

Royal London House, 196 Deansgate

For AM Alpha

Design and Access Statement - Level 5

August 2024

JB+CO



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+ Introduction

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Strategic Overview

This document has been prepared by JB+CO (Jeffrey Bell Architects) on behalf of AMAAlpha 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 AMAAlpha 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

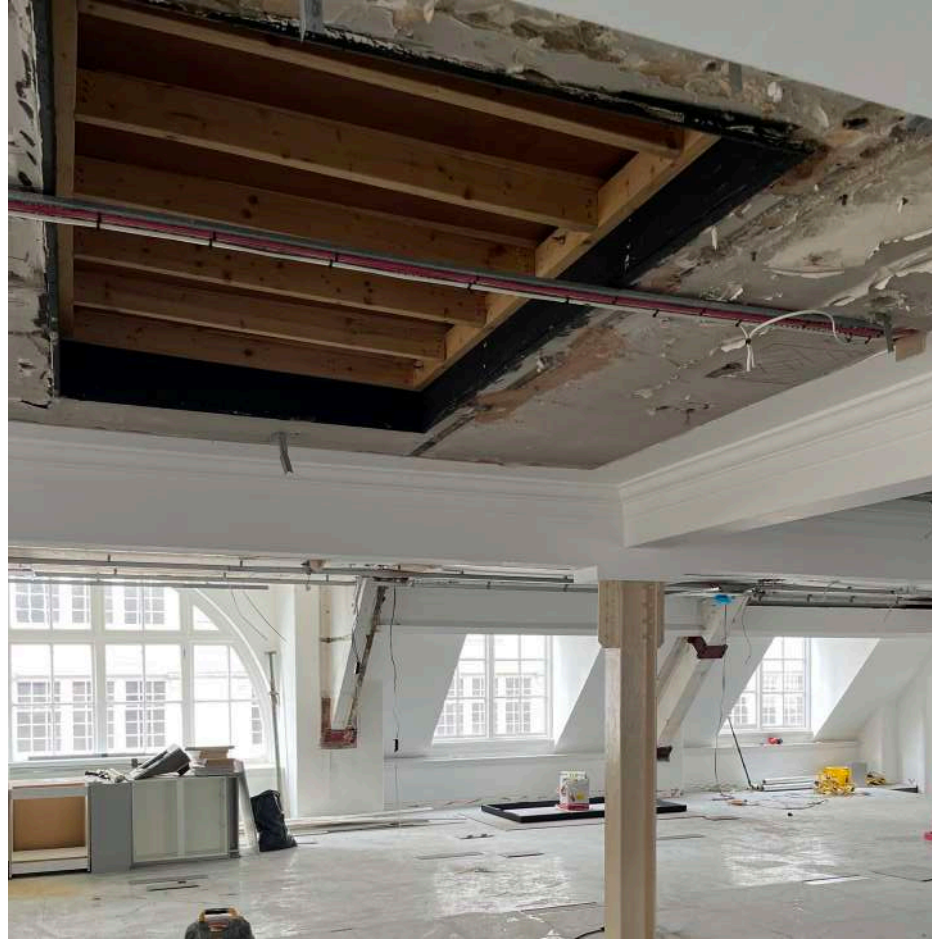


Strip Out

In the course of tenant leases coming to an end on Level 05, a short program of investigatory opening up work has taken place.

This has been supplemented by a soft strip of Suite A on the Southern half of the floor plate. This has uncovered a number of original building features consistent with the desktop, non-intrusive investigation work undertaken previously.

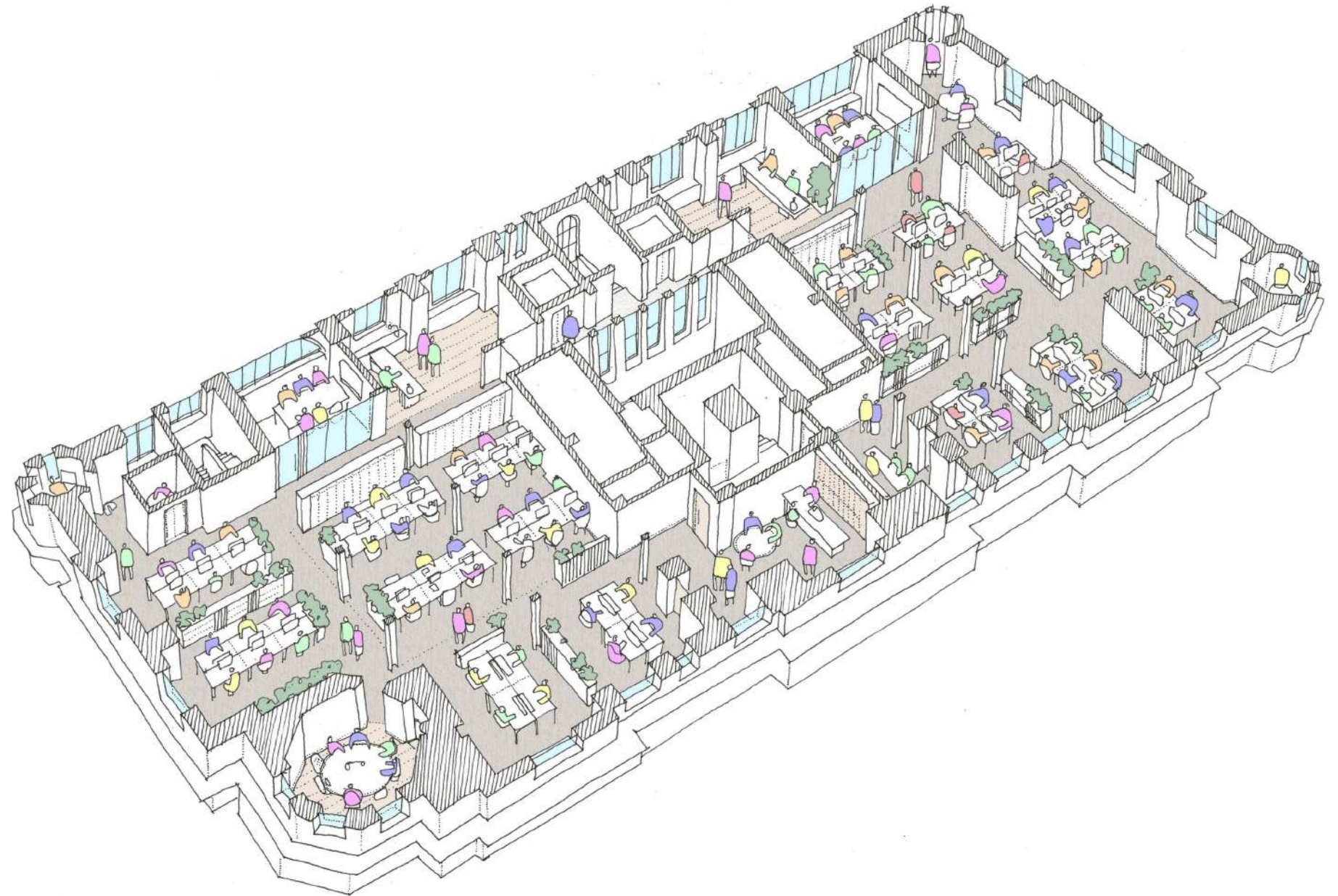
Of most note are the roof level 'light shafts' within some pitched roof sections of the building and the sealed rooflight openings to the flat roof area of the plan. Significant structural interventions are evident, along with traces of previous internal layouts and finishes.



From first impressions it is apparent that previous refurbishments have sterilized the space with a general trend for new white painted plaster, rather than honest celebration of original building fabric. With that in mind a key driver of the scheme is to unpick previous work, uncovering the texture of the building's character.

It has been identified that the shorter floor to ceiling height and raked ceilings to Level 5 pose a lettings challenge. A vacant area of the listed building being a threat to the long-term viability of the building and a clear item to address during the refurbishment.

The existing MEP
Building EPC
Belief in good design



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.

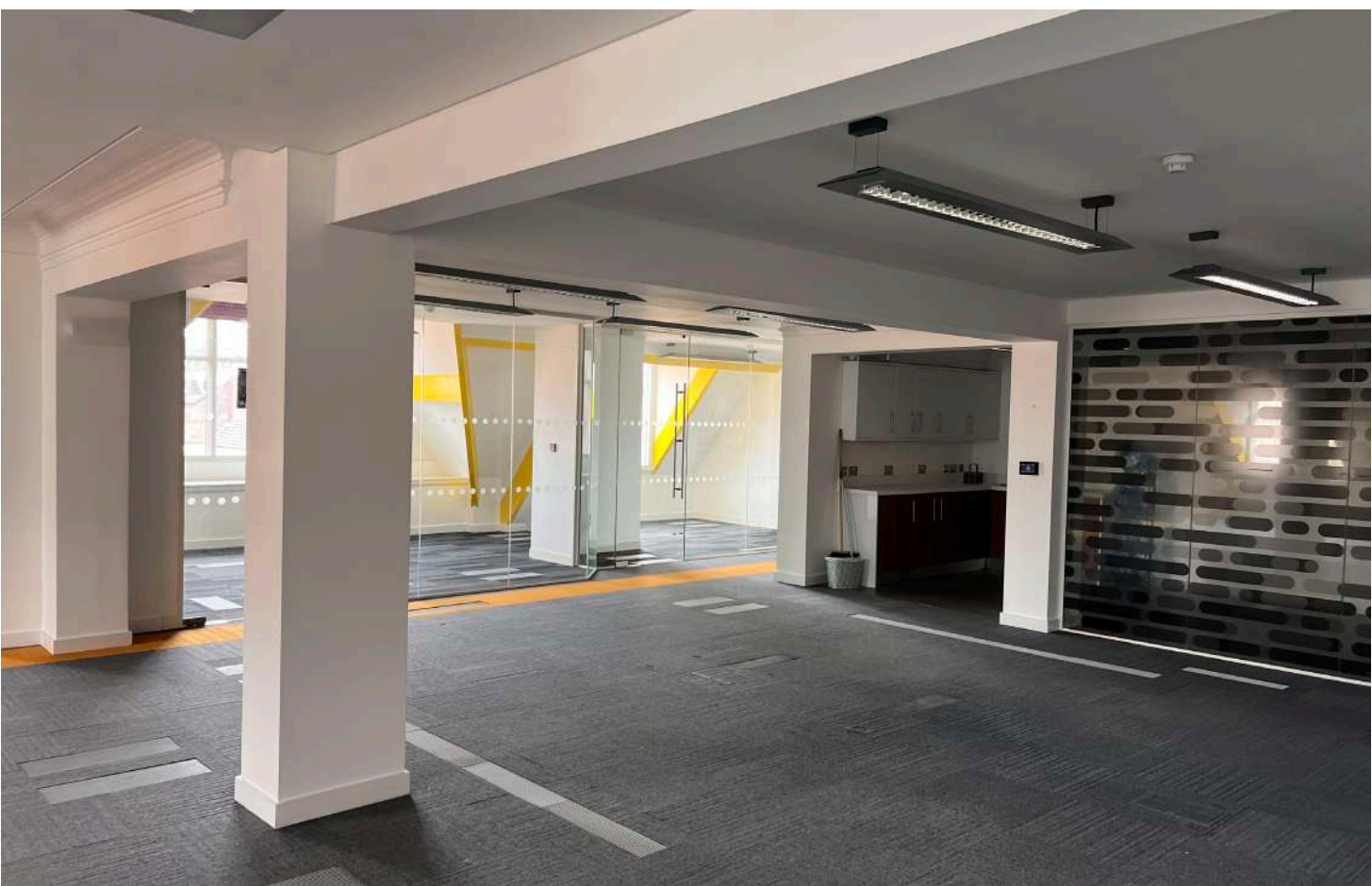
Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style.

