



Atelier MB
Urban Architects



Design and Access Statement in
Support of a Planning and Listed
Building Consent
Application for Further Variations to
8-16 Newton Street

Client Eastern Green

Date July 2023

Job 1988

Rev A

Contents

- 1.0** Introduction
- 2.0** Present Condition
- 3.0** Scope of Works
- 4.0** Use
- 5.0** Overview of Proposal
- 6.0** Transport Statement
- 7.0** Access Statement
- 8.0** Ventilation
- 9.0** Crime Statement
- 10.0** Conclusion
- 11.0** Appendix

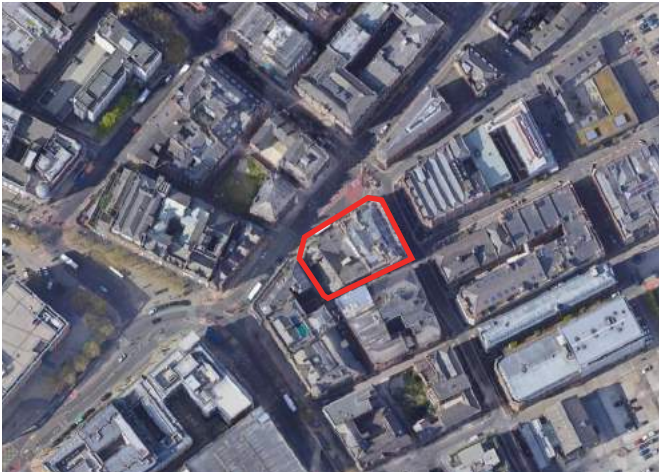


IMAGE 1: Aerial view of 8-16 Newton Street.



IMAGE 2: External street view of 8-16 Newton Street.

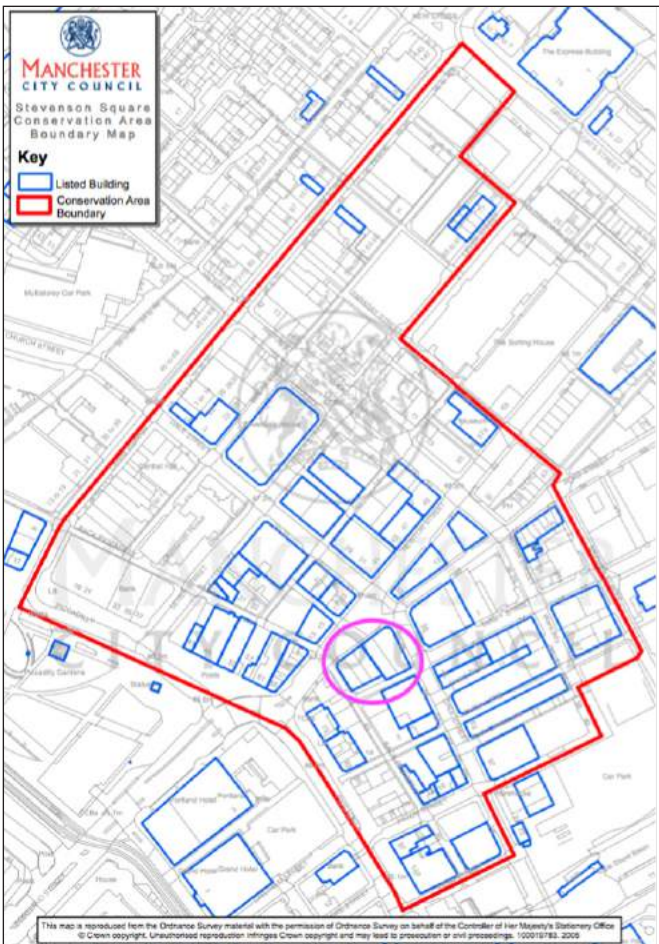


IMAGE 3: Site in pink, within Stevenson Square Conservation Area.

1.0 Introduction

Atelier MB have been instructed by Eastern Green Ltd. to submit a planning and listed building consent application for alterations to the properties at 08- 16 Newton Street, Manchester.

The site is currently undergoing extensive refurbishment. Application ref 118677/FO/2017 and 118678/LO/2017 was approved and works undertaken. This application is a revision of the previously approved application 134141/FO/2022 and 134142/LO/2022.

This design and access statement for further variations is to be read in conjunction with the listed building consent for the works and the accompanying heritage statement.

Site and building

8-16 Newton Street is a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the building, which is now disused at all the upper levels, is relatively well preserved externally with the exception of finish and roof structure. A full history of the building is included in the heritage statement.

2.0 Present Condition

The building is currently undergoing refurbishment works in accordance with the previously approved applications ref: 118677/FO/2017 and 118678/LO/2017.

Ownership

Eastern Green Ltd. has full ownership of the buildings 8-16 Newton Street.

3.0 Scope of Works

The proposals are centred around the restoration of the Newton Street shop frontages, the provision of breakout amenity spaces within the existing footprint of the building and changes to the interior space to service new use.

All proposals are numbered with references which appear on accompanying drawings and correspond to the 'list of variations' table attached to this application.

