

101 Princess Street

DESIGN + ACCESS STATEMENT

March 2025

INCOGNITO MANCHESTER LTD

2ND FLOOR, THE OLD LAW LIBRARY,
14 KENNEDY ST. MANCHESTER M2 4BY





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1.0 | INTRODUCTION

1.1 | INTRODUCTION STATEMENT

This Design and Access Statement has been prepared by Incognito in support of the Planning Application by Mad It Together for the redevelopment of an existing office building known as 101 Princess Street located within Manchester City center. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application. This statement demonstrates that the site’s location as well as historical and architectural characteristics have been taken into consideration throughout the design process.

1.2 | PROJECT OVERVIEW

The proposal comprises of a refreshed reception and reconfigured office spaces as well as a provision of cycle storage and shower rooms.

The extent of the proposals can be summarised as follows:

- Replace the existing ground floor primary entrance door onto Princess Street
- Replace the external lighting surrounding the entrance door onto Princess Street
- Replace the existing ground floor escape door onto Silver Street
- General refurbishment of ground floor reception
- General refurbishment of upper floors offices
- General refurbishment or decoration to toilet facilities
- General redecoration of fifth floor terraces
- Introduction of cycle storage area with complimentary shower facilities
- No works are planned to the existing tenants within the lower ground floor and basement units

The works to the building will not change the primary functionality of the building as it is proposed to remain as E use class, for business.

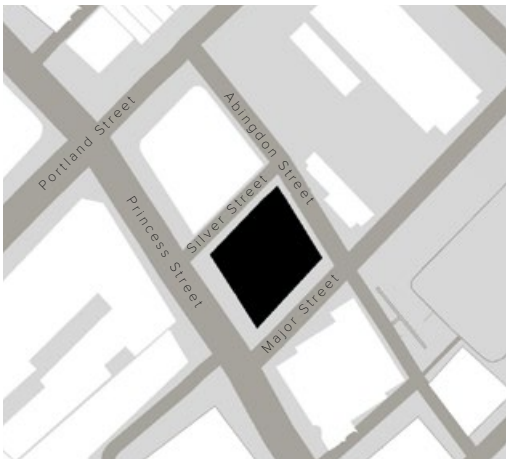
This statement should be read in conjunction with the proposal drawings and other supporting documents.



2.0 | SITE CONTEXT

2.1 | SITE LOCATION + DESCRIPTION

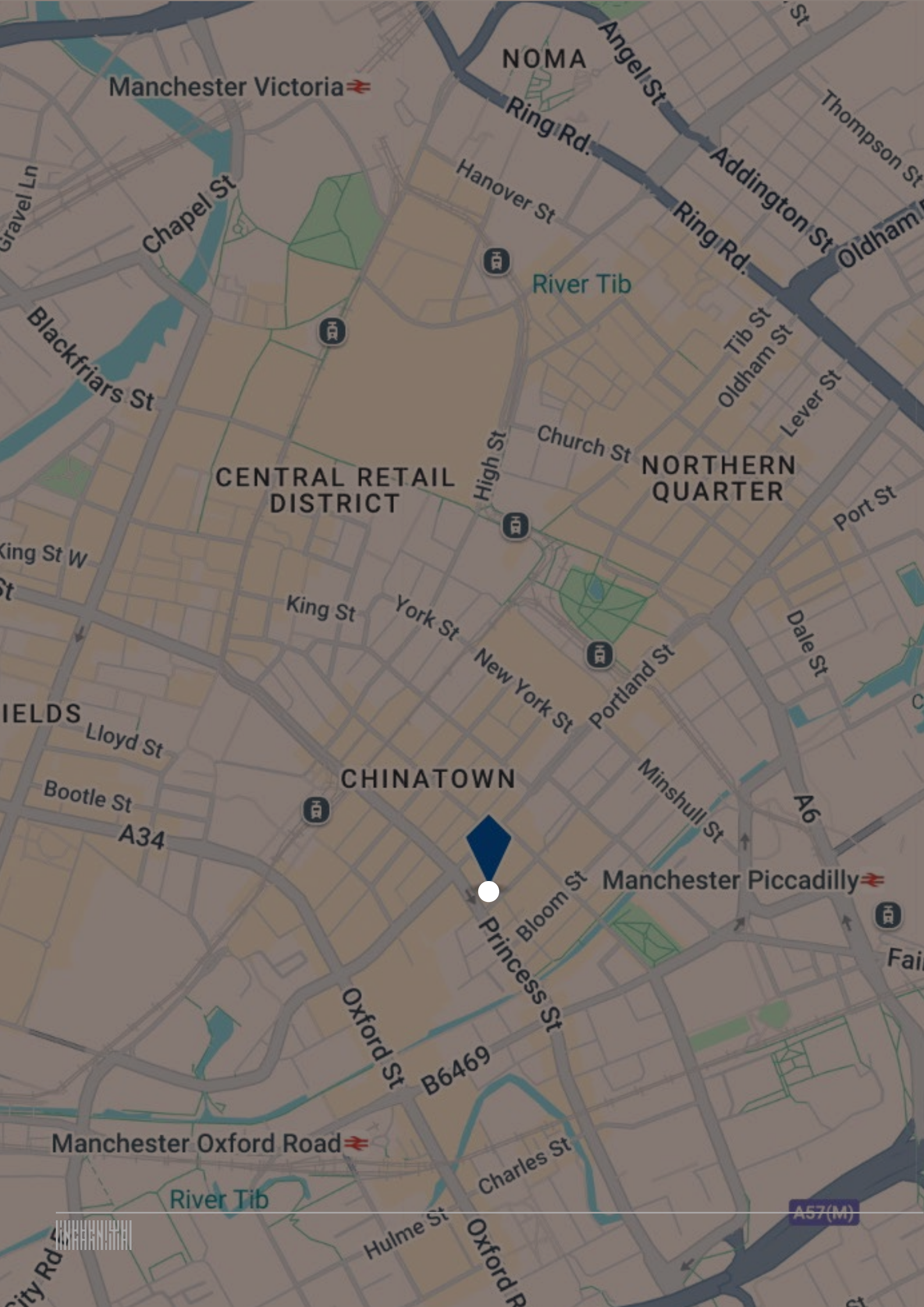
The stand alone building is located on Princess Street. To the rear and sides of the building are; Silver Street, Abingdon Street and Major Street.



2.2 | BUILDING HISTORY + ARCHITECTURAL STYLE

101 Princess Street, constructed in 1863. It is a Grade II listed former warehouse, designed by the architectural firm Clegg & Knowles in the Italian Palazzo architectural style. Some of the architecture details which gives the building its character and beauty are the plinths with banded vermiculation, rusticated quoins to the corners, cornice over ground floor, sill-bands to all upper floors, prominent cornice on paired brackets; round-headed doorway to 1st bay, with enriched pilastered surround including carved voluted keystone; segmental-headed windows to all floors, those at 1st floor with stone architraves which have cornices and pediments alternately, and all the others with keystones and slightly recessed brick reveals.

An 1886 map of the area shows the building as the shipping warehouse for Lyon Lord and Co. The 1927 Manchester and Salford Directory listed Myer Jaffé and Sons Limited, shipping merchants, as its occupants. As of January 2011, the building is available for lease, offering office spaces of various sizes.