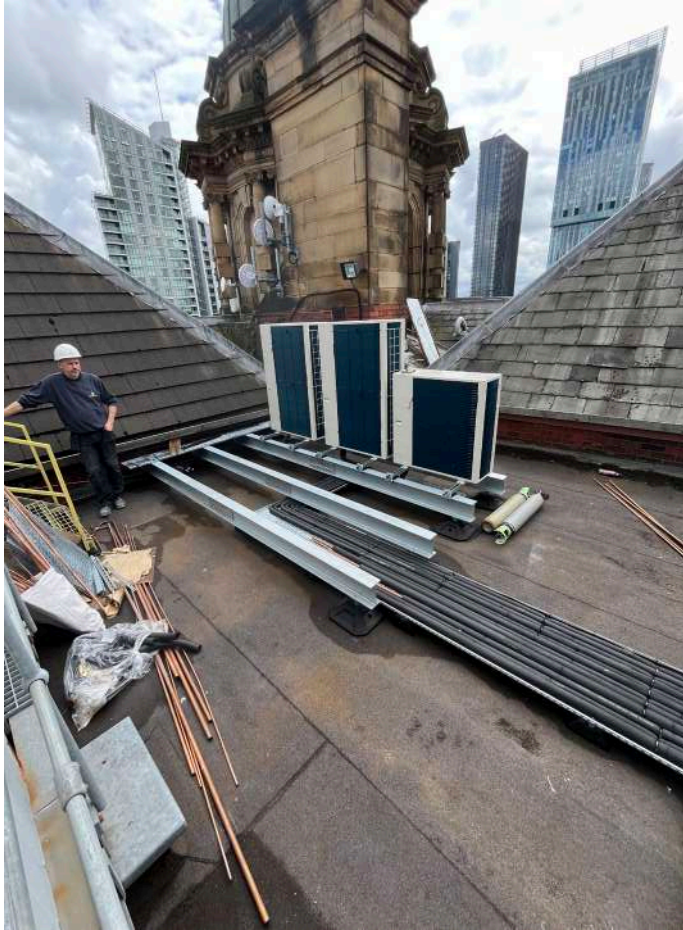




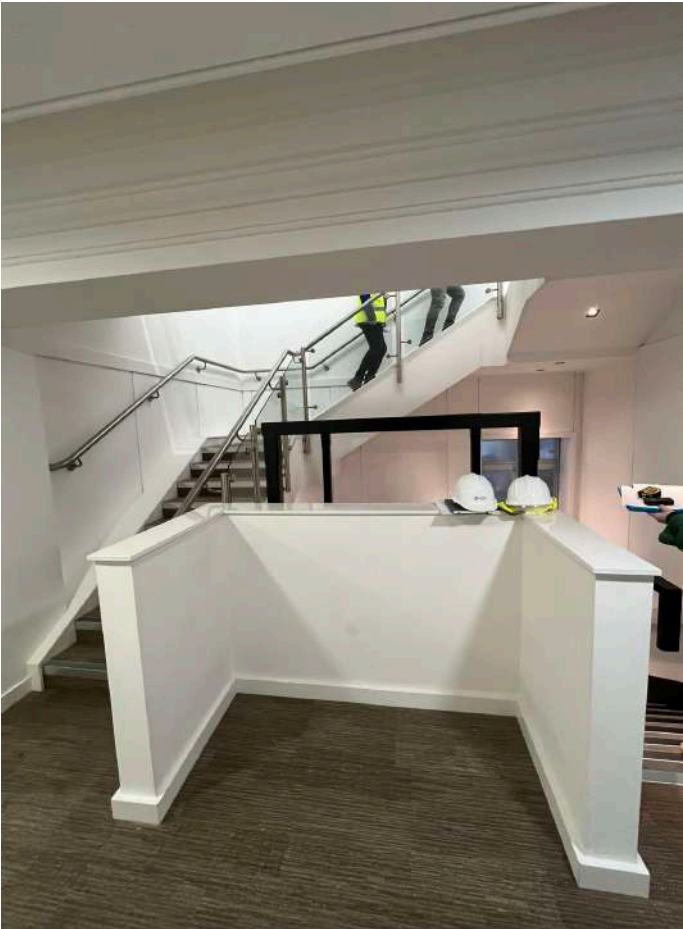


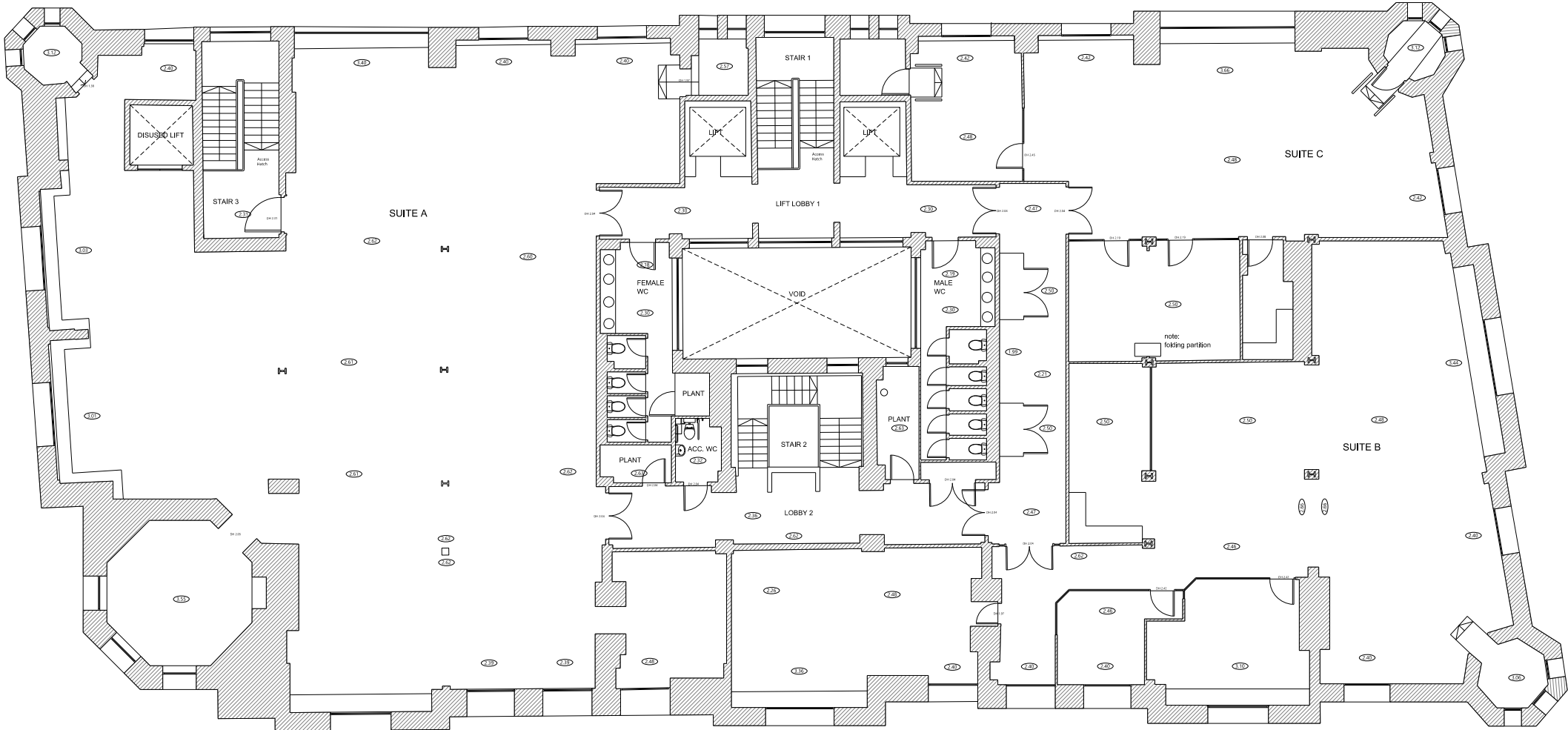




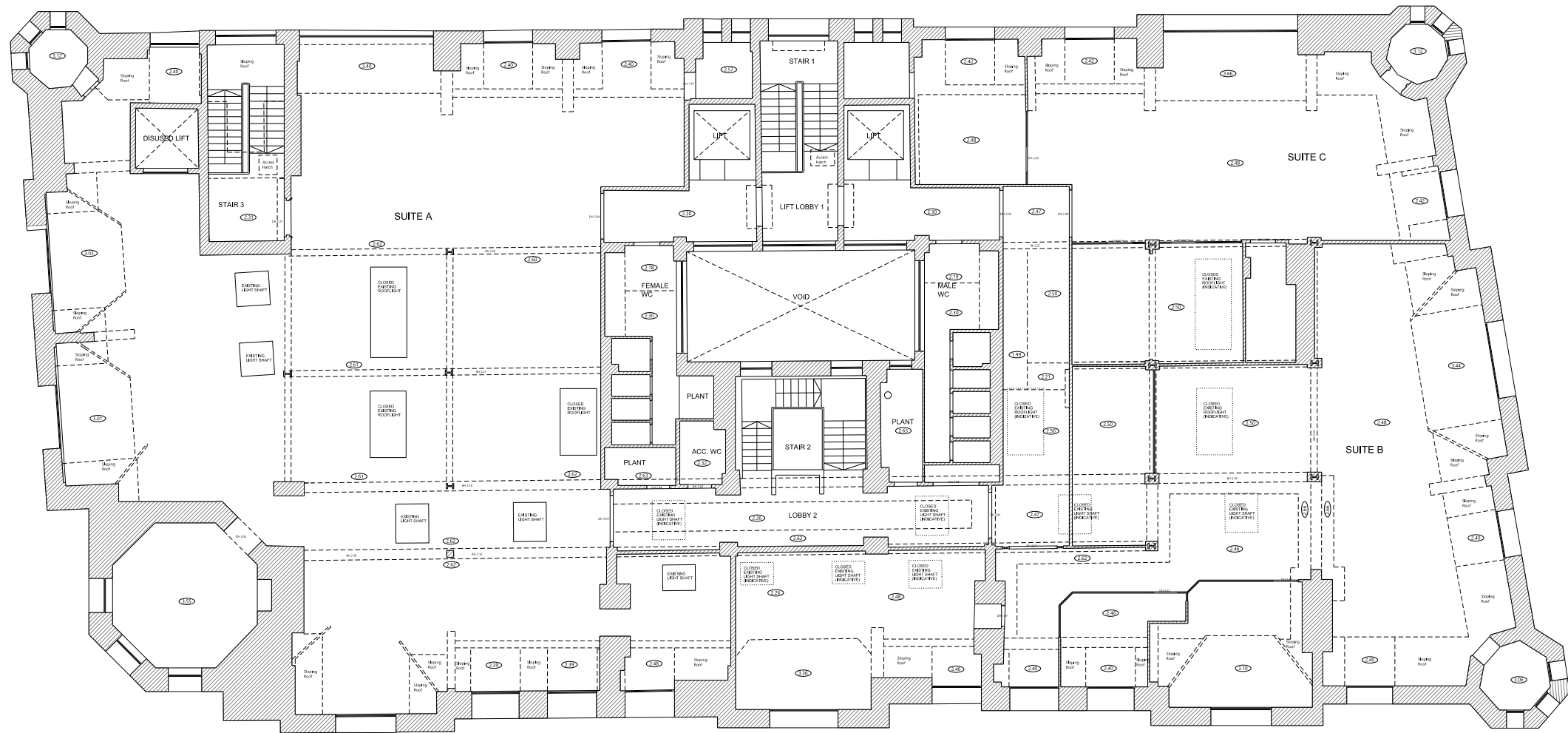




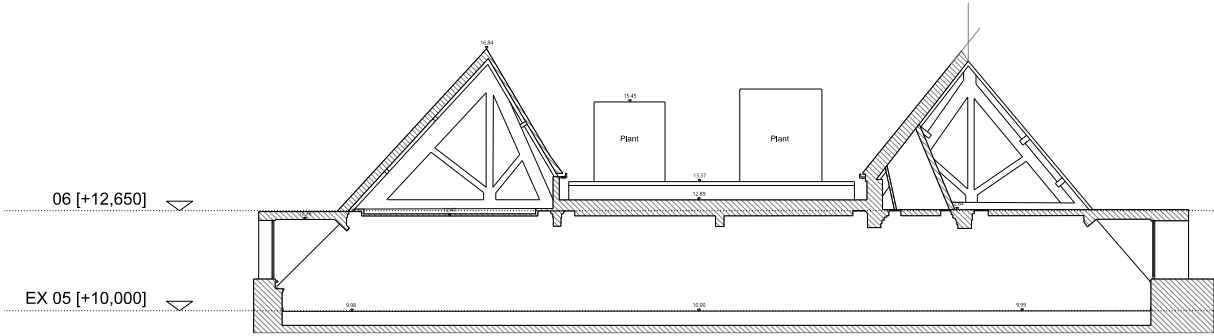




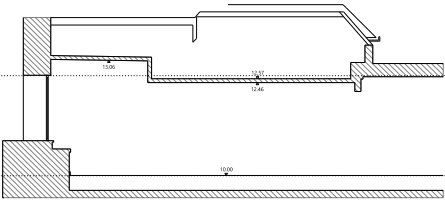
Existing GA Ceiling Plan - Level 05



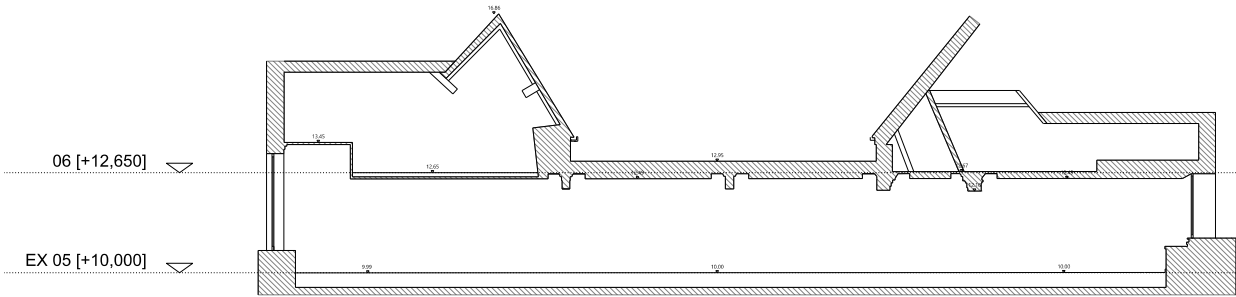
Existing GA Roof Sections



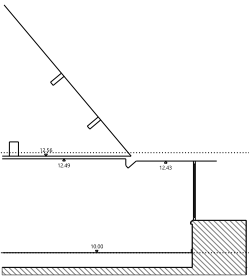
SECTION 01



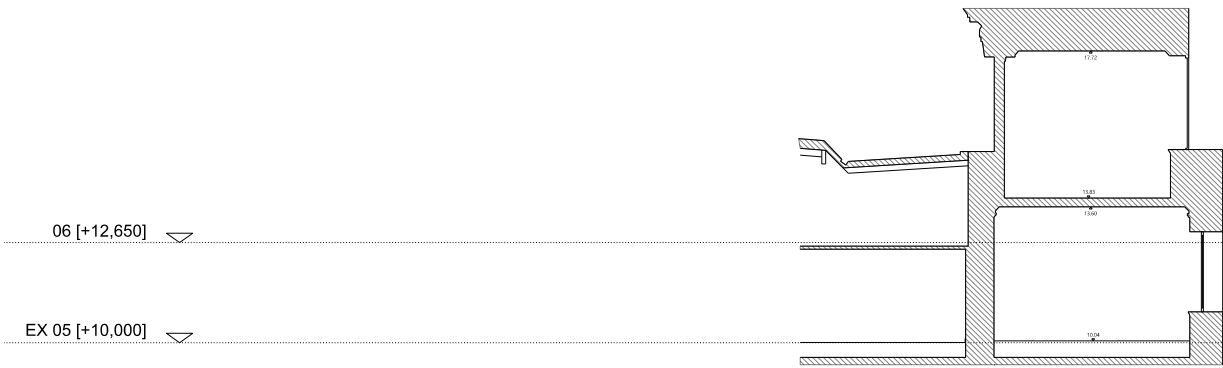
SECTION 04



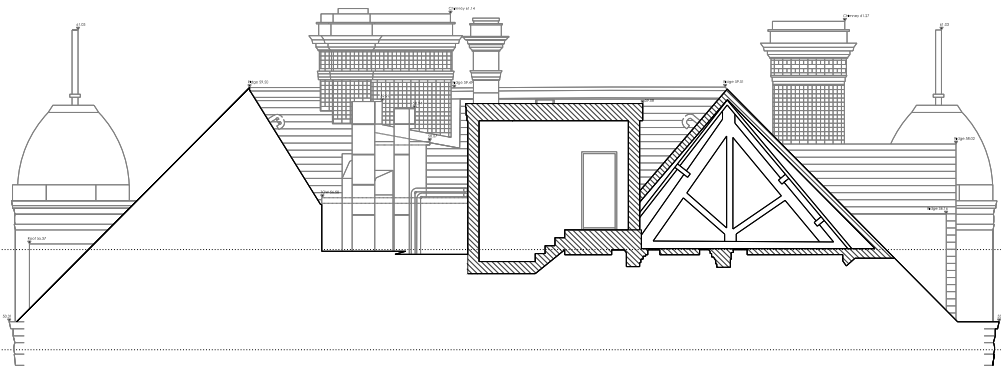
SECTION 02



SECTION 05



SECTION 03

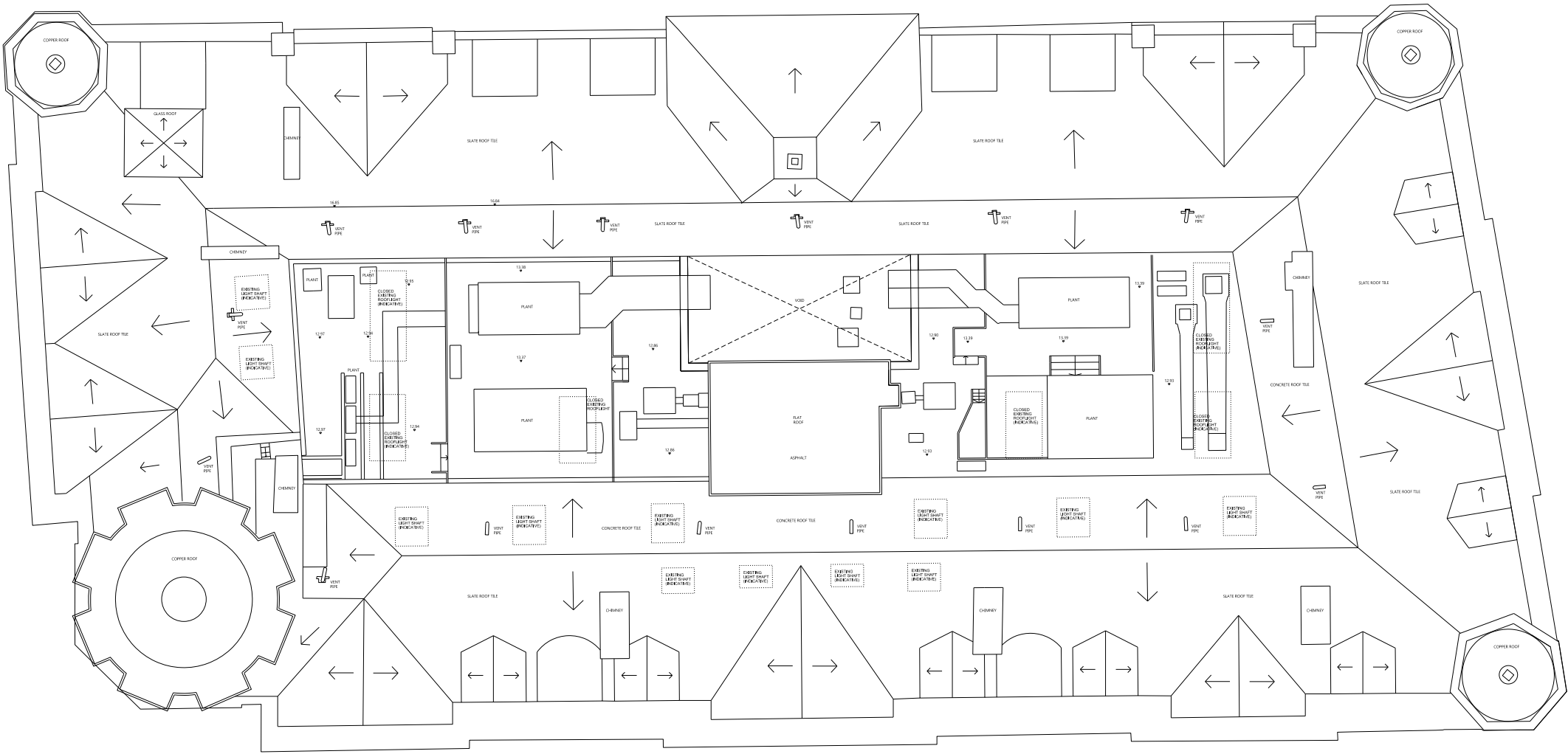


SECTION 06

Existing GA Attic Plan



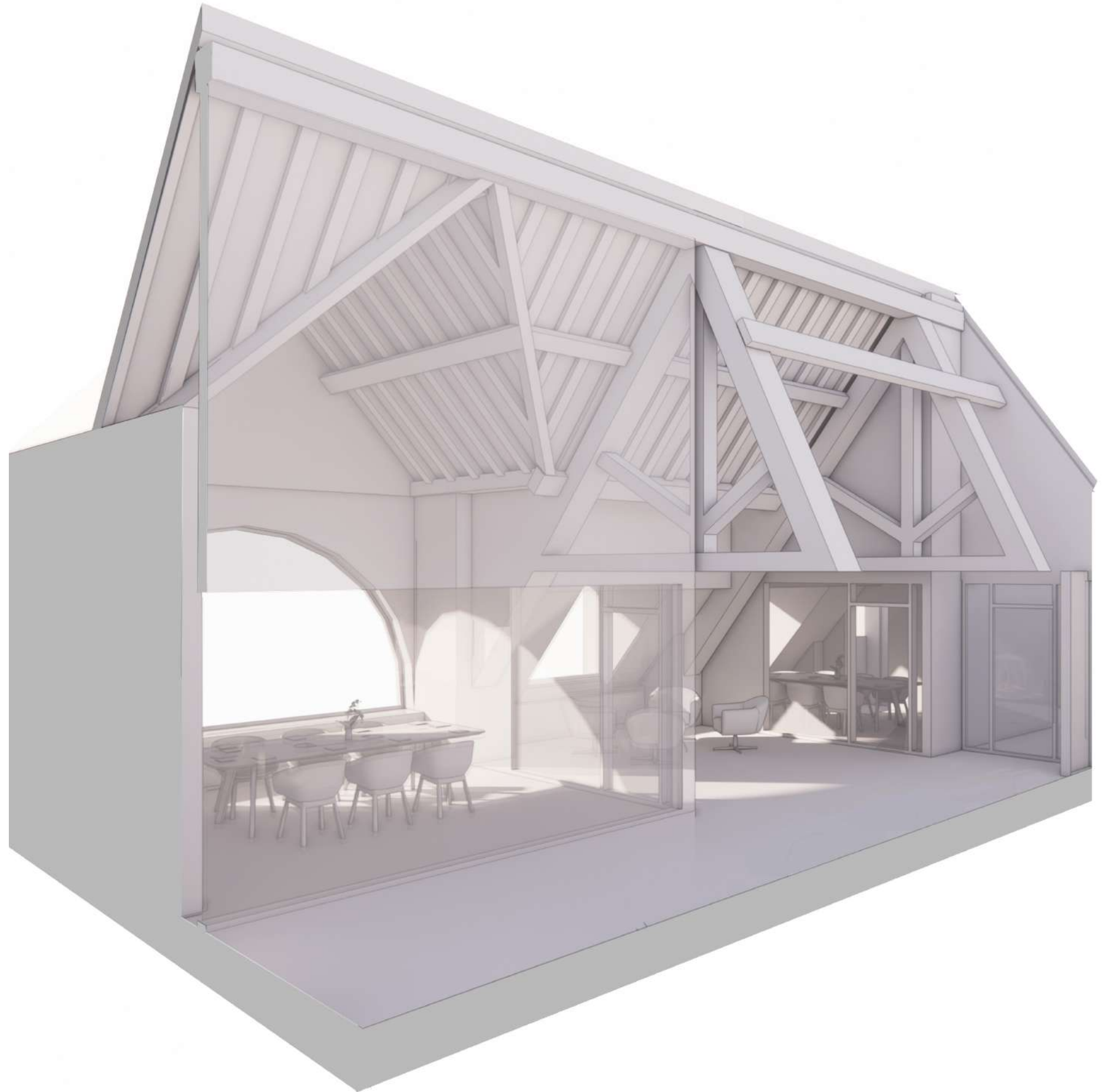