4.0 Use

The upper floors of these buildings, have been vacant for a number of years and are currently undergoing refurbishment works to create a sustainable, fully accessible office space fit for future years. The reuse of the upper floors has been carefully considered by our client and the new proposal will help to further enhance the quality of space. As the building has listed status, the use aims to minimise the need for major changes to the historic fabric.

5.0 Overview of Proposals

In accordance with good conservation practice, our proposals have been driven by a Heritage led approach. However, other considerations have driven the brief.

Notably, the tenant's requirements for breakout spaces to enhance natural ventilation and provide a fresh supply of air through the open plan office arrangement, given the exclusion of mechanical ventilation. All interventions have been designed to minimise the impact on the listed building.

The works to reinstate and restore the facade along Newton Street were not included in the original application and were the result of earlier approvals outside the scope of this practice. However in their present state they are considered to be detrimental to the Listed Building and the Conservation Area. Restoring these elements is at a considerable cost to the project to



IMAGE 4: Existing basement plan with previously approved interventions.

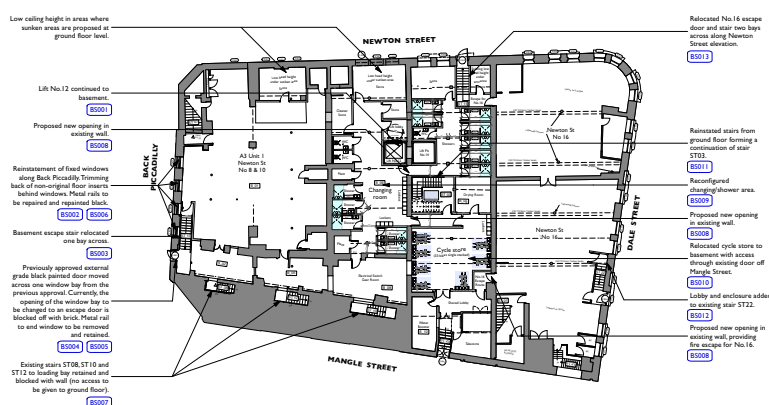




IMAGE 7: Proposed Back Piccadilly elevation showing the reinstated windows and escape door.

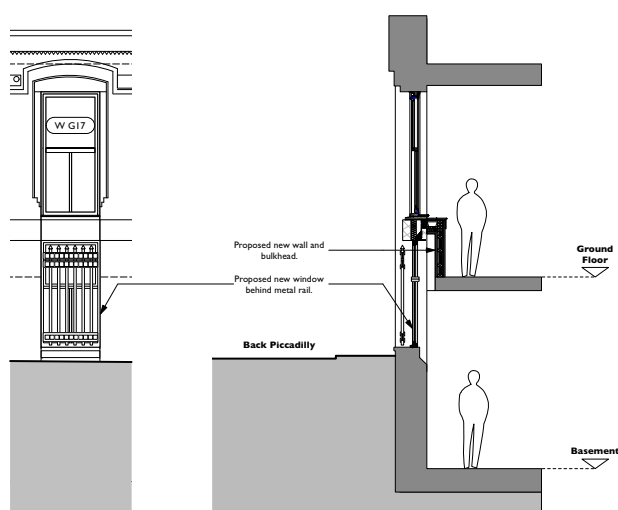


IMAGE 8: Proposed elevation and section through reinstated windows along Back Piccadilly.

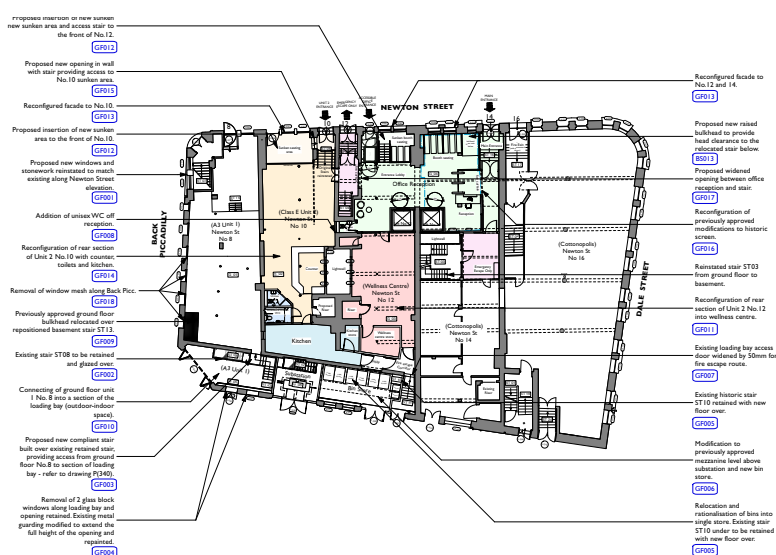


IMAGE 9: Proposed ground floor plan

The previous approval included the removal of the 2nd to the end window along Back Piccadilly and replacement with a door and escape stair. Due to changes in layout, the new proposal is to instead replace the very end window with a door and stair to the basement. The benefit of relocating the basement stair closer to the Mangle Street end, is that the ground floor bulkhead to achieve the necessary headroom within Unit 1 No.8, is less obtrusive and makes the floor space more usable.