2.0 | SITE CONTEXT

2.3 | EXISTING BUILDING USE

basement level	class A - Club
lower ground / ground floor level	class A - Club
ground floor level	class B - Office reception
first floor level	class B - Serviced offices
second floor level	class B - Serviced offices (multi-let)
third floor level	class B - Single occupier office
fourth floor level	class B - Single occupier office
fifth floor level	class B - Single occupier office

2.4 | ACCESS + MOVEMENT

The city center location makes IOI Princess Street easily accessible by public transport, on foot and by bike.

Vehicular access for drop off, pay and display parking and deliveries is available via Silver Street, Abingdon Street. There is also a privately a ran pay and display carpark on the corner of Major Street and Abingdon Street.

- Nearby train stations:
- Oxford Road (0.3 miles away) - 8 minute walk
 - Piccadilly Station (0.5 miles away - 10 minute walk
 - Deansgate Station (0.6 miles away) - 14 minute walk
 - Victoria Station (0.9 miles away) - 20 minute walk

The closest bus stops are Major Street (Stop SL) and Hart Street (Stop SM). Both of which are less than a minute from the building.

There is no public on-street cycle parking facilities directly outside the building.



3.0 | DESIGN PROPOSAL

3.1 | OVERVIEW OF USE AND WORKS PROPOSED

BASEMENT LEVEL - class A - Club

Change of use: none
Works proposed: none

LOWER GROUND / GROUND FLOOR LEVEL - class A - Club

Change of use: none
Works proposed: none

GROUND FLOOR LEVEL - class B - Office reception

Change of use: none
Works proposed: yes - refer to section 3.2

FIRST FLOOR LEVEL - class B - Serviced offices

Change of use: slight variation - a small section of the floor plate is to be used as cycle storage for office residents
Works proposed: yes - refer to section 3.2

SECOND FLOOR LEVEL - class B - Serviced offices

Change of use: none
Works proposed: yes - redecoration to circulation spaces, upgrade

THIRD FLOOR LEVEL - class B - Single occupier office

Change of use: none
Works proposed: yes - refer to section 3.2

FOURTH FLOOR LEVEL - class B - Single occupier office

Change of use: none
Works proposed: yes - refer to section 3.2

FIFTH FLOOR LEVEL - class B - Single occupier office

Change of use: none
Works proposed: yes- refer to section 3.2



3.0 | DESIGN PROPOSAL

3.2 | OUTLINE OF WORKS PROPOSED

BASEMENT LEVEL & LOWER GROUND / GROUND FLOOR LEVEL

- no works to tenant spaces

GROUND FLOOR LEVEL - remains class B - Office reception

- replacement of external primary entrance door onto Princess Street (existing door not original)
- replacement of external escape door onto Silver Street (existing door not original)
- replacement of external lighting around the entrance door (existing lights not original)
- replacement and additional lighting onto Silver Street elevation (existing lights not original)
- general refurbishment of ground floor reception
- redecoration to circulation spaces

FIRST FLOOR LEVEL - remains class B - Serviced offices - some of the floorplate used as cycle storage room

- redecoration to circulation spaces
- approx. 35sqm of the existing lettable floorplate will be used to provide a cycle storage room

SECOND FLOOR LEVEL - remains class B - Serviced offices

- redecoration to circulation spaces
- reconfigure of layout to improve size and functionality of serviced office suites and additional amenities
- general refurbishment of all office suites
- general refurbishment of all communal and breakout spaces
- general refurbishment of toilet provisions
- introduction of improved shower and changing facility

THIRD FLOOR LEVEL - remains class B - Single occupier office

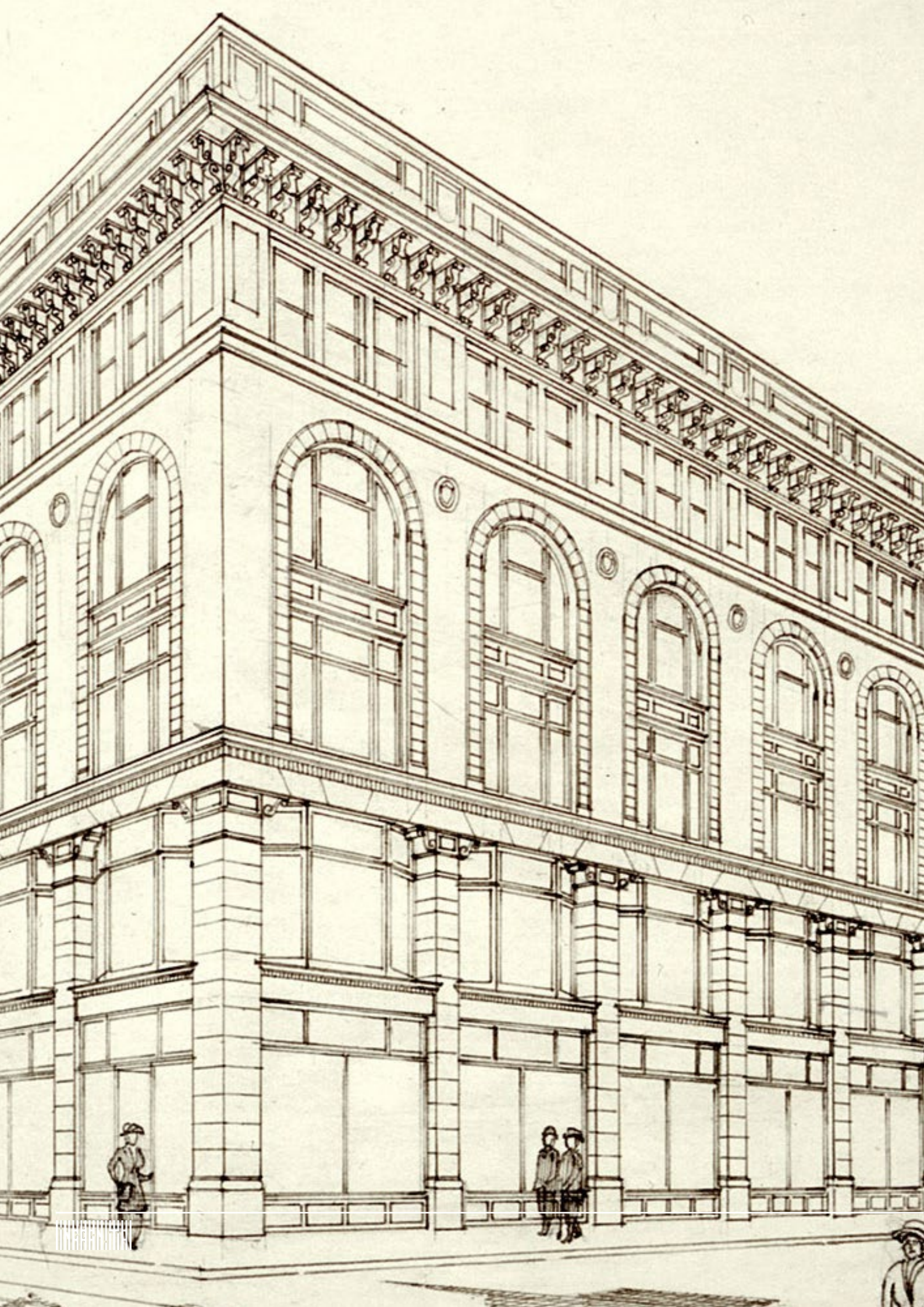
- redecoration to circulation spaces

FOURTH FLOOR LEVEL - remains class B - Single occupier office

- redecoration to circulation spaces
- reconfigure of layout to provide additional enclosed rooms for meetings, focus working and private calls
- general refurbishment of all communal and breakout spaces
- redecoration of toilet provisions
- introduction of improved shower and changing facility

