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Royal London House, 196 Deansgate

For AM Alpha

Design and Access Statement - Basement

August 2024

JB+CO

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+ Introduction

1.0

Strategic Overview

This document has been prepared by JB+CO (Jeffrey Bell Architects) on behalf of AMAlpha to present a strategic case for the refurbishment of the Fifth Floor at the Grade II Listed, Royal London House - 196 Deansgate.

Development Brief

The Team have been instructed by AMAlpha to undertake a design for the refurbishment of the Fifth Floor and Basement End of Trip facility.

The response should consider:

- The heritage value of the building
- Low existing floor to ceiling heights
- Energy use & EPC performance.
- Lettings potential to safeguard the Listed heritage asset.

The Client

AM Alpha Kapitalverwaltungsgesellschaft mbH (AM Alpha) is a Munich headquartered family office focusing exclusively on real estate investments on behalf of a number of German families and institutional investors. AM Alpha currently has a global portfolio of assets under management of approximately €3 billion. Their track record in Europe involves commercial property investments in Germany, UK, Ireland, Netherlands, Norway, Luxembourg and Portugal. They are a prevalent investor in the Manchester property market having owned and actively managed the Zenith Office Building until 2018 and making the investment in the Rylands Building in 2017. This success has been followed with the acquisition of 196 Deansgate Royal London House in Q3 2023

The Site and its Surroundings

The site comprises the Grade II listed Royal London House - 196 Deansgate. Situated in the Deansgate/ Peter Street Conservation Area the site is bounded by the four streets; Deansgate to the East, Quay Street to the South, Little Quay Street to the West and Atkinson Street to the North.

The Existing Building

Originally built as an insurance office, the building now accommodates multiple office tenancies from First floor upwards with commercial uses at ground and basement. Designed in 1904 by Charles Heathcote the building is an iron frame clad in masonry over five storeys and attic. The building's external character is defined by the two stage domed turret on the crossroads of Deansgate, Quay Street and Peter Street. Aesthetically this is balanced by the smaller single stage domed turrets to the other three corners.

Originally the upper floors of the building consisted of cellular offices to the Deansgate elevation with open offices or warerooms to the remainder of the floor plan. This is manifest on site in the extant ornate cornicing to the Deansgate side of the building and the more frugal painted or glazed masonry to the Little Quay Street side.

The Design Team

Architects -	JB+CO	Planners -	WSP
PM -	Sixteen Real Estate	MEP Engineers-	Hilson Moran
		Structural Engineers-	Renaissance

The building is subject to a Heritage Partnership Agreement between the Client and Manchester City Council

The HPA aims to:

- Encourage the positive re-use of the office spaces by a variety of tenants whilst ensuring that the fit out is undertaken in an appropriate manner which does not negatively impact on the heritage significance of the building.

- To establish clear pre-agreed design parameters in terms of the tenant fit out and subdivision of the floor plates

- To be able to supply prospective tenants a clear and informative tenant pack which guides the tenants through the required process for obtaining any necessary consents.

The scope of the agreement covers the First to Fifth Floors, Ground Floor Entrance Area of which theses works fall under a traffic light system as either :

