



THE ZENITH BUILDING

26 Spring Gardens, Manchester, M2 1AB

Proposed New HVAC Condenser Units

Design Heritage and Access Statement

January 2023

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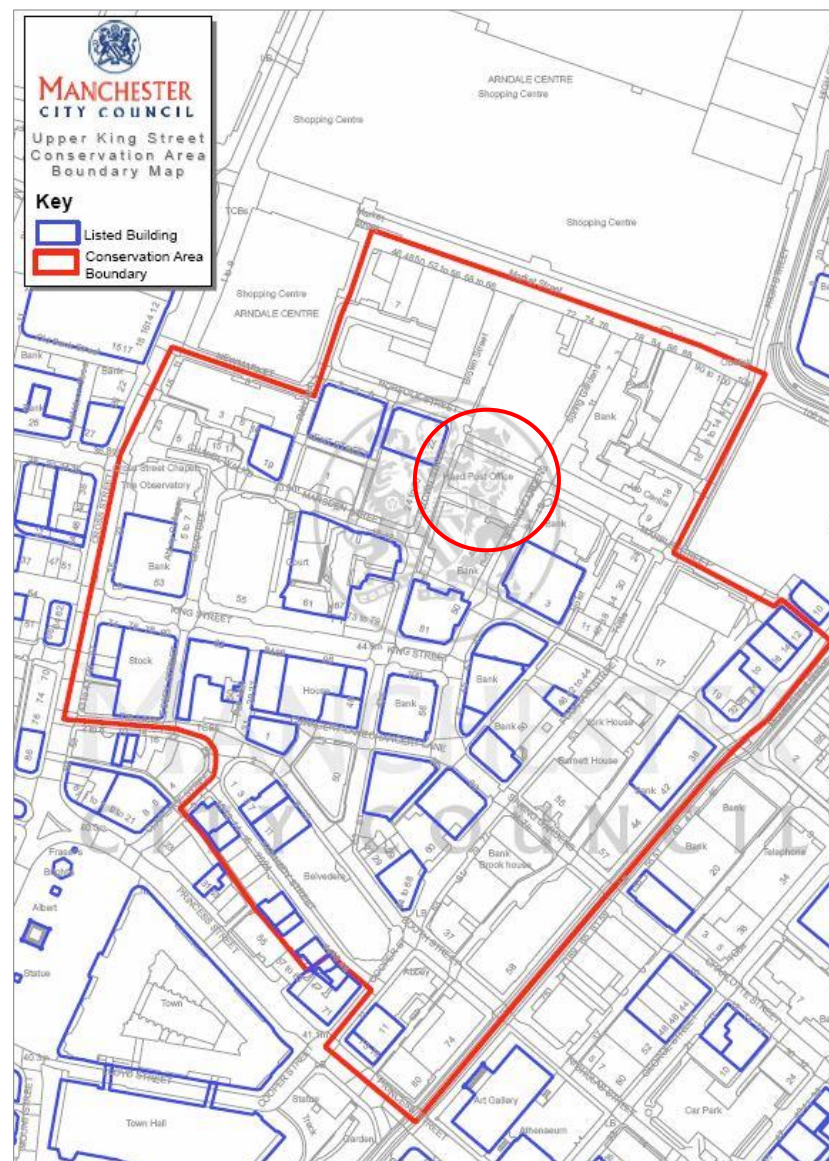
1.0 Introduction.

- 1.1 This statement and the accompanying drawings are submitted in support of a full planning application for the installation of 11 condenser units mounted on a steel platform to be located within an existing lightwell at the first floor level of an existing office building. The new condenser units are required in order to facilitate the forthcoming replacement and upgrading of the internal HVAC equipment.

