

Job Name: LBG Offices, 11 Portland Street Manchester, M1 3HU  
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Job number: 105260  
Reference: Lloyds Banking Group, Internal fitout & Associated Roof Plant  
Date: July 2023  
Revision: v1.1 (14/08/2023)

## 1.0 Introduction

- 1.1 Lloyds Banking Group are undertaking a complete internal refurbishment and layout changes across levels 3-6.
- 1.2 The following Design and Access Statement accompanies the Planning Application for the installation of a 34No number Air Conditioning units (14No replacement of existing units & 20No New units) at roof level within the designated plant area. Replacement of 4No windows for ventilation louvres, to the rear courtyard overlooking Major Street. At Lloyds Banking Group Offices, 11 Portland Street, Manchester, M1 3HU
- 1.3 The only works being carried out on the external elements of the building is the introduction of 34No number Air Conditioning units (14No replacement of existing units & 20No New units) at roof level within the designated plant area. Replacement of 4No windows for ventilation louvres, to the rear courtyard overlooking Major Street
- 1.4 The building is not listed; however, it is situated in a prominent location on Portland Street, situated opposite Piccadilly Gardens
- 1.5 The purpose of this Design and Access Statement is to set out how the applicant has, taken into account all the relevant national and local design information, policies and guidance in preparing the proposed internal refresh works.
- 1.6 This Design and Access Statement has been written to meet the new requirements of article 4c of the Town and Country Planning (General Development Procedure) Order 1995.

## 2.0 Description

- 2.1 Lloyds Banking Group are undertaking a complete internal refurbishment and layout changes across levels 3-6. This will involve the creation of revised open office spaces, collaboration areas, hybrid working facilities, fitness suite, returning parents room, multifaith rooms, first aid room, staff working café area, meeting rooms, breakout spaces & seminar spaces. Day to day occupancy levels of the building will not be increased.
- 2.2 To install 34No Air Conditioning units (14No replacement of existing units & 20No New units) at roof level within the designated plant area. Replacement of 4No windows for ventilation louvres, to the rear courtyard overlooking Major Street Use
- 2.3 The 14No existing AC Condenser units that are to be replaced, are either beyond their intended design life and/or contain 410a refrigerant.
- 2.4 The 20No proposed AC Condenser units are required to provide a the LBG colleagues with a comfortable working environment. Despite the landlord undertaking extensive façade works back in 2017/19, with replacement curtain walling and solar control glazing. Due to the building orientation and plan form, the building is subject to overheating.
- 2.5 The 4No louvers are required to improve the ventilation requirements of the existing spaces. Currently the existing ventilation systems dose not meet the statutory requirements for office building. The additional louvres are required to improve the internal fresh air ventilation to meet the statutory requirements.
- 2.6 The existing building is currently used as a multi occupancy Commercial Office space. Of which Lloyds Banking Group occupies Levels 2-6

## 3.0 Appearance

- 3.1 The existing building appearance shall remain largely unchanged.  
  
34No number Air Conditioning units (14No replacement of existing units & 20No New units) at roof level within the designated plant area. Replacement of 4No windows for ventilation louvres, to the rear courtyard overlooking Major Street will not adversely affect the appearance of the building. Layout
- 3.2 The building is not a listed building. The property is located on Portland Street, Aytoun Street, Major Street & Minshull Street.
- 3.3 The proposed additional roof plant or ventilation louvres will not result in any increase of existing floor space/area, the gross internal area remains as existing.

## **4.0 Historical & Architectural Significance**

- 4.1 The proposal will not affect the architectural or historical importance of the building. Works are kept to a minimum within the property.

## **5.0 Scale**

- 5.1 This Design and Access Statement recognises and acknowledges that the proposed additional 34No number Air Conditioning units (14No replacement of existing units & 20No New units) at roof level within the designated plant area. Replacement of 4No windows for ventilation louvres, to the rear courtyard overlooking Major Street, cannot be viewed in isolation. The height, width and size of the units has been designed taking into account the current scale of the building.
- 5.2 The external works are being kept to a minimum and shall not greatly affect the overall appearance the property,

## **6.0 Landscaping**

- 6.1 Not Applicable.

## **7.0 Environmental Sustainability**

- 7.1 The nature of this proposal will not affect the Environmental Sustainability of the building.

## **8.0 Access**

- 8.1 The proposal will not affect the access to the building. Level access to the building will remain to the primary entrance on the corner of Portland Street & Aytoun Street, together with the Secondary access located on Minshall Street
- 8.2 Access within buildings is currently dealt with under the building regulations & not specifically covered in this Design and Access Statement.
- 8.3 In support of the above planning application Lloyds Banking Group continues support inclusion for all building occupants, users and visitors. Ensuring that their buildings comply with the requirements of Approved Document Part. M of the building regulations, along with the Equality Act 2010 and BS8300:2001 Design of buildings and their approaches to meet the needs of mobility and sensory impaired persons.

