



# PICCADILLY WAREHOUSE

Mindel House & Bloom Street

Design and Access Statement Addendum

HORIZON

fletcher | rae

Prepared on behalf of Beech Holdings

Date: June 2024

Section 73/19

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# 1.0 Introduction

# 1.1 Section 73/19

The purpose of this statement is to outline design changes for Mindel House and Bloom Street, two existing Grade II Listed buildings proposed for conversion from commercial to residential use.

The initial planning application was validated on 12/04/2018 and approved 17/11/2020 with the following reference numbers:

- 119374/FO/2018 (planning permission)
- 119373/LO/2018 (Mindel House LBC)
- 119375/LO/2018 (11 Bloom Street LBC)

Enabling works commenced on site in Ferbruary 2021. Subsequently, the proposal the proposal underwent review, leading to an amendment application submitted and approved with the following data:

- 133975/JO/2022 (planning permission).  
Val. 6/6/2022    Appr. 31/10/2022
- 133905/JO/2022 (Mindel House LBC).  
Val. 26/05/2022- Appr. 28/10/2022
- 133906/JO/2022 (11 Bloom Street LBC).  
Val. 26/062022 - Appr. 31/10/2022

Construction works ceased on site in November 2023 when the previous contractor, MDB entered administration.

Since early 2024, Russell WBHO have signed a re-Construction Services Agreement (PCSA) with Beech Holdings looking to enter into a formal contract in early September 2024.

Russell WBHO has appointed HORIZON Fletcher-Rae as part of the design team to assist with the architectural proposal. The approved scheme was found to have design and compliance

issues, which the team has addressed by proposing layout changes. The total number of apartments remains unchanged, with only a reduction of 2 bedrooms noted in Mindel House.

This planning statement details these changes and is prepared in support of the Section 73/19 submission, for which approval is required to resume on-site works.

The new design team, has now substantially changes and is formed by the following:

Client:  
Beech Holdings

Contractor:  
Russell WBHO

Architect:  
HORIZON Fletcher Rae (UK) Ltd

M&E & Sustainability Consultant:  
Hulley & Kirkwood

Structural & Civil:  
Tier UK Consult Group

Acoustics:  
Sandy Brown

Planning Consultants:  
Paul Butler Associates

Fire Engineer:  
DFC

Planning Authority:  
Manchester City Council

## List of section 73/19 architectural drawings:

Together with revised planning and Listed Building Consent (LBC) drawings, the application includes additional information aimed at discharging conditions issued in relation to the original application. The full package includes:

- Existing plans
- Existing elevations
- Existing sections
- GAs
- Proposed Elevations
- Proposed Sections
- Demolition Drawings - completed
- Demolition Drawings - to be completed
- Retention Drawings
- Heritage Drawings
- Alleyway Design
- Roof design
- Remedial works
- RCP
- Floor type and finshes
- Internal partitions
- Stair and core design
- Window type, schedules and details
- External door type, schedules and details

## 2.0 Construction Site Overview

## 2.1 Surveys

The previous contractor went into administration while construction work were on site, and was important to understand which works have been carried out and which ones are left to be completed. A matterport survey has been commissioned to help with the task and to record the state of the site when Russell WBHO came into possession of the site.

At the time of the scan, construction scaffolding was already in place, therefore this survey could only capture internal areas.

The survey is available online at the following links:

### **Mindel House. Basement, Ground and First floor**

<https://my.matterport.com/show/?m=VpXwoPWDAPh>

### **Mindel House. Second, Third and Fourth floor**

<https://my.matterport.com/show/?m=gH5uHVULUPa>

### **Bloom Street. Basement floor**

<https://my.matterport.com/show/?m=Xgjotk4CgvG>

### **Bloom Street. Ground, First and Second floor**

<https://my.matterport.com/show/?m=kXPSza6CZbk>

### **Bloom Street. Third and Fourth floor**

<https://my.matterport.com/show/?m=yMJ5tgBbg8g>

A 2D survey has instead been commissioned for external elevations.

The team has met on multiple occasions to assess the current conditions of the facade, the works that have already been carried out and the repairs and remedial works still required. A set of remedial works to the external facade is provided as part of the application.



