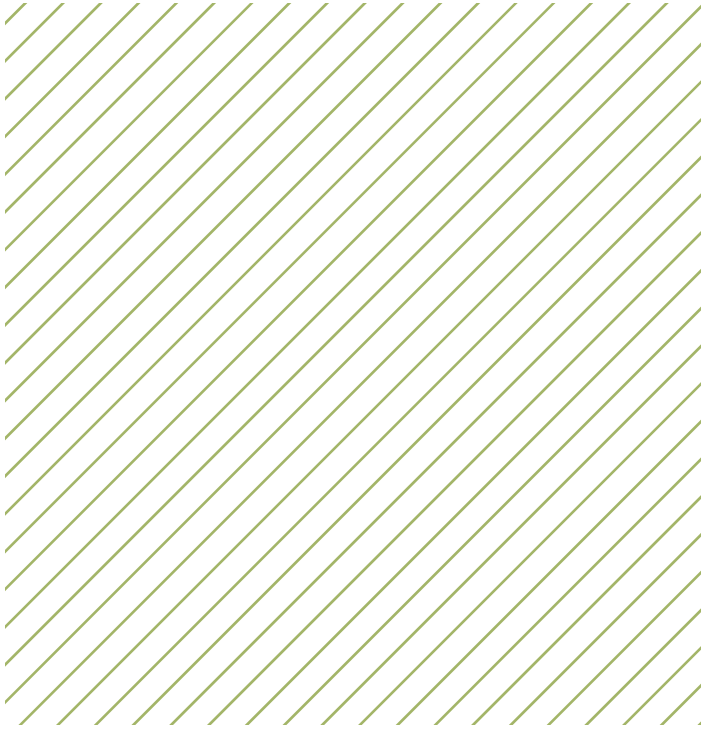




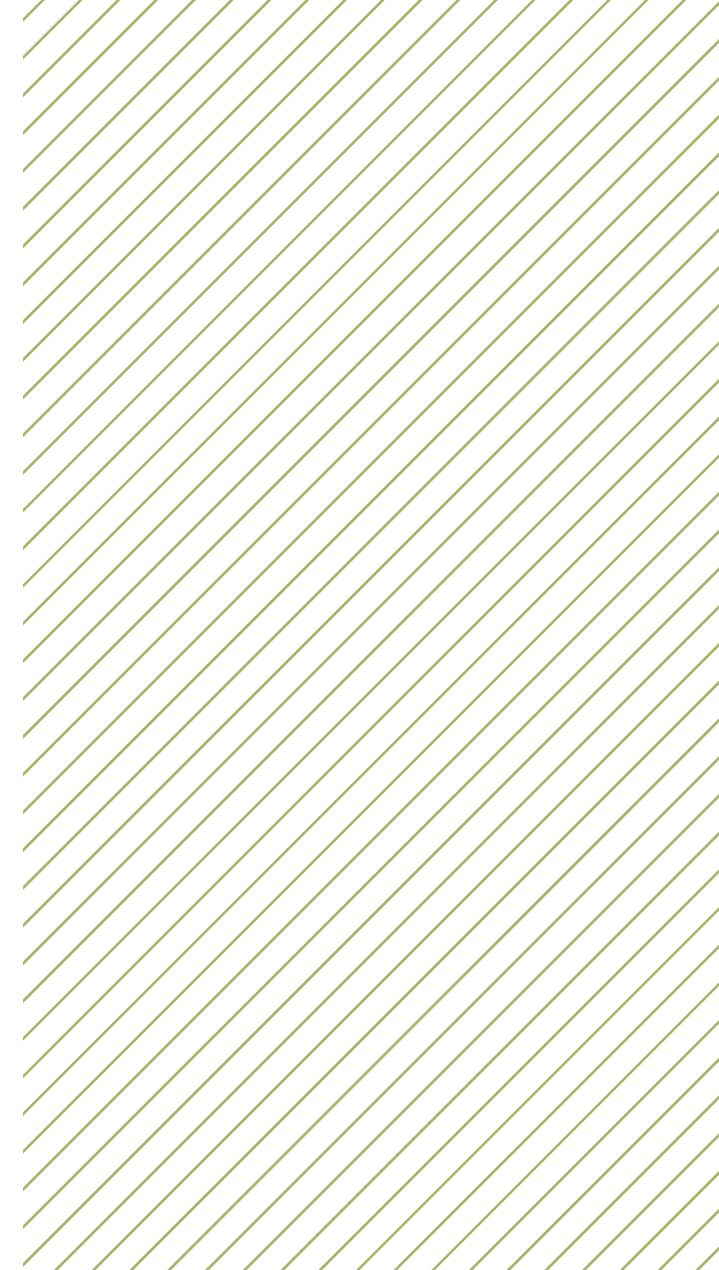
PARKdesigned

2022.04

**Lindencourt House,
34 Charlotte Street,
Manchester,
M1 4QU**

Design & Access Statement

January 2022



1.0
Site

1.1 Site Location

The project site lies in Central Manchester, just to the South-West of Piccadilly Gardens.

Charlotte Street is a road that runs perpendicular to Portland Street. It is an 8 minute walk from Piccadilly Station as well as an 8 minute walk from Oxford Road Station.

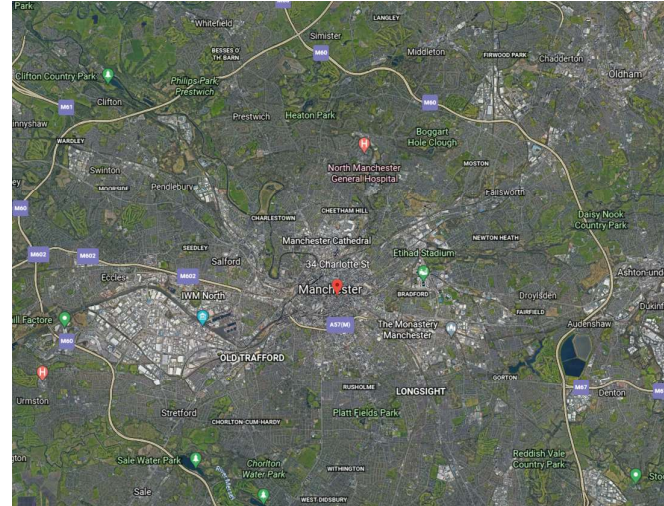
Site Address:

34 Charlotte Street,
Manchester,
M1 4QU

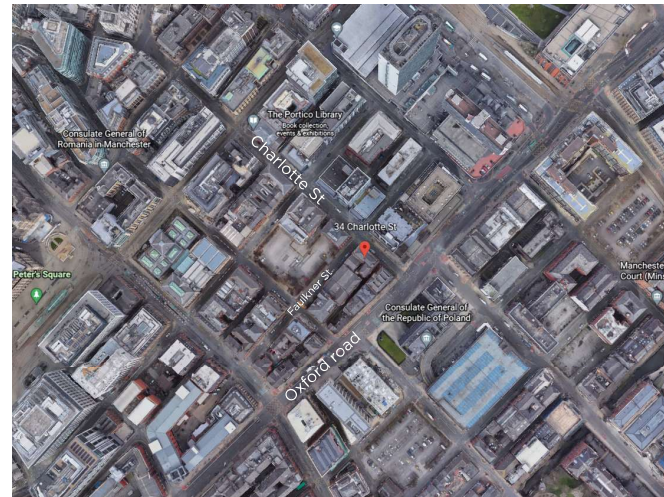
OS Grid Reference: SJ 84236 98032

Proposal

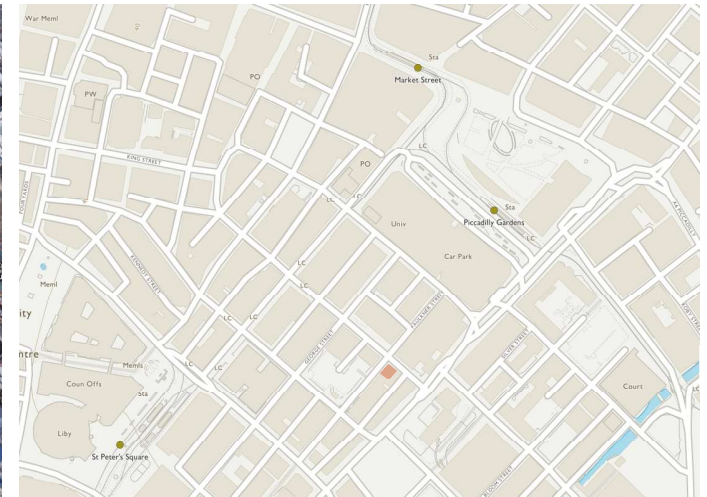
Our proposal is to restore this Grade II listed warehouse and create a contemporary, flexible office space that acknowledges its historic past.



Aerial Views of Manchester and of Central Manchester.



3D map of Charlotte St in Central Manchester.