Existing GA Roof Plan



As understanding of the existing building has developed, the scheme has evolved to ensure the proposals are appropriate.

Many core aspirations of the scheme have endured from inception, however architectural interventions have been reduced or modified in response to specific building features.

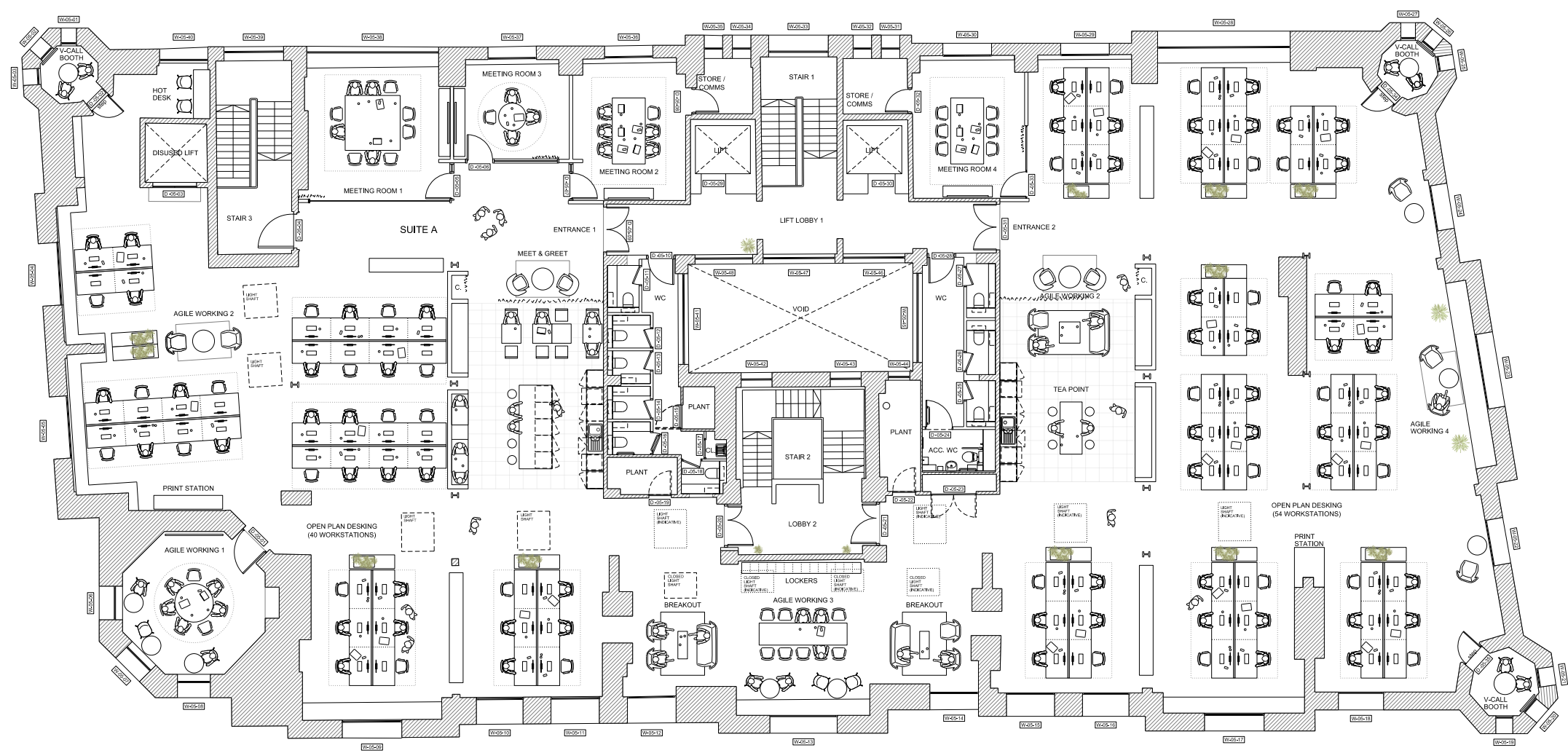
An early aspiration was to remove large areas of ceiling and open up the floorplate into the roof void. As the extents of original ceiling have become clear and the possibilities presented by the extant light shafts have been understood, a very conscious move to retain and restore heritage ceilings has been made.