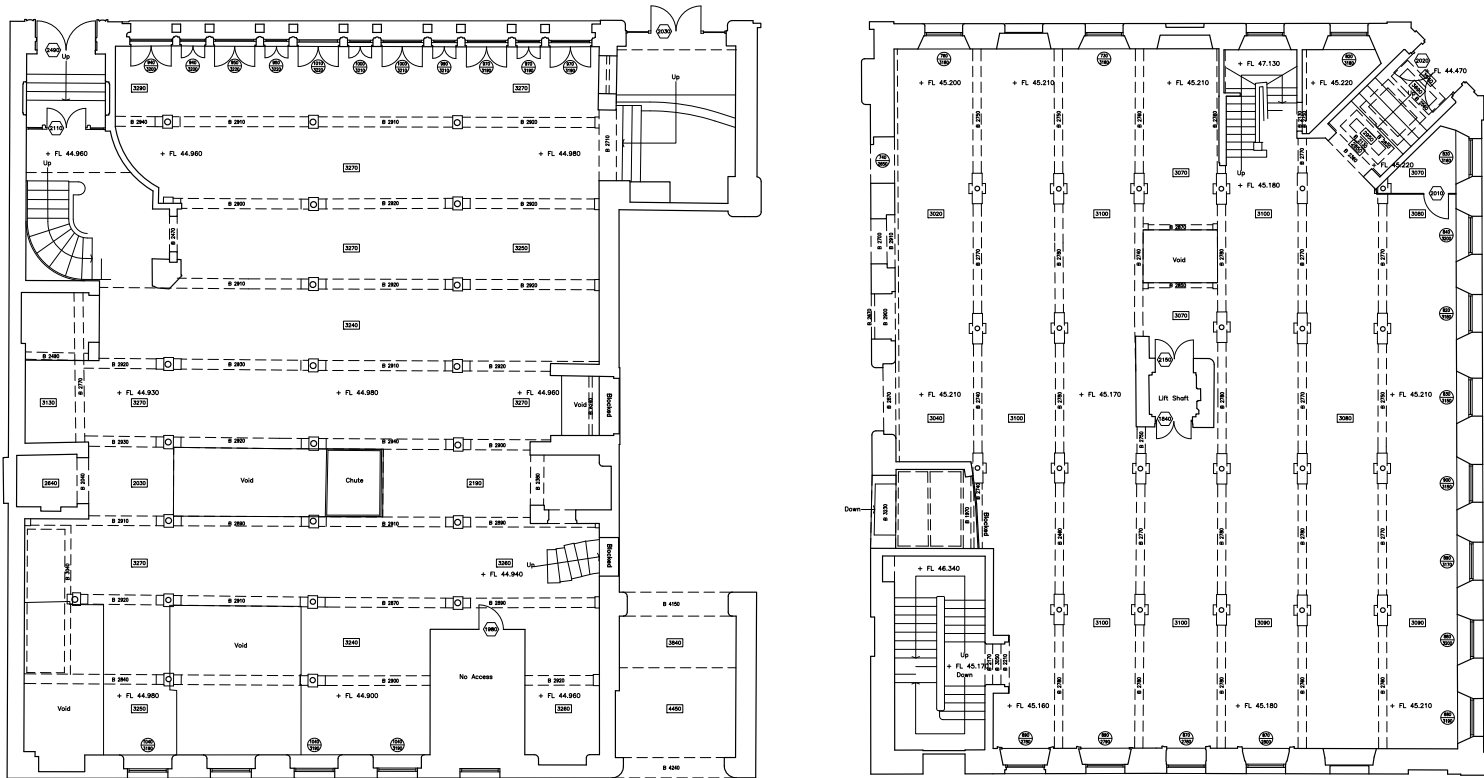
Bloom Street Elevations\_2D Survey



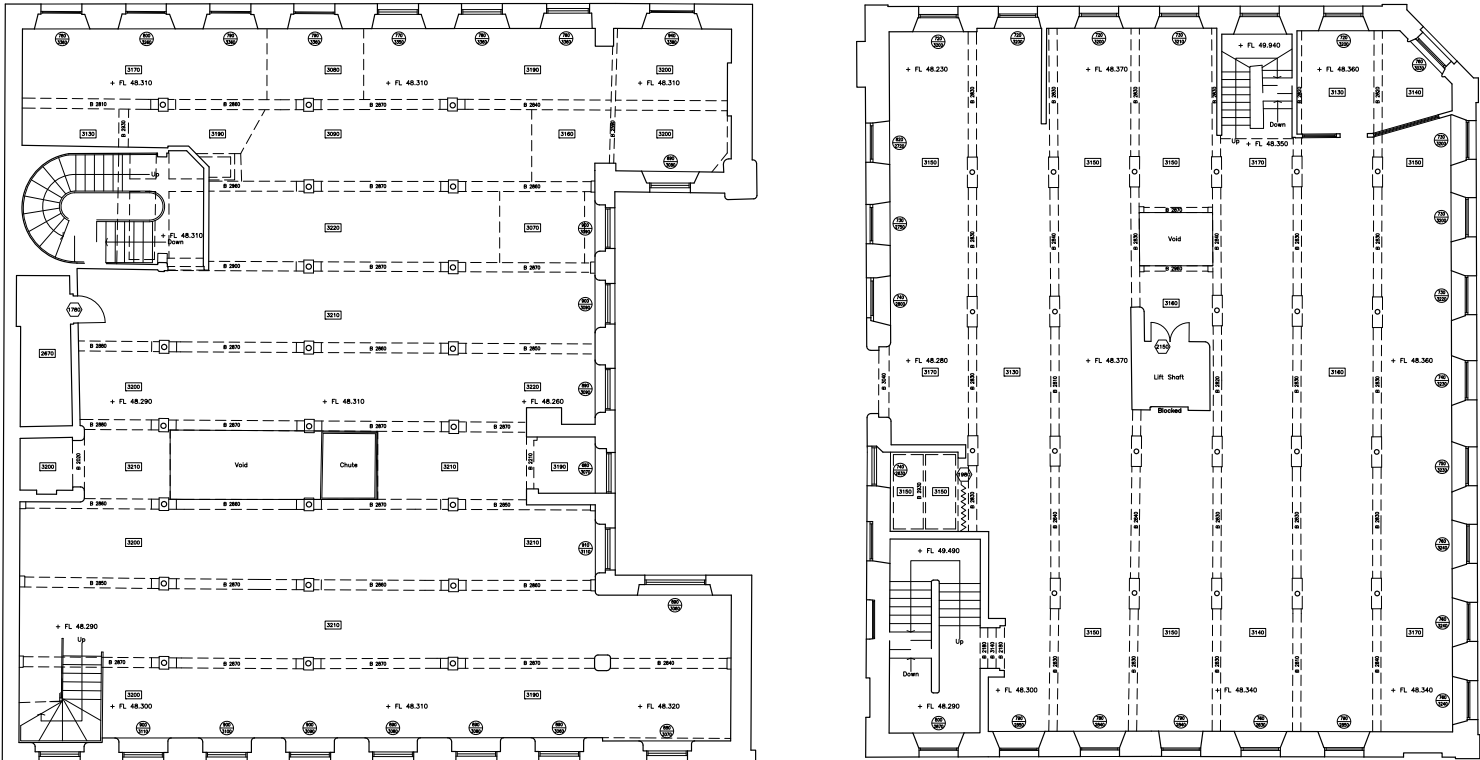
Richmond Street Elevations \_2D Survey

The 2D survey of the current strip-out state of the buildings has been extremely beneficial in precisely locating columns, capitals, and beams, which have significantly influenced the revised layout proposal.

For both fire safety and heritage preservation reasons, the design team has meticulously ensured that these structural elements remain unobstructed by new materials. This approach both enhances their historical value and ensures robust fire performance.



Example of 2D Survey information received. Ground floor



Example of 2D Survey information received. First floor

## 2.2 Progress of works

The matterport survey is giving a clear picture of the progress of internal works in both buildings.

Strip-out works have been completed in both buildings. Floor by floor works can be summarized as follow:

### Mindel House

#### Lower Ground floor



- Existing floor removed and to be rebuilt
- Proposed demolition of internal partitions completed
- Brickwalls to be cleaned prior to receive tanking
- Blocked-off windows reopened

#### Upper Ground Floor



- Windows and their surroundings to be refurbished
- Some plastering repair carried. Localised reopening required to check that remedial works underneath have been carried.
- Plastering to be completed - use of heritage plaster required.
- Columns and beams intumescent painted - work completed
- New windows to alleyway facade to be manufactured and installed.
- Floor replacement work done. Contractor to assess if has been done to a satisfactory standard.

#### First Floor



- Windows and their surroundings to be refurbished
- Most plastering repair carried. Localised reopening required to check that remedial works underneath have been carried out.
- Plastering to be completed - use of heritage plaster required.
- Columns and beams intumescent painted - work completed.
- New windows to alleyway facade to be manufactured and installed.
- Lath&plaster wall wrongly demolished to be reconstructed.
- Floor replacement work done. Contractor to assess if has been done to a satisfactory standard.

#### Second Floor



- Windows and their surroundings to be refurbished
- Most plastering repair carried. Localised reopening required to check that remedial works underneath have been carried out.
- Plastering to be completed - use of heritage plaster required.
- Columns and beams intumescent painted - work completed.
- New windows to alleyway facade to be manufactured and installed.
- Floor replacement work done. Contractor to assess if has been done to a satisfactory standard.

#### Third floor



- Windows and their surroundings to be refurbished
- Most plastering repair carried. Localised reopening required to check that remedial works underneath have been carried out.
- Plastering to be completed - use of heritage plaster required.
- Columns and beams intumescent painted - work completed.
- New windows to alleyway facade to be manufactured and installed.
- Floor replacement work done. Contractor to assess if has been done to a satisfactory standard.

#### Fourth floor + roof



- Roof slates removed. Roof slates to be reinstalled with vapour permeable membrane underneath
- Windows and their surroundings to be refurbished
- All walls to be plastered - use of heritage plaster required.
- Columns and beams to be intumescent painted.
- Lath&plaster ceiling to be reconstructed thoroughout

# Bloom Street

## Lower Ground floor



- Existing floor removed and to be rebuilt
- Proposed demolition of internal partitions completed
- Brickwalls cleaned ready to receive tanking
- Blocked-off windows reopened
- Structural alterations carried out.

## Upper Ground Floor



- Windows to be refurbished
- Floor infill still required in some areas
- Columns and beams intumescent painted - work completed
- Shaft opening works completed.
- Structural alterations to alleyway to be done

## First Floor



- Windows refurbishment - Aprox. 50% done however fixing method needs to be revised.
- Columns and beams intumescent painted - work completed
- Shaft opening works completed.
- Heritage plastering works complete. Localised reopening required to check that remedial works underneath have been carried out.
- Replacement of steel beam completed
- Brickwork repointing and cleaning completed.
- Structural alteration to safe brickwall to be carried out.

## Second Floor



- Windows refurbishment - Aprox. 50% done however fixing method needs to be revised.
- Columns and beams intumescent painted - work completed
- Shaft opening works completed.
- Brickwork repointing and cleaning completed.

## Third Floor



- Windows refurbishment - Aprox. 50% done however fixing method needs to be revised.
- Columns and beams intumescent painted - work completed
- Shaft opening works completed.
- Brickwork repointing and cleaning completed.

## Fourth Floor



- Windows to be refurbished
- Roof to be fully demolished - work partially done.
- Steel columns to be removed.
- Brickwork repointing and cleaning partially completed.

