# 35 King Street,
# Manchester

## Architectural Method Statement

Updated as per Officer comments, June 2024

Mark Pinney Associates

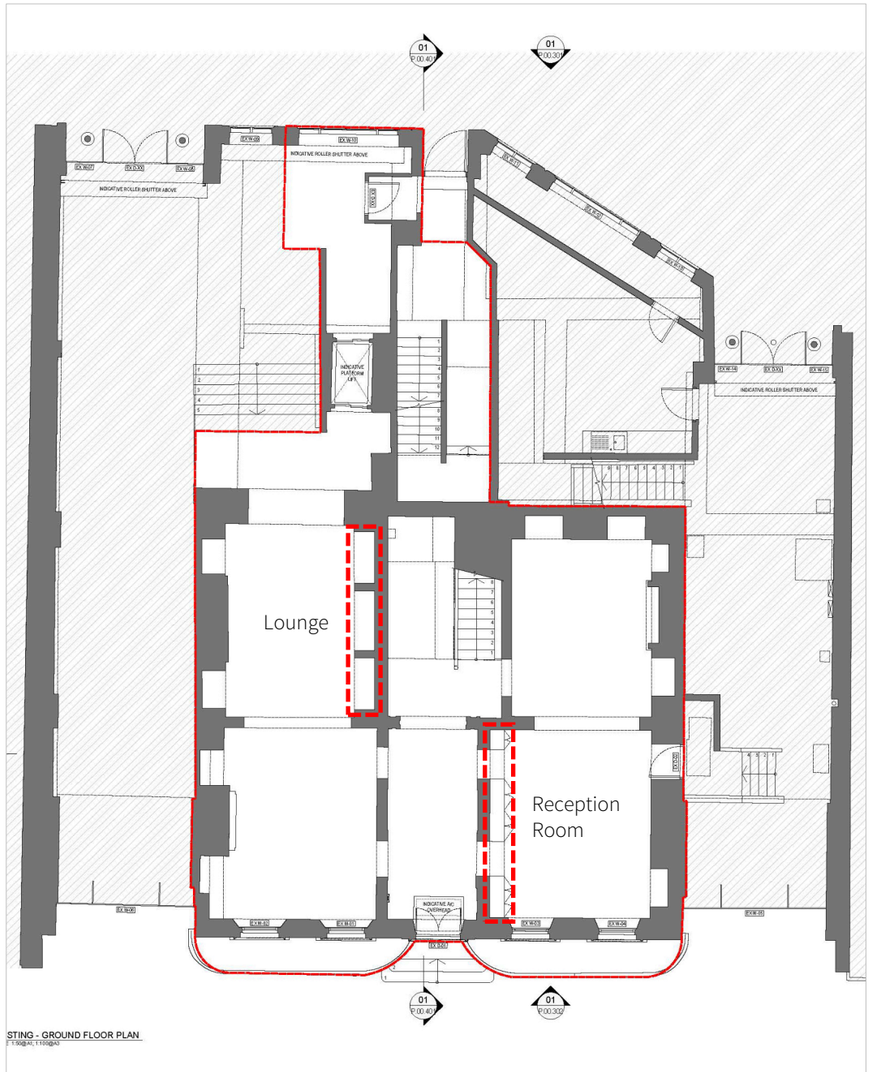
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2.0 Investigation Works Findings

# 1.1 Joinery and Decoration








<u>Architectural Method Statement – Removal of Existing Joinery Units</u>

Existing modern joinery units in the reception room and lounge on the ground floor are proposed to be removed. Subsequently, the ceiling cornice profile will be reinstated along the new wall line to match the perpendicular walls.

The proposed plasterboard ceiling rafts, offset from the walls, allow the cornice profiles to be visible. The reinstatement of the cornice line in the reception and lounge rooms behind the joinery allow the original proportions of the room to be respected.

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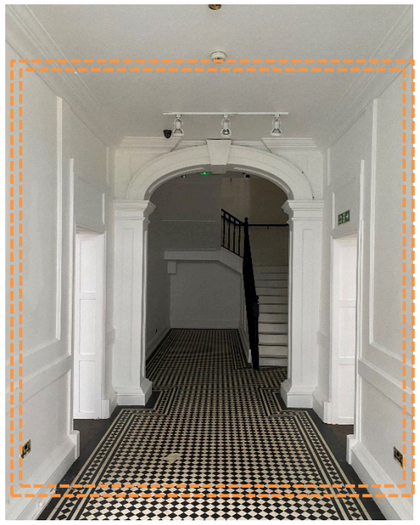
1. Existing Ground Floor Plan
2. Existing Reception Room Modern Joinery
3. Existing Lounge Modern Joinery

# 1.2 Proposed Security Screen

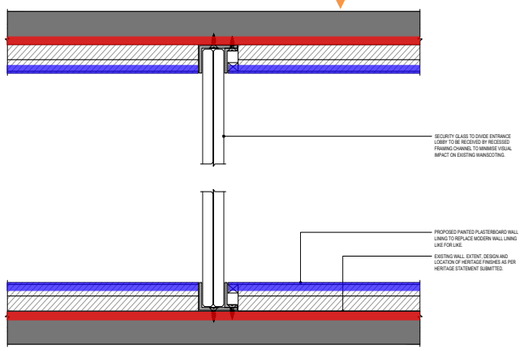




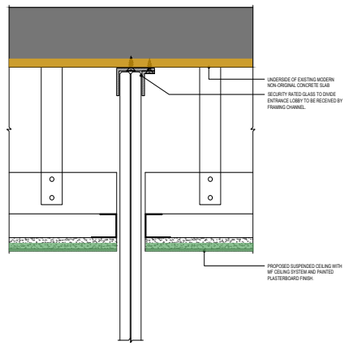









2 TYPICAL SECURITY SCREEN WALL PLAN DETAIL
SCALE 1:2@A1




3 TYPICAL SECURITY SCREEN WALL SECTION DETAIL
SCALE 1:2@A1

Existing brick wall
Proposed wall lining - frame recessed within wall lining depth
Existing modern concrete slab
Proposed suspended ceiling - frame recessed within ceiling void

1 4
2 3 5

1. Existing hallway looking west
2. Existing hallway looking towards the stairs
3. Existing hallway looking towards the entrance
4. Proposed security screen location
5. Proposed security screen details

<u>Architectural Method Statement – Proposed Ground Floor Entrance Security Screen</u>

A security screen has been proposed for the ground floor entrance hallway to provide a secured means of access/ egress to the building, as required for a prime retail brand. It will be located in the centre of the hallway allowing the entrance area to be enclosed with securitised access into the reception.

