

THE RATCLIFFE GROVES PARTNERSHIP

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DESIGN & ACCESS STATEMENT (V1)



Proposed Planning Application

PROPOSED ROOF WORKS 40 PETER STREET, MANCHESTER (V1)

Applicant
Architect

**Hurstwood Holdings Ltd
RG Partnership Ltd**

Date
Internal Ref

**February 2025
11189 / 05.01**

1.0. INTRODUCTION

- 1.1. This Design and Access Statement has been prepared by RGP Architects, on behalf of Hurstwood Holdings Ltd to support the submission of a planning application for the creation of roof terrace, including extension to its upper-level plant room for additional office accommodation, installation of a glass protective perimeter balustrade and other associated works to facilitate the use.
- 1.2. This document should be read in conjunction with the submitted RGP drawings and relevant reports submitted with this application, which are referenced where applicable. Matters of relevant planning policy are covered within the supporting information prepared by Broadgrove. As the building is located at the southern edge of the Deansgate Conservation Area a supplementary Heritage Statement prepared by GHC has also been submitted with this application.

2.0. SITE LOCATION & GENERAL CONTEXT

- 2.1. The building is located within central Manchester at the junction between Peter Street (A34) and Watson Street, approximately 100m east of Deansgate. The building also fronts onto Windmill Street to the south and faces Great Northern Square to its west. There are several listed buildings nearby including the Albert Hall to the north, on the opposite side of Peter Street.

3.0. EXISTING BUILDING

- 3.1. The five-storey building comprises 38-42 Peter Street and occupies a prominent corner plot. The building presently has two occupants with the Church of Scientology (CS) occupying the ground and first floor and Hurstwood Holdings occupying the upper three floors. The ground level entrance to CS is located on the corner of the building at the junction of Peter Street and Watson Street, with the Hurstwood entrance located further along Watson Street.
- 3.2. Constructed during the 1950's the building includes a chamfered corner and flat roof with a continuous level parapet. The building is faced in Portland stone with a regularised arrangement of upper floor windows that gradually decrease in height through to the upper floors. The building includes light classical detailing including two projecting stone cill bands (at first and fourth floor level) with moulded cills, jambs and lintels to all upper floor window openings. Ground level has a greater storey height and includes areas of shopfront glazing fronting on to Peter Street, Watson Street and Windmill Street
- 3.3. At fourth floor level, above the upper projecting stone cill, there is a small set back within the facing stonework that continues to parapet level.

4.0. ROOF AREA

- 4.1. The roof area includes a small plant room (footprint approximately 30sq.m.) of brick construction faced in white render that is set back from the line of the stone parapet by approximately 1.5m. The applied render is in a poor condition and in need of replacement. The flat roof area itself comprises a single ply membrane roof system (with internal rainwater outlets) plus an array of air conditioning units that have been installed over time and serve the offices below. The roof covering is in a poor condition and requires regular emergency repairs to maintain its integrity. In addition, the existing roof is thermally inefficient resulting in notable heat loss to the upper office floor.

5.0. OVERVIEW OF PROPOSAL & USE

- 5.1. The proposal seeks approval for the conversion an existing area to a usable area of rooftop terrace, including the construction of a small extension to the plant room to form an additional area of office/meeting space.
- 5.2. The lift motor room will be retained with the remainder of the plant room to be converted to a small area of office space accessed via the existing stairwell. The plantroom is to be extended northwards by circa 3.9m, approximately mid-way across the existing roof plan and will house area of raised seating that links to the area of external terrace via a double set of bi-fold glazed doors.
- 5.3. The resultant new terrace area will be self-draining with new concrete pavers above a new layer of insulation and replacement membrane, which will improve both the thermal performance and integrity of the existing roof. These enhancements will raise the surface level of the flat roof by approximately 250mm.
- 5.4. Around the roof terrace perimeter will be a frameless clear glass protective barrier, approximately 1.4m above the finished terrace surface. This will be set back approximately 600mm from the external face of the existing parapet.
- 5.5. To enable flush level access from the proposed extension to the new raised terrace will require an overall height that is 350mm taller than the existing plant room. To achieve a consistent building height, the proposals include locally raising the height of the existing plant room to match. This will result in a consistent parapet across the existing building and extension, whilst facilitating the installation of new insulation to the top of the existing roof.
- 5.6. As part of the rooftop works, the location of the existing air conditioning units will be rationalised and reconfigured into a zone between the proposed extension and the adjacent adjoining building, broadly similar to their current location.