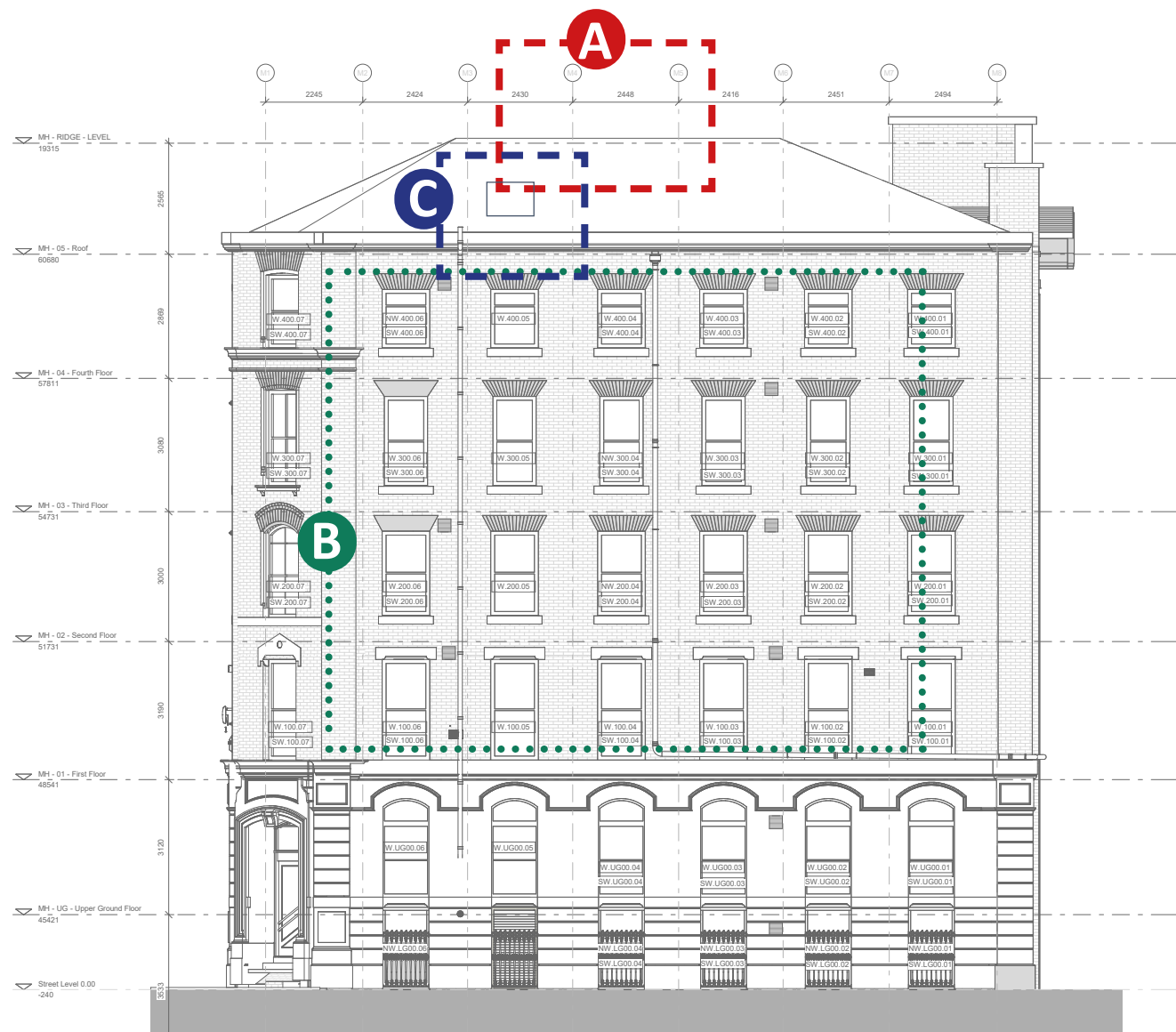
## 3.0 Comparison of change

# 3.1 Mindel House

## Mindel House. North West Elevation



Approved



Proposed

**A** Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.

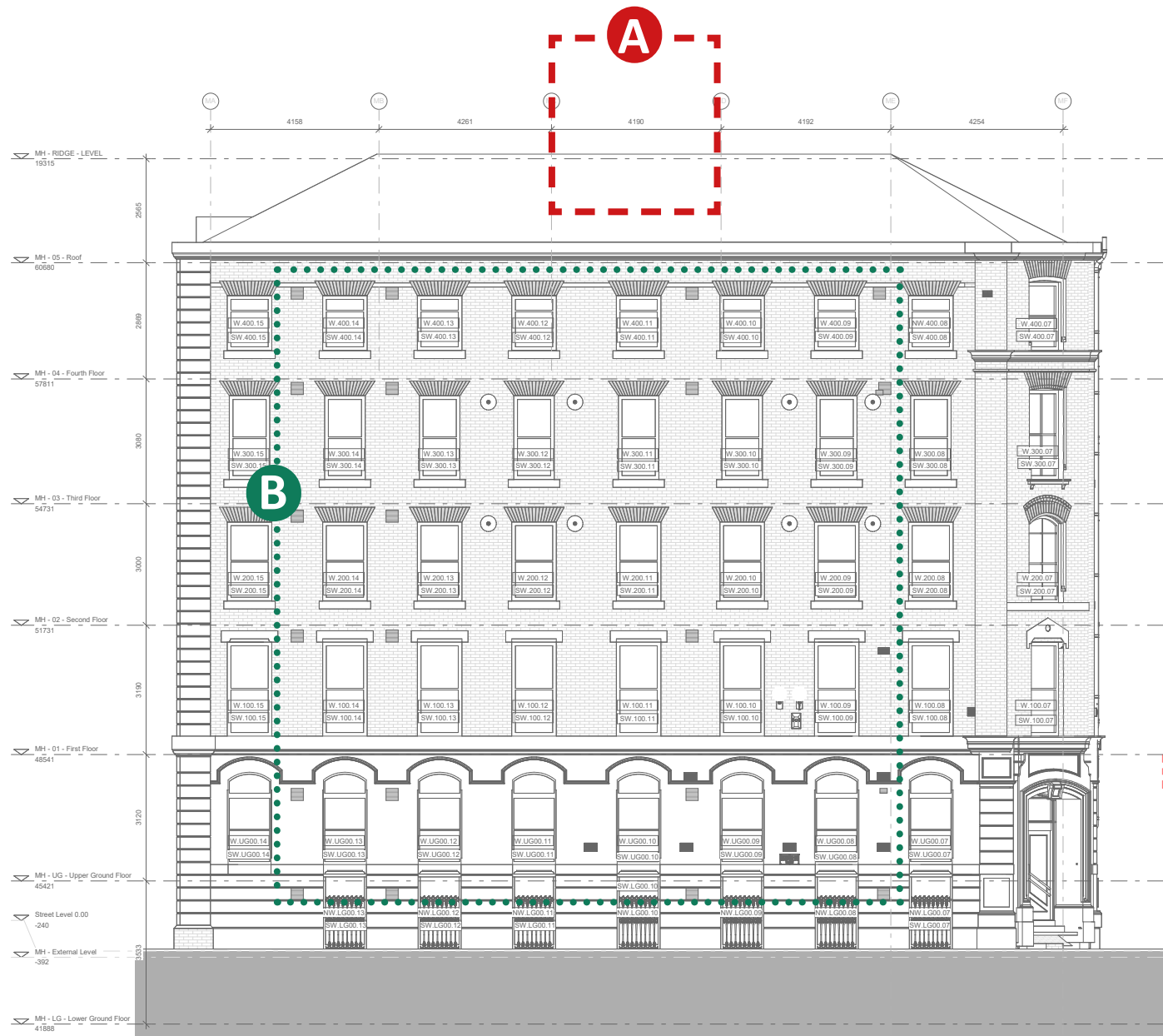
**B** Ventilation grills:  
According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm.  
It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

**B** A.O.V Hatch: Approved location above lobby not functional. Proposed to be relocated above stairs.

Mindel House. North East Elevation



Approved



Proposed

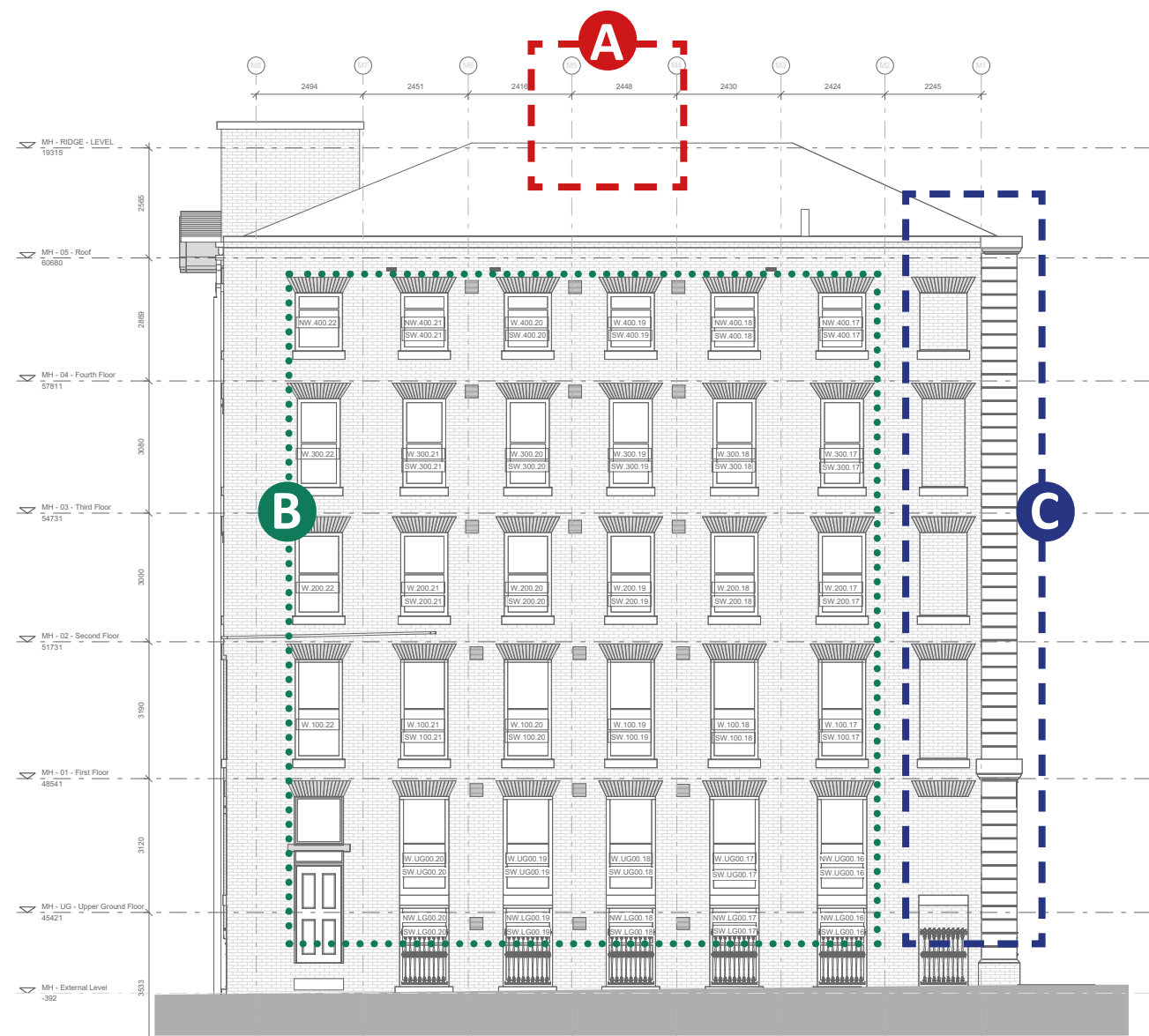
**A** Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.

**B** Ventilation grills:  
According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm.  
It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