## **9.0 Structural Survey**

- 9.1 The proposed works will not require a structural survey nor structural alteration to the property.

## **10.0 Consultation**

- 10.1 The applicant has consulted with the Lloyds Banking Group design Group Office Design Standards during the design process for the proposed scheme, in doing so it aims to link seamlessly with the rest of the Lloyds end user experience and that a consistent experience is delivered throughout Lloyds Office environment.

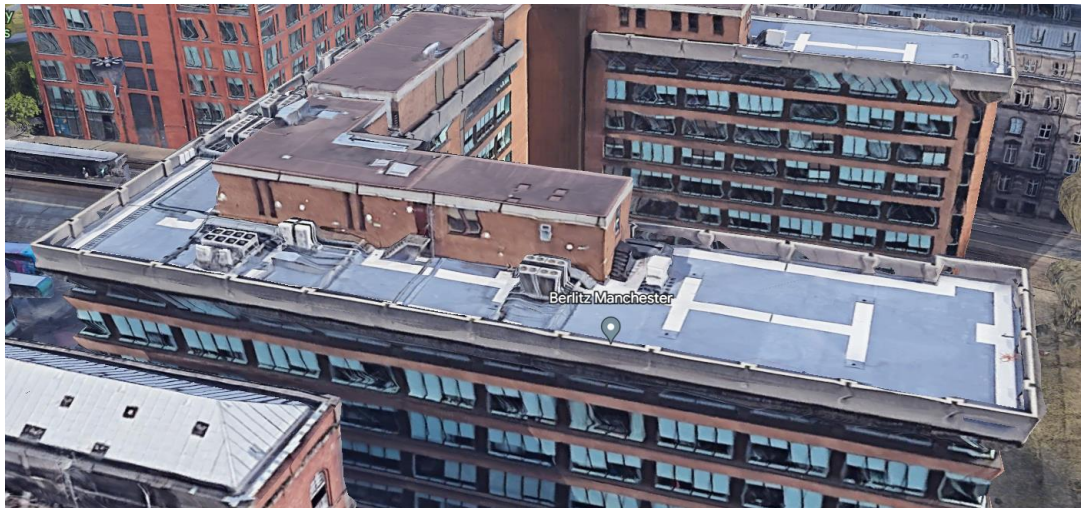
## **11.0 Summary**

- 11.1 This Design and Access Statement seeks to clarify how the applicant has taken into account all the relevant design information, policies and guidance in preparing the scheme.

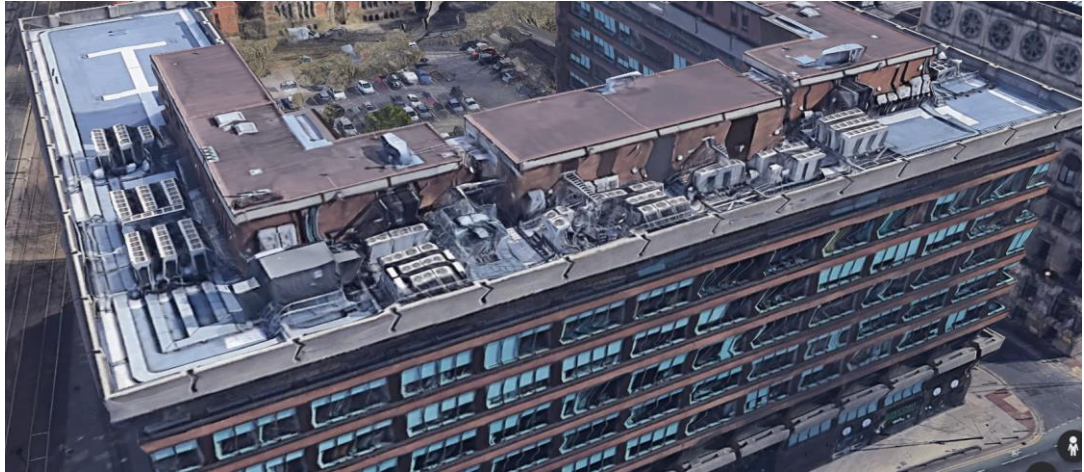
## 12.0 Photographs



Typical Location of existing Mechanical Plant



Typical Location of existing Mechanical Plant – Minshull Street Elevation



Typical Location of existing Mechanical Plant – Portland Street Elevation



Typical Location of existing Mechanical Plant – Aytoun Street Elevation