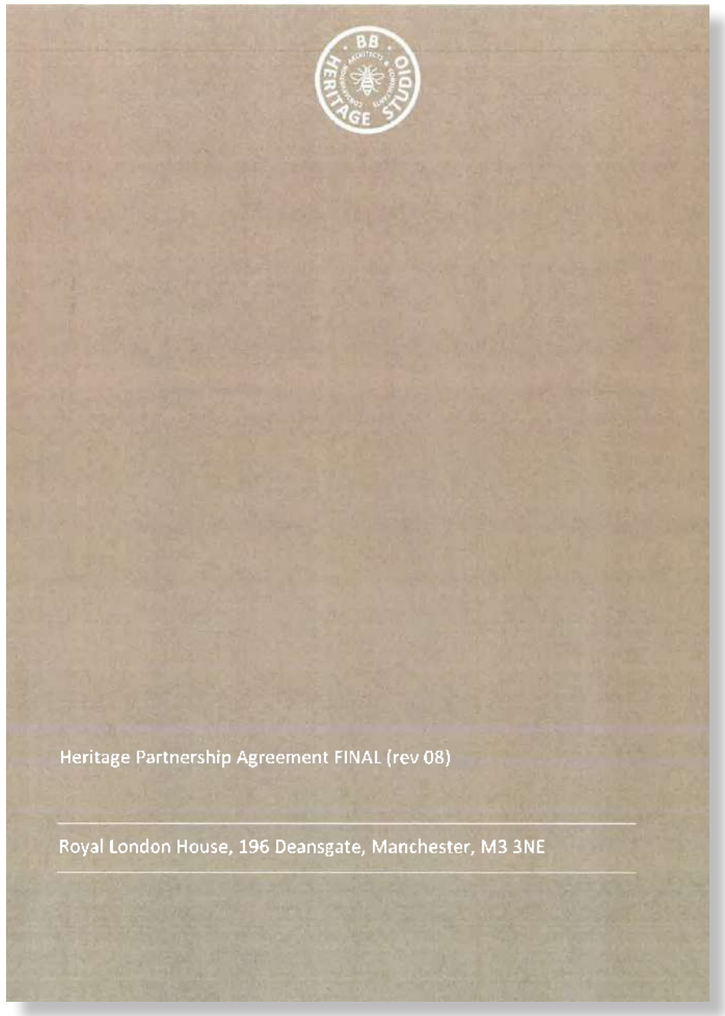
Red- Requiring Consent

Amber - Notifiable

Green - Permitted

All works outside of the scope of the HPA should be assumed to require consent.

Heritage Partnership Agreement - 2018



Heritage Partnership Agreement Review - 2023

The building is situated at the crossroads of Deansgate with Quay Street and Peter Street, sitting at the southern boundary of the Deansgate conservation area.

The building is consistent with the broad dispersion of listed buildings, interspersed with a patchwork of more modern buildings in this part of the city. The increased density of an urban centre is evident both in the neighbouring 1932 Sunlight House and the emerging St Michaels Development both of which loom large over Royal London House.

The building's location at a major road junction is significant contributor to the street scene with the building providing a positive contribution to the legibility of the urban landscape. This is most evident in the way the dome capped turret articulates the Deansgate - Quay Street corner and through the active street shop-frontages.

Key

The Application Site

Deansgate Conservation Area

Listed Buildings

The Listing States:

Insurance office. 1904, by Charles Heathcote.

Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style.

Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them.

Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements.

Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof.

Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style.

