



ASE REA LLP

ROYAL LONDON HOUSE

Design and Access Statement





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8 First Street

Manchester

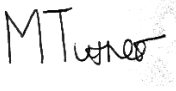
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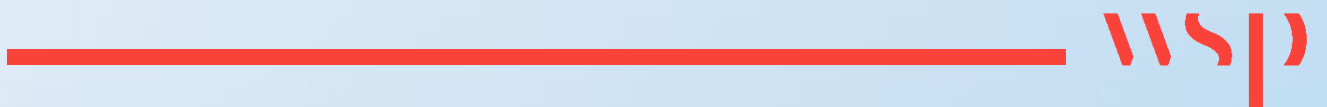
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DESIGN AND ACCESS STATEMENT



1 DESIGN AND ACCESS STATEMENT

INTRODUCTION

- 1.1.1. This Design and Access Statement has been prepared to accompany an application for Listed Building Consent relating to internal refurbishment of the fourth floor within Royal London House, 196 Deansgate, Manchester, M3 3NE.
- 1.1.2. This Statement sits alongside an application for Listed Building Consent, which is supported by a cover letter (planning and heritage statement), existing and proposed plans, material schedules and CGIs illustrating the proposed changes.
- 1.1.3. In accordance with Planning Practice Guidance (PPG) this Statement provides an explanation of design principles and concepts applied and how the principles have taken account of:
 - A) The special architectural or historic importance of the building;
 - B) The particular physical features of the building that justify its designations as a listed building; and
 - C) The building's setting.
- 1.1.4. The proposed works relate only to the interior of the building, and so in accordance with PPG (ID: 14-032-20140306) this Statement does not discuss access into the building.
- 1.1.5. The proposal replicates application (ref: 127726/LO/2020) where the approach and overall design proposed below was approved for the ground floor to floor three. This proposal now seeks to carry out some elements of the approved scheme to floors 4 and 5.

PRE-APPLICATION

- 1.1.6. A Heritage Partnership Agreement (HPA) is in place between ASE REA LLP and Manchester City Council. The HPA was signed on Monday 17 December 2018 and given the reference: HPA/2018/002. The HPA is intended to streamline the planning process, enabling permitted works to be carried out in a timely and cost-effective manner. Under provision of the HPA, the applicant is permitted to carry out some elements of works which are agreed to be permissible works.

We wrote to Urban Design and Conservation Officer, Paul Mason, on 05/05/2023 to provide a proposed schedule of works and seek agreement on the elements where statutory consent would be required and the elements which fall within permitted works.

The scope of this application for Listed Building Consent has been discussed and agreed in advance with Paul Mason. For completeness the submitted CGIs show the full redecoration scheme proposed, inclusive of the permitted works for which Listed Building Consent is not being sought.

The accompanying cover letter and finishes plans clearly identifies where works have been agreed as “permitted works” and therefore do not form part of this application.

DESIGN PRINCIPLES AND CONCEPTS

- 1.1.7. Royal London House is a Grade II listed building. The cover letter submitted as part of this application includes a full assessment of significance. Royal London House in its entirety is of considerable evidential, historical and aesthetic value. The special interest is associated with its contribution to the wider streetscape, high-quality materials and internal and external decorative

details. The overarching approach to design is to enhance and protect the building's significance and historic details.

- 1.1.8. Table 1 of the HPA provides a list of identified historic finishes within the building, relevant to this application. A copy of the HPA has been submitted with this application for reference and is discussed in further detail within the cover letter.

Table 1: The Gazetteer of Historic Finishes

Ref.	Location	Description
4.12	4 th Floor Office Areas	Plaster Cornices

- 1.1.9. The proposal seeks to refurbish and redecorate the fourth floor of Royal London House which serve the offices. Decoration of the areas currently consists of white walls and ceilings, walnut effect doors and panelling around lifts. The modern finishes appear dated and in need of refurbishment.

OUTLINE THE PROPOSAL

Approach to Modern and Historic Finishes

- 1.1.10. The refurbishment will largely consist of redecoration and replacement of modern fixings to modernise and enhance the internal appearance. It has been agreed in advance with Paul Mason at Manchester City Council which works require Listed Building Consent. Much of the redecoration and replacement of modern finishes has been agreed to be permissible works, which do not require Listed Building Consent.
- 1.1.11. Historic features of significance will be retained throughout the common areas. Where historic features are original and unaltered, these elements have been retained and no decoration is proposed.
- 1.1.12. Cornicing which has been previously decorated will be repainted as part of the redecoration works.

Use of Colour

- 1.1.13. The core colour palette consists of dark "Ravens Flight" paint which will be applied to the cornicing, skirtings and door frames to complement black metal work and black vinyl wrap applied to doors and lift panelling. Consent is only being sought for painting of the cornicing as agreed in advance with Manchester City Council.
- 1.1.14. Original, non-decorated tiles and bricks will remain as existing.



Figure 1. Showing corridor with cornicing and modern skirtings and doors.

Lighting

- 1.1.15. Two pendant lights will be suspended above the new seating area. The pendant lights are modest in size, suspended on a fine wire cord from the bulkhead above. The lights will attach onto the plain underside of the bulkhead.



Figure 2. CGI from the lower floors showing pendant lighting in position. Please note that the decorative columns painted burnt orange are not present on the upper floors.

CONCLUSION

- 1.1.16. This Design and Access Statement has been prepared in accordance with National Guidance and Policy. The Statement sets out the principal concepts and design approach which has been undertaken for the internal refurbishment of Royal London House.
- 1.1.17. The features of historic significance have been identified early on in the design process, and the approach to retain, highlight and celebrate these features of historic detail has been at the forefront of the scheme.
- 1.1.18. The proposal relates to the internal refurbishment of the building only, and so the access arrangements have not been discussed here in any detail. The building does however have level access and lift access throughout which will be retained through the refurbishment.



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