The existing stairs (ST08, ST10, ST12) connecting the loading bay to the basement, are to be retained and blocked with partition walls at basement level and at the level of the loading bay. These stairs are no longer required as escape provisions. By retaining and blocking off access to the stairs, it frees up valuable usable space within the loading for other uses, as opposed to circulation space.

5.2 Ground Floor

Office Reception Area

The ground floor works also includes the reconfiguration of the office reception area with improved circulation, new seating spaces and connections to the proposed wellness centre and No.10 Unit 2 beyond. These interventions add positive value to the users experience of the space. In addition to this, the previously approved alterations to the reception timber historic screen have been rationalised from two openings to a single opening. Therefore, minimising damage to the original screen and simplifying the entrance into the reception.

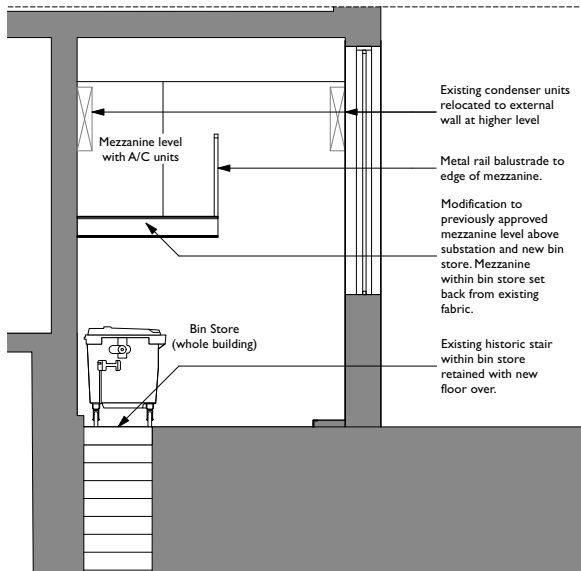


IMAGE 10: Proposed loading bay section through bin store and mezzanine level.

Loading Bay

The ground floor works aim to further rationalise the loading bay, and reduce the number of partitions and circulation space shown on the previously approved drawings. The changes have been driven by the relocation of the cycle store to the basement, rationalising the bins into a single space and by no longer requiring access to the loading bay stairs.

The existing stair ST08 linking the loading bay/ hovel to the basement, is to be covered over at the level of the loading bay with a glass floor. This will allow the stair to be retained and viewed, whilst also providing additional floor space to the loading bay for an outdoor-indoor space, linked to Unit 1 No.8. Similarly, the existing stair ST10 is to be retained and over-cladded, therefore providing usable space within the loading bay area.

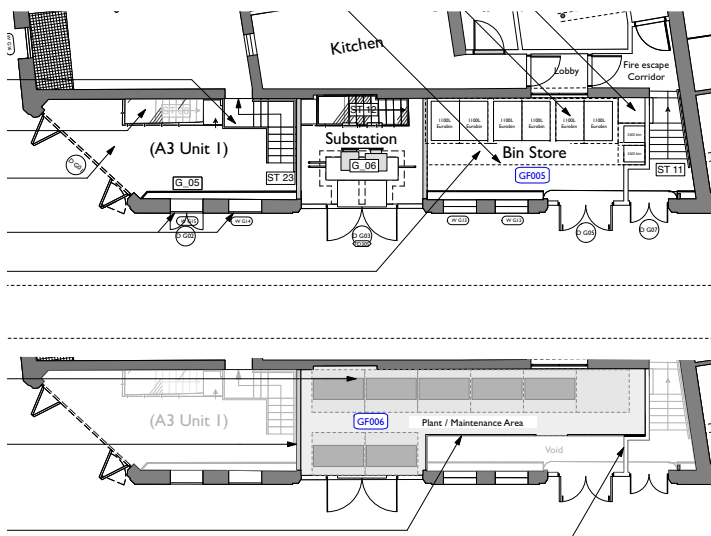
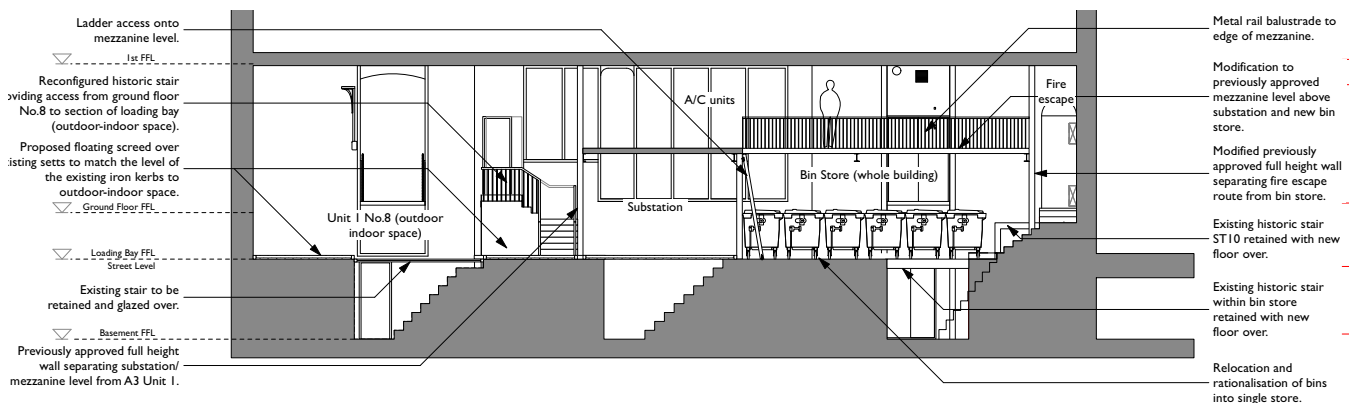