FIFTH FLOOR LEVEL - remains class B - Single occupier office

- redecoration to circulation spaces
- redecoration of toilet provisions
- introduction of improved shower and changing facility
- light redecoration to external terraces



3.0 | DESIGN PROPOSAL

3.3 | CONCEPT DESIGN

Using the forms that are present within the architectural facade to inspire the design language of the branding and identity. From an interior aspect, the existing building contains little remains of items of significant interest, from a heritage aspect. Items which could be seen as important remain unaltered and have merely been decorated to enhance their appearance. Such items include cast iron columns, curved window reveals and timber cills.

The new design language takes inspiration from the buildings Italian Palazzo style. This is the architectural style of the 19th and 20th centuries based upon the palazzi (palaces) built by wealthy families of the Italian Renaissance. The term refers to the general shape, proportion and a cluster of characteristics, rather than a specific design; hence it is applied to buildings spanning a period of nearly two hundred years, regardless of date, provided they are a symmetrical, corniced, basemented and with neat rows of windows.

This lead to the exploration of the Italian Renaissance and the discovery that this was a time that saw the beginning of graphic design. Claude Garamond , a master of typo graphic design, is now associated with popular serif typeface such as Garamond - this style of ornate writing sits well with the forms already present within the building and would work well with the new brand identity text.

The colour palette is inspired era in which the building was built. The Victorian colours have a strong identity in themselves; often the colours used were darker than is the current taste. For a more contemporary interpretation of the décor, choose a lighter shade of the original Victorian paint colour. The energy and prosperity of the Victorian era was highlighted in interiors through the use of strong paint colours.

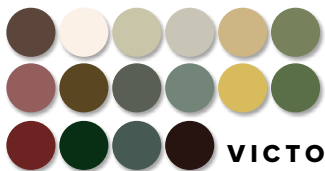
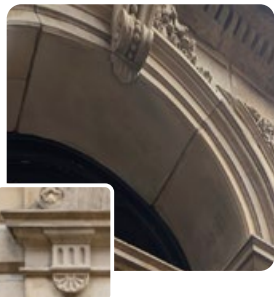
HERITAGE



ARCHITECTURAL DETAILS



PALAZZO ARCHITECTURAL STYLE



VICTORIAN COLOUR PALETTE



3.0 | DESIGN PROPOSAL

3.4 | BUILDING ACCESS

3.4.1 | GENERAL ACCESS

Primary access into and round the building has not changed within the proposal and will remain as existing. The secondary access point has been improved to allow bike users to access an additional bike storage area. Emergency escape routes has not changed within the proposal and will remain as existing.

The primary entrance will remain off Princess Street through a new door in the existing entrance door location. The entrance is clearly visible from street level. New building branding will replace the existing branding signage. New lighting on either side of the arched entrance will replace the existing lighting. The new door will be glazed proving clear visibility into the reception space. There is step access into the building from street level to the entrance door. Upon entering the reception there are additional steps up to the reception space.

Wheelchair access was considered as part of the works, but was ruled out due to various reasons such as it being a high cost exercise that requires major structural changes, the knock on effect would also compromise the existing reception space as well as the usage / space of the existing tenant in the basement.

The escape door off Silver Street will also be replaced with a new door in the existing location to allow cyclists to enter the building with their bikes and provide access to the newly proposed cycle storage room on the first floor.

3.4.2 | VERTICAL CIRCULATION

As per the existing provision the reception is raised from street level and accessible by steps only. From the reception space occupants can either use the primary staircase or lift to the upper floors, both of which are clearly visible from the point of entry into the building.

When entering through the Silver Street door occupants can transport their bikes up to the first floor via the secondary / escape staircase using a bike wheeling ramp to aid transportation of their bikes up the staircase.

3.4.3 | HORIZONTAL CIRCULATION

Movement around each floor is level and all internal doors that occupants will come into contact with will have a clear opening width of at least 800mm. As the building is still not accessible by wheelchair no additional provisions have been made to cater to wheelchair uses however ambulant toilet facilities have been provided for those who have impaired mobility and may require grab rails when using the toilet facilities.



4.0 | CONCLUSION

4.1 | SUMMARY STATEMENT

The proposed refurbishment and alterations to 101 Princess Street, set out in this document, ensure that the building is brought up to modern standards, rectifying the issues with the existing building. In particular improvements to the arrival and shared spaces as well as the private suites.

The proposals are for the refurbishment of key components of the building including the upgrades to the arrival experience, toilet and shower facilities and private suites as well as introduction of cycle storage. These works are minor decorative works and with minimal alterations to the layout to improve the functionality.

New main entrance doors which will complement the architectural details of the building will also improve the views through into the refurbished reception. Internal planting integrated into the new joinery elements will be visible from street level supporting improved well-being to occupants and passers by through biophilic design. New external lighting will replace the existing lighting surrounding the entrance door improving the street presence of the arrival experience. a concierge desk will be introduced into the ground floor improving the functionality of the space. As well as improving the safety of the building during working hours the arrival experience for tenants and visitors will be improved along with the collection and sorting of post.

The introduction of the bike storage area will be supported with a new side secondary entrance / escape door and bike wheeling ramp.

Upgrades throughout the building to the shared spaces such as the toilets, showers and circulation spaces will improve the user experience for all tenants based within the upper floors of 101 Princess Street. Furthermore the upgrades to the office suites, private and communal kitchenettes, meeting rooms, focus/ video call rooms will further improve the user experience of tenants based within these offices creating a more welcoming and functional spaces to support modern ways of working.

Overall these proposed changes to the building are minor in nature and will make 101 Princess Street a desirable base for a variety of sized and types of businesses that are looking for a city center office. The new proposal provides amenities, improved functionality and quality in design that occupiers are looking for with the evolving demands of the modern workplace.



