

55 Spring Gardens,
Manchester

Design & Access Statement

August 2025 / Rev. P04



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Urban Design
Masterplanning
Landscape
Development Consultancy
Research

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Project Lead

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Contents

1. Introduction	4
1.1 Site Location	4
2. 55 Spring Gardens	5
2.1 Existing Building	5
2.2 Location Plan	6
2.3 Existing Photographs	7
2.3 Planning History	8
3. Design	9
3.1 Use	9
3.2 Amount	9
3.3 Layout	9
3.4 Scale	9
3.5 Landscaping	9
3.6 Appearance	9
4. Access	15
4.1 Vehicular	15
4.2 Pedestrian and Cycle	15
5. Site Strategies	16
5.1 Security	16
5.2 Waste Management	16
6. Supporting Documents	16

1. Introduction

This document has been prepared by PRP on behalf of OBI

The purpose of this document is to provide supporting information for a detailed planning application proposing the re-glazing of an existing office building. The proposed works aim to enhance the building's thermal performance and overall quality. No external works adjacent to the building are anticipated. The application seeks to retain the building's existing use, classified as Class E

1.1 Site Location

55 Spring Gardens is located within Upper King Street Conservation Area, in the heart of Manchester City Centre, within a vibrant and well-connected urban area.

The site benefits from its proximity to a range of amenities, including retail, restaurants and cultural attractions, as well as excellent public transport links via nearby bus, Metrolink, and train services.

1.2 Site History

55 Spring Gardens was constructed circa 1986–1987, replacing an earlier office building known as the Danlee Buildings. The Danlee Buildings had previously been built on the site of a Victorian-era block that was destroyed by fire sometime before 1917. The site's history reflects a pattern of redevelopment shaped by both architectural progression and historical events over the past century.

2. 55 Spring Gardens

55 Spring Gardens is currently an office accommodation. The following works are proposed to improve the appearance of the main entrance and the thermal performance of the building as a whole;

- Replacement of the existing curtain walling with a new double-glazed curtain walling system.
- Clean and restore the existing precast concrete panels.
- Improve the ventilation strategy of the current office suites with MVHR system.
- Provide enhanced terrace space at the 9th floor level.

2.1 Existing Building

55 Spring Gardens is currently comprised of 10 floors, including a car park at basement level, F&B on the ground floor and 8 floors of offices above. The building has a central atrium which rises from ground level and has a glazed roof.