IMAGE 11: Proposed loading bay and mezzanine level plan.

Stairs ST11 and ST23 linking the loading bay to the ground floor areas, are to be retained where possible and reconfigured to make them safe to use and compliant with the current regulations. This is necessary due to ST11 forming an escape route and ST23 acting as a general access stair.

The previously approved mezzanine within the loading bay is to be amended slightly. The mezzanine floor is to span over the substation as approved and partially over the bin store. The mezzanine over the bin store will be set back from the external wall, allowing the volume of the loading bay to be retained whilst respecting the original fabric.

The glass block windows within the proposed outdoor-indoor space along the Mangle Street elevation, are to be removed and the openings are to be retained.



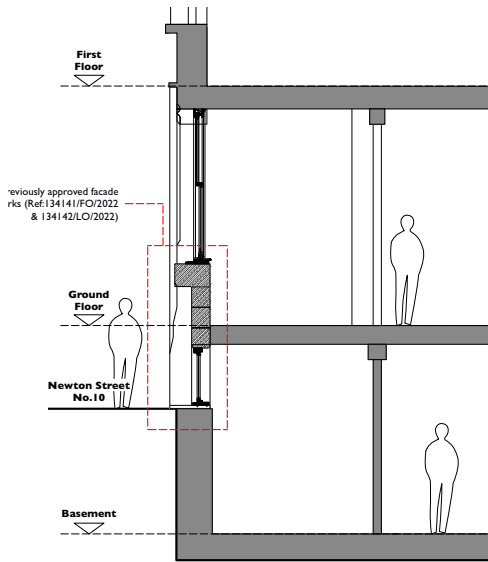


IMAGE 13: Proposed No.10 Newton Street existing elevation showing a section of the existing floor to be removed.

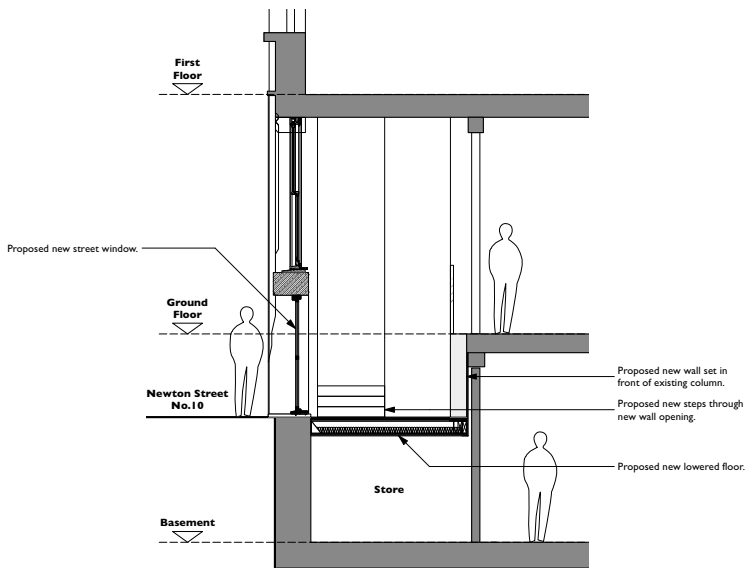


IMAGE 14: Proposed No.10 Newton Street elevation showing the sunken space.



IMAGE 15: Proposed Newton Street Elevation

The blocks are non-original so removing them will restore the facade to a more authentic configuration. It will also provide a fresh flow of natural ventilation within the loading bay.

On the Back Piccadilly elevation, there are blocked up and altered window openings next to the corner entrance. We propose to remove the boarding, inserted lintel, non-original triple window, and brick infill. Two new windows and stonework will be inserted to match the proposed Newton Street window configuration approved in application 134141/FO/2022 and 134142/LO/2022.

Reinstatement of the Facades at Ground Floor Level along Newton Street and Sunken Areas

The ground floor of the building currently sits above street level and has resulted in numerous haphazard alterations to the Newton Street frontage over time to provide level street access. The proposal looks to lower a section of the floor to front of No.10 and 12 Newton Street to provide street level seating spaces whilst, enhancing the street connection and visibility. The proposal will help to animate the street frontage and add positive value to the streetscene of Manchester's Northern quarter.