2.0 Heritage Statement and Site Appraisal

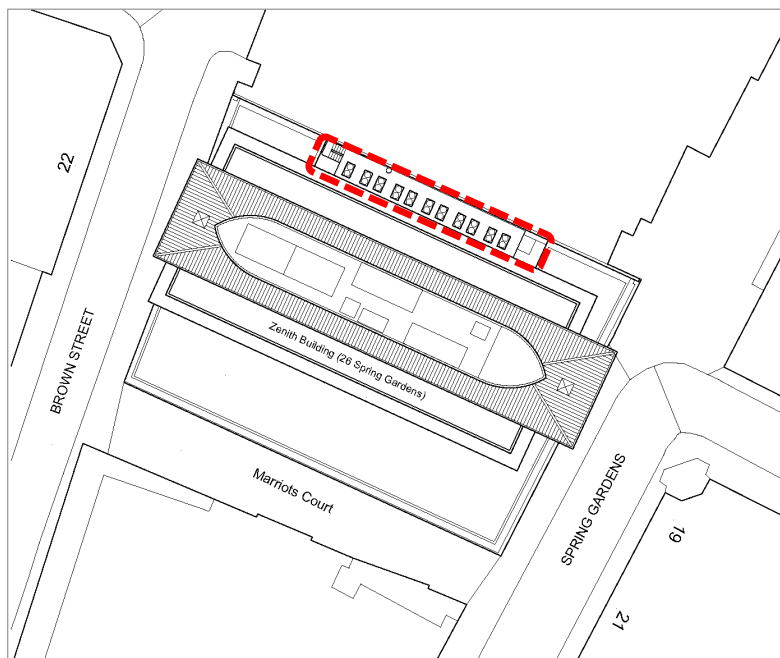
- 2.1 The site is 26 Spring Gardens – known as the ‘Zenith Building’, an existing office building located between Spring Gardens and Brown Street in central Manchester.
- 2.2 The site lies within the Upper King Street Conservation Area in the city’s traditional central business district. Several listed buildings are in close proximity, including No. 10 Norfolk Street, 1 & 3 York Street, Pall Mall Court, Nos 41-49 Spring Gardens and 81 King Street (former Reform). Of these only No 22 Norfolk Street is in direct visual contact of the proposal site.
- 2.3 The Zenith Building within which the equipment is to be placed in not a listed building and is not listed locally as a heritage asset. The building is however of some quality and sits within a cluster of medium to high rise office buildings that comprise the core of the business district.
- 2.4 The Upper King Street Conservation Area development guidelines state:

The potential for commercial activity in the Upper King Street conservation area is virtually unlimited, and it is to be expected that if new buildings are needed there will be the necessary resources to fund the highest possible design standard. Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche, but each building should have a vitality of its own and reflect the period in which it is built. It is preferable to use natural materials rather than cladding, concrete, glass or plastic.



Upper King Street Conservation Area and Listed Buildings

- 2.5 In addition to the requirement for any interventions within the Conservation Area to be of high quality and to harmonise with the existing built environment, the applicants, Bet 365, wish to preserve and where possible enhance their premises, which represents a considerable investment in the city centre.
- 2.6 The external manifestation of the proposed works will comprise an array of 11 condenser units mounted upon a steel platform placed on the existing flat roof at first floor level, within an existing lightwell adjacent to the party wall on the northern side of the building. There are no windows within the immediately adjoining property. The potential visual impact of the proposals external to the site will therefore be limited to the scene from Spring Gardens, Brown Street, Norfolk Street and Marble Street.



Location of proposed new condenser units

3.0 Recent Planning History.

- 3.1 121580/FO/2018
Planning permission granted 09/01/19 for Installation of replacement standby generator and associated exhaust chimney. Condition 3a (Specification of sound insulation) discharged 07/08/19
Condition 3b (Verification of acoustic performance) discharged 07/10/19 and 3b
- 3.2 109583/FO/2015/C1
Planning permission granted for External Works to Existing Roof to create roof terraces.
These works were to have affected the south side of the building only and have not been implemented. This permission lapsed in November 2018
- 3.3 103007/FO/2013/C1
Planning permission granted for External Works to Existing Roof to create roof terraces.
This permission lapsed in September 2013
- 3.4 068202/FO/2003/C1
Planning permission granted for Refurbishment and external alterations, including roof top extension to existing office building to form additional office accommodation.
This permission (implemented) enabled the conversion of the former Post Office headquarters into the Zenith Building

4.0 Planning Policy Context

- 4.1 The Manchester City Council Core Strategy recognises the importance of the continuing success of the Central Business District:

2.32 *The Central Business district is the focus for the largest regional concentration of financial and professional services in the UK and, along with areas such as Spinningfields and Central Spine, is crucial to providing a diverse commercial product.*

Policy CC9 states that:

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

- 4.2 The proposals will secure the future commercial viability of the Zenith Building without compromising or damaging the quality of the Conservation Area. The proposed new equipment has been located in order to ensure that there will be no harm to the Conservation Area or Listed Buildings.
- 4.3 Manchester City Council policies DM1, EN16 (Air Quality) and UDP DC26 are the relevant policies with regard to noise, vibration, emissions and air pollution.

EN16 states that:

Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

The proposals are for the installation of external condenser (chiller) units only and do not include any plant capable of discharging fumes or exhaust air.

