



Revisions

2025- 02 -28 Revision A
Updated in response to Conservation Officer feedback

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1.1 Introduction to the Design and Access Statement

This Design and Access 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 provides a description of the design process to accompany the drawings submitted in conjunction with a Listed Building Consent application for internal alterations to the building.

This statement demonstrates that the proposals have emerged from a full assessment of the site's unique circumstances and characteristics.

The purpose of this Design and Access Statement is to explain the design principles and concepts that have been applied to the proposed development in accordance with the requirements of the Town & Country Planning (Development Management Procedure) (England) Order 2010 and guidance set out in Circular 01/06.

This Statement should be read alongside the scheme drawings and other supporting documents.

1.2 Client

Wittington Investments (Properties) Limited

Wittington Investments (Properties) Limited owns various investment properties in Manchester including The Express Building, No1 Balloon Street and the subject property, 40-46 Princess St.

Wittington Investments (Properties) Limited is a privately owned British investment company. It is 79.2% owned by the Garfield Weston Foundation, which is one of the UK’s largest grant-making trusts, with the remainder owned by the Weston family. Donations in the North West region total £7.1m over the last year, of which £3.5m of grants have been awarded in Manchester since January 2019 across the Arts, community, education, environment, faith, health, youth and welfare sectors. Projects include £1m granted to the new RHS Bridgewater Garden scheme, £750k to Manchester University for Jodrell Bank, £300k to the Museum of Science and Industry, £150k to Mustard Tree, £250k to Contact Theatre, £300k to Manchester Museum, £350k to HOME (First Street) and £647k to the Halle Concerts Society.

Wittington Investments Limited manages investments in a wide range of asset classes. Its main investment is a majority holding in Associated British Foods plc (ABF). Other holdings include commercial investment and development real estate portfolio, strategic land holdings and 100% holdings in retailers Fortnum & Mason and Heal’s.

1.3 Project Executive Summary and Brief

This Design and Access Statement accompanies a Listed Building Consent application for proposed internal alterations to Forty Princess Street (Eastern House), Manchester.

Forty has recently undergone a comprehensive refurbishment, with works completing in Autumn 2023. After actively marketing the building for over 12 months, a large portion of the building remains vacant. The brief is to create a range of smaller suites within Forty; to open up the marketing opportunities and attract a wider potential range of businesses into the building.

Wittington Investments are seeking Listed Building Consent for speculative works covered by this Application to create several smaller suites within the Eastern House portion of the building.

The design proposals are based on insight and feedback received from the appointed Commercial Lettings Agents, on the basis that they will better attract and expedite new lettings.

UPDATE: The proposals seek to reduce onus on incoming Tenants to seek their own Listed Building Consents, who are discounting taking space within the building due to risks of obtaining their own Listed Building Consents, and the time scales associated with obtaining Consent.

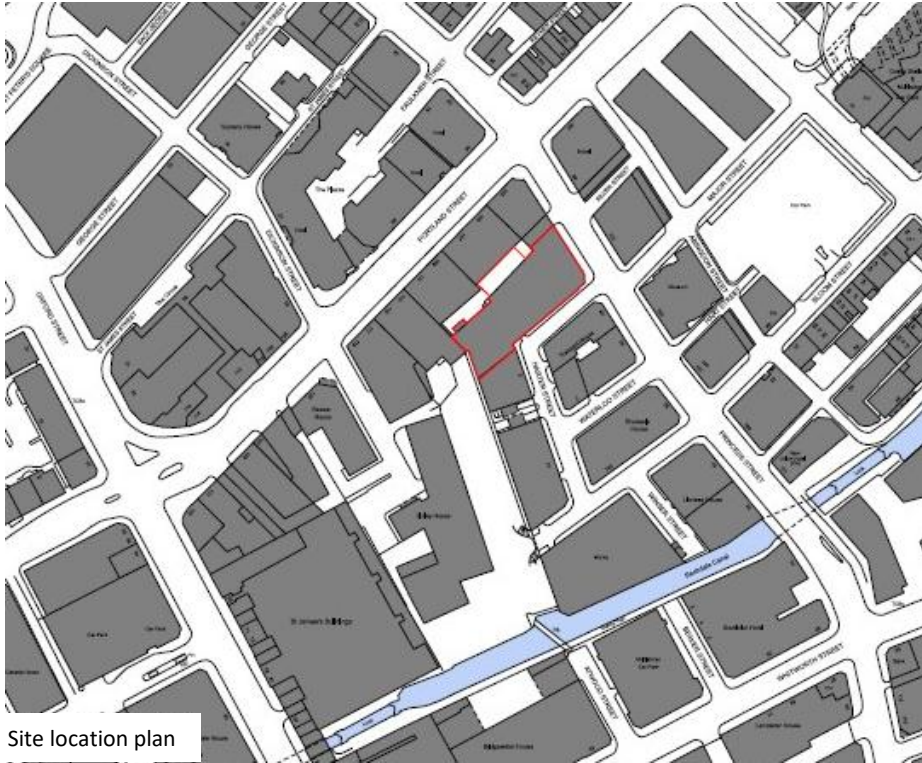
This application seeks the benefit of having already obtained Listed Building Consent; to help the perceived Tenant risks around this part of the leasing process, and remove the uncertainty around timing and success of approvals. Ultimately the aim to is bring the building back to full active use in a more efficient and timely manner.

The statement has been prepared by Bridge Architects on behalf of Wittington Investments (Properties) Limited. The report details design responses to the constraints and opportunities of the existing buildings and should be read in conjunction with other supporting application documents, drawings and technical reports.

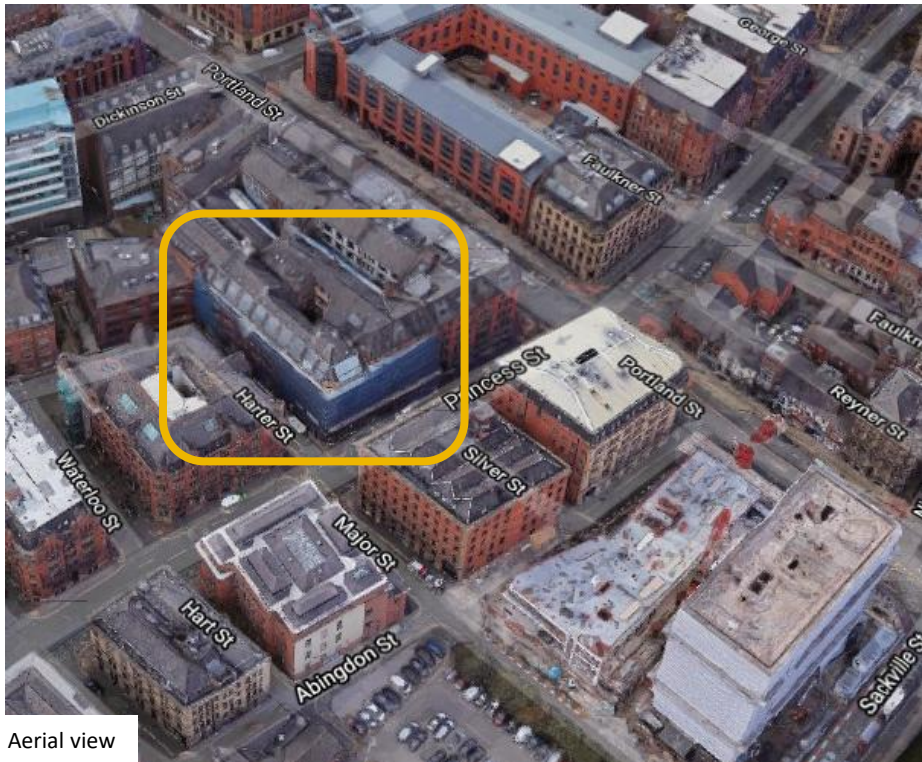
The proposals are for internal alterations to the Eastern House portion of the building and include proposals associated with the following:

- 1. **Listed Building Consent for the installation of lobbies to sub-divide office suites at levels 04 and 06** (to replicate the arrangement already installed to levels 02 and 08 in Eastern House).
- 2. **Listed Building Consent for speculative CAT B fit-out works to suite numbers; 2.2, 4.1, 4.2, 6.1, 6.2, 8.2 and 10.1**
- 3. **Retrospective Listed Building Consent for the CAT B fit-out to suite 8.1 (Eastern House) to reconcile works already undertaken for temporary ‘show suite’ fit-out, with additional proposed works to create a second meeting room.**





Site location plan



Aerial view

2.1 Site Location

The site is located in the heart of Central Manchester, and is bounded by Princess Street to the north east and Harter Street to the south east. Neighbouring properties adjoin the building to the rear (south west) and a service courtyard/alley forms the boundary to the north west.

2.2 Site context

The site comprises two conjoined buildings: “Eastern House,” formerly known as 40-42 Princess Street; and “Langley Buildings,” formerly known as 44-46 Princess Street or 46A Princess Street. As a single entity the building, is now known as Forty Princess Street.

Both Eastern House and Langley Buildings are separately Grade II listed, but have been altered to form a single building.