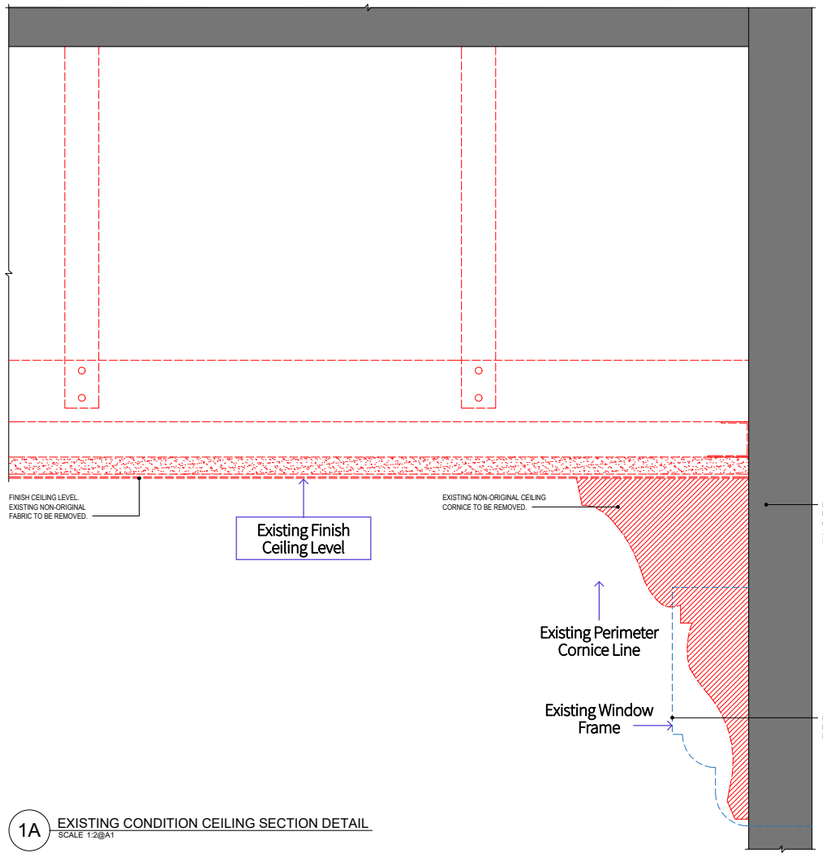
The proposed screen will comprise security rated glass secured in a technically fixed recessed metal channel within the proposed wall lining. This design is proposed to minimise the appearance of the framing, reducing the visual impact to the entrance hallway, and retaining the prominence of the moulding in the space.

A fixed door with metal frame and glass and an operational door are proposed to close the left and right portals leading off the entrance hallway, respectively, to provide the securitised enclosure.

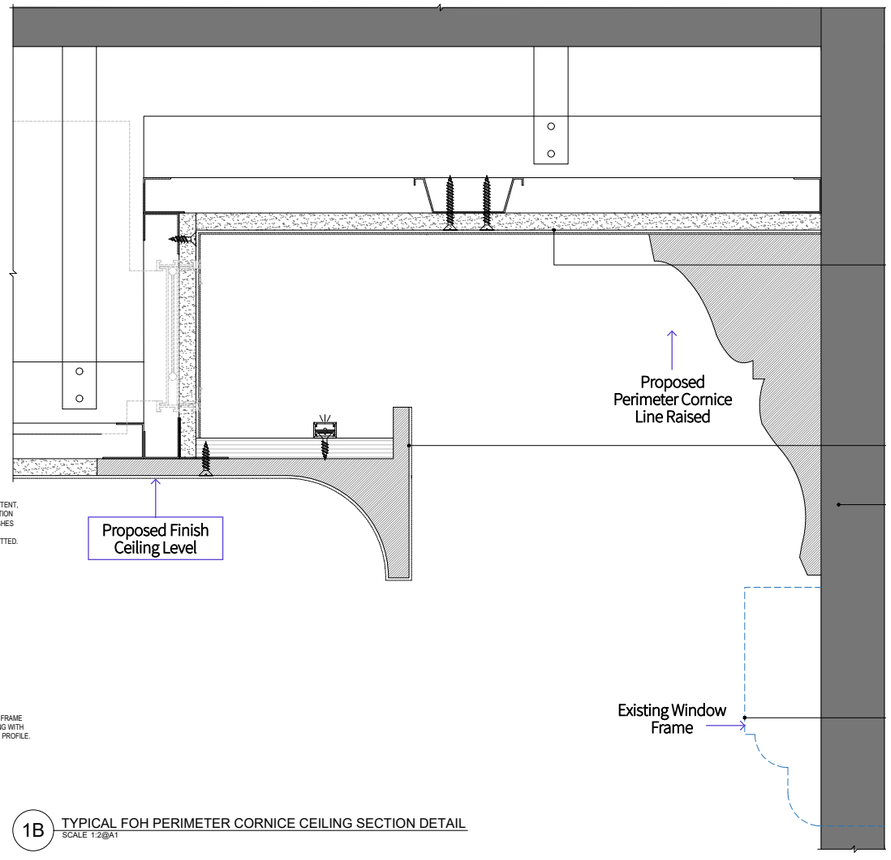
As discussed during the pre-application stage, the glass barrier, with recessed frame will allow transparency such that the space can still be appreciated. The principle of this was agreed at the pre-application stage site visit with officers. Manifestations will be applied to the surface of the glass to ensure the visual contrast will be achieved between surfaces, as required by the building regulations, to reduce risk of collision.

**Findings from the investigation works confirm the existing wainscotting wall panelling are not original and comprise of a timber wall lining to the existing brickwork. They have no historic or heritage significance.**

# 1.3 Ceiling Raft Strategy




1A EXISTING CONDITION CEILING SECTION DETAIL
SCALE 1:2@A1




1B TYPICAL FOH PERIMETER CORNICE CEILING SECTION DETAIL
SCALE 1:2@A1

<u>Architectural Method Statement – Proposed Ceiling Raft Strategy for Existing Cornice Details</u>

Plasterboard ceiling rafts, offset from the walls, are proposed in all rooms to provide a ceiling void space for mechanical, electrical and plumbing services, and for lighting to be recessed.

