

Design and Access Statement

77-79 Mosley Street

Client: Biz Assets Ltd
Date of Issue: June 2024
Revision: E



Atelier MB
Urban Architects





External View of 77-79 Mosley Street

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1.0 Introduction



1.0 INTRODUCTION

This Design and Access Statement accompanies a formal application for Planning and Listed Building Consent application for the renovation and remodelling of 77-79 Mosley St, Manchester. This is a vacant building with extant office use to the upper floors, and partial extant consent for use class E at ground floor and basement levels.

This document has been prepared by Atelier MB Urban Architects for our Client, Biz Industrial Ltd, and must be read in conjunction with the full supporting information package, including the Heritage Report prepared by Atelier Heritage.

Our Client has recently taken back ownership of this property, after a previous consent for façade retention and rooftop extension was started and then failed to proceed due to viability issues. They have already obtained Listed Building Consent for a package of roof and window repairs (ref. 138239/LO/2023).

Biz Industrial Ltd have a large property portfolio and are experienced in bringing new developments to the market and retaining and managing these sites.



Princess Street Elevation



Mosley Street Elevation



Back George Street Elevation



2.0 CONTEXT

2.1 Policy Context

National Policy

The National Planning Policy Framework (2019) (NPPF)

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

NPPF, paragraph 197 states;

‘In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.’*

When considering potential impacts of proposed development on an asset’s significance, NPPF states that:

‘Great weight should be given to the asset’s conservation…… this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm’.
NPPF, para. 199.

and that

‘Where a development proposal will lead to less than substantial harm….this harm should be weighed against the public benefits of the proposal including, where appropriate,

securing its optimum viable use.’
NPPF, para. 202.

It should be noted that in policy terms, ‘less than substantial harm’ is still considered a level of harm, which must be justified and balanced against benefit. Note that this includes the cumulative effect of minor changes upon the significance of the whole as well as any major changes.

The building is part of the George Street Conservation Area, which is itself designated as a heritage asset. It is considered to be a positive contributor to the special architectural and historic character of the Conservation Area. The above policy therefore applies to the building and its role within the wider heritage asset.

Local policy

The Core Strategy Development Plan (2012-17)
This sets out strategic planning policy for Manchester. There are wider considerations for any proposals, but the relevant sections specific to heritage are listed below:

EN1 The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern.

Developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.

The area is also covered by several policies in the MCC Core Strategy Document (2010-2027). This development supports the aims as follows:

Policy CC1- Primary Economic Development Focus : City Centre and Fringe. This policy outlines the stated aims to grow and improve the commercial office space offering in the city centre.

This scheme fully supports this policy in a sustainable way by reusing the existing heritage asset and bringing out of date vacant office accommodation up to modern lettable standards and back to the market.

Policy CC7 – Mixed Use Development. The scheme retains and refurbishes the existing active ground floor uses of retail/ restaurant units:

“The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible.”

Whilst some of the units have been vacant for some time, they were previously in use as Class E- and it is therefore appropriate that they be put back into use accordingly in this location.

Policy CC8- Change and Renewal. By reusing and renovating an existing heritage asset which has remained vacant for several years:

“New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.”

Policy CC9 – Design and Heritage.

“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”

This scheme supports this policy fully by repairing and modernising the existing heritage asset to support its ongoing viable occupation and contribution to the city centre.

Policy CC10 – A Place for Everyone:

“Development which promotes this objective will be supported, particularly through: High standards of accessibility

to buildings and across spaces in the City Centre.”

As part of this scheme, level access into the building and throughout the office accommodation is created, along with level access into the corner unit at ground floor.
The Greater Manchester Strategy (2021-2031)
This strategy sets out the aim to become a carbon neutral city by 2038, and the desire to protect and encompass heritage in the city going forwards:

“We will seize the opportunities presented for our local towns and centres to develop post-pandemic, building on their distinctive and unique identities, maximising the local culture, heritage and recreational offers, providing safe, sustainable local centres which are reflective of, and responsive to, the needs of their communities. Drawing on places uniqueness and with rich culture, heritage and diversity at their hearts...”

2.2 Location

The building is in the George St Conservation Area, on a prominent corner plot in the centre of Manchester. The main façades facing both Princess St (facing the Art Gallery) and Mosley St (facing St Peters Square). The area is characterised by a regular grid pattern of streets established in the Georgian era. Although the Italian Palazzo style is typical of the historic and predominantly listed buildings in the Area, the adjacent Art Gallery is stone and built in the Greek Ionic style.

The area has undergone significant investment and public realm transformation in recent years, with the refurbishment of the central library, the ongoing Town Hall restoration, and St Peters Square itself. Whilst significant new office developments have been brought forward, this remains one of the few vacant properties not to be brought back into active use.

In the Civic Quarter Regeneration Framework (February

2010), Manchester City Council described the property accordingly:

“The corner of 79 Mosley Street has been vacant for some time and offers no benefit to the area in terms of use, activity or appearance. It is currently being marketed as suitable for A1 / A2 use. Overall the office space is increasingly outdated.”

Some 13 no. years later this remains the case for this building.

77-79 Mosley St is Grade II listed, and the building holds a prominent city centre block corner position – facing both the Manchester Art Gallery on Princess St, and Moseley St – facing St Peter’s Square.

This is a busy thoroughfare and junction for both pedestrian and vehicular traffic, including the trams passing through St Peter’s Square. An area predominantly characterised by commercial and civic building, notably the Town Hall (Grade I listed) and Town Hall Extension (Grade II* listed), and Manchester Art Gallery (composed of two former buildings of Grade II* and Grade I listed).

2.3 Building

This building is a Grade II listed former home trade warehouse and shops, in three distinct internal areas, linked yet with different characteristics. Elevations are of typical high quality and design in red brick and sandstone with a parapet to the roof and stone balconies to primary elevations of Princess and Mosley Street.

2.4 Historical Context

This report is to be read in conjunction with the separate Heritage Statement prepared by the Atelier Heritage. An extract is included below:

Constructed as combined use speculative home trade warehousing, offices and retail premises, the building dates from the mid-1860s, likely to have been built as speculative multi-tenanted space, intended to be let on a unit-by-unit basis for warehousing and offices, with retail units at street level.

Warehousing to the rear of the upper floors was accessed via the double doors off 16 Princess Street and an internal decorative cast-iron staircase with polished timber handrail. The front (Mosley Street-facing) side contained offices, accessed via 79 Mosley Street. Retail premises were situated on the ground floor at 77 and adjoining 77a, later to include partial use of the basement. The shop was accessed directly from Mosley Street, taking advantage of the valuable frontage.

The building has undergone a series of changes over time, including more significant loss in internal areas since 2018.



77-79 Mosley Street- Surrounding Context



3.0 SITE ANALYSIS

3.1 Location and connectivity

Located in the George Street Conservation Area, the building forms part of edge of the significant urban ‘node’ formed by the square itself. This is a civic, public transport and pedestrian focus point. The uses around the site are predominantly civic (Town Hall, Art Gallery) and commercial offices, with supporting restaurants/café’s.

3.2 Building Condition

The property has been vacant since circa 2008, when it was occupied on the upper floor with offices, at ground floor with customer fronting facilities for a consultancy, a bank, and a restaurant. The basement was previously let to a restaurant and a barber. Despite marketing the property several times, no tenant could be found- presumably due to the quality of the offering.

3.3 Building Use

Several entrances onto the street are a result of the way the floorplate was designed to meet different users, and has retained the historical split into three distinct areas internally.

- Existing entrances are on Princess St to serve the restaurant/ barber’s salon units at ground and basement level (Planning Use Class E)
- A corner entrance serves the former bank entrance (Planning Use Class E)
- The existing Mosley St entrance (no. 79) serves the upper floor offices and ancillary facilities within the building (Planning Use Class E)
- The existing shopfront entrance at 77a Mosley St serves a