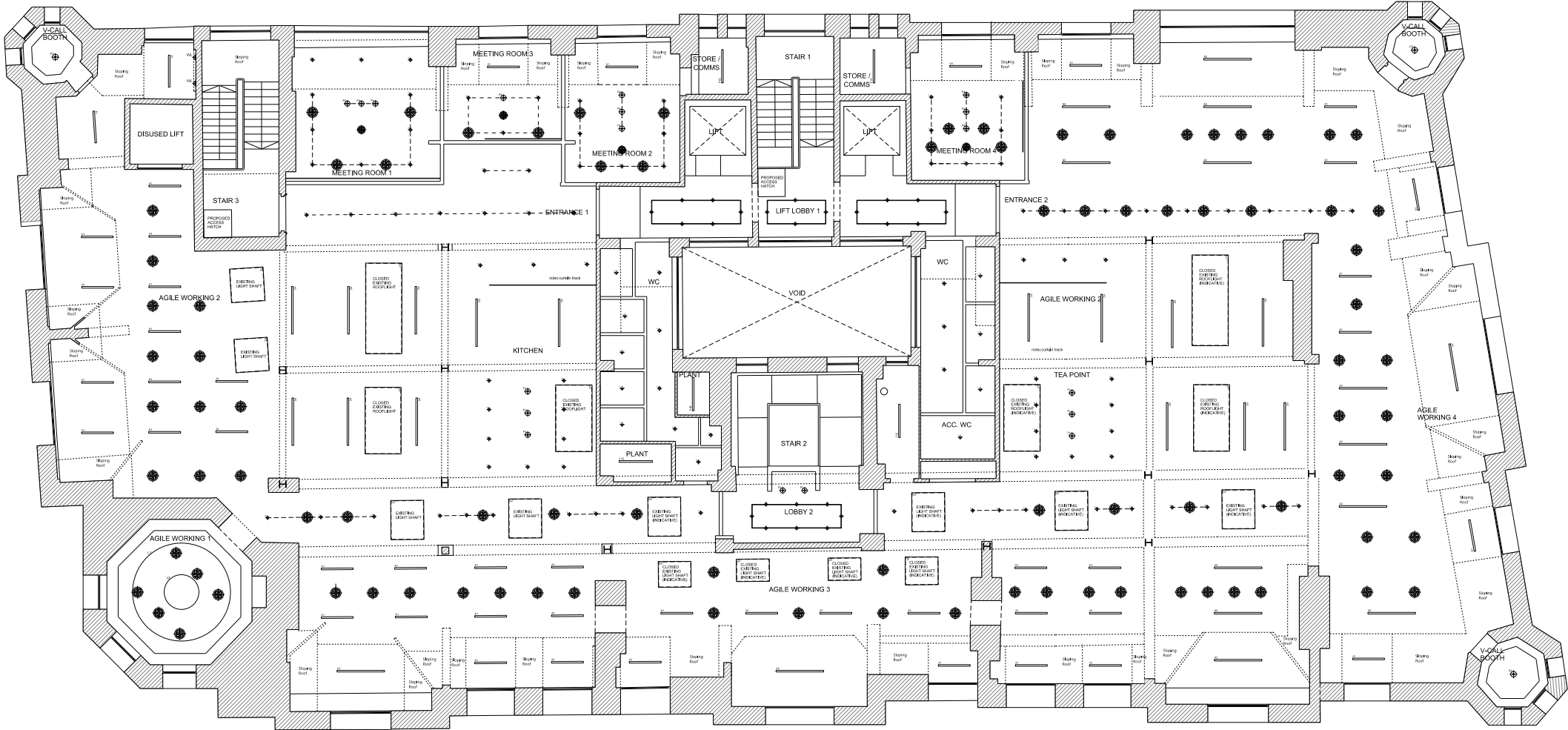
+ The Proposal
-Level 05 and Roof

2.0

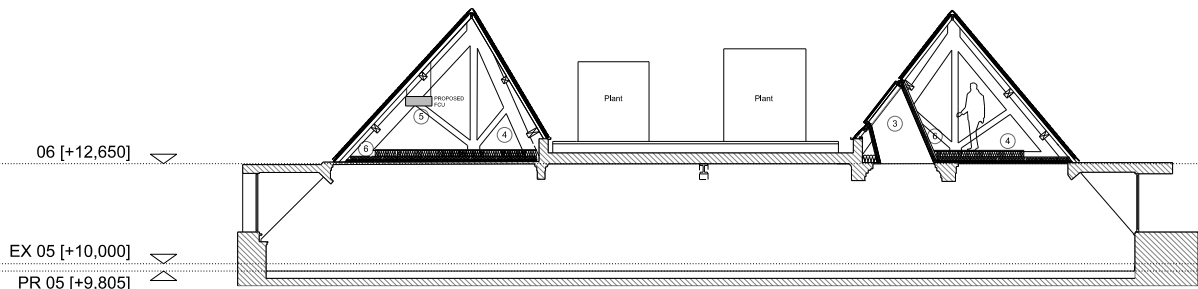
Proposed GA Plan - Level 05



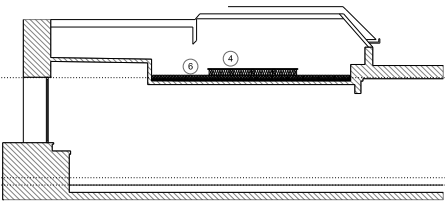
Proposed GA Ceiling Plan - Level 05



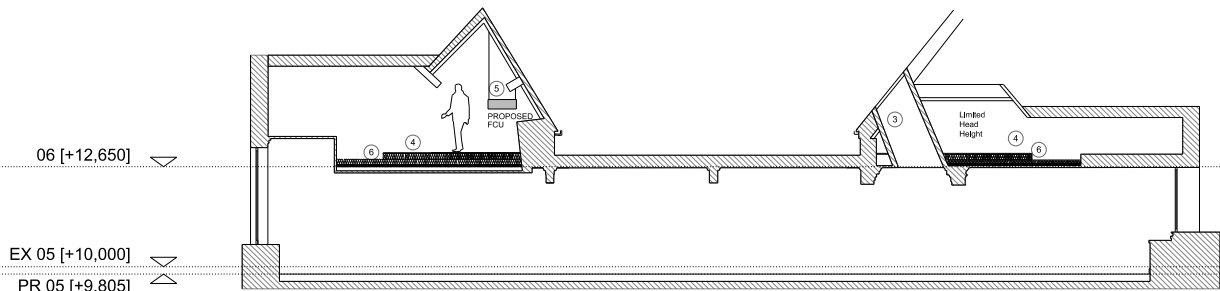
Proposed GA Sections



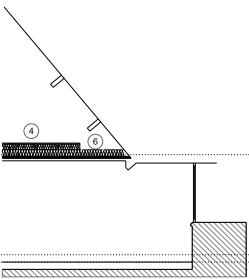
SECTION 01



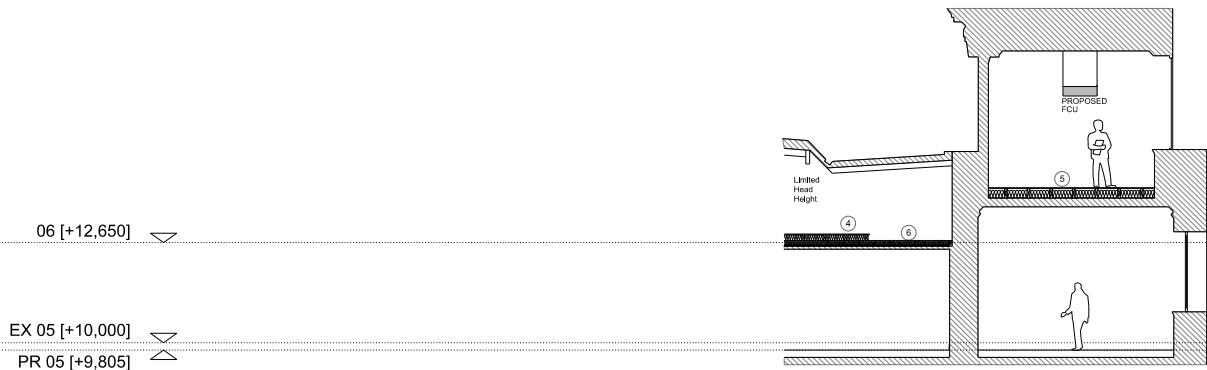
SECTION 04



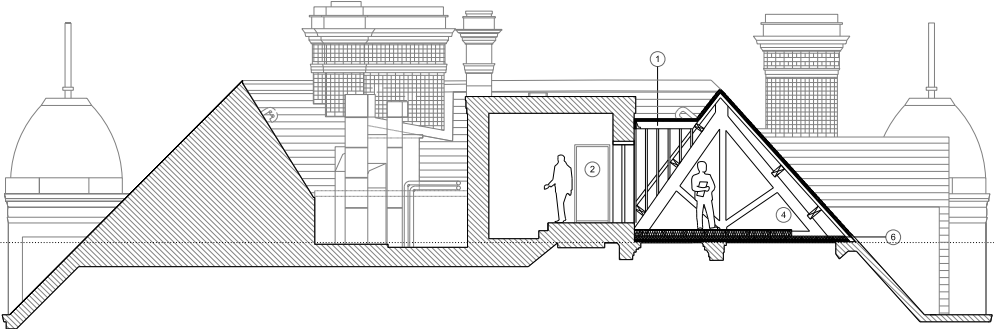
SECTION 02



SECTION 05

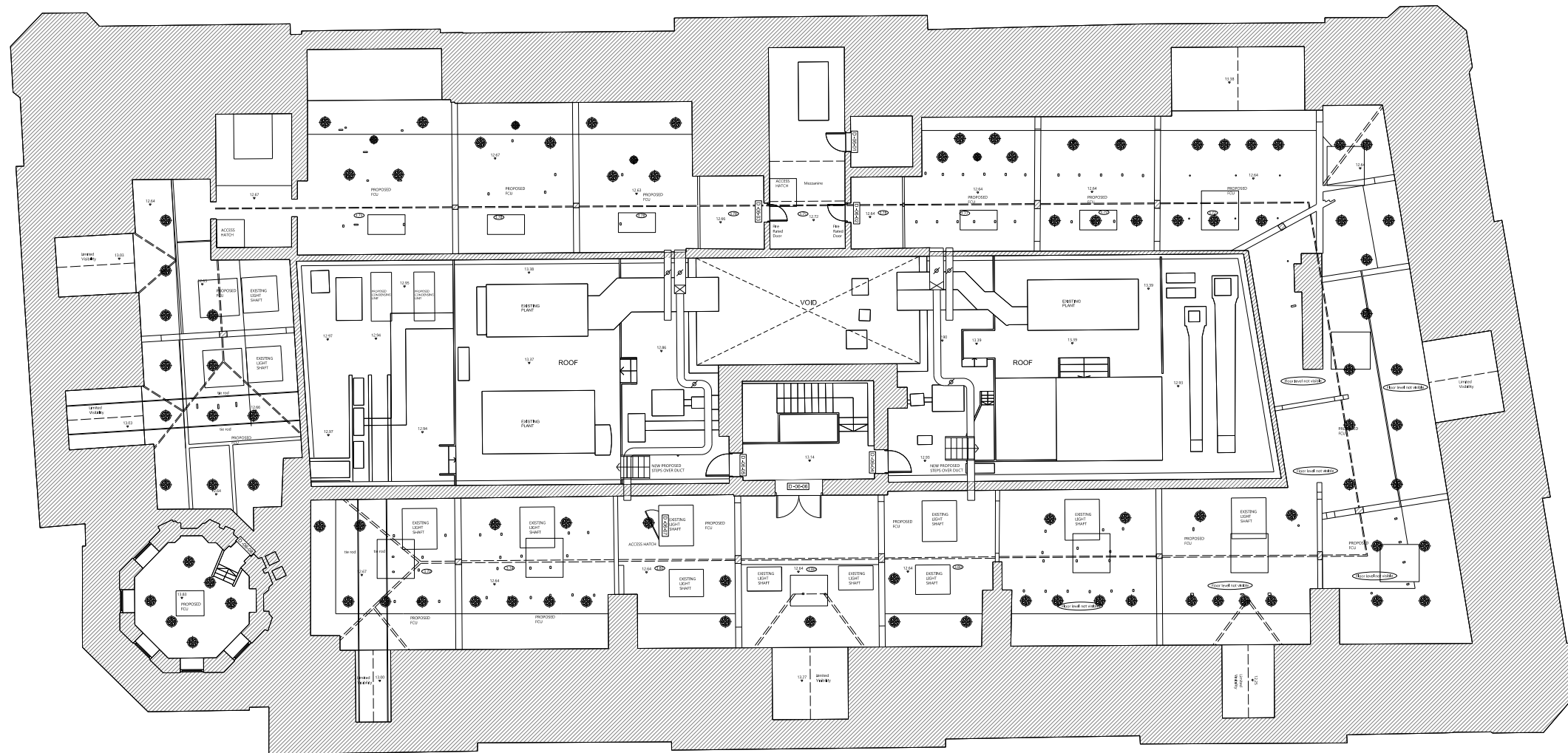


SECTION 03

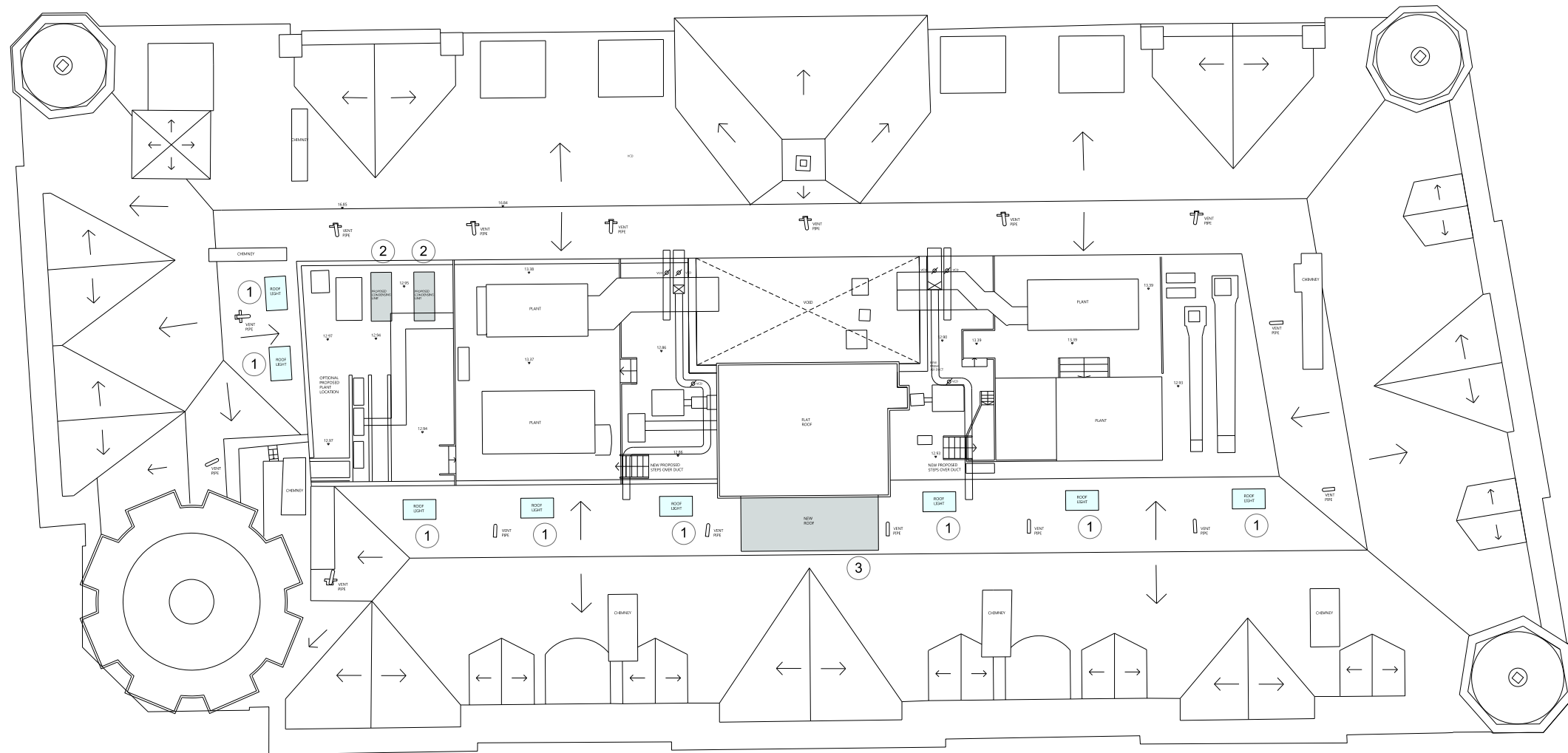


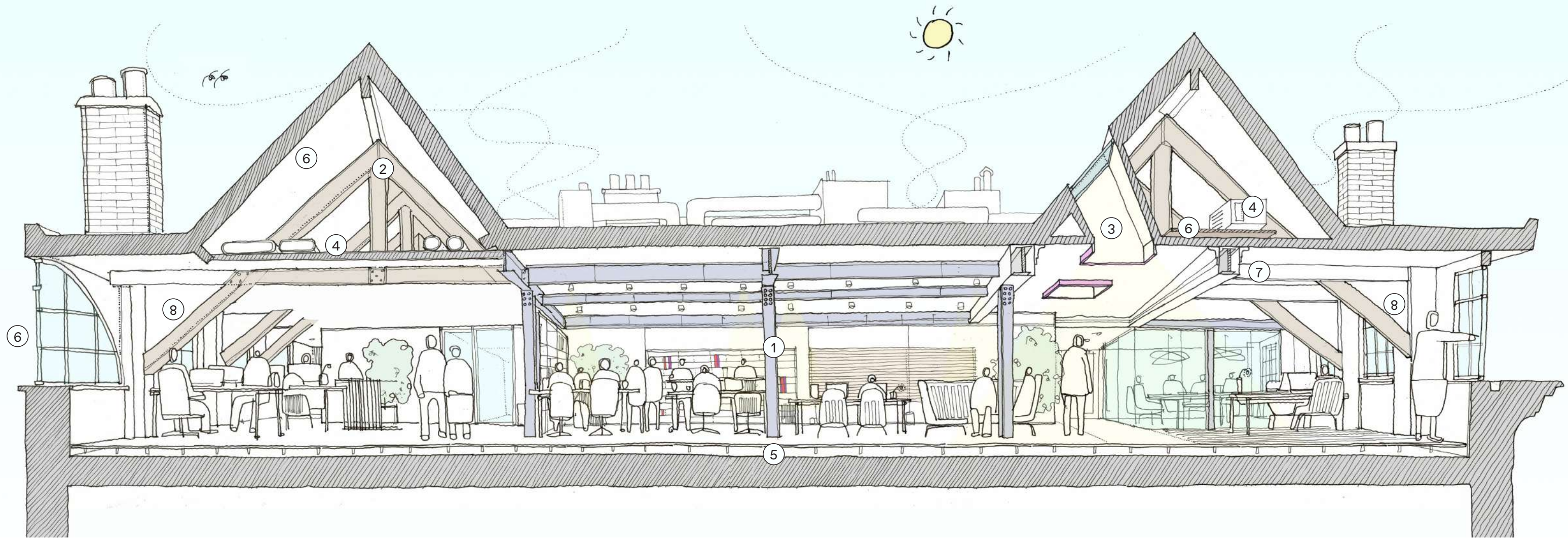
SECTION 06

Proposed GA Attic Plan



Proposed GA Roof Plan





1. Express Original Fabric

Opportunity to expose original fabric and structure via removal of none original interventions to enhance and celebrate the building's character.

2. Expressed Roof Structure

Opportunity to expose ceiling void and structure. Limited to none ornate former 'back of house' areas with unaltered roof fabric. Creation of volume to key areas of the proposed floorplate which will enhance the building character.

3. Reinstate Original Light Shafts

Reutilise existing original light shafts to provide daylight within the floorplate.

4. New Mechanical System