Despite none of the existing cornices being original or of any heritage significance, the intention is to respect the existing volumetric proportions of the rooms and and preserving visibility to the cornice line.

**The existing ceilings are from a modern fitout of the unit and have no historic or heritage significance.**

The existing non-original suspended ceiling & non-original perimeter cornices will be removed. The new finish ceiling level will follow the existing finish ceiling level, but with the perimeter cornice level raised to respect the original proportions of the room. Allowing the new cornice line to to run above the window frames which is an improvement from the current situation (see photo below).





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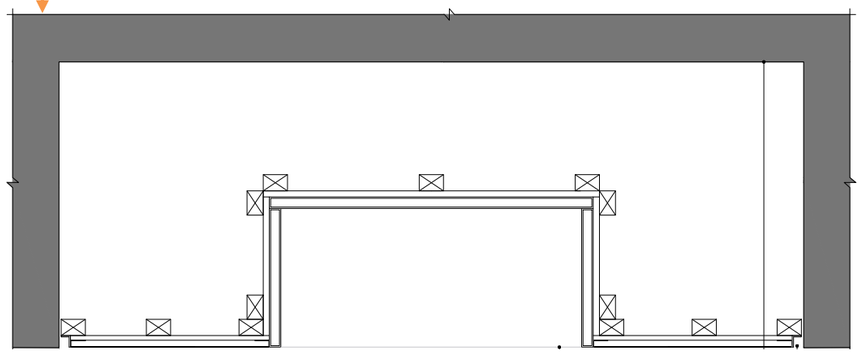
1. Existing ceiling cornice detail
2. Proposed ceiling strategy detail
3. Existing ceiling photo
4. Existing ceiling and window frame photo

# 1.4 Joinery in Existing Niches









Architectural Method Statement – Proposed Joinery Elements Incorporated into Existing Niches

Built in joinery is proposed within the existing niches either side of the chimney breasts within the proposed design to provide storage. These are designed to respect the existing openings, with a contemporary palette of timber and accent metal to create a juxtaposition against the historic form of these niches.

A shadow gap is proposed around the perimeter of the joinery elements to provide a clear visual distinction between the new and existing fabric.

The niches follow the SPAB philosophy for new interventions to read clearly as such rather than appearing to be an imitation or pastiche as the current modern cupboards and shelving are.

The joinery elements are a self-supporting insertion which will be slotted into the niche and can be removed so the intervention is fully reversible.

Where the existing niches sit within a WC, storage room or corridor the niche will not be blocked with a wall lining. Joinery elements will be slotted into the niches so they can be used as cabinets.

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1. Existing ground floor niches
2. Existing first floor niches
3. Proposed section with joinery in niche
4. Proposed joinery niche plan detail

# 1.5 King Street Elevation Windows







<u>Architectural Method Statement – Refurbishment of Existing Timber Sash Windows and Boxes</u>

The existing windows are of historic and heritage significance, as detailed within the accompanying heritage report. It is proposed to use a trusted specialist contractor, ideally who are known and can be recommended by Manchester City Council Conservation Officer.

The scope of the refurbishment works will include, sash windows, frames, architraves, boxes and shutters.

The existing fabric will be refurbished and, where unsympathetic contemporary additions have been added, including interfacing with skirtings and panelling, these will be rectified. The windows will be redecorated throughout, internally and externally.

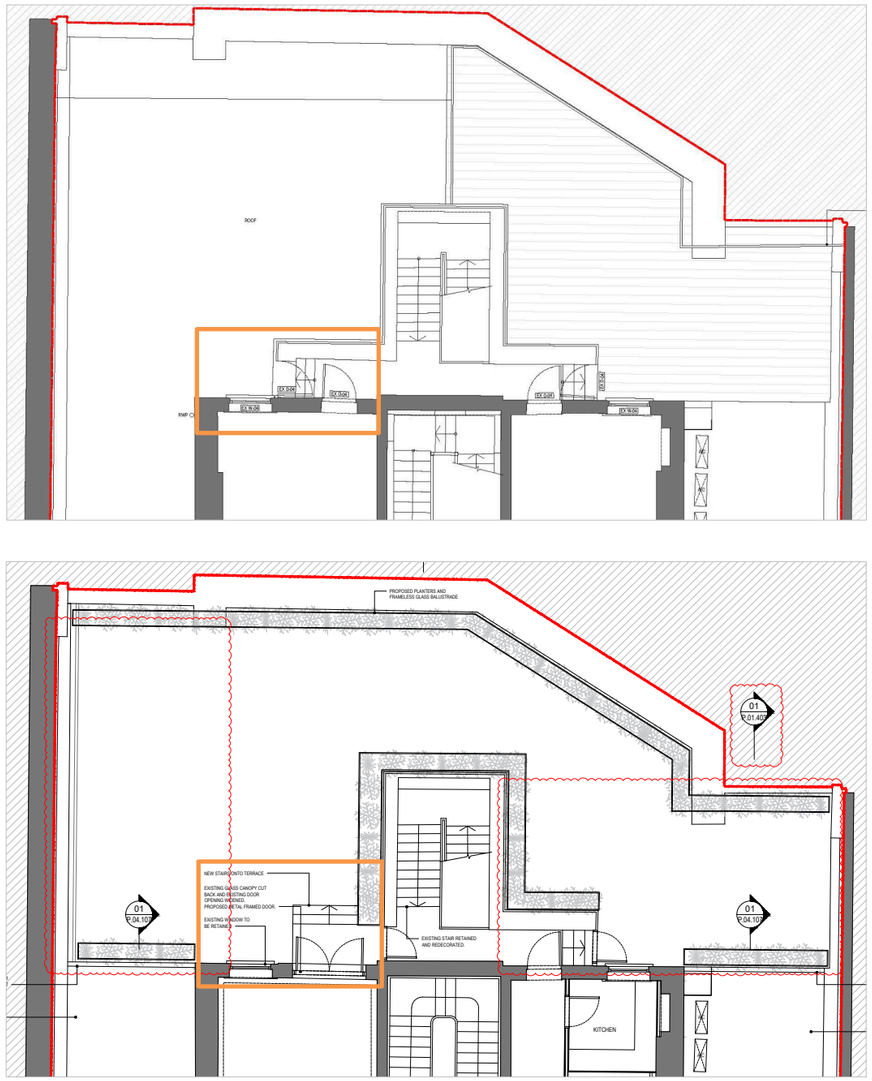
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1. King Street Elevation View
2. Internal Window View
3. King Street Window Detail View

# 1.6 Enlargement of Terrace Door








Architectural Method Statement – Cutting Back of Existing Glass Canopy and Widening of Door Opening

It is proposed to extend the width of the door opening onto the terrace, adjacent to the secondary escape stair. To facilitate this, the existing glazed canopy that is deemed of poor quality and not sympathetic to the historic character of the building, will be cut back.