DM1 and UDP DC26 are the MCC policies that regulate noise and vibration arising from fixed plant and Equipment. The detailed guidance accompanying these policies is contained in 'Planning & Noise Technical Guidance' (2015) and references BS 4142:2014 as the relevant compliance standard:

By designing the sound pressure level of any plant items to generate a noise impact of at least 5dB below the existing background level, any plant noise impact should be of a negligible level which should not give rise to complaints from users or occupiers of existing noise-sensitive usages.

A full Noise survey and assessment, included in this application, has been carried out to demonstrate compliance in accordance with the MCC Technical Guidance.

5.0 Design

- 5.1 The proposals comprise the installation of eleven external condenser units located in the Zenith Building, within an existing first floor level lightwell adjacent to the northern boundary and party wall of 16 Spring Gardens / 19 Brown Street. The equipment will be mounted upon a raised steel access platform in order to facilitate the retention of an existing sloping rooflight serving the main entrance foyer of the building.

6.0 Design and Layout Options appraisal

- 6.1 Three design options were developed and appraised before the proposal contained in the application was selected:

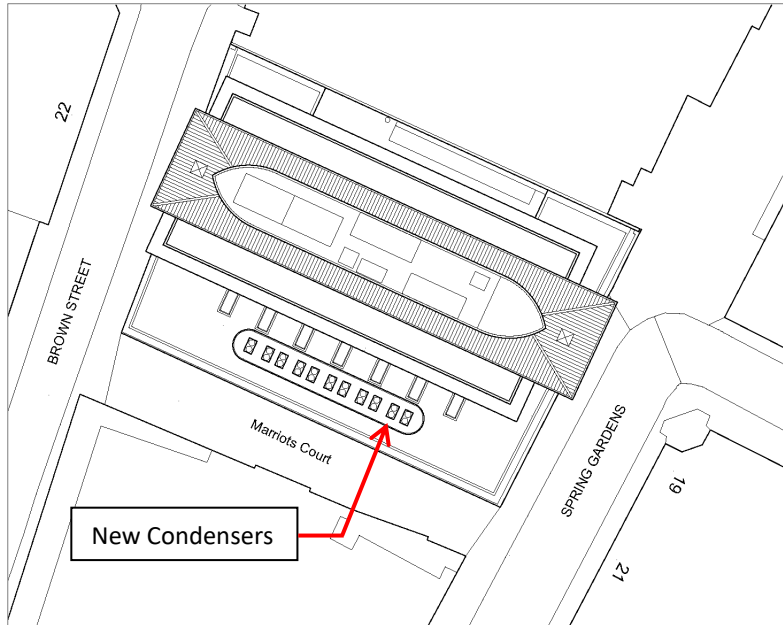
- 1) Condenser units mounted upon the existing second floor level podium roof on the southern side of the building.
- 2) Condenser units located within the existing high level plant enclosure above the 12th floor of the building.
- 3) Condenser units located within the existing first floor level lightwell adjacent to the northern party wall/ boundary (preferred option)

- 6.2 Option 1: Condenser units mounted upon the existing second floor level podium roof on the southern side of the building:

There is ample space available on the circa 350sqm flat roof, with space for future expansion.

This option was discounted for the following reasons:

- 1) A structural feasibility study (appended to the planning application) carried out by Wilde Consultants Ltd established that the loadbearing capacity of the existing roof structure, comprising the original circa 1969 reinforced concrete slab, is insufficient to accommodate the required array of 11 condenser units, each of which will weigh 325kg.
- 2) The condenser units in this location (or the required cosmetic/ acoustic screen around them) would be visible and could potentially harm the appearance of the building.



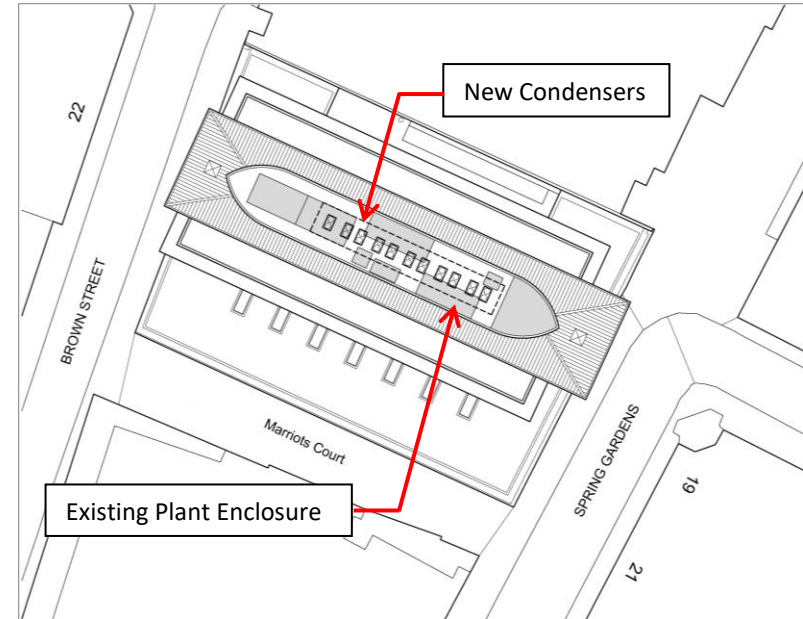
Option 1: Condenser Units located on podium roof