Eastern House

The existing building comprises of 6 storeys over a basement area, with a sub-basement located under part of the site. The ground floor level (level 00) of the building is approximately 2m above Princess Street back of pavement level. The building extends as far back as 113 Portland Street. The South-East elevation forms a continual boundary with 44-46 Princess Street.

Langley Buildings

The existing building comprises of 6 storeys over a basement area. The level of the building is set such that ground floor level (level -01) is approximately 800mm above street level and is lower on each level than 40-42 Princess Street. The rear of the building continues after Harter Street bends around to the south for another 10-15m, with the rear elevation facing onto a car park accessed from Dickenson Street. The structure at the rear is set back at second floor level. The North-West elevation forms a continued boundary with 40-42 Princess Street.

The entire property was extensively refurbished and upgraded between 2021 and autumn 2023, to provide speculative commercial office spaces, supported by reception, amenity and cyclist provisions. The building is currently part let with remaining office spaces vacant.

These proposals seek Listed Building Consent for interior alterations to parts of Eastern House only to facilitate prospective new tenancies.



1914 – Princess Street looking South



View down Harter Street

2.3 Site historical context

The site, comprising 40-42 Princess Street (listed as Eastern House also Portland House which occupies 103 Portland Street) and 44-46 Princess Street (Langley Buildings), appears to have originally been occupied by buildings associated with the canal basin. The 1850 Ordnance Survey map shows the large-scale David Street Mill and Portland Saw Mill at the corner of Portland Street and David Street (later renamed Princess Street), both of which were demolished when Portland Street was extended through the site.

In terms of the historic development of the area, the Goad Insurance Plan from 1886 shows the site of nos.40-44 Princess street labelled ‘ruins’, with three remaining storeys and the site of no.46 occupied by a small structure of two-storeys with a passage through to the rear and a single-storey rear extension.

By the turn of the 20th century, this part of Manchester was fully developed and established as the main business core of the city, as indicated on the 1888 Goad map.

The application site is located within the Whitworth Street/Princess Street Conservation Area.

The Conservation Area Appraisal confirms that the Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. These buildings reflect the historical importance of the textile industry in the city.

Cotton is most easily worked in a place with high humidity, and Manchester was ideally placed in this respect. Development of the cotton industry was directly related to the growth of the city. Whilst the earliest cotton mills were in Ancoats, and the need for warehouses to store their products led to specially designed buildings being built nearer the centre of the city. The application site is one such building.

By the middle of the nineteenth century, Manchester had become the largest textile centre in the world. As a result, the need for warehousing grew and these buildings, built with considerable architectural characteristics, form the Whitworth Street/Princess Street Conservation Area. The distinctive architecture which arose was both functional and expressive of the wealth of the owners.

Typically, the front of the warehouse (facing the main street) were used for offices whilst the rear was used for storage and for the inspection of the cotton goods in natural light.

Buildings are typically six- or seven-storeys, with opulent and deeply modelled front facades in brick and/or terracotta. Rear elevations are almost entirely glazed either in a vertical plane or a stepped configuration.

The building style reached its zenith in the early years of the twentieth century, and culminated in the grand Edwardian commercial architecture of Whitworth Street.

The architecture of textile marketing remains largely intact in the area around Princess Street and Whitworth Street, though its association with the industry has decreased since the cotton slumps of the 1920s. Many properties in the area were left totally or partially vacant from 1930s, when the city changed its character from warehousing to commerce and administration.

The area has seen investment in recent years, with many former warehouses converted for residential and office use.

The Rochdale Canal runs through the centre of the conservation area and its bridges and locks are features of key historic, social and architectural interest. Once a major commercial thoroughfare, the canal is now used only by leisure traffic, although its presence is an important ingredient in the regeneration efforts in this part of the city.

The Conservation Area contains many of Manchester’s most important buildings, and not only those related to the textile industry. The Conservation Area appraisal does not specifically discuss the application site, but it does put it into context with the surrounding buildings by stating that it is part of the row of textile warehouses along Princess Street.

Additional character to this part of the conservation area is also given by the area known as the ‘Gay Village’, with a number of bars and restaurants running along Canal Street and the eastern end of Richmond Street.

2.4 Planning context and previous applications

Eastern House and Langley Buildings are both separately Grade II listed and located in the Whitworth Street/Princess Street Conservation Area in the city of Manchester. The site adjoins Portland House at no.101 Portland Street (Grade II) to the north and no.2 Harter Street (Grade II) to the rear and faces no.101 Princess Street (Grade II) and no.101 Portland Street (Grade II). As a whole it forms a linear group of uninterrupted similar buildings on Princess Street which are noted for their group value.

The building has an extensive planning history which is detailed further in the Planning Statement that accompanies the application. There has been extensive relevant planning history relating to the estate since 2017 with a number of applications for planning permission (PP) and Listed Building Consent (LBC), along with condition discharge applications. All of these applications relate to an aspiration for the comprehensive refurbishment, re-use and part extension to the buildings primarily for B1 office use. These applications are summarised as follows:

2017 Applications
PP 116550 and LBC 116551 were secured on 25 October 2017. As well as works sympathetic to the significance of the Listed Buildings, notably, the consents included a fourth floor rooftop extension, glazed roof over the lightwell, works to the lightwell including the installation of a glazed roof and an extension through to ground floor level, the reconfiguration of the main entrance staircase, works to the roof to install a lift overrun, the creation of one A4 unit and one A3 or B1 unit on the ground floor, and change of use of the basement and sub-basement to a gym (D2).

Discharge was not sought for any of the conditions relating to these applications and consents expired on 25th October 2020.

2018 Applications
LBCs 120503 and 120504 were secured on 10 August 2018, and may have been submitted to remedy the omission of an LBC associated with the 2017 applications. Seven conditions were attached to both LBCs, five of which required discharge prior to works commencing. Discharge of conditions 3 (Watching Brief) and 5 (Final Details - Internal Areas) was sought relating to both approvals, however both applications were withdrawn on 21 July 2020. LBCs 120503 and 120504 remain extant until 10 August 2021.

2019 Applications
PP 124609 and LBCs 124508 and 124507 were validated on 29 October 2019. The scope of the proposals was similar to the 2017 applications including a fourth floor rooftop extension, but also included a number of additional potential ground floor uses (A1, A2, A3, A4, AA) as well as D2 gym use within the basement, and office use to part of the ground floor and within the upper floors. The scheme also included modification to roof structure and erection of new plant deck and enclosure, extension of existing lightwell to create a new feature lightwell; new lift core and overrun, and external lighting. The applications were withdrawn on 21 July 2020.

2021 and subsequent associated Applications
Bridge Architects were appointed Wittington Investment Properties in July 2020, and Planning and Listed Building Consent applications were submitted in 2021 and subsequently approved as follows:

PP 130099/FO/2021 and LBC 130043/LO/2021
Refurbishment and alteration works comprising the reconfiguration of floorplates to provide modern office accommodation at ground to fifth floors, and use of the basement and sub-basement as a gymnasium, the reinstatement of original facade openings, reinstatement of former windows, reinstatement of entrance at Harter Street / Princess Street corner, a fourth floor rooftop extension, modification to roof structure and erection of new plant deck and enclosure, provision of internal service risers, reconfiguration of existing lightwell to facilitate new lift and stair core, external lighting and the provision of an internal cycle store and external bin store.

The following Listed Building Consent application was submitted in 2023 and subsequently approved to facilitate internal alterations to the building for an incoming Tenant.

138904/LO/2023

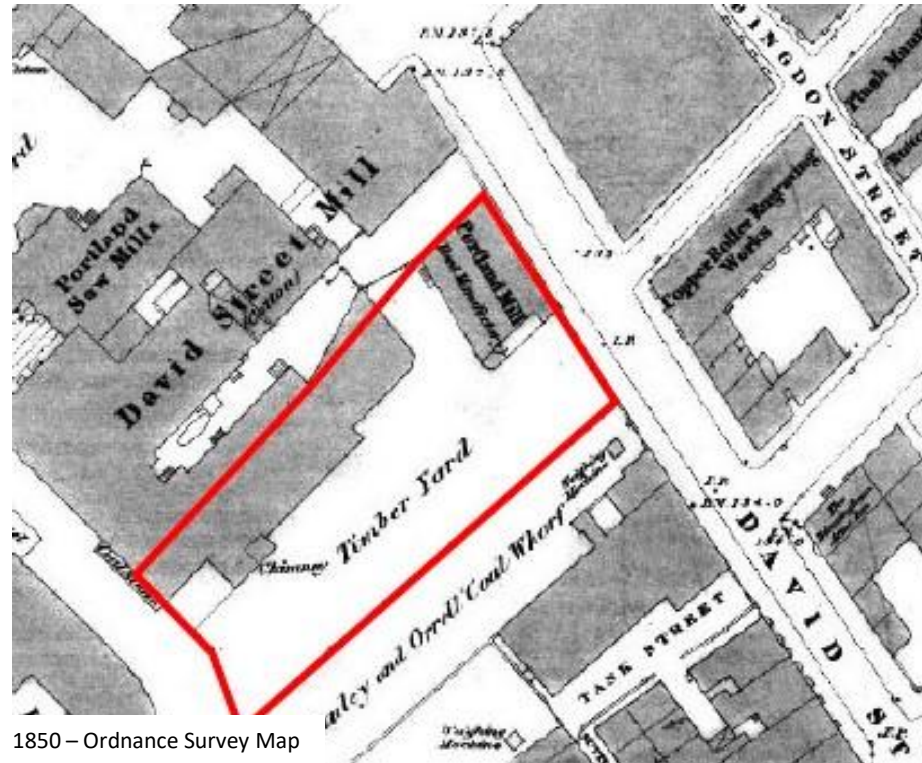
Listed Building Consent for the internal alteration of Suite 2.0 and Suite 10.2 including the erection of partitions, realignment of planned ceiling mounted M&E ducting, installation of wall mounted air con unit, installation of kitchens and boxing in exposed drainage pipes.

