

Client

Vistra Trust Corporation (UK) Ltd c/o Standard Life
JLL

Project

31 Booth Street, Manchester, M2 4AF
Replacement of Platform Lift in Entrance Lobby

Document

Design, Access & Heritage Statements

FILE REF	564-DOC002
REVISION	FIRST ISSUE
AUTHOR	EMAK
CHECKED	DMP
DATE	16 January 2024

Directors:

G.M. Kitson B.A., Dip. Arch., M. Arch., RIBA,
E.M.A. Kitson B.A.(Hons.), PGDip. Arch., RIBA

KITSON Architecture Ltd, registered in England & Wales - 8222667

RIBA 
Chartered Practice

KITSON Architecture Ltd.
Suite 22, Carlton Place
28-32 Greenwood Street
Altrincham
WA14 1RZ
0161 637 2764
mail@kitsonarchitecture.co.uk
www.kitsonarchitecture.co.uk



Table of Contents

Table of Contents.....	2
Introduction	3
Purpose Of This Document.....	3
Site and Context	4
Location & Building History	4
Land Ownership.....	4
Site History.....	4
Planning History	4
Design	5
Design Brief.....	5
Amount	5
Layout and Scale.....	5
Appearance.....	5
Heritage Statement.....	6
Introduction	6
The Setting Of The Heritage Asset.....	6
Description Of Listing.....	6
Impact of Proposals On The Heritage Asset	6
Access and Transport	7
Access Into The Site	7
Internal Access And Facilities.....	7
Active Travel, Public Transport & Vehicular Transport.....	7

Introduction

PURPOSE OF THIS DOCUMENT

This document contains the design, access and heritage statements required to accompany a listed building consent application for proposed replacement platform lift in the lobby at 31 Booth Street, Manchester.

These statements have been prepared to explain the context and constraints of the setting and how these have informed the design principles which led to the proposed scheme.

There is a degree of urgency to the project considering the lift is in regular use and critical to the accessibility strategy of the building.



Site and Context

LOCATION & BUILDING HISTORY

The site is located on Booth Street in central Manchester's Upper King Street Conservation area. Originally named 'Fountain Court' the site is located at the junction of Booth Street and Fountain Street and the part of the building concerned with this application was recently rebranded as '31 Booth Street'. The lobby area is a split-level, common space through which several different tenants and companies access commercial offices at the higher levels of the building. Adjacent and on the corner of Booth Street and Fountain Street there is a separately accessed unit forming part of the same building. This is known as 64-68 Fountain Street and houses the dental surgery.

LAND OWNERSHIP

The application site is owned by Vistra Trust Corporation (UK) Ltd c/o Standard Life.

SITE HISTORY

The building is Grade II listed, dates back to 1868 and was designed by architects Clegg & Knowles. It is built predominantly in the vernacular red brickwork with sandstone dressings and a slate roof. The building was refurbished extensively in the 1980s with the lobby more recently renovated in 2016/17.

The building is predominantly commercial office space with a dental surgery on the ground floor corner unit. The latter has stepped access from the street and patients can utilise the lift in the 31 Booth Street lobby to access the surgery.

PLANNING HISTORY

Application reference I08965-LO-2015-C1 concerns the refurbishment of the building, including the lobby, and contains extensive background information.



Design

DESIGN BRIEF

The shared lobby at 31 Booth Street was created as an accessible entrance from the street, relocating it from the corner now used by the dentists. This new entrance better facilitates the flow of people through reception and brings the building up to a highly lettable standard. It boasts high quality materials and a contemporary feel. The lobby has a manned reception and is a bright, open space for the benefit of the tenants on the upper floors.

The platform lift installed at the time of these earlier refurbishments has been identified by a third party as having some health and safety concerns around its design and use, and therefore a replacement lift is sought.

The health and safety issues that have been raised include:

- At the lower level the door swings in the wrong direction creating a bottleneck for wheelchair users.
- The lower level door is over 2.7m high and is large and unwieldy. It would be extremely difficult to manoeuvre from a sitting position in a wheelchair.
- The controls are not easily accessible to lift users
- The lift is not self-contained and there is a risk of injury from trapping limbs.
- Most people need assistance to use the lift when it should be easily utilised independently.
- There are large gaps between the glazed panels and the lift doors when in operation.

To overcome these issues the proposed lift will be an industry standard product, fully self-contained and compliant with Building Regulations and all other relevant standards.