The existing treatment of these two façades at ground floor was detrimental to the quality of the Listed Building and the Conservation Area. It is known that some of the alterations at number 12 gained more recent approval, whilst the facade at number 10 is an older alteration with inappropriate white upvc shopfront treatment. These works were not part of the original application. Having studied the composition, without any actual photographic evidence we have made an educated assessment of the likely arrangement of these façades based on the original arrangements adjacent. Our conclusion is that the tri-band of windows continued to the ground. Our intention is restore in sandstone with details which match the original detailing on adjacent stone and reinstate all surrounds and cills. The locations where the ground floor touches the windows will be blocked up with stone in similar detail to the front Newton Street facade of number 16. The facade of number 8 is slightly different in that the proposal is to utilise one of the glazed openings as a door to provide disabled access to the unit via a platform lift internally located as shown on P(126). All new windows will be timber and matched in details and species with the original windows.

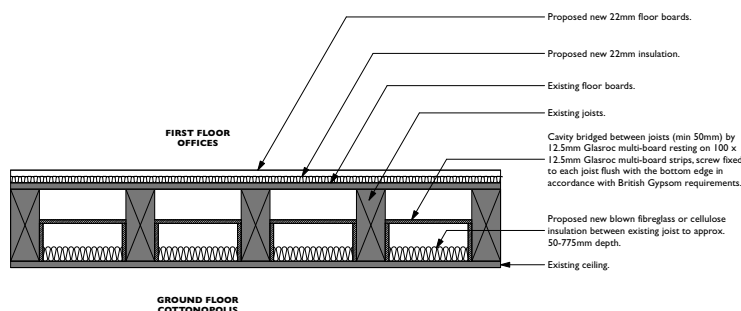


IMAGE 16: Proposed First Floor acoustic floor detail.

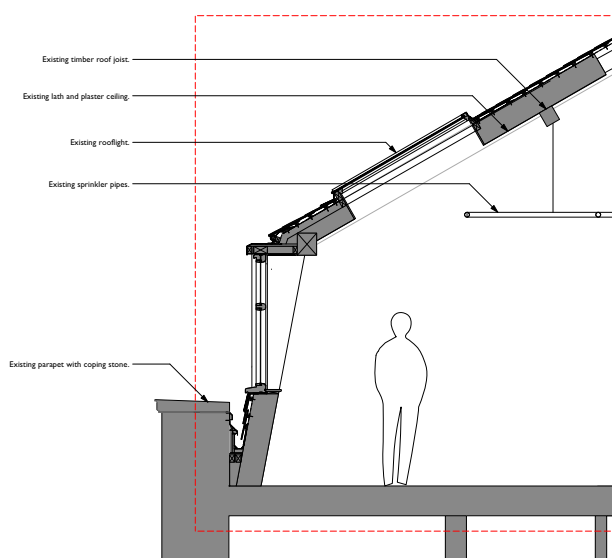


IMAGE 17: Existing Section DD - Fourth Floor Breakout Space

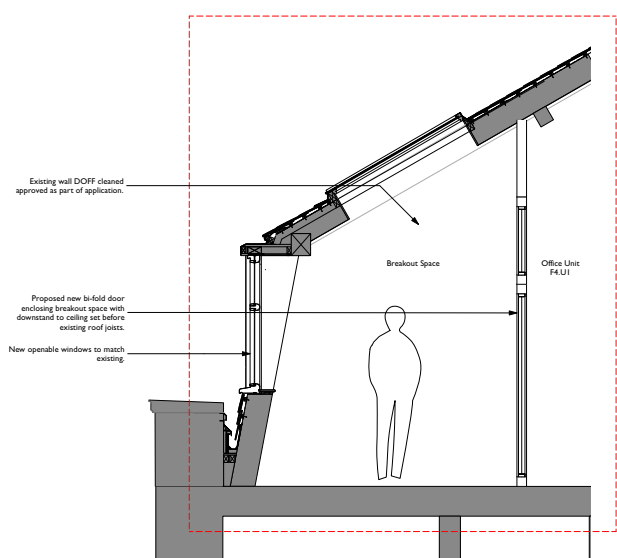


IMAGE 18: Proposed Section DD - Fourth Floor Breakout Space

5.3 First Floor

The first floor works to upgrade the existing floor are driven by the poor acoustic performance between first floor offices and the drinks establishment/restaurant (Cottonopolis) occupying the ground floor of No.16 and a section of No.14. The proposal seeks to address this issue by installing insulation and acoustic boarding between and over the existing floor. The original floorboards will be carefully removed and reinstated following the installation of the insulation, and a thin layer of insulation and board will be placed on top of the original floor. Attention will be paid to the features on the wall which currently sit against both the wall and original floor. In these areas a shadow gap or threshold detail will be created to prevent the features from being partly submerged within the floor.

The works also seek to remove a large un-original sized window along Mangle Street along with the glass block. These are to be replaced with timber framed windows, which are more in- keeping with the buildings history and facade as a whole.

Following site strip-out works, it was revealed that a chimney breast on the second floor was supported on a thin piece of steel and identified as a major hazard by the structural engineer. Currently, the chimney has been propped up to prevent it from falling and causing further damage to the building. In response to this, the proposal seeks to install reinforced structural support below the second floor chimney breast as highlighted on the structural engineers drawings. This is essential for the preservation of the building and this feature.