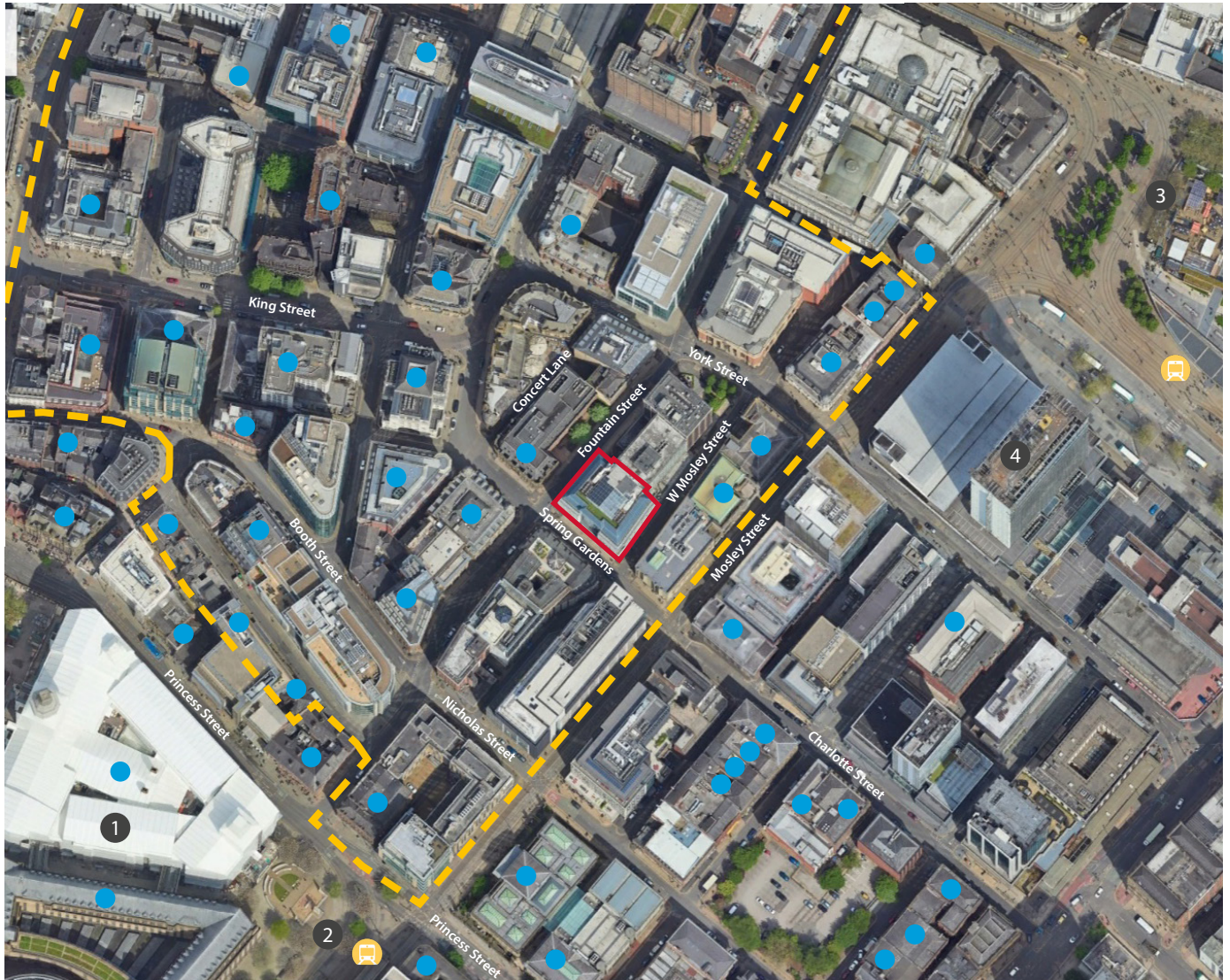
The façades are predominantly constructed from pre-cast concrete and incorporate aluminium framed punch-hole windows. The upper two floors are enclosed with a glazed mansard roof and curtain walling system and a pitched glazed roof located at the roof level.

The main elevation incorporates stick curtain wall on all levels above the main entrance facing Spring Garden.



Existing Building - View from Fountain Street

2.2 Location Plan



Key

- 55 Spring Gardens
- 1. Manchester Town Hall
- 2. St. Peter's Square
- 3. Piccadilly Gardens
- 4. City Tower
- - - Upper King Street Conservation Area
- Listed Buildings
-  Metrolink Stop