Associated with this application was Discharge of Condition (CDN/24/0210) for the formation of a sub lobby to form 2 suites (2.1 and 2.2)

This Listed Building Consent application seeks approval for further internal alterations to the building; all based on the same guiding design principles and precedent set by the above consented applications.

CURRENT APPLICATION - MANCHESTER CITY COUNCIL FEEDBACK (February 2025)
Feedback on the proposals associated with this application was received 10th February 2025, following a meeting on site with MCC Planning and Conservation Officers on 5th February 2025.

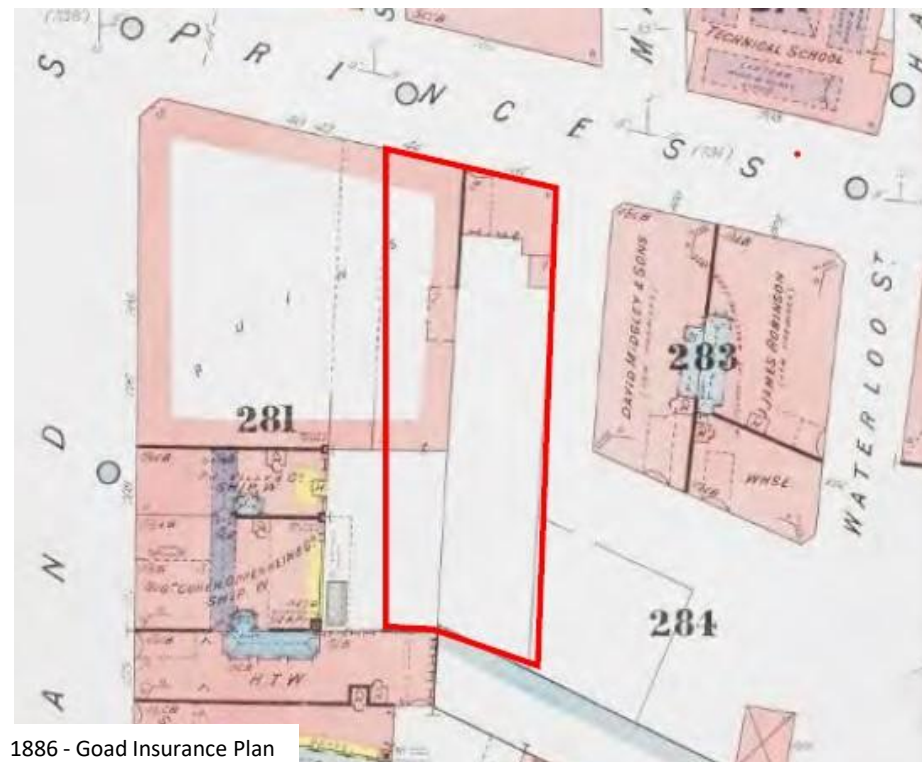
The proposals have subsequently been revised to take into account the comments received.



1850 – Ordnance Survey Map



Post 1895 - Goad Insurance Plan



1886 - Goad Insurance Plan



1922 – Ordnance Survey Map

3.1 Building history and heritage context

40-46 Princess Street comprises two Grade II-listed buildings, Eastern House at 40-42 Princess Street (formerly 40-46) and Langley Buildings at 44-46 Princess Street (formerly 46a). Built up against the rear line of the pavement and occupying substantial townscape blocks, they collectively build up a Victorian industrial townscape of very high heritage significance.

For the purposes of this report, as the proposed works are contained solely within Eastern House, the supporting narrative focuses on Eastern House.

Eastern House was built as a shipping warehouse in 1870 - 1880 with Langley Buildings following later in 1880 - 1890; the pair were laterally connected in the 20th century although architecturally distinct externally (Eastern House forming a set piece with Portland House to the north). As part of a cluster of warehouses in the area with a shared scale and architectural grandeur, they collectively build up a Victorian industrial townscape of very high significance which underpins the historic identity of Manchester. Whilst both buildings have been subject to alterations externally which detract from their historic industrial character, the robust quality of their exterior means that their significance overall has not been compromised. Internally the buildings have been altered by fit outs including modern partitions and ceilings in association with more recent uses, however strip out works that have been undertaken on site that have revealed more of the buildings' original proportions, detailing and features, and the interiors retain a sense of their historic industrial character.

It is the buildings' contribution to the unique Victorian townscape along Princess Street and the physical evidence they provide of the textile trade and the wealth and status of packing and shipping warehouses at that time which is of highest significance. This is integral to the significance of the Whitworth Street/Princess Street Conservation Area.



Princess Street/ Harter Street façades (following the 2021 Application Consented refurbishments)

3.1 Building History and Heritage Context (continued)

Eastern House
Statutory List Description

EASTERN HOUSE PORTLAND HOUSE

Grade: II

Date first Listed: 6 June 1994

Includes: Nos.40 TO 46 Eastern House PRINCESS STREET. Shipping warehouse, now offices, club, etc. c.1870-80. Probably iron-framed, with cladding of red brick in Flemish bond, sandstone dressings, slate roof. Trapeziform plan on corner site, with loading at rear. Eclectic style. Five storeys with basement and attic, 3 bays, symmetrical, with stone-banded pilasters and bracketed cornice to ground floor, some stone bands to upper floors, moulded terracotta panels between 2nd and 3rd floors, plain frieze interrupted in the centre, steeply pitched roof with hipped gable in the centre finished with a finial. Ground floor has square-headed doorway with moulded surround and plain frieze with attached lettering “PORTLAND HOUSE”, flanked by pairs of segmental headed windows over basement openings; 1st, 2nd and 3rd floors have 3-light windows with stone mullions, those at 1st and 2nd floors of the centre in a segmental oriel with a carved panel between floors, segmental-headed lights to the upper floor, dentilled cornice and brick parapet, those at 1st floor of the outer bays with pilaster mullions and segmental pediments to the centre light, and those at 3rd floor segmental-headed with keystones; pairs of 1-light windows to 4th floor; flat-roofed dormers over the outer bays; gable chimneys. Left return (40 to 46 Princess Street), 7 bays in matching style, symmetrical, with hipped gables to the 2nd and 6th bays and square headed loading bay entrance in the centre. Rear and interior not inspected. Forms group with No.101 (q.v.) on opposite corner of Princess Street; and with Nos 105 and 107, 109 and 111, and 113 to 119 to the right (q.v.), together comprising a complete block of former shipping warehouses.

Listing NGR: SJ8417097844

The block that includes Eastern House (40-42 Princess Street), also includes Portland House (103 Portland Street) and was built in 1887 to designs by Pennington & Bridgen as a shipping warehouse, clad in red brick with sandstone dressings and terracotta panels. The building was set out in an L-shape plan with grand façades to Portland and Princess Street. Vehicular access to an enclosed yard was via a carriageway through the centre of the Princess Street frontage. Further details for Eastern House can be found on a Goad Insurance Plan which is undated but must have been produced following the construction of 46 Princess Street in 1895 At this time, the warehouse had regular fenestration to the enclosed yard, with a number of rooflights and two glass canopies covering a portion of the lightwell. Two hoists were located in the centre of the building, with another servicing the rear part of the warehouse.

Whilst 20th century alterations at street level, including modern openings, glazed entrance canopy and blocked window openings, and modern rooflights in the pitched roof detract from the appearance of the building, its architectural character its significance is still clearly apparent.

Internally the building has been subject to extensive alteration during the 20th century associated with its use as a bar/nightclub and restaurant at basement and ground floors respectively with offices to the floors above with extensive internal partitioning and lowered ceilings. Strip out works have now been undertaken on site which have removed a large proportion of the modern internal fit out and have revealed much more of the building’s original proportions and detailing which retain a sense of its historic industrial character.

