

DESIGN AND ACCESS STATEMENT – Revision A

Reception and Lift Lobbies

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 reception and lift lobbies can be described as follows; “Refurbishment of reception and refurbishment of lift lobbies on all floors”

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 reception and lift lobbies of the Grade II listed Ship Canal House (List UID: 1219203), which is located in Manchester City Centre – a copy of the listing is enclosed at Appendix I within the accompanying Heritage Statement report. The building is seven storeys, with basement and attic, and was constructed in 1927 by Harry S. Fairhurst. The building currently hosts office accommodation across nine floors. The reception and lift lobbies are accessed by tenants across all the floors. The Listed Building is physically interconnected with Atlas Chambers (Grade II) and Lombard Chambers (Grade II) at basement level. While the proposals will have no impact on Atlas Chambers, a separate LBC is to be applied for the basement works in the space below Lombard Chambers. 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:

Ground Floor Reception:

- The Reception scheme is a light touch refurbishment with no alterations to the structural and existing walls and doors locations. Only surface changes and new furniture are being proposed. The existing reception desk will be overclad to tie in with the new scheme.
- The ceiling will remain as existing with alterations to the lighting only. The existing bulkhead over the waiting area will be painted and new strip lighting will be added into existing lighting toughs.
- New carpet floor finishes are proposed to the waiting area, with the reception tiled floor being retained throughout .
- Wall finishes include a new acoustic wall behind reception, feature fret-cut wall panels in the waiting area and fluted panels to the column next to reception. All other walls will be repainted to tie in with the new reception area scheme.
- The reception desk will be over clad in a new solid surface product with brass edge details.
- A new fluted wall panel, full height and painted to match the wall, will highlight floor signage to the right of the existing lifts. The panelling details are reflected elsewhere in the Reception scheme.
- Existing walnut lift surrounds will be repainted, again to reflect colours used elsewhere in the Reception scheme.
- New lighting. General lighting is to be via LED fittings within the existing ceiling coffers. New feature pendant lights are proposed within the domed entrance hall, the waiting area and

over the reception desk. Additional lighting is also provided by a wall light adjacent to the lifts

- A new carpet finish to the main stair well with feature brass stair nosings - to be non-mechanically fixed to existing stair
- Existing wall plaque to be retained and protected for the duration of the works.
- Original stonework to reception to be retained and protected for the duration of the works.
- Existing cladding to column to be removed and stripped back to original structure.
- Existing stairs and balustrade to be retained and protected for the duration of the works.

Upper Floors - Lift Lobbies

- The removal of the previous landlords's installations, including: — the modern stair carpet to original stairs.
- New ceilings - coffered design with concealed lighting. The new bulkheads will allow directional lighting to be included in order to increase light levels in the stairwell (without the need for chasing into the original building fabric).
- New flooring finishes – A new carpet finish to the main stair well with feature brass stair nosings - to be non-mechanically fixed to existing stair, to provide visual contrast.
- New lighting. Additional lighting to the stairwell via directional fittings within new landing ceiling bulkheads. General lighting to the lobby areas will be via the ceiling coffer.
- Wall finishes include new paint colours to reflect the overall scheme to the upper floors.
- A new fluted wall panel, full height and painted to match the wall, will highlight floor signage to the right of the existing lifts. The panelling details are reflected elsewhere in the scheme and with a brushed brass floor number.

Use:

The general site currently comprises reception and core areas to service the office space above (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.

Layout:

Reception: The proposed development is only a light touch with new furniture within the waiting area and the addition of a small bench seat adjacent to the lifts. The reception location will remain as existing. No further changes are proposed to the layout of the area.

Lift lobbies: No changes to layout

Scale:

The proposal relates to the internal refurbishment of the reception and lift lobbies only. There will be no increase in floorspace. The scale of the refurbishment 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 proposed development is internal only. Therefore, the external appearance of the building will remain unaffected by the works.

Access:

Access to the building will remain as existing. Access to the reception and lift lobbies will be obtained from the primary core which comprises a stairwell and lifts. The users of the reception and lift lobbies will also have access to the existing fire escapes.

The proposed development relates to the reception and lift lobbies of Ship Canal House only. No alterations will be made to the exterior of the building.

Reception Supporting Design Notes**Ceilings**

The existing reception and lobby ceilings will remain as existing. Only the hidden strip lighting will be replaced, with all current plasterboard surfaces being repainted.

Wall Finishes

The proposed internal wall finishes will generally be a refresh, with a paint finish. In areas as indicated on the design proposals, paneling details, feature wall covering and wall lights will be included to enhance the scheme.

Balustrade & Platform lift

The existing balustrade to the street level fire escape will be retained. The existing platform lift will be retained as existing. Only wall finishes (painted) and a new entrance mat will be added as part of the refurbishment works.

Washrooms

The existing washroom in reception will remain as existing .

Relevant Planning History

LISTED BUILDING CONSENT to install an automated set of double internal lobby doors as a replacement for the existing manual set of lobby doors - Ref. No: 121725/LO/2018 | Validated: Wed 31 Oct 2018 | Status: Decided.