6.0. PROPOSED AREAS (AMOUNT)

- 6.1. As noted on the submitted plans the proposed extension will create approximately 22sq.m. of additional internal floor space. The proposed new area of paved terrace will be approximately 70sq.m.

7.0. LAYOUT

- 7.1. As shown on the submitted Roof Plan, the proposed extension will match the width of the existing plant room and will extend approximately 3.9m northwards (towards the Peter Street elevation) from the line of the existing external wall face of the plant room. Consequently, the resultant paved terrace area will comprise broadly the northern half of the roof. Bi-fold doors are positioned on the north elevation to front onto the new terrace and maximise available north light into seating and office area. A new 'picture' window (with opening side vent) will also be positioned on the western elevation overlooking Great Northern Sq.
- 7.2. The new glazed balustrade will be installed to the perimeter of the terrace area set back from the existing parapet. The narrow strip of roof area to the north and west of the plant room will then be closed off with access limited for specialist maintenance personnel only.
- 7.3. The arrangement of the existing plant area will be rationalised and discretely positioned between the extended plant room and the adjacent building, including a new durable timber gated screen to the enclosure to conceal the air-conditioning plant.

8.0. MASSING & SCALE

- 8.1. The new glazed parapet will be set back from the parapet edge by approximately 600mm, whilst the line of the extension follows the wall of the existing plant room (which is set back approximately 1.5m from the parapet edge). Based on these setback distances it is considered there will be little effect on the massing of the existing building following the works, even accounting for the slight increase in overall roof height.
- 8.2. With no works proposed to the main office block coupled with the use of visually lightweight glazed components to the balustrade and the continuation of render finishes on the extended plant room, it is considered there will be little to no alteration to the perceived building scale.

9.0. APPEARANCE & MATERIALS

- 9.1. The existing plant room and its extension will be faced in a mid-grey thru colour render system. The use of this type of finish will help to give the extension a discrete appearance that visually blends with the main office building and will be less susceptible to weathering and staining than the existing white render tones.
- 9.2. The new balustrade will use a frameless glass system with a slender, continuous aluminium top rail, which will form a light, respectful addition atop the building.
- 9.3. Concrete pavers will be used to form the new terrace, supported via a proprietary self-draining pedestal system.
- 9.4. Sensitive, low-level illumination will be provided with illumination levels that will not adversely affect the neighbouring users or occupiers

10.0. ACCESS

- 10.1. Access to the roof terrace will be via the existing stair, which will be retained as part of the proposals and links to the existing stair core below. The building's existing structure, fabric and layout restrict any significant alterations to the stairwell.
- 10.2. The existing parapet only provides an 800mm upstand, which is considered to be inadequate edge protection to the roof areas under current health and safety guidance (which recommends a minimum upstand of 1100mm) and the installation of improved roof insulation would reduce the parapet height further. The installation of a continuous glazed balustrade will ensure the accessible roof area has sufficient means of edge protection for general users and/or maintenance personnel.

11.0. LANDSCAPING

- 11.1. As the proposals are limited to the existing roof area there are no landscaping works proposed as part of this application.

12.0. SUMMARY

- 12.1. The proposals will enable the applicant to utilise an existing area of roof that is currently underused, unsafe, and in need of refurbishment.
- 12.2. The rooftop works seek to deliver a neat, well-considered design proposal that is respectful to the existing building. Via the construction of a small extension and in conjunction with the utilisation of a high-quality glazed balustrade system set back from the existing parapet, it is considered that the proposals will markedly improve the presentation the building above parapet level, whilst having limited impact on its appearance, character and massing.
- 12.3. The installation of the new balustrade will enable the roof area to be safe for any building users requiring roof access, whilst targeted roof improvement works will help improve the thermal performance of the building.

DESIGN & ACCESS STATEMENT

13.0. SITE PHOTOGRAPHS



View eastwards of the building from Peter Street



View northwards of the building along Watson Street



View within the roof mounted plantroom



View westwards from the roof terrace with plant room and wall mounted AC units on the left



View northwards from the roof terrace showing AC units and parapet



View of the plant room from the roof terrace