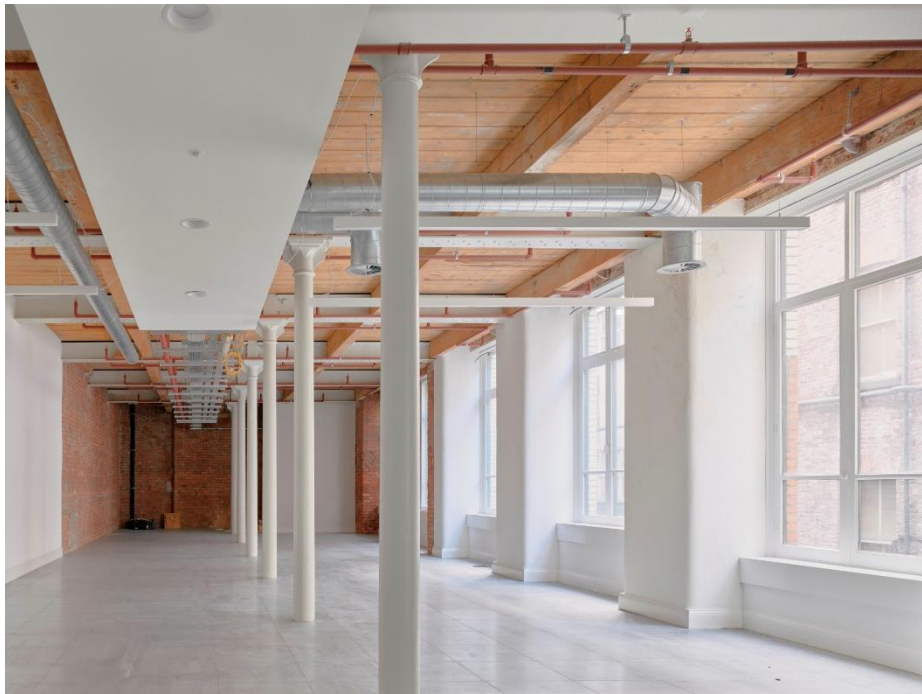
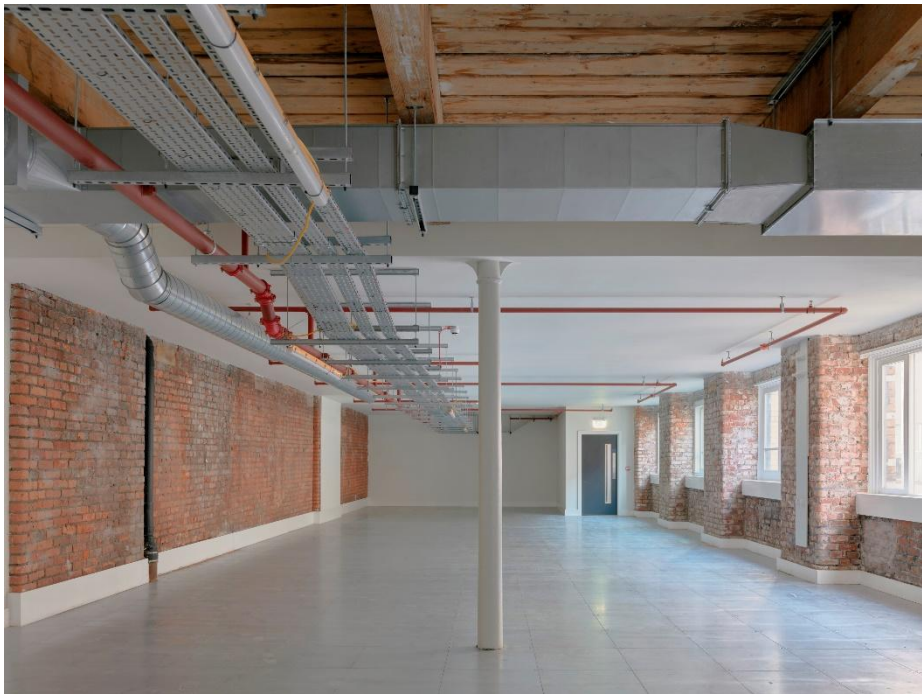
The building’s original warehouse use is characterised by the largely open-plan floors, which have a regular pattern of cast iron columns with decorative capitals supporting riveted beams. These large spaces were used for storing and preparing goods. The main principal staircase, although heavily modernised with extensive damage and alteration to the original timber and glazing panelled enclosure, provided access to the public facing rooms at first floor and remaining sections of historic lathe and plaster ceilings, cornice and skirting show the architectural embellishments which would have existed within the public facing rooms at that time. The original use of the building is further indicated by the intact timber secondary worker’s staircase accessed from the loading bay which serves all floors and the paired hoist shafts located at the centre of the building. The hoists themselves have been removed, and whilst the shafts are visible on the upper floors they have been removed at ground floor level with floors inserted throughout. An internal secondary stair also remains at first floor and above, although it is now encased in modern partitions. Fireplace openings have been revealed to the front and rear in the party wall with Langley Buildings, to the front in the party wall with Portland House, to the rear face of the secondary workers staircase and to the front of the ground floor party wall with Langley Buildings. The historical sprinkler system also part remains throughout the building, and at fifth floor the original timber roof structure is exposed.

Although the modern fit out has now been largely removed, a number of further alterations which have detracted from the building’s significance remain including the altered reception area and access into the basement at the front of the ground floor; lateral connections in the party wall to Langley Buildings; the modern lift adjoining the principal stair and the service lift which cuts through the floors behind the secondary workers staircase, although later the mechanism at fifth floor suggests this is of some age. The window openings overlooking the loading bay have been altered to varying degrees, typical of these more concealed facades, and the central lightwell has been heavily altered; it is barely distinguishable at ground floor with a modern roof above and the upper floors have largely modern walls and modern windows.

3.2 Building Use

The photographs illustrate the recent extensive refurbishment works which were completed in Autumn 2023.

The building is currently largely vacant, albeit one suite is now occupied within Eastern House (suite 2.1).



4.1 Design objectives

To sub-divide the office floor plates to provide speculative office space for potential incoming Tenants

The design objectives are summarised as follows:

- To respect and celebrate the building's historic fabric.
- To provide high quality, refurbished open plan office space to the upper floors and maintain full DDA access throughout the building
- To provide speculative office fit-outs and a range of smaller suites within the building, with the aim of attracting smaller business Tenants.

It is noted that the proposals generally follow the principles already established and Consented under the recent 2021 Planning and Listed Building Consents and subsequent Listed Building Consent Applications for internal alterations.

For further detail and analysis, please refer to the Design and Access Statement prepared by Bridge Architects for the full Cat A refurbishment of the building (LBC application no. 130043/LO/2021).

Eastern House Level 04 and Level 06 sub-division

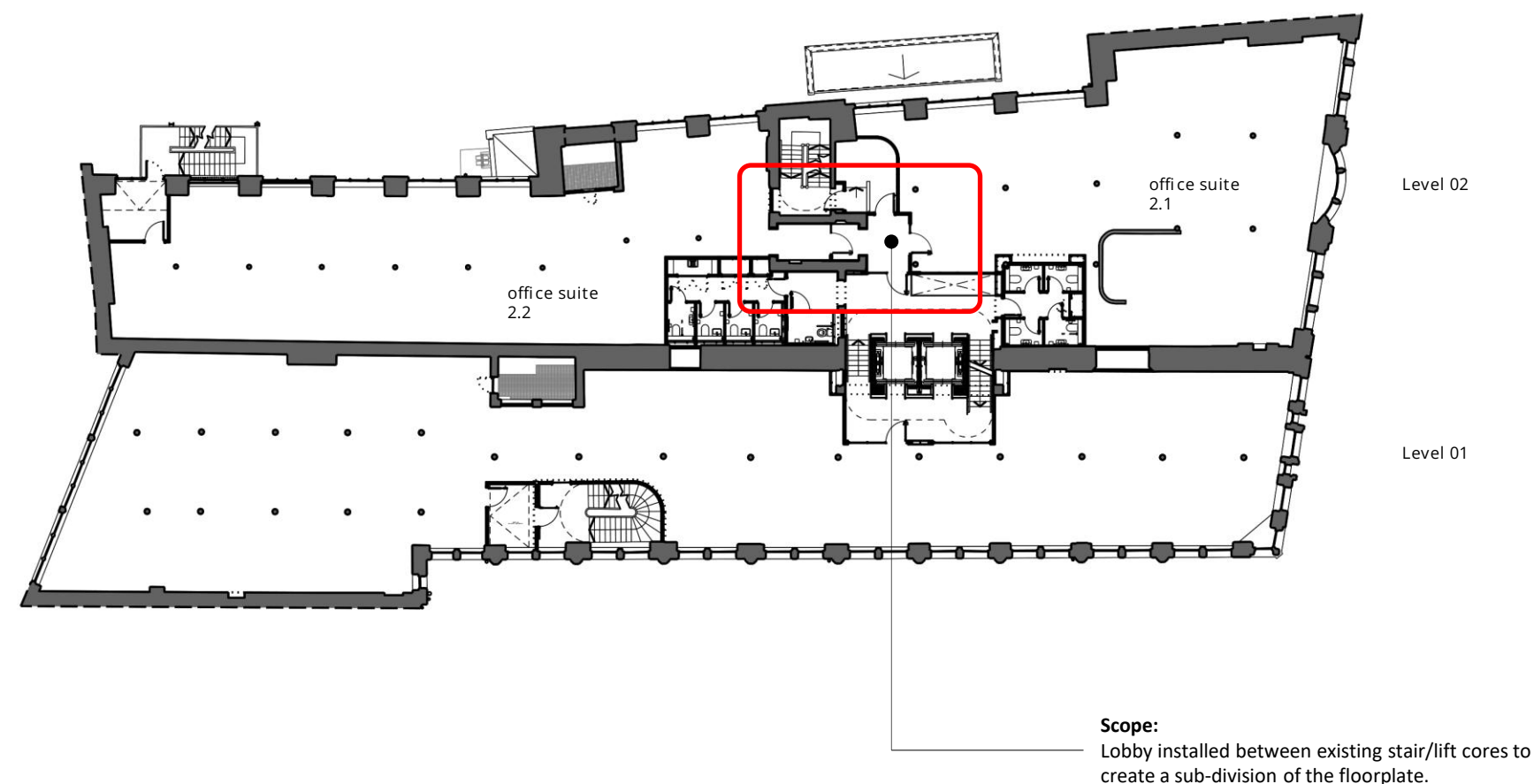
5.1.1 Level 04 and Level 06 sub-division - Introduction

The proposed Cat B works involve the installation of metal framed plasterboard lined stud partitions with glazed screens and door openings, to sub-divide the level 04 and 06 floorplates. This is to create two separate office suite demises (at levels 04 and 06) with a new lobby that connects to the existing building stair and lift cores.