A new metal framed glazing system is proposed for the design of the double door with security glass. New steps are proposed onto the terrace.

**The existing window in this room is to be retained due to its historic significance.**

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1. Second Floor Rear Window View
2. Terrace view of Rear Window
3. Existing Second Floor Plan
4. Proposed Second Floor Plan

# 1.7 Roof Plant





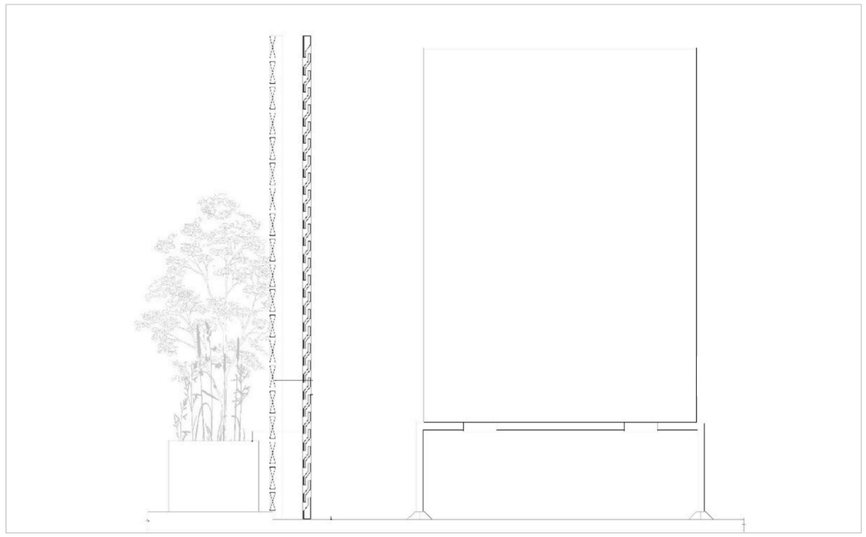


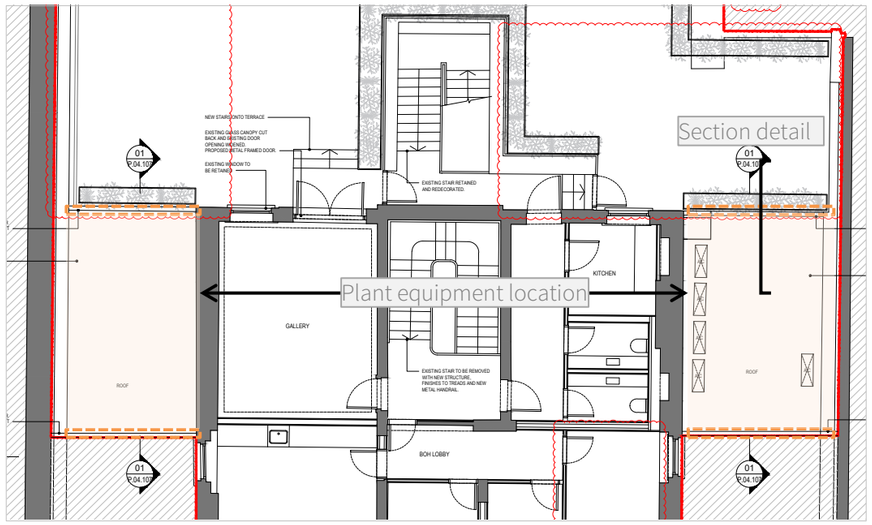
Architectural Method Statement – Proposed Plant to be Located on Roof with Screens to Visually and Acoustically Cover

Consideration had been given to the location of the external plant equipment, and how to consolidate this in two locations at roof level, either side of the historic footprint of the property. This would effectively be a continuation of the existing strategy.

It is proposed to install acoustic screens to create enclosures, to both acoustically attenuate the plant equipment, in line with Manchester City Council's guidance, and also to create a visual screen.

5No. condensers have been proposed for the new roof plant which will be set back from the front of the unit. This is an improvement from the current installation of 8No. condensers which stretch up to the front of the unit as per the image on the left.






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1. East side of roof existing view
2. Proposed plant screen section detail
3. Existing Second Floor Plan
4. Proposed Second Floor Plan