Location Plan- Rail and Tram Connectivity



Manchester Town Hall
Grade I Listed



Manchester Art Gallery
Grade I Listed Public Art Mus



Manchester Central Library



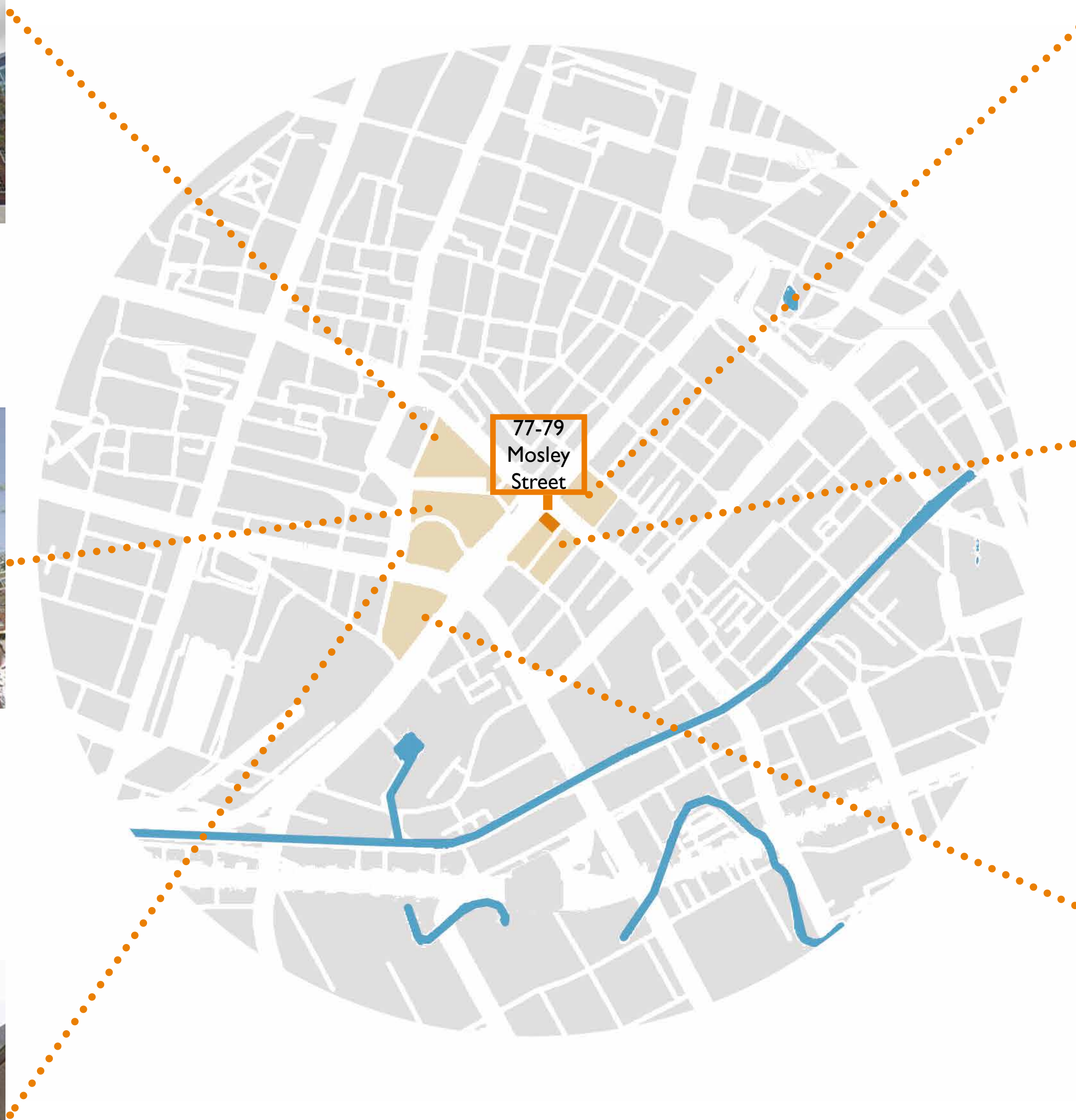
Princess Buildings
Grade II Listed

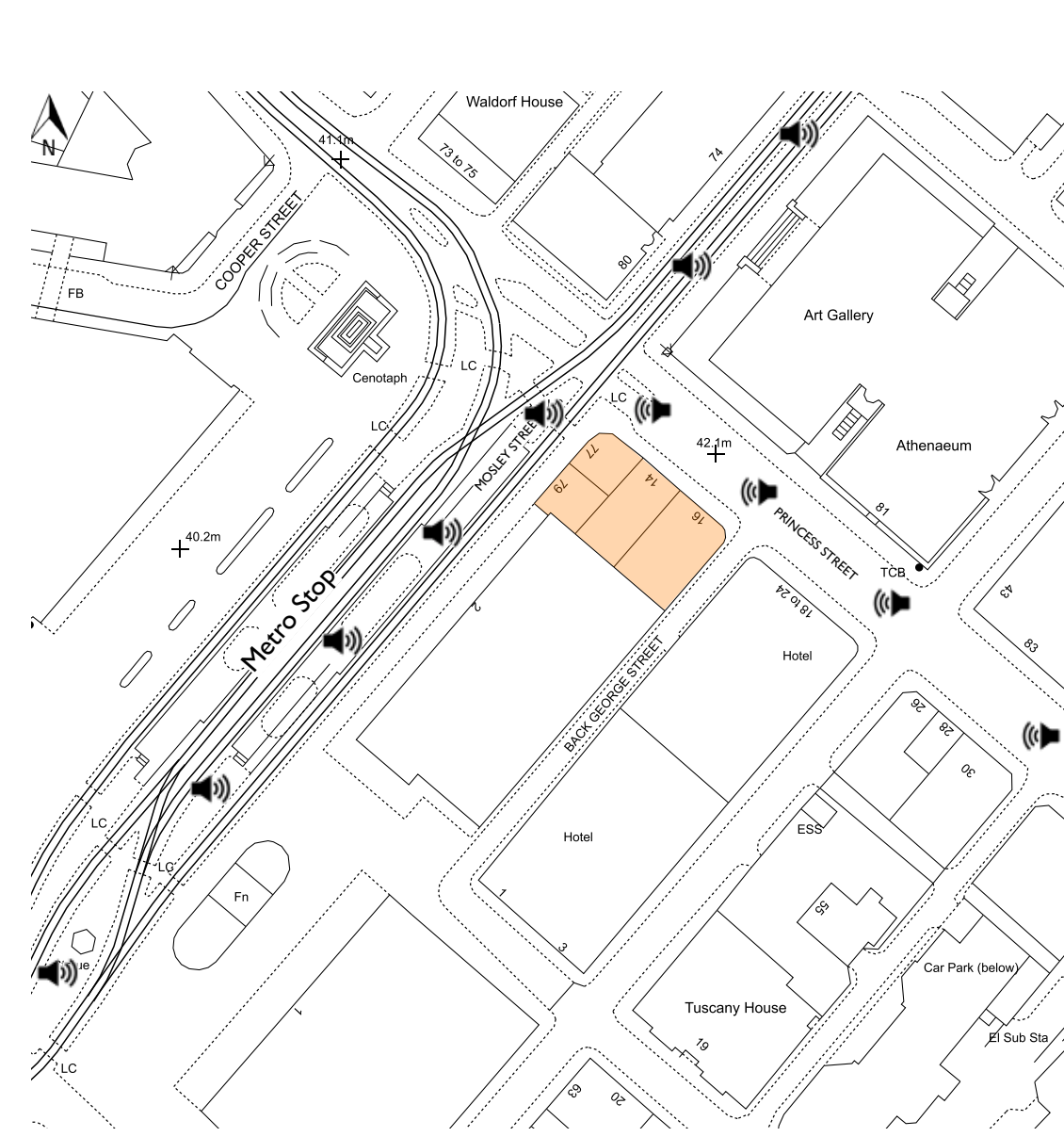


Manchester Central Public Library
Grade II* Listed

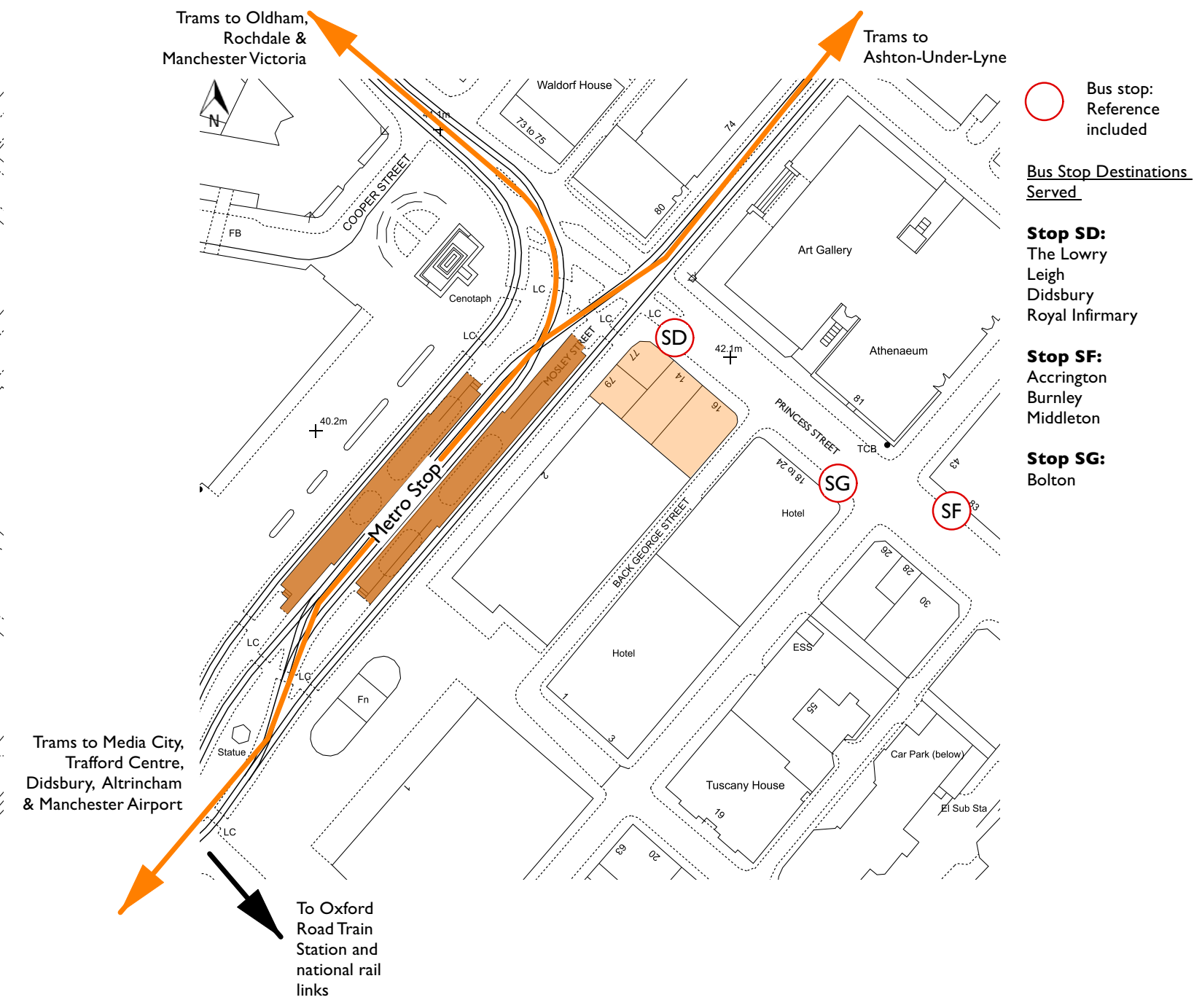


Midland Hotel
Grade II* Listed

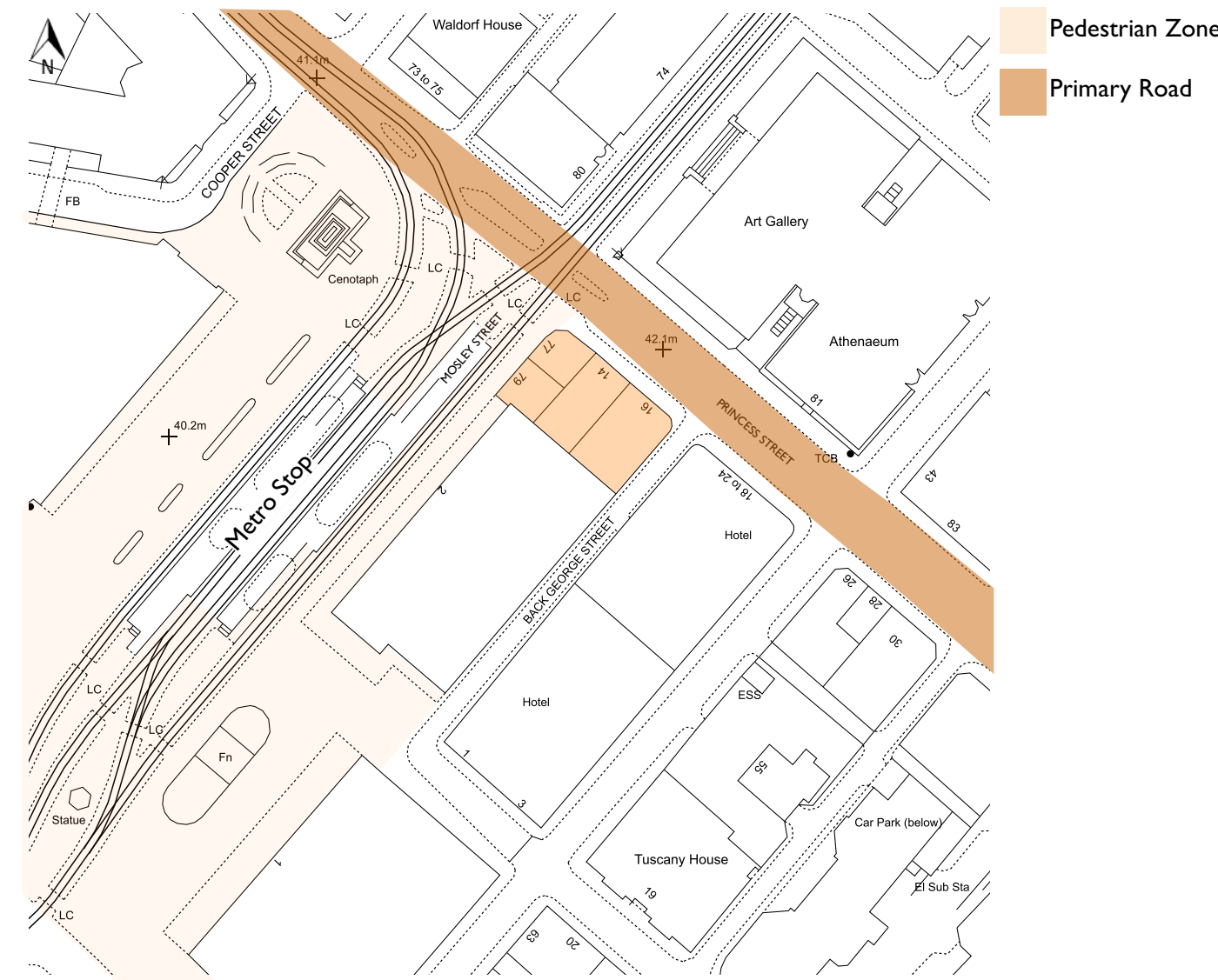




77-79 Mosley Street Noise



77-79 Mosley Street Local Transport Links



77-79 Mosley Street Pedestrian Routes

small office suite at ground floor (Planning Use Class E)

3.4 Opportunities and Constraints

Following a thorough investigation of the existing fabric, both physically and in terms of historical research, we understand the following key aspects of the building and the brief:

Opportunities

- Historic grain and fragments of detailing such as decorative plasterwork and ceilings in the former bank.
- Redundant lightwell provides the opportunity to ventilate and light the floorplate.
- Well-lit upper floors due to floorplate arrangement in relation to large sash windows
- Generous floor to ceiling heights

Constraints

- Proximity of noise generating St Peters Square – in particular the tramway.
- Raised ground floor off street level on all elevations
- Non complaint redundant lift shaft – no other step free vertical circulation
- Level changes across the ground floorplate
- Much taller new adjoining property (no. 2 St Peters Square) – overlooking.
- Level of repair and reinstatement works required to

envelope and internal fabric to bring back into use

- Lightwell central to floorplate – transfer of services, forms awkward narrow perimeter spaces.
- Insufficient acoustic separation between lower floors
- Bus stop blocking Princess Street entrances
- Irregular shaped upper floor plate with a large number of closely spaced columns and the imposition of both a hoist and a redundant staircase. All of which severely constrain the utilisation of the space.



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4.0 The Brief



4.0 THE BRIEF

Atelier MB Ltd have been appointed by Biz Assets Ltd, the owner of 77-79 Mosley St, to develop proposals for the refurbishment of this vacant office and mixed use commercial property in the heart of Manchester City Centre.

Brief scope of project:

- To renovate the upper floors to form high quality office space
- Improve existing vertical circulation to provide lift access to all floors and level access from street level into the commercial unit.
- Provide a welcoming entrance to the office accommodation via 79 Mosley St, addressing St Peters Square.
- Provide cycle storage and shower provision
- To enable the upper floorplates to be split into 2 no. suites with shared WC provision.
- Fabric repair strategy including the reinstatement and repair of the historic fenestration, and uncover and renovate the historic shop front to Mosley St.
- Restore and utilise the central lightwell to offer maximum utility to building users.
- Renovate ground and basement spaces to form high quality commercial units.



Existing building viewed from Princess St towards the Town Hall



Existing Princess St elevation



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5.0 Design Development



5.0 DESIGN DEVELOPMENT

5.1 Lightwell

The existing lift hoist adjacent to the Mosley St entrance is too small to be modified to meet modern accessibility standards. Although not original, the stairs around it are of original configuration and cannot be modified without detriment to their compliance with current regulations. Therefore, an alternative lift location is required. To avoid altering and removing significant floorplate fabric or changing the original floorplate configuration, the lifts have been located in the lightwell.

As with the external envelope, some of the existing sash windows in the lightwell need significant repairs. 2 no. windows will be carefully removed at each level, and the sills dropped at the floor to create access into the new lifts. At ground floor, 2 no. windows will be removed to form a new opening into the lightwell from the main commercial suite. These windows will all be stored carefully on site for future reinstatement if required.

The lift enclosure includes rear glass windows, and glass doors, to maintain a visual relationship between the inside and the outside spaces. From the lightwell side, the rear wall of the lift will include recessed 'shadow' details at each side where it meets the existing walls, and will be clad in a vertical bright metal cladding. This will highlight the modern nature of the intervention, accentuate the verticality of the space, and maximise the natural light in a space which is otherwise lined with white painted brickwork.

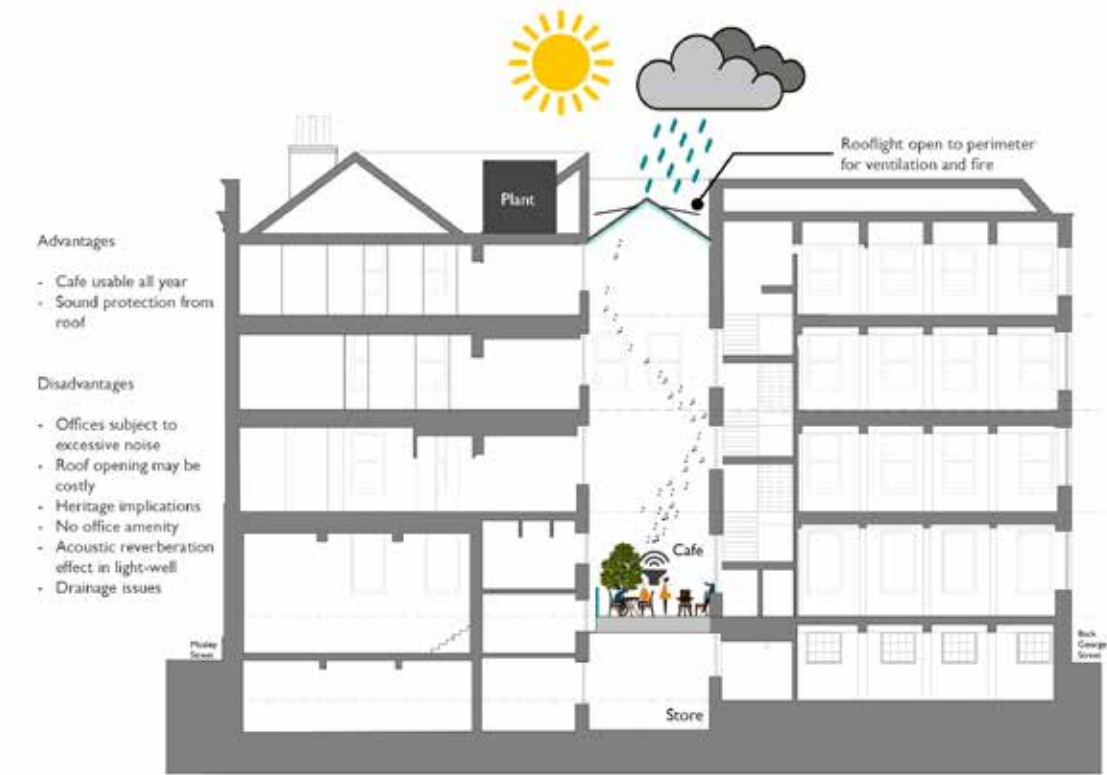
The lightwell is currently an unused opportunity to create additional floorplate and experience a bright space in the middle of the property.