APPENDIX

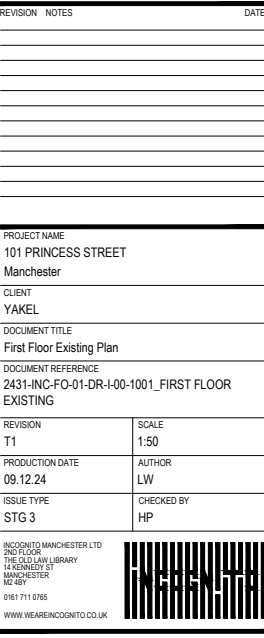


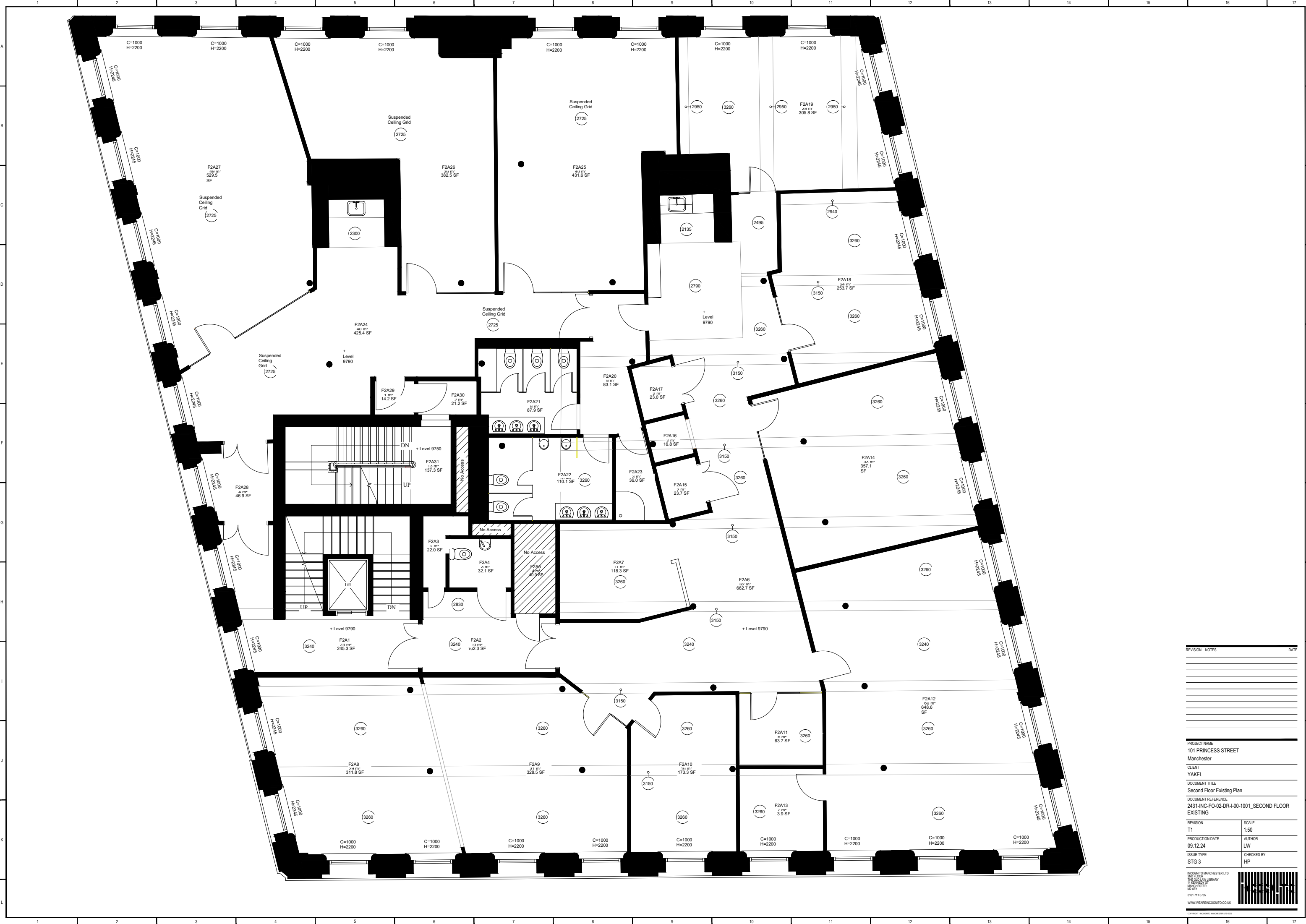
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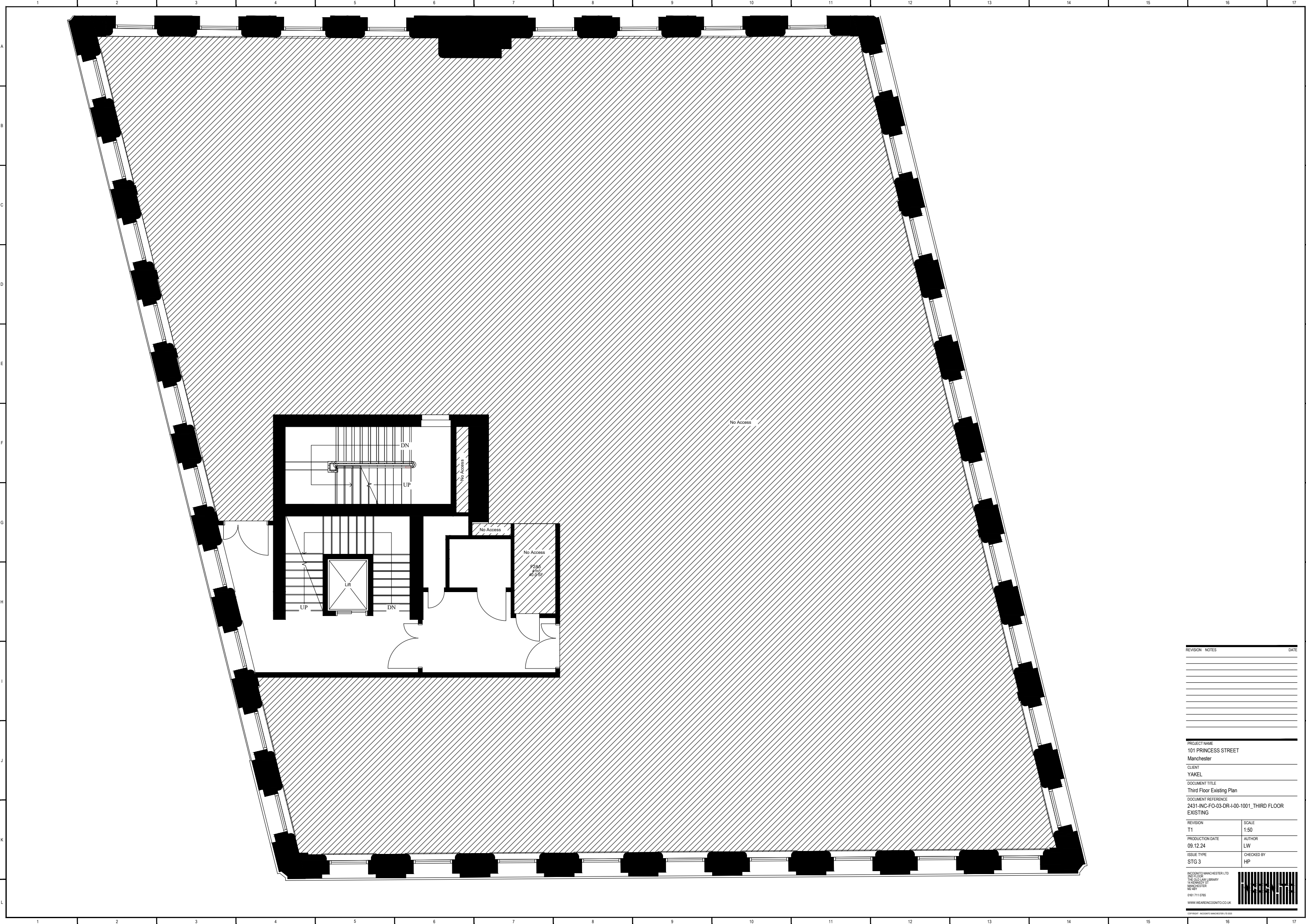