# 1.7 Roof Plant



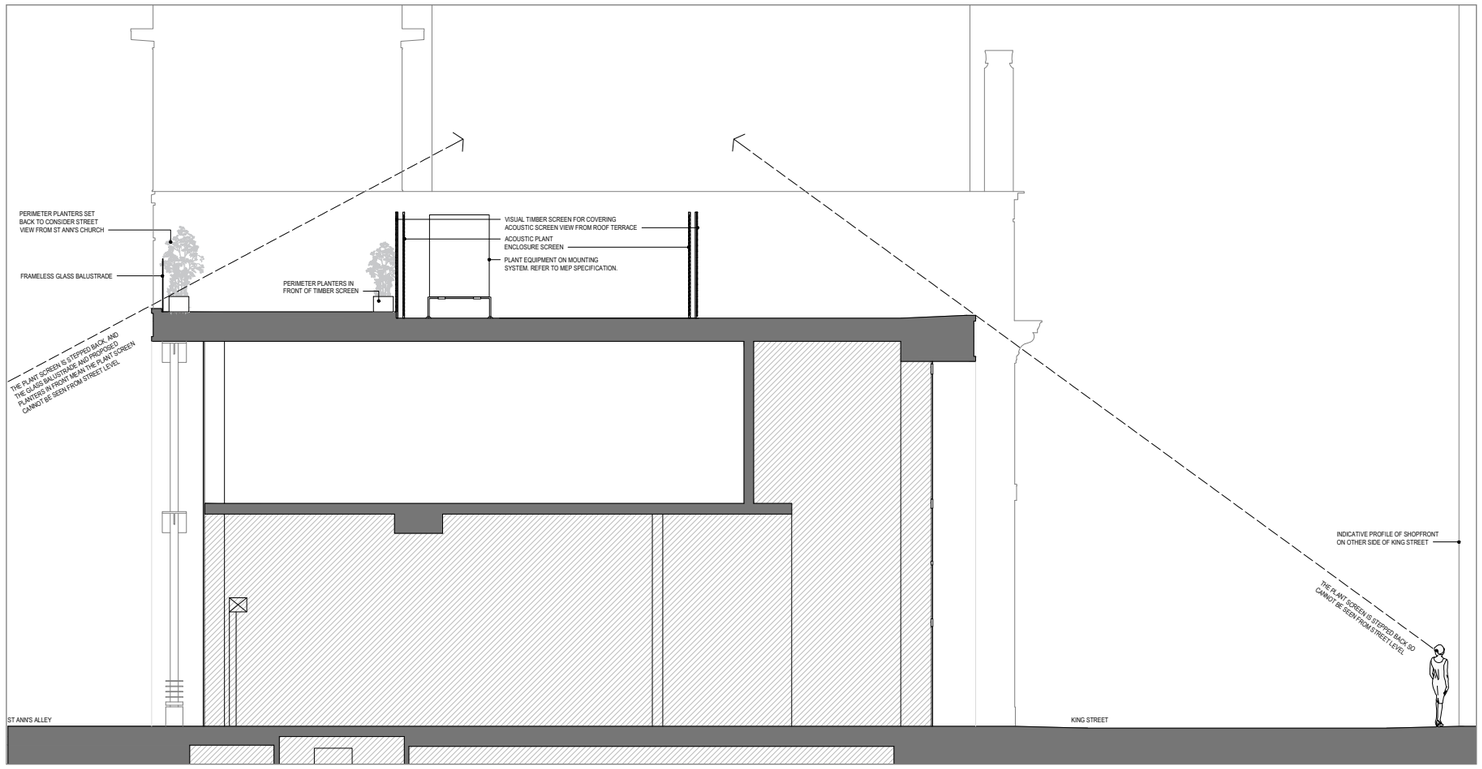


Architectural Method Statement – Proposed Plant to be Located on Roof with Screens to Visually and Acoustically Cover

The proposed visual screen would provide a durable and subtle covering to the acoustic enclosure screen. The screen will not weather and provide a high-quality covering to the acoustic screens, with planting running up on the terrace side. The height of both the visual and acoustic screens will cover the maximum equipment height and form an improvement on the current roof situation where the plant equipment is not visually or acoustically covered. The proposal also removes the current metal balustrades on the King Street and St Ann's Place sides of the roof.

The view from St Ann's Place is covered by the proposed glass balustrade and planters which run along the perimeter of the roof terrace.

The plant screens are stepped back enough that they cannot be seen from King Street pavement level.




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1. St Ann's Place Proposed Visual
2. King Street Facade Photo
3. Proposed Plant Screen Section

# 1.7 Roof Plant





Visual Plant Screen Material Options

**Option A** - Grey polyester powder coated aluminium.

Durable, weather proof material with a thin profile. The grey colour finish matches to the surrounding roof finishes as seen in the aerial image.



**Option B** - Green polyester powder coated aluminium.

Durable, weather proof material with a thin profile. The green colour finish matches to the surrounding greenery as seen in the photo from St Ann Street.



**Option C** - Timber.

Durable, weather proof material. Natural material which works in conjunction with the timber roof terrace finishes and planting. The warm tones of the timber would also match the surrounding orange brickwork.



Architectural Method Statement – Proposed Plant to be Located on Roof with Screens to Visually and Acoustically Cover

Options have been studied for the proposed finish for the visual screen to ensure the durability and quality of the material, and that the visual links with the surrounding fabric are considered.

The preferred being a polyester powder coated aluminium (**Option A**) with a grey coloured finish to match the surrounding roofs.

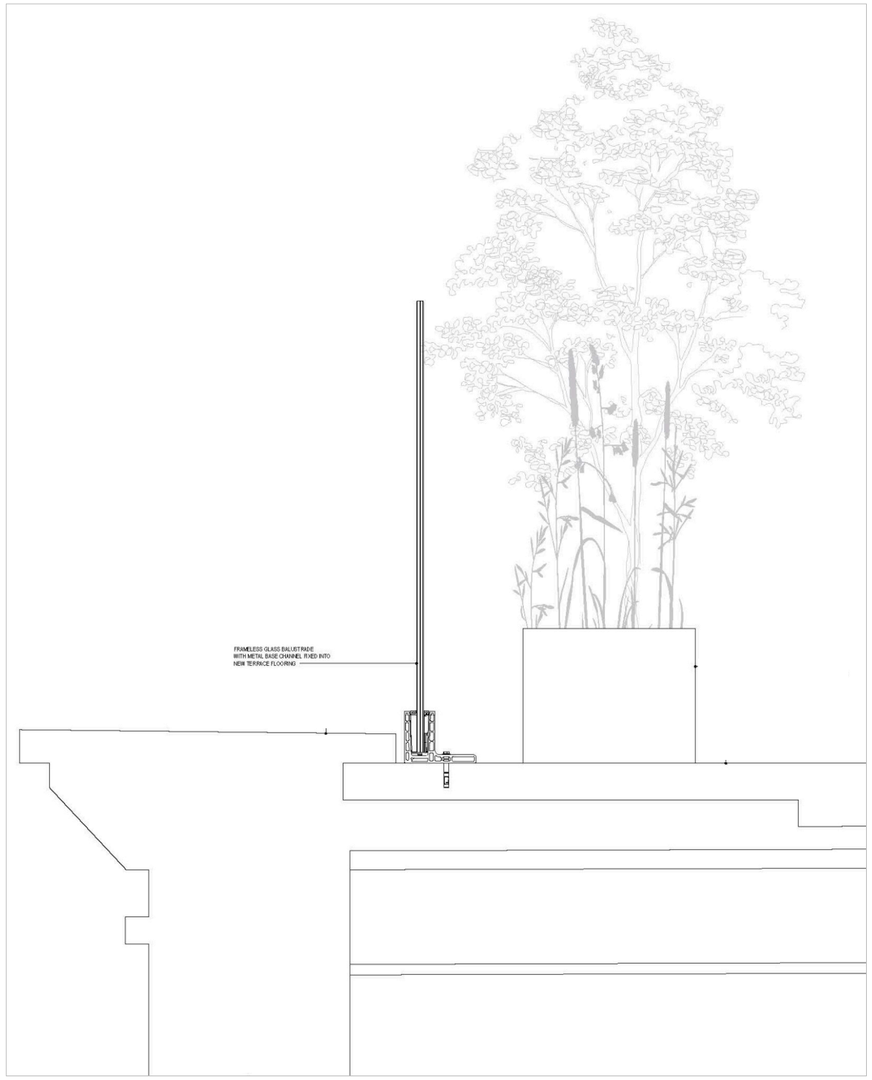
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1. Photo View from St Ann Street
2. Aerial View of Surrounding Roofs
3. Proposed Plant Screen Material Options