+ The Proposal - Basement

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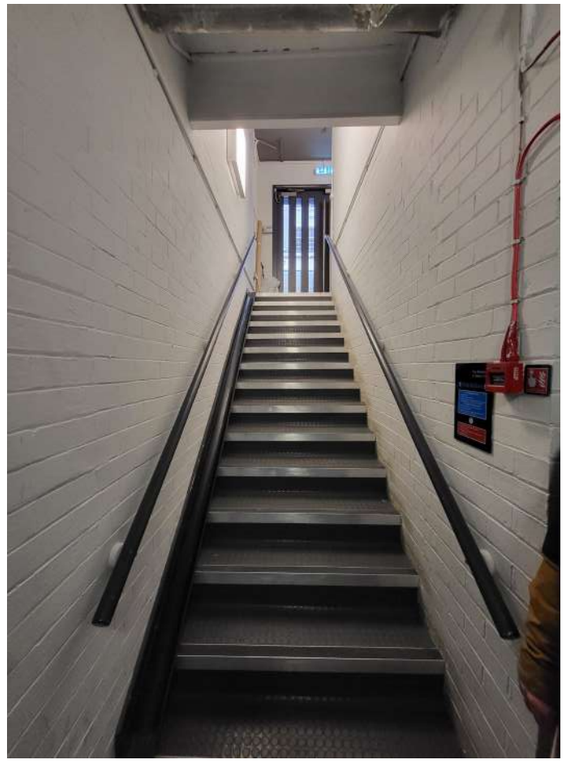
