

ADDENDUM DESIGN STATEMENT

Change of Use to Upper Floors and Alterations
to create 46 Bedroom Hotel

1-3 York Street, Manchester



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0.0 BACKGROUND

This Addendum Statement should be read in conjunction with the full Design & Access Statement (Issue 2, dated 22/02/2022).

Following a site visit with the Case Office, Mr Anthony Mitchell, on 12/12/2022, a list of further requirements was established as follows:

- As much work as possible is to be reversible, with historic features either being retained on show or boxed in. New partitions etc to be scribed around historic features.
- Agreed it is acceptable to raise the floor level on second floor to enable drainage for the change of use.
- Avoid full boxing in of chimney breasts, if possible (take boxing to height of headboard rather than full height).
- Omit suspended ceilings in corridors – use ‘ceiling trays’ instead to retain the sense of height and volume of spaces.
- Justify, and keep to a minimum possible, the number of new door openings and keep them all to door height (i.e., between ensembles and bedrooms), leaving all cornices intact.
- Retain ventilation grilles in rear (courtyard) windows. Confirm that the number of windows to be replaced with vents is the minimum needed and that it is not possible to replace one sash as opposed to both sashes.
- Minimise the amount of roof frame to be lost from the old Clerk’s room when the new lift shaft is brought through and, in particular, try and keep the small parts of the ceiling where the glazing still exists.

This Design Statement relates solely to design changes made as a result of these comments and discussions on site and should be read as an addendum to the full Design & Access Statement.

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Fig 1: Schedule of revised drawings submitted (highlighted)

1.0 DESIGN PROPOSALS

1.1 METHODOLOGY FOR NEW FIXINGS AND INSERTIONS ABUTTING EXISTING BUILDING FABRIC

The design intent shown on revised drawings includes the following key elements:

- Ceilings within bedrooms have been minimised, with the new ceiling limited to the centre of the room space, with the existing room space perimeter cornice exposed (see illustration opposite)
- Services (air conditioning pipes, hot & cold water and electrical cables) will be required to enter the ceiling void from the corridor into each bedroom, which still requires a lower section of ceiling within the bedroom to allow pipework to pass through into the room without damaging the cornice above. This section of ceiling will abut existing cornicing.
- Fixings shall be made into masonry walls only and not pass through cornice plaster details or finished joinery – ensuring insertion works are reversible with no detrimental impact on existing features.
- Bedroom walls shall no longer be lined with plasterboard, instead any electrical connections shall be ‘chased’ into existing masonry walls and the surfaces made good. This enables all existing cornices at ceiling level and all existing skirting boards at floor level to be exposed and repaired/repainted as necessary. The only exception is the corridor walls at second and first floor levels where a raised floor is to be installed and existing skirtings shall no longer be exposed.
- Where new openings are to be formed in existing walls, these shall always be at ‘door head’ height and no existing cornices are to be removed.
- These principles are both set out in this statement and reflected in the revised drawings submitted. If necessary, a Planning Condition or similar may be considered to ensure these principles are carried through at all stages of the design and construction process.
- The majority of internal doors throughout the project are re-used and, where noted, have been re-hung if a different opening direction is required. We have added annotation to drawings AP01-04 (plan layouts) to clarify which doors are existing and which are new.