# 1.8 Roof Terrace Balustrade







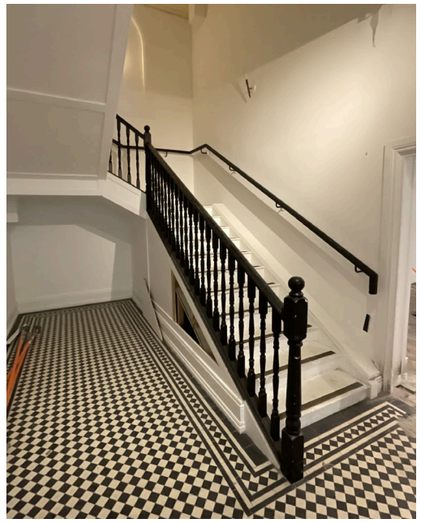

Architectural Method Statement – Proposed New Frameless Glass Balustrade on Roof Terrace

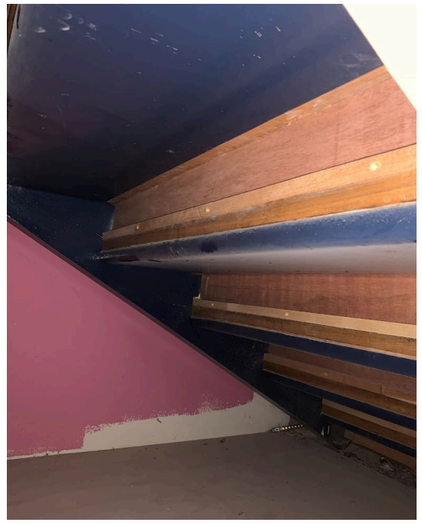
A frameless glass balustrade, to provide fall protection, is proposed on the northern perimeter of the roof terrace. This would replace the existing visually intrusive metal balustrade with a design which is more discreet. Linear planters are proposed, set back from the perimeter of the roof plan, to provide a visual privacy to the terrace.

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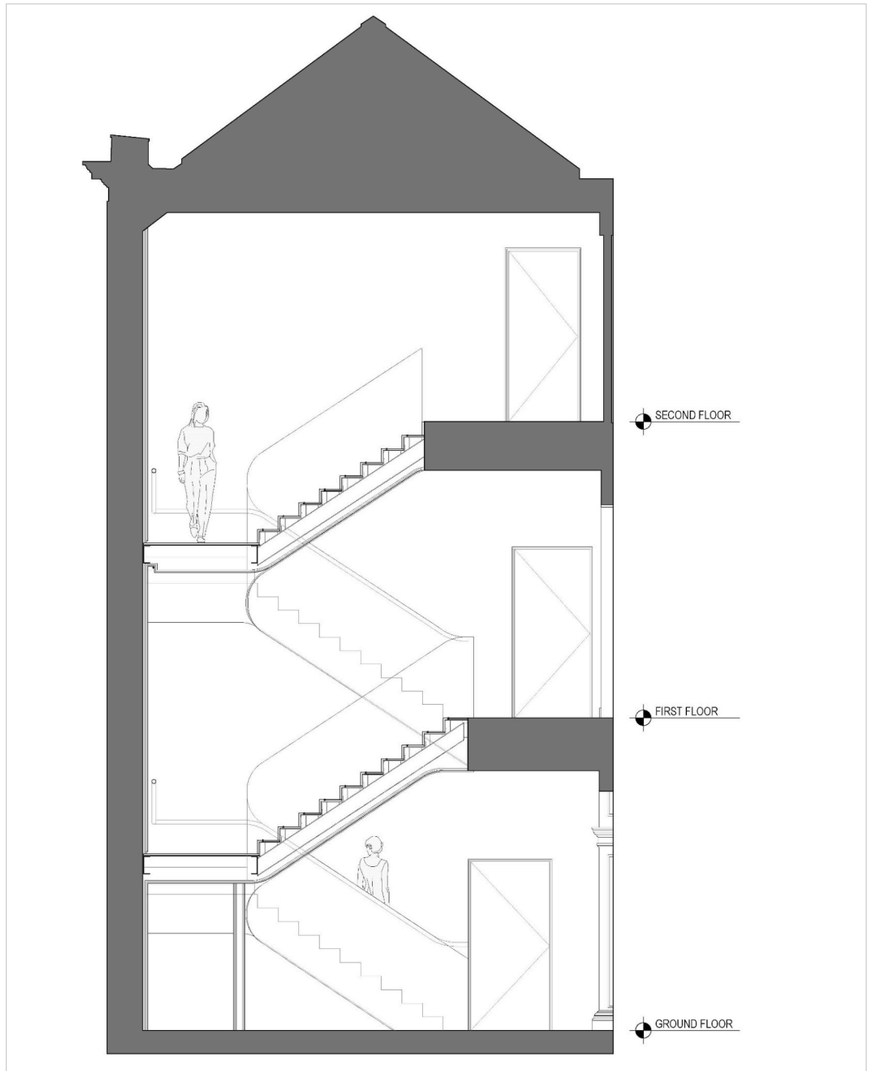
1. Existing Terrace Metal Balustrade
2. Existing Terrace Metal Balustrade
3. Proposed Glass Frameless Balustrade

# 1.9 Staircase










<u>Architectural Method Statement – Proposed New Staircase</u>

Following the investigation works it was confirmed that the main staircase which runs between ground, first and second floor is comprises of a non-original metal structure with non-original timber treads and handrail.