Several options were explored as to how the space could be used to the benefit of the redevelopment and these were discussed and appraised with the client and the historical consultant.

At ground level, the lightwell will be floored over to create additional commercial space, forming WC provision beneath in the basement. This has the benefit of bringing the lightwell back into active use, and can be experienced by the public using the restaurant space at ground floor. A glazed roof over at first floor ensures the space can be used year round whilst the acoustic output from the restaurant will be isolated from the office tenants who will open their windows as required for natural ventilation.



Precedent images for bronze-copper coloured cladding



Lightwell Option 1- Not progressed.



Lightwell Option 2- This application.

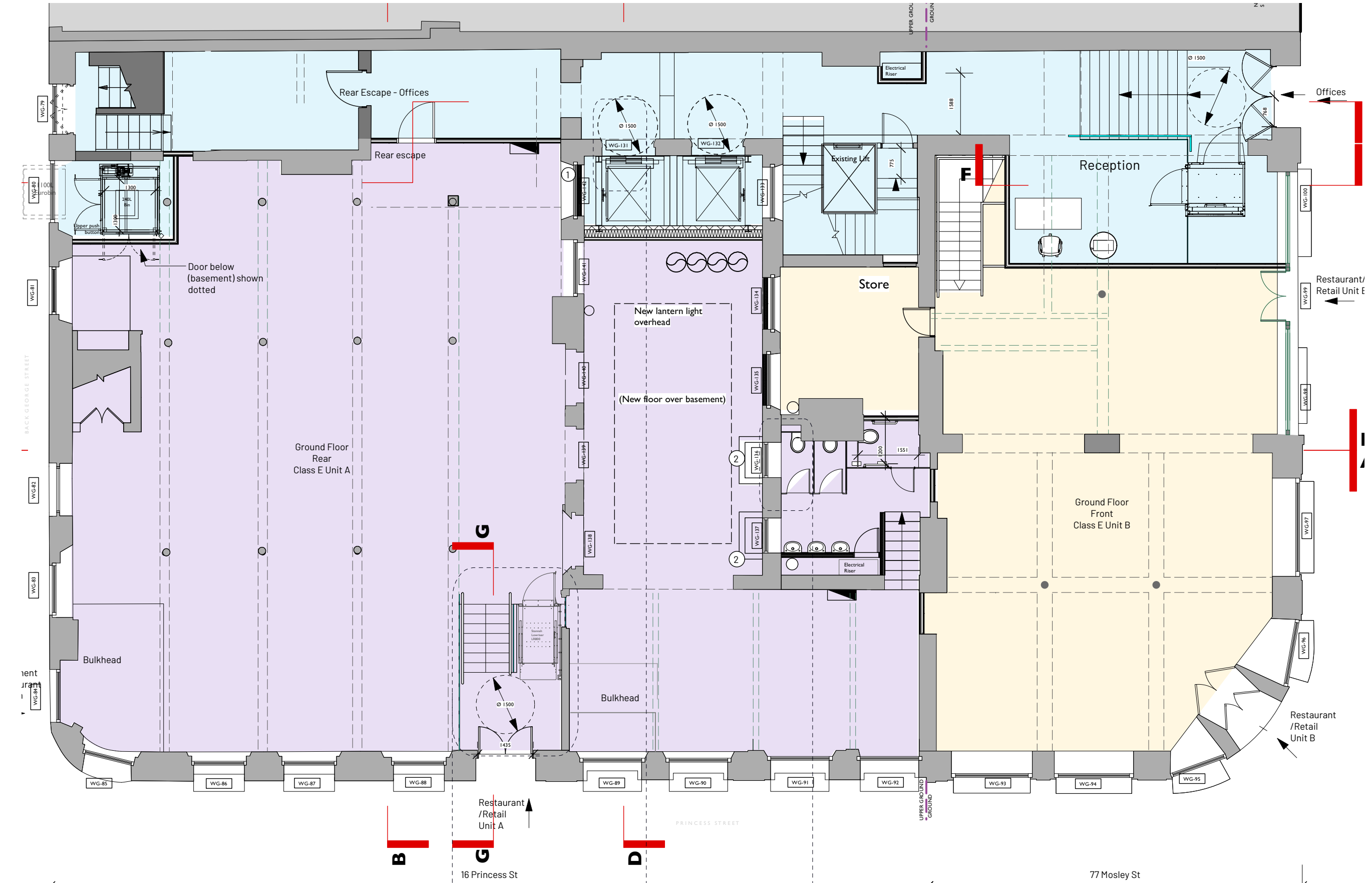
5.2 Bike and Bin Storage

We explored locating the bin store in both the basement and the ground floor. However, locating the store in the basement and including a dedicated platform lift allows the retention of far more of the existing floor construction and the existing column grid. A new set of doors off Back George St will serve the lift.

Bike storage will also be accessed via Back George St, utilising the existing fire escape. Internally the bike store can also be accessed via the stairs/lift giving direct access to the offices above.

5.3 Fire

The fire escape strategy for the office scheme is such that the single stair accessed from the Mosley St entrance can be retained and reused, without the need to add an additional stair core. This is facilitated by the introduction of 2 no. ventilation risers which run from ground floor to 3rd floor level. These are located on the party wall and do not significantly impact the historic fabric.



Proposed basement plan

5.4 Office Floorplate

In accordance with the Client brief, the design has been developed to maximise the lettable floor area, whilst ensuring the historic character of the space is maintained.

With agent input it has been determined that having the option of splitting the floorplate into 2 no. distinct suites will widen the market of prospective tenants

WC Core and Chimney Stack

The other significant installation required is that of WC provision. Again, given the size and scale of the floorplates, these needed to be located within the more cellular darker spaces at the centre of the plan.

We have worked to provide sufficient accomodation whilst retaining the chimney breast. Utlising the existing walls, we have minimised any modification to the existing fabric. This also reduces the number of new partitions required.

Columns

The suites themselves are heavily compromised by the relatively tight historic column layout. In terms of attracting office tenants, it would undoubtedly be preferable to modify the existing structure and remove some of these columns, thus freeing up the floorplate for flexible office fit-out layouts. However, these are recognised as significant historical features and such an intervention is considered inappropriate. They will therefore be retained in full, with the ceilings and cornicing repaired as required.

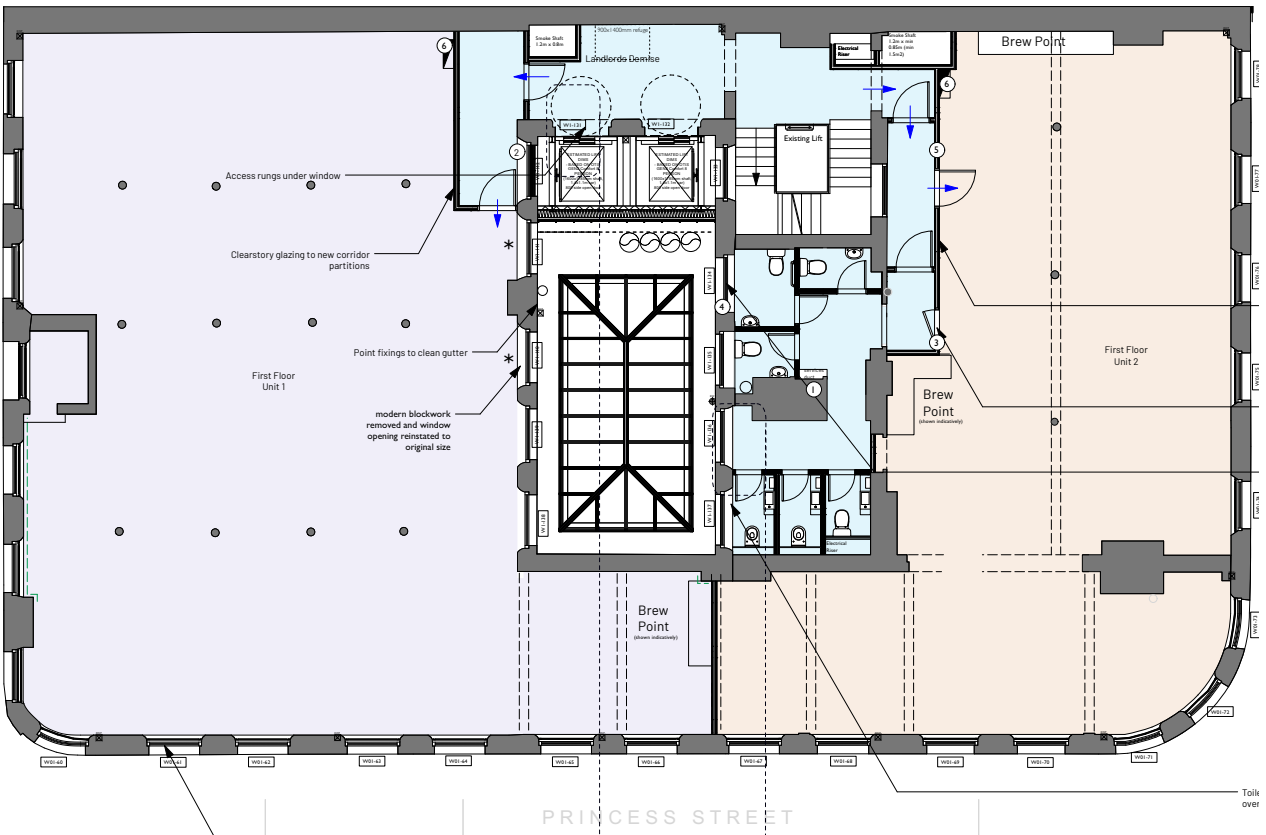
Hoistway and Staircase

The agent has advised that when the hoist way and staircase are taken into consideration, the useful floor area of the office is significantly compromised and the scheme becomes unviable. Please refer to the separate OBI viability statement included in this application.

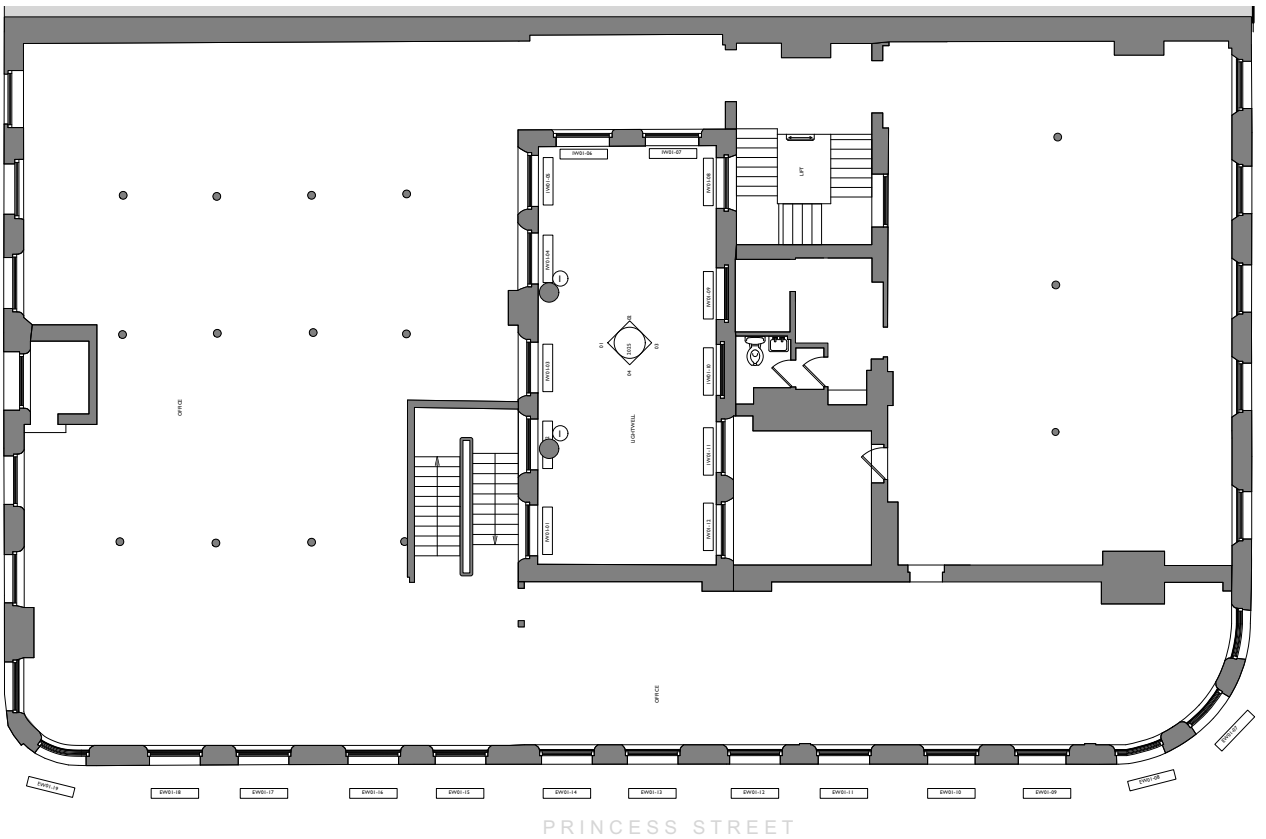
Note however that the existing internal openings of the hoistway are predominantly modified already, with all the doors removed. As well as taking up valuable space, the hoist way enclosure also blocks light from entering the space, which is relatively dark to the rear due to the proximity of the neighbouring building.

The existing staircase to the Princess St side of the floorplate, although ornate, is redundant from a circulation point of view, and in terms of fire safety. Again, the stair takes up a significant space and further compromises the floorplate. If it were to be brought back into use, it would need to fully enclosed with compliant lobbies and refuges at each floor which would further reduce the lettable floor area.

Despite the issues raised above, and in discussion with the Planning Officer, the client has agreed to compromise, and now proposes to retain the hoistway. The elevational windows will now remain as existing. The 3rd floor flight of stairs will also be retained, and the redudant half landing turned into a small meeting/break-out space.



Proposed 1st floor plan



Existing 1st floor plan

A collage of images related to the 'New Urban' project, including a street view of a modern building, a close-up of a wooden structure, a view of a building's facade, a view of a building's interior, a view of a building's exterior, a view of a building's interior, and a view of a building's exterior.