Provide a new mechanical system to control heating, cooling, and ventilation via high level distribution. Improving letability and operating costs to ensure building longevity.

5. Lower Raised Access Floor

A new mechanical system affords the opportunity to reduce the raised access floor height. Improving floor to ceiling heights.

6. Fabric Enhancement

Secondary glazing and additional roof insulation provides betterment of the building thermal and acoustic performance. AM Alpha require an EPC rating of B, whilst the current rating is D.

7. Preservation of Existing Features

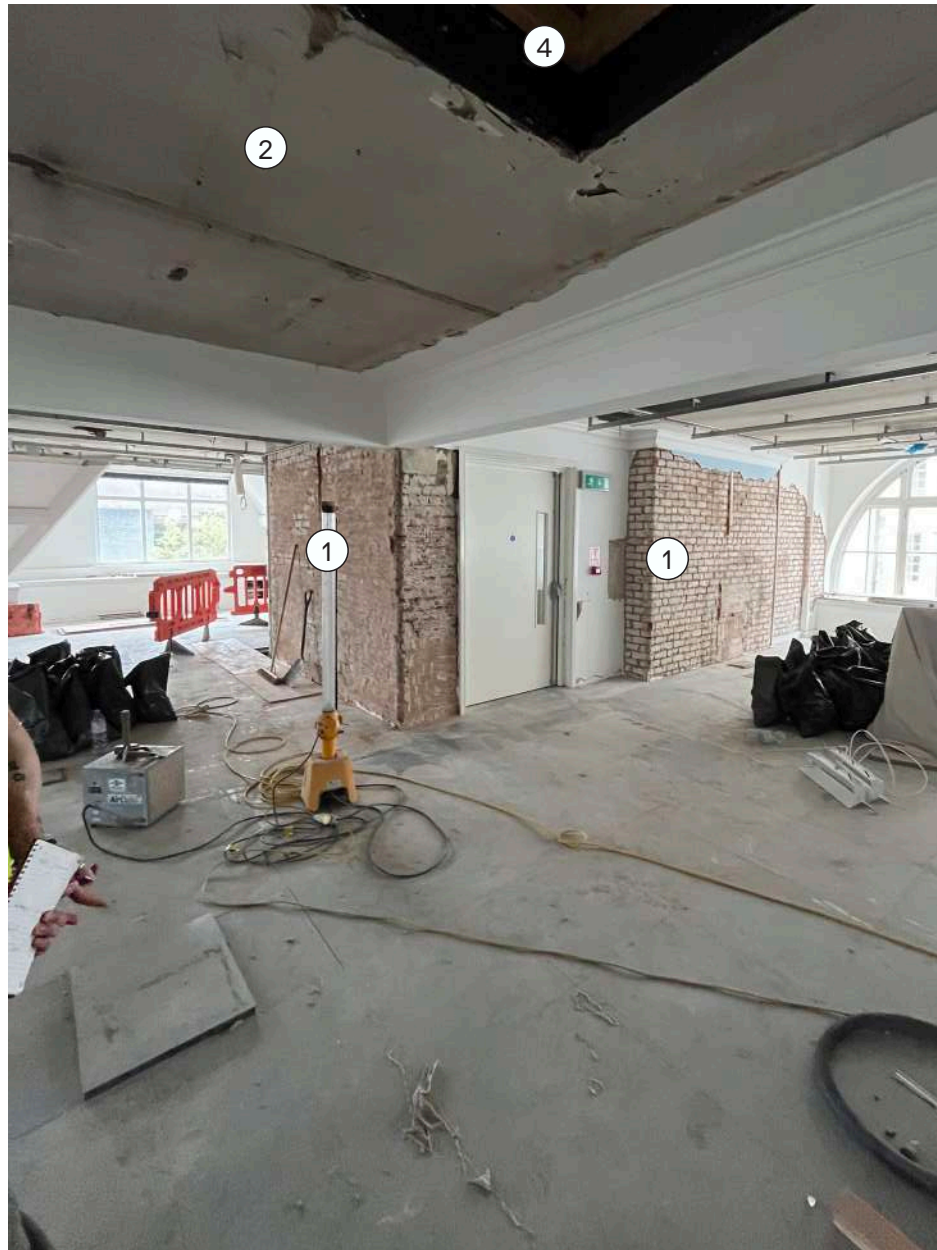
Original features preserved. Primarily ornate ceiling features to former 'front of house' areas.

8. Raked Ceilings

Opportunity to create volume and expose original building fabric and character.

Opportunity to expose original fabric through removal of none original finishes and interventions.:

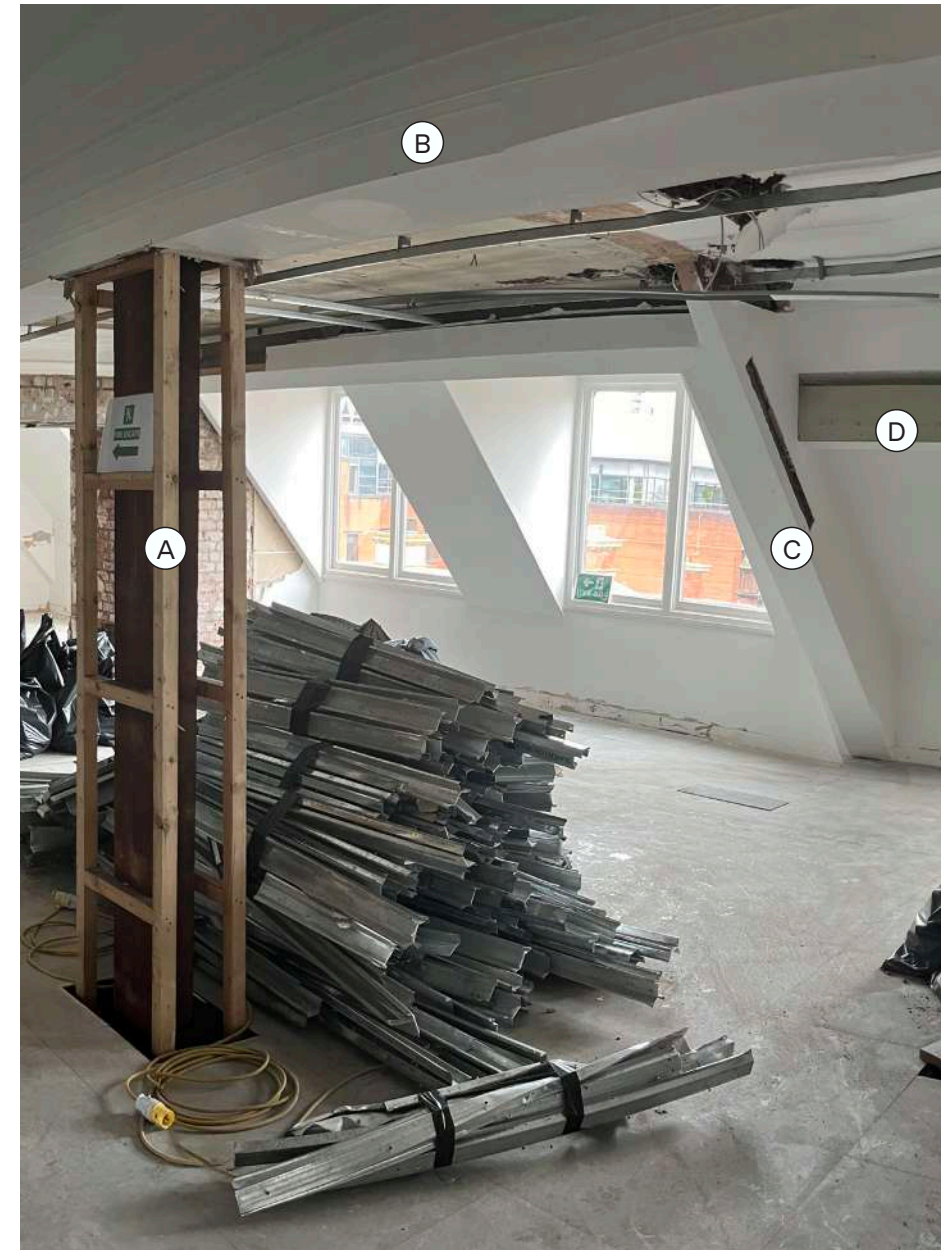
1. Brickwork
2. Original ceiling line
3. Original lift doors
4. Redundnat Roof Lights



Existing Attic

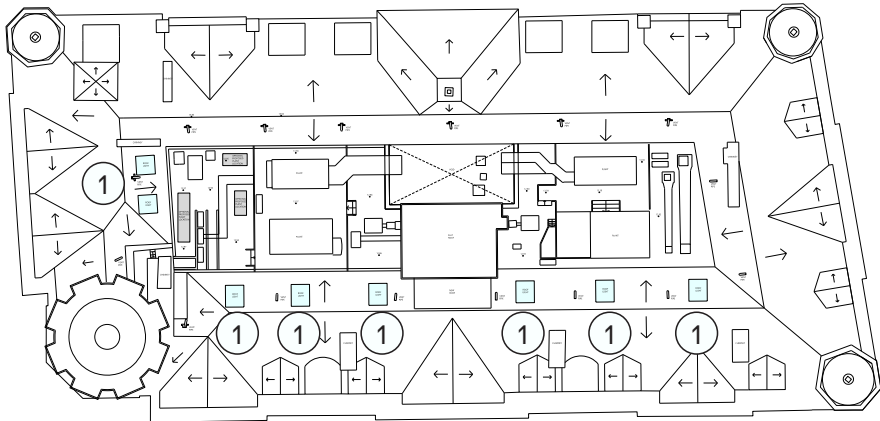
Opportunity to expose elements of structure within the floor plate through removal of non original finishes and interventions.