2.3 Existing Photographs



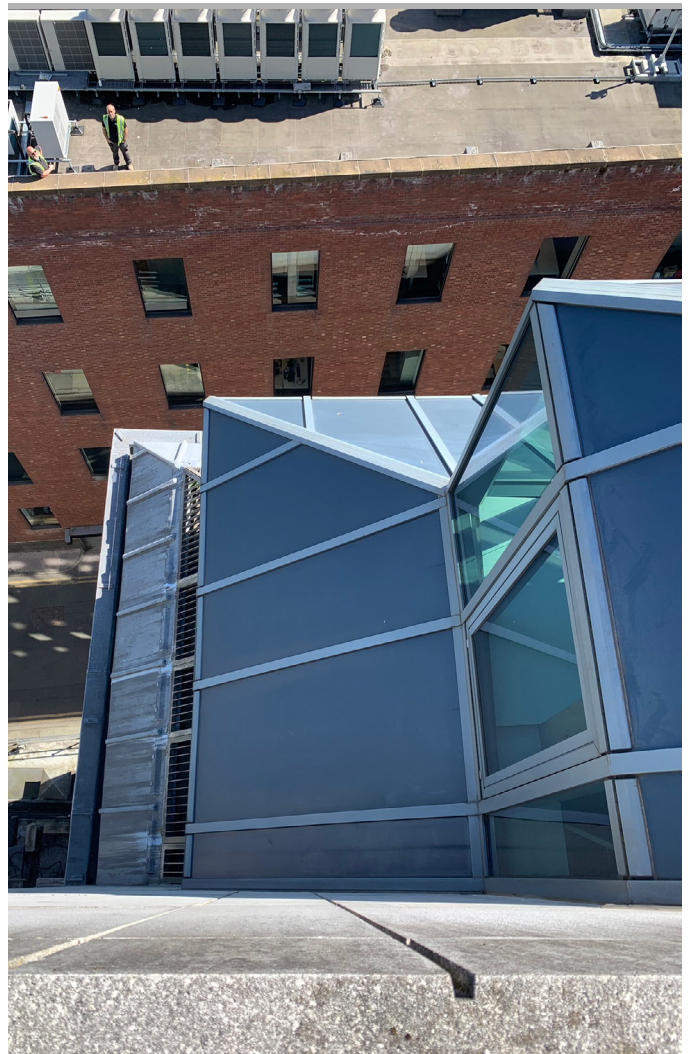
Existing Curtain Walling Facade



Current Entrance



Spandrel Panels at Level 9



View down to West Mosley Street from Plant

2.3 Planning History

55 Spring Gardens has experienced several planning and development changes over the past decade.

The major planning events occurred in 2012 and 2014. The 2012 planning application (ref. 098252/FO/2012/C1) sought approval to alter and upgrade the external elevations, including changes to the curtain-walling, windows, and glazing from the original red colour to grey.

Subsequently, in 2014, CBRE Global Investors acquired the property and initiated a £4.5 million refurbishment, including a new entrance and facade, including the removal of the central stair case by Fletcher Rae Architects (ref. 105567/FO/2014/C1).

This renovation aimed to modernise the building while preserving its architectural character.



Pre 2012 Planning Application - Historic



Post 2014 Refurbishment Application - Current

3. Design

3.1 Use

The application seeks to maintain the existing use, class E.

3.2 Amount

The proposed curtain walling on the south elevation, facing Spring Gardens, will project outward from the 1st to the 7th floor to align flush with the existing precast concrete façade. This projection will result in the creation of an additional terrace at the 7th floor level.

3.3 Layout

The layout will remain unchanged.

3.4 Scale

The proposal will result in a modest increase to the Net Internal Area (NIA) of approximately 13sqm between levels 2 to 6. The overall building height remains unchanged.

3.5 Landscaping

No landscaping works are proposed within this application.

3.6 Appearance

The following works are proposed to improve the appearance and thermal performance of 55 Spring Gardens with the following interventions;

- **Curtain Walling Replacement**
- **Floor Extension** within Replaced Facade at level 2-7
- **Standing Seam Roof**
- **Mechanical Plant & Terrace Layout Improvement**

Curtain Walling Replacement

The proposed works include the removal of the existing curtain walling, which will be replaced with a new double-glazed curtain walling system. This upgrade is designed to maximise natural light by increasing the glazed area and reducing the use of spandrel panels. At level 6, a silicone-sealed glazing system is also proposed to achieve a clean, simple, and elegant finish.

Floor Extension

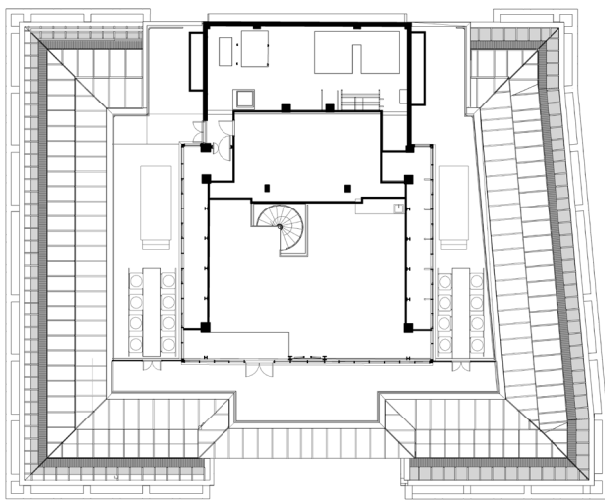
The proposed works include a floor extension from the second to the sixth floor, along with the introduction of a new terrace at the seventh floor. The fully glazed projection will enhance the experience for both visitors and building users, and contribute positively to the building's visual identity.