6.0 PROPOSALS

6.0 Proposals

The concept for these proposals is to achieve the stated aims of the brief with minimal loss and intervention to the significant heritage characteristics of the building.

We have explored careful interventions which can be woven into the historic fabric, alongside strategic removal of redundant and detrimental fabric. These strategies combine to achieve the stated aims with economy and minimal detriment to the heritage significance.

6.1 Comparison with Previous Approval.

This scheme brings with it significant benefits to the public. The property has remained vacant for over 13 years, despite a previous consent in 2018 which proposed the complete removal of the interior of the property and a rooftop extension.

As outlined in the Historic England consultation response to this scheme, the extent of loss and change was considered significantly harmful to the heritage asset. An extract from the Planners report on the 2018 scheme to the Planning and Highways committee, noted the following comments from Historic England :

“They consider that the total removal of a significant floor layout and historically important historical features causes substantial harm and they note that the applicant’s heritage assessment comes to the same conclusion.”

Historic England were at that time very keen to assist and support a scheme which retained the majority of the internal fabric, and would be willing to consider a range of changes to facilitate the proposed re-use:

“They state that throughout negotiations they have shown a willingness to consider a range of changes in order to facilitate different uses, overcoming some of the more challenging aspects of the existing building, such as the internal floor layout. They are confident that this would be achievable whilst retaining the building’s core significance.”

This scheme however, retains most of the existing fabric, much of it historically significant:

- Existing stair and historic lift enclosure to Mosley St entrance
- Majority of the existing historic walls
- Lightwell and all enclosing walls and openings. Most windows to be repaired and retained.
- All ceilings and floor construction



Mosley Street Proposed Elevation With Reinstated Historic ShopFront

- Hoist enclosure
- Part of the main staircase

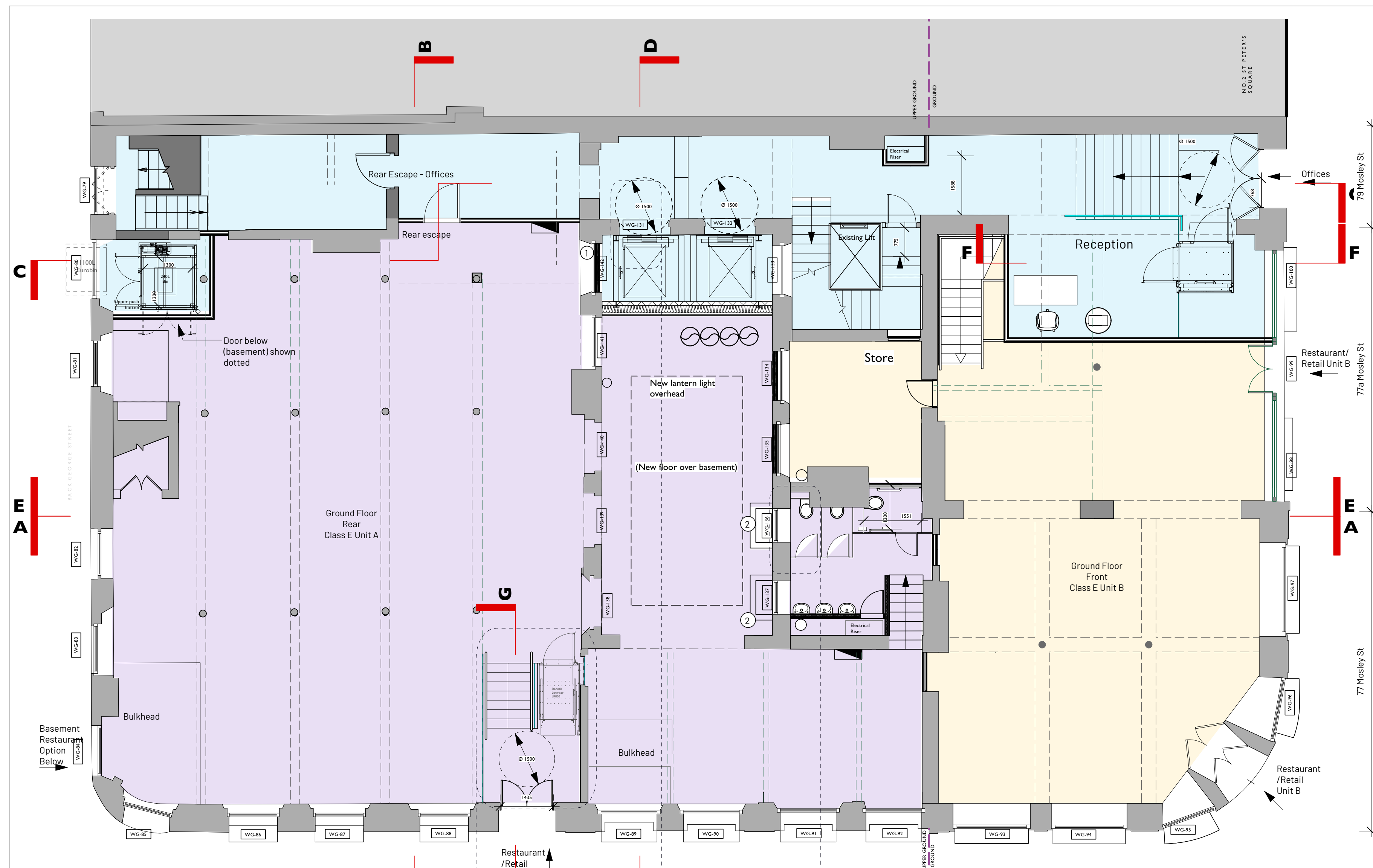
It does this whilst making specific changes as necessary to create a viable commercial scheme that will bring the building back into use. The scheme restores the historic shopfront and once let will reinstate active frontages to both Princess St and Mosley St. The building will once again become a positive asset to this key location in the centre of the city.

We have also retained much of the historic layout and circulation, including the relationship of the lightwell to the internal floorplate, and split levels at ground floor. Most of the existing entrances remain.

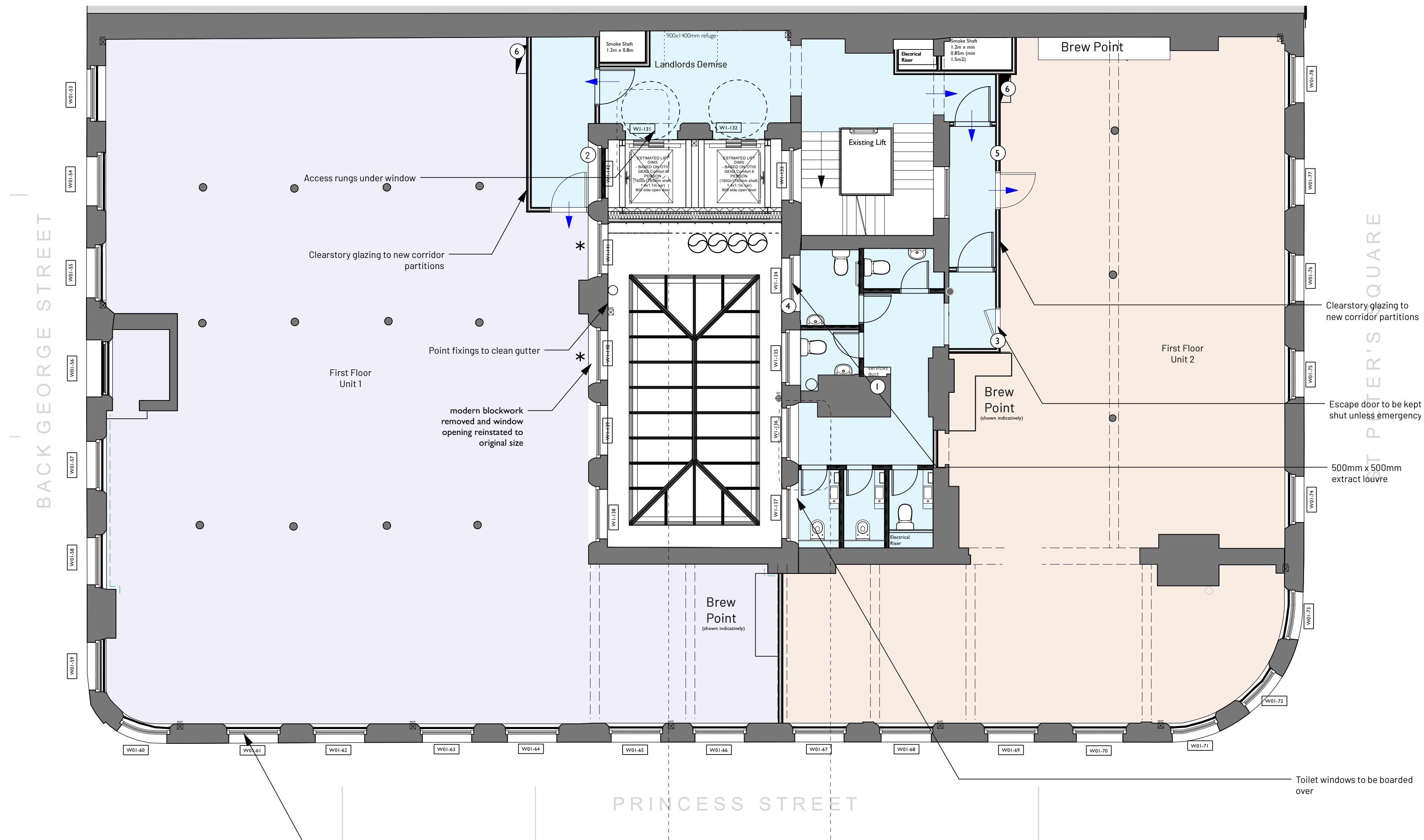
The external envelope will also be repaired, and in most cases non-historic windows will be replaced with sashes to match the original design intent.



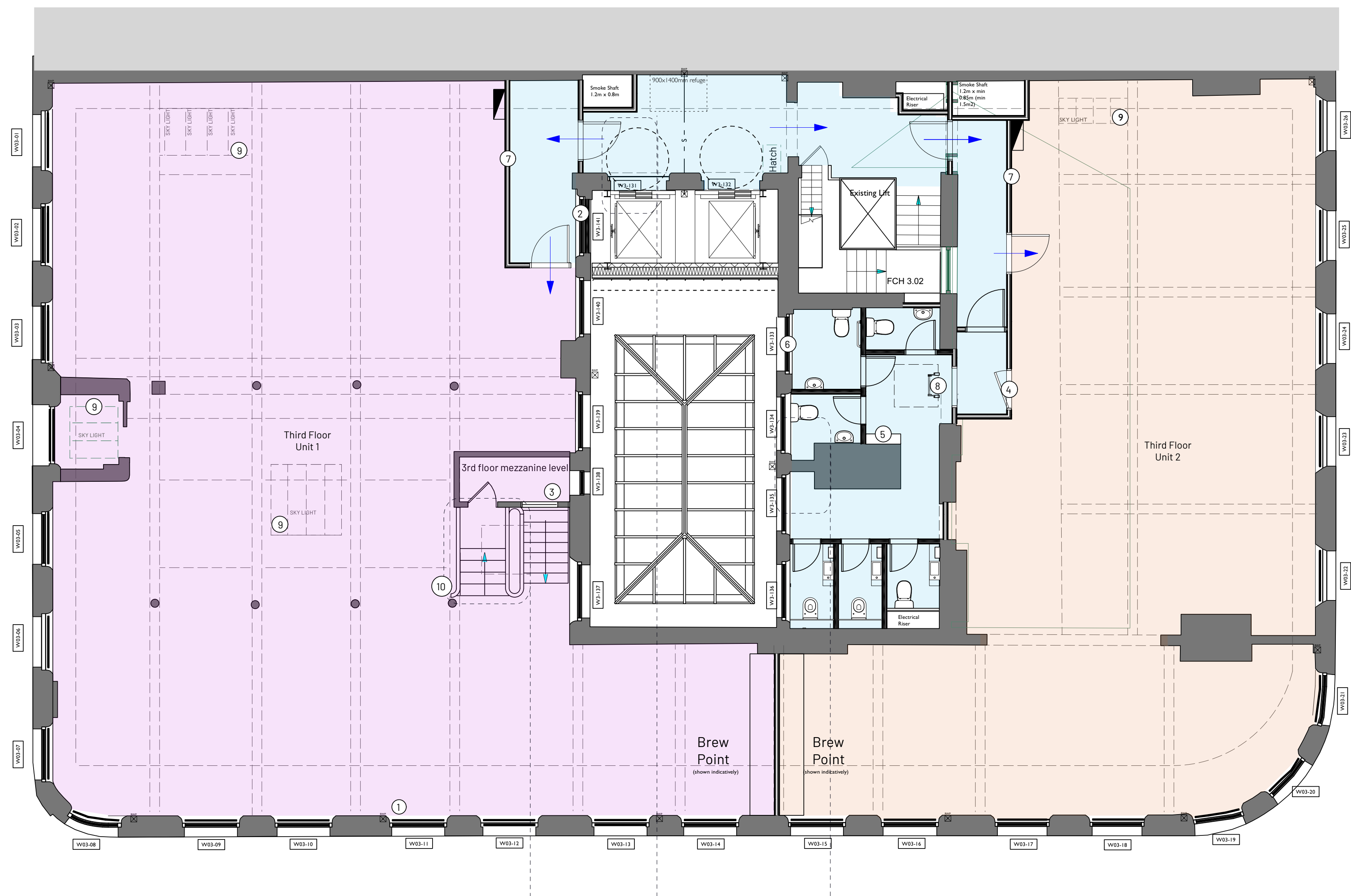
Back George Street Proposed Elevation



Mosley Street Proposed Ground Floor Plan



Mosley Street Proposed Typical Floor Layout- Floors 1-2



Mosley Street Proposed Floor Layout- Floor 3.

6.2 Response to Heritage Significance

Evidential Value:

Predominant retention of plan form. Where possible we have used the existing wall layout and only where necessary have openings been made into existing walls to form new openings. Lightwell partitions have been included as required to form necessary fire separation, and to create the ancillary spaces in the basement.

Historical Value:

Very little change externally, localised repairs and restoration of damaged fabric as necessary and then upgrade of the envelope internally only to reduce carbon load in use. Minor roof modifications to facilitate this.

Aesthetic Value:

As above, very little change to plan form and envelope design but with the benefit of envelope repairs. Internally the existing decorative ceiling features will be retained. Skirtings will also be retained.

