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Design and Access Statement

77-79 Mosley Street Roof Upgrade and Repair

Client: Biz Assets Ltd
Date: September 2023
Revision:-

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 Listed Building consent for the renovation and upgrade of the existing roof to 77-79 Mosley St, Manchester. A full plans and associated LBC application for the remodelling and upgrade of the entire property is currently in the process of determination (ref. 137032/FO/2023, 137033/LO/2023). However this application only relates to urgent roof repair work and associated fabric upgrades.

This is currently a vacant building with extant office use to the upper floors, and service use at ground floor and basement levels.

This document has been prepared by Atelier MB Urban Architects for our Client, Biz Assets 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.

Biz Assets 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

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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."

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 facades 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 Iconic 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 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), 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. This has had a negative impact upon its heritage values.

Despite these compromises, aspects remain of high significance in evidential, historic, communal and aesthetic terms as detailed in the report.

77-79 Mosley Street- Surrounding Context

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3.0 Site Analysis

3.0 SITE ANALYSIS

3.1 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.

Roof

There are areas of localised water ingress around the gutters. It is noted that the roof condition has suffered from a lack of maintenance by previous owners, and various areas of leadwork and slating require renewal works to prevent further water ingress.
The roof has undergone previous repairs and modifications. However, some of these such as re-roofing have introduced problems, which will be rectified by these proposals.

Windows

Many of the historic sash windows are in a poor state of repair, and require a comprehensive overhaul.

3.2 Opportunities and Constraints

The need to repair the roof and install a breathable membrane, brings with it the opportunity to install appropriate ventilation paths and internal insulation to reduce the carbon footprint of the building going forwards.

Flashing renewal required

Flashing renewal required. Plastic RWP to be replaced.

Slates installed incorrectly, blocking valley gutter below.

Slates installed incorrectly- resting on gutter sole. Flashing to be renewed.

Lead RWP internally in poor condition- to be replaced with cast iron.

Previous roof repairs seen internally. Sloped ceilings locally.

Typical ceiling profile- sloped eaves, and flat ceiling between beams generally.

Rafters cut by previous owners to obtain access onto roof. These rafters will be repaired.

Typical window frame condition. Refer to separate report for further images.

Gutter outlet lead renewal required, and replacement of plastic RWP and hopper with cast iron.

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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 the roof fabric, including alterations to improve the energy performance of the fabric.

The windows are to be repaired and draft proofed to reduce heat loss. Where fabric deterioration is such that the timber frame cannot be repaired, frames are to be replaced to match existing.

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 Roof Insulation

We have explored the various options with regards to insulating the existing roof. We have considered holistic principals to ensure any proposals consider the wider building fabric.

Internally, the ceiling is a mix of flat soffits, and sloped soffits to suit the roof falls.

These situations require alternative solutions to reduce energy loss, whilst maintaining appropriate ventilation paths and moisture pathways.

With due reference to the Historic England guidance, we have determined a design based on the following principals:

- Breathable insulation to maintain moisture pathways through the fabric.
-Cross roof ventilation paths
-Retention of existing internal soffit arrangement principals
-Optimum insulation levels

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6.0 Proposals

6.1 The Works

This application includes detailed proposals for the repair and reinstatement of the existing roof, alongside upgrading the fabric to reduce energy in use:

Gutters
Renew lead gutters and upgrade code levels as required to meet current LSTA recommendations.

Outlets
Renew in accordance with current LSTA recommendations.

Pipework
There are several damaged internal lead rainwater pipes which are embedded into the external walls. These will be replaced with cast iron alternatives.

In the lightwell there are 2 no. replacement plastic RWP and hoppers. These will be replaced with cast iron pipes and hoppers.

Slating
Carefully remove existing slates, set aside for re-use. Source matching slates where damaged slates cannot be reused. Re-slate based on current LSTA recommendations.

In some locations the gutters may need to be made wider. However, currently we have ascertained that the slates were previously installed such that they encroached on the gutter width and are contributing to gutters not performing as required.

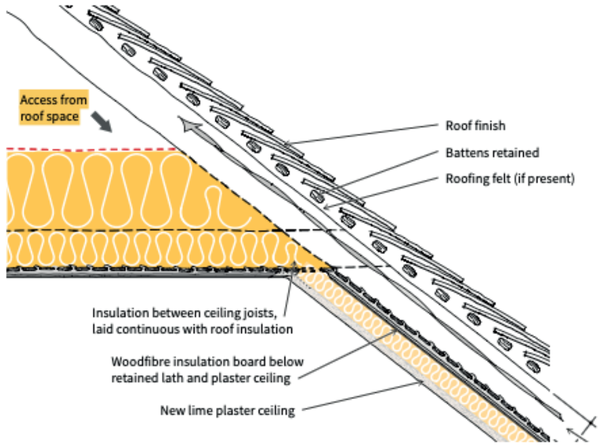
Ventilation
Install a breathable membrane draped over rafters.
New in line slate ventilators at valleys- colour to match slate.
New ridge ventilators- these will slightly raise the existing ridge tiles to create a gap beneath.
Abutment ventilators- These are priority products with a lead cover.

The existing practical gutter width has been reduced by incorrectly installed slates. These will be relaid and gutter modified if required in accordance with details provided, to suit the required gutter width (LSTA recommendations).

Insulation
As per the application currently being determined by the LPA, these proposals include the installation of insulation above the flat ceilings (between the rafters), and below the existing sloped ceilings.
As the existing rafters are only 70mm deep, we could not introduce a sufficient depth of insulation to the roof at this level without adding rafter extensions and/or counter battens. This option would raise the roof and alter all of the gutter relationships with the slating.
Therefore, in order to retain the maximum amount of fabric, we propose to under draw the existing lath and plaster sloped ceilings with breathable insulation and a directly applied lime plaster.

Rafters and Battens
These will be repaired as required on a like for like basis.
Rotten timbers will be replaced.
The previous owners cut out rafters locally to the eaves in several places to improve access into the roof. These are currently temporarily weather boarded. Once the access is used to install the insulation below, the rafters will be repaired using traditional joinery splicing techniques and supplementary strengthening timbers. Then the slating over will be reinstated.

Windows
This application also includes details of a proposed repair and replacement package for the timber sash windows at 1st-3rd floors.



Internal eaves insulation coupled with cold roof ceiling level insulation- as illustrated in Historic England guidance.

6.2 Response to Heritage Significance

Evidential value
Retention of historic fabric where possible. Our proposals reinstate leadwork and slating in accordance with traditional design and construction. Proposed changes are readily apparent as an evolution of the original design - with evidence of this retained.

Historical Value
The roof design will not change in principal.

Aesthetic value
Internally, the introduction of insulation to the underside of the sloped ceilings will slightly alter the arrangement. However, the design is such that the curved detailing will be retained. There are no cornices or other plaster details to be lost.

Communal value
These works support the continued sustainable use of this property in the heart of the city centre.

Proposed ridge ventilator- shown here on a clay tiled roof.

Typical in-line slate vent aesthetic.

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7.0 Planning Statement

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In accordance with The National Planning Policy Framework (NPPF, updated 2019), in particular paragraph 190, this scheme protects the grade ll 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.

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8.0 Access Statement

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These proposals will not alter access into or around the building.

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