Standing Seam Roof

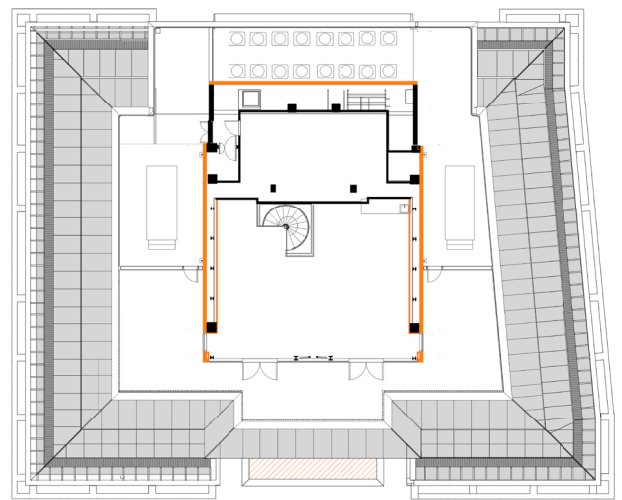
It is proposed to remove the existing pitched glazed roof and plant roof on the 9th floor and replace it with a more effective standing seam roof to provide a better thermal insulation and occupant comfort.

Mechanical Plant & Terrace Layout Improvement

The mechanical plant will be upgraded by removing the partially redundant equipment and the associated plant structure located at the rear of the 9th floor. This will improve access for maintenance of the existing AHU units, which will remain in place, and free up space at the rear to enable the relocation of existing AC units. As a result, a portion of the terrace can be reinstated, enhancing the amenity offering for building users by providing access to high-quality external space with improved outlook.



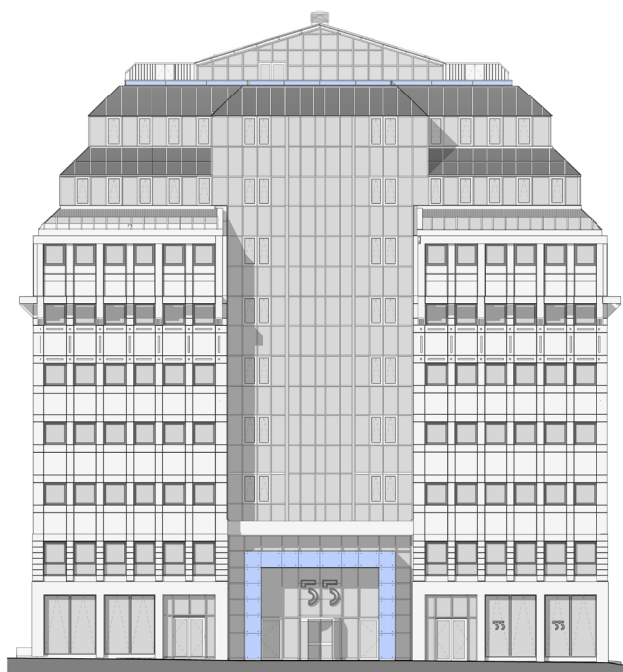
Existing 9th Floor Plan



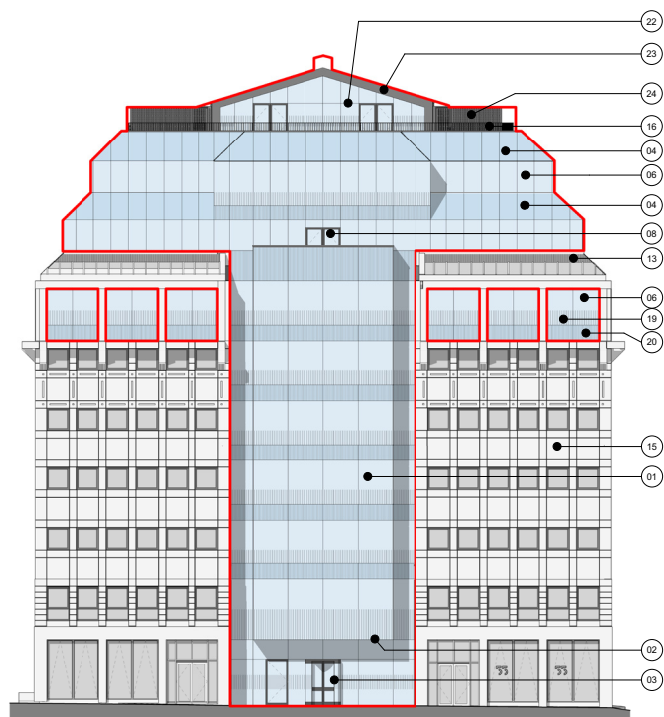
Proposed 9th Floor Plan

Proposed Facade - Spring Garden Elevations

A new façade is proposed to enhance the experience for both tenants and visitors upon entering the office building. The design features a simple glazed entrance that creates an elegant and welcoming appearance. Additionally, the upper glazed projection will function as a canopy, offering both visual interest and practical shelter.