First and Fourth Floor Amenity Breakout Space

The proposed first floor and fourth floor amenity breakout space is located within the existing fabric of the building along a section of Back Piccadilly and Mangle Street at No.14 respectively, and will comprise of the following interventions:

- installation of glazed screen and bi-fold doors to create a barrier between internal and external space. These will fix to existing walls (end wall and riser wall) with minimum fixings and the addition of new down-stand to meet existing ceiling and new glass partitions, set away from existing ceiling joists.

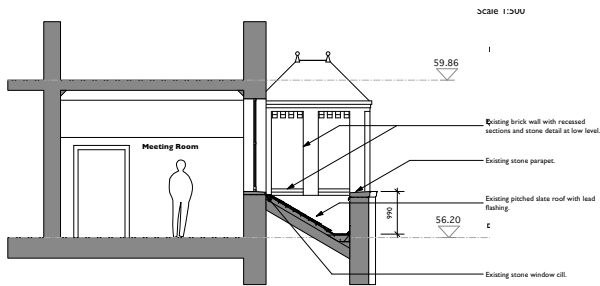


IMAGE 19: Existing Section - Second Floor External Space

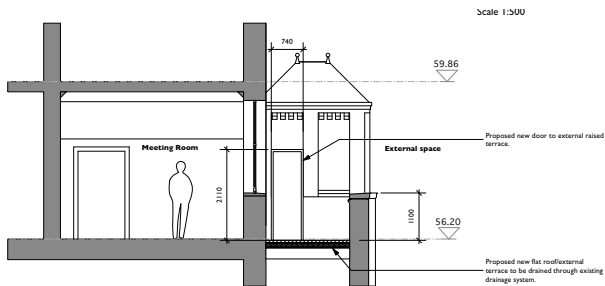


IMAGE 20: Proposed Section - Second Floor External Space



IMAGE 21: Existing Aerial View - Second Floor Breakout Space



IMAGE 22: Upper floor number 12 post removal of ceiling.

Changes to WC Layouts

These changes reflect a change in preference from standard toilets to superloos and again reflect a changing preference in the market place. As the original approved layouts were a modern intervention that had approval, it is not considered that this proposal will provide any more harm to the building.

5.4 Second Floor

Second Floor External Amenity Breakout Space

The proposed second floor amenity breakout space is located externally on the existing roof above the Newton Street/Back Piccadilly corner and will comprise of the following interventions:

- removal of existing pitched slate roof and introduction of new lowered flat roof to create external terrace, to be drained through existing drainage system. The proposed floor will be lowered such that the existing stone parapet forms a 1100mm guarding to the external space and no further intervention will be required to ensure safety. Currently this roof has no external access which is provided through an existing window opening.

5.5 Third Floor

Reinstatement of Ceiling in 12 Newton Street.

We include the proposal to partially expose the ceiling void on the third floor. Our practice philosophy of minimal intervention respects historic fabric but recognises that over time additions, alterations and changes have occurred which form the character of this building. It was found that the upper floor ceilings of 10 and 12 were incomplete and in a very poor state and sagging considerably. On further inspection, there were many layers of pigeon guano lying on top of the laths. This material had built up over many years. It was found to be impossible to provide any safe way of removing this due to the lack of suitable access and the poor state of the ceiling. Also the repairs of the trusses, as approved in the previous application, could not be actioned with the ceiling in place and so the ceiling had to be removed. We propose to reinstate most of the ceiling with a

renewed lath and plaster ceiling, and expose a small section of No.12 that was previously approved in applications 134141/FO/2022 and 134142/LO/2022.

Restoration of Openings to Sliding Sash Windows

It is not clear when the windows were replaced with glass blocks, but the light to the rear of number 12 is limited and the replacement of these blocks was driven by the need to provide as much light as possible into the space. The new windows will be timber and matched in details and species with the original windows.

5.6 Roof

Alterations are to be made to the existing dormer along the Mangle Street end of the building, in order to prevent leaks reforming in certain areas. This will involve removing some sections of non-original timber structure and roof slates. Rotten timber will be discarded and replaced with new pieces. The new dormer will be in a tradition 'V' form, matching that of the existing dormers facing Newton Street/ Back Piccadilly.

The previously approved plant deck is to be amended slightly. The new proposal is for a reduced size deck in a new location towards the south eastern end. The associated hatch will also be relocated to suit the plant decks new location.

Two additional roof hatches are proposed to provide access to the proposed man-safe system and lightwell handrail. This will involve creating two small openings in the roof and small penetrations through walls and fitting of strengthening wire.

In order to accommodate the previously approved lift No.14, a lift shaft head is required at roof level. It will be located in the valley of the roof and therefore will only be visible to someone who is on the roof. The lift head will be covered in lead and not require the removal of any historic fabric.



IMAGE 23: Proposed roof plan.



IMAGE 24: Aerial view of 8-16 Newton Street.

