

Linley House, Manchester

DESIGN AND ACCESS STATEMENT

05.07.24

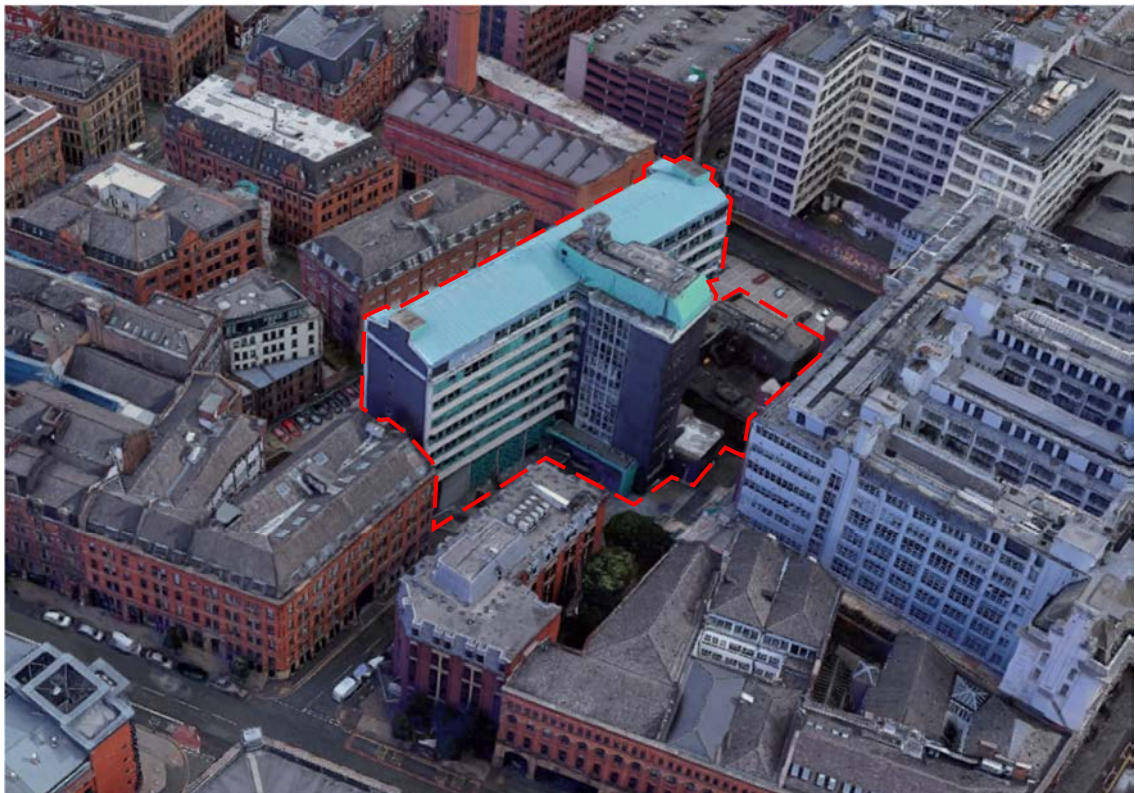
Introduction

This Design and Access Statement document has been prepared by MoreySmith to accompany a full application submitted for the site known as Linley House.

The building was acquired by Castleforge Partners in 2019. The vision for the site is to improve the street presence and appearance of the building, activate the street facade, enhance the approach to the building and the visitor's experience and improve the quality of the offered office space in order to meet the needs of the current tenant market.