Mindel House. South East Elevation



Approved



Proposed

**A** Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.

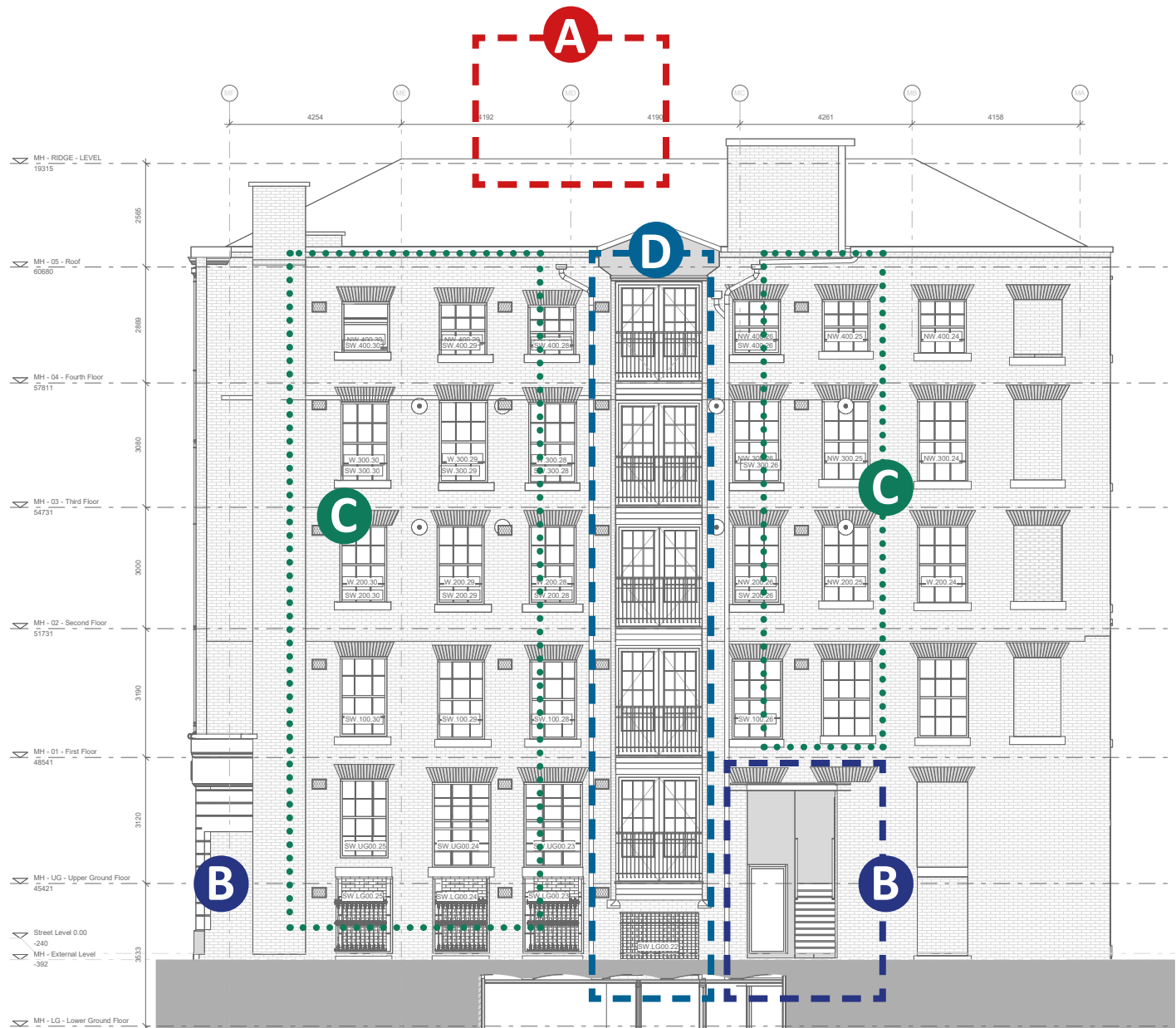
**B** Ventilation grills: According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm. It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

**C** Blocked windows: Proposed to be opened in approved scheme, however their brickwork infill appears to be part of original design and therefore is proposed to be kept in place.

Mindel House. South West Elevation



Approved



Proposed

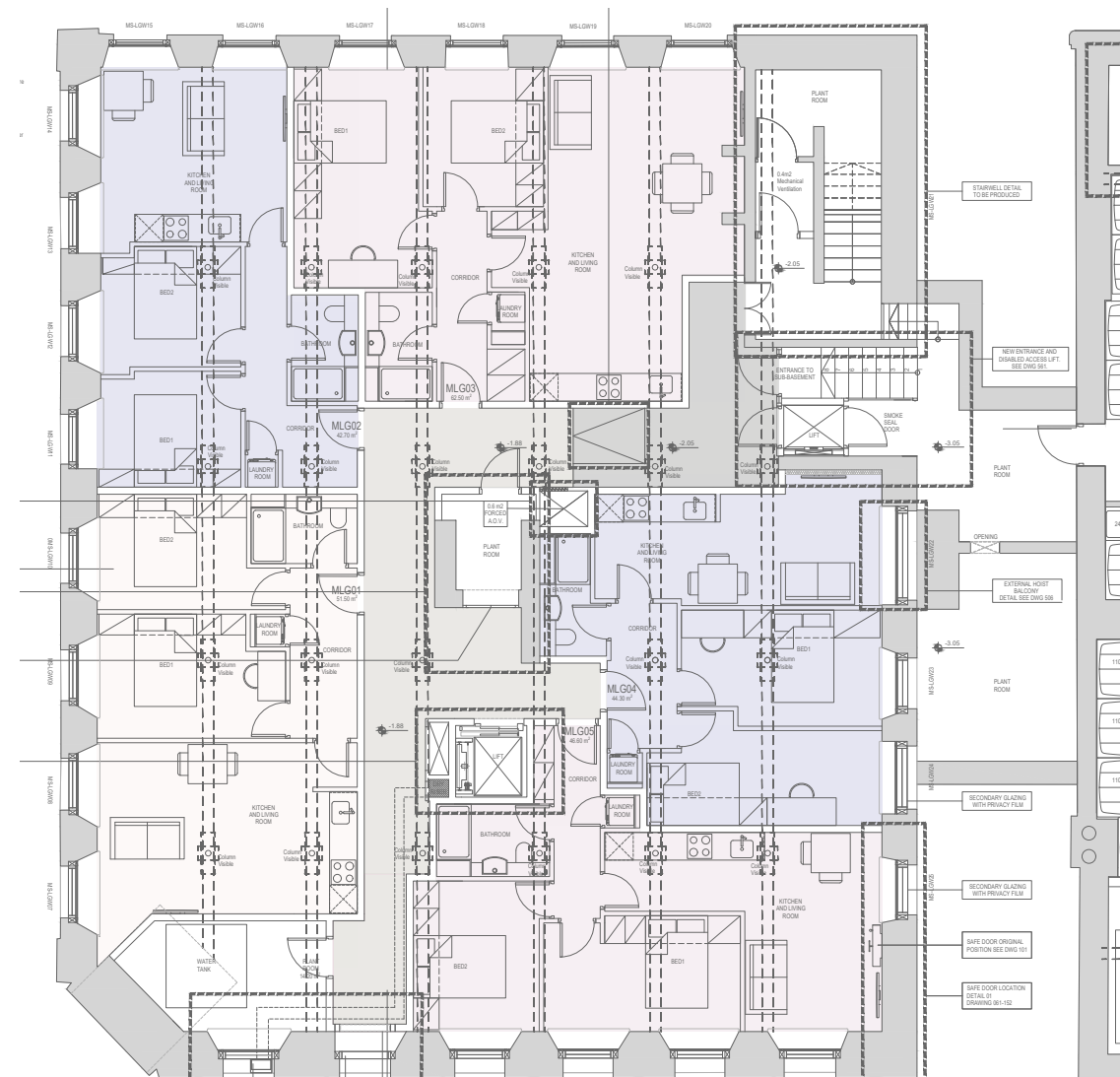
**A** Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.

**B** Alleyway entrance: Design revised to fit area (now surveyed) with finishes for new elements now coordinated with Bloom Street Alleyway entrance.

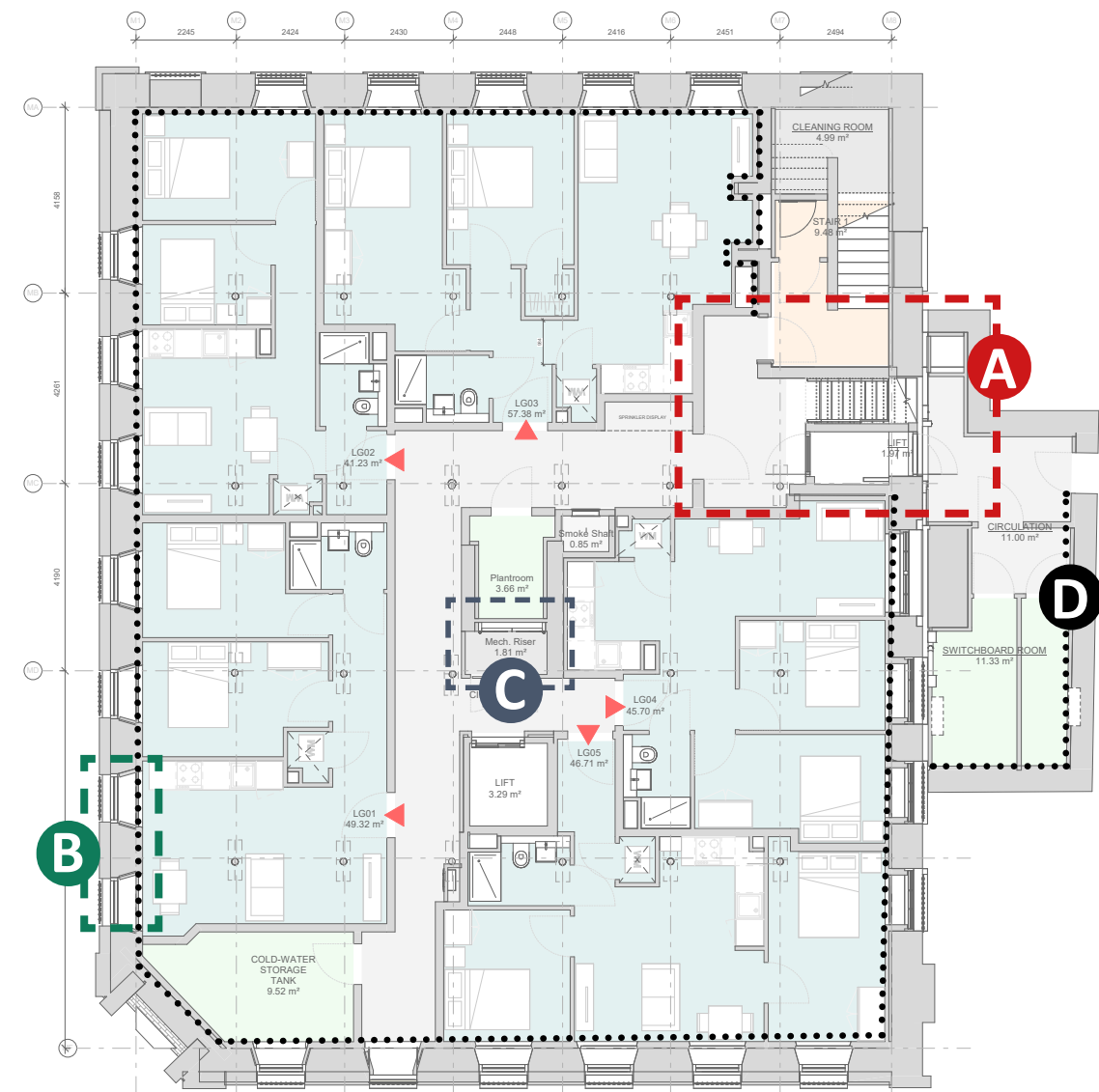
**C** Ventilation grills: According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm. It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

**D** Hoist doors: Now following the design of original timber and glazed double doors found in place at level 3 hidden behind solid timber panels. New elements will be in timber with slim double thin glazing. External balustrades required. Minimalist design.