6.0 Transport Statement

The building is well serviced by all modes of transport.

Public Transport: The building is centrally located close to Piccadilly Railway station with local and national rail services (5 minutes walk), Piccadilly Bus and tram station for local destinations (2 minutes walk) and adjacent to a number of bus routes. Vehicles: There is a multi-storey car park situated opposite on Piccadilly (NCP) and a further multi storey car park on Piccadilly.

Cycles: The building will incorporate secure bike storage and showers for use of the office occupiers in the basement proposals.

Car Share: The Enterprise Car Club scheme operates a shared vehicle service throughout the city. The closest cars are situated in the Piccadilly Place car park (3 number).

In conclusion, the building benefits from variety of modes of transport and significant transport infrastructure within close proximity and consequently, there is no need to provide on-site parking or to take any other measures. The new proposal for additional cycle provisions further enhances the client and council's aim for more sustainable transport.

7.0 Access Statement

Although a listed building with no level access, it was considered essential to the success of the scheme and the future proofing of the buildings to ensure as much of the building as possible was accessible. As a result, the scheme previously approved under application ref: 118677/FO/2017 and 118678/LO/2017, proposed fully accessible office suites. Level access is afforded from street level and the upper ground floor is accessed via a disabled platform lift. Equality Act compliant lifts in each building allow access to all floors. Disabled facilities are provided at each level in each office suite. In conclusion, the whole upper floor plates of this building will be majority accessible to disabled people.

8.0 Ventilation

Currently the offices are ventilated naturally via the existing windows and no mechanical ventilation will be used. In order to aid the amount of fresh air entering the office suite, the amenity breakout spaces will enhance this process. The proposed offices are to rely on natural ventilation, instead of energy-demanding equipment, thus reducing the energy demand and carbon footprint associated with use of the building.

9.0 Crime Statement

The following areas of the building will be accessible only by Fob access and access control panels to ensure that no casual access can occur.

- Loading bay for bins.
- Loading bay for maintenance access only to the mezzanine level.
- Transformer housing.
- Entrance to number 14.
- Entrance to number 10.
- Basement access to cycle store/changing area from Mangle Street.

Individual offices will be alarmed, and the lifts will be programmable and coded to allow access to floors only through fob or codes means. The glazed screen and bi-fold doors to the breakout amenity spaces will consist of toughened glass. All doors to breakout spaces to be designed with a secure locking system to ensure that the office spaces are kept safe.

10.0 Conclusion

These proposals are in response to the requirements of potential tenants and the need to enhance the building for its users and the general streetscape and the Conservation Area. It is hoped that the benefits to the general public will offset some of the interventions suggested which will enhance the users' experience.

There is a degree of historic fabric loss but that is minimal in the context of the whole and does not involve fabric of high importance. On balance, these changes will not erode the historical importance of this building or its architectural value and represent an effort to make modern interventions which are subservient to the existing form. Please refer to the heritage statement which will give a more detailed overview of the heritage strategy.

11.0 Statement by OBI Regarding the Breakout Spaces

OBI recently interviewed an extensive number of business owners within the North West to explore their thoughts on the future of workplace, so we could obtain a clear understanding of how workspace will be shaped in the future. The responses given by these business owners shared the information they had gathered from their own employees. One of the research topics was in relation to what three communal facilities do they value most within a commercial workspace building, and the three high scoring results are as follows:

- Cycle and shower facilities
- Café
- External space

Landlords within the city have recognised the demand for this breakout/external space and many buildings have delivered good quality roof space to attract occupiers to their building:

Employers are focused on the health and well-being of their staff and they are attracted to buildings that can provide external space that can be used for break out space, collaboration, social and event space. Occupiers' expectations continue to rise in terms of what they expect from the buildings they occupy and they understand that outside space improves mental health, reduces stress and increases productivity.

As buildings are refurbished it is an important part of the overall leasing strategy to provide external space to attract occupiers.

11.0 Appendix

Newton Street Application 3 List of variations (refer to plans for locations - drawings P(110), P(120), P(125), P(130), P(140), P(150), P(160) and P(170)).