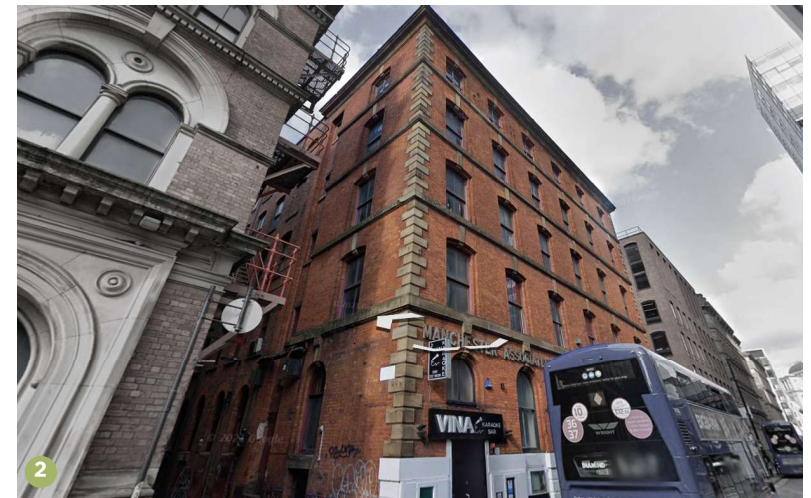


OS Map of Charlotte St in Central Manchester. Project site marked in red.

1.2 Site Images

Site Ownership 

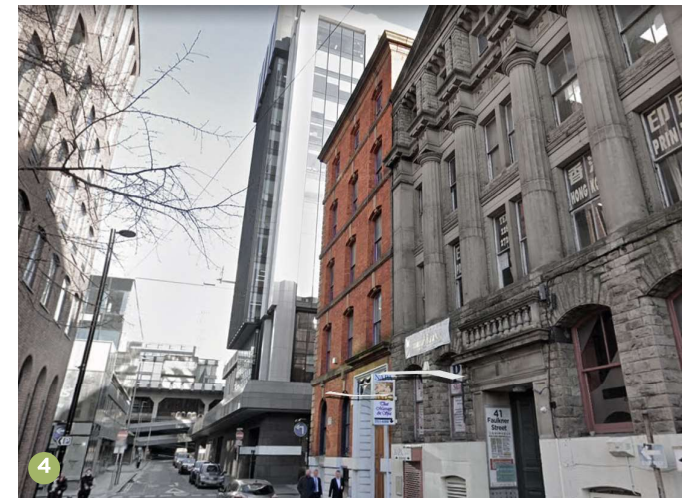
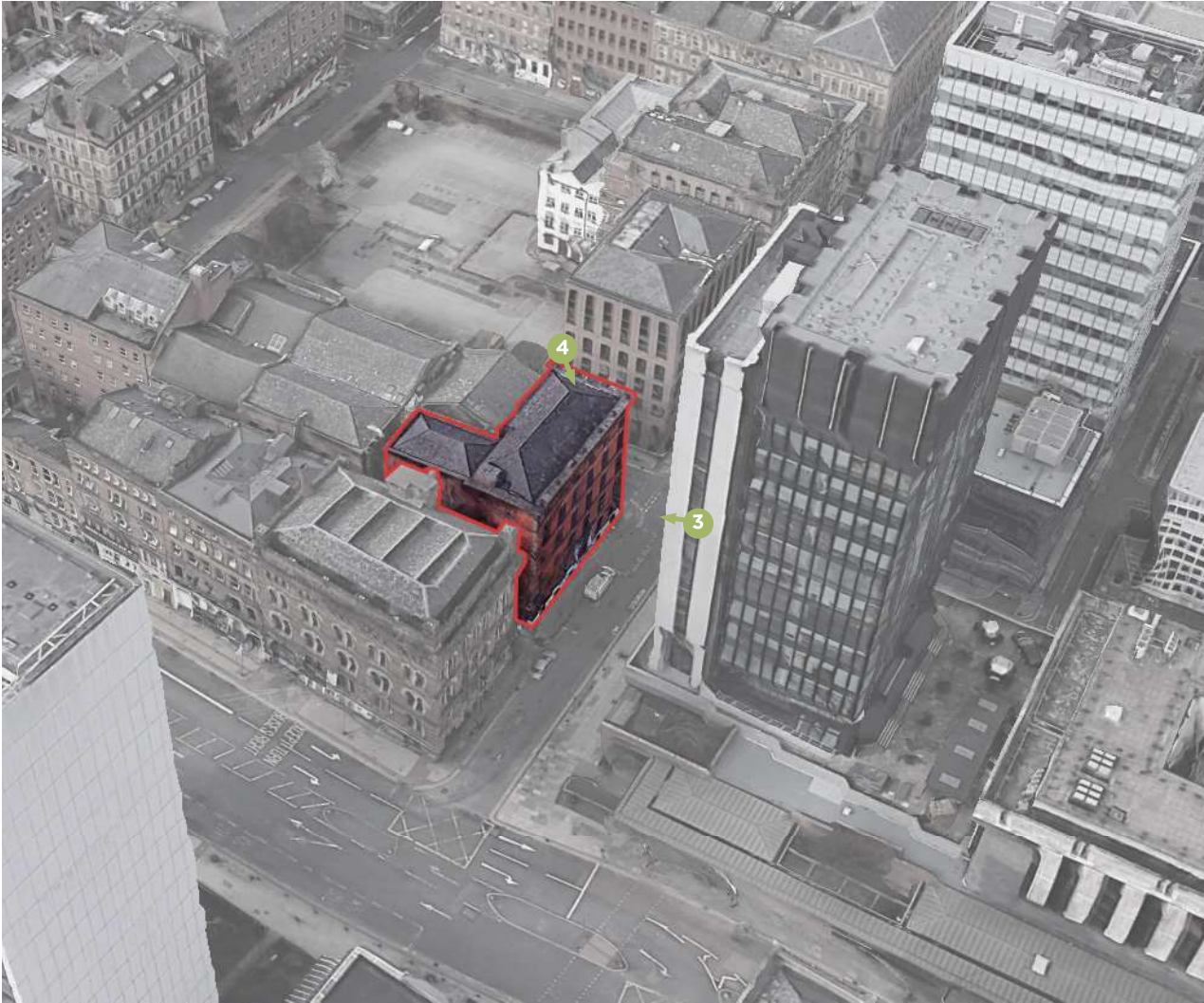
Photo Location 



1.3 Site Images

Site Ownership 

Photo Location 



1.4 Site Panorama



Portland St (South-
West) towards
Station, Oxford
Road, Universities.



Charlotte
Street (North-
West) towards
Spinningfields and
Salford.



Portland St (North-
East) towards
Piccadilly gardens,
Northern Quarter
and Ancoats.



Chorlton Street
(South- East)
towards Manchester
Piccadilly Station.

1.5 Charlotte Street Elevations

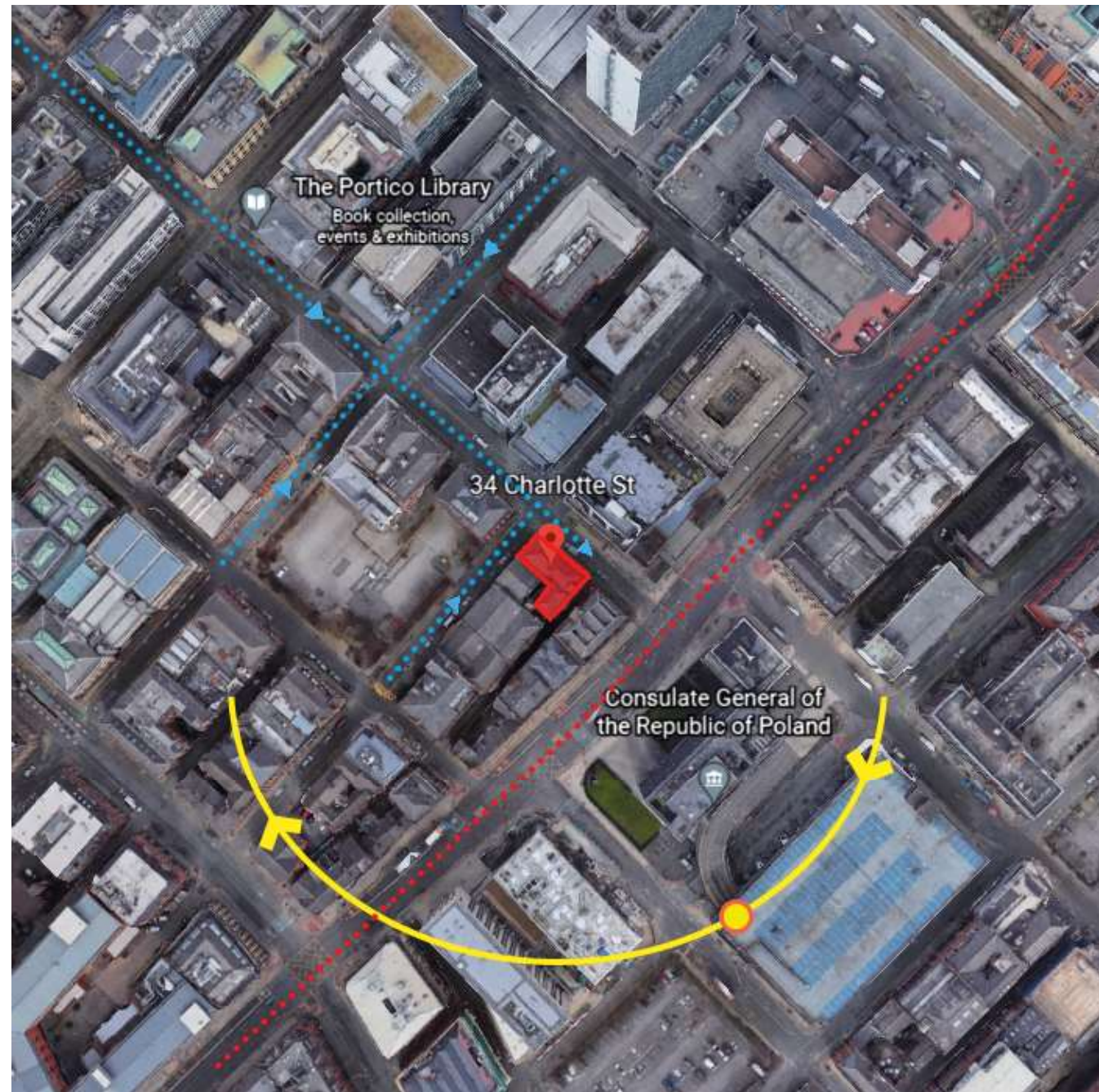


1.6 Site Analysis

The building is attached on its South-Western side to another grade II listed sandstone neo classical building (45 Faulkner St) that currently houses a beauticians and printers.