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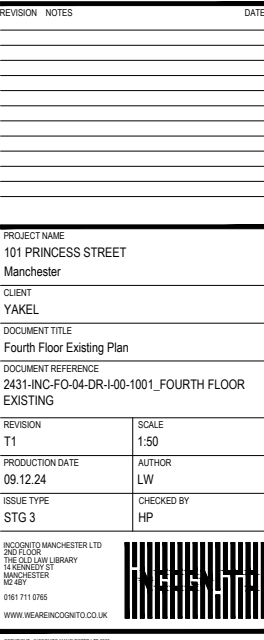
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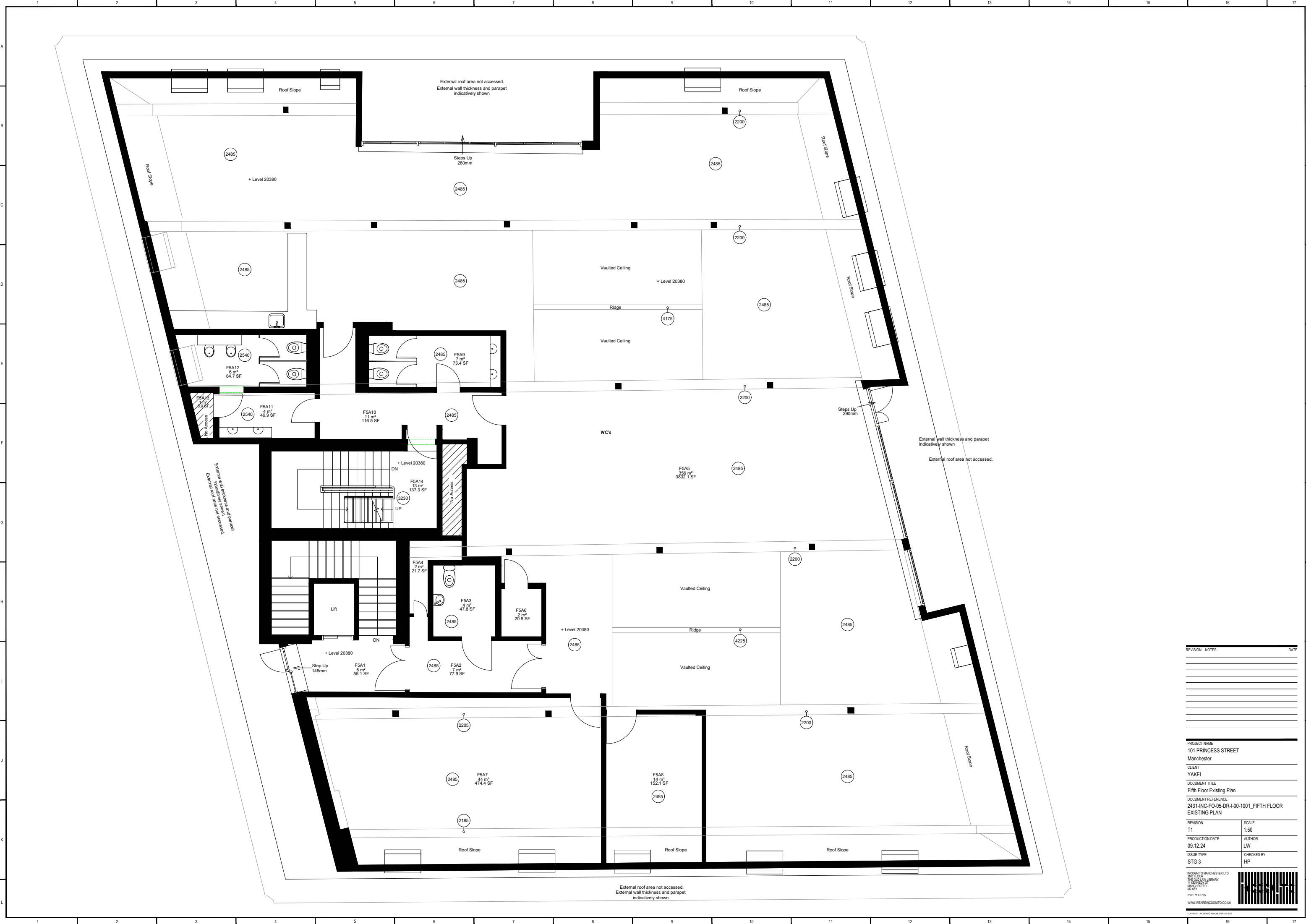
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DOCUMENT TITLE
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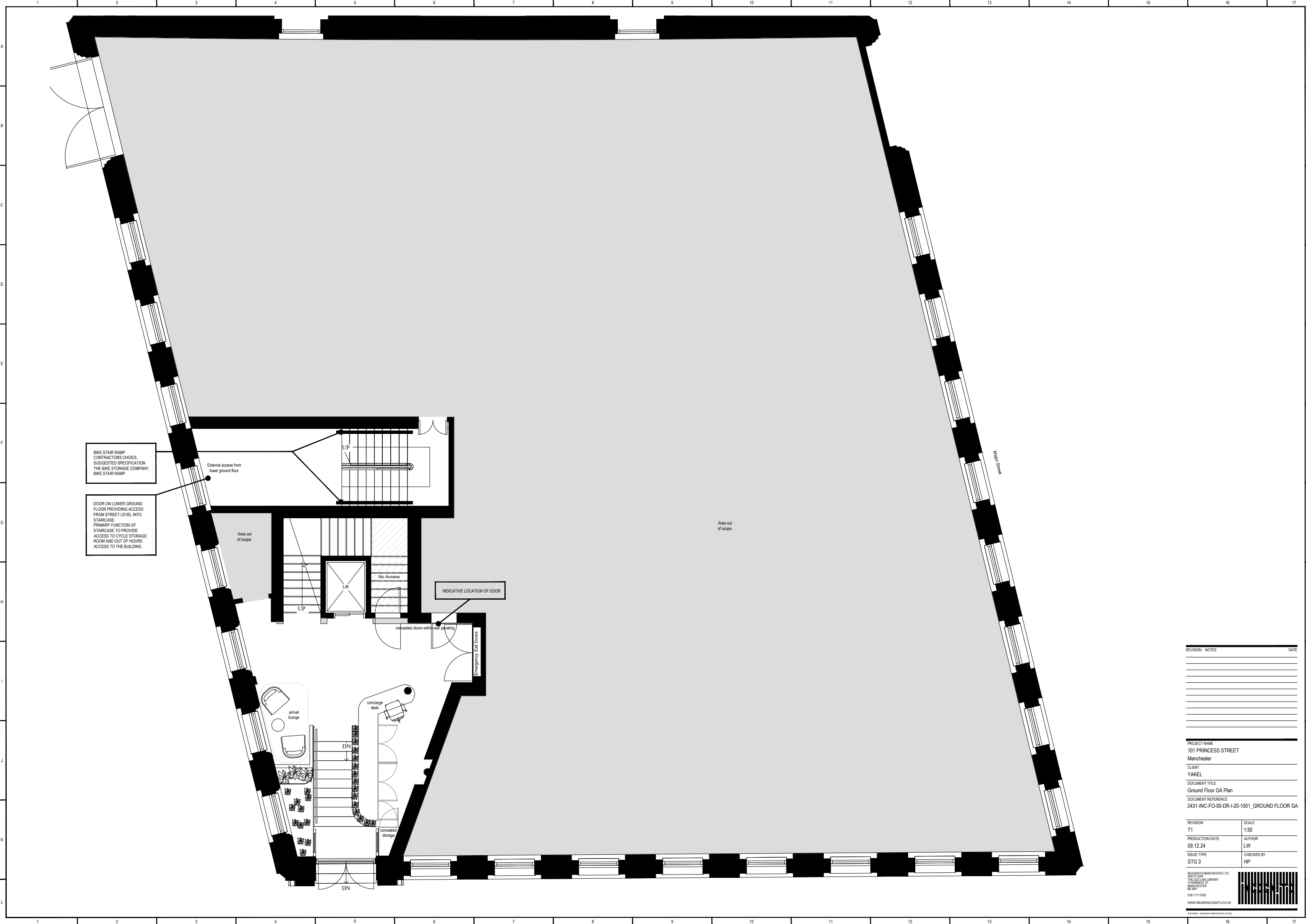
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BIKE STAIR RAMP
CONTRACTORS CHOICE.
SUGGESTED SPECIFICATION
THE BIKE STORAGE COMPANY.
BIKE STAIR RAMP