Existing South Elevation - Spring Gardens



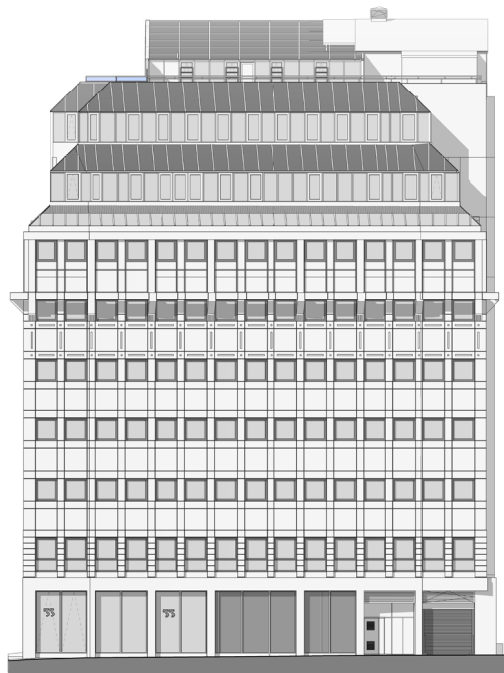
Proposed South Elevation - Spring Gardens

Key

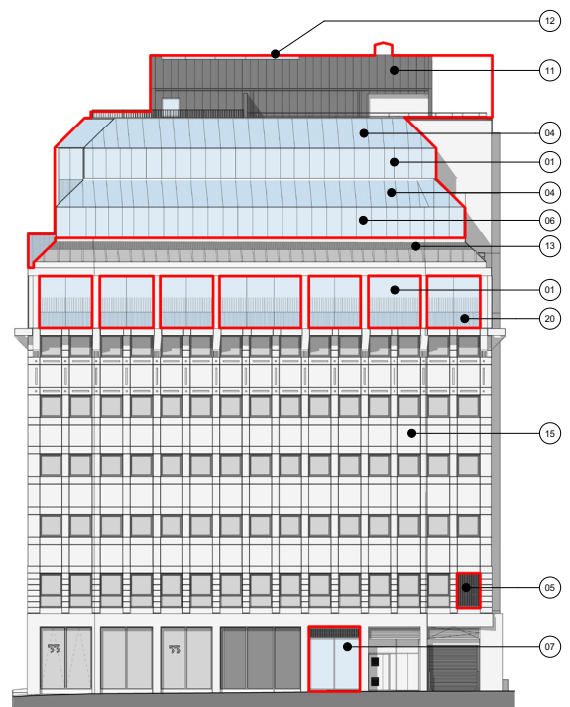
— Extent of Intervention

Material Key

1. Proposed Curtain Walling System
2. Glazing Panel Soffit - Clear
3. Proposed Revolving Door
4. Inclined Glazing Panel - Back Painted Glass
5. Proposed Fixed Aluminium Louvre with Decorative Panel
6. Glazing Panel - Clear
7. Proposed Curtain Wall with Aluminium Louvre & Decorative Panel
8. Aluminium Glazed Doors
10. Aluminium Louvred Plant Screen & Door
11. Proposed Standing Seam Metal Roof & Facade
12. Skylight
13. Existing External Metal Grating to Be Retained and Refurbished
15. Existing Precast Concrete Façade to Be Cleaned and Restored
16. Flat Bar Metal Railing
17. Aluminium Coping
19. Glazing Panel - Translucent Frit
20. Glazing Panel - Back Painted Glass
22. Silicone Joint
23. Metal Fascia
24. Plant Screen Decorative Panel to Face Terrace