There is easy pedestrian access from all directions, with many bus stops running along Portland St and Charlotte St. Private vehicular access is limited to access from the North, West and South. Portland St to the site's East is a bus-only street.

The aspect of the site is North-East and North-West meaning the building receives little direct sunlight.

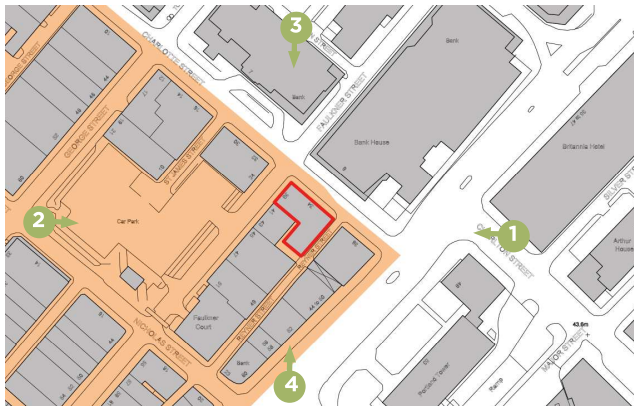


- Site Ownership ———
- Sun Path —●—
- Vehicular Access —●—▶
- Bus-only street●.....

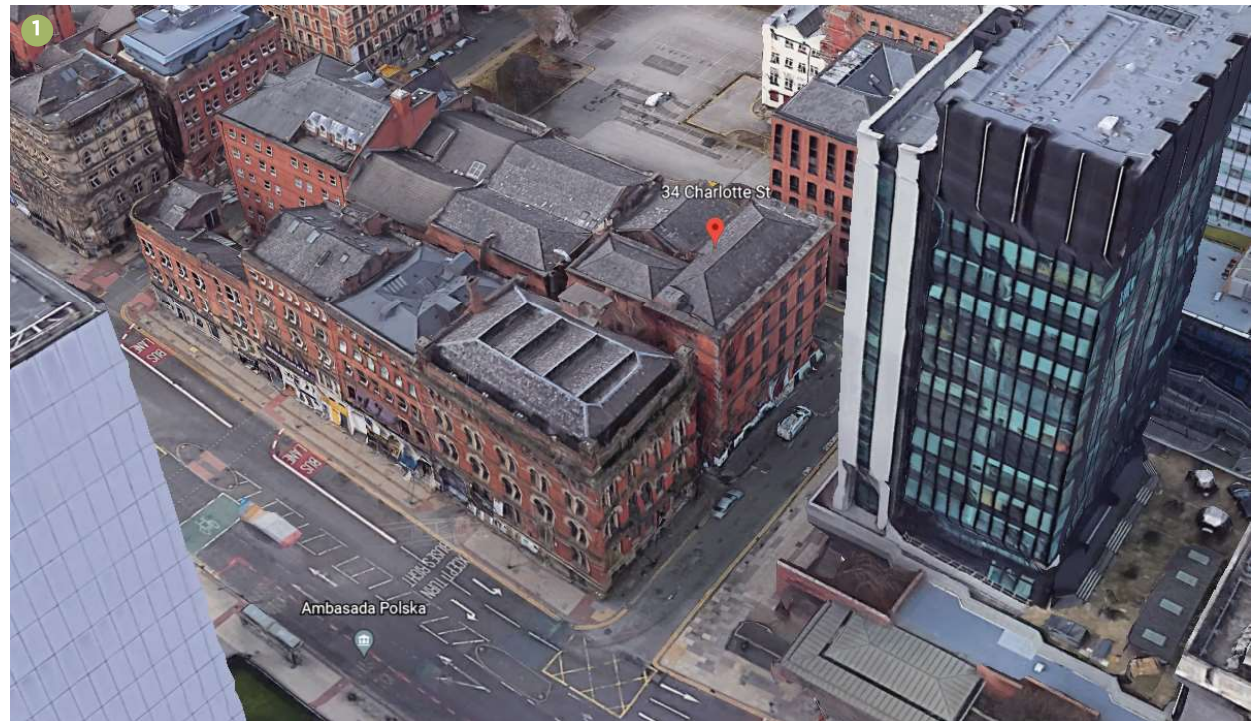
1.7 Aerial Views

Aerial views of the site, taken from Google Earth, show the building's relationship with its surroundings in 3D. The project site is marked in red.

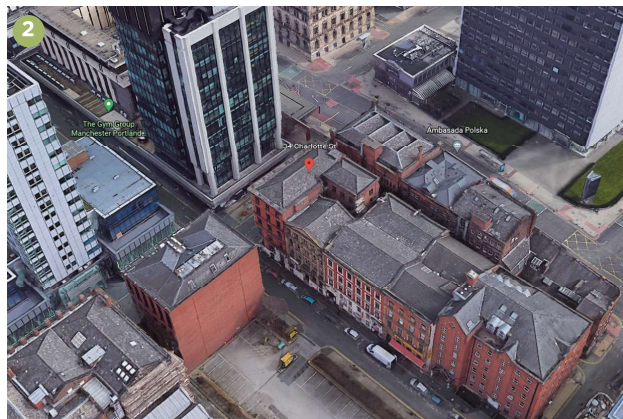
Key:



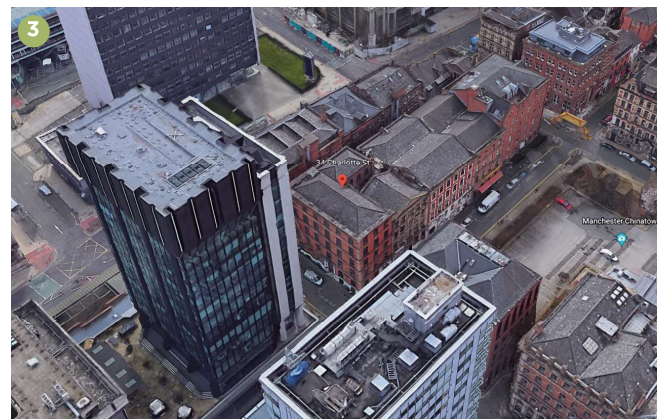
Site Ownership —



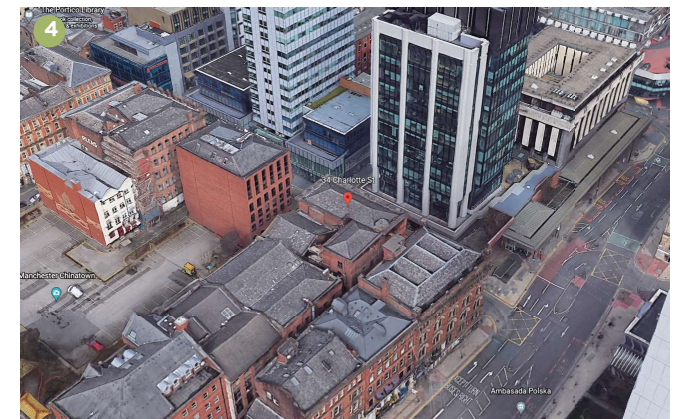
Aerial view from the East



Aerial view from the West



Aerial view from the North



Aerial view from the South

1.8

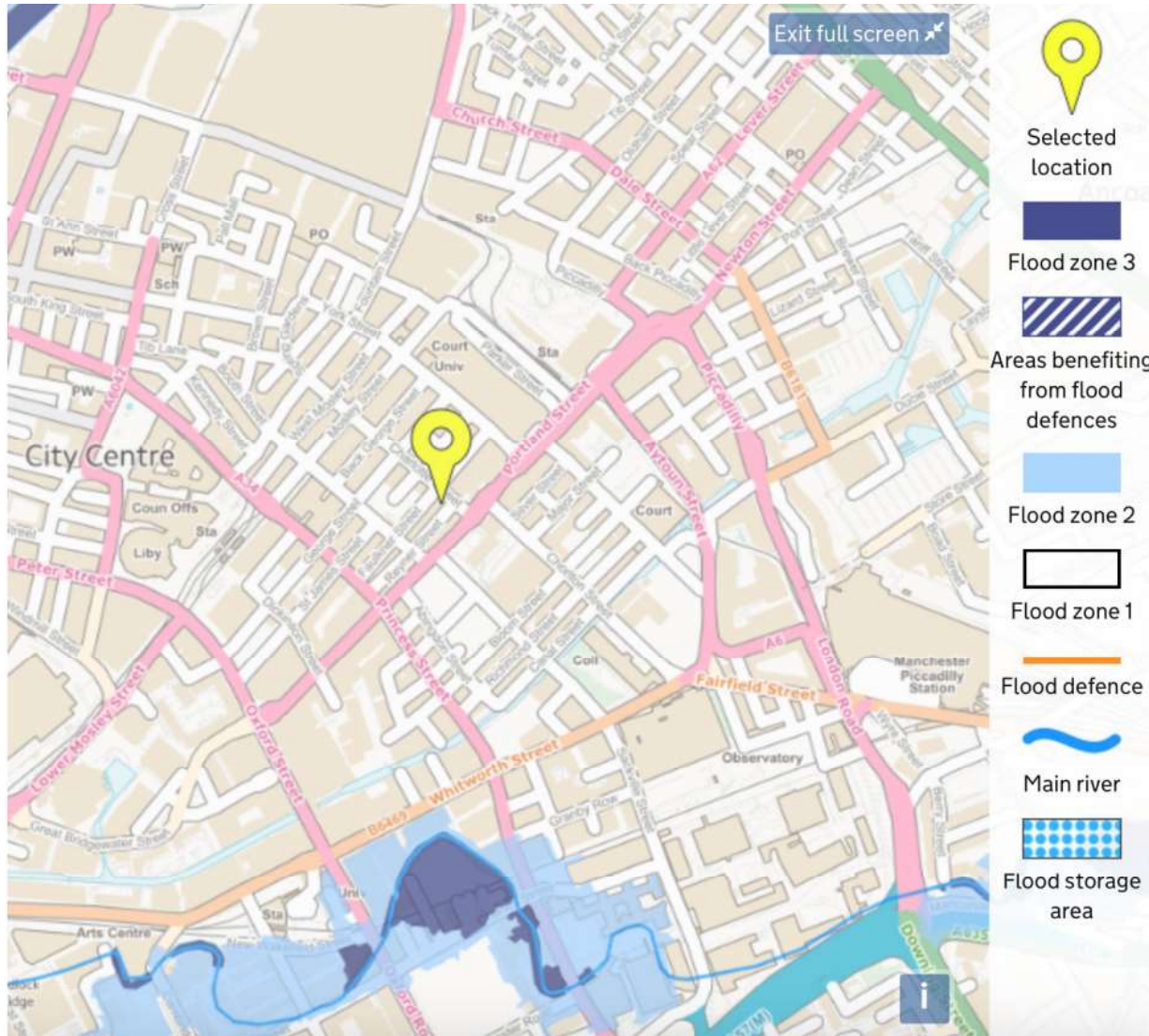


1.9



1.10

Sustainability



Landscape Setting

The building is set within the George Street Conservation area of Manchester City Centre and forms part of an island situated on the corner of China Town bound by Charlotte Street, Faulkner Street, Reynier Street and Nicholas Street.

Water

Lindencourt House is not located within a flood risk zone. There are no new non-permeable hard standings proposed within the development. The proposal will not create any higher demands on surface water drainage. Rainwater captured by the roof canopy is collected and disposed of into existing downpipes and associated sewer system. Existing rainwater goods will be renewed or repaired if/where necessary with matching cast iron goods.

Waste Management Servicing Strategy

Waste and recycling bins for the building's tenants will be stored within a sheltered store to the rear of the site. Bins will be brought to an agreed collection point at the front of the building on waste removal day and put back thereafter. Given that the bin store forms part of the access provision for cyclists, this will likely encourage occupants to keep the bin store in a well kept and clean environment.

1.11

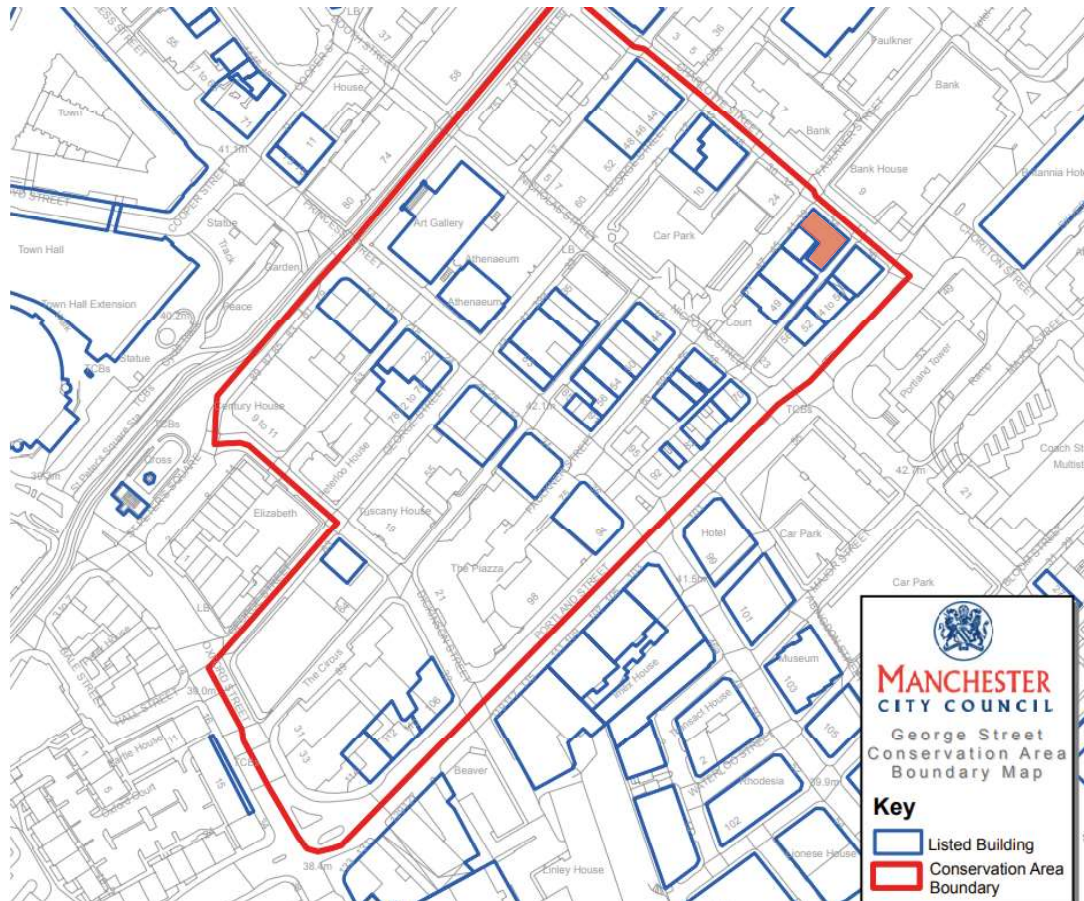
Heritage

Historic statutory address: 39 Faulkner Street.

Date first listed: 03.10.1974

Grade: II

34 Charlotte Street was built by Edward Walters in 1855 as a warehouse for Manchester Associated Mills and served as a textile merchants' warehouse. The building has two elaborate entrances. The one on Charlotte Street is placed asymmetrically in bay 4. The building is located within the George Street Conservation area of Manchester



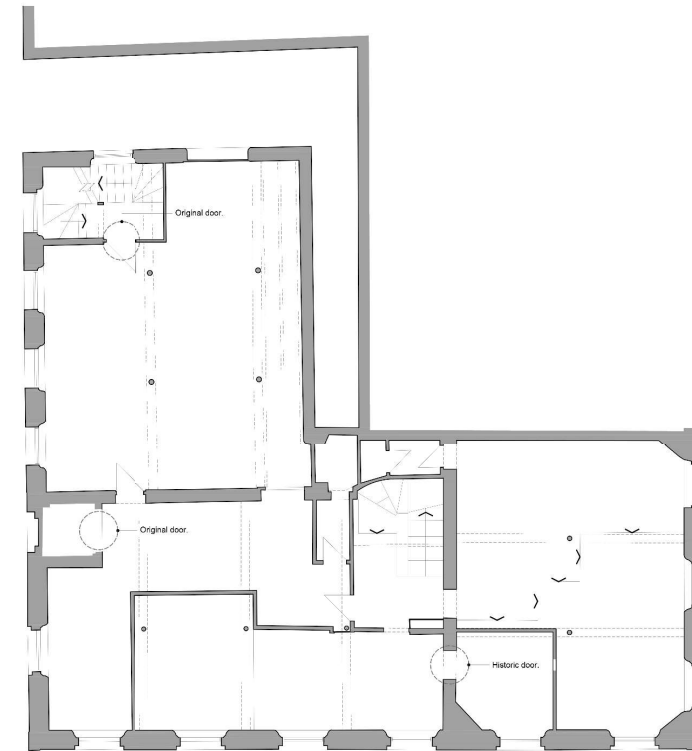
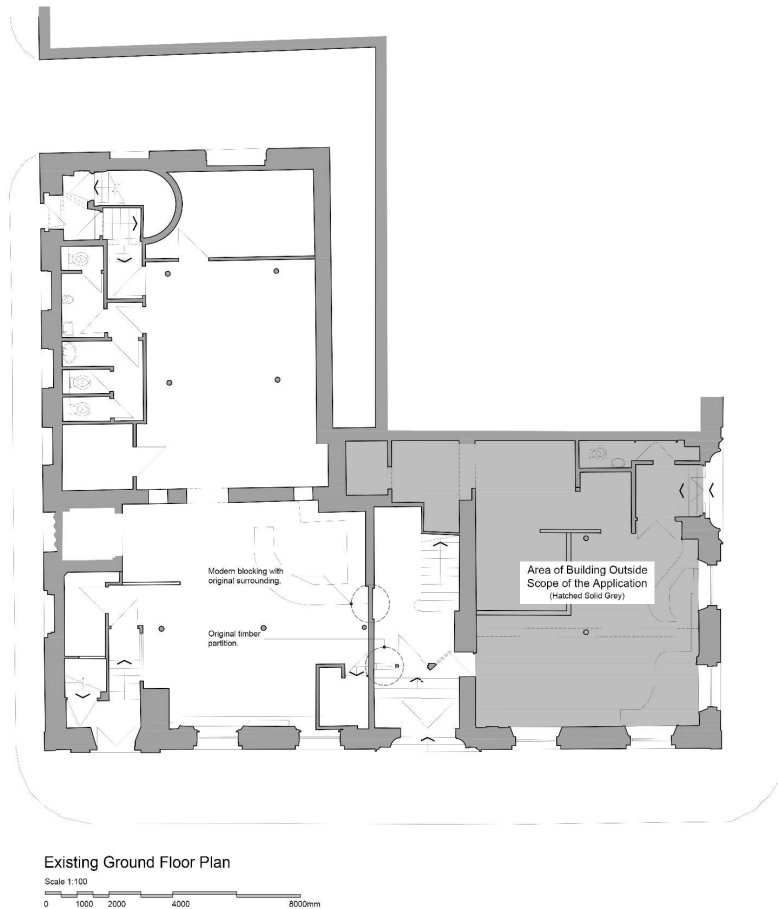
Listing description:

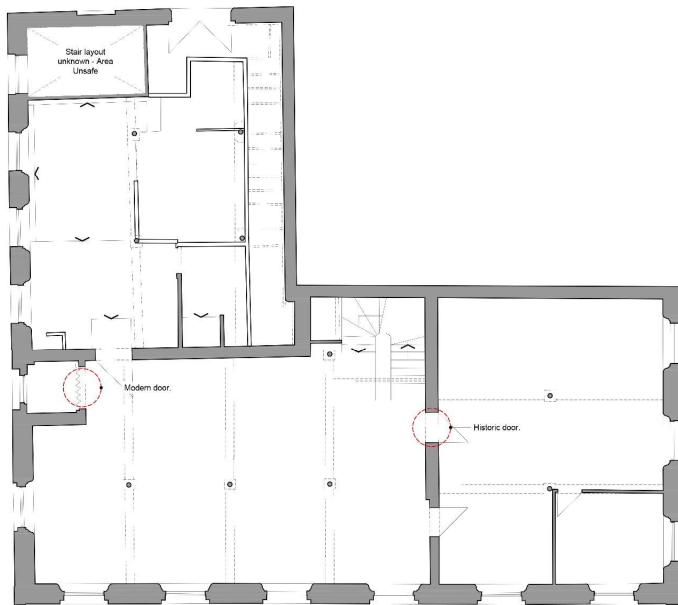
No.39 FAULKNER STREET.

Textile merchants' warehouse, now also bar and offices. 1855, by Edward Walters; altered. Light red brick with sandstone dressings (roof not visible). Shallow rectangular plan parallel to street, with loading in left side wall. Simplified Italian palazzo style. Basement and 5 storeys, a 6-window facade, with channelled plinth, quoins, sill-bands to all floors, and moulded cornice. The ground floor has in the 4th bay a large round-headed stone doorway with channelled cavetto surround, swagged spandrels and a cornice; and round-headed windows with keystones linked to the sill-band above. The upper floors have segmental-headed windows with keystones. All these windows have recessed 4-pane sashes (except those at top floor which have 4-pane altered glazing). The right-hand side wall, 3 bays in matching style, has a large round-headed stone doorway to the 3rd bay (39 Faulkner Street). The left side wall (to Reynier Street) has, inter alia, a full-height former loading slot (now blocked). INTERIOR: open-well staircase with open string, 2 stout turned balusters per tread, and broad mahogany handrail with large raised grip; otherwise, not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 of them by the same architect.

1.13

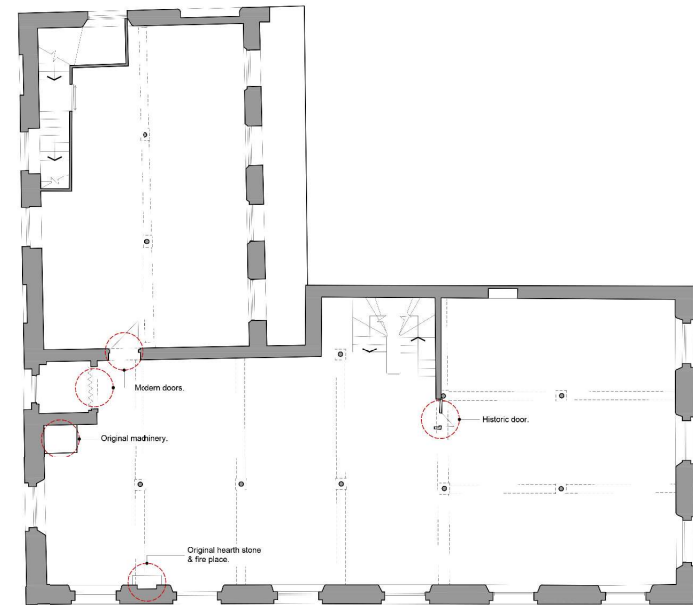
Existing Drawings



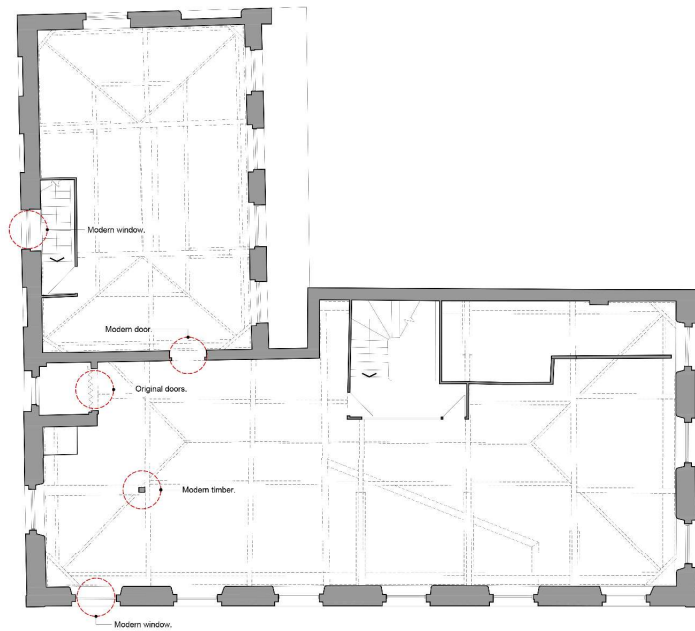


Existing Second Floor Plan

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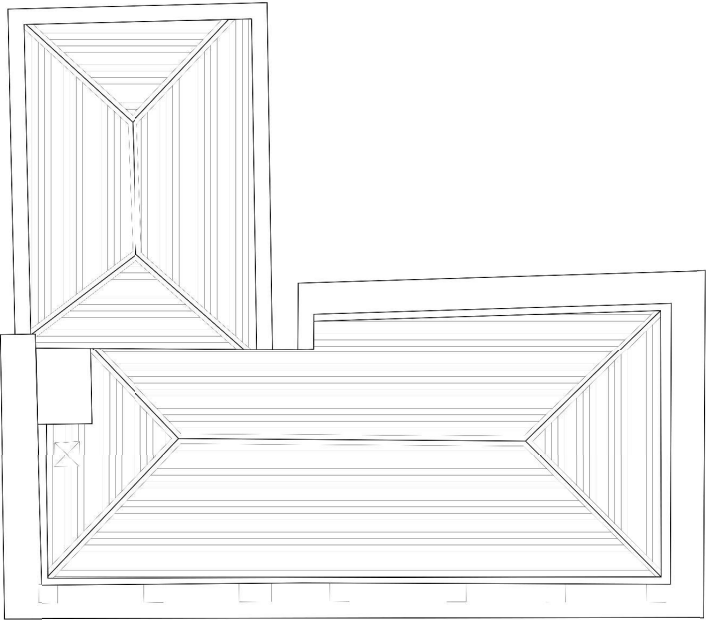