The proposals set out within this planning application document includes the following:

- Alterations to the windows and louvres at Second and Sixth floor levels
- Replacement of some existing plant with new plant equipment for Second, Third and Sixth floors on the lower plant deck

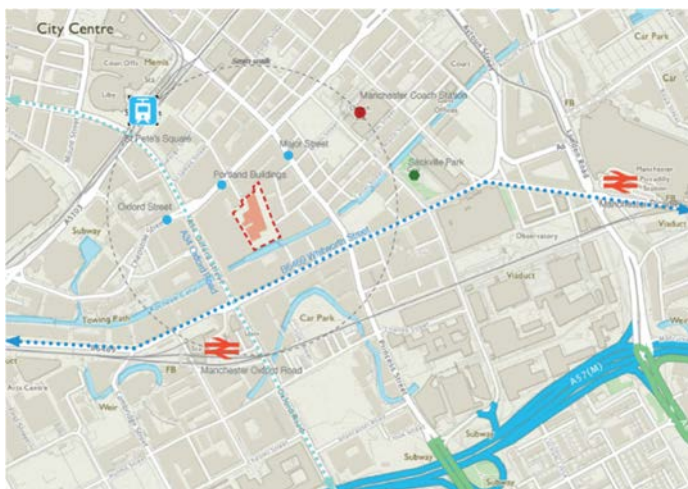


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Location

The site is located within the city centre of Manchester within walking distance to the Central Retail District and to the south of the Chinatown. The site is set back from the main roads and it is accessed from Dickinson Street to the north and Bloom street to the East. On the south side it borders with the canal and the Towing Path. The site extends to approximately 0.59 ha.

The site is very well connected, being within a 5min walk from the Manchester Oxford Road train station and the St. Pete's Square tram station and within a 10min walk from Manchester Piccadilly train station. The nearest bus stop, is located in very close proximity to the main entrance of the building at the junction of Portland street with Dickinson street. The nearest green space in Sackville Park and is located to the East of the site.

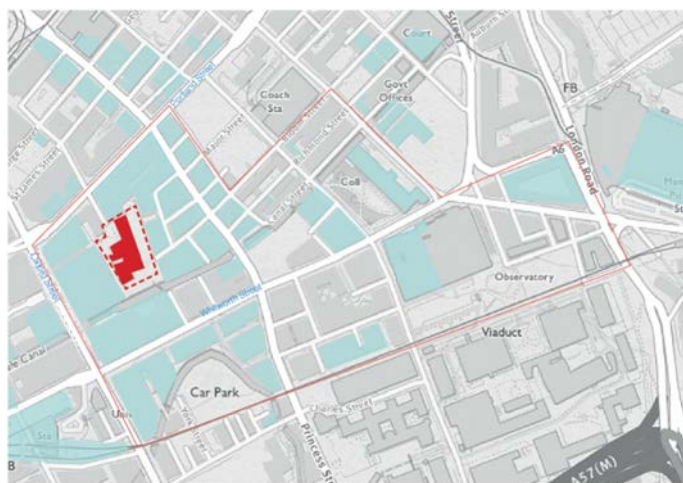


 Site Boundary  Bus Stop  Main Roads

The site sits within the Whitworth Conservation Area and neighbours with the George Street Conservation Area to the north.

The Whitworth Conservation area is distinctively of Mancunian character with a plethora of Victorian and Edwardian buildings erected between the 1850 and 1920. Most of those buildings have been erected as warehouses to accommodate the flourishing textile industry of the city. These are mostly of 6 to 7 storeys high with intricate front façades that house the offices and simpler glazed façades to the rear.

Important listed buildings of the area are no.103 Princess Street, the New Union Hotel public house, India House, Central House and Lancaster House among many others.



 Site Boundary
 Whitworth Conservation Area Boundary
 Listed Building



103 Princess Street



India House



Lancaster House

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Site Appraisal

The existing building is detached with open car parking areas to the east and south of the site. The main access to the site is from Dickinson Street, where the entrance to the building and reception is also located. A secondary entrance is located to the east towards Bloom Street.

The site has no common architectural language with mostly historic nearby buildings and has no active frontages.

The existing T-shaped building comprises of 9 storeys, including a smaller basement level, and a taller plant enclosure above. The two story building to the rear, is known as the CMC building and is linked to Linley House.