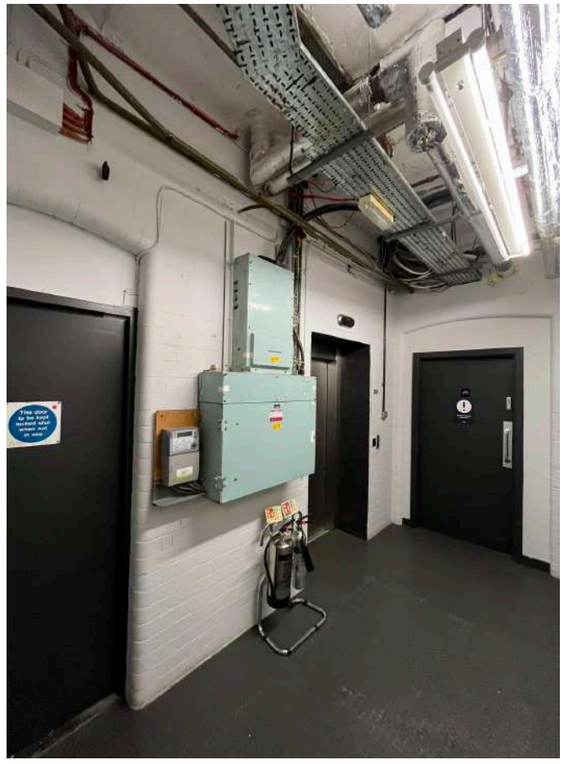
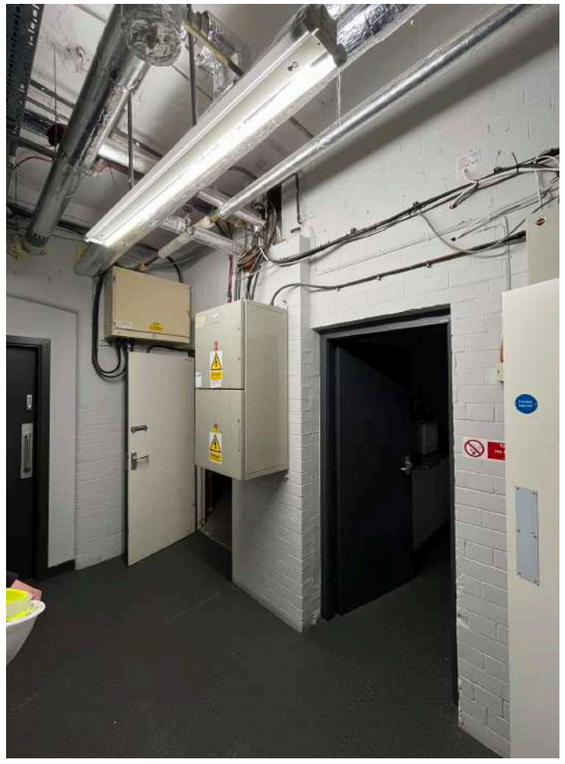
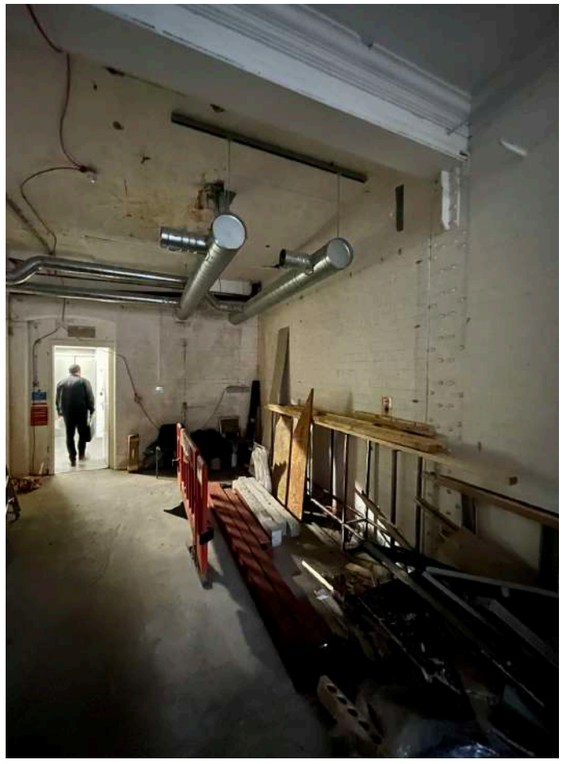