Existing East Elevation - West Mosley Street



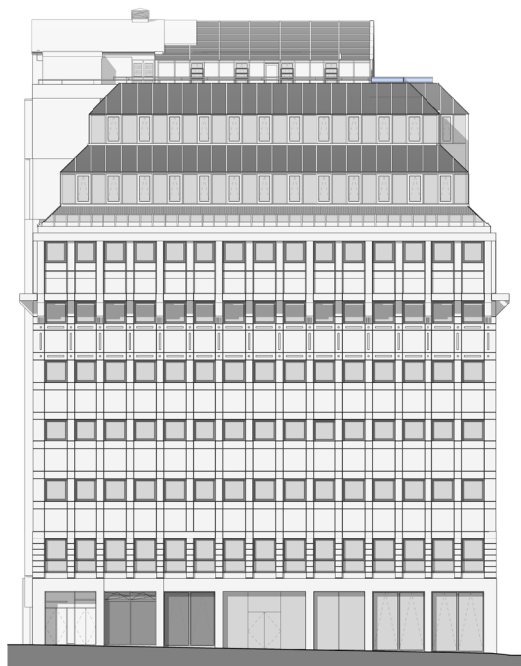
Proposed East Elevation - West Mosley Street

Key

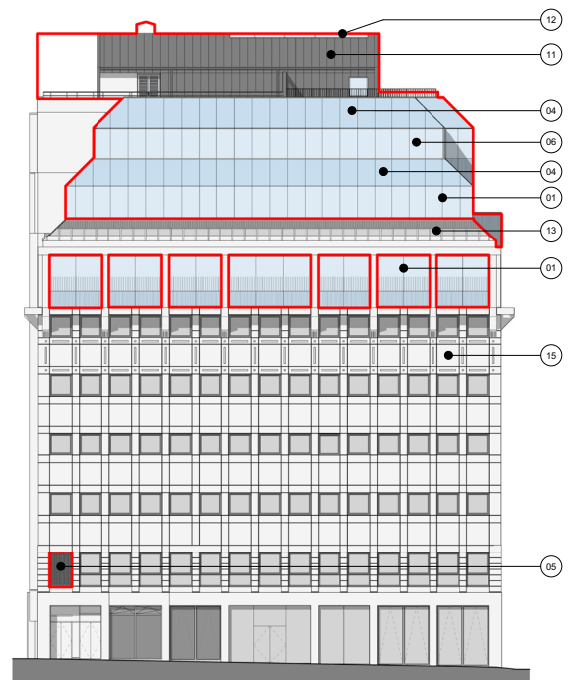
— Extent of Intervention

Material Key

1. Proposed Curtain Walling System
2. Glazing Panel Soffit - Clear
3. Proposed Revolving Door
4. Inclined Glazing Panel - Back Painted Glass
5. Proposed Fixed Aluminium Louvre with Decorative Panel
6. Glazing Panel - Clear
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16. Flat Bar Metal Railing
17. Aluminium Coping
19. Glazing Panel - Translucent Frit
20. Glazing Panel - Back Painted Glass
22. Silicone Joint
23. Metal Fascia
24. Plant Screen Decorative Panel to Face Terrace



Existing East Elevation - Fountain Street



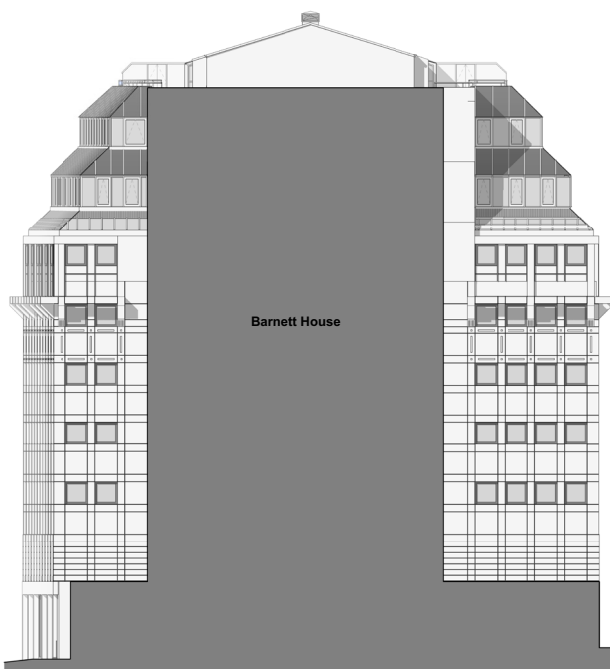
Proposed East Elevation - Fountain Street