ITEM NO.	LOCATION	DESCRIPTION	PP-11316838 (Approved)	PP-11790188 (Proposed)	HERITAGE IMPACT	JUSTIFICATION
Basement						
BS001	Basement	Lift No.12 to continue down to basement.		/	Zero	Accessibility
BS002	Basement	Reinstate fixed windows to Back Piccadilly. Trimming back of non-original floor inserts behind windows.		/	Minor Beneficial	See Heritage Statement
BS003	Basement	Relocate previously approved basement escape stair S T13 to corner .		/	Neutral	See Heritage Statement
BS004	Basement	Change external window to escape door on Back Piccadilly.		/	Minor Adverse	See Heritage Statement
BS005	Basement	Metal rail to end window to be removed and retained.		/	Neutral	See Heritage Statement
BS006	Basement	Other metal railings to be repaired and repainted.		/	Minor Beneficial	See Heritage Statement
BS007	Basement	Existing stairs ST08, ST10 and ST12 to loading bay blocked with wall (no access to be given to ground floor)		/	Neutral	See Heritage Statement
BS008	Basement	3no new breakthroughs in walls.		/	Minor Adverse	See Heritage Statement
BS009	Basement	Reconfigure changing/shower area.		/	Zero	Increased efficiency of space
BS010	Basement	Relocate cycle store to basement with entrance off Mangle Street.		/	Neutral	See Heritage Statement
BS011	Basement	Reinstate stair ST03 from ground to basement changing area.		/	Neutral	See Heritage Statement
BS012	Basement	Insertion of stair enclosure around existing stair ST22.		/	Neutral	See Heritage Statement
BS013	Basement	Relocate No.16 escape door and stair two bays across along NS elevation. Relocate ground floor bulkhead above stair.		/	Neutral	See Heritage Statement
Ground Floor						
GF001	Ground Floor	New windows added to Back Piccadilly.		/	Moderate Beneficial	See Heritage Statement
GF002	Ground Floor	Floor over stair ST08 to basement with glass.		/	Neutral	See Heritage Statement
GF003	Ground Floor	Remodel the existing staircase ST23 which features dangerous treads and is non-compliant.		/	Minor Beneficial	See Heritage Statement
GF004	Ground Floor	Remove glass blocks to Mangle Street.		/	Minor Beneficial	See Heritage Statement
GF005	Ground Floor	Bin store relocated. Staircase ST10 under to be floored over, landing retained.		/	Neutral	See Heritage Statement
GF006	Ground Floor	Reconfigured mezzanine.		/	Minor Beneficial	See Heritage Statement
GF007	Ground Floor	Increase width of loading bay access door by 50mm.		/	Negligible	See Heritage Statement
GF008	Ground Floor	Unisex WC off reception.		/	Zero	WC provisions for reception staff/visitors.
GF009	Ground Floor	Relocate previously approved ground floor bulkhead over repositioned basement stair ST13.		/	Neutral	See Heritage Statement
GF010	Ground Floor	Connect ground floor Unit 1 No.8 into section of loading bay (outdoor-indoor space).		/	Neutral	See Heritage Statement
GF011	Ground Floor	Reconfigure rear of Unit 2 No.12 into wellness centre.		/	Moderate Beneficial	See Heritage Statement
GF012	Ground Floor	Insertion of 2no. sunken areas to the front of No.10 and 12 Newton Street.		/	Beneficial	See Heritage Statement
GF013	Ground Floor	Alteration of the façade of No.10, 12 and 14 Newton Street.		/	Beneficial	See Heritage Statement
GF014	Ground Floor	Reconfiguring rear of Unit 2 No.10		/		See Heritage Statement
GF015	Ground Floor	1no new breakthrough in wall providing access to No.10 sunken area.		/	Beneficial	See Heritage Statement
GF016	Ground Floor	Reconfigure historic screen.		/	Minor Beneficial	See Heritage Statement
GF017	Ground Floor	Widening of opening between office reception and stair		/	Minor Adverse	See Heritage Statement
GF018	Ground Floor	Remove window mesh.		/	Minor Beneficial	See Heritage Statement

11.0 Appendix

Newton Street Application 3 List of variations (refer to plans for locations - drawings P(110), P(120), P(125), P(130), P(140), P(150), P(160) and P(170).

First Floor						
1F001	First Floor	Remove glass blocks in opening to Mangle St and replace with window.		/	Minor Beneficial	See Heritage Statement
1F002	First Floor	Insertion of insulation and board to existing floor, above the ground floor of No.16 and section of No.14 to enhance the acoustic performance.		/	Neutral	See Heritage Statement
1F003	First Floor	Insertion of reinforced structure to chimney breast above.		/	Minor Beneficial	See Heritage Statement
1F004	First Floor	Insertion of 1st floor breakout space.	/		Neutral	See Heritage Statement
1F005	First Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Second Floor						
2F001	Second Floor	Insertion of external 2nd floor breakout space.	/		Minor Adverse	See Heritage Statement
2F002	Second Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Third Floor						
3F001	Third Floor	Partial removal and reinstatement of the existing lath and plaster ceiling	/		Neutral	See Heritage Statement
3F002	Third Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
3F003	Third Floor	Reinstatement of 3 sliding sash windows on the 3rd floor	/		Minor Beneficial	See Heritage Statement
Fourth Floor						
4F001	Fourth Floor	Insertion of 4th floor breakout space.	/		Neutral	See Heritage Statement
4F002	Fourth Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Roof						
RF001	Roof	2no. hatches added for roof access.		/	Minor Adverse	See Heritage Statement
RF002	Roof	Mansafe system added.		/	Negligible	See Heritage Statement
RF003	Roof	Reconfiguring and rebuilding of dormer to Mangle Street side.		/	Minor Beneficial	See Heritage Statement
RF004	Roof	Swap plant deck access and hatch to the other end, then that approved.		/	Minor Beneficial	See Heritage Statement
RF005	Roof	Extension of approved lift through existing roof.		/	Minor Adverse	See Heritage Statement
RF006	Roof	Lightwell handrail.		/	Neutral	See Heritage Statement