Mindel House. Lower Ground Floor



Approved



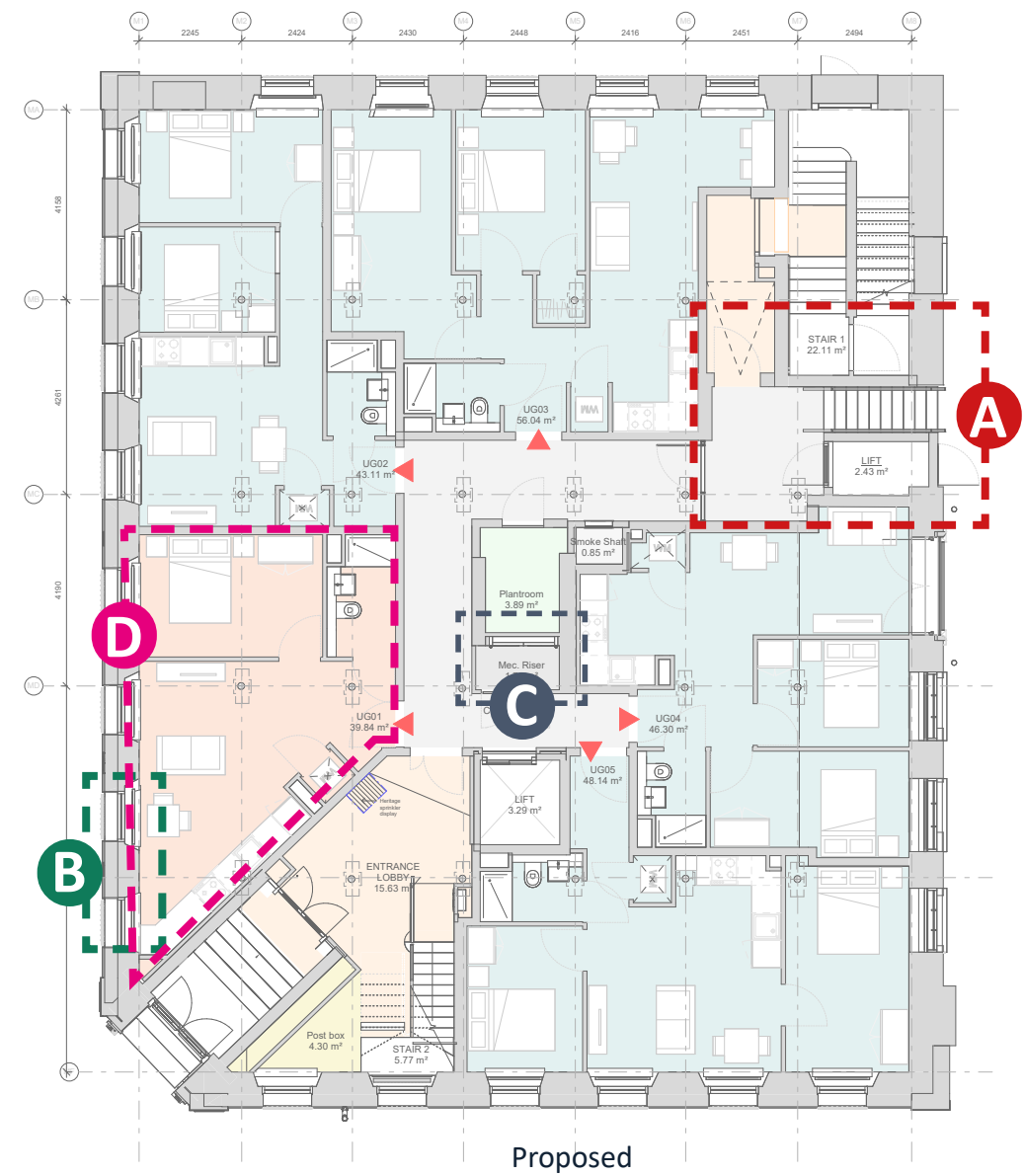
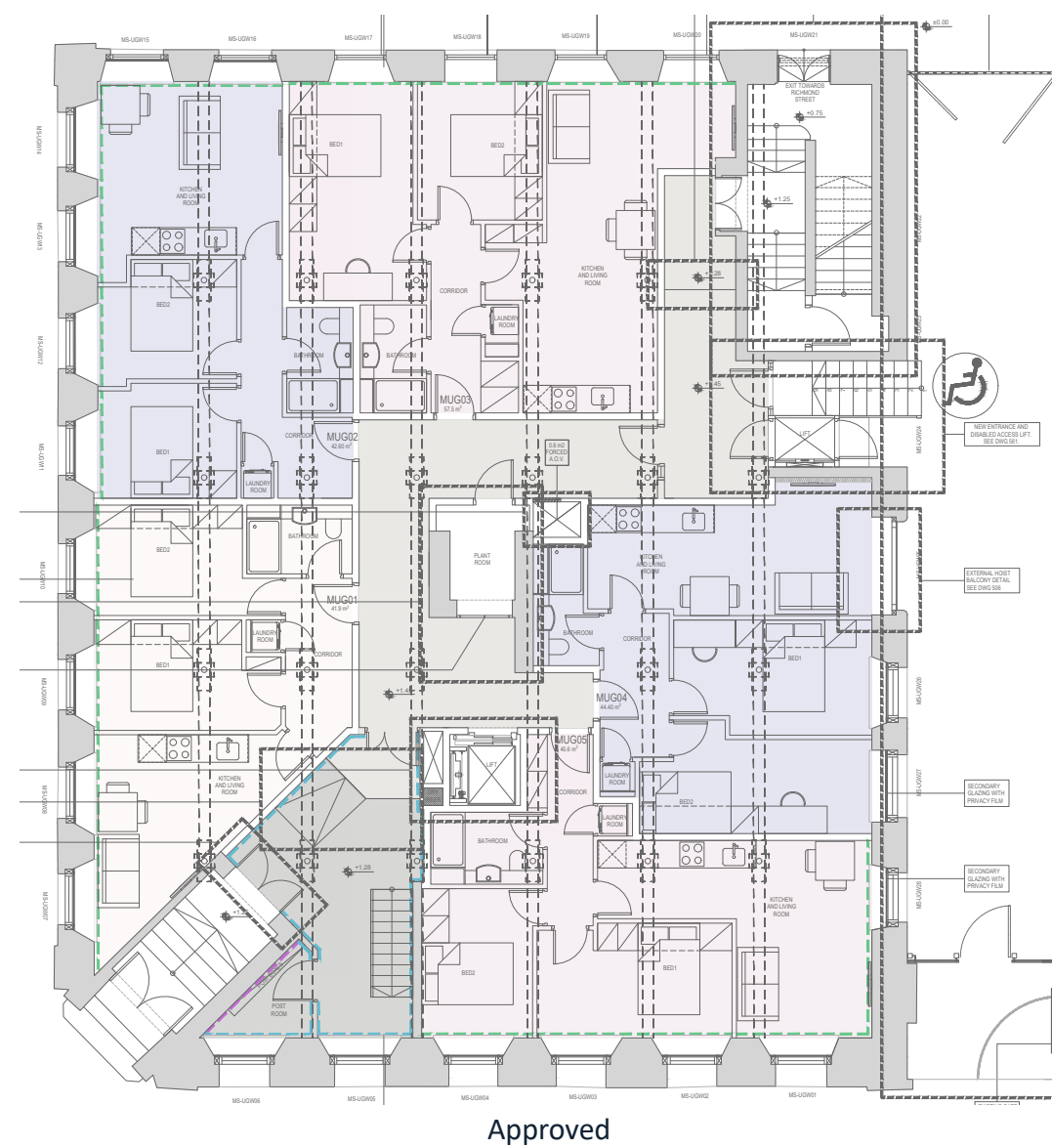
Proposed

Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.

- A** Basement entrance: Design revised to fit area (now surveyed)
- B** Historic sprinkler valves+pipes: Now proposed to be refurbished and relocated within communal corridor
- C** Plantroom: Mechanical plant added for functional reasons.
- D** Tanking system

Mindel House. Upper Ground Floor



Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade.