Communal Value:

The building remains mixed use with publicly accessible restaurant/retail spaces at the ground floor and basement levels.

6.3 Existing Fabric Treatment

Layout:

In accordance with the Heritage Statement, we have designed the conversion works such that minimal alteration is required of the existing plan form:

- The existing stair and (redundant) lift location is to be retained.
- The primary circulation route from Mosley St to the upper floors is retained
- The lightwell is retained.

Removal of Detrimental Fabric:

Non-historic fittings will be removed throughout (i.e., sanitary/kitchen fittings and furniture)

Historic Features:

Internal historic features will predominantly be exposed, retained and repaired. This includes windows into the lightwell and stairwell, glazed roof over the stair, doors, skirtings, and plasterwork.

Most floor boards at 2nd and 3rd floor will remain exposed.

Retained fabric will be repaired in accordance with like for like techniques and materials.

Upgrading Fabric:

- Repairs will be undertaken as required. Window frames will be replaced where they are in poor condition and are non-historic forms (this work is covered by the LBC already obtained).
- Existing timber sash windows to be upgraded with secondary glazing. This will improve the thermal and acoustic properties.
- The roof fabric is to be upgraded with additional insulation internally at rafter level. This will be coupled with the insertion of ventilation at eaves and ridge (This work is covered by the LBC already obtained).
- At ground and first floor, the internal floors will be upgraded to achieve the required fire and acoustic improvements. Existing cornicing will remain exposed.
- Localising cornicing repairs/reinstatement will be carried out where evidence remains of their previous location and profile.
- Missing skirting will be reinstated to match historic precedents existing elsewhere within the building

6.4 Envelope Works

Minimal intervention is proposed to the external envelope. These are limited to repairs, replacement of non-historic detracting fabric, and providing level access into the commercial class E units:

Unit D- Entrance to 16 Princess St.
Replacement door into basement unit.

Unit A- Entrance to 16 Princess St.
Steps removed and level threshold introduced.

Entrances to Back George St:

- A new doorway will be created next to the existing fire escape. This will serve the bin store which is in the basement and accessed via a lift at ground level.
- Replacement of existing non-historic doors into the building at each end.
- Reinstatement of an entrance doorway into basement at the corner

A comprehensive survey of the envelope fabric was prepared by Quadriga Contracts Ltd in 2019, including repair schedules. This is included in this application. AMB have since carried out an up to date envelope survey to develop a repair schedule and annotated elevations, all included in this application along with a specification. Please note that the works to the roof and windows have now been consented in a separate LBC (ref. 138239/LO/2023).

The identified repairs will be carried out on a like for like basis and in summary comprise:

- Removal of non-historic shopfront to 77a Mosley St and repair as required of timber and iron historic shopfront behind
- Brick and stonework cleaning (removal of biological growth and any harmful soiling).
- Removal of redundant fittings and making good with matching material
- Localised repointing
- Localised stone and brickwork repairs
- Window frame repairs, sash mechanism overhaul, redecoration. (Approved- ref. 138239/LO/2023)
- Replace and repair missing and damaged air grills
- Replace missing basement window frames and railings
- Gutter clean and repair including associated flashing repairs (approved- ref. 138239/LO/2023)
- Rooflight repairs as required (no inspection carried out)
- Slate roof repairs (approved- ref. 138239/LO/2023).
- Replace poorly matched non historic brickwork at lower level to the Back George St elevation
- Paint removal from the Back George St elevation brickwork.

6.5 Interior Works

This application seeks to agree a general strategy for the treatment of the existing fabric internally. Our interior finishes drawings indicate the principals in this respect. Any new finishes adhered to the existing fabric, will be agreed as part of separate applications by individual tenants.

Floors
The floors have existing timber boarding. This will be repaired and retained.
The ground and first floors need to be upgraded to improve the acoustic properties between the commercial and office uses. Therefore the existing flooring will be overboarded as

shown in our details.

Ceilings
With the exception of the basement, all other floors retain remnants of the historic lath and plaster ceilings. Where these exist they will be retained. The ceilings will then be overboarded at all levels to achieve upgraded fire resistance between the floors.
Cornices exist in some locations. These will be retained. Localised repairs will be carried out where existing plaster detailing is loose and at risk of further decay.

Walls
The existing masonry walls are a mix of exposed brickwork, and plaster. This principal will be maintained throughout the building, and only non historic modern tiling will be removed. Localised repairs will be carried out where existing plaster detailing is loose and at risk of further decay.

Columns
The beam downstands, columns and column heads will remain exposed throughout the building. Loose/friable finishes will be carefully removed and redecorated.

Details
There are relatively few existing interior details. The following treatment is proposed

Existing Lift
This will be redecorated and repaired to remove any dangerous finishes.

Windows



All existing decorative plasterwork will remain exposed- such as these beams and corbels within the ground floor former bank area.

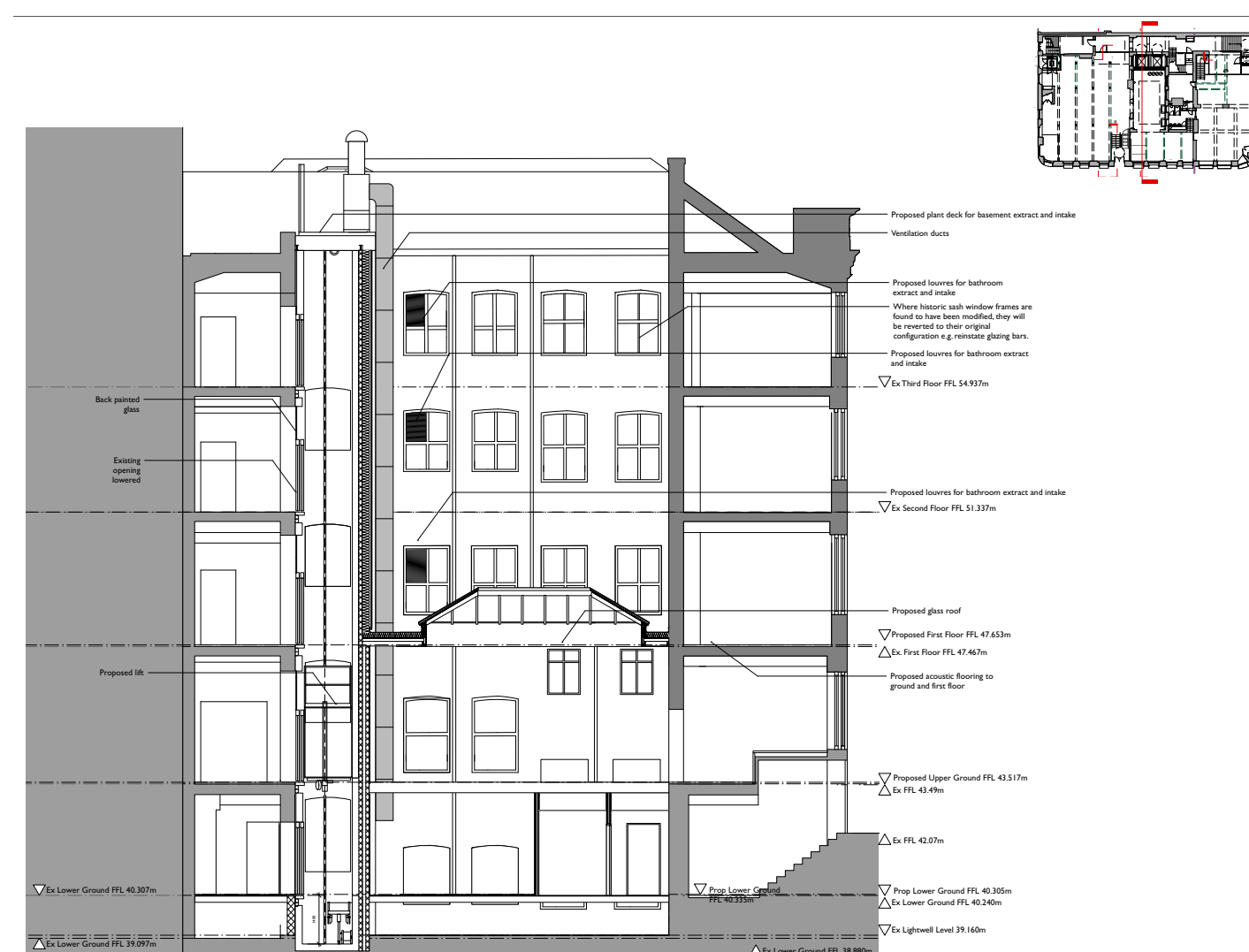


The existing lift will be retained and the enclosure repaired and made safe.

We have reviewed the size of the windows that are being removed from the lightwell as part of the proposals. The windows are different sizes on each floor. Therefore reuse of windows must be within each floorplate.

Only on the first floor are windows we are removing suitable windows in a reusable condition such that they can be replaced with non original windows elsewhere within the lightwell. These are annotated on the floor plan. For all other floors, the windows we are removing are either non historic, or in too poor a condition for re-use. Any salvageable frames will be used to carry out repairs to windows being retained on each floor. Please refer to the separate repair package approval which indicates repair details for each window.

All windows to be repaired/reinstated in the lightwell will re-instate the historic two over two sash configuration (unless, as is the case with some of the existing historic windows, the configuration is one over one).



Historic window patterns reinstated in the lightwell and elsewhere.

6.6 Signage Strategy

New signage must be limited to agreed zones to ensure they do not obscure the built form.

These zones have been located in positions which reflect the architectural features of the façade, and how the historic frontage has been used previously.

We have referred to historical imagery when preparing this strategy.

There are three distinct elevational styles/zones at ground floor, and each has been given a different signage zone, to suit the existing proportions and style.

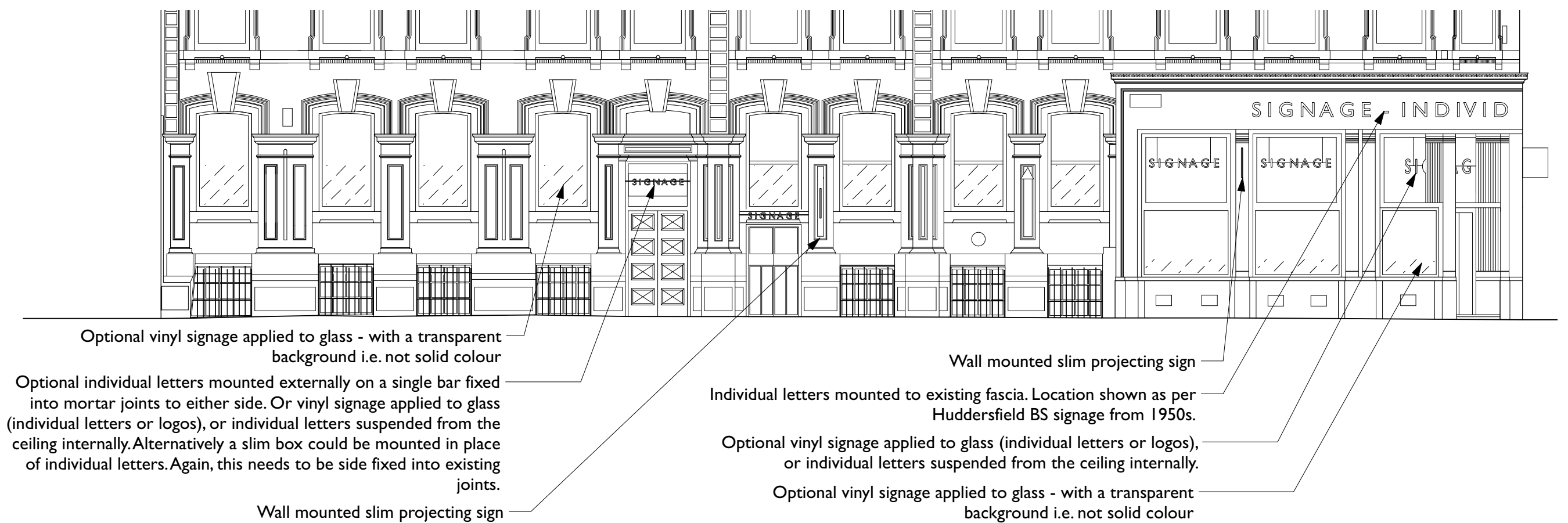
The associated Signage Strategy drawings (indicated here), give various options in terms of signage positioning and type.

However, the colour and shape of signage may reflect that of the tenants logo.

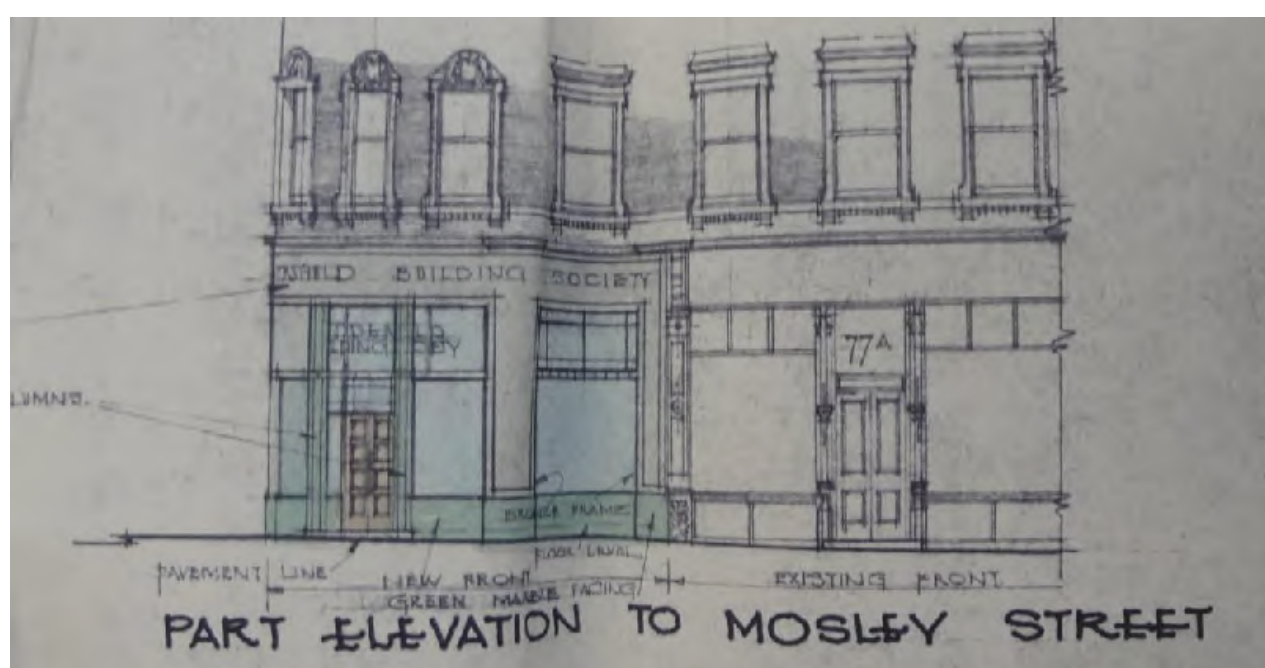
- Individually or slim bar mounted letters set off from the façade are a clear way to express a brand without over dominating the façade.
- Internally ceiling mounted individual letters or logos can be seen externally, whilst remaining deferential to the historic facade.
- Localised use of vinyl signage applied to the internal face of the glass can also be a successful way to advertise a brand whilst ensuring that the permeability of the glazing is retained.
- There are precedents for secondary projecting signs to be installed on this building. Where possible, existing fixing holes or mortar joints should be used. These should be slim in section, and raised high enough so as to not impact pedestrian activity



Proposed signage strategy- Mosley St



Proposed signage strategy- Princess St



Signage proposals for the Huddesfield Building Society circa 1954.



