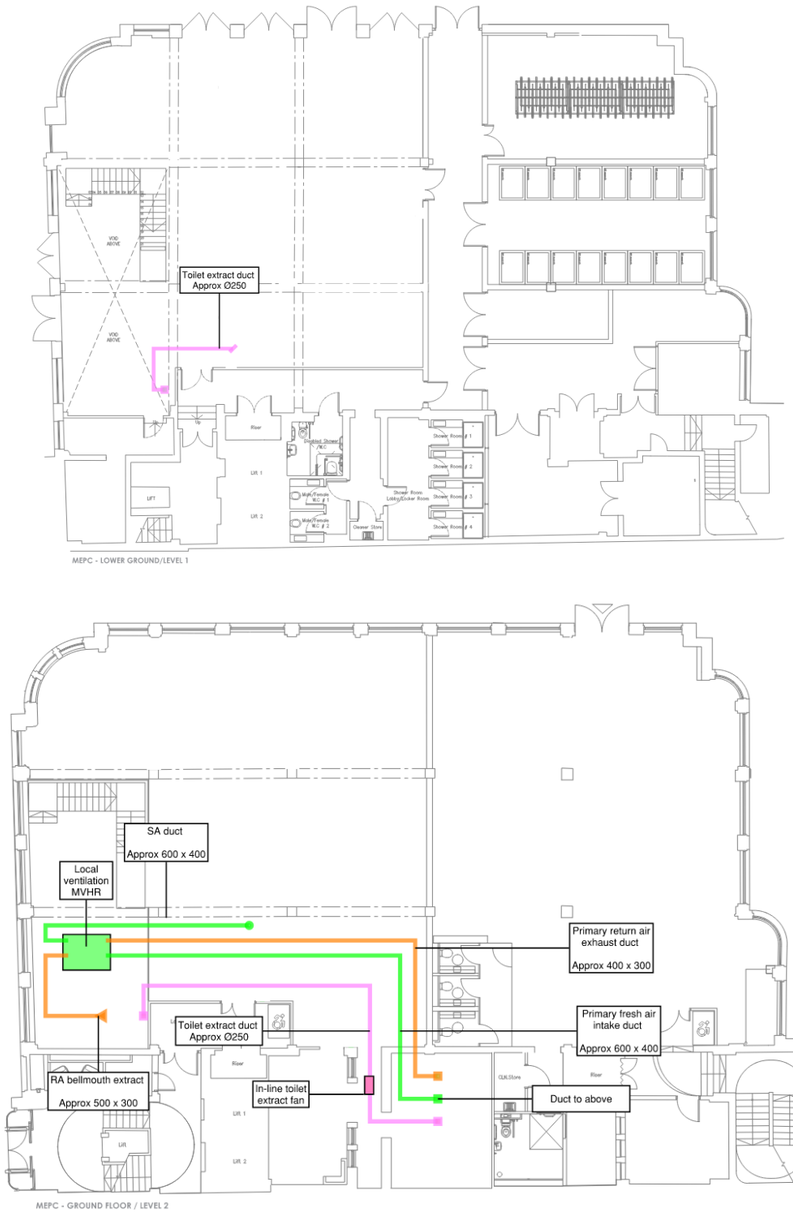


Figure 3 – Ventilation Proposal Sketch

Option 1

- Installation of primary intake and exhaust ductwork to air handling equipment also installed within the space.
- Installation of any required secondary ductwork from air handling equipment to serve the space.
- Installation of extract ductwork with in-line fans to serve toilet areas.

Option 2

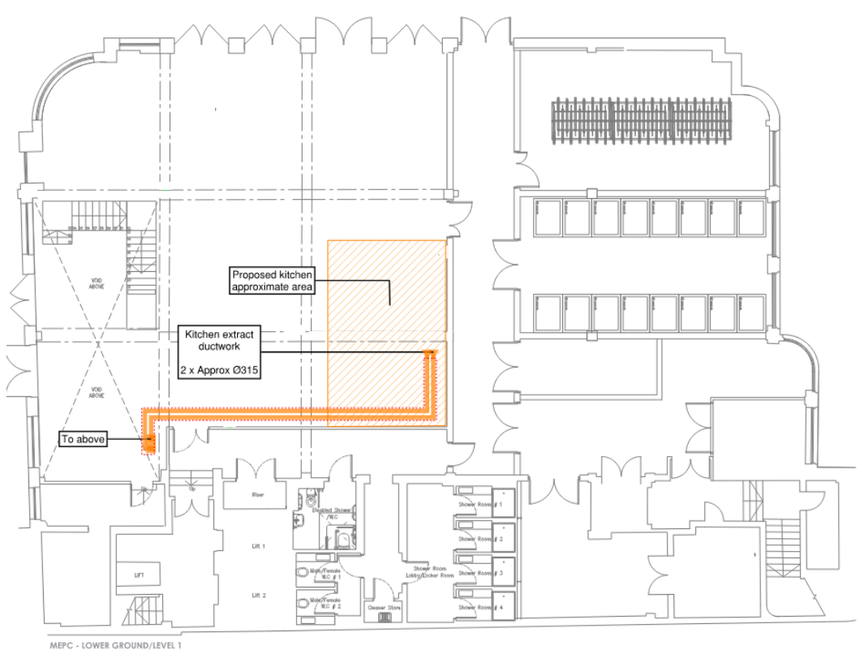
- Installation of exhaust and intake points for future ductwork connections only.
- Routes for primary ductwork identified for future fit-out, and space allowance made for future installation of ventilation equipment and secondary ductwork.