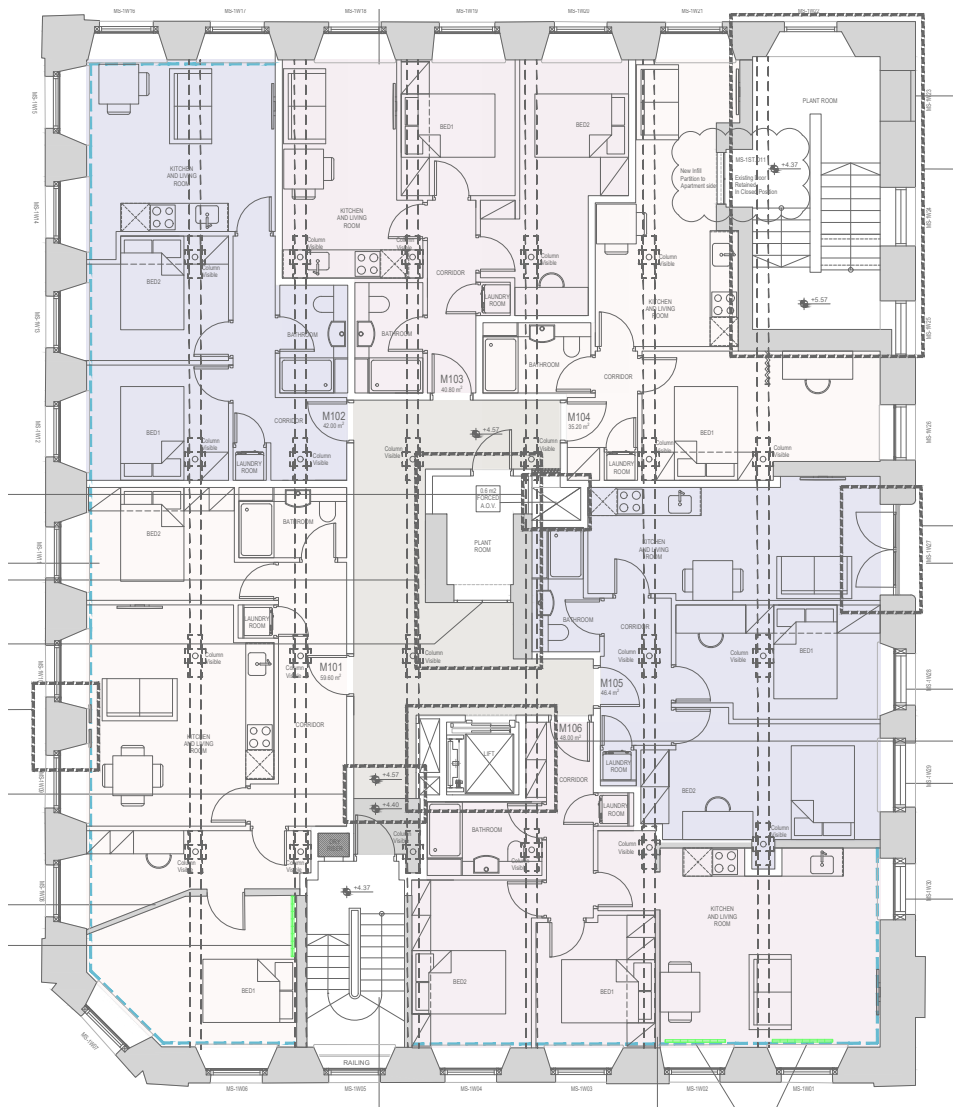
**A** Alleyway entrance: Design revised to fit area (now surveyed) with finishes for new elements now coordinated with Bloom Street Alleyway entrance.

**B** Historic sprinkler valves+pipes: Now proposed to be refurbished and relocated within stair lobby

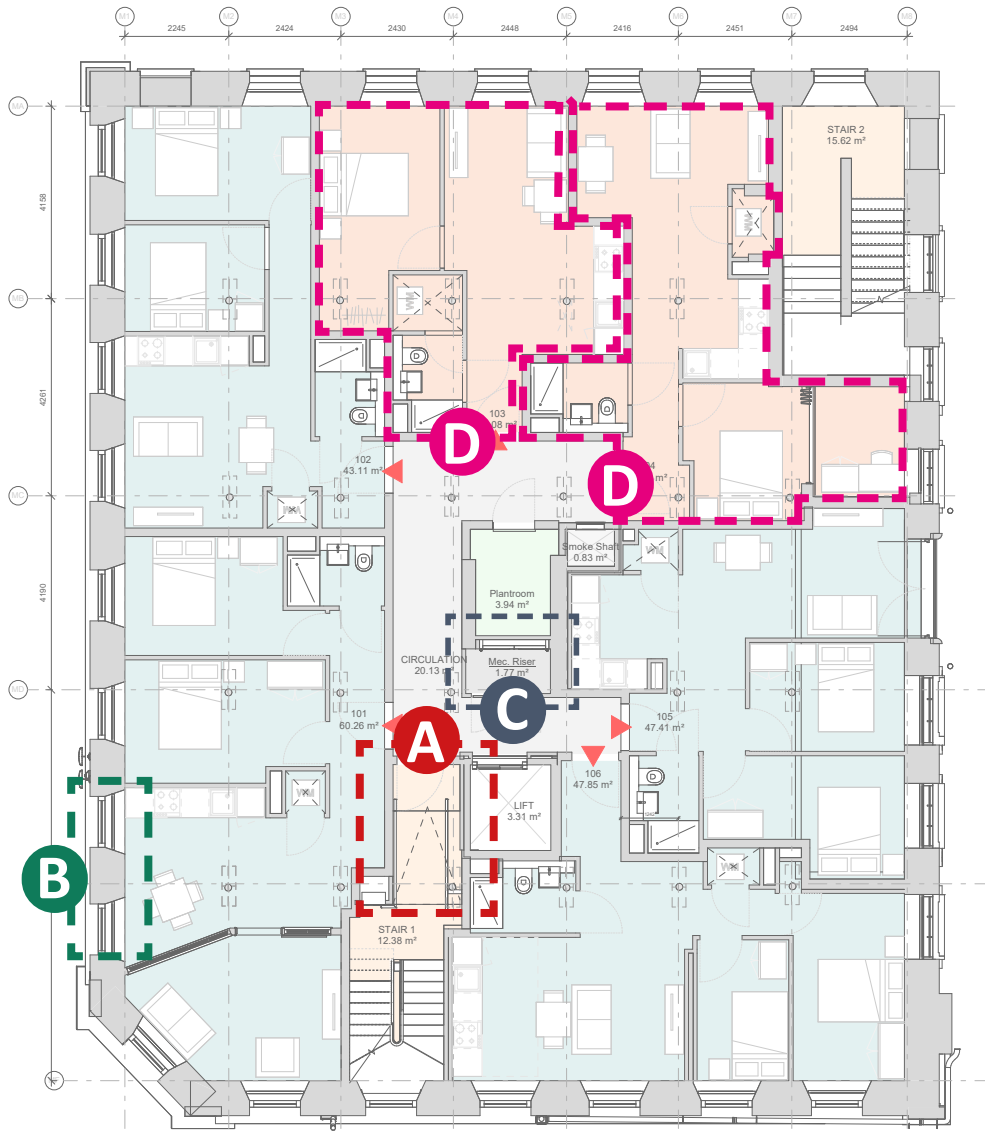
**C** Plantroom: Mechanical plant added for functional reasons.

**D** Apartment reconfiguration: Approved 2 Bedroom apartment redesigned to 1 Bedroom to provide a suitable kitchen/living space.

Mindel House. First Floor



Approved



Proposed

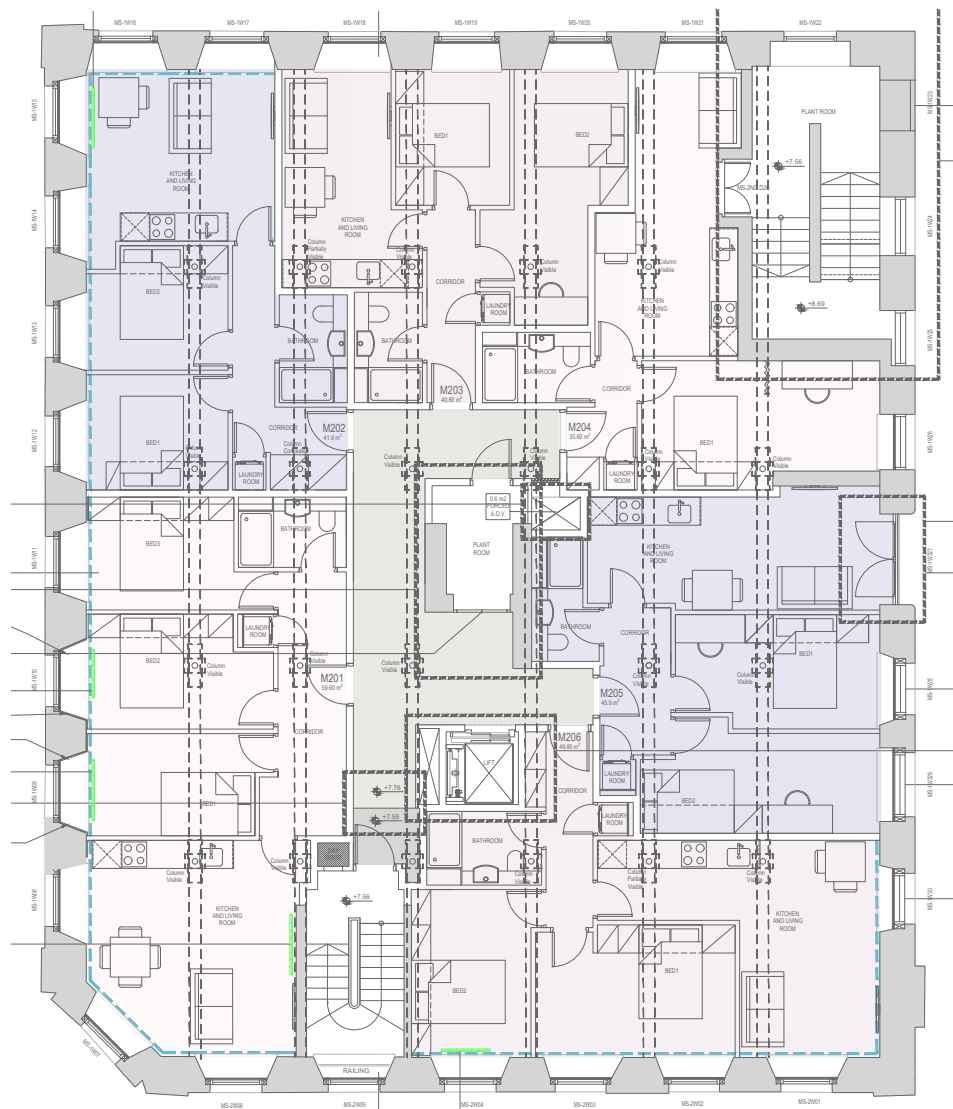
Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade.