Discrete projecting signage circa 1973.

6.7 Services Strategy Principals

Modern services will be designed into the existing fabric. Where possible the routes will be concealed within the wall and floor construction. Where this is not feasible or appropriate, services will be exposed as modern interventions – such as high level exposed ductwork painted out to match the ceiling colour.

In conjunction with a services consultant, we have proposed a series of circular ducts clustered together within the lightwell behind the new lift enclosure. Finish to be agreed.

We have reviewed the internal layouts to try and locate the ducts away from view. However, given the size of duct required, and the routes needed from the basement/ground floor kitchen areas (located in the lightwell), any internal location would require significant intrusive works to the existing fabric to

facilitate the routing. Therefore, locating the ducts externally, with easy access for maintenance is considered preferable for the building.

These will serve future air handling requirements of the restaurant units at ground/basement. Note that non-historic ducts within the lightwell will be removed as part of these works, and the soil drainage pipework will be rationalised.



Redundant plant equipment to be removed, and lightwell brickwork cleaned and repaired.

6.71 Plant Deck

Several locations for the rooftop plant deck were explored.

Options 1 and 2

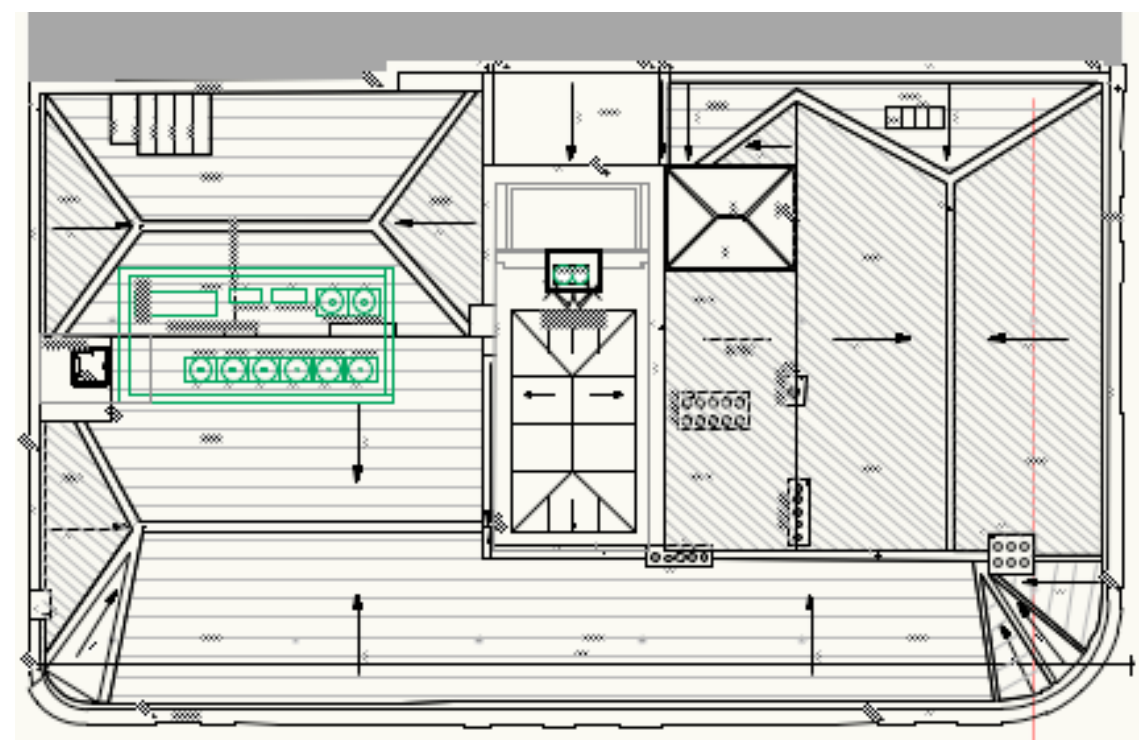
These options locate the plant deck in the roof valleys to avoid loss of roof structure - but at this height, the deck and acoustic enclosure would be visible from ground level. Additionally, the locations are remote from the main servicing areas within the floorplate. Therefore longer ducting routes would be required within the building to service the WCs and kitchens. Chimney stacks would need to be taken down for option 2.

Option 3

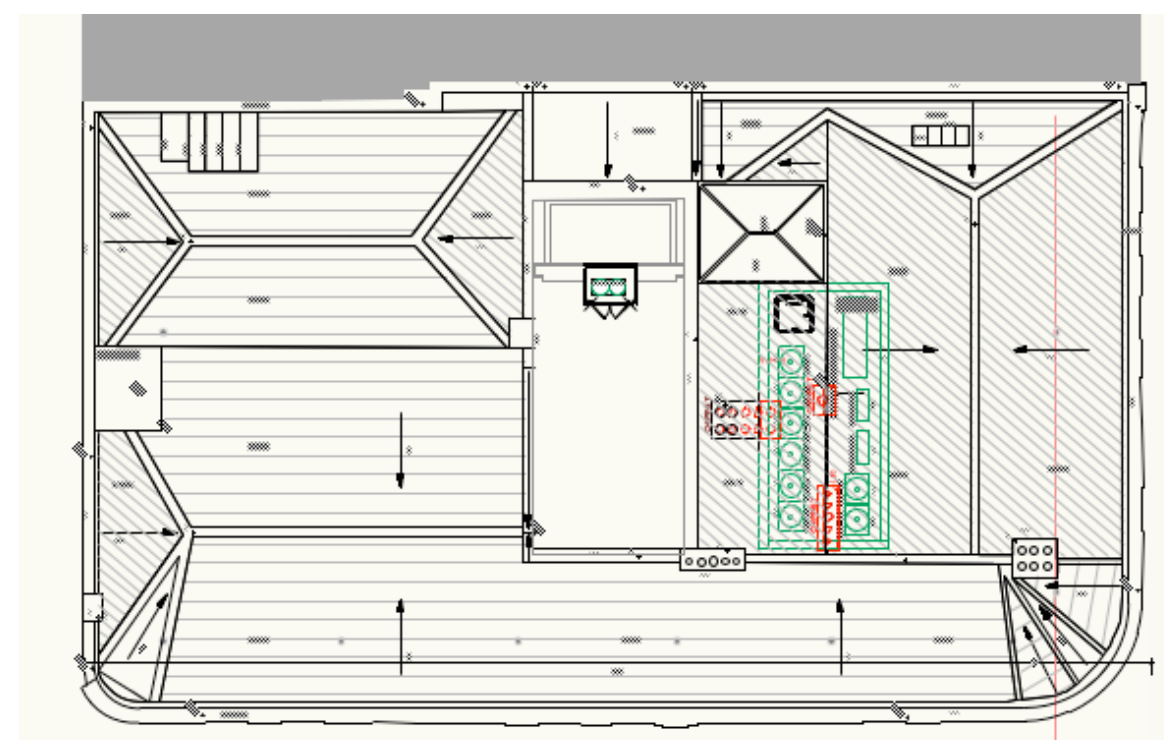
Whilst this option requires the loss of a chimney stack (the stack beneath is however being retained), it enables the deck to sit within the valley and is therefore hidden from view. This is also the most efficient location to run services to and from the WCs and kitchens - thus reducing the extent of penetrations to the existing fabric, and lengths of ductwork exposed internally.

Option 3 is proposed, as overall it has a reduced impact visually on the existing building both internally as a result of efficient servicing routes, and externally. It is essentially hidden from view even in the lightwell.

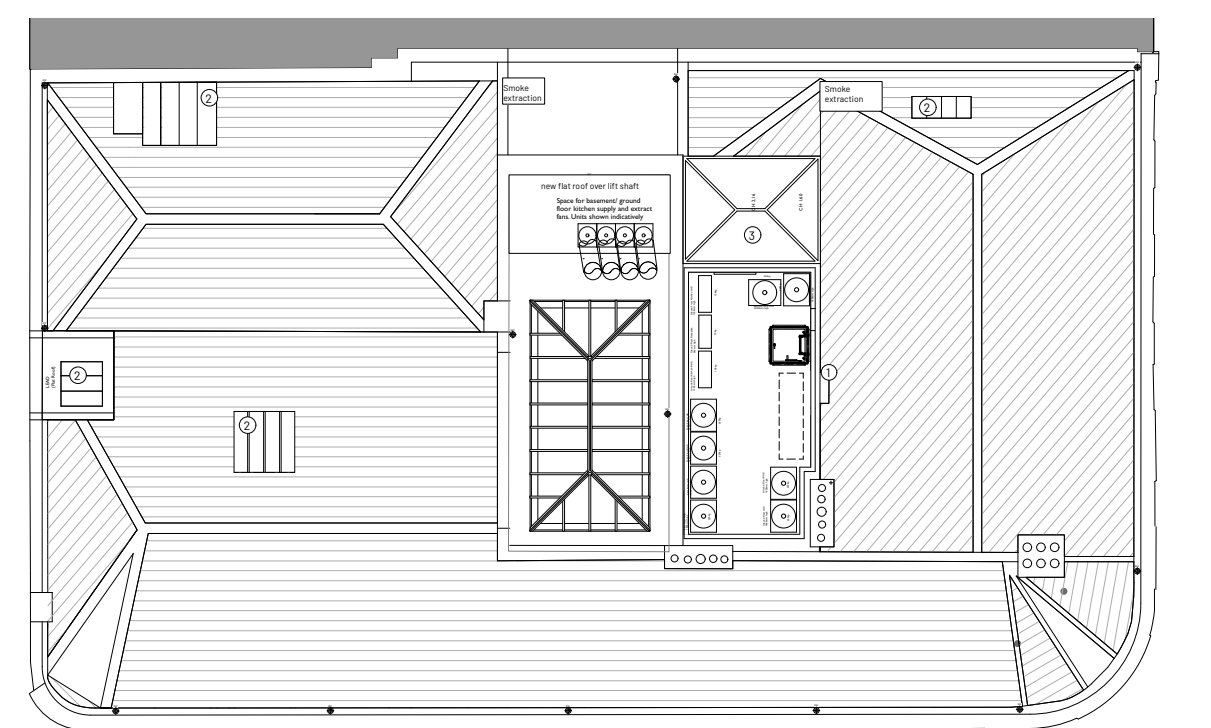
A portion of trussed roof structure needs to be removed because the spacing is too close to enable plant equipment to be located between. Equally, the slate covering cannot be retained as this would significantly compromise the ventilation to the plant - thus increasing the overall size. The proposal also needs to enable plant to be crane lifted and reinserted from above.



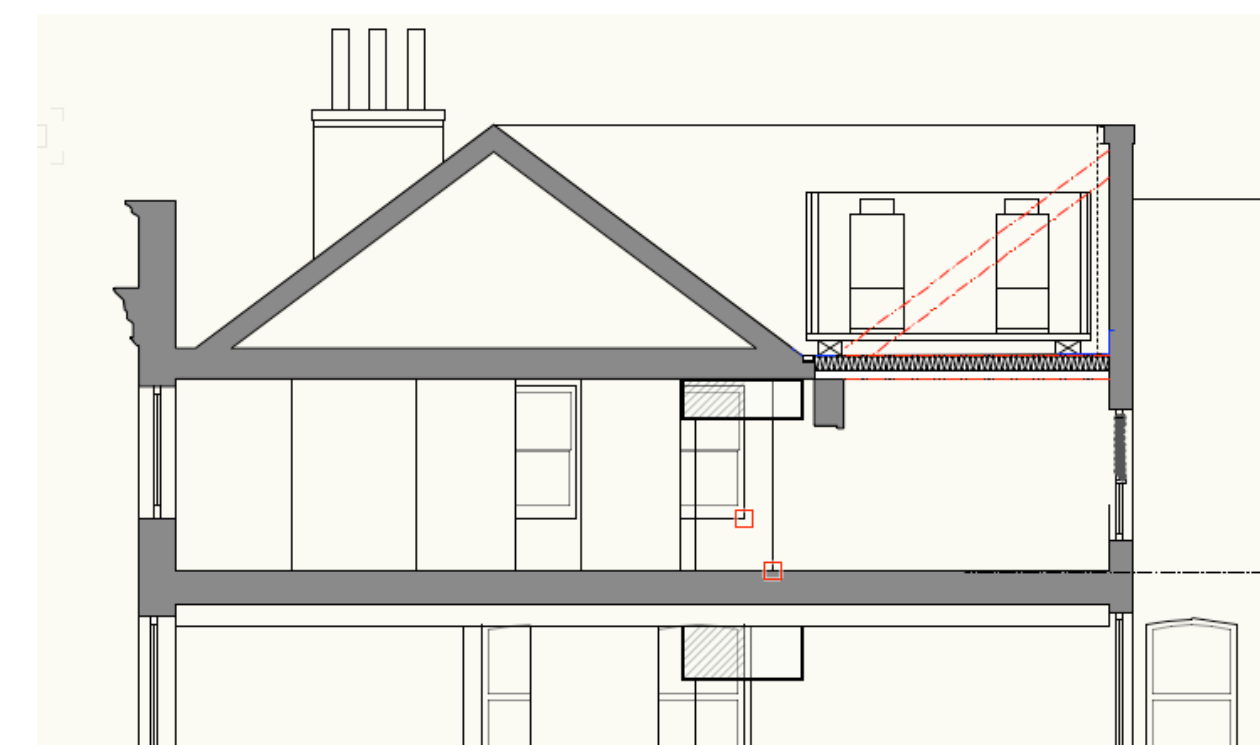
Plant Deck Location Option 1



Plant Deck Location Option 2



Plant Deck Location Option 3





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7.0 Planning Statement



7.0 Planning Statement

In accordance with The National Planning Policy Framework (NPPF, updated 2019), in particular paragraph 190, this scheme protects the grade II listed heritage asset. The changes made are necessary to bring the offices and commercial units upto modern standards to ensure its ongoing viability and contribution to the wider community and its economic vitality. The development facilitates the ongoing positive contribution of the asset to the local character and distinctiveness of place.

