

DESIGN AND ACCESS

To be ready in conjunction with Heritage Statement and drawings

THE PROPOSALS

The proposal is to refurbish the basement, ground floor and first floor of this commercial building to align further with the business' needs and requirements for the space.

The building owners and company occupants are keen to promote the importance of health and wellbeing to their staff. Therefore, we propose to refurbish the finishes, and the general quality of the space, the WC's, office areas and working areas.

The proposals will significantly improve the space, reinstating the original plan, with the demolition of the internal partitioned walls, constructed in a recent development.

DESIGN INTENT

The proposed refurbishment will respect the original fabric of the building. Existing features will be retained and used to advantage in developing the scheme; these are described in the paragraphs that follow.

Hardwood Flooring will be retained throughout and exposed where suitable. Carpet will be laid in the office space and vinyl to the kitchens. The original floorboards will be protected by Stopgap Isolator Membrane, which was used in Natural History Museum's Spencer Gallery refurbishment London to protect solid oak floor. Above the Isolator will be a sound absorbing layer that will receive the finish LVT. If require additional electrical power cable for the island kitchen counter it will be laid between the Isolator and LVT and all new works will not require the removal of a wall lining or historic flooring. Kitchen counter corian splash back might be require fixed at head (detail indicated on drawing no. 11-101) , so as not to damage any historic fabric. Kitchen 1 sink drain to be use floor upstand area indicated existing drawings (drawing no. 10-100 & 101) to penetrate the lower ground floor side of the external door to connect ground drainage and Kitchen 2 sink drain to b penetrate existing plywood new floor to connect existing kitchen drain. The exposed brick walls will remain visible as a feature. The ceilings area all currently painted and will remain untouched, and no new lighting is proposed.

The proposal is to refurbish the WCs with suitable layout, contemporary finishes to upgrade the appearance and circulation. The current toilets are situated within the extension, which has little to no historic value.

A natural colour palette will have a contemporary twist on the existing features and will be used throughout the scheme in a tasteful style, giving the space a fresh aesthetic whilst complimenting the heritage palette.

To mitigate the damp in the WCs, the existing double air bricks are to be included to help with the natural ventilation to the basement and upper floors and upper floor will be ventilated into roof. This will require further investigation for existing ventilation blockage duct works above plasterboard ceiling etc.

The extract from the kitchens will used recirculating extractors and is not fixed to any historic fabric as it is part of the modern island installation.

At the First floor we will open up the existing stair and existing handrail as illustrated on the drawing no. 11-102, the original handrail, and balustrade above 1st floor level has been stored in the basement it will be reattached to match the historic detail as evident on the original stair on the other side of the building.

The newly formed opening from the existing stair to office will be re-closed constructed of a timber stud plasterboard partition, all fixing will be newly formed timber opening frames also indicated on drawing no. 11-102.

JUSTIFICATION

This will bring the provision of facilities in this Grade II listed building in line with new competitor, commercial developments around the city and help the buildings tenant to attract and retain new talent.

In conclusion, the current proposals have been prepared on the basis that, through sensitive interventions to the listed building, the alterations will aid the occupants to flow throughout the building comfortably and safely, to enhance the way they work and provide a sufficient workplace for the company employees. The proposals are justified on that basis.

ECOLOGY

The application relates entirely to internal areas within the building and there is no external ecology to be considered. The building is well sealed at street level and there are no eaves or roof spaces involved with the refurbishment.

Therefore, it is very unlikely to be any protected wildlife that would be affected by the proposals.

ACCESS

The entrance on the ground floor allows access from the street, up one step. The building is currently used by a wheelchair user, who's access is provided by a temporary ramp, this will continue to be the methodology for access by arrangement with the building manager. There is an accessible WC located on the GF, the proposal will see the turning circles and circulation improved. Without impacting the building fabric.

TRANSPORT

Ragged School is situated in Manchester city centre, just 0.4 miles of Victoria Station where there are nationwide rail links. This is just a 7-minute walk to the station where you can also catch the tram around the city and Greater Manchester. Buses run down Rochdale Road with the closes stop 0.1 miles away.

CONCLUSION

The above appraisal confirms the conversion retains all external fabric and features of the Ragged School whilst also delivering the accommodation to the correct Building Regulations Standard necessary to permit it use. Internally, the proposals will have a positive impact. The proposals reinstate the large room to the Ground floor and opening up the existing circulation stair, a key feature of the building.

The works proposed clearly retain the intended external appearance of the building to Sharp, School and Naples Street. On balance of impacts the proposed development may be regarded as a positive conservation proposal. Conditions are expected to be applied to ensure that the works proposed are achieved sensitively and using appropriate materials and construction methods. Building recording is appropriate prior to conversion and may be conditioned prior to any demolition.