A similar arrangement has already been installed as part of the consented Cat A refurbishment works at level 08 and the subsequently consented CAT B works at level 02.

This application seeks to replicate the established strategy of creating a lobby to sub-divide a floorplate within Eastern House.

This statement addresses the requirement for the lobbies, and how their installation will be coordinated with the existing Cat A refurbishment works, whilst being sensitive to the original fabric and arrangement of the Listed Building.



Precedent - previously Consented second floor GA plan with lobby sub-division

Eastern House Level 04 and Level 06 sub-division

5.1.2 Level 04 and Level 06 sub-division – Design Proposals

The proposals are in keeping with the established design rules set out by the previous Planning and Listed Building Consent applications for the CAT A refurbishment of the building in 2021, and the subsequently consented CAT B lobby formation Listed Building Consent application in 2023/2024.

The proposed new internal partitions to form the lobby have been set out to ensure that they interface only with existing wall linings and partitions, installed as part of the most recent Cat A refurbishment.

In this respect, the partitions abut only non original building fabric, namely plasterboard dry linings to the masonry shaft walls of the partition to office suites 4.2/6.2 and two other metal framed plasterboard lined stud walls forming the entrance into suite 4.1/6.1.

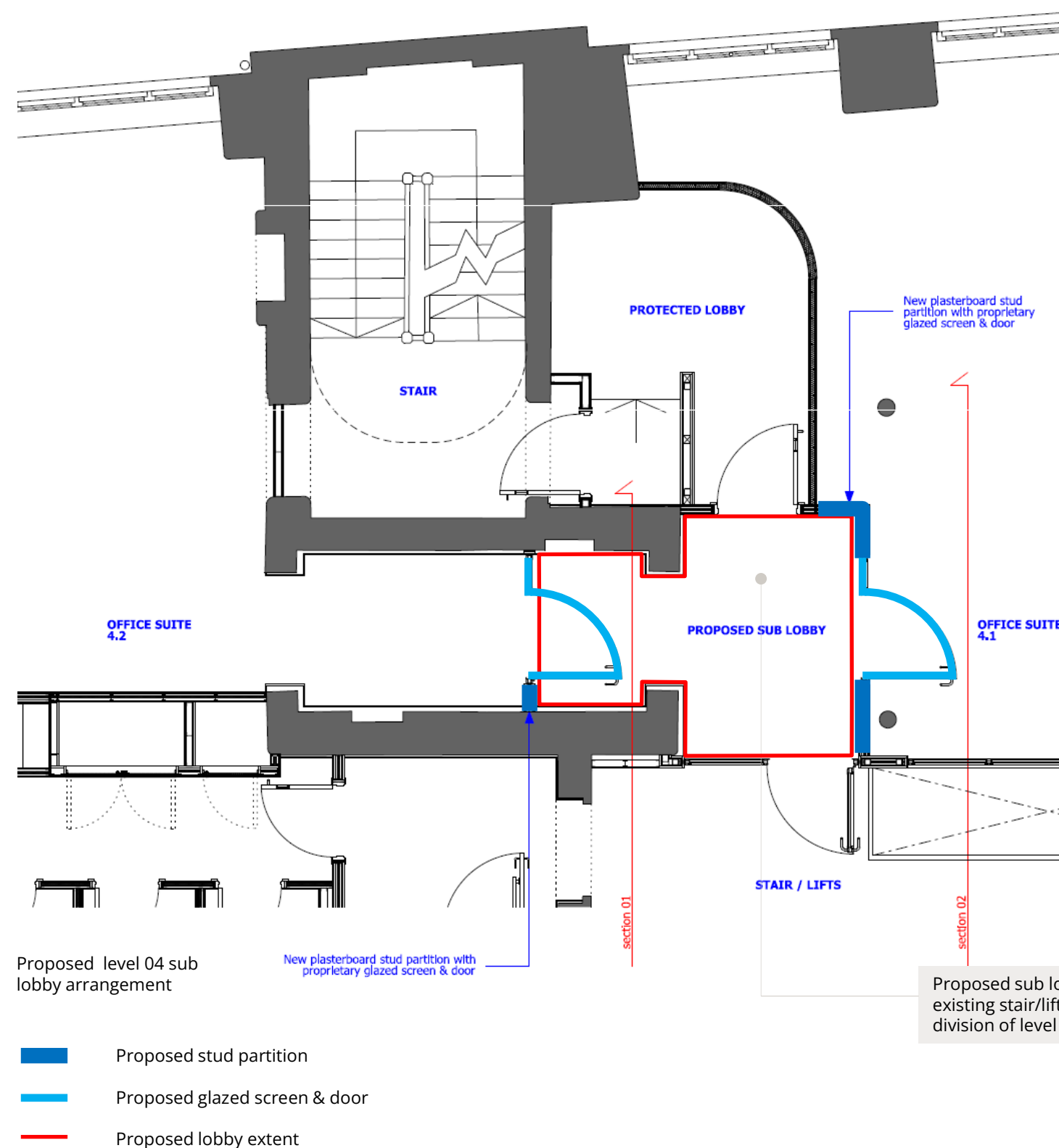
In all instances, the partitions will be installed on top of the existing raised access floor system and span vertically to the underside of the existing suspended metal framed plasterboard ceiling that flows uninterrupted from the front, through to the rear of the floorplate.

The lobby design is mindful of the original cast iron columns and beam arrangements in the location of the entrance into suites 4.1 and 6.1. The setting out has been coordinated to neatly abut the existing internal walls on the lift/stair lobby side and return into the office space parallel to the cast iron beams. This allows the line of the new partition to expose the cast iron column, and be read as a contemporary intervention, visually distinct from the original building structure.

The design and specification of the proposed glazed screen and door arrangements are proposed to match similar existing glazed screens and doors installed in the fire protected stair and lift core and lightwell. This is important, as they will be located adjacent to one another, and as such a common design language is proposed to maintain aesthetic and visual consistency.

The partitions proposed to form the lobbies are not required to be fire rated. The glazed doors and screens will be finished to colour RAL 9011 (graphite black), and the proposed pattern of glazing bars and reeded vinyl manifestations will be matched to the existing.

In summary, the works to sub-divide the level 04 and level 06 floorplates of Eastern House do not impact on the historic features in the building; the proposal does not remove, alter or conceal any historic fabric.



Eastern House Fit-out works to suite numbers; 2.2, 4.1, 4.2, 6.1, 6.2, 8.2 and 10.1

5.2.1 Fit-out works to suite numbers; 2.2, 4.1, 4.2, 6.1, 6.2, 8.2 & 10.1 - Introduction

The proposed Cat B works are associated with the formation of lobbies at levels 04 and 06 (item 5.1) and the suites already created by previously consented lobby sub-divisions.

The proposals involve the installation of metal framed plasterboard lined stud partitions with glazed screens and door openings, to form self contained office suites with meeting rooms, tea point/kitchens, comms/store rooms and study rooms. Minor local alterations to existing raft ceilings and previously consented ceiling mounted Mechanical and Electrical Installations and sprinkler pipework are also required to suit the positions of the new stud partitions.

A similar arrangement has already been consented installed as part of the consented Cat B works at level 02, undertaken by an incoming Tenant. This application seeks to replicate the established strategy of creating office suites within Eastern House, using the principles established by the previously Consented works as precedent.

UPDATE: The proposals seek consent for suites with two integral meeting rooms and in the case of the front suites (4.1, 6.1 8.1), study rooms and their associated fit-out works, and provide details of how their installation will be coordinated with the existing Cat A refurbishment works, whilst being sensitive to the original fabric and arrangement of the Listed Building.

These proposals address the evolved post-covid market driven occupier requirements that have changed since the original refurbishment works were consented, and address the occupier demand for private meeting rooms of varying size, given the increase of online meetings.

5.2.2 Fit-out works to suite numbers; 2.2, 4.1, 4.2, 6.1, 6.2, 8.2 & 10.1 - Design proposals

The proposals are in keeping with the established design rules set out by the previous Planning and Listed Building Consent applications for the CAT A refurbishment of the building in 2021, and the subsequently consented CAT B Listed Building Consent application and associated Condition Discharge in 2023/2024 (Reference 138904/LO/2023).