The existing office space is arranged within the principal Linley House building over first to eighth floor. The ground, basement and first floor comprise of ancillary areas, high quality co-working space, various plant and service rooms.



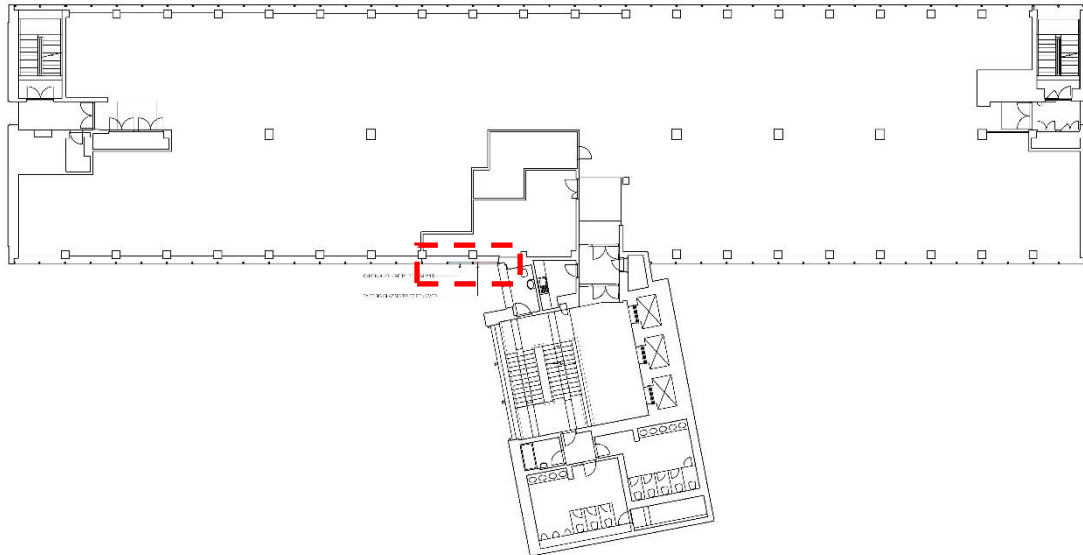
The Building

The facade towards Dickinson Street is characterised by the copper canopy denoting the main entrance of the building and a high quality façade adjacent at street level forming a connection with the surrounding area.

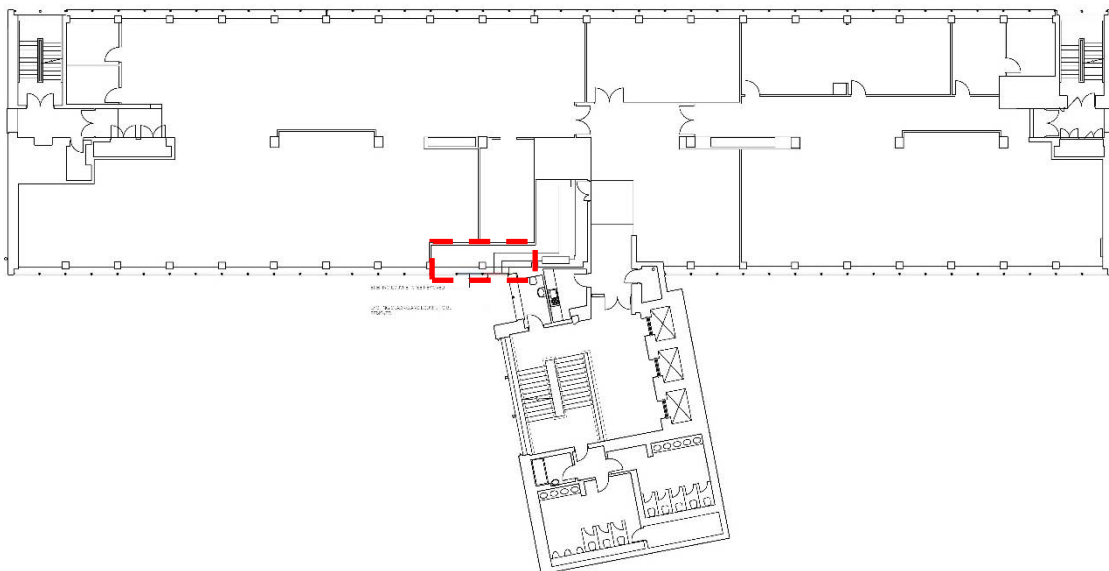
The main materials on the upper floors are the curtain walling, the blue back brick and the off-white stone with louvres used at various locations with . On the ground and first level, there is an oxidised copper canopy that forms part of the main entrance and the high quality contemporary façade for Clockwise that provides direct access to the lobby and coffee area.