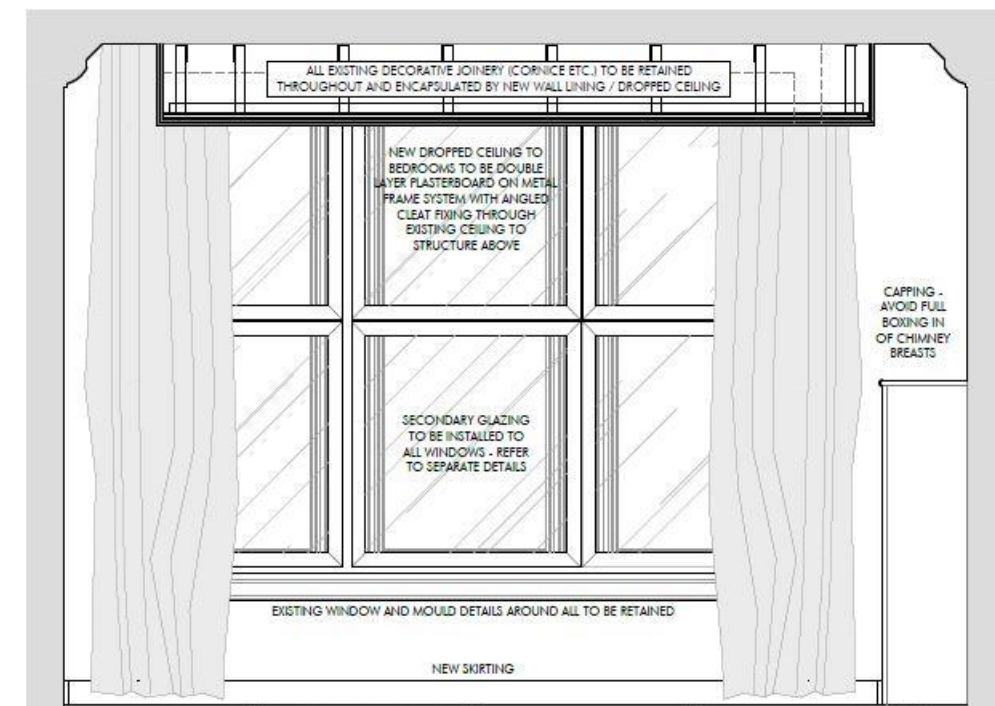
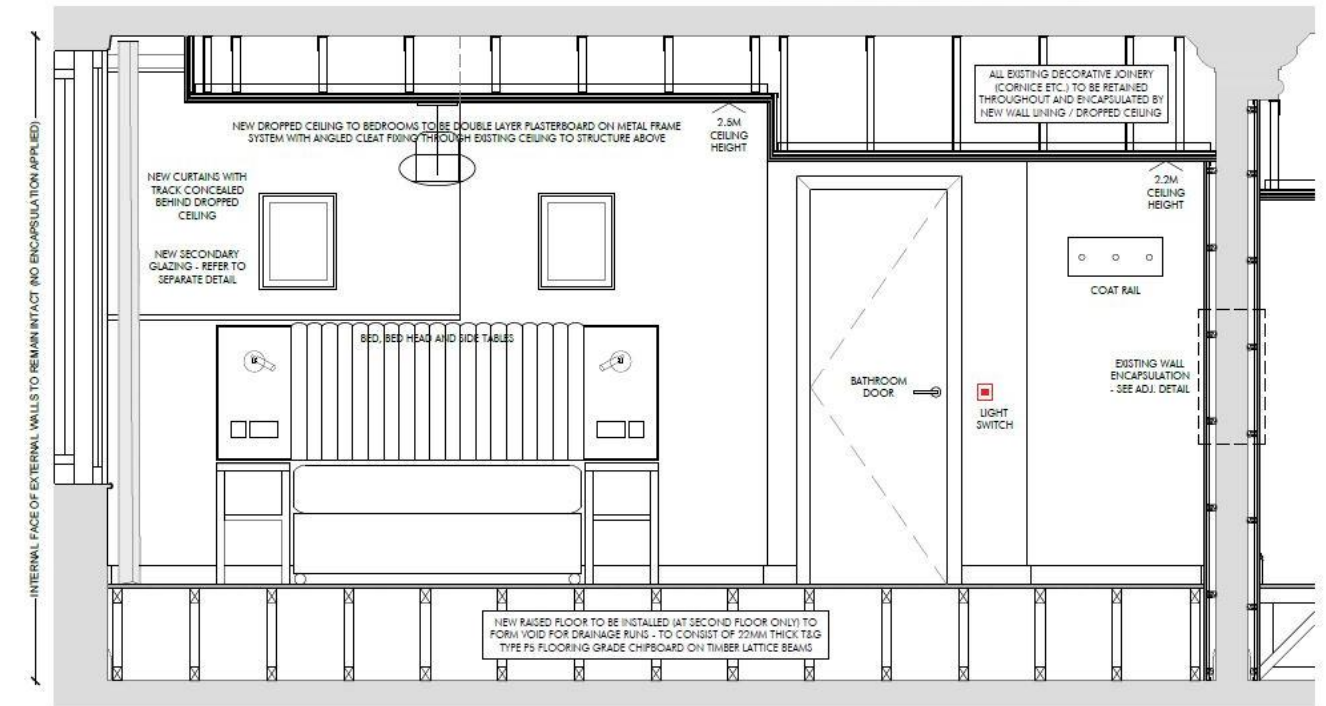


Fig 2: Section through a typical room at 2nd floor level showing ceiling reduced at room perimeter, and bed head ‘shelf’ around existing chimney breast, allowing the original room volume to be read.

1.2 CORRIDOR CEILING TREATMENT & SERVICES

Following detailed consideration, we have redesigned the services distribution within the corridor ceilings to achieve the requested principle of carrying services on 'rafts' rather than boxing-in the full ceiling zone. The illustrations (opposite) show clearly the difference between the original approach and this revised proposal. The fundamental distribution principles for the whole building have not changed – services are concentrated at second and fourth floor level with vertical feeds through the bedrooms to enable the corridors at third floor level to be fully restored.

The main pipe and cable services shall run in ceiling trays with a decorative raft running through the centre of the corridor . This raft can incorporate LED strip lighting to illuminate the volume of the space. All decorative archways at second floor level can now be exposed and the full volume of the original corridor space can be appreciated. Hot and cold water services will run at high level in the upper open space and will be treated with a white wrap product (illustrated below) to improve the appearance where they may be visible either side of the central raft.