In accordance with Manchester's Core Strategy Development Plan (2012-17), the scheme adheres to the principals outlined in policies EN1, EN3 and CC9. A scheme fully in consideration of the heritage asset's significance, utilising these characteristics to maintain and enhance the distinctive character and community of the locality. The scheme also supports the stated aims of policies CC1,CC7,CC8,CC9,CC10 as detailed in an earlier section of this report.

Please refer to a separate Planning Statement by Ludlam Associates



8.1 Sustainability

As a practice we operate a ‘fabric first’ approach when considering how to reduce the CO2 use of a building in use. However, when in the context of Historic properties, we recognise that traditional construction methods and historically significant fabric usually limits the opportunities in this respect. Done incorrectly, and well meaning ‘upgrades’ can cause more harm than benefit to historic fabric.

The inherent re-use of existing buildings offers significant savings on embodied carbon, and indeed the benefits of the existing fabric are often much greater in terms of in-use energy need than is often realised. Recent Historic England research revealed: “the measured performance of solid brick walls was a third better than the performance predicted by energy-performance models.”

In conjunction with our in-house Sustainability Strategy documentation, we have used the Sustainable Traditional Buildings Alliance (STBA) Responsible Retrofit Guidance Wheel to review the potential options with regards to the upgrade and modification of fabric to this building.

Each aspect of potential upgrade has been considered in the context of the building specifics and whether the ‘retrofit’ options available will be of overall benefit to the building and its significance.

A few key proposals are outlined below:

Windows

- Most existing timber framed sash windows are to be refurbished, and new slim secondary glazing installed internally to upgrade both the thermal properties and acoustic properties of the windows.

- Where replacements are required, new timber windows will be designed to match the existing sashes, with secondary glazing applied internally within the office areas.

Walls

- Externally it would not be appropriate to add an insulated render in heritage terms.
- Internally, this is also discounted as an option. Not only because of the loss to historic detailing (skirtings, window reveals), but also the difficulty in profiling internal insulation around the reveals. There would be a high risk of causing cold bridging which could lead to cold spots and internal condensation.

Roof

- Insulation will be installed between the rafters where a flat ceiling under draws the trusses and joists. At the skeilings, the insulation will be installed underneath the rafters. There are no decorative features internally to be lost in these locations. This option also allows most of the work to be carried out internally, and the existing roof line does not need to be lifted. (Approved- ref. 138239/LO/2023)

We will also propose the installation of efficient light fittings, the majority of which will be designed to take LED fittings only.

In terms of wider sustainability issues we outline our approach and aims for the project as follows:

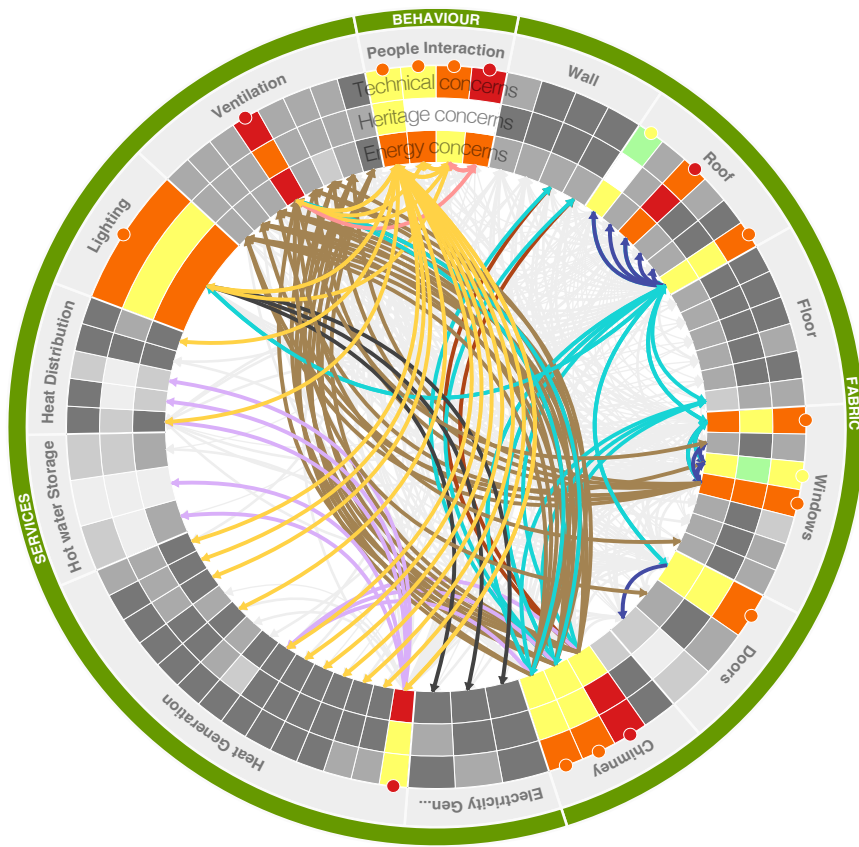
Water Conservation

We propose to reduce water consumption below that required by the statutory Building Regulations by fitting the scheme with water efficient fittings, and A rated appliances where provided.

Waste Management

Construction Waste

A site waste management plan will be prepared by the contractor which will detail a target percentage of waste to be diverted



Responsible Retrofit Guidance Wheel

away from landfill will be established for the construction phase of the development; and A site waste management plan will identify opportunities to minimise waste generation and divert construction waste from landfill.

Operational Waste

Waste/recycling storage and collection will be provided in accordance with MCC standards. Please refer to separate documentation.

Responsible Materials Specification and Sourcing

The following principals will be adhered to:

- Responsibly sourced timber (FSC or PEFC certified).
- Responsibly sourced materials (BES 6001 certified where available).
- Locally sourced where feasible and viable
- Specified to avoid use of toxic materials e.g., VOCs.

Health and Wellbeing

Lighting

As this is an existing Listed building, natural lighting levels are largely dictated by the current building fabric. However, the scheme is designed to ensure that these lighting levels are not compromised.

Ventilation

Existing sash windows will be repaired and retained. Secondary glazing will be openable but also offer acoustic and thermal benefits.

Pollution Control

To reduce emissions of gases with high global warming potential (GWP) and nitrogen oxide (NOx) into the atmosphere, the building will be specified with:

- Insulating materials with a GWP of less than 5.
- The heating/cooling and ventilation of the offices will be a fully electric energy system (zero NOx emissions from building).

Transport

Location benefits from an excellent network of nearby bus, tram and train services. The site is also on a pedestrian route and will have cycle storage in accordance with MCC standards.

8.2 M&E Approach

The full details will be developed with the chosen specialist designer. However, in principle the scheme will incorporate the following strategies:

- Heating and cooling - all electric VRF system simultaneous heating and cooling with heat recovery. Internally, ductwork and equipment at ceiling level within the offices will be exposed. Condensers will be located on the roof in a plant

deck located to have minimal impact on the historic fabric.

- Mechanical fresh air supply and extract to commercial units will be via 4 no. ducts located in the corner of the lightwell. These run upto the rooftop plant deck.
- Additional heating e.g., to toilet areas via electric panel heaters.
- Localised mechanical extract to WCs via louvres mounted through existing windows /lightwell in the central core.
- Gas supply to serve cooking equipment within the commercial unit if required. Extract to rooftop plant deck (separate application by end user as required - space allowed on the deck to accommodate this).
- New break tank and booster set in the basement, to serve toilet areas and breakout spaces. Hot water provided by local water heaters.
- Single electrical riser located within the main vertical circulation core.
- Wall mounted electrical and data supply via painted conduits to serve the perimeter of the office spaces and thus retaining the existing floor and ceiling fabric configuration to the upper floors.

8.3 Waste and Deliveries

Please find attached to this application a standard Waste Management Strategy Proforma, along with a site plan indicating how deliveries and waste collections will be managed.

Bins will be taken from the storage area via the lift to the outside. Waste collection vehicles will access the bin store via Back George Street

8.4 Cycle Storage

Internal cycle storage will be provided in the basement, which can be accessed from the Back George Street entrance, and internally.

Despite this scheme not involving a change of use, in accordance with the MCC Core Strategy Document (2012), 7 no. cycle spaces will be provided. This achieves 1 per 200sqm of office space required under this policy.

8.5 Security

Access to the building will be controlled with fob and video/ audio intercom at the main entrance door. The scheme will also follow the Secured by Design recommendations in the accompanying report.



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9.0 Access Statement



9.0 Access Statement

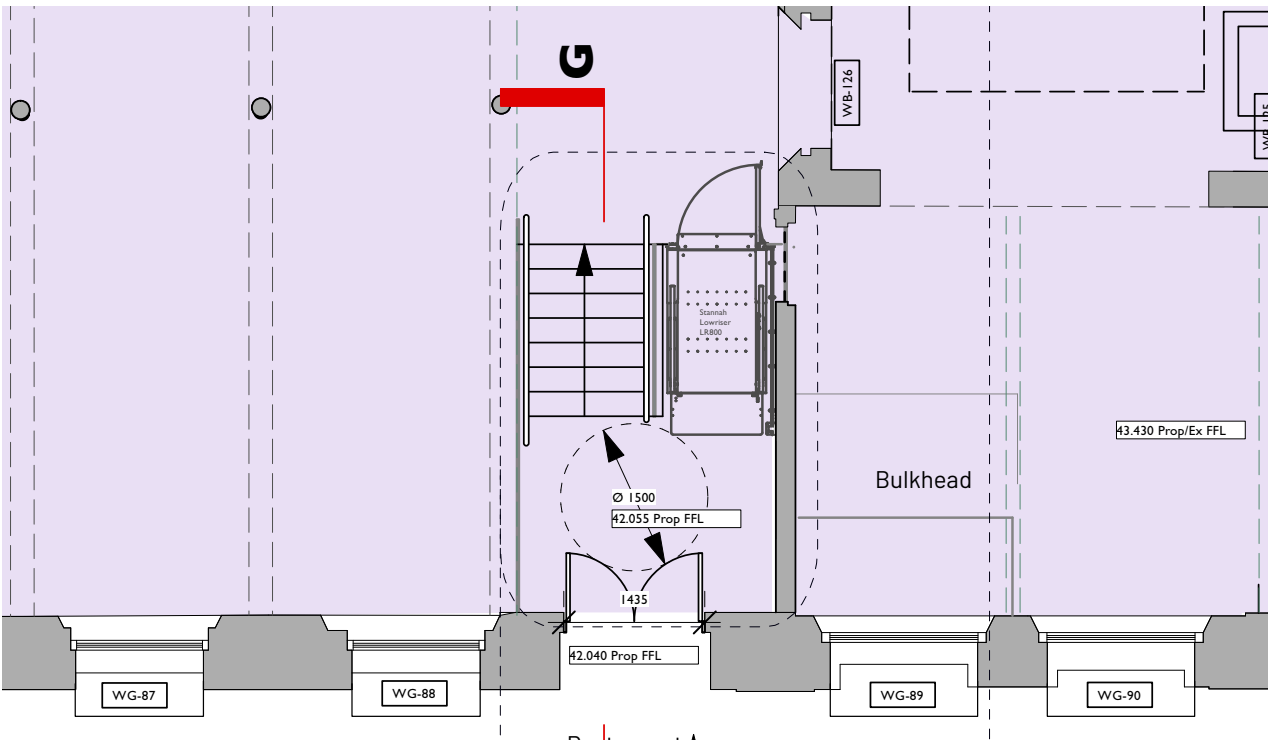
Access into the Building
 Although this is not a change of use to offices, several options have been explored to improve the access into the building via the various entrances.

79 Mosley St. Main office entrance.
 We have proposed modifications to the internal levels, to enable the insertion of a platform lift. This then affords level access to the new lifts in the lightwell. These proposals also include the removal of the threshold steps, and lowering of the existing doorway to suit.

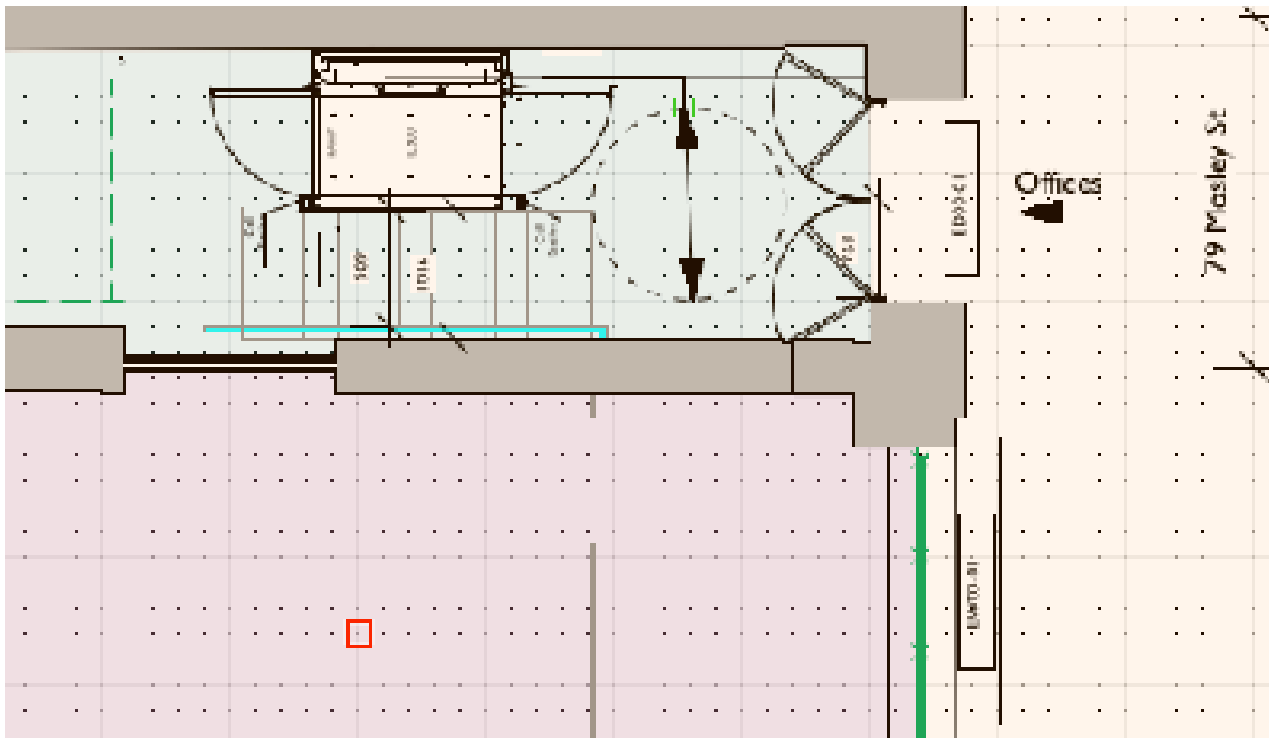
77 Mosley St
 The single granite step into 77 Mosley St will be removed and replaced with a ramped piece to form level access into the corner of this unit.