The facade towards Bloom Street has a revolving door with double height shopfront glazing to the Clockwise entrance. The materials match those used in the front elevation, giving the building a uniform design language throughout.

Existing Plans



Existing 2nd Floor Plan showing location of window and louvre replacement within red box as part of the proposed works.



Existing 6th Floor Plan showing location of window and louvre replacement within red box as part of the proposed works.

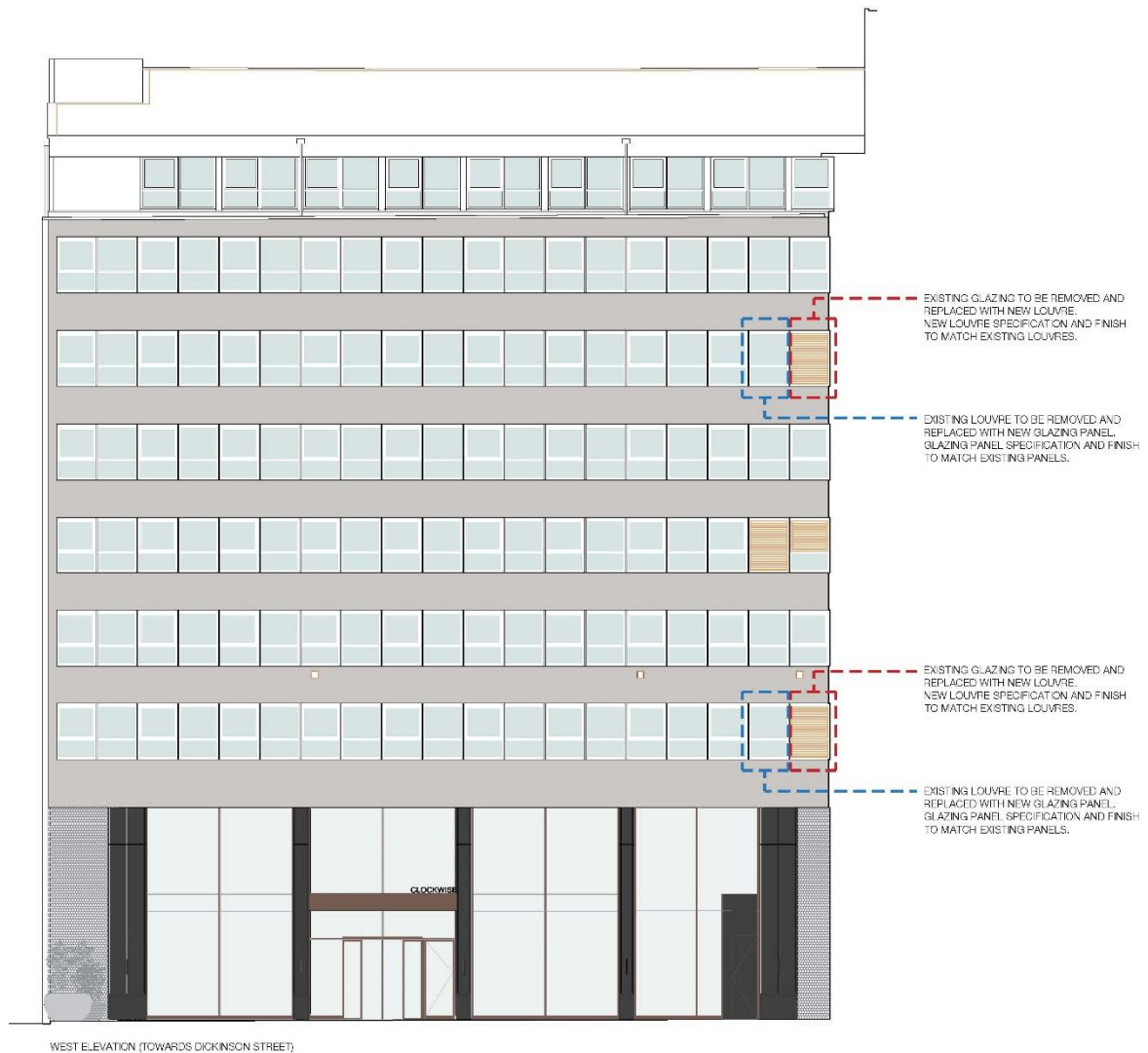
Existing Elevation