**The existing staircase has no historic or heritage significance.**

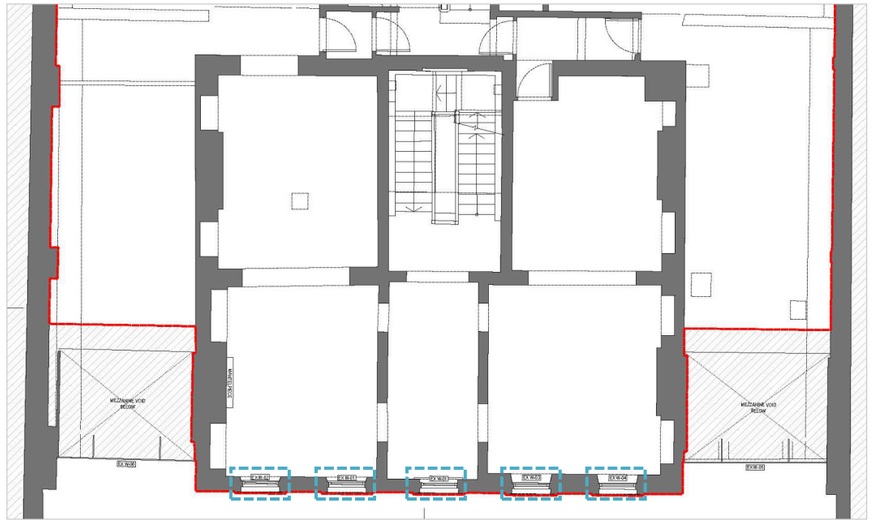
A new stair with steel construction is proposed to replace the existing metal staircase structure. The staircase will also have new tread finishes and a new metal handrail.

1 2 3 4

1. Existing Staircase at Ground Floor Level
2. Existing Metal Staircase Structure as Uncovered in Investigation Works
3. Existing Stair at Basement Level which follows same existing structure as floors above
4. New Staircase Proposed Section

# 1.10 Security Film Locations







King Street Façade

Opalux® Safety and Security Film, 200 Microns, clear, will be installed to the interior surface of the glass on the five windows on the first floor, King Street façade.

Locations of windows with security film highlighted in blue (note that this is not representative of the visual appearance of the security film, the film will be clear).

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1. King Street Elevation – Proposed Security Film Locations
2. First Floor Plan – Proposed Security Film Locations
3. King Street Façade Photo – Proposed Security Film Locations

# 1.10 Security Film Locations

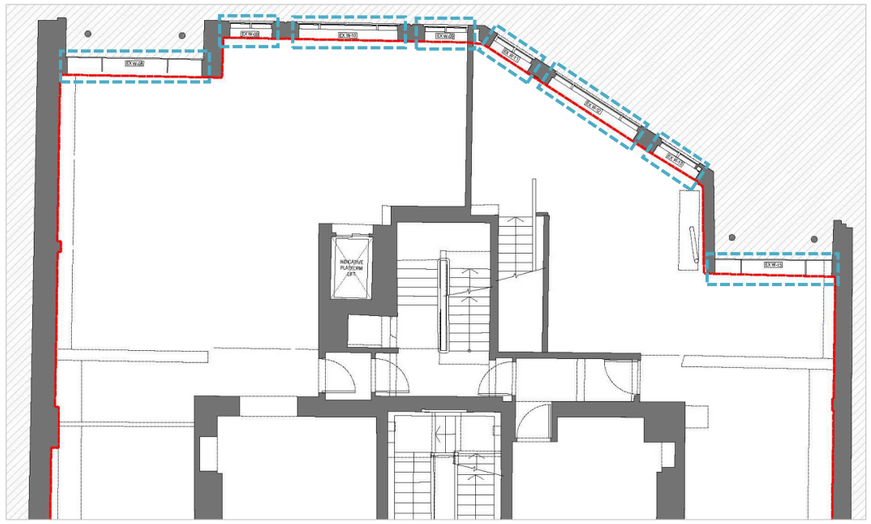





St Ann's Place Façade

Opalux® Safety and Security Film, 200 Microns, clear, will be installed to the interior surface of the glass on the eight windows on the first floor, and the two second floor windows, and glazed canopy of the St Ann's Place façade.

Locations of windows with security film highlighted in blue (note that this is not representative of the visual appearance of the security film, the film will be clear).







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1. St Ann's Place Elevation – Proposed Security Film Locations
2. First Floor Plan – Proposed Security Film Locations
3. St Ann's Place Roof Terrace Photo – Proposed Security Film Locations
4. St Ann's Place Façade Photo – Proposed Security Film Locations

# 1.11 Security Film Application



SAFETY & SECURITY FILM
200 Micron – Clear
SA-200CL-iSR

opalux window films

SAFETY & SECURITY

**Opalux® safety and security window films are designed to make glass safer, both by strengthening it against breakage and helping hold dangerous shards of shattered glass in situations where breakage does occur.**

Tested and certified to EN 12600 Class 1B1, Opalux® 200-micron clear safety & security film is used to help comply with current government guidelines for bomb blast protection. Multi-laminate safety & security film is now widely used by government agencies as well as many commercial organisations concerned to address the real corporate risk of bomb-blast, or industrial explosion at or near their premises. Opalux® safety and security window films are suitable for use in many applications in the workplace and home. Other benefits can include improved security by creating a deterrent to "smash-and-grab" crime, and providing protection against the vandalism of glass through graffiti such as the etching or scratching of glass. Also, when used in conjunction with edge-retention profiles enhanced security and blast protection can be achieved.