- The proposals include;
- the erection of new internal metal framed plasterboard lined stud partitions incorporating glazed screens and doors
 - local realignment of planned ceiling mounted M&E ducting and sprinkler pipework where partitions are proposed to be inserted.
 - installation of tea point/kitchenettes (position/ extent/ scope shown indicatively within each suite on the basis that selection of kitchen cupboards, worktops, fixtures, fittings and appliances to be the incoming Tenant’s choice).
 - Local extension of existing contemporary ceiling rafts, to form bulkheads to tea point/kitchenettes

The proposed new internal partitions have been carefully set out; to ensure that any interfaces with contemporary existing wall linings/partitions, and the inside face of external walls, are minimal. Partitions are sensitively designed with curved plan profiles, to reflect the existing partitions within the space. Proposed partitions are positioned so that at any abutments with existing curved brickwork corners remain visible and will be detailed with a shadow gap and paint finish to match existing.

In all instances, all proposed partitions will be installed on top of the existing raised access floor system and span vertically to the underside of the existing ceilings.

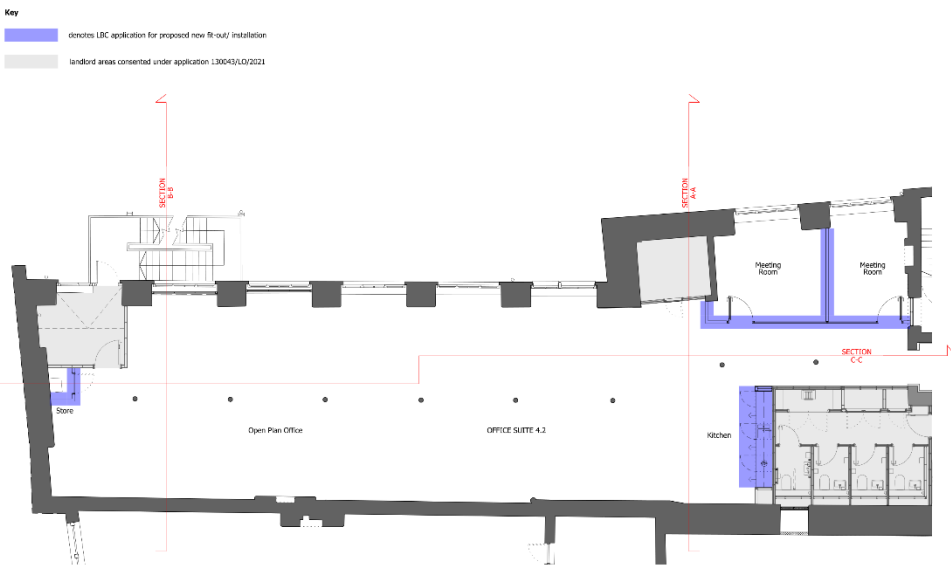
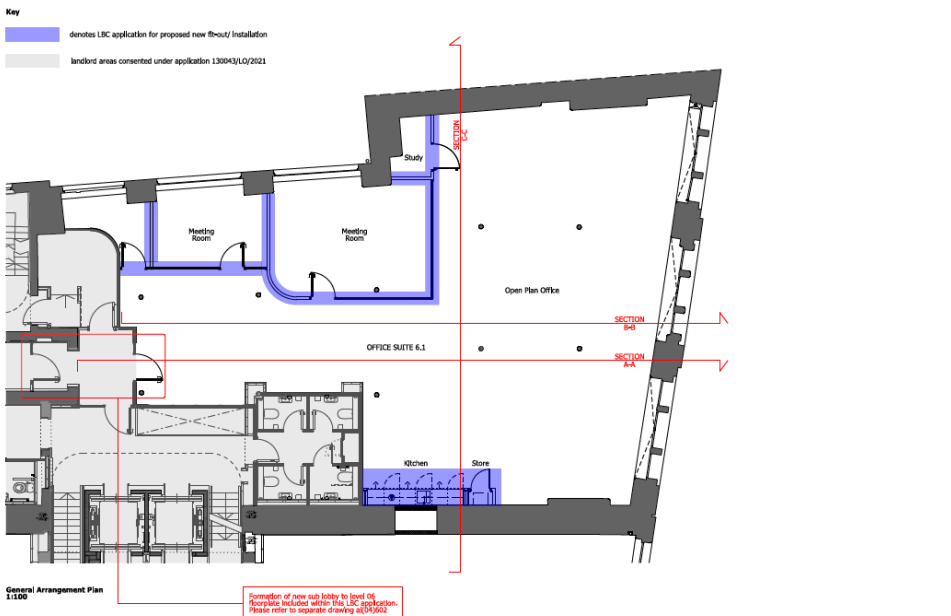
Partition positions are mindful of the original cast iron columns and beam arrangements, and their setting out has been coordinated to neatly expose the cast iron columns and existing beams, such that they can be read as a contemporary intervention, visually distinct from the original building structure.

The design and specification of the proposed glazed screen and door arrangements are proposed to match similar existing items to the entrance of the fire protected stair and lift core and lightwell. This is important as they will be located adjacent to one another and a common design language should be used.

The proposed new partitions are not required to be fire rated. The colour (RAL 9011 graphite black) and pattern of glazing bars and reeded vinyl manifestations in any glazed doors and partitions will be matched to the existing.

In summary, the works to form split suite floorplates within Eastern House do not impact on the historic features in the building; the proposals do not remove, alter or conceal any historic fabric.

UPDATE: Partitions forming meeting rooms (and study rooms to front suites 4.1, 6.1, 8.1) have been designed to incorporate large portions of lightweight glazing (doors and screens) to allow for more visibility between the spaces. This is in order to respect the characteristics of the existing open plan spaces, whilst remaining practical in terms of providing privacy from the open plan work areas and providing logical wall mounting positions for media screens and equipment.