Fig 3: White pipe wrap for exposed water pipework

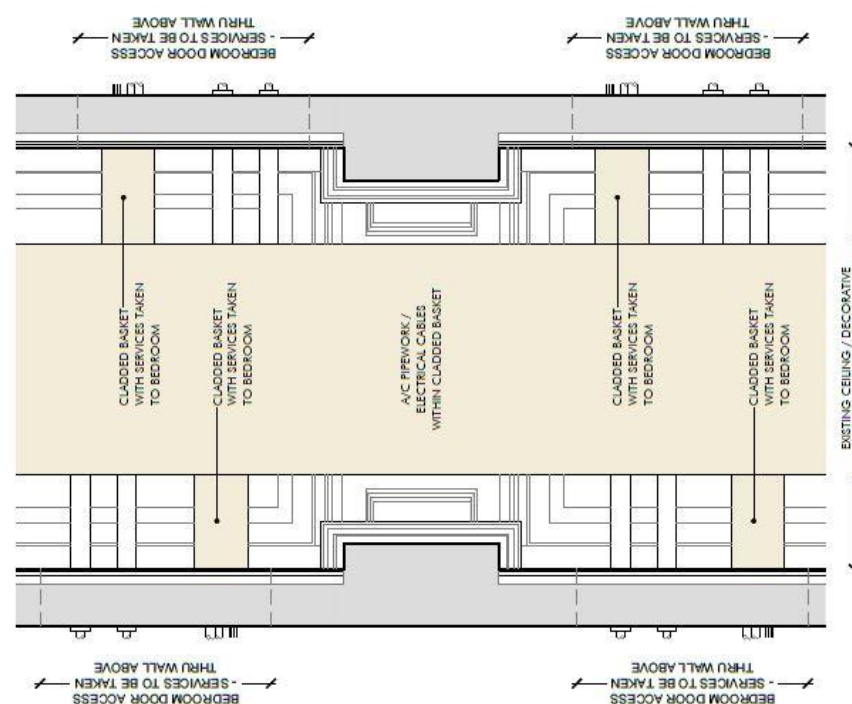


Fig 4: Plan detail of proposed raft (looking upwards)

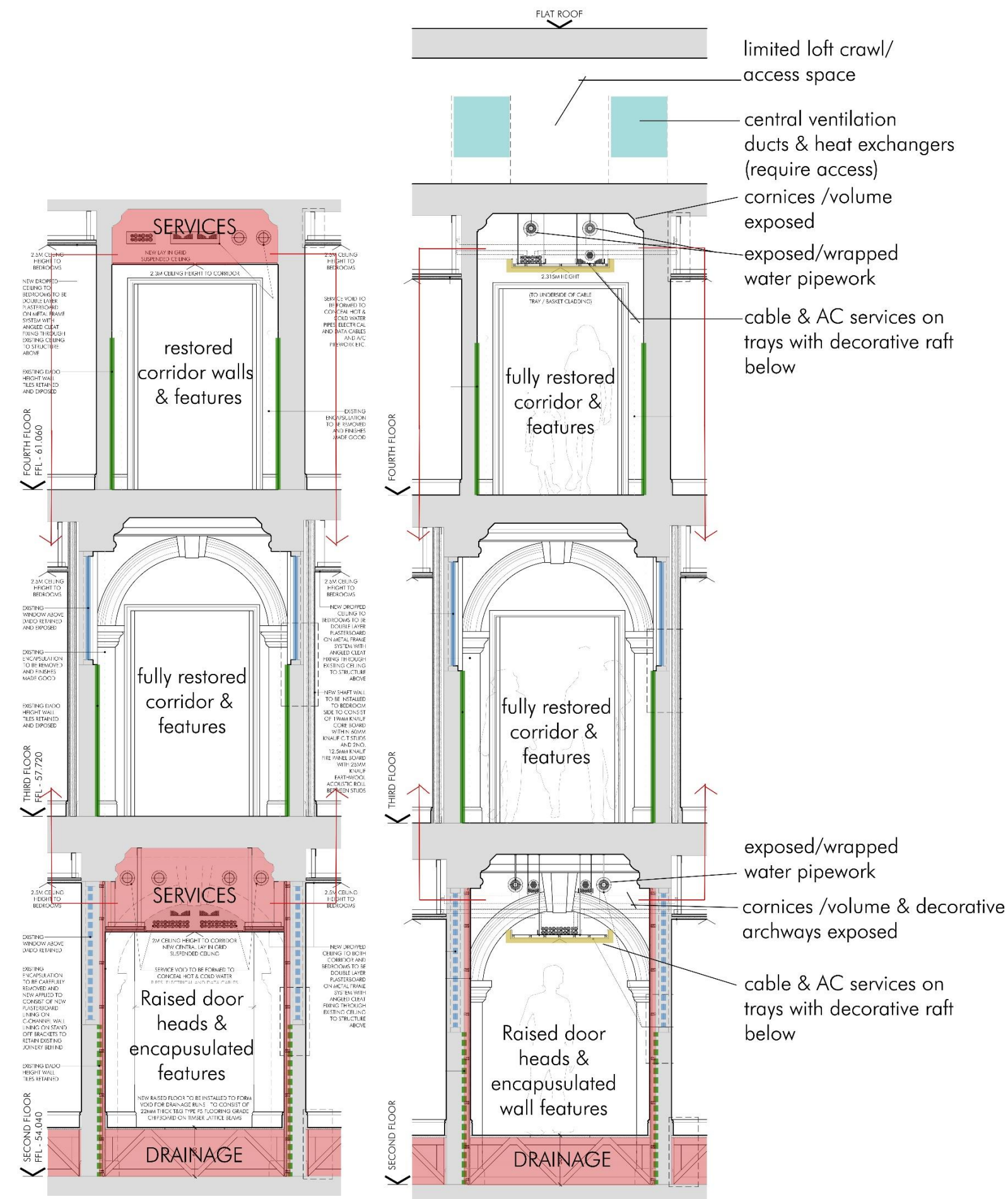


Fig 5: LEFT: previous corridor services strategy; RIGHT: Proposed services strategy introducing corridor ceiling rafts. Void spaces are highlighted in red.