## FEATURES

- High optical clarity
- Quick, retro-fit installation
- Scratch-resistant
- Screening of harmful UV rays

## BENEFITS

- Clear, non-tinted appearance on glass
- Can be used where costly and disruptive large-scale replacement of existing glazing is not a viable option
- Suitable for most non-abrasive window-cleaning methods
- Reduced fading of interior furnishings

| PERFORMANCE DATA | | SA-200CL-iSR |
|---|---|---|
| SOLAR ENERGY | Transmitted | 77% |
| | Reflected | 10% |
| | Absorbed | 13% |
| VISIBLE LIGHT | Transmitted | 87% |
| | Reflected (Interior) | 10% |
| | Reflected (Exterior) | 10% |
| UV Rejection | | 98% |
| Glare Reduction | | 1% |
| Shading Coefficient | | 0.92 |
| Solar Heat Gain Coefficient (G-Value) | | 0.80 |
| U-Value (W/m²K) | | 6.08 |
| Total Solar Energy Rejected | | 20% |
| Product Warranty | | 10 years |

| PHYSICAL PROPERTIES | |
|---|---|
| Description | Clear |
| Film Thickness | 200-Microns (8-thou) |
| Structure | Multi Laminate |
| Tensile Strength | 28,500 PSI |
| Break Strength | 220 Pounds per Inch (width) |
| Adhesive Type | Acrylic Pressure Sensitive |
| Peel Strength | 6 to 7 Pounds per Inch |

## NOTES

Test results are produced from film applied to 3mm clear single glass. Performance data is subject to change without prior notice. It is the users' responsibility to ensure the product is suitable for the intended use. The seller shall not be liable for any direct, indirect or consequential loss or damage howsoever arising.

## SPECIFICATION

The safety and security window film is to be Opalux® SA-200CL-iSR, as manufactured by Opalux® (www.opaluxwindowfilms.com). The film is to be installed to the interior surface of the glass, and the unique product roll numbers used are to be registered in accordance with the manufacturer's warranty procedure.

OPALUX WINDOW FILM TECHNOLOGY WWW.OPALUXWINDOWFILMS.COM 02.17




Opalux® Safety and Security Film is proposed for the windows located in section 1.1 to provide an additional level of security for the existing, retained windows.

The film will be applied to the interior side of the glass only and installed by a specialist. The film can then be removed when the tenant vacates the premises with no damage to the existing glass or window frame.

1 2

1. Proposed Security Film Specification
2. Existing First Floor Window Interior Photo

# 1.12 King Street Entrance Door








The existing King Street entrance door cannot meet the security requirement in its current form. This door would require reinforcement which would be visible if applied as an addition to the door.

The proposal is to replace the front door like for like, to match the existing, with the additional security requirements integrated such that they are not visible.

1 2 3

1. Existing King Street Entrance Door External
2. Existing King Street Entrance Door Locking Detail
3. Existing King Street Entrance Door Internal

# 1.13 CCTV Camera Locations




1 PROPOSED FRONT ELEVATION - KING STREET
SCALE 1:50@A1; 1:100@A3

Following comments from the heritage officer on the concern of the number and location of the CCTV cameras on the King Street façade, the proposal has been updated to omit one camera to reduce the visual impact by just have two cameras on the King Street façade.

The security requirements by the tenant need full coverage of the front entrance from two angles so the cameras will be situated on two sides of the entrance door. There are no areas of non-original fabric on the King Street façade which the cameras could be fixed to, however the positions have been adjusted to be closer to the windows and less invasive.

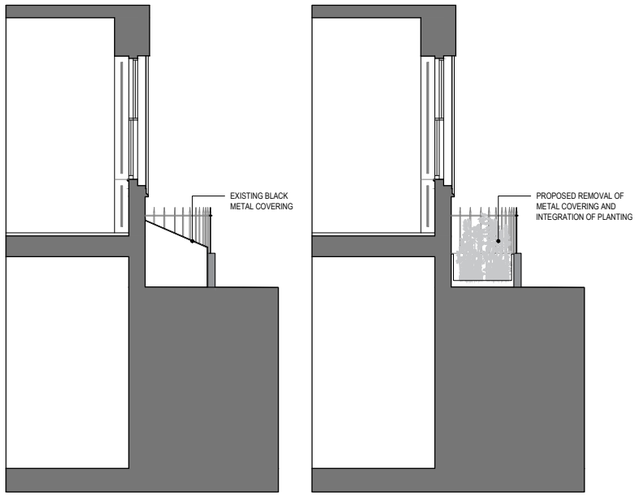
The proposed cameras will have a black housing, matching the other façade fixtures, including the existing signage frame and railings.

Camera Locations

1

1. King Street Proposed Elevation

# 1.14 King Street Facade Lightwells

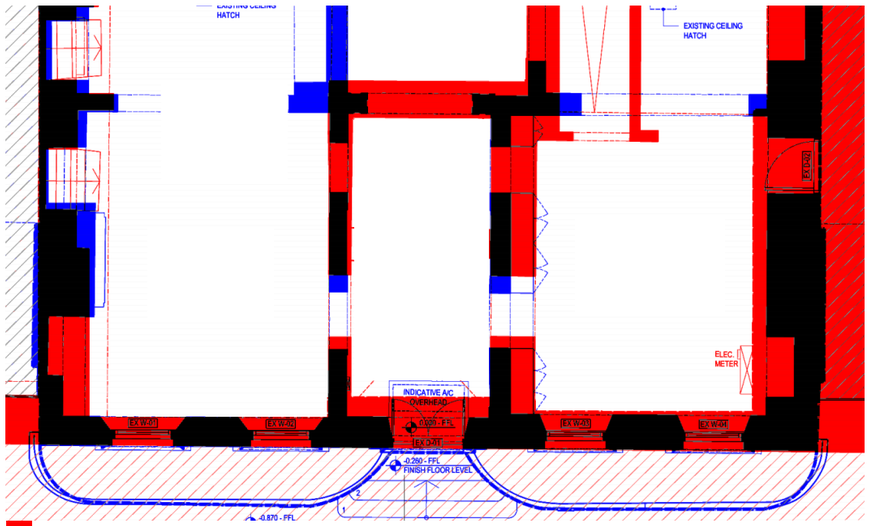





The existing lightwells at the front of the building on the King Street facade are currently covered with black metal sheets which are detracting from the building historic significance.

Through investigations into the current situation, it is understood that the lightwells do not form any opening to the basement area below. The basement south walls are solid, any historic opening to the lightwells has been previously blocked.

The proposed adjustments to these lightwells aim to improve this key aspect of the Grade II listed asset by removing the modern metal sheeting and introducing planting into the empty area. This will be an improvement to the current situation, allowing the full King Street facade to be visible, with the planting providing a sensitive intervention to the open space.







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# 2.0 Investigation Works Findings

- Non-original concrete slabs.
- Non-original wall linings to existing external masonry walls.
- Non-original suspended plasterboard ceilings.
- Non-original flooring on concrete slabs.
- Non-original metal structure staircase.

Please refer to investigation works findings document for more detail.

Mark Pinney Associates