Princess St
 The main entrance threshold from Princess St into commercial unit A is currently stepped. These will be dropped and the door modified, forming level access. Internally new stairs and a platform lift will enable wheelchair access into the unit.

The adjacent entrance into the basement cannot be reconfigured due to the limitations of the existing fabric geometry. This is a small unit and does not constitute a change of use. Therefore the existing stepped access arrangement will remain.



Modified entrance to the main Princess St unit- with a platform lift providing level access.



79 Moseley St Entrance- there is insufficient hallway width to accommodate platform lift alongside stairs.

Corner Entrance to Princess St- Basement Unit C (restaurant)
Several options were explored, to fit a lift into the entrance at ground level- leading into the basement. The only option which avoids the beam locations, requires the internal wall to be removed but enables a full 1500mm turning circle to be provided at the lift head.

Option 1

Pros:

Generous landing space at entrance
Generous circulation space at basement level

Cons:

Significant structural alterations required. A beam would need to be cut to form sufficient headroom.
Significant area enclosed by new partitions at ground and basement

Option 2- Stair Lift.

Pros:

Compact arrangement
Good stair width

Cons:

Not properly compliant with Part M. Inferior entry method to a full platform lift. Issues surrounding transfer to and from wheelchair.
Tight landing at entrance with insufficient turning space. with little space to leave a wheelchair
Significant enclosure including a column

Option 3

Pros:

Good landing space at entrance
Reduced enclosure area.

Cons:

Stairs width slightly reduced
Removal of existing wall - the date of which is unclear but given its proximity to the window opening, and the very

nature of the corner entrance, is unlikely to have been the original configuration

Option 3 is proposed. Whilst option 3 requires the removal of the existing wall next to the stairs, it is not of high significance, and is the only option which achieves a compliant accessible entrance solution without major structural alteration to the original fabric.

Vertical Circulation

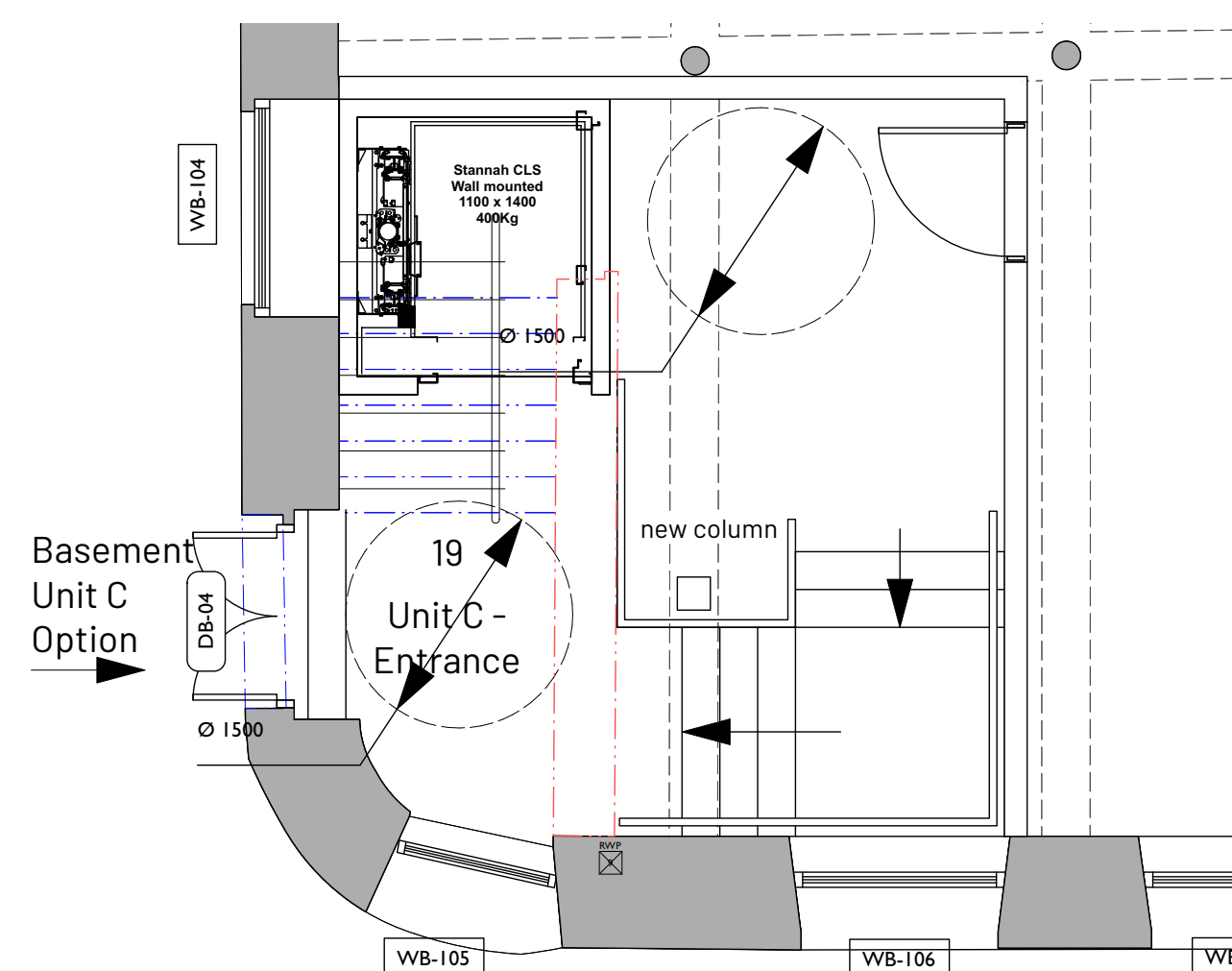
New lifts will be installed in the lightwell, improving vertical access to all the offices.

Horizontal Circulation

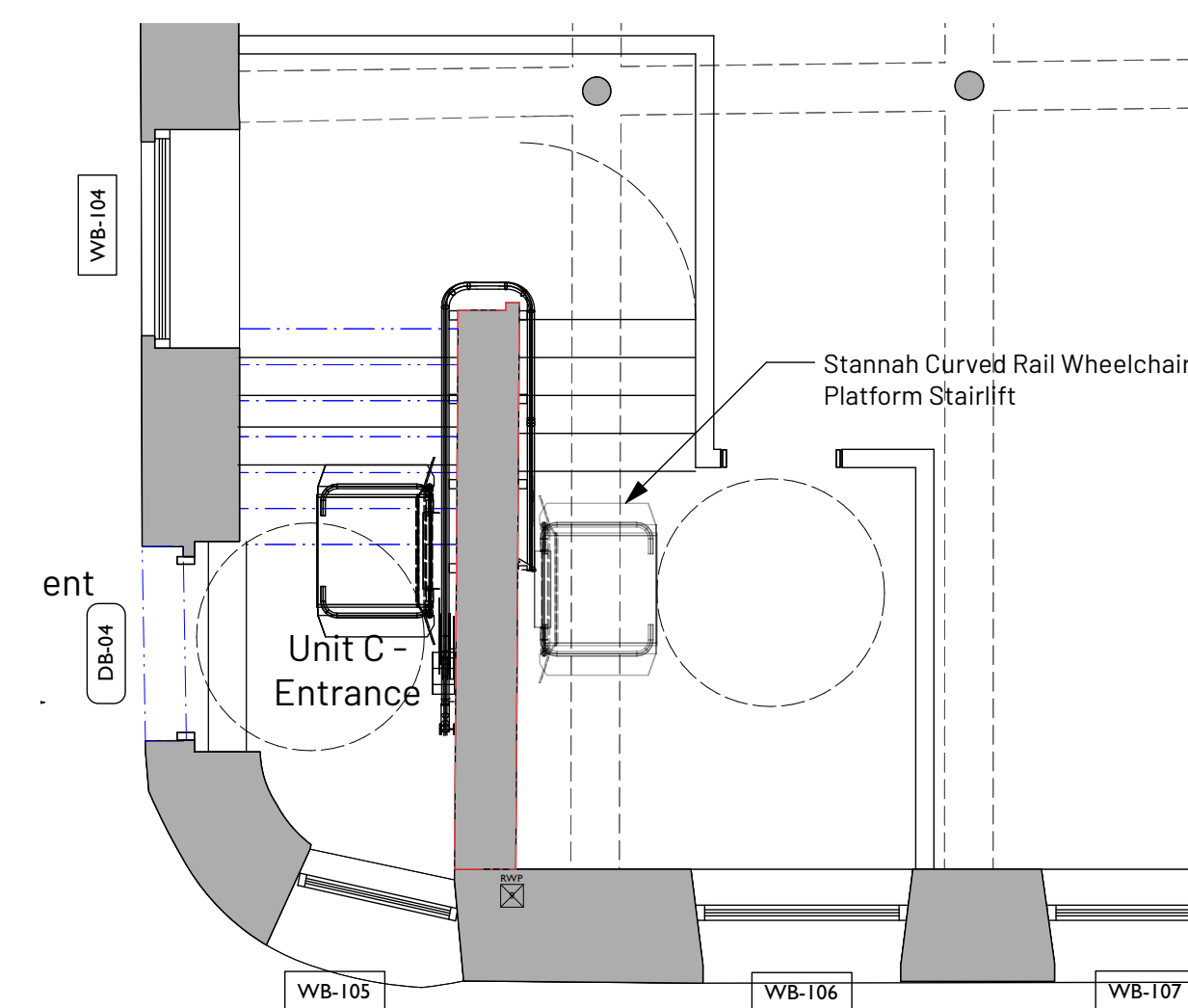
All circulation routes are min. 1200mm in width in accordance with AD:M requirements.

Facilities

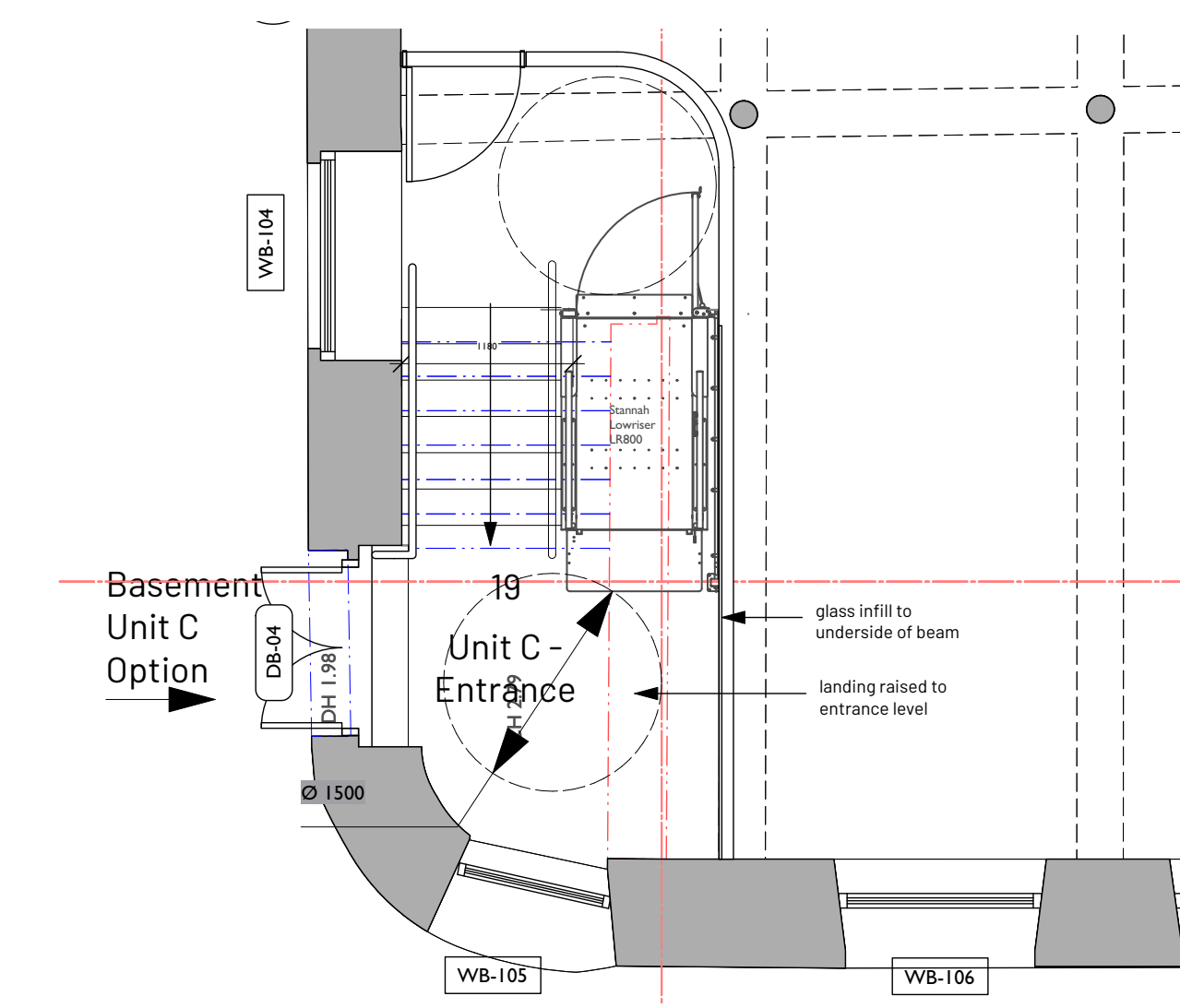
Where previously there were no accessible WCs in the building, disabled or ambulant WCs have been provided to serve all the office suites. The details of the commercial unit layouts will be agreed as part of separate future applications.



Corner entrance to the basement- option 1.



Corner entrance to the basement- option 2.



Corner entrance to the basement- option 3.



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