Existing Third Floor Plan



Existing Fourth Floor Plan

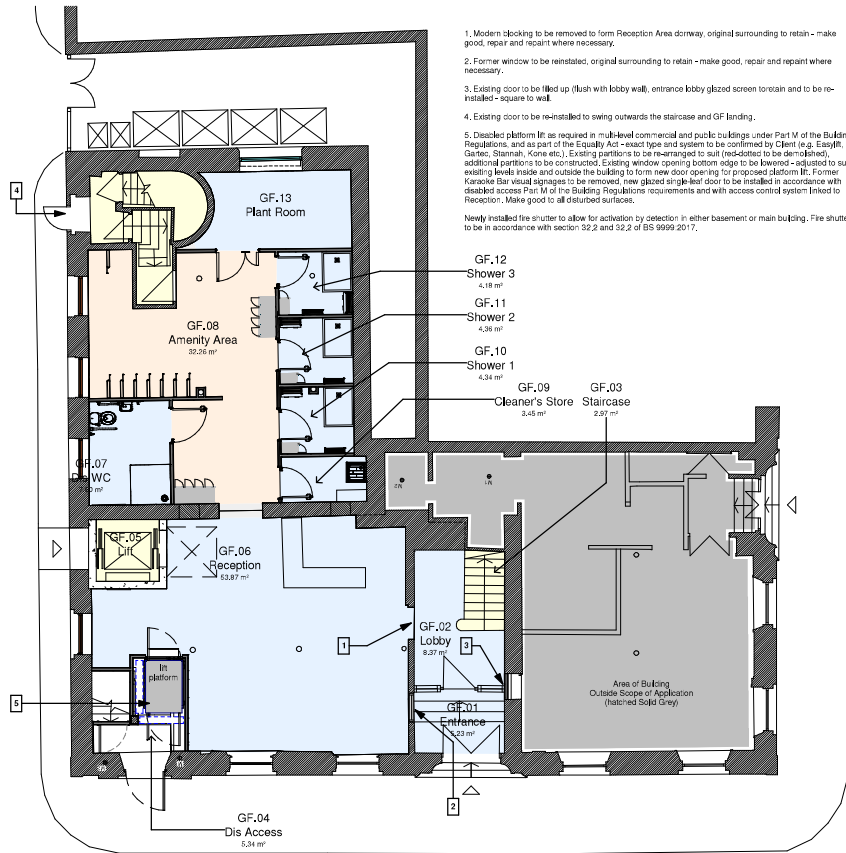
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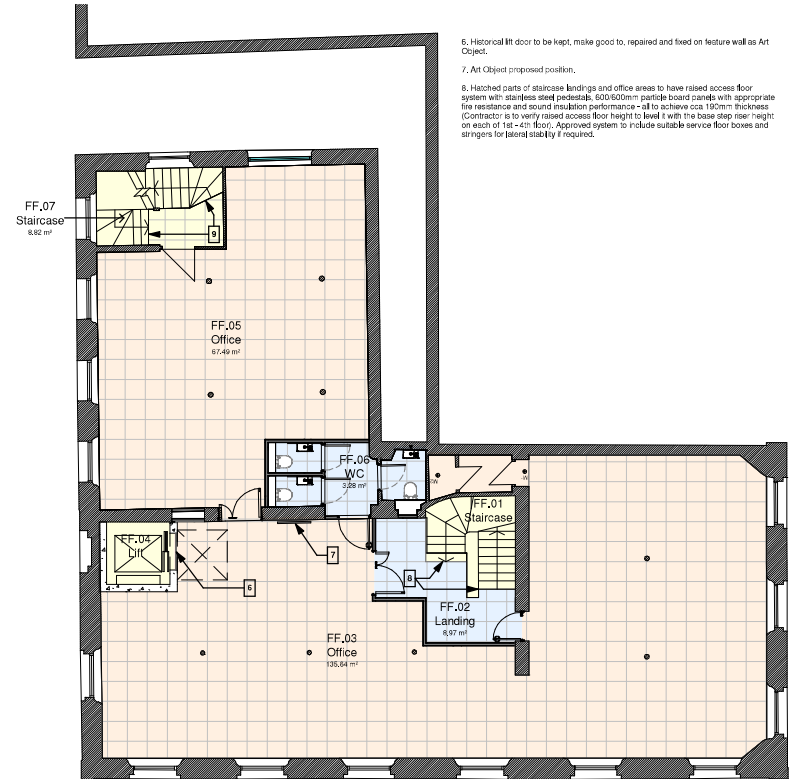
Existing Roof Plan