6.3 Option 2: Condenser units located within the existing rooftop plant Enclosure:

Condenser units would be concealed behind the existing plant enclosure screen on the roof above the 12th floor. In this location the units would be within easy reach of the existing vertical services risers and accessible via the existing plantroom stairs.

This option was discounted for the following reason:

- 1) There is no space available within the existing enclosure, which is already fully occupied by existing air handling units and other equipment.
- 2) It would be impossible to transport the units (1295 L x 765 W x 1695mm H x 325kg each) to this location within the interior of the building. Placement of the units would require cranes to a position 46m above street level.



Option 2: Condenser Units located within existing plant enclosure (existing plant shown shaded)

6.4 Option 3: Condenser units located in existing external lightwell at first floor level

This option was selected as the preferred solution for the following reasons:

- 1) The condensers would not be visible or would be minimally visible from the streets surrounding the building. There would therefore be no harm to the character and appearance of the Conservation area.
- 2) The existing flat roof structure, constructed in circa 2007, has been validated as capable of supporting the weight of the units.
- 3) The new condenser units can be installed with minimum disruption to the interior accommodation or other existing equipment.

7.0 Use and Amount.

7.1 The installation of the proposed new plant is necessary for the viable use, into the future, of the existing building by the applicants Bet 365. The building requires heating and cooling installations of higher output, efficiency and controllability than that of the existing equipment. The new condenser units are a necessary upgrade to ensure the continued use of the building as a Grade A commercial premises into the future.

7.2 The proposals will not change the internal floor area of the existing building or change its use.

8.0 Appearance and Scale.

8.1 The new units will be largely concealed within an existing external lightwell. The maximum height of the tops of the units above the existing flat roofs either side of the lightwell is 650mm, but the units will be set back from the street frontages by 12.5m (Spring Gardens side) and 12.3m (Brown Street side), such that the sightlines from eye level (1.7m above street) to the tops of the units will be obscured for distances of **164m** (Spring Gardens side) and **250m** (Brown Street side). In practice the sightline from the Brown Street side of the building will be blocked by the buildings to the west of Pall Mall at a distance of approx. 86m.

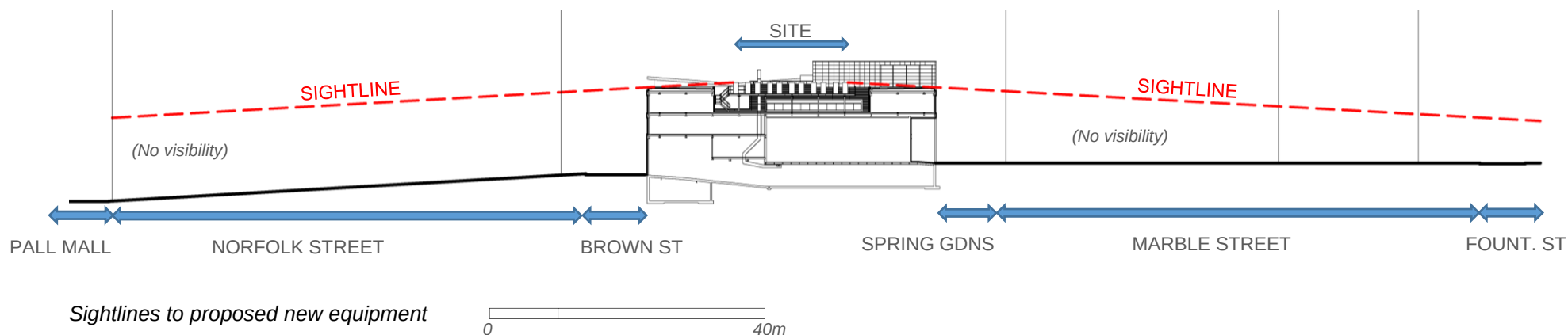
8.2 The new units will be fully obscured by the main block comprising the Zenith Building on their southern side (only visible from within the site). The north side of the lightwell is enclosed by the party wall and roof parapet of the adjacent retail block. There are no windows in the party wall and the only visibility on this side will be from the roof of the adjacent block, as shown on the application drawings. The units will be finished in a standard mid-light grey powder coating. The support platform will be plain galvanised steel.

