

LOMBARD CHAMBERS, BASEMENT WORKS

DESIGN AND ACCESS STATEMENT

Basement

In accordance with planning policy guidance, this section demonstrates how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

The proposed works to the basement can be described as follows; “Internal new works to the basement to install shower and change facilities”

The proposed development is presented on the suite of application drawings accompanying this application for Listed Building Consent.

The Site

The application site relates to the basement of the Grade II listed Lombard Chambers (List UID: 1208211), which is located in Manchester City Centre and is physically interlinked with the Grade II listed Ship Canal House (List UID: 1219203), for which a separate LBC application is being submitted for the refurbishment of the reception and lobby spaces. A copy of the listing for each listed building is enclosed at Appendix I within the accompanying Heritage Statement report. The basement is accessed by tenants across all office floors and the Ground Floor food and beverage (Flight Club) demise.

The accompanying Heritage Statement report makes reference to both works – but it is considered that two separate LBC applications must be applied for.

The proposed development includes the following key elements:

Basement:

- Ground works to car park to provide drainage to the new shower and changing facilities.
- New ceiling finishes.
- New flooring finishes
- New mechanical ventilation
- New partition layout to create showers, washrooms, drying room and locker area.
- Modern white paint (DOFF CLEANER) to be removed from existing glazed brick areas to expose this original mid-19th century feature.

Use:

The general site currently comprises carparking / service areas supporting the office and commercial space (Use Class E1). The proposal will not result in any change of use.

Amount:

There will be no increase in floorspace as a result of the proposed development. However the basement works will result in an increase of **850** sq.ft of accommodation space (showers, WC and locker area) converted from previous parking spaces.

Layout:

Basement: The proposed development involves sacrificing 6no car parking spaces to create a wellness area to support the Green Travel strategy for the building. This new facility will include bike storage for 70no bicycles, 1no drying room, 1no accessible WC and shower, 7no additional showers, 1no Unisex WC, and 1no locker area.

Scale:

The proposal relates to the internal reconfiguration of the basement only. There will be no increase in floorspace. The scale of the reconfiguration will be relatively minor. Therefore, the proposed development is appropriate to the character and setting and will not detract from the external appearance of the building.

Landscaping:

All works are internal. There will be no additional landscaping as a result of the proposed development.

Appearance:

The proposals relate to internal fabric only. Therefore, the external appearance of the building will remain unaffected by the works.

Access:

Pedestrian access to the building will remain as existing, with access to the reception and lift lobbies obtained from the primary core of Ship Canal House (separately listed at Grade II) which comprises a stairwell and lifts. These lifts and stairs provide access to the basement level of Lombard Chambers (Grade II).

Vehicle / bicycle access to the basement will be via the carpark entrance ramp and then to the office is via the main core to reception.

Basement Supporting Design Notes**Existing structure**

No material changes will be made to the existing structure. The proposals relate to addition of new partitioned shower and WC facilities in place of car parking spaces. Areas of the existing walls comprise original glazed bricks which have been over-painted with modern paint. The proposals include to remove this paint to reinstate the original appearance of the bricks.

Ceilings

The proposed ceilings within the new Wellness facility will be a combination underdrawn M/F & plasterboard and exposed concrete soffit. No change to the adjacent existing basement ceiling is proposed.

New partitions

The proposed internal partitions will generally metal stud and plasterboard, to be flush and with paint or moisture resistant panel finish (as indicated on the design proposals).