1.14

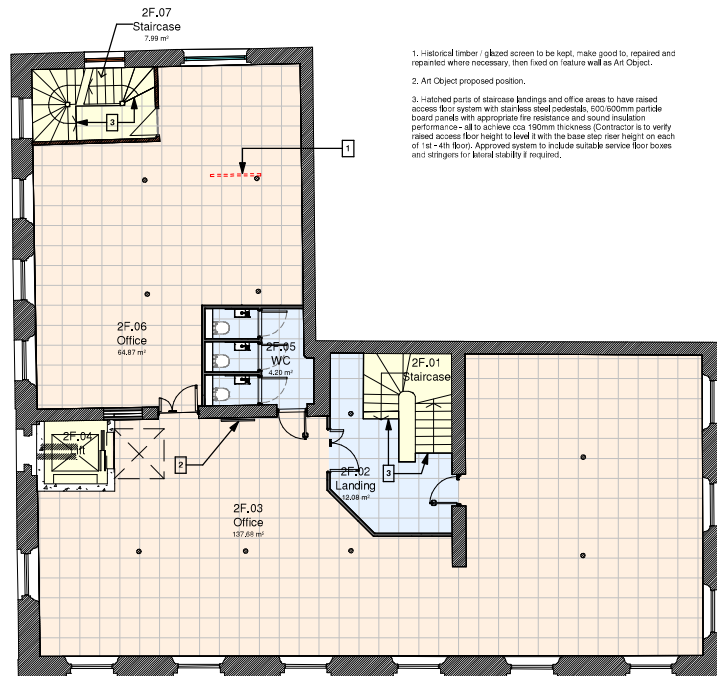
Proposed Drawings



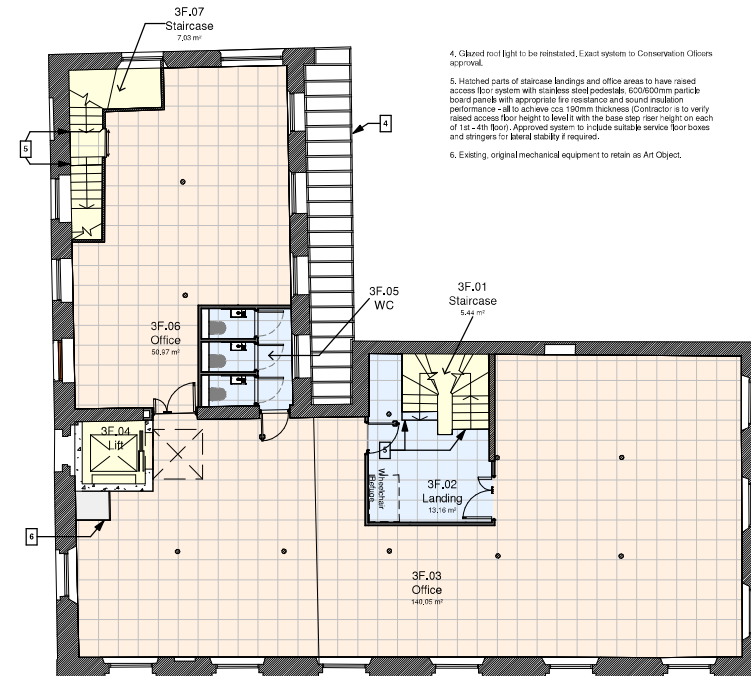
Proposed Ground Floor Plan



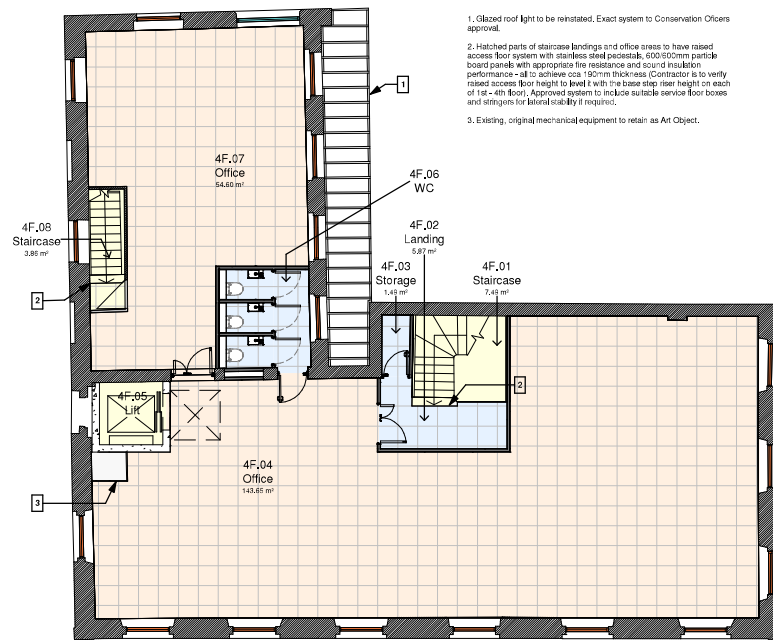
Proposed First Floor Plan



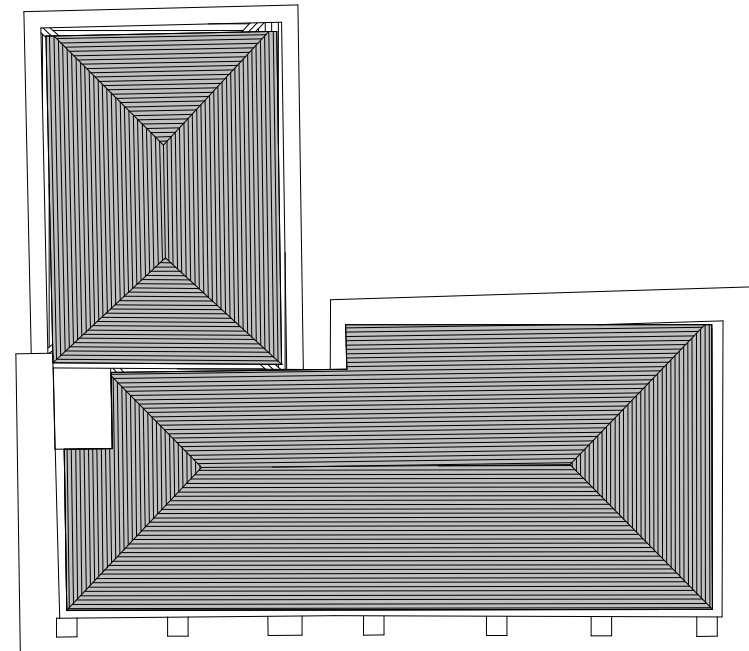
Proposed 2nd Floor Plan



Proposed 3rd Floor Plan



Proposed 4th Floor Plan



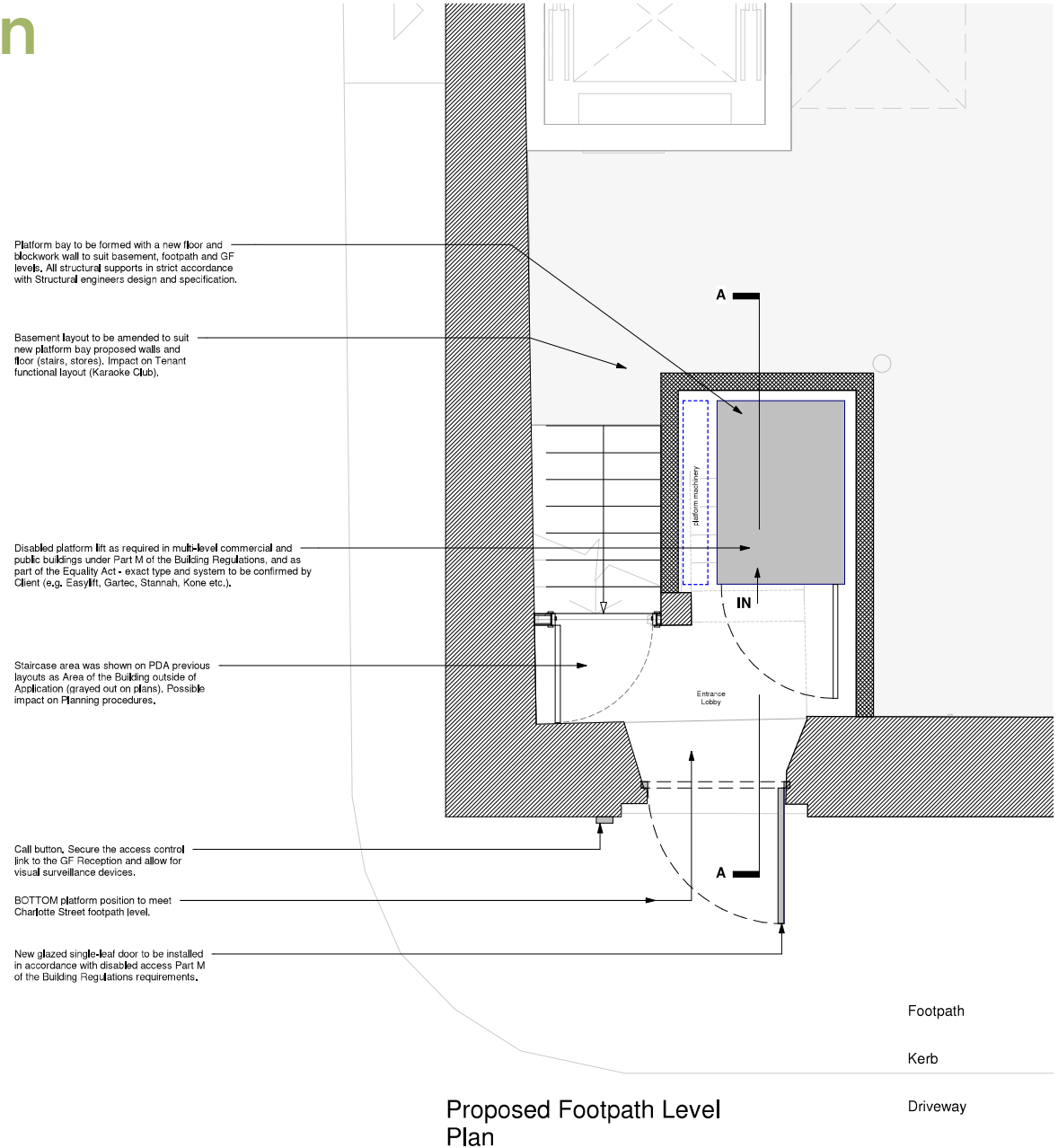
Proposed Roof Plan

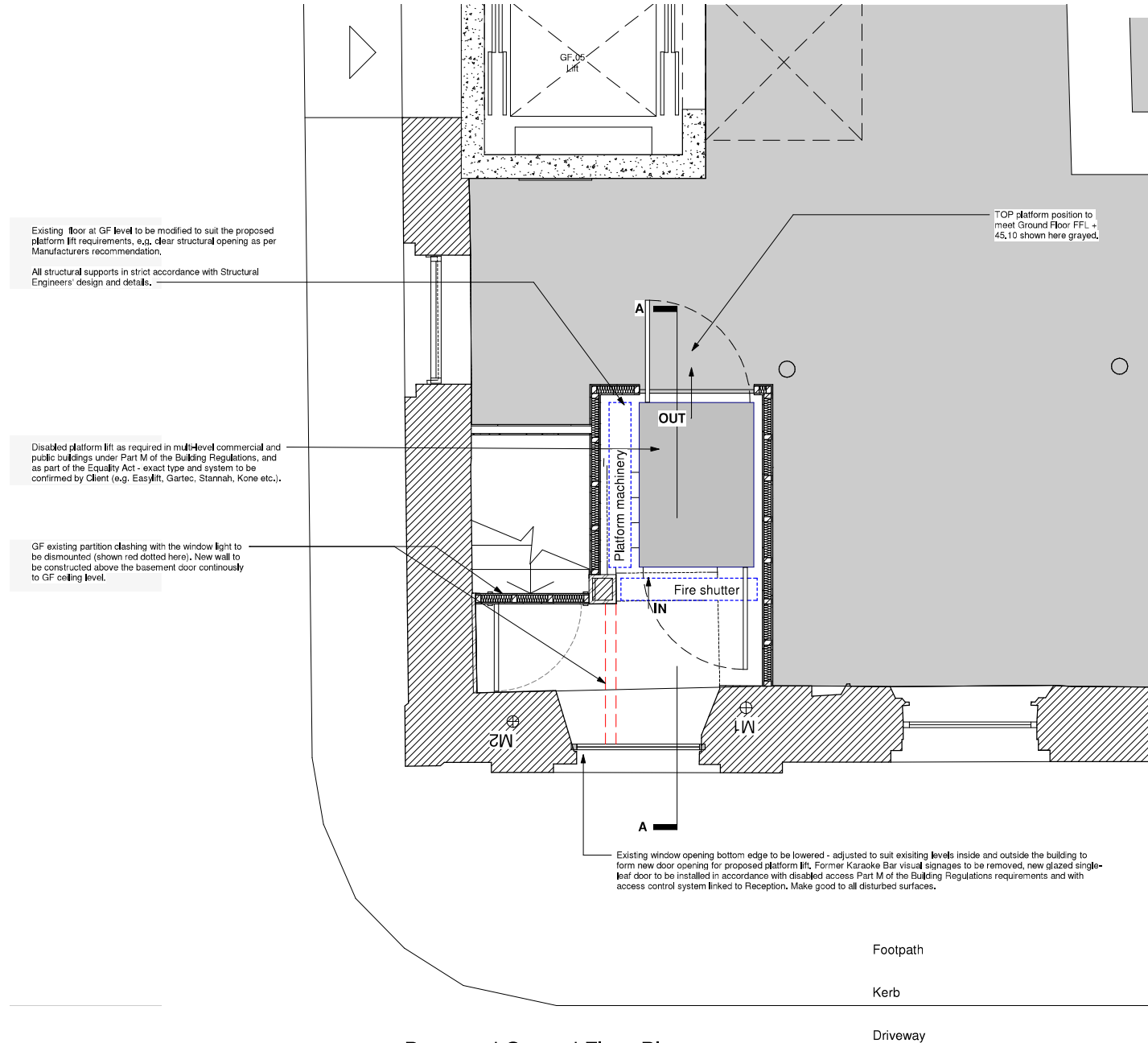
1.15

Disabled Access Information

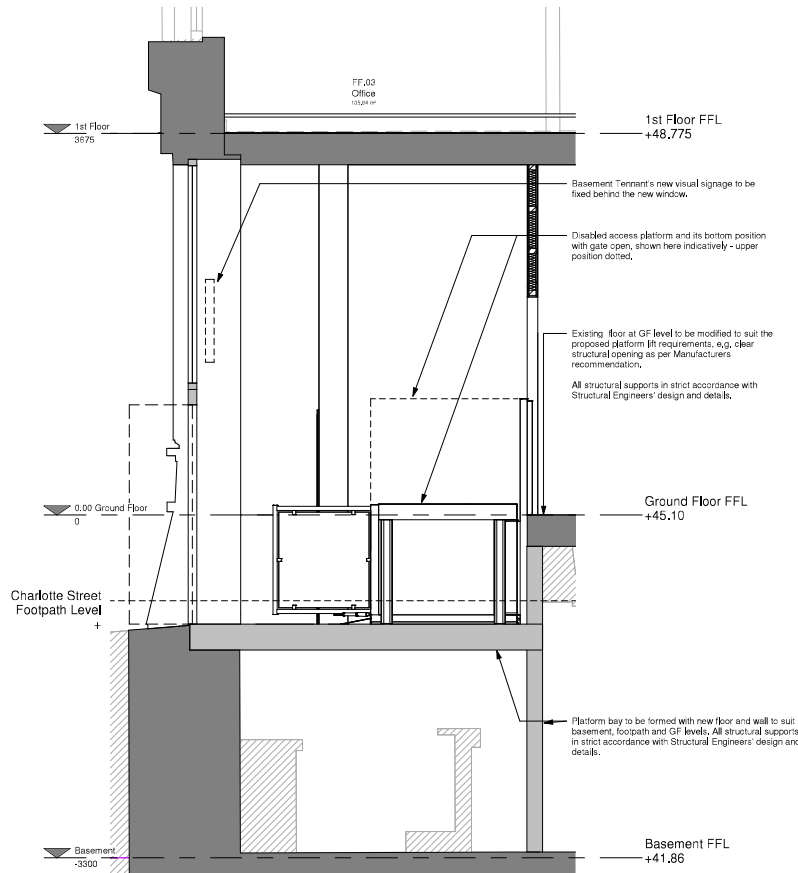
Presently the access into Charlotte House is currently only suitable for able bodied users. It is therefore proposed that the development incorporates a new accessible entrance from Charlotte Street. Refurbishment of an existing historic building such as Lindencourt House restricts options that comply with Part M of the building regulations. The proposal is for minor internal alterations and the change of use from offices/ mixed retail use to office use thus, Part M of the Approved Applications will apply to the development. It is also at the request of Manchester City Council that all new build and re-developed sites be made accessible to all users, especially for sites that are to be used or retail or workplace offices.