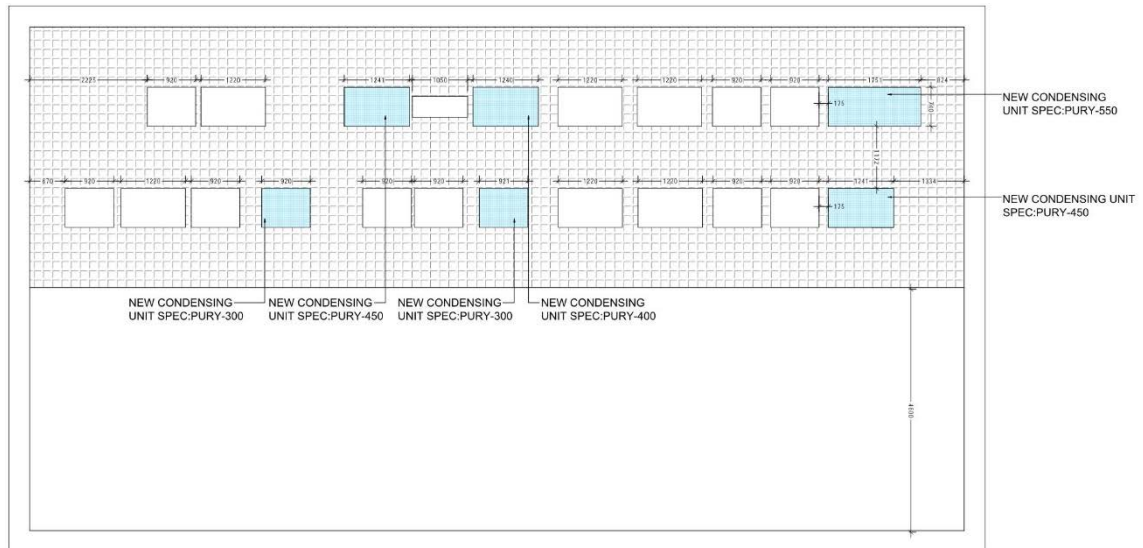
Existing Elevation showing current location of window and louvres on the 2nd and 6th floors.

The Proposal

The proposal consists of external facade works on the West elevation to the second and sixth floors to include the removal of existing louvres and reinstating of new windows within the current louvre positions. Existing glazing panels to be removed and a new louvres to be installed where glazing is to be removed as per the proposed information. Installation of new louvres and glazing are strictly to match existing design and colour.