DOOR ON LOWER GROUND
FLOOR PROVIDING ACCESS
FROM STREET LEVEL INTO
STAIRCASE.
PRIMARY FUNCTION OF
STAIRCASE TO PROVIDE
ACCESS TO CYCLE STORAGE
ROOM AND OUT OF HOURS
ACCESS TO THE BUILDING.

External access from
lower ground floor

UP

UP

UP

DN

DN

No Access

concealed doors with
wall paneling

Emergency Exit Doors

arrival
lounge

concierge
desk

concealed
storage

INDICATIVE LOCATION OF DOOR

Area out
of scope.

Princess Street

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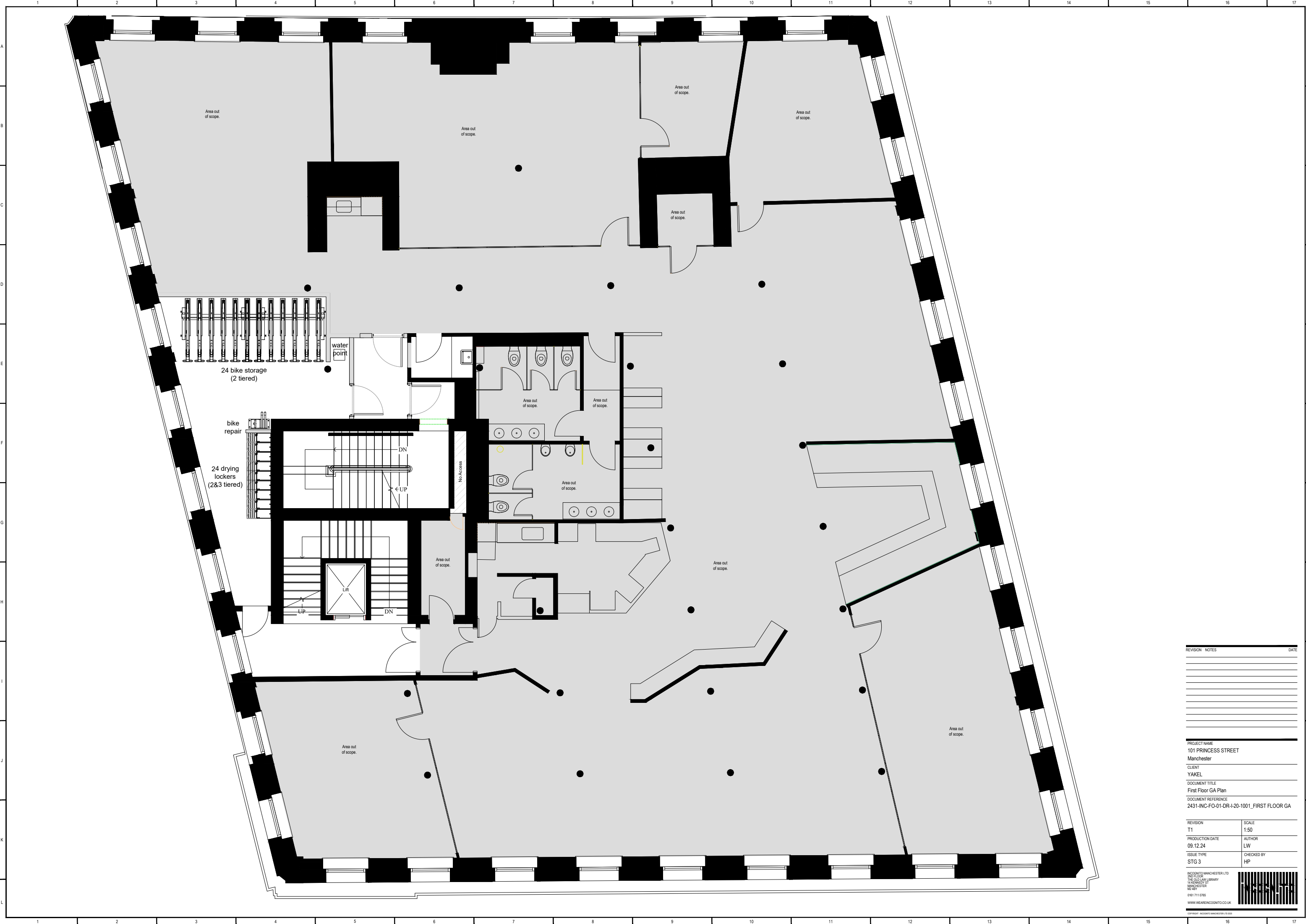
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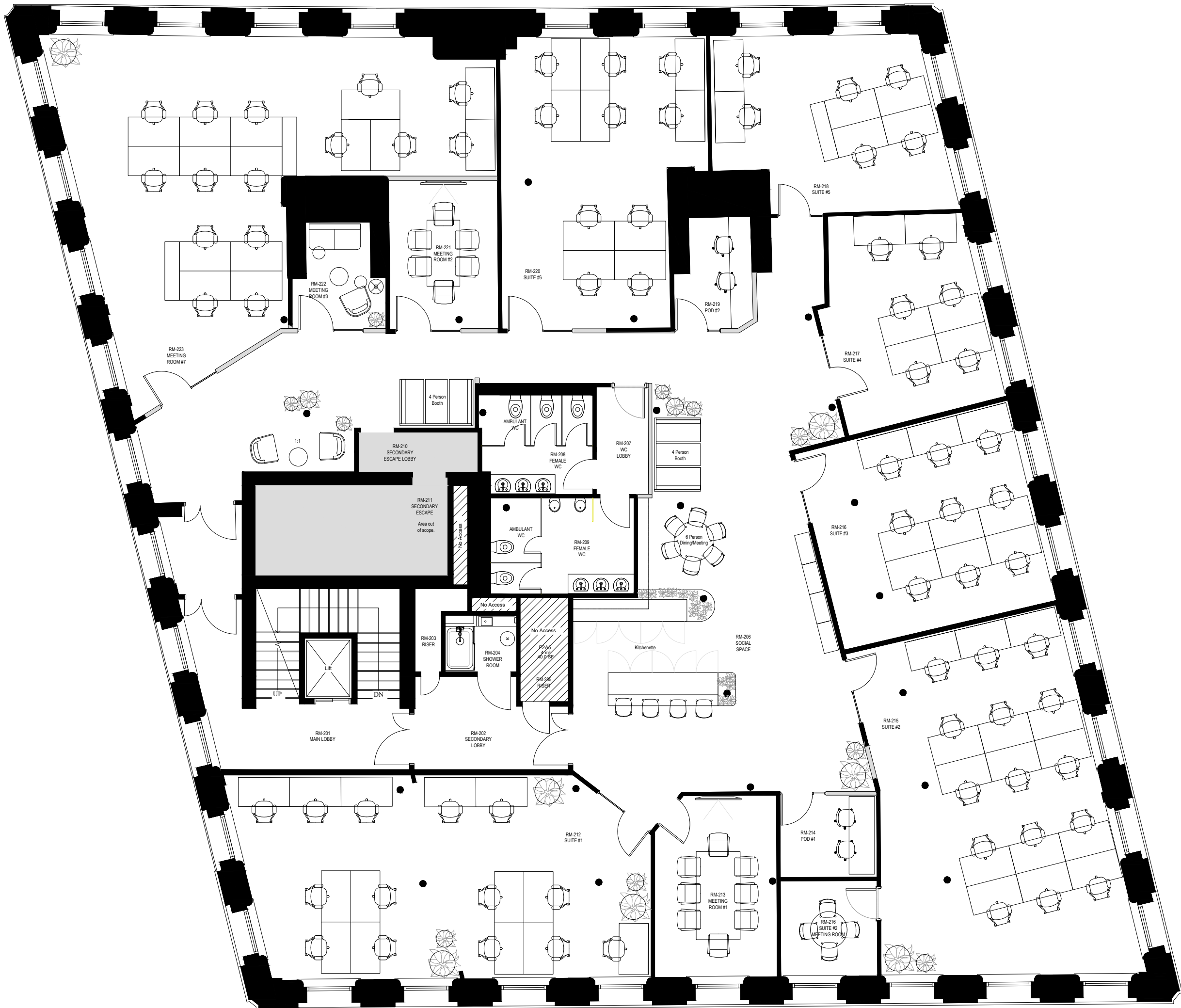
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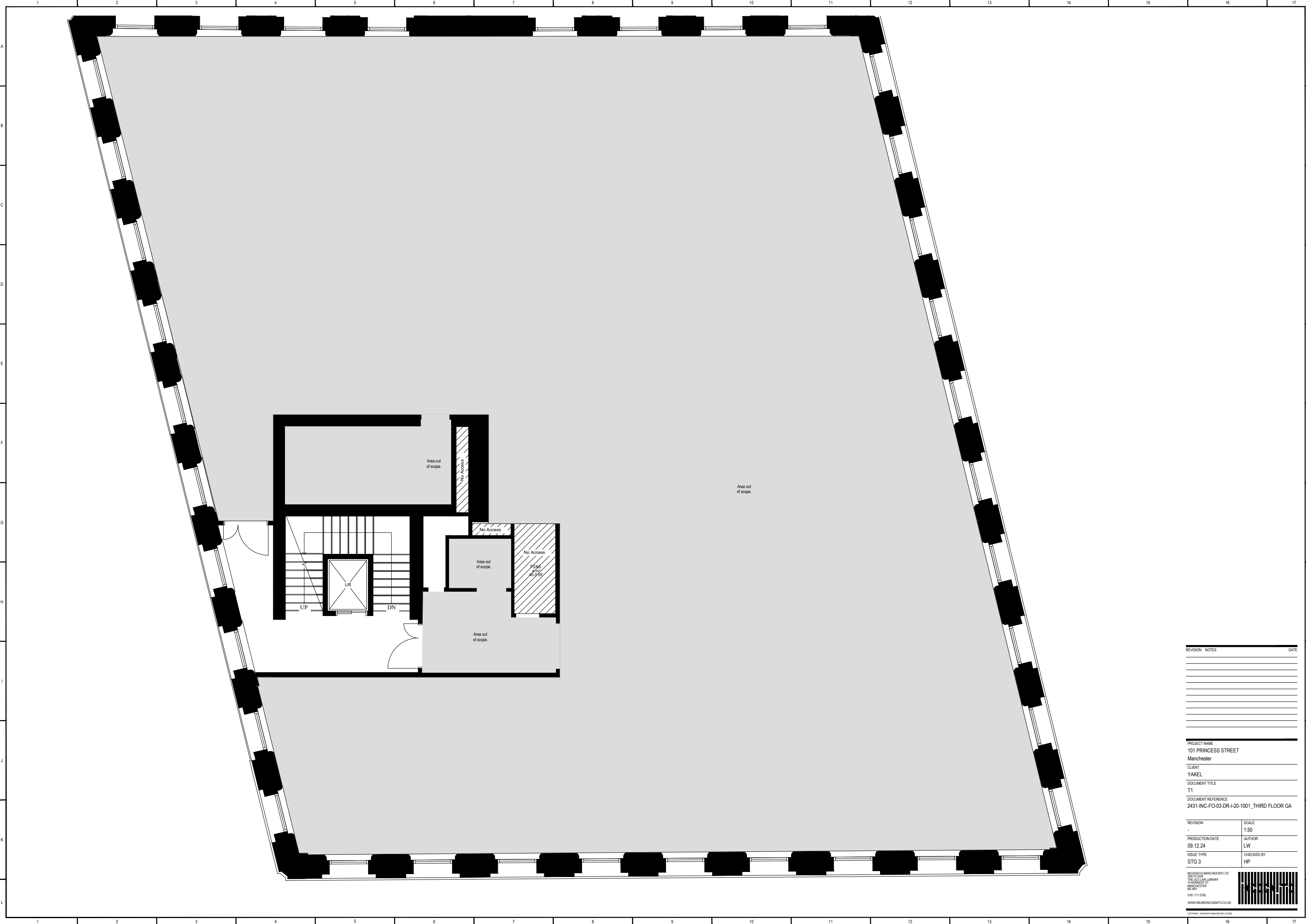