- A. Columns
B. Beams
C. Rafters
D. Purlins

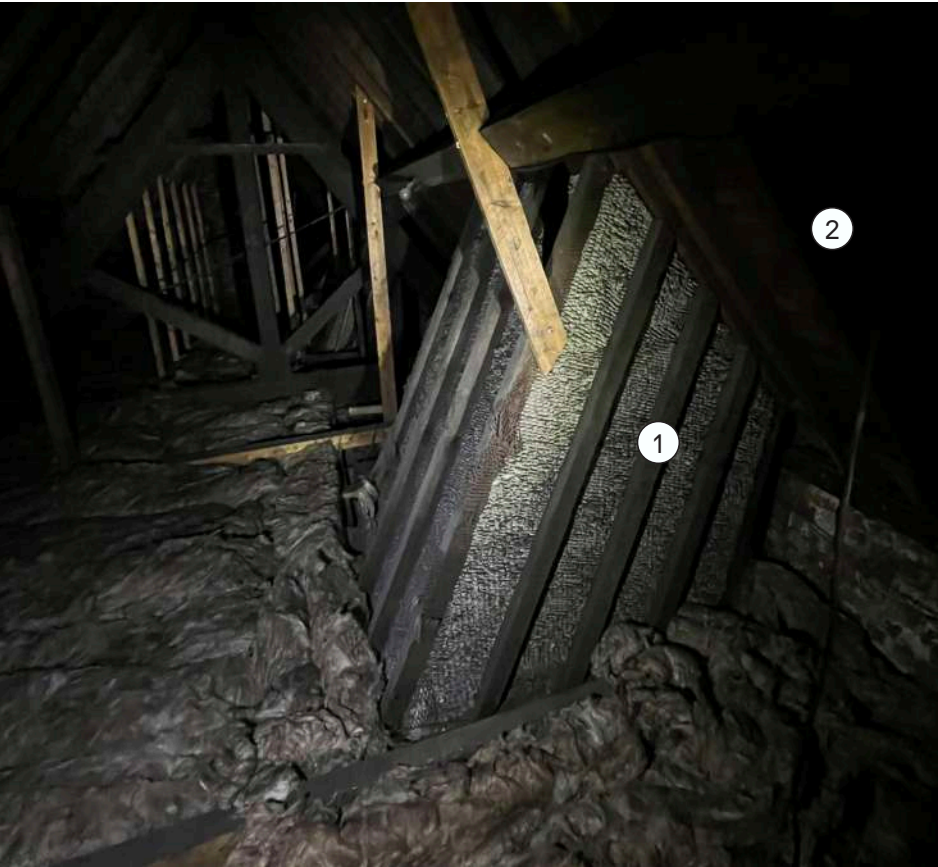


Reutilise existing original light shafts to provide daylight, additional volume, and character within the floorplate.

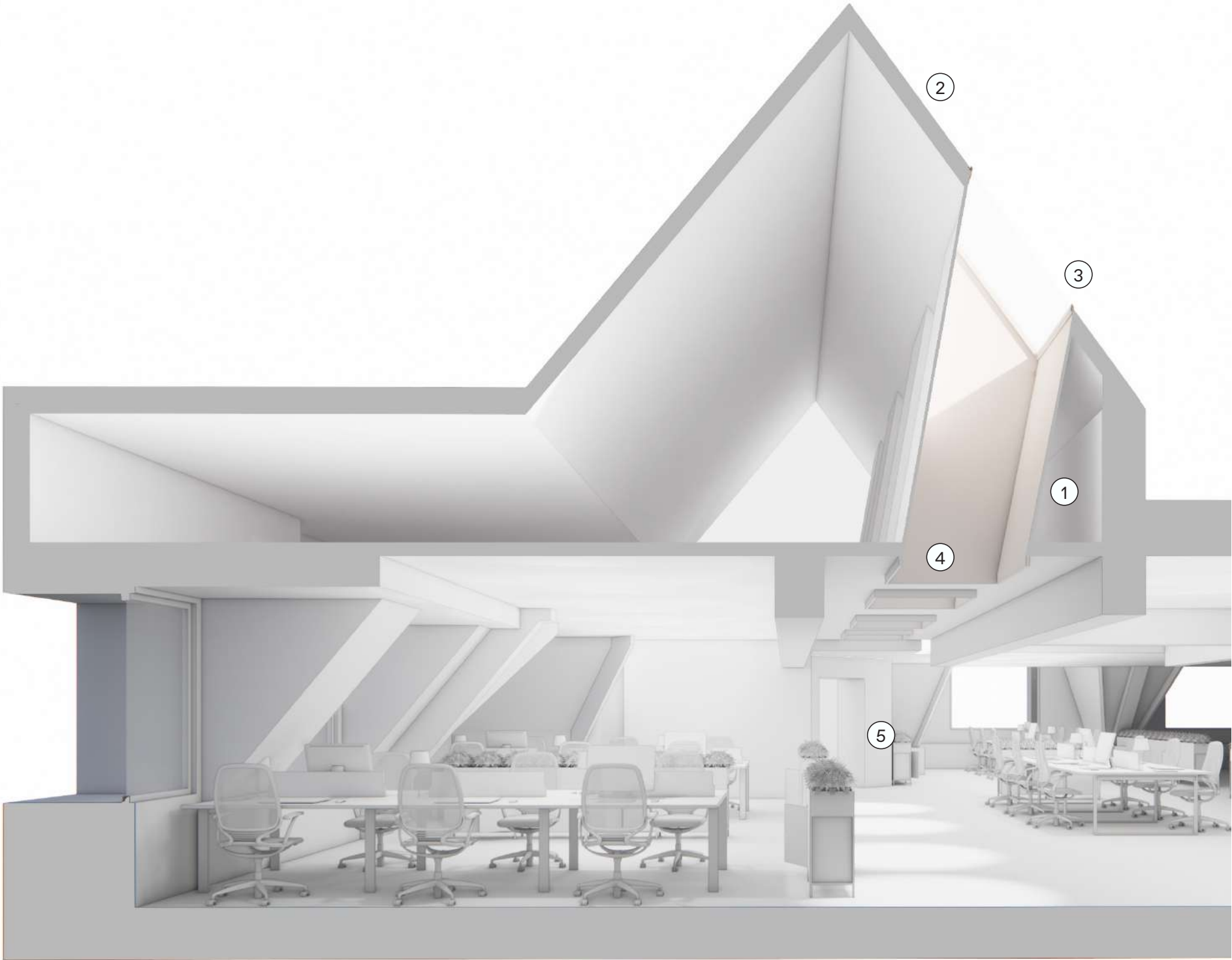
- 1. Original and existing light shaft.
- 2. None original roof covering.
- 3. New conservation rooflight.
- 4. Reinstated light shaft ceiling connection.
- 5. Enhanced daylight, volume, and character.



Reference Plan



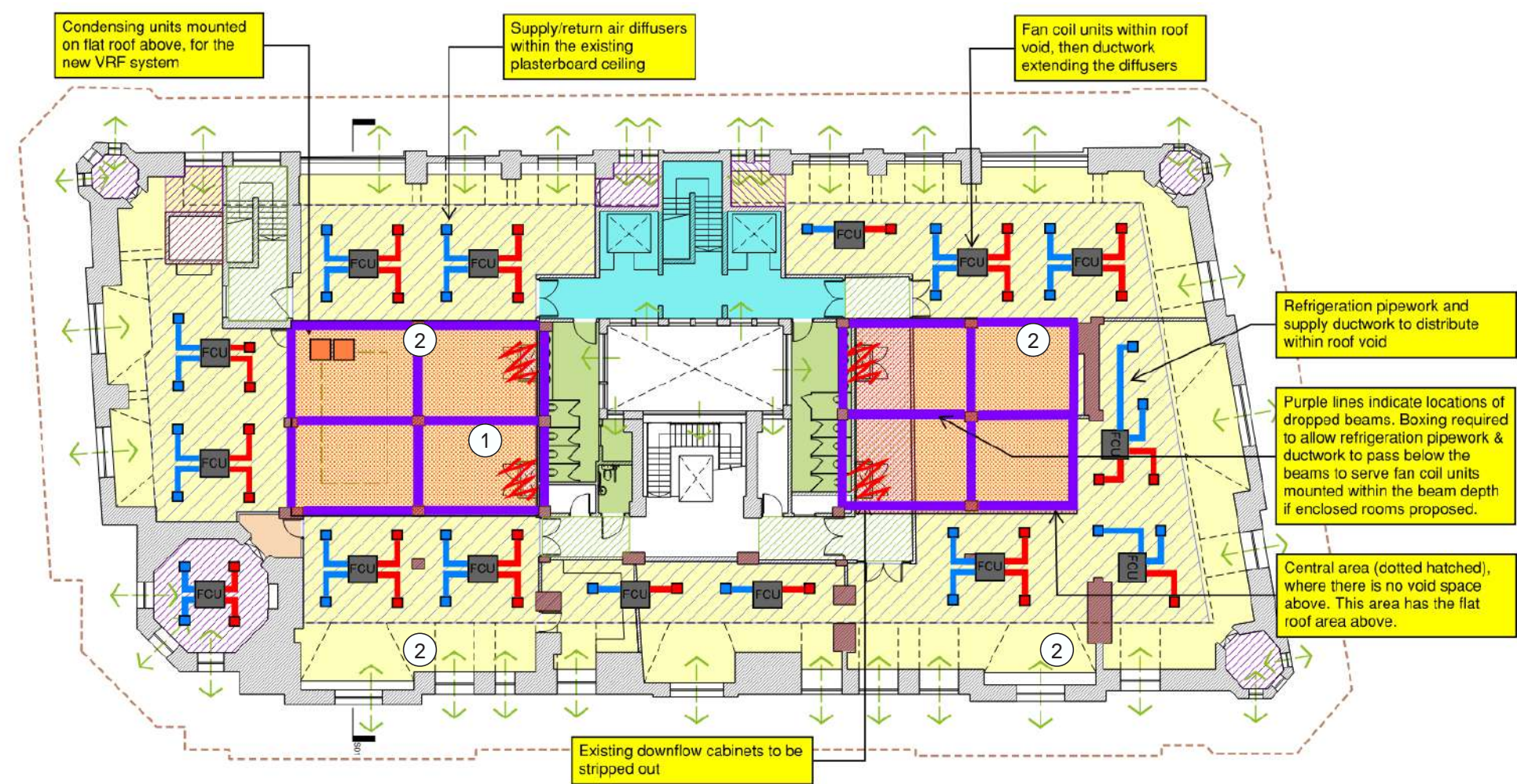
Existing Attic



Concept Visual

Provide a new mechanical system to control heating, cooling, and ventilation via high level distribution. Improving letability and operating costs to ensure building longevity. Establishing principles for future building wide upgrades.

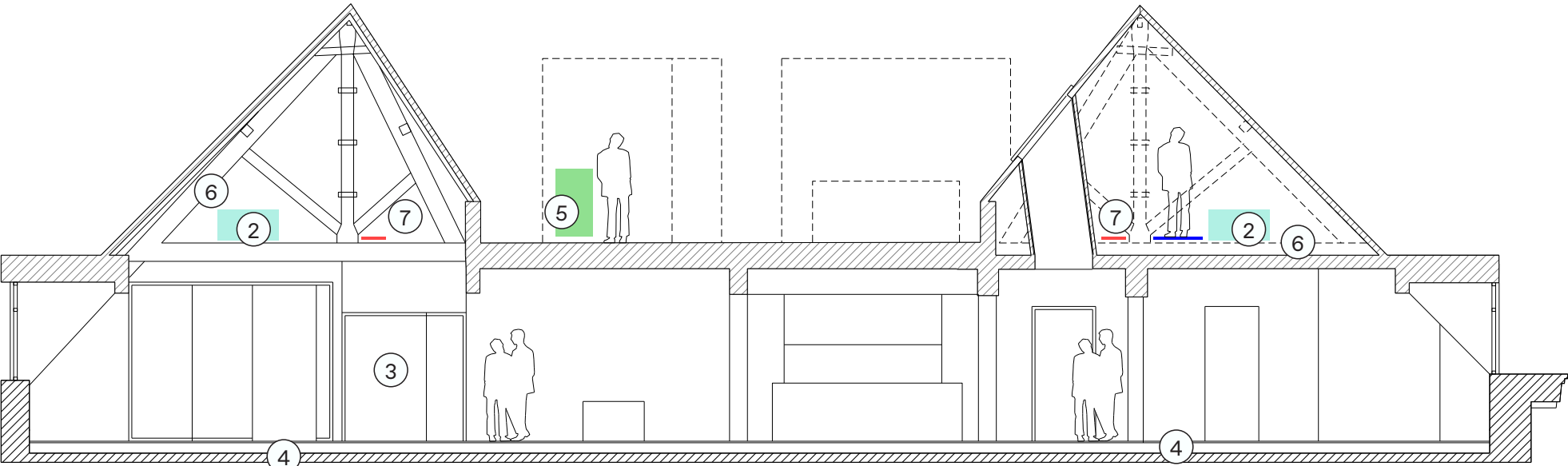
- 1. Current inefficient system removed.
- 2. New efficient VRF system provided at high level.
- 3. VRF system is a desirable tried and test system for the office market.
- 4. Raised access floor height reduced – increased floor to ceiling.
- 5. Limited new plant requirements.
- 6. Insulation
- 7. Service distribution through attic void



Hilson Moran Feasibility Mark Up



Aerial View - Roofscape



Proposed Section

Lower Raised Access Floor

Following removal of under floor ventilation there is an opportunity to half the height of the raised access floor.

- 1. Demount existing floor panels
- 2. Install new shorter support legs
- 3. Remount existing floor panels at new height
- 3. Adjust stair treads to suit



Typical Existing Level Change

Fabric Enhancement

Secondary glazing and additional roof insulation provides betterment of the building thermal and acoustic performance. AM Alpha require an EPC rating of B, whilst the current rating is D. Secondary glazing has already been installed to some lower floors of the building.

- 1. Secondary glazing as installed to the second floor.
- 2. Secondary glazing proposals as installed on the first floor.
- 3. Existing single glazing to the fifth floor.



Typical Secondary Glazing previously installed to lower floors

Preservation of Existing Features

Existing heritage features as recorded in the HPA gazeteer will be retained and enhanced, along with any unrecorded features identified in the course of opening up works

- 1. Cornicing
- 2. Tiles
- 3. Herringbone Flooring
- 4. Glazed brickwork
- 5. Exposed painted brickwork
- 6. Exposed un painted brickwork



Typical Insitu Cornicing

Raked Ceilings

The defining characteristic of the Fifth floor is the raked ceiling to the perimeter mansard roof area of the building. As a feature unique to the Fifth floor it requires a distinct response.