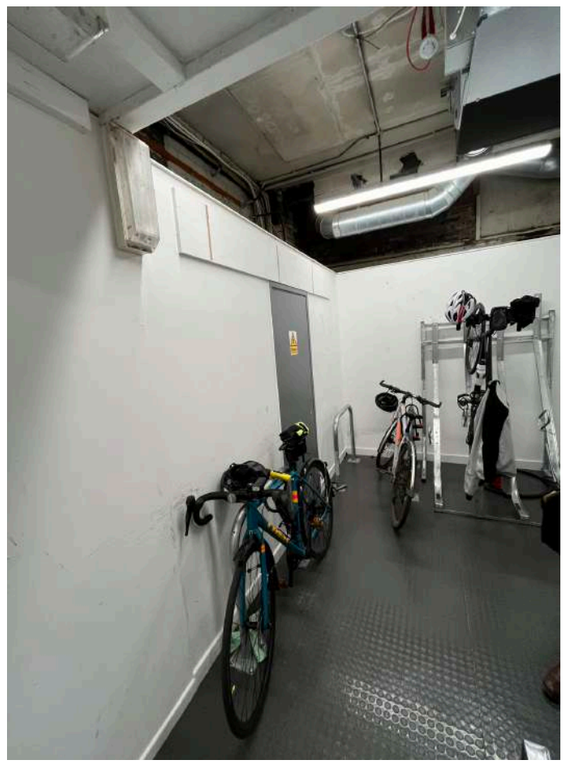
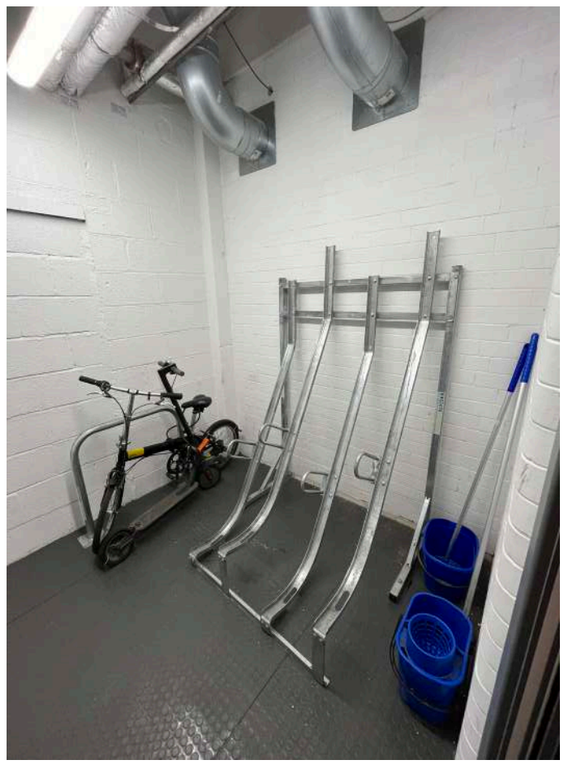
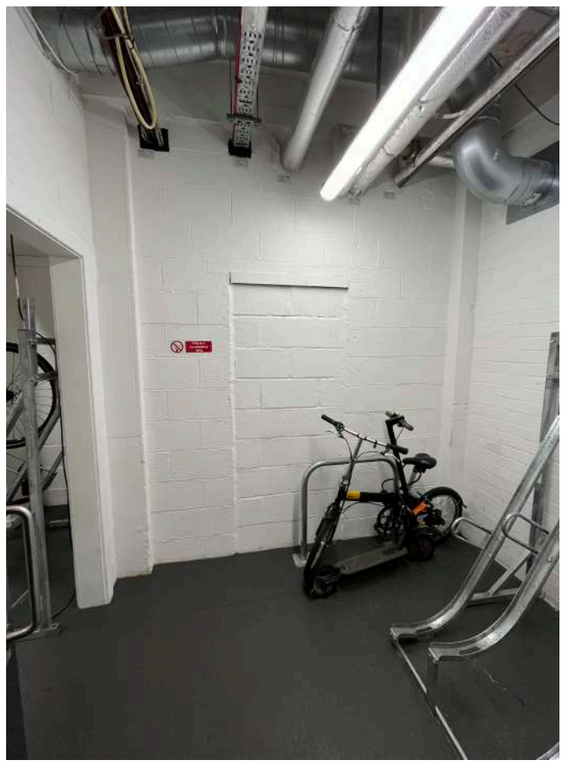