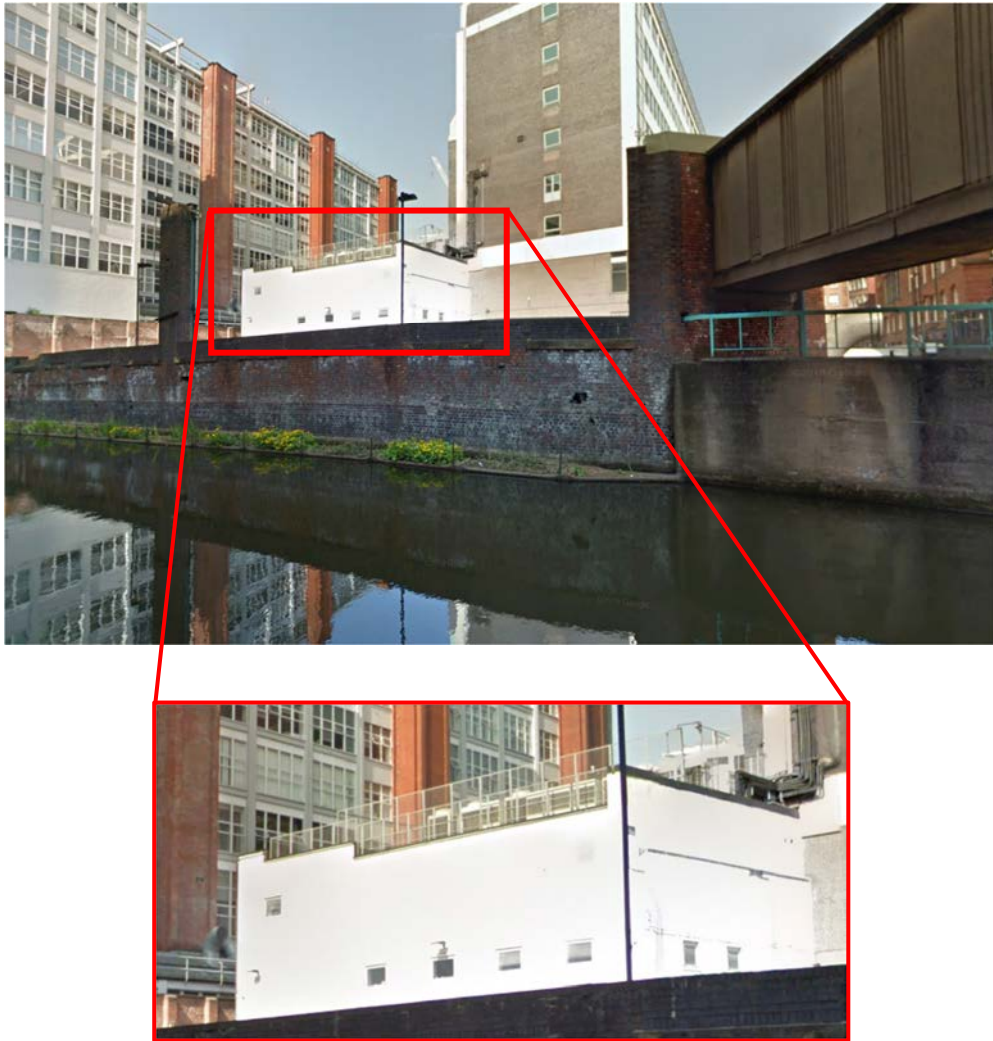


The proposal also includes changes to the current plant deck area located on the roof at second floor level plant area. This is to include replacement and new install of condensers required for the second, third and sixth floors within the existing plant area enclosure.



Existing roof plan at second level, plant enclosure shown in grey – Proposed new plant condensers highlighted in blue.

NOTE: All louvre and plant specifications and performance by MEP engineers.



Photos of the existing plant enclosure where the alterations to plant condensers are to be implemented. The plan

Assessment of proposed works

Due to the small scale and position of the proposed works to the plant area and the elevation consisting of the louvre/window replacements, it is expected that these will not be directly visible from street level and will have minimal impact on the surrounding area.