9.0 Access and Layout

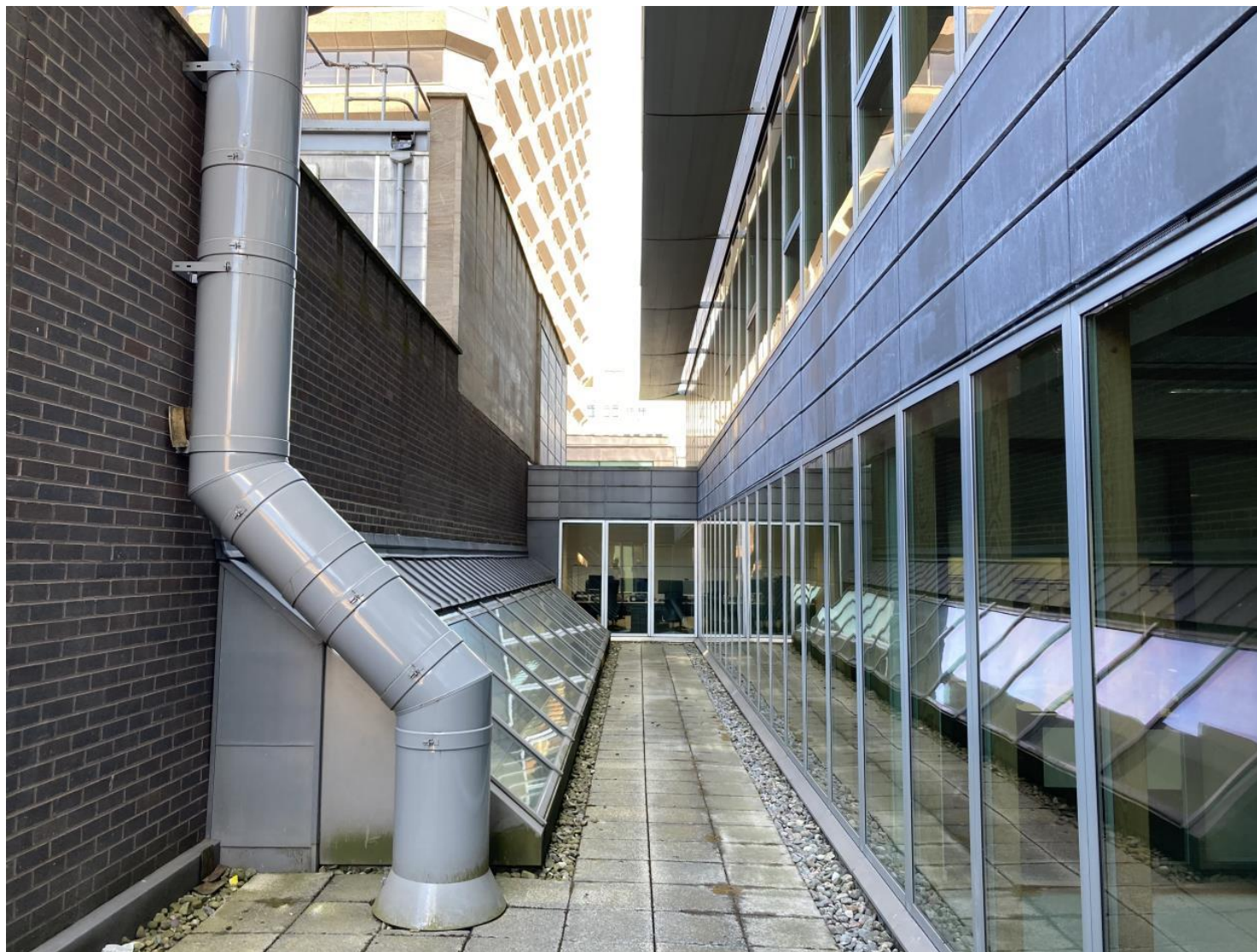
9.1 The proposals will not affect the existing building layout and access arrangements. The lightwell flat roof area where the units are to be located is not accessible except for maintenance purposes.

10.0 Environmental Considerations