- 1. Retention of the lining and cill to the perimeter wall
- 2. Removal of non original fibreboard cladding and infills
- 3. Highlighting of structural interventions
- 4. Removal of paint finishes back to timber and expressing materiality

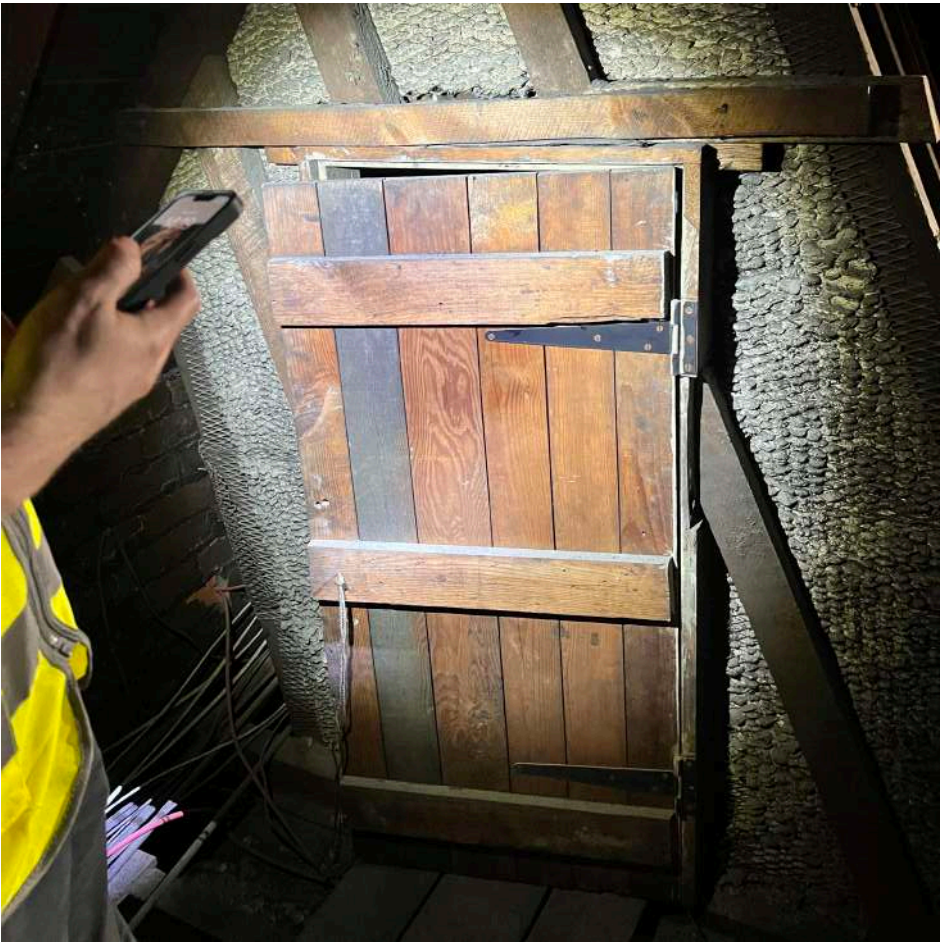


Typical Existing Raked Ceiling

In the course of the soft strip, several features identified from non-intrusive survey have been uncovered.

In addition, several previously concealed features have become evident. These can be seen in the images to the right with further details available in the accompanying Schedule of Works and Method Statement.

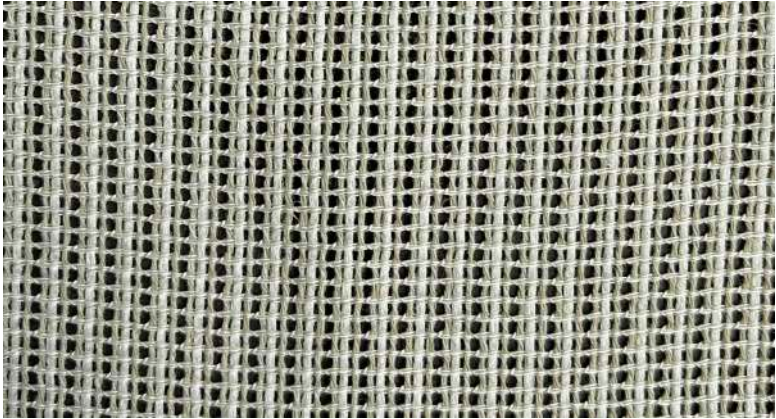
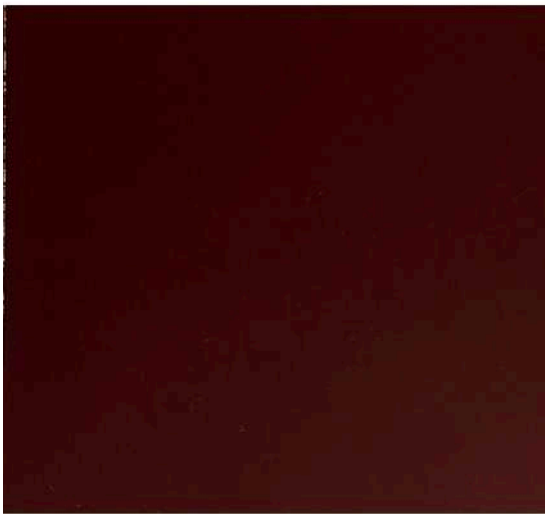
In the general spirit of conservation and in accordance with the HPA, the intention is to expose, enhance and preserve the heritage fabric. In so doing the individual features can be repaired and protected for future generations.



The proposed materials fall into two categories; firstly that of repair and conservation and secondly that associated with the new proposals.

In the first instance of repair and conservation, materials and appearance will accord with the principles set out in the HPA and previous applications. The appearance being led by the existing building and the character of the individual spaces. As such, original fabric finishes such as brick and timber will be retained in their natural state. Unlike the lower floors of Royal London House, original applied finishes are sporadic with only traces evident and all in poor condition. In the areas where a finish has been applied previously and a refresh of the finish is proposed, the specification will be appropriate to the heritage context, acknowledging breathability and colour. Further details can be found in the accompanying architectural drawing pack.

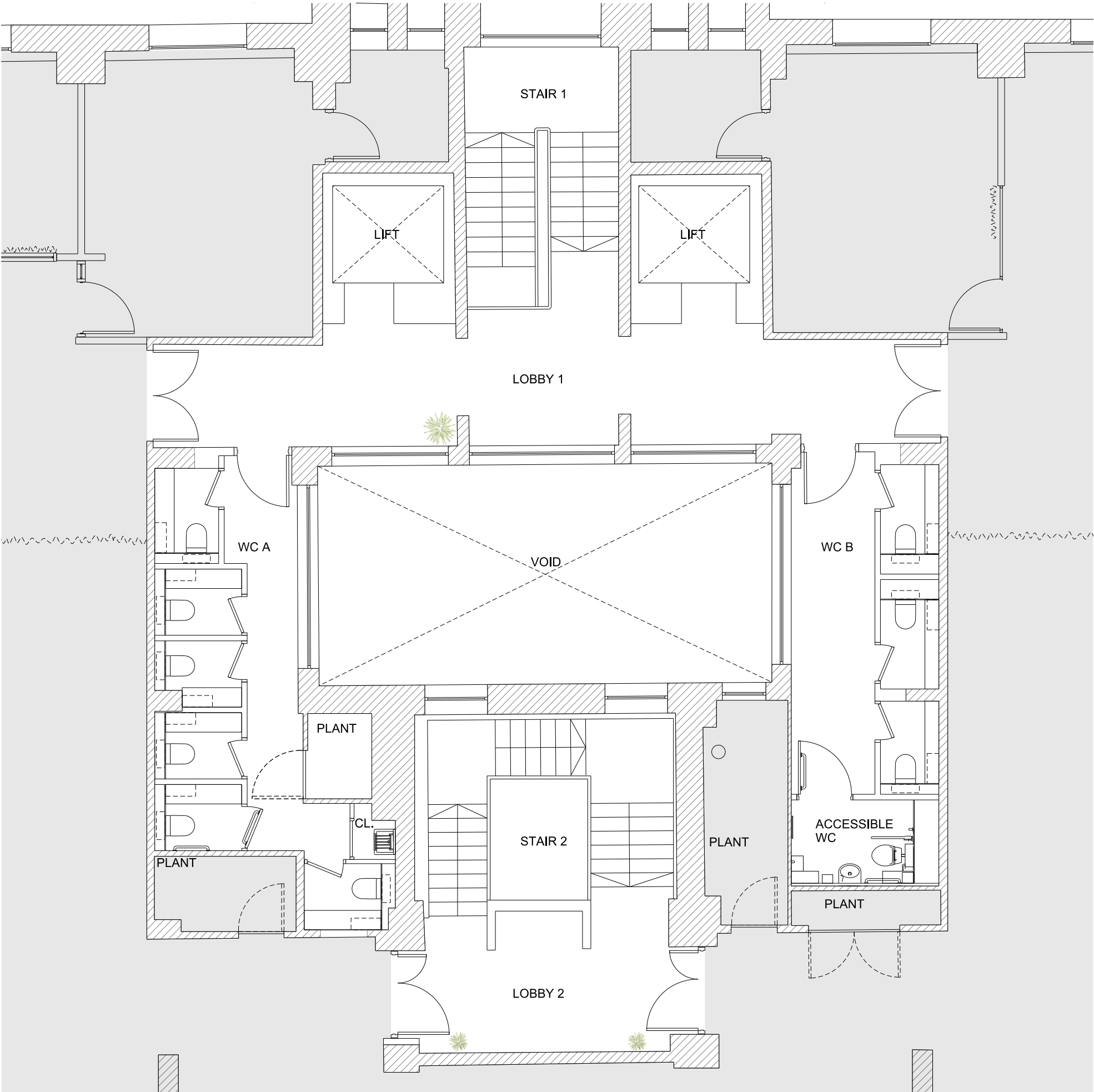
Where new material is proposed, consideration is given to previous fitouts on other floors, alongside the client brief for a sophisticated fitout that is flexible to a range of end users. As such the proposed scheme continues to use a heritage colour scheme, alongside elemental materials such as timber and metal to compliment the palette of the existing building.



Being in an existing city centre location on a major road intersection, access to the building is already very good. Previous schemes for the building have ensured level access and clear signage for all users.

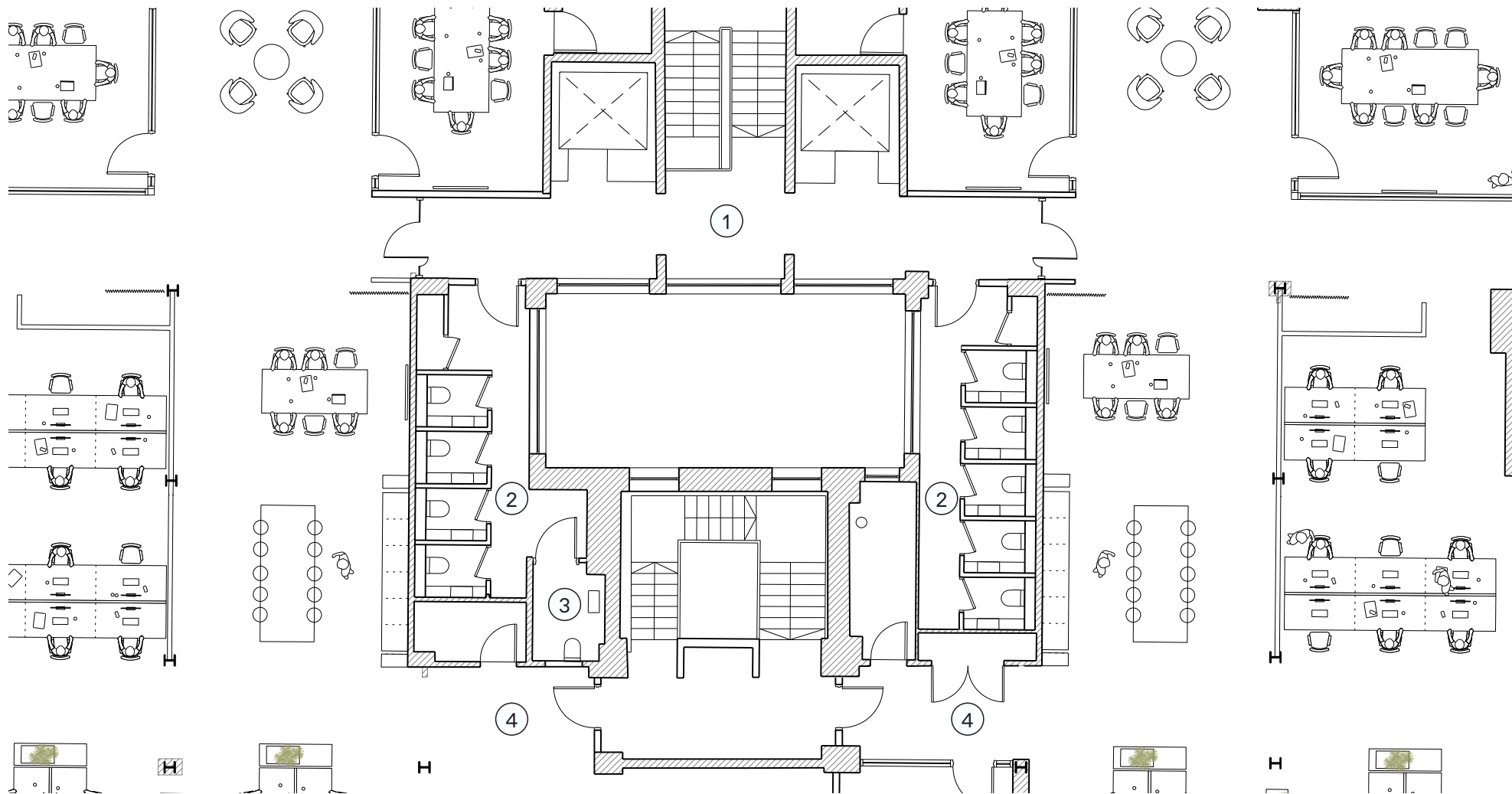
In the passage of time and implementation of several previous schemes, it is apparent that accessibility within the building requires attention. The current situation requires users to navigate away from the main lift lobby, in some instances across tenant demise, to visit the accessible wc. In addition, it is currently only possible to access the basement end of trip facilities via the rear staircase as the lift is not configured appropriately.