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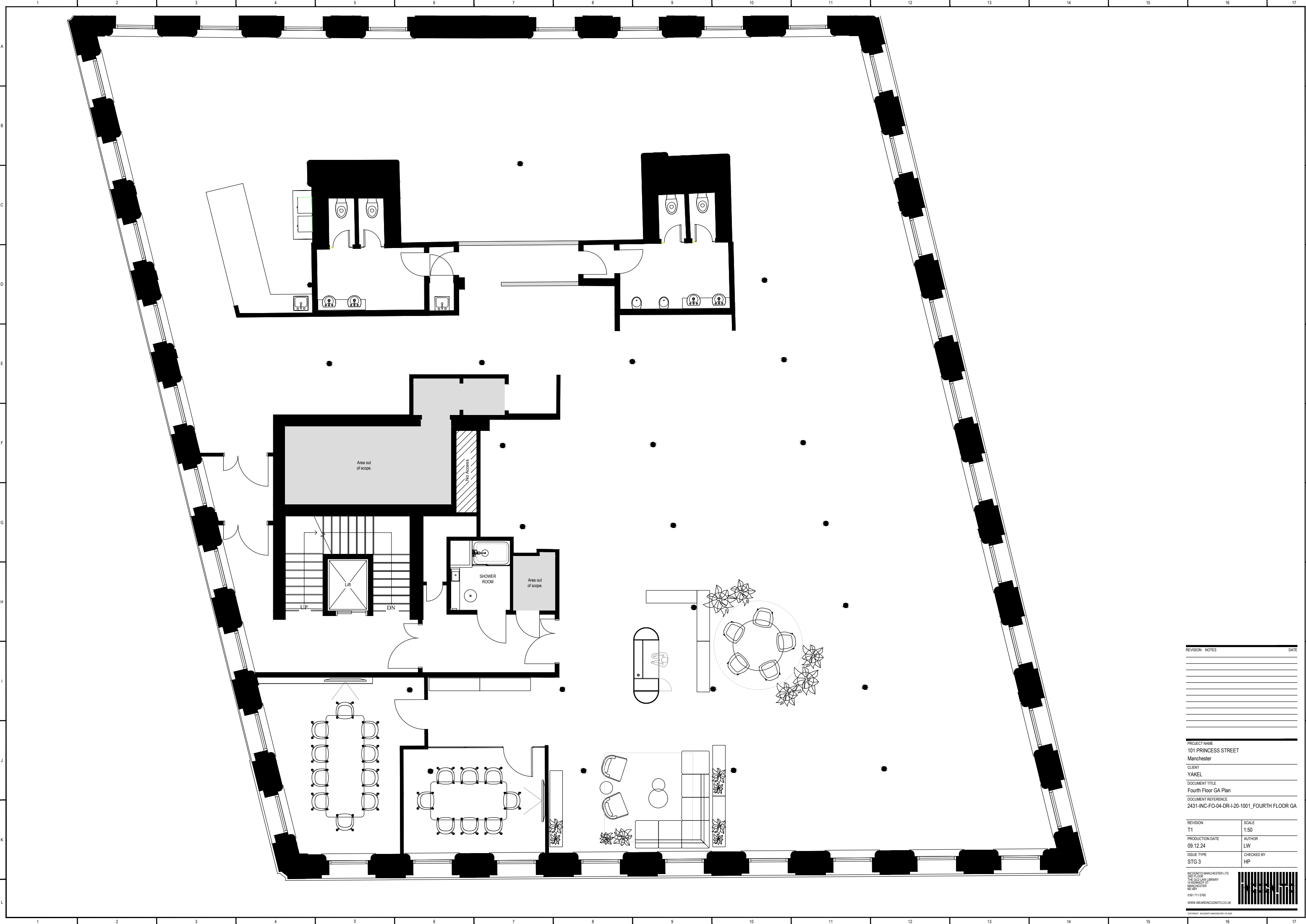
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DOCUMENT TITLE
Fourth Floor GA Plan

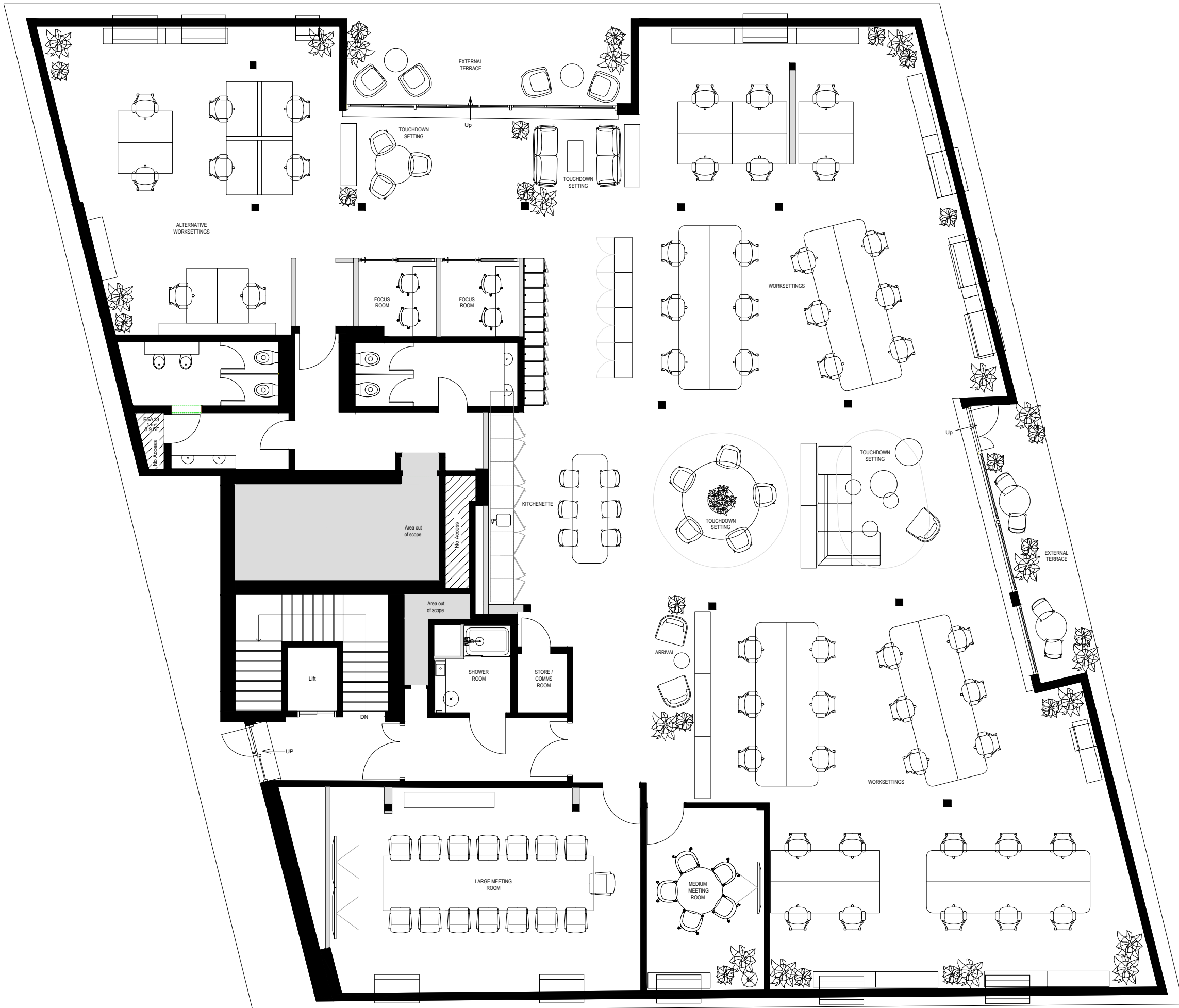
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DOCUMENT TITLE
Fifth Floor GA Plan

DOCUMENT REFERENCE
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