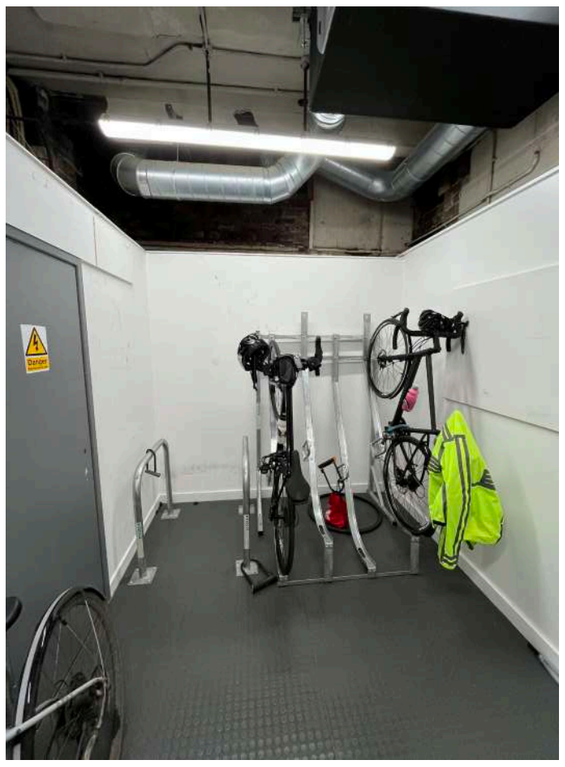
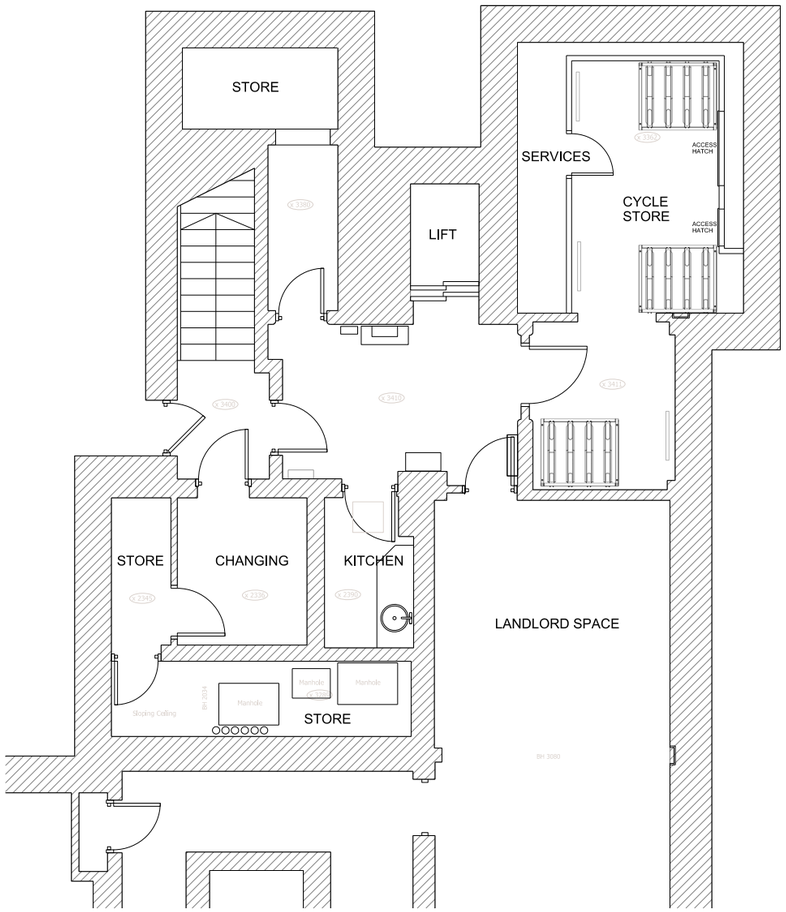
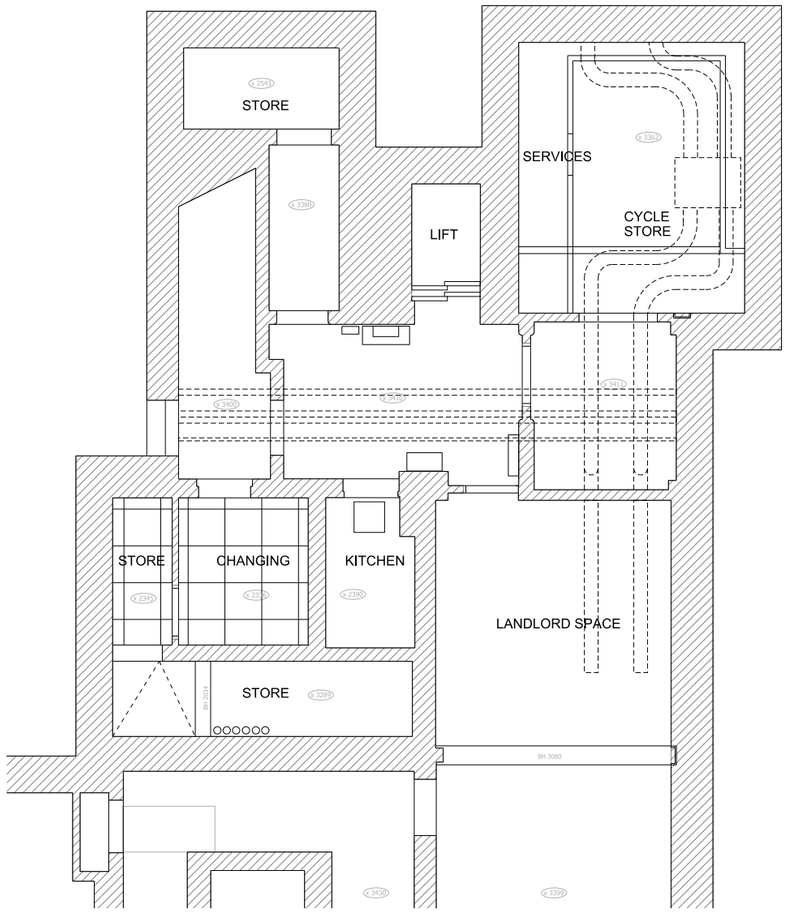
Existing Basement