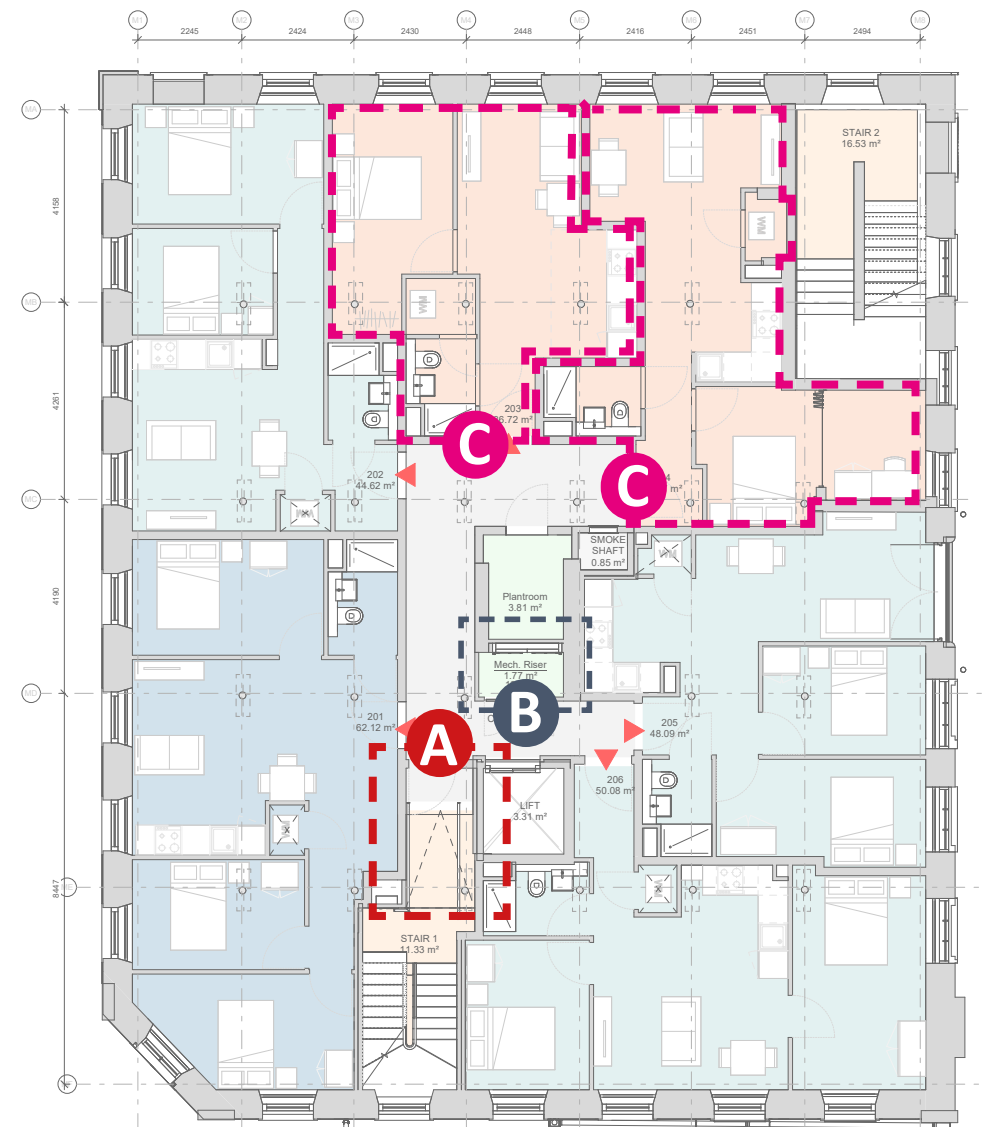
- A** Stair lobby: Extended to incorporate ramp needed to address the change of level
- B** Historic sprinkler valves+pipes: Now proposed to be refurbished and relocated within stair lobby
- C** Plantroom: Mechanical plant added for functional reasons.

- D** Apartment reconfiguration: The two apartments are redesigned together to provide better accommodation. As a result, one of the apartment has been reduced from 2 Bedrooms to 1.

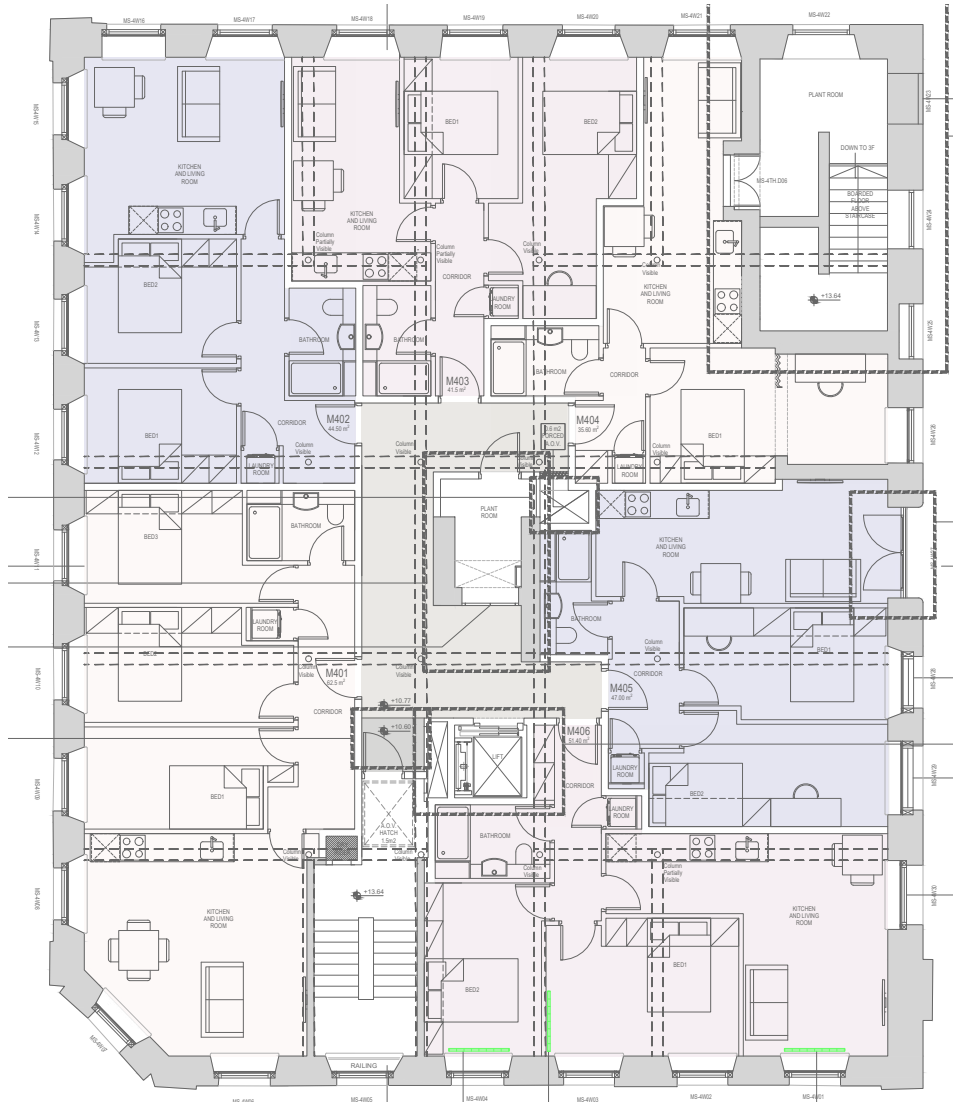
Mindel House. Second/Third Floor



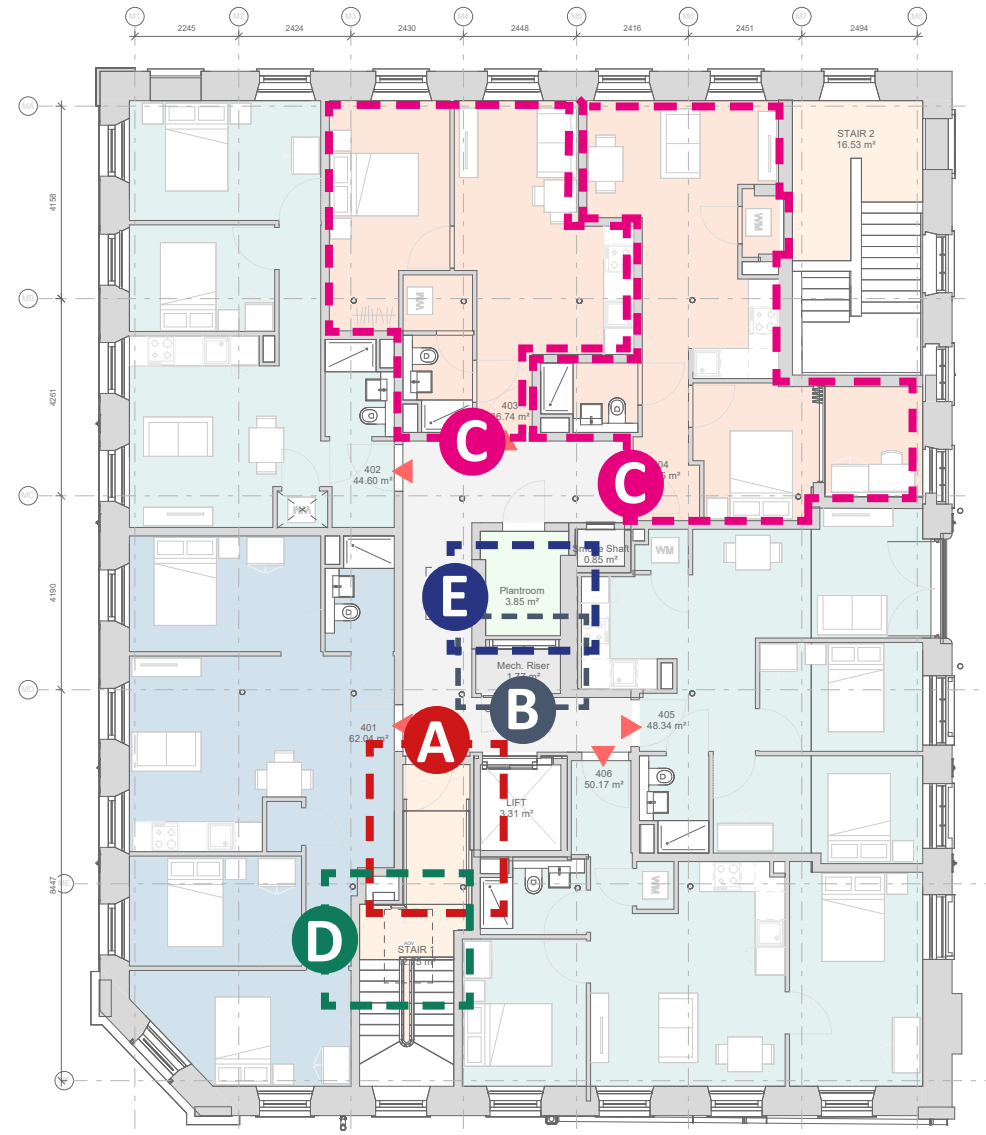
Approved



Mindel House. Fourth Floor



Approved



Proposed

Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade.