Level 04 – typical illustrative of extent/scope of fit out works to all suites

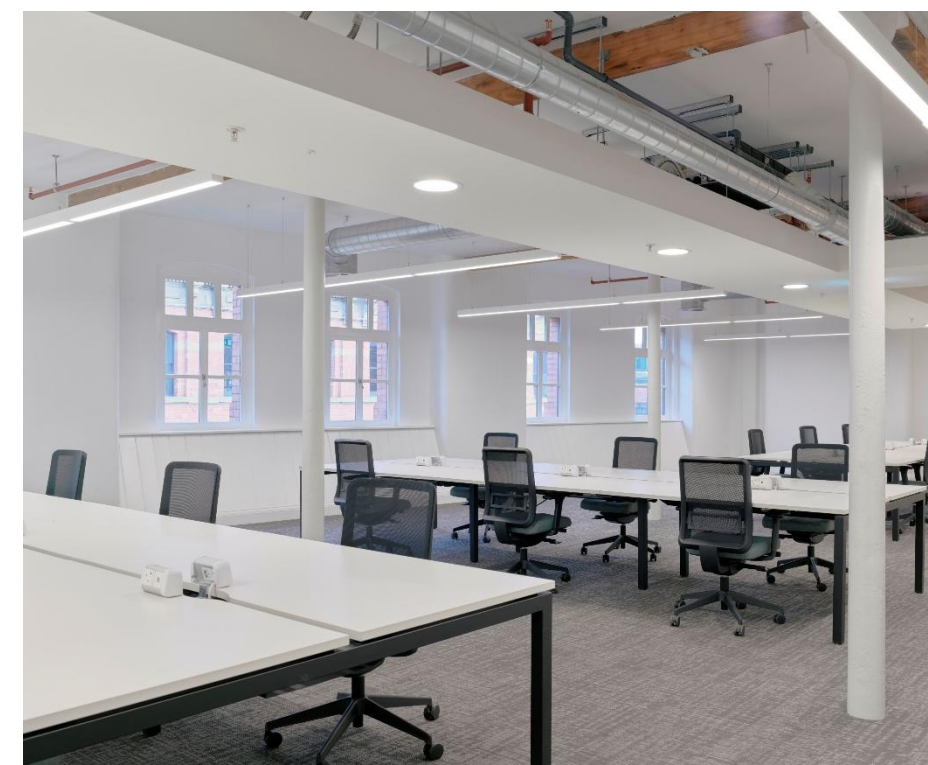
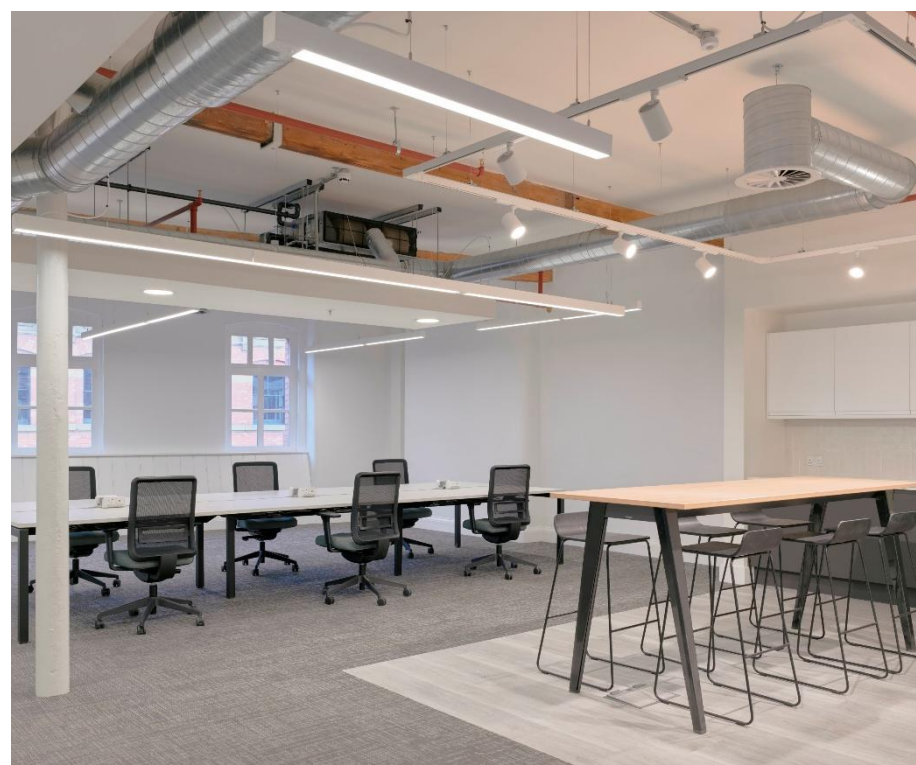
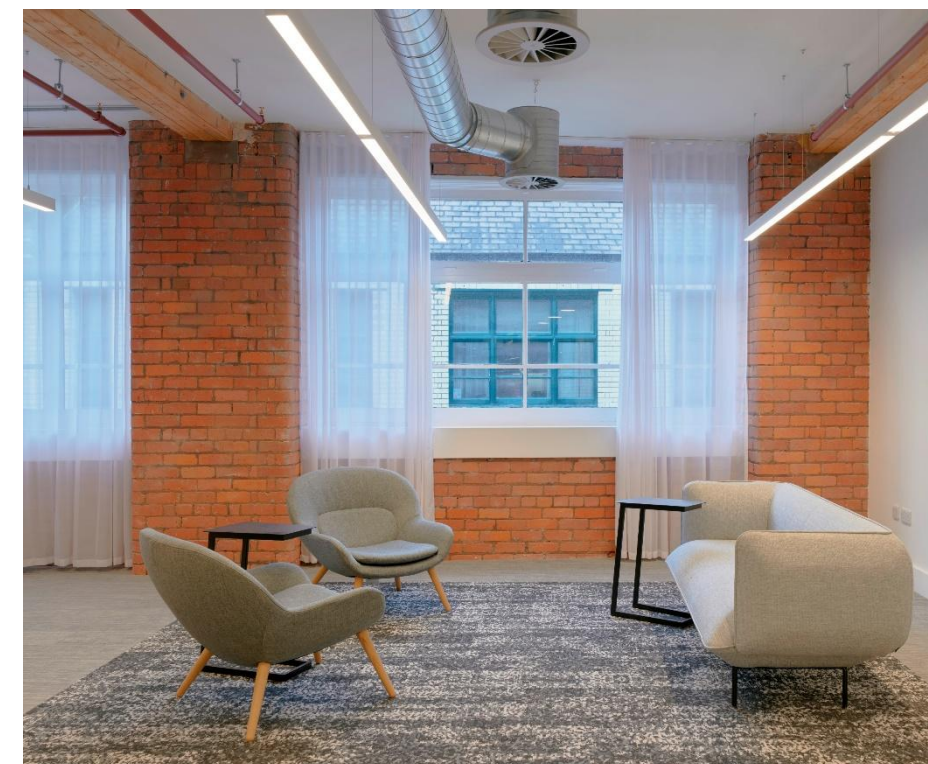
Eastern House Retrospective application for Fit-out works to suite number 8.1

5.3.1 Retrospective application for Fit-out works to suite number 8.1 - Introduction

The application is for Cat B fit out works that have already been partially undertaken within suite 8.2. The works to date include the installation of metal framed plasterboard lined stud partitions with glazed screens and door openings, to form a self-contained office suite with one meeting room, a tea point/kitchen, and a phone booth. This application also seeks Consent for the formation of a second meeting room within suite 8.2 (not yet installed).

A similar arrangement has already been consented installed as part of the consented Cat B works at level 02 and level 10, undertaken by an incoming Tenant. This application seeks to replicate the established strategy of creating office suites within Eastern House.

This statement details how the proposals are coordinated with the existing Cat A refurbishment works, whilst being sensitive to the fabric and arrangement of the original Listed Building.



Photographs of Suite 8.2 fit out (partially undertaken) – for which retrospective LBC is sought

Eastern House Retrospective application for Fit-out works to suite number 8.1

5.3.2 Retrospective application for Fit-out works to suite number 8.1 - Design proposals

The proposals are in keeping with the established design rules set out by the previous Planning and Listed Building Consent applications for the CAT A refurbishment of the building in 2021, and the subsequently consented CAT B Listed Building Consent application and associated Condition Discharge in 2023/2024 (Reference 138904/LO/2023).

The proposals include;

- the erection of new internal metal framed plasterboard lined stud partitions incorporating lightweight metal framed glazed screens and doors
- local realignment of planned ceiling mounted M&E ducting and sprinkler pipework where partitions are proposed to be inserted.
- installation of tea point/kitchenette (position/ extent/ scope shown indicatively within the suite on the basis that selection of kitchen cupboards, worktops, fixtures, fittings and appliances to be the incoming Tenant's choice).
- Local extension of existing contemporary ceiling rafts, to form bulkheads to tea point/kitchenettes

The proposed new internal partitions have been carefully set out; to ensure that any interfaces with contemporary existing wall linings/partitions, and the inside face of external walls, are minimal. Partitions are sensitively designed with curved plan profiles, to reflect the existing partitions within the space. Proposed partitions are positioned so that at any abutments with existing curved brickwork corners remain visible and will be detailed with a shadow gap and paint finish to match existing.

In all instances, all proposed partitions will be installed on top of the existing raised access floor system and span vertically to the underside of the existing ceilings.

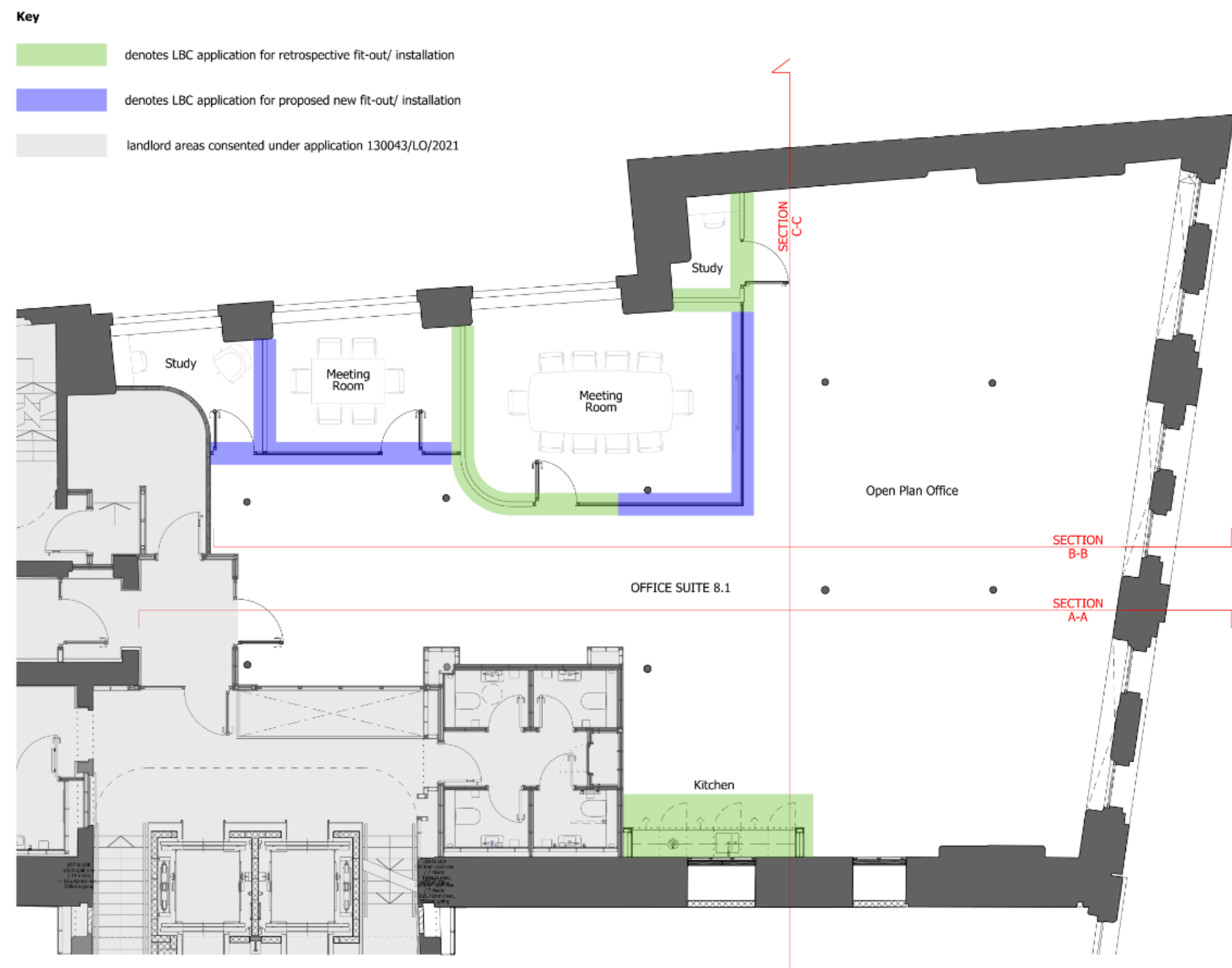
Partition positions are mindful of the original cast iron columns and beam arrangements, and their setting out has been coordinated to neatly expose the cast iron columns and existing beams, such that they can be read as a contemporary intervention, visually distinct from the original building structure.