Key

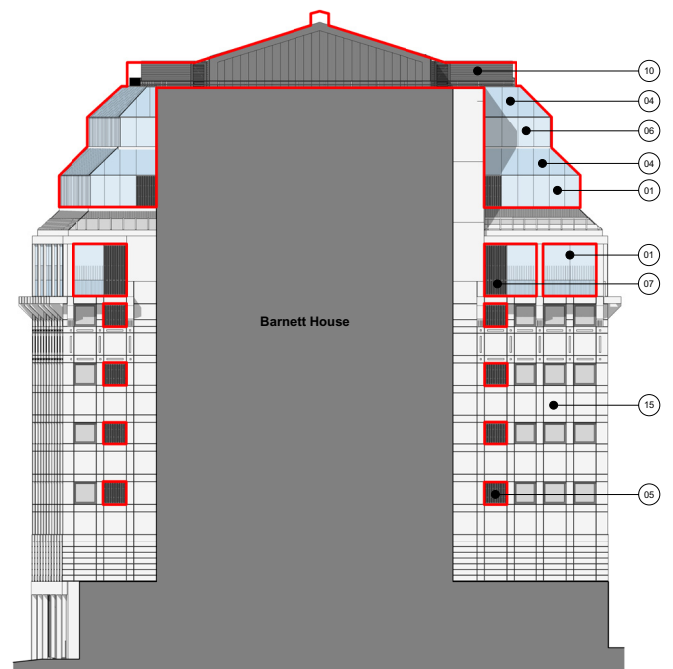
— Extent of Intervention

Material Key

1. Proposed Curtain Walling System
2. Glazing Panel Soffit - Clear
3. Proposed Revolving Door
4. Inclined Glazing Panel - Back Painted Glass
5. Proposed Fixed Aluminium Louvre with Decorative Panel
6. Glazing Panel - Clear
7. Proposed Curtain Wall with Aluminium Louvre & Decorative Panel
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16. Flat Bar Metal Railing
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19. Glazing Panel - Translucent Frit
20. Glazing Panel - Back Painted Glass
22. Silicone Joint
23. Metal Fascia
24. Plant Screen Decorative Panel to Face Terrace



Existing North Elevation - Barnett House



Proposed North Elevation - Barnett House

Key

— Extent of Intervention

Material Key

1. Proposed Curtain Walling System
2. Glazing Panel Soffit - Clear
3. Proposed Revolving Door
4. Inclined Glazing Panel - Back Painted Glass
5. Proposed Fixed Aluminium Louvre with Decorative Panel
6. Glazing Panel - Clear
7. Proposed Curtain Wall with Aluminium Louvre & Decorative Panel
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20. Glazing Panel - Back Painted Glass
22. Silicone Joint
23. Metal Fascia
24. Plant Screen Decorative Panel to Face Terrace

4. Access

4.1 Vehicular

The current vehicular access will be unchanged.

4.2 Pedestrian and Cycle

The proposed works do not change the pedestrian and cycle strategy of the existing building.



Proposed View from Fountain Street

5. Site Strategies

5.1 Security

The proposed works do not change the site security strategy of the existing building. All doors and windows will achieve Secured by Design requirements and be co-ordinated with the existing fire and access control strategy.

5.2 Waste Management

The proposed works do not change the site waste management strategy of the existing building.

6. Supporting Documents

In addition to this Design and Access Statement, the following supporting documents are submitted as part of this application:

- 2000 - P01 - Site Location Plan
- 2001 - P02 - Existing Floor Plans - Sheet 1 of 3
- 2002 - P02 - Existing Floor Plans - Sheet 2 of 3
- 2003 - P02 - Existing Floor Plans - Sheet 3 of 3
- 2010 - P02 - Existing Elevations - Sheet 1 of 2
- 2011 - P02 - Existing Elevations - Sheet 2 of 2
- 2020 - P02 - Existing Sections
- 2040 - P01 - Proposed Floor Plans - Sheet 1 of 3
- 2041 - P01 - Proposed Floor Plans - Sheet 2 of 3
- 2042 - P02 - Proposed Floor Plans - Sheet 3 of 3
- 2050 - P04 - Proposed Elevations - Sheet 1 of 2
- 2051 - P04 - Proposed Elevations - Sheet 2 of 2
- 2060 - P02 - Proposed Sections
- 2070 - P02 - Proposed Bay Study 1 of 3
- 2071 - P03 - Proposed Bay Study 2 of 3
- 2072 - P03 - Proposed Bay Study 3 of 3
- 2901 - P01 - Application 142945-FO-2025 Addendum