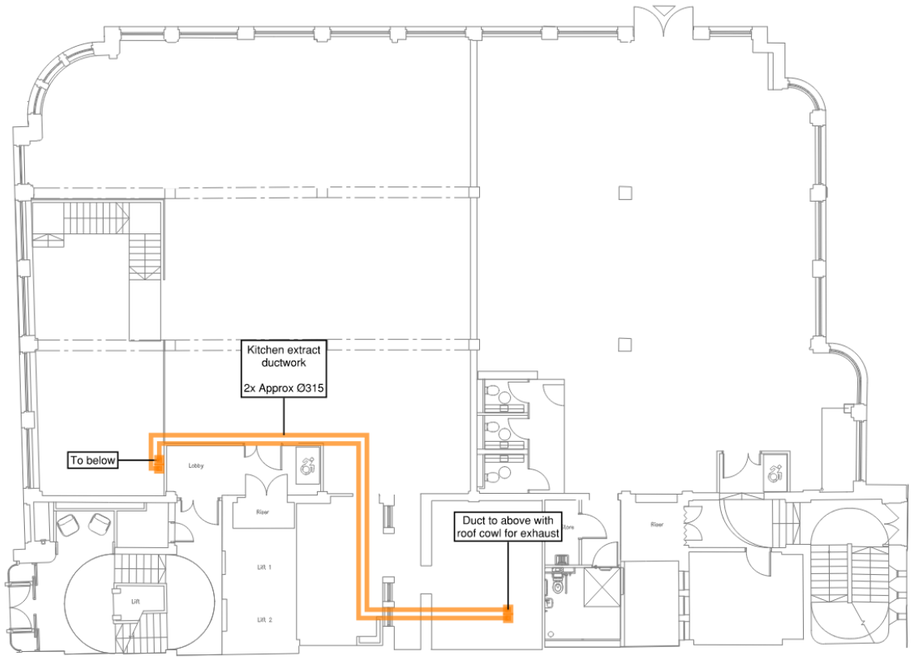
Currently, no face louvres have been identified, any additional louvre space during future fit-out would pose a significant issue for the approval of planning permission.

Whether the ductwork is installed as part of the Whitebox works or deferred to the client, ductwork height will need to be minimised because of the retrained ceiling height on level 1.

It has been calculated at this time that the space will require at least 1600l/s general fresh air provision, with an additional supply and extract of 120l/s to serve bathrooms. If ductwork is not installed at this stage, then limitations outlined here must be included in the tenant fit-out guide.

3.2 Kitchen Extract Ventilation





MEPC - GROUND FLOOR / LEVEL 2

Figure 4 – Kitchen Ventilation Proposal Sketch.

Option 1

- Installation of kitchen extract fans.
- Installation of primary kitchen extract ductwork routed to external exhaust point.

Option 2

- Identification of ductwork route and kitchen location for future fit out.

Currently, a route for kitchen extract ductwork to exhaust without using louvres on the façade has been identified, this route passes through roof and into the external atrium above ground floor / level 2 where it can reach to upper roof level as required.

Whether the ductwork is installed as part of the Whitebox works or deferred to the tenant, as with the general ventilation, ductwork height will need to be minimised because of the retrained ceiling height on level 1.

Kitchen extract ductwork has been assumed to be fire rated along the entire length on the assumption that the route to external through the atrium / light-well would take it through a fire compartment.

It has been calculated at this time that a full catering kitchen in the space would require approximately 700l/s kitchen extract provision, with an additional supply matching this volume would be required to be added to the general ventilation to provide make-up air for this kitchen extract. If ductwork is not installed at this stage, then limitations outlined here must be included in the tenant fit-out guide.

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