AMOUNT

The scope of the application is limited to the platform lift which travels between the lower and upper levels of reception and its immediate enclosure.

LAYOUT AND SCALE

The platform lift is a moderate scale sufficient to transport one person at a time. The proposed will be of comparable size to the one being removed and maintain a similar footprint. There will be no changes to the building fabric in the immediate vicinity of the lift.

APPEARANCE

The existing platform lift will be stripped out however the glass balustrades, glazed panels and the two flanking walls will be retained so the overall aesthetics of the lobby will be retained.

The floor of the lift will be fitted with grey ceramic tiles to match the adjacent floor. The lift frame will be powder coated to RAL 9005 Jet Black.

Heritage Statement

INTRODUCTION

Under the requirements of The National Planning Policy Framework (NPPF) any development with an impact on a recognised heritage asset (Conservation Area, Listed Building or Archaeological interest) must be accompanied by a Heritage Statement. Application 108965-LO-2015-C1 submitted to Manchester Council in 2015 contains a thorough appraisal of the building and led the way for a sympathetic and stylish scheme that reworked the building providing something of a renaissance while respecting the historic fabric of the listed building. This included the new lobby and platform lift. As this application is limited to the replacement of the platform lift, the only fabric of the building that will be affected dates back approximately seven years hence no original details to be altered.

THE SETTING OF THE HERITAGE ASSET

The building is located in the Upper King Street Conservation area of Manchester on the corner of Booth Street and Fountain Street.

DESCRIPTION OF LISTING

MANCHESTER

SJ8498SW FOUNTAIN STREET 698-1/28/138 (West side) 28/06/74 Nos.66 AND 68

Commercial building (perhaps warehouse or offices). Dated 1868 on doorway to Booth Street; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Triangular plan on acutely-angled corner site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window facade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors (the top 2 with saw-tooth bands under them), prominent bracketed cornice,

steeply-pitched roof with inserted attic windows; wide segmental-headed arch in centre of ground floor with deeply-recessed window, flanked by 3-light windows which have round-headed lights with 2-centred arched banded extradoses, and shafts with carved capitals, these openings linked by foliated imposts; windows at 1st and 2nd floors in similar style, grouped 3, 2 and 3, those at 1st floor stilted; continuous arcade of stilted windows at 3rd floor. One-bay south end has round-headed doorway in stone surround, with shafts (1 twisted and 1 of polished granite), carved capitals and foliated imposts, 2-centred arched hoodmould, panelled door and plain fanlight; 2-light windows at 1st and 2nd floors, single-light window at 3rd floor. Booth Street facade, 9 windows in matching style and similar doorway at north end, with carved tympanum, and lettered roundels in the spandrels (monogram to left, "1868" to right). Interior not inspected.

Listing NGR: SJ8401198137

For additional information on the listing

<https://historicengland.org.uk/listing/the-list/list-entry/1282966?section=official-list-entry>

IMPACT OF PROPOSALS ON THE HERITAGE ASSET

In conclusion, the installation of the new platform lift will have less than substantial harm on the asset due to the following:

- The immediate built fabric of the lift well was constructed within the past decade.
- The existing parameters are being retained including the flanking walls and the glazed screens.
- There is no change in scale and massing.
- The simple design and decoration, of the proposed lift will suit the contemporary style of the lobby.
- The need for the works is justified through the public benefit gained by the improved accessibility.

Access and Transport

ACCESS INTO THE SITE

Access to the offices is via the lobby at 31 Booth Street. The dental surgery can be accessed by a stepped approach on the corner with Fountain Street, or via the Booth Street Lobby and a connecting door. Hence the Platform lift, in the lobby, is in frequent use.

INTERNAL ACCESS AND FACILITIES

There is level access from Booth Street. The Platform Lift provides access, within the lobby, to the upper level. At the higher lobby level there is a fully accessible WC and lifts to the upper floors.

ACTIVE TRAVEL, PUBLIC TRANSPORT & VEHICULAR TRANSPORT

Booth Street is located in Manchester City Centre. The site is within easy walking distance of Piccadilly, Victoria and Oxford Road railways stations, Piccadilly Bus and St Peter's Square Metrolink station and numerous other tram stops and bus stops within the city centre.

It is a short drive from Manchester inner ring road from which the motorway network can be accessed.

There is a car club nearby located on Fountain Street.

The nearest Bee Bike docking station is 60 metres away on Booth Street.



DOCUMENT END