Proposals for the core ensure accessible and ambulant WC are both visitable from the main lift lobby, with the basement proposal ensuring universal access. Provision of an accessible shower and WC to the basement is a significant improvement on the current building facility. It is acknowledged that to achieve the proposed layout, modification is required to original fabric. However as can be seen in the accompanying architectural drawings all efforts have been made to work with the constraints of the existing building layout and improve the current heritage material legibility of the building.

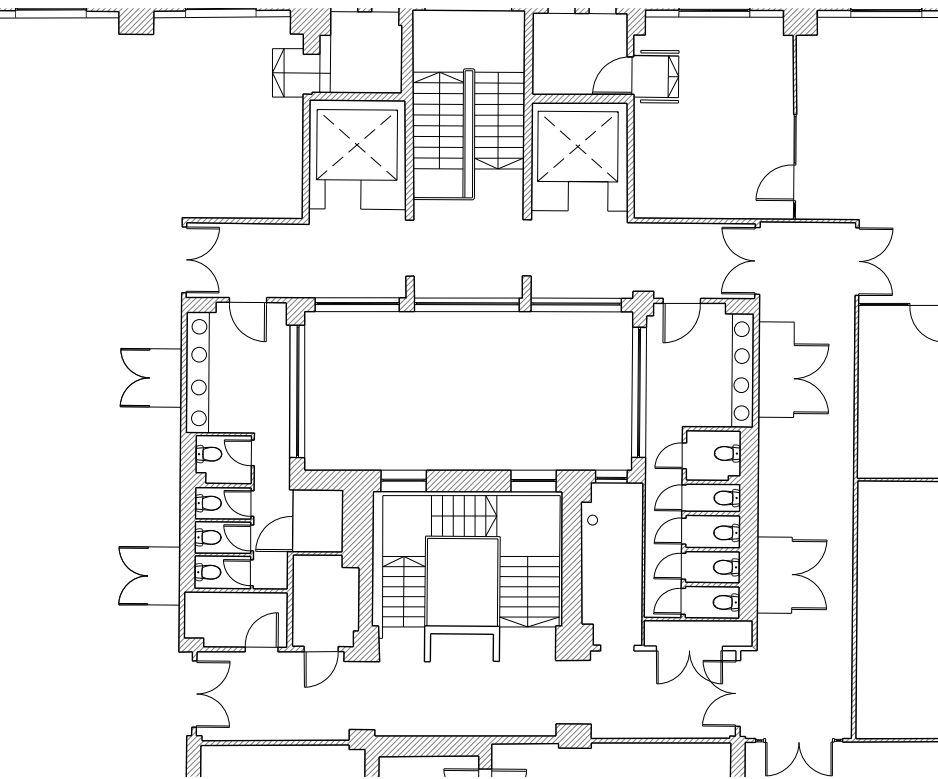


The existing common parts to the fifth floor are dated and not in keeping with the previously refurbished lower floors of the building. The proposal is to refurbish the lift lobby and WCs areas.

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



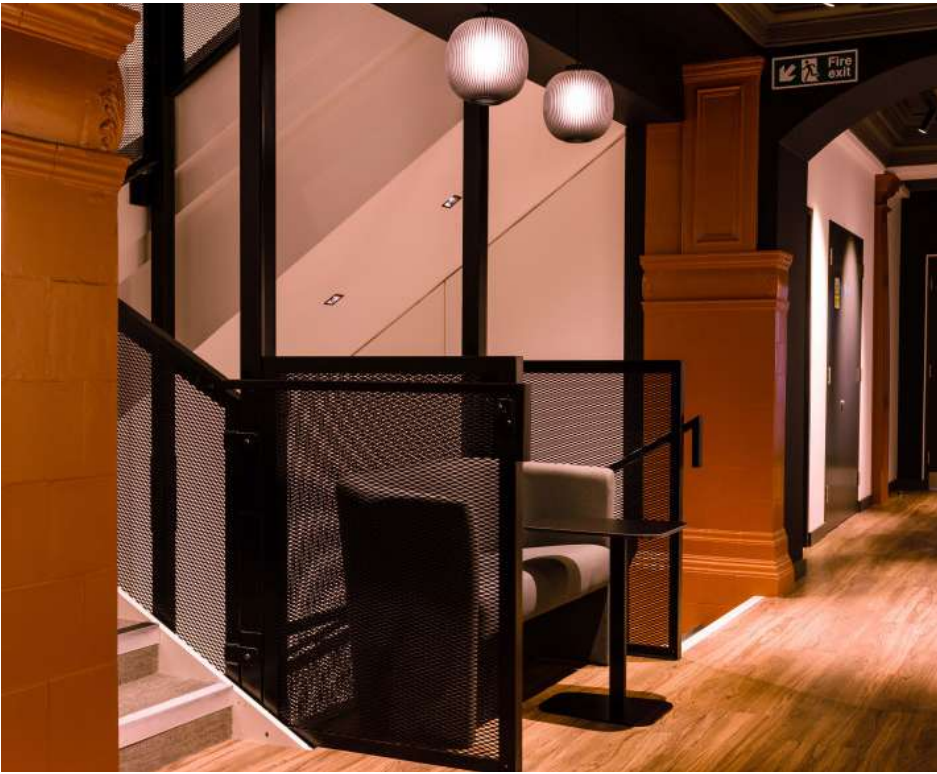
Proposed Core



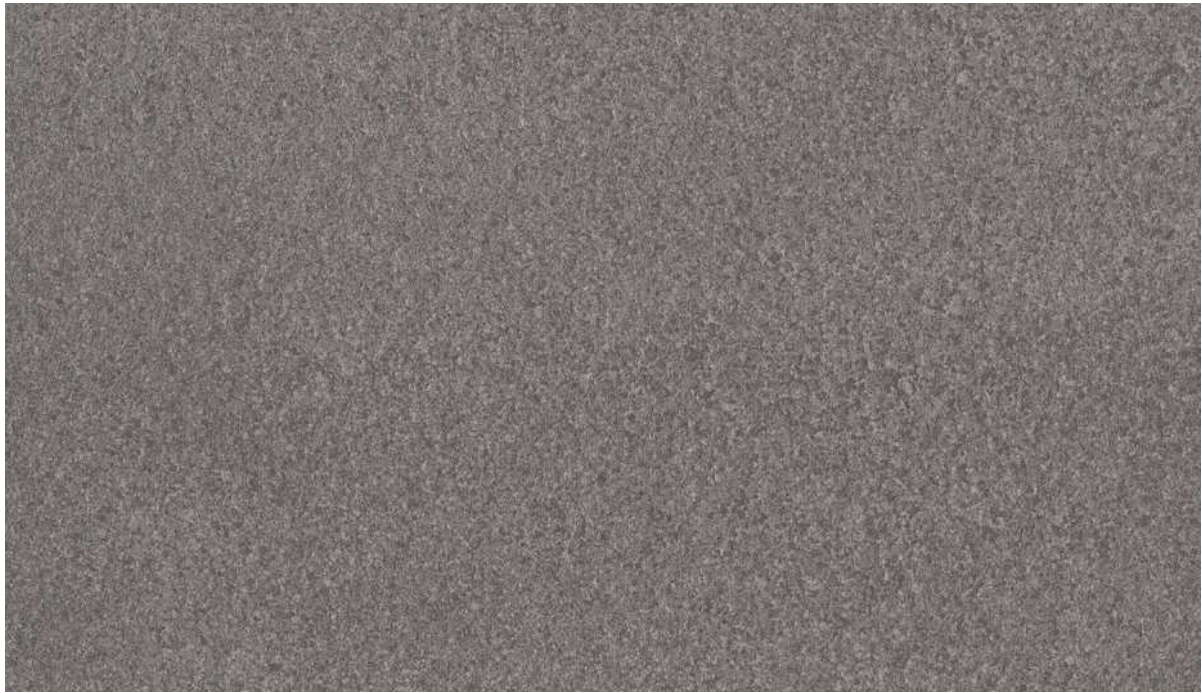
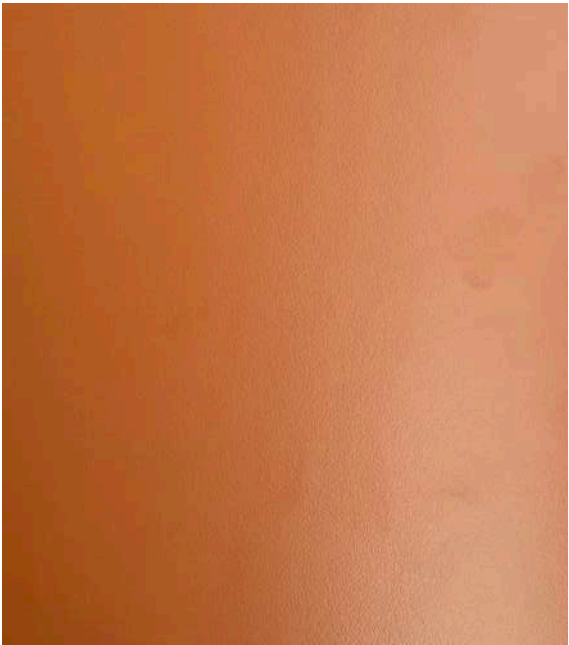
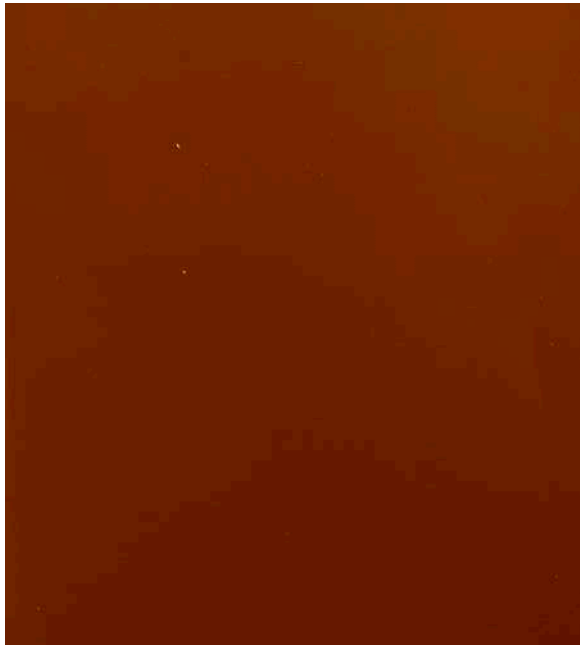
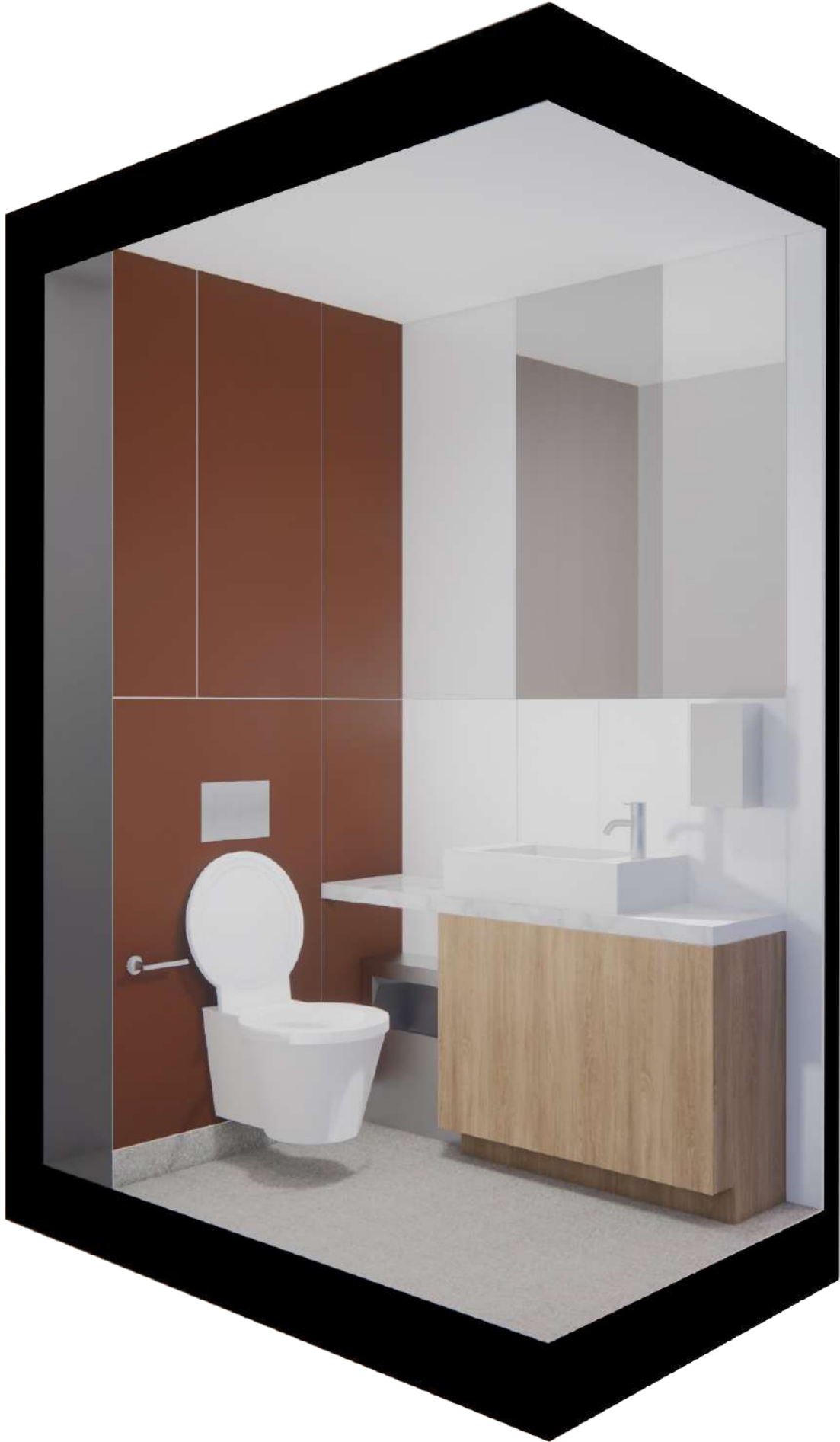
Existing Core Plan



Fifth Floor - Un-refurbished



Fourth Floor - Refurbished

















+ Conclusion

4.0

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 its 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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