

Job Name: LBG Offices, 11 Portland Street Manchester, M1 3HU
Author: Ceri Manfield
Job number: 105260
Reference: Lloyds Banking Group, Internal fitout & Associated Roof Plant
Date: January 2025
Revision: V1

1.0 Introduction

- 1.1 Lloyds Banking Group are undertaking an internal refurbishment and layout change of level 2.
- 1.2 The following Design and Access Statement accompanies the Planning application for the installation of 4No number External Condensers at roof level within the designated plant area to serve 4No split Air Conditioning units to level 2, and the removal of 2No condenser units from the roof plant area, at Lloyds Banking Group Offices, 11 Portland Street, Manchester, M1 3HU.
- 1.3 The proposed works are to de-gas and remove 2No Condensers from the roof plant area that are at the end of their service life, together with any associated pipework. Install, 4No Condenser units to the designated roof plant area on the Aytoun Street elevation to serve 4 No split Air Conditioning units on Level 2.
- 1.4 The building is not listed; however, it is situated in a prominent location on Portland Street, situated opposite Piccadilly Gardens.
- 1.5 The purpose of this Design and Access Statement is to set out how the applicant has, taken into account all the relevant national and local design information, policies and guidance in preparing the proposed internal refresh works.
- 1.6 This Design and Access Statement has been written to meet the new requirements of article 4c of the Town and Country Planning (General Development Procedure) Order 1995.

2.0 Description

- 2.1 Lloyds Banking Group are undertaking internal refurbishment and layout changes to level 2. This will involve the creation of revised open office spaces, collaboration areas, hybrid working facilities. Day to day occupancy levels of the building will not be increased.
- 2.2 To remove 2No Condenser Units from roof plant area.
- 2.3 To install 4No new Condenser units to the designated roof plant area.
- 2.4 To install 4No Air Conditioning units to the Comms and IT Storage Room to Level 2.
- 2.5 The existing building is currently used as a multi occupancy Commercial Office space. Of which Lloyds Banking Group occupies Levels 2-6.

3.0 Appearance

- 3.1 The existing building appearance shall remain largely unchanged.
- 3.2 The building is not a listed building. The property is located on Portland Street, Aytoun Street, Major Street & Minshull Street.

4.0 Historical & Architectural Significance

- 4.1 The proposal will not affect the architectural or historical importance of the building. Works are kept to a minimum within the property.

5.0 Scale

- 5.1 The external works are being kept to a minimum and shall not greatly affect the overall appearance the property,

6.0 Landscaping

- 6.1 Not Applicable.

7.0 Environmental Sustainability

- 7.1 The nature of this proposal will not affect the Environmental Sustainability of the building.

8.0 Access

- 8.1 The proposal will not affect the access to the building. Level access to the building will remain to the primary entrance on the corner of Portland Street & Aytoun Street, together with the Secondary access located on Minshall Street
- 8.2 Access within buildings is currently dealt with under the building regulations & not specifically covered in this Design and Access Statement.
- 8.3 In support of the above planning application Lloyds Banking Group continues support inclusion for all building occupants, users and visitors. Ensuring that their buildings comply with the requirements of Approved Document Part. M of the building regulations, along with the Equality Act 2010 and BS8300:2001 Design of buildings and their approaches to meet the needs of mobility and sensory impaired persons.

9.0 Structural Survey

- 9.1 The proposed works will not require a structural survey nor structural alteration to the property.

10.0 Consultation

- 10.1 The applicant has consulted with the Lloyds Banking Group Design Group Office Design Standards during the design process for the proposed scheme, in doing so it aims to link seamlessly with the rest of the Lloyds end user experience and that a consistent experience is delivered throughout Lloyds Office environment.

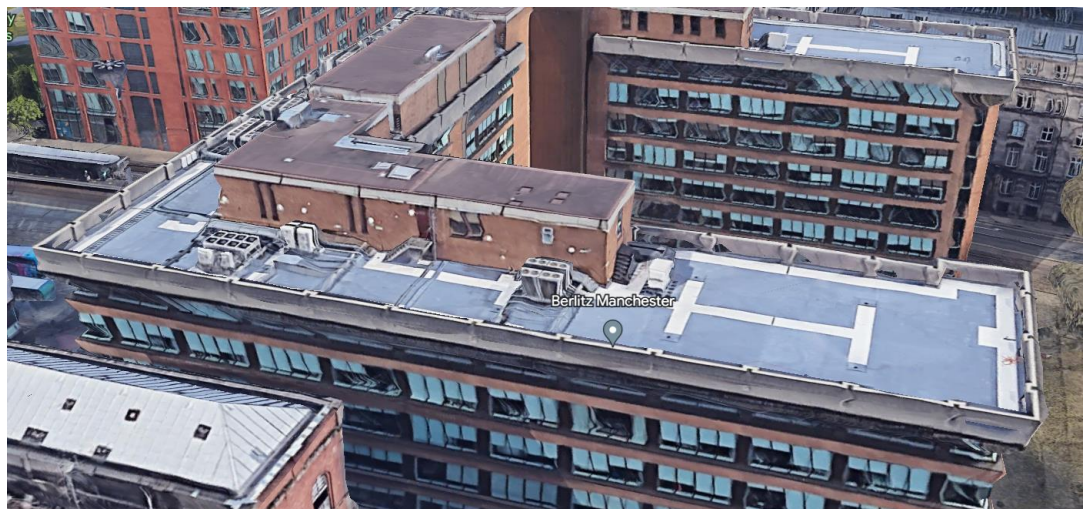
11.0 Summary

- 11.1 This Design and Access Statement seeks to clarify how the applicant has taken into account all the relevant design information, policies and guidance in preparing the scheme.

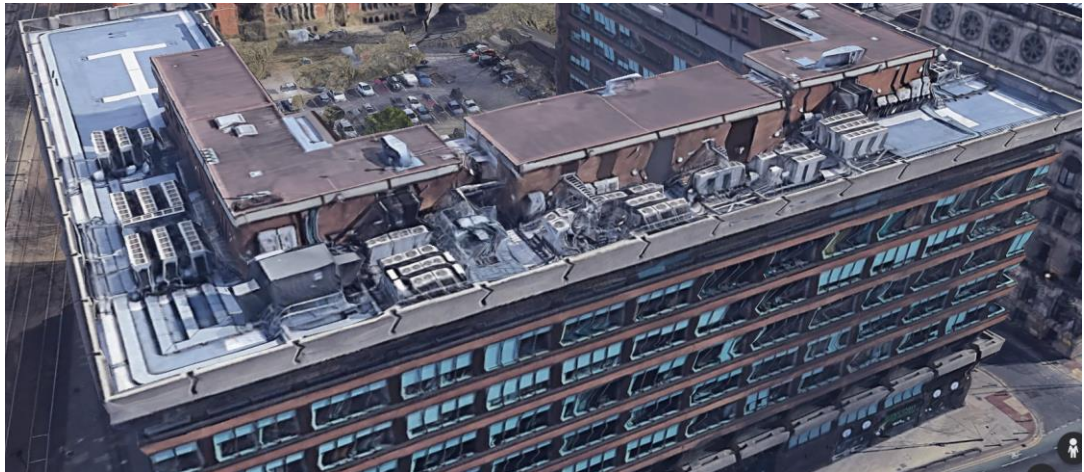
12.0 Photographs



Typical Location of existing Mechanical Plant



Typical Location of existing Mechanical Plant – Minshull Street Elevation



Typical Location of existing Mechanical Plant – Portland Street Elevation



Typical Location of existing Mechanical Plant – Aytoun Street Elevation