A currently disused and empty lift shaft exists within the building on the Reyner Street elevation however this is an unsuitable location for the proposal of a disabled entrance. It is therefore proposed that this structure be removed from the site and a new, motor-room-less lift be installed within the main lobby of the building, providing disabled access to all floors. Given that the lobby area is situated approximately 600mm from the external street level, a platform lift and lobby space is also required to get a disabled person from the external ground level to internal ground floor level. This is will be done by providing a sliding glass doorway within the window column to the left of the main entrance which leads to a protected internal lobby space.

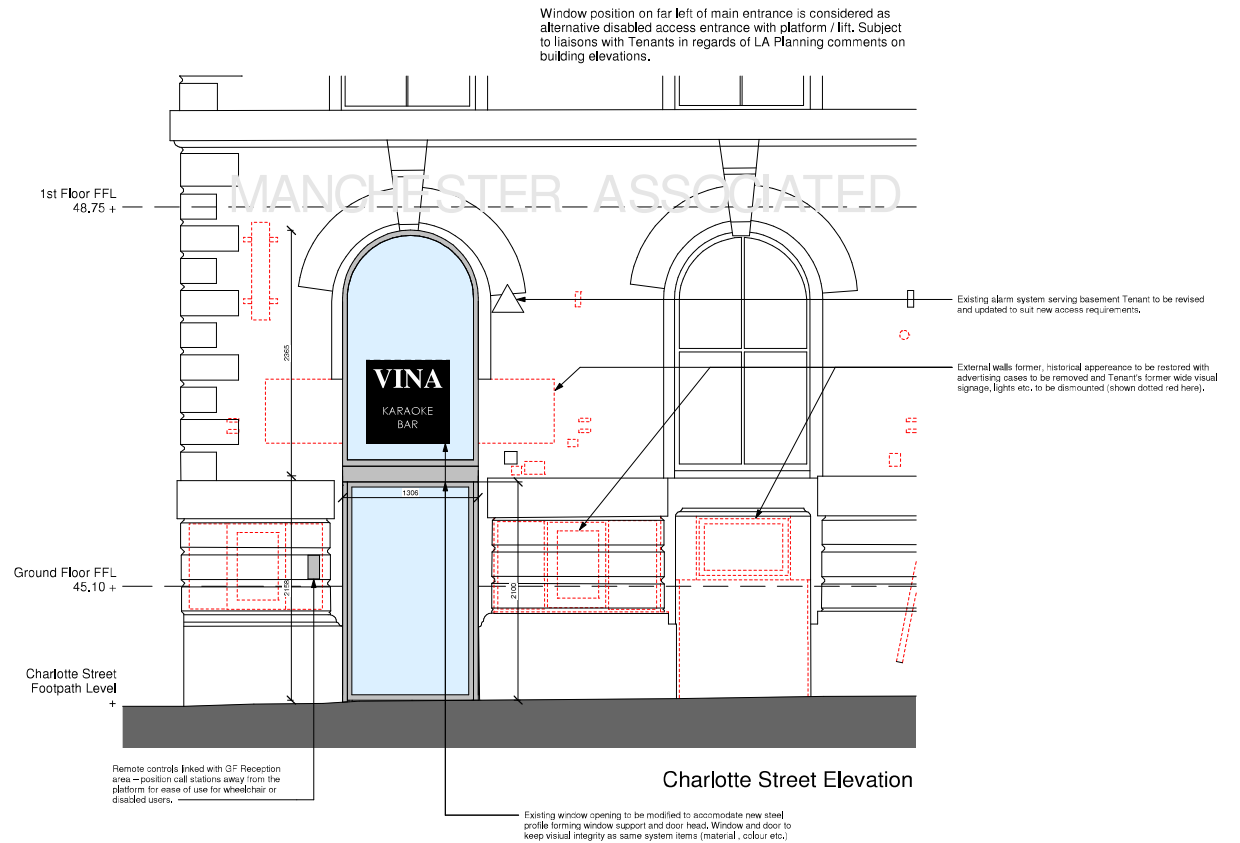




Proposed Ground Floor Plan



Section A - A



Charlotte Street Elevation

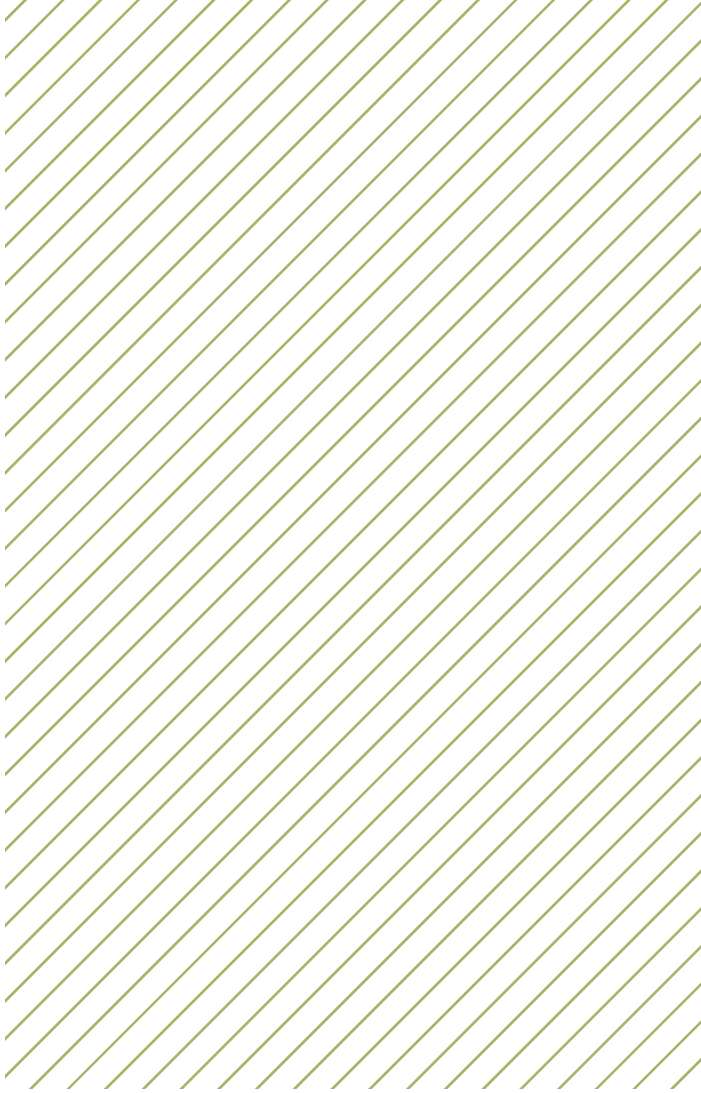
1.16

Precedent 86 Princess Street



Once a textile warehouse, 86 Princess Street has been expertly refurbished to suit the needs of a 21st Century workspace. The approach taken here delivers a highly functional design whilst, through the retention of key original features, maintaining the architectural heritage of the building.

The project serves as a prime local example of what we aim to achieve at Charlotte House.



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