The design and specification of the proposed glazed screen and door arrangements are proposed to match similar existing items to the entrance of the fire protected stair and lift core and lightwell. This is important as they will be located adjacent to one another and a common design language will ensure aesthetic and visual consistency.

The proposed new partitions are not required to be fire rated. The colour (RAL 9011 graphite black) and pattern of glazing bars and reeded vinyl manifestations in any glazed doors and partitions will be matched to the existing.

UPDATE: To address comments from the Conservation Officer, the extent of glazing within the existing large meeting room is to be increased to extend to the corner and include the elevation facing the open plan office area, to improve visibility across the suite as a whole, whilst the new meeting room and study room are to have a fully glazed elevation (2.3m in height).

In summary, the works to form suite 8.1 within Eastern House do not impact on the historic features of the building; similarly, the proposal does not remove, alter or conceal any historic fabric.



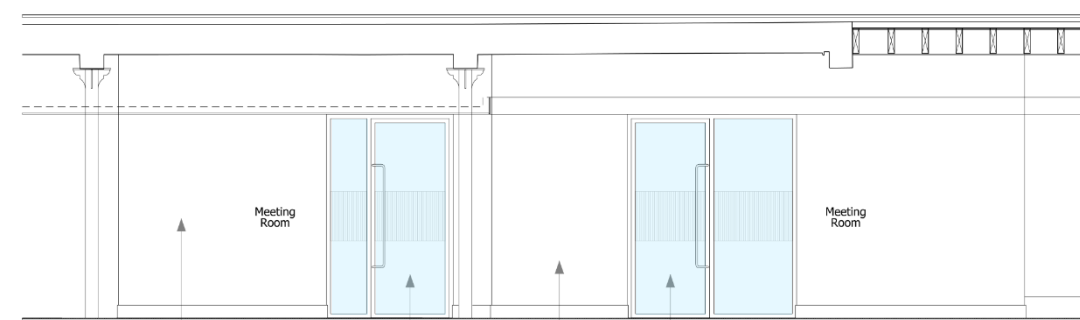
Suite 8.1 fit out scope

Revisions to proposed meeting and study room elevations

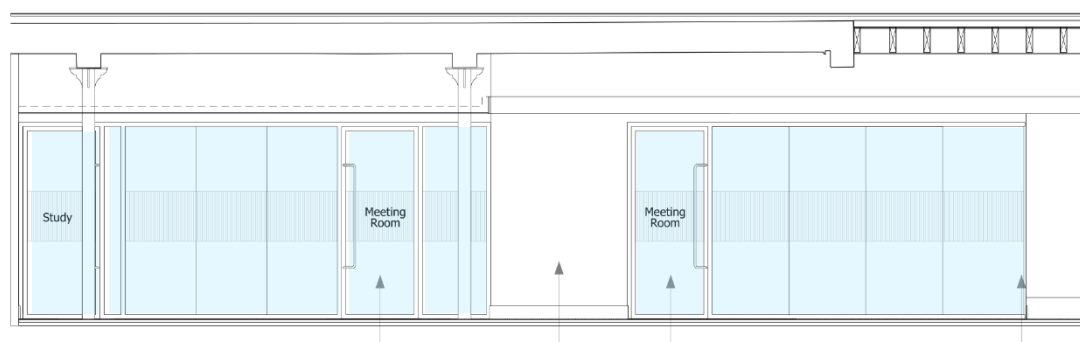
5.3.3 Increasing the proportion of glazing to the front elevations of meeting rooms

In response to feedback received from the MCC Conservation Officer, the revised design proposals seek to increase the proportion of glazed screens within the solid partitions forming the front elevations of the meeting rooms to both the front and rear suites and adjacent study room to the front suites only.

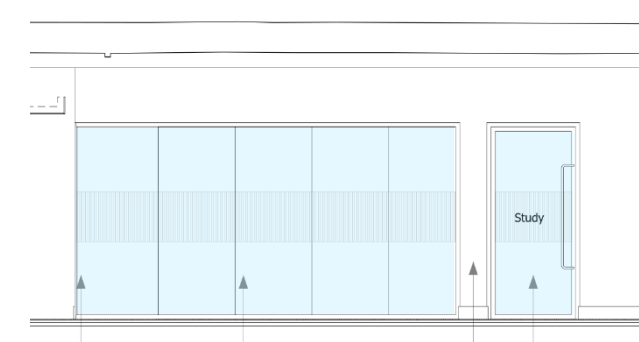
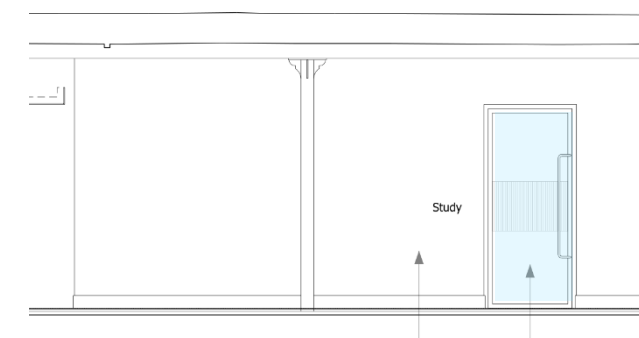
The increased proportion of glazing to the partitions aims to maximise views to the large existing windows overlooking the courtyard and allow natural daylight to reach the deeper open plan office areas, minimising the perceived negative effect of introducing sub-division of the open plan floors.



Previously submitted proposal for typical front suite meeting room elevations



Revised proposal for typical front suite meeting room elevations

**5.3.4 Meeting Room requirements****Suites 4.1, 6.1 and 8.1**

Conservation Officer feedback queried the requirement for two meeting rooms within Suites 4.1, 6.1 and 8.1. Multiple viewings followed by prospective Tenant feedback on Suite 8.1 (show suite), have clearly demonstrated the market requirement for 2 meeting rooms of unequal sizes is expected for suites of this size.

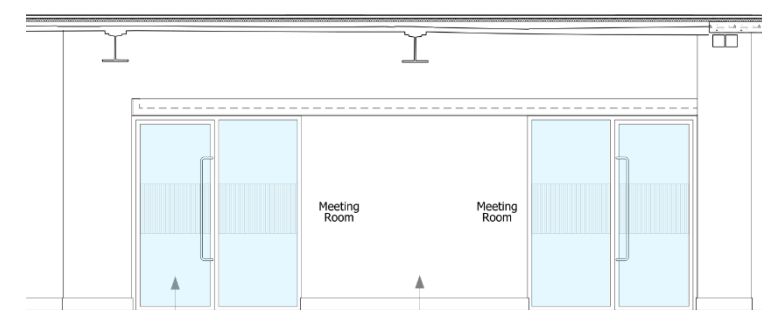
Further justification in relation to the above is provided in the supplementary Agent letter submitted in conjunction with this application.

Suites 2.2, 4.2, 6.2 and 8.2

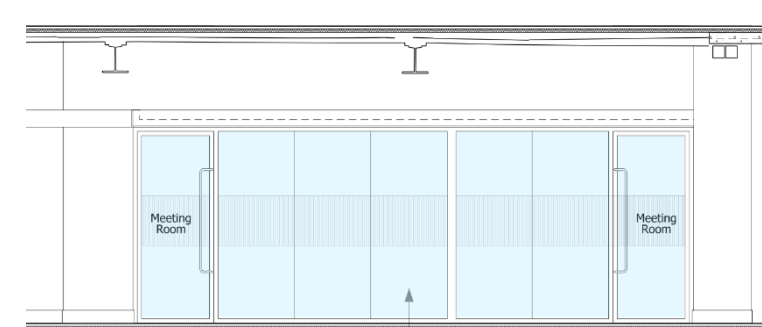
Whilst the principle of two meeting rooms was accepted, Conservation Officer comments requested that the intermediate partition separating the proposed meeting rooms to suites 2.2 4.2, 6.2, and 8.2 should be reconsidered to align with the underside of an existing beam.

A review has been undertaken, and relocating the partition would result in two meeting rooms of equal sizes. Prospective Tenant feedback demonstrates that this would not meet requirements, so the partition position remains offset to the existing beam. The principle of new partitions offset from beams is preceded by the recent previously consented applications, and as there is no net effect on the beam itself, (as it will remain wholly visible in the larger room) this is not considered to harm the historic fabric.

Further justification in relation to the above is provided in the supplementary Agent letter submitted in conjunction with this application.



Previously submitted proposal for typical rear suite meeting room elevation



Revised proposal for typical rear suite meeting room elevation