There are two exceptions to this general principle of corridor ceiling services rafts as illustrated on this page:

Firstly at the end of the second floor corridor (illustrated right), where there is no original ceiling detail. This was ripped-out in the 1980s and the space opened-out with concrete or steel columns and beams (see photo). This area has the largest concentration of services distribution, therefore we are proposing a small area of fully enclosed ceiling where there is no original ceiling detail to reveal.

Secondly, also at second floor, the area of corridor immediately leading from reception does not require a raised floor therefore, as in the original application drawings, we are proposing to fully restore that section of corridor, including the tiled walls, and route services through the rooms either side of it. This results in a larger section of bulkhead ceiling in those side rooms, however there is a clear benefit to the user experience of the building by allowing that section of corridor to be restored.

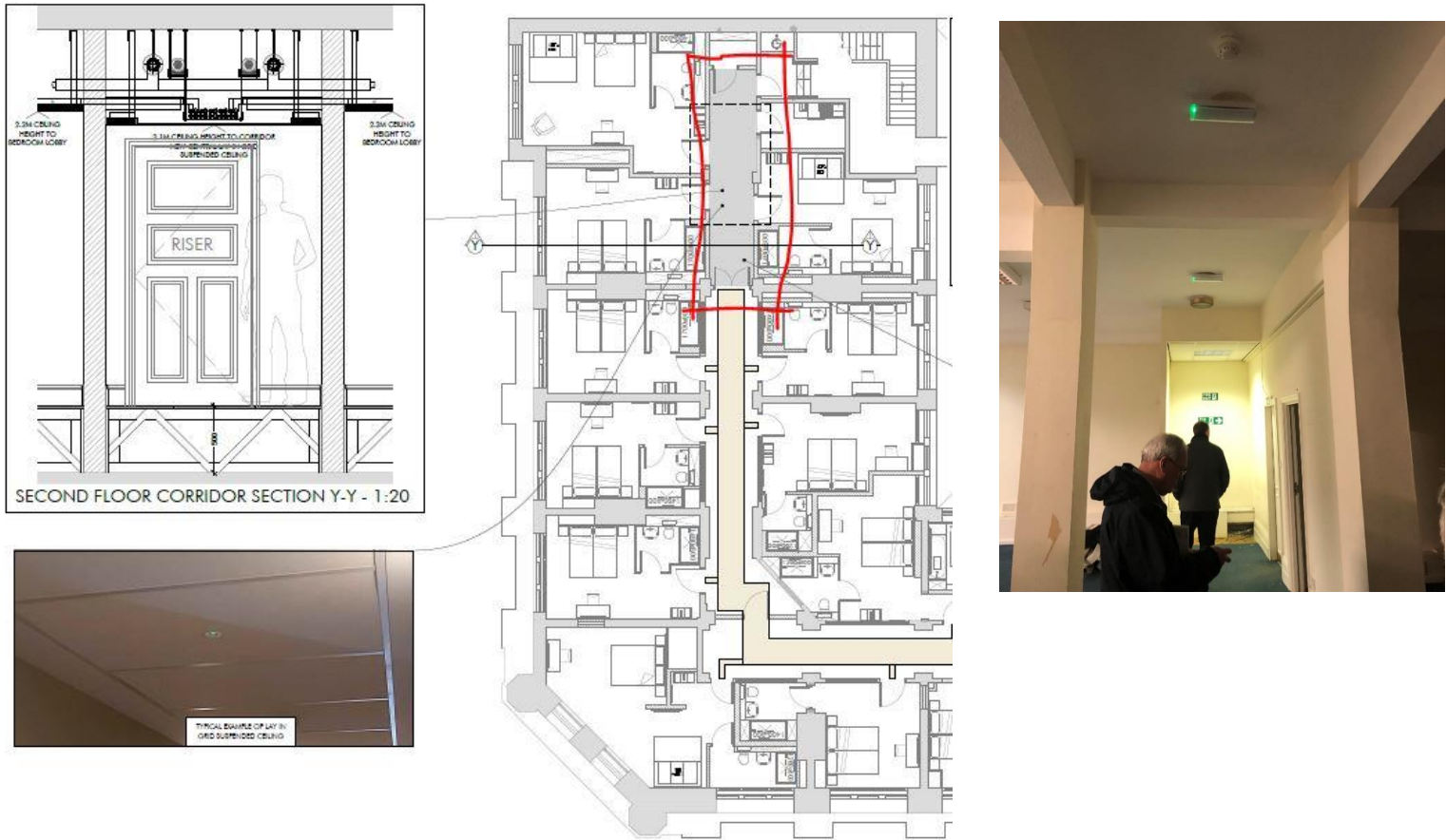


Fig 6: Area at second floor (shown grey on plan) where there are no original corridor features remaining – this has been opened-out in the 1980s with a concrete or steel frame structure inserted in the space – proposed to have a fully enclosed ceiling.

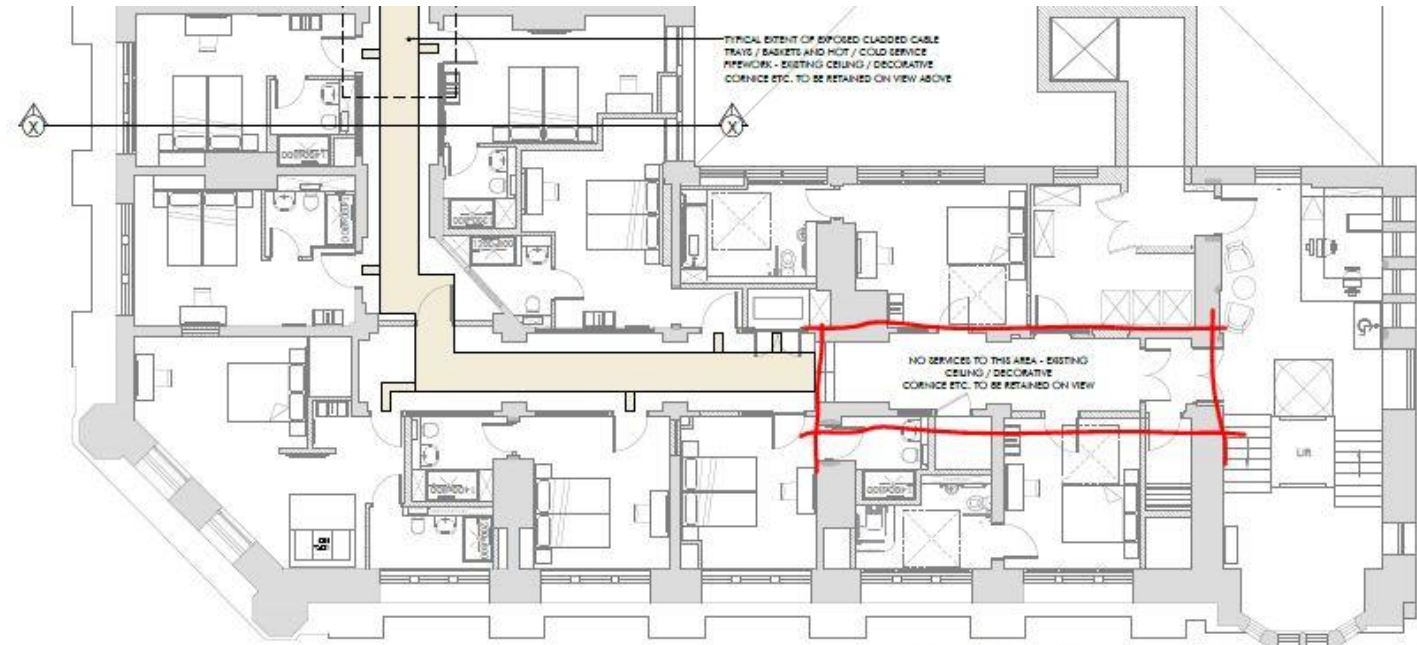


Fig 7: Area at second floor (highlighted on plan LEFT) with no raft to ceiling or raised floor.

1.3 VENTILATION TO REAR-FACING BEDROOMS

Following a site meeting with the planning Case Officer, it was established that the preferred method of ventilation to the rear bed/shower rooms to 2nd and 3rd floors is to take individual vents through window panes in order that this change is readily reversible. Each room requires an input and extract air vent which must be spaced apart by at least 1 metre to avoid undesirable re-circulation of exhaust air. The upper floor can be directly vented through the roof space. There is limited roof void space to accommodate a central ventilation system for these rooms – preference has been given to providing a central extraction system to the front façade where it is not possible to provide direct façade ventilation without a detrimental visual impact.

In order to achieve the required ventilation within the window panes with minimal visual impact to the rear, we are proposing to re-glaze the existing sashes with an opaque grey ceramic spandrel glass, with individual cut-outs for single air vents. As before, the affected windows are entirely obscured from view at street level by the courtyard pyramid roof, and mostly obscured by the pyramid roof when viewed from the adjacent office buildings. Using a glazed-in method, the existing sash windows can be retained or refurbished and the impact on the building fabric is limited and easily reversible.

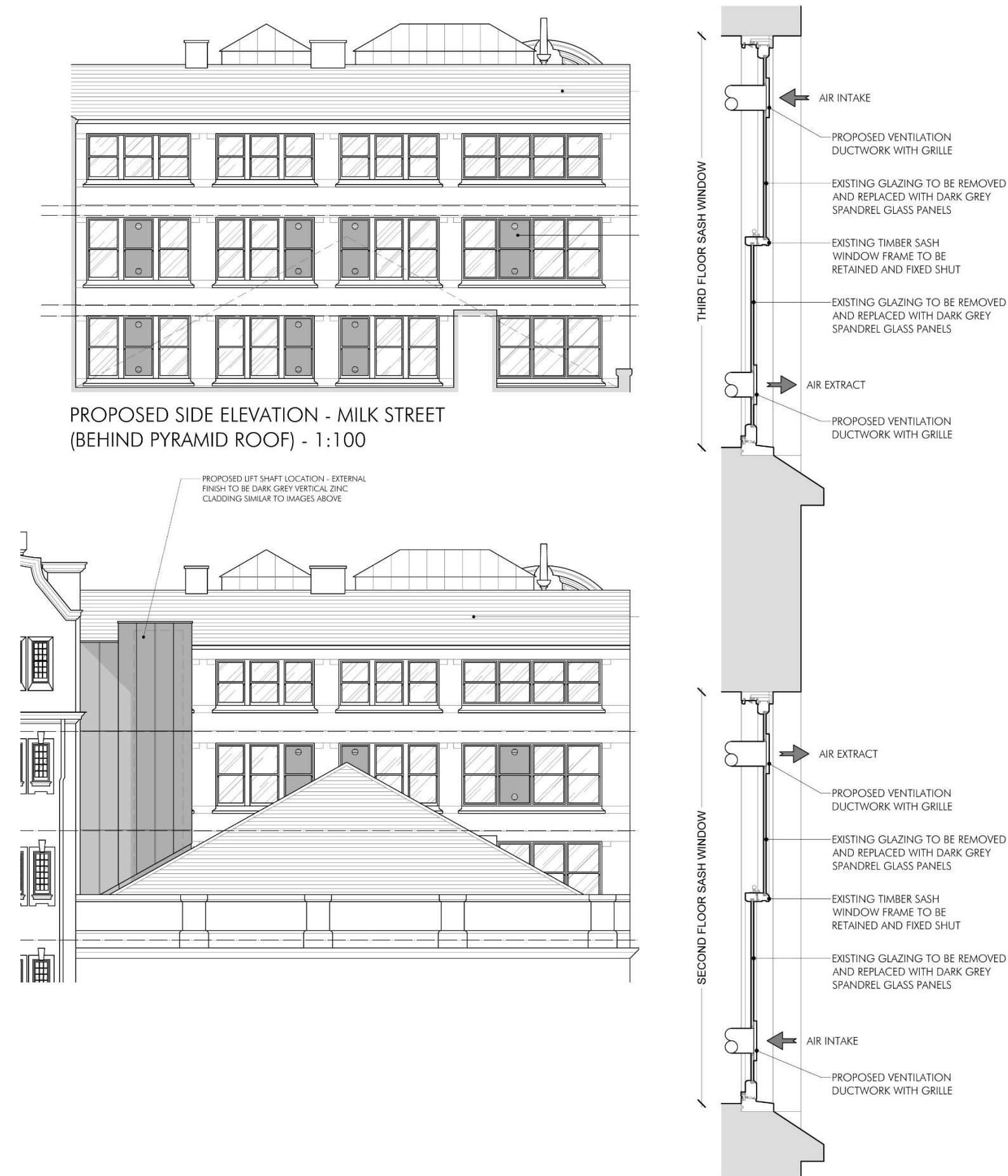


Fig 8: LEFT extract from rear elevations drawing; RIGHT detailed section through sash windows.

1.4 FORMER CLERKS' HALL CEILING

During consented alterations in the 1980s, the glazing to the former Clerks' Hall was stripped-out and a new plasterboard ceiling suspended from the primary roof structure above it. Some limited areas of glazing remain at the edge of the ceiling, however these are also punctured by metal strap hangers supporting the plasterboard ceiling below.

When inserting the necessary service lift for hotel use, its location is governed by the existing roof structure – a combination of steel and timber roof construction. The necessary location of the new lift is shown in purple on the illustration opposite. This location conflicts with the remaining small areas of glazing. Therefore we propose to retain two of the panes insitu, to be protected during construction; and we propose to carefully remove the other two panels for specialist conservation repairs and cleaning. The two restored panels shall be displayed in the public areas of the hotel – for example in the main stairwell on a landing between ground floor and reception – along with some information/interpretation. The panels can be back-lit as a wall feature or mounted in the ceiling – the final detail for this installation can be agreed by Planning Condition if required.

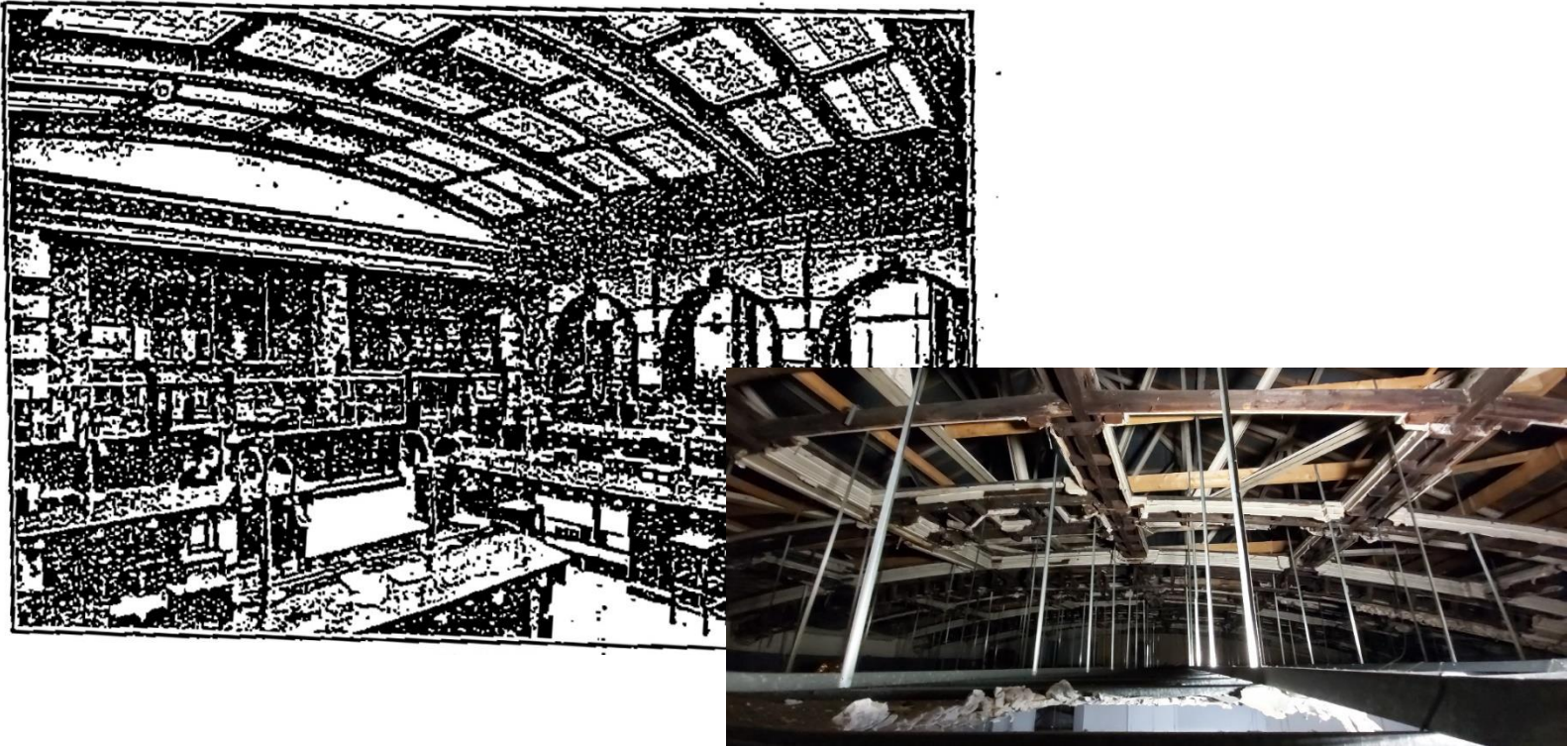


Fig 9: LEFT The only record photograph of the former clerk's hall, from The Builder's Journal 1907; RIGHT photograph taken looking across the current ceiling void showing only the timber primary ceiling structure still in place.

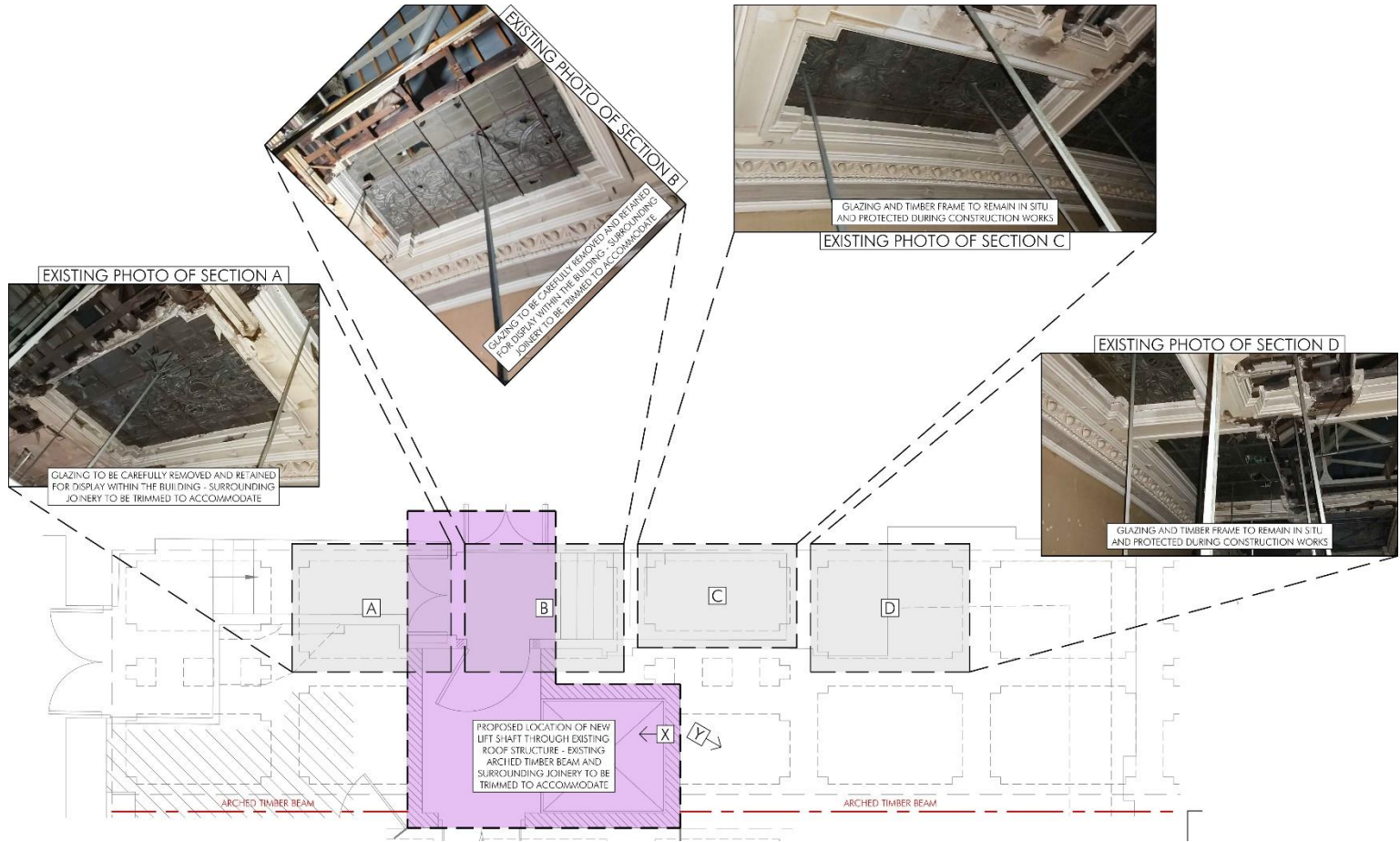


Fig 10: the proposed lift location (purple) in relation to remaining section of ceiling glazing (part reflected ceiling plan)

1.5 PROPOSED LIFT SHAFT TREATMENT

Although not formally noted, on separate site visits both the Conservation Officer and Planning Officer noted that the proposed timber cladding to the new lift shaft would be better suited to a material with longer lifespan than the timber cladding illustrated. Therefore we have amended this to be clad in a seamed zinc cladding in a very dark grey/black finish. This material is both sympathetic to the listed building and also contrasts - making clear the new intervention.

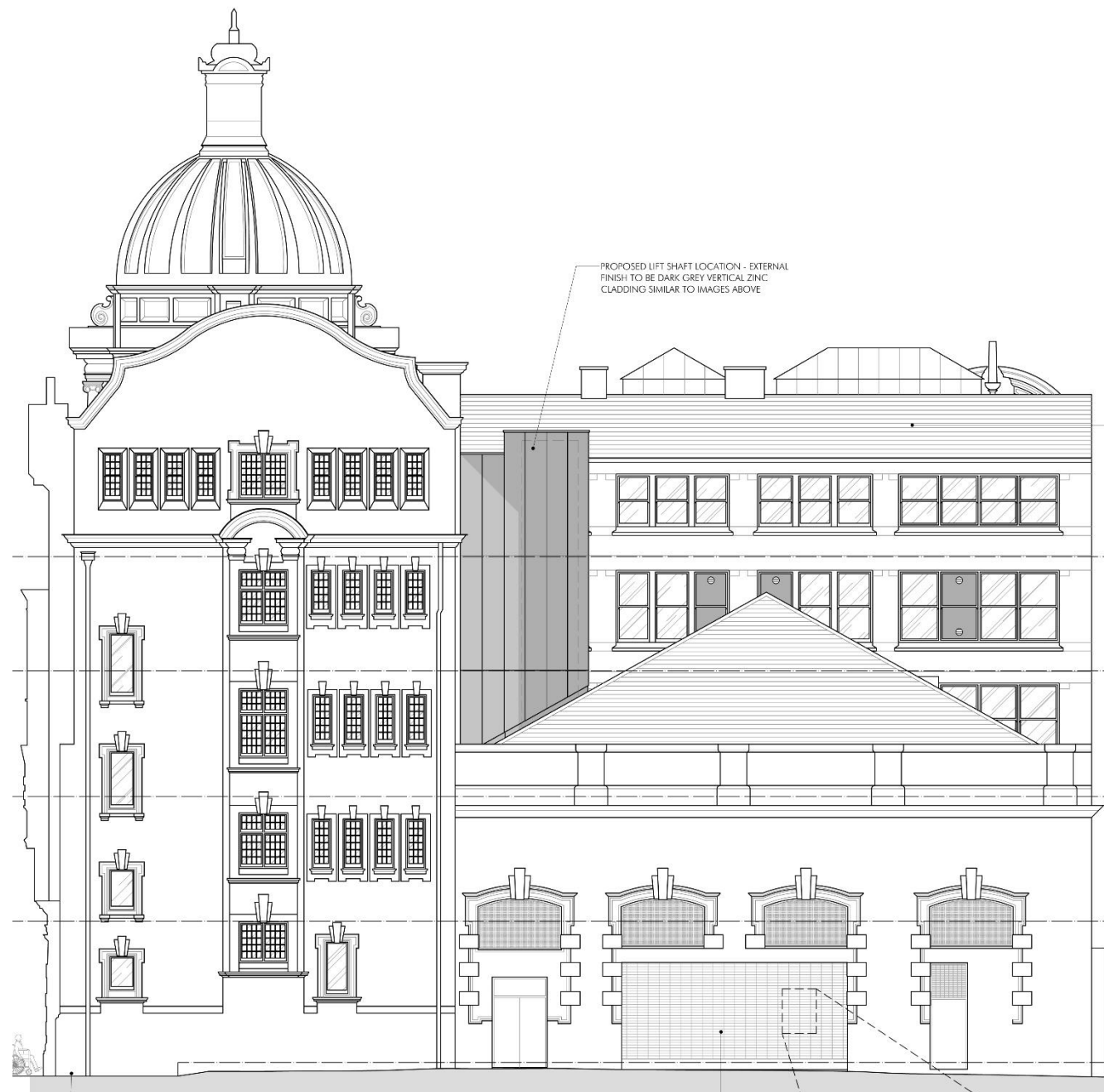


Fig 11: Rear building elevation (from Milk Street), showing side of proposed new service lift.



Fig 12: Images showing typical dark finish coated zinc cladding.