A

Stair lobby: Extended to incorporate ramp needed to address the change of level

B

Plantroom: Mechanical plant added for functional reasons.

C

Apartment reconfiguration: The two apartments are redesigned together to provide better accommodation. As a result, one of the apartment has been reduced from 2 Bedrooms to 1.

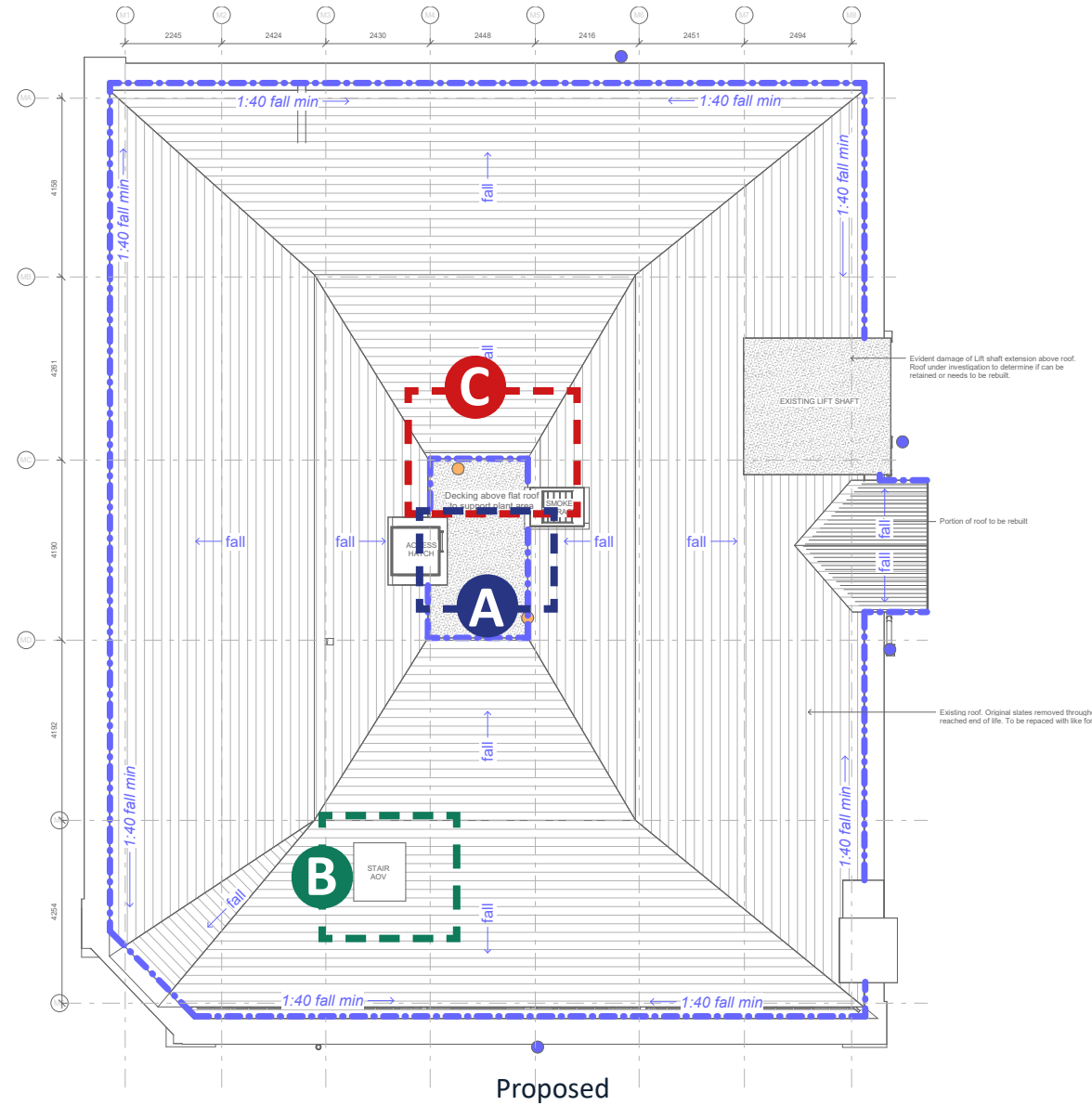
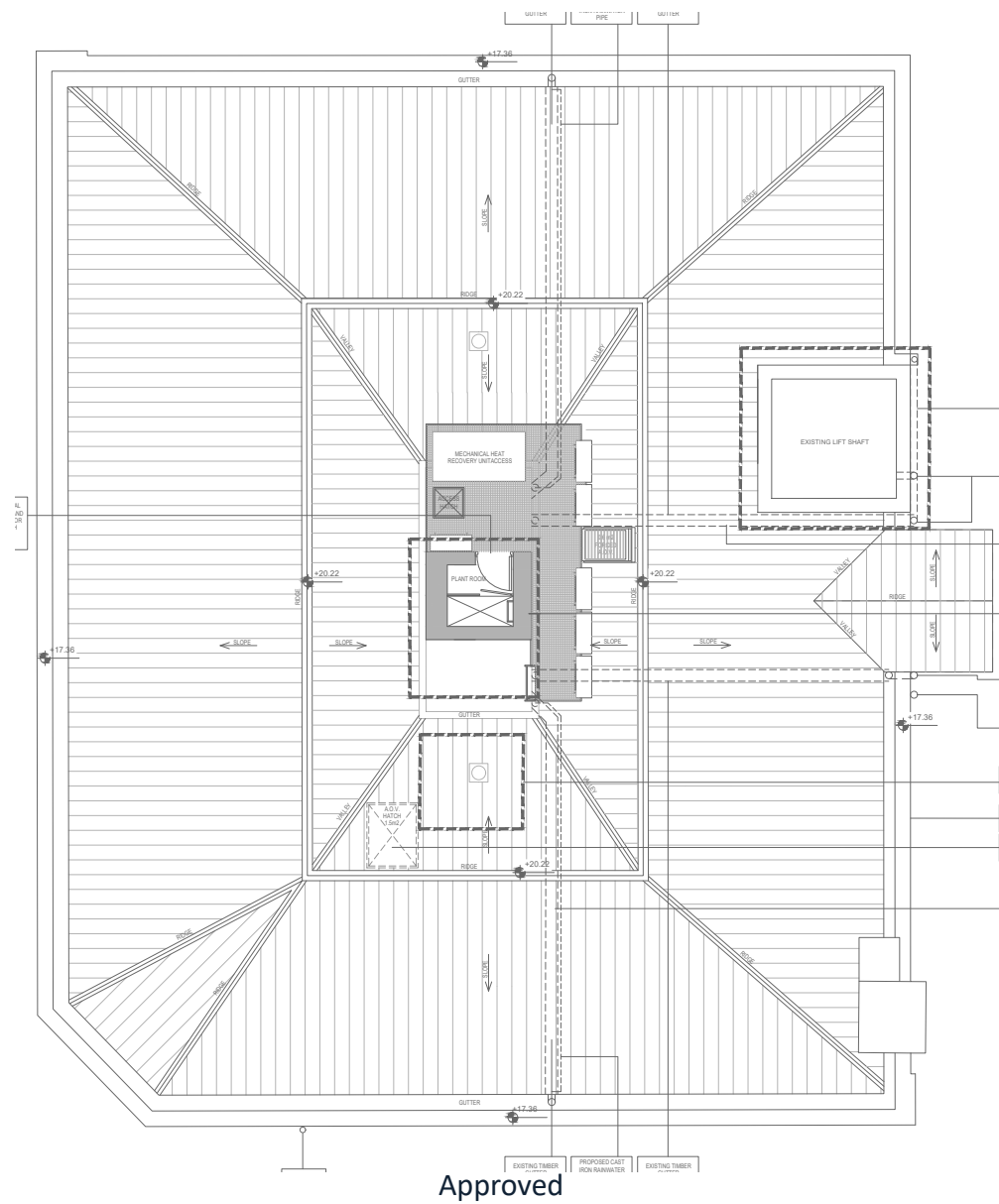
D

A.O.V Hatch: Approved location above lobby not functional. Proposed to be relocated above stairs.

E

Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.

Mindel House. Roof plan



Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade.

- A** Masonry Hoist: Proposed to be cut below central flat roof level to make space for required plants.
- B** A.O.V Hatch: Approved location above lobby not functional. Proposed to be relocated above stairs.
- C** Roof plant meta deck: Reduced in size. Now matching extent of central flat roof.