Existing GA Plan - Basement

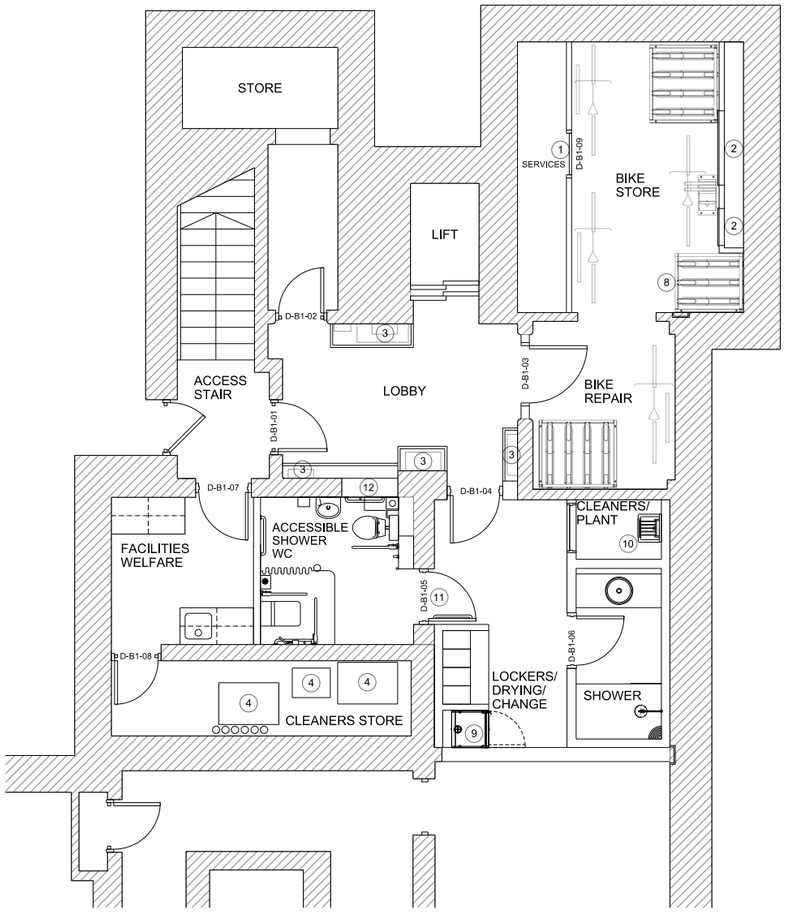


EXISTING GA PLAN

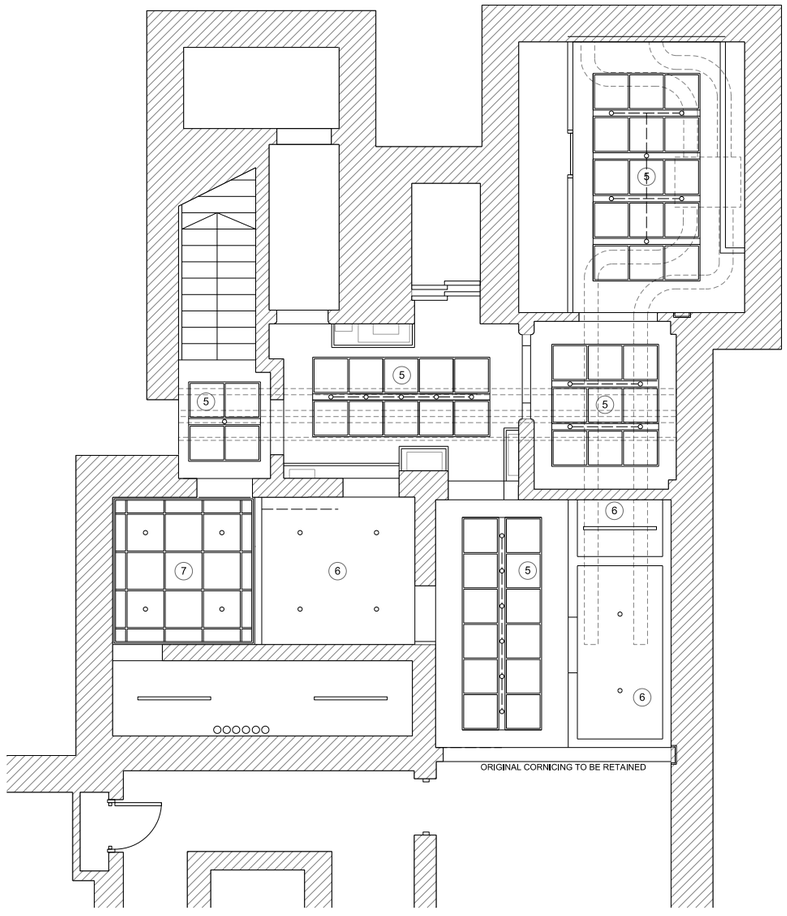


EXISTING REFLECTED CEILING GA PLAN

Proposed GA Plan - Basement



PROPOSED GA PLAN

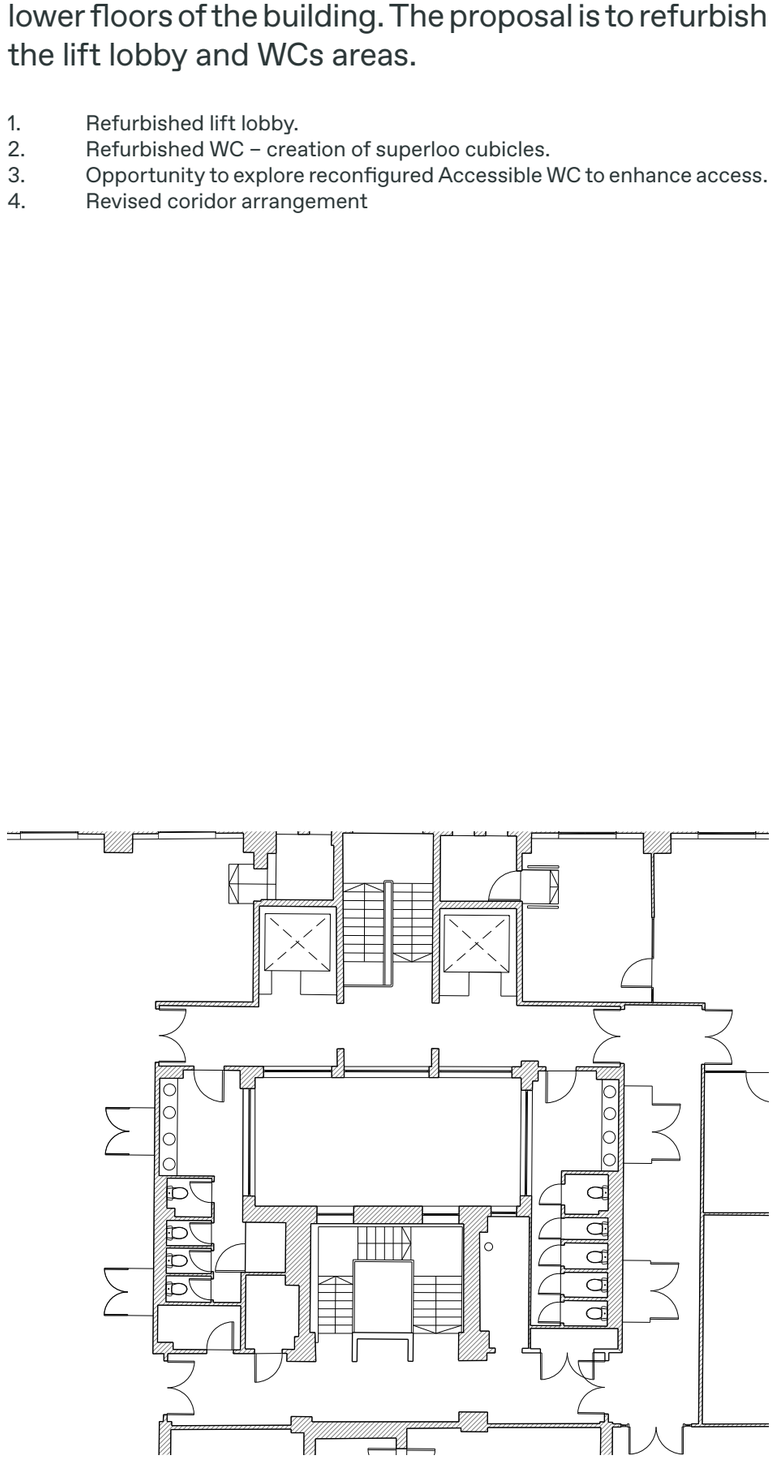


PROPOSED REFLECTED CEILING GA PLAN

Layout

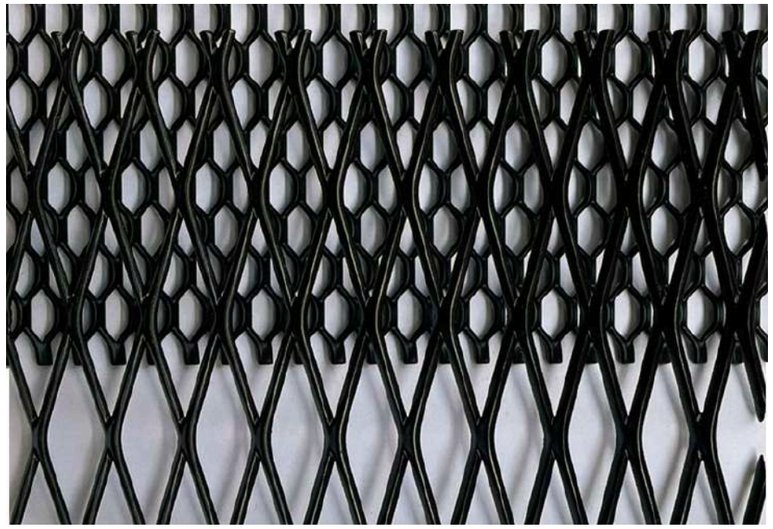
The existing common parts to the fifth floor are dated and not in keeping with the previously refurbished lower floors of the building. The proposal is to refurbish the lift lobby and WCs areas.

1. Refurbished lift lobby.
2. Refurbished WC – creation of superloo cubicles.
3. Opportunity to explore reconfigured Accessible WC to enhance access.
4. Revised coridor arrangement



Existing Core Plan

Proposed Core



+ Conclusion

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4.1 Conclusion

This design and access statement describes the way in which Level 05 and the basement of Royal London House, Deansgate, Manchester will be successfully refurbished through the activation of the building's heritage features whilst also providing a coherent, sophisticated workspace for future occupants.

In full awareness of the existing Heritage Partnership Agreement and thorough adoption of it's strategies and ethos, the scheme aims to build on the areas in which consensus has already been established and form the new proposals from a sure foundation.

We trust our endeavors to present the case for approval are self-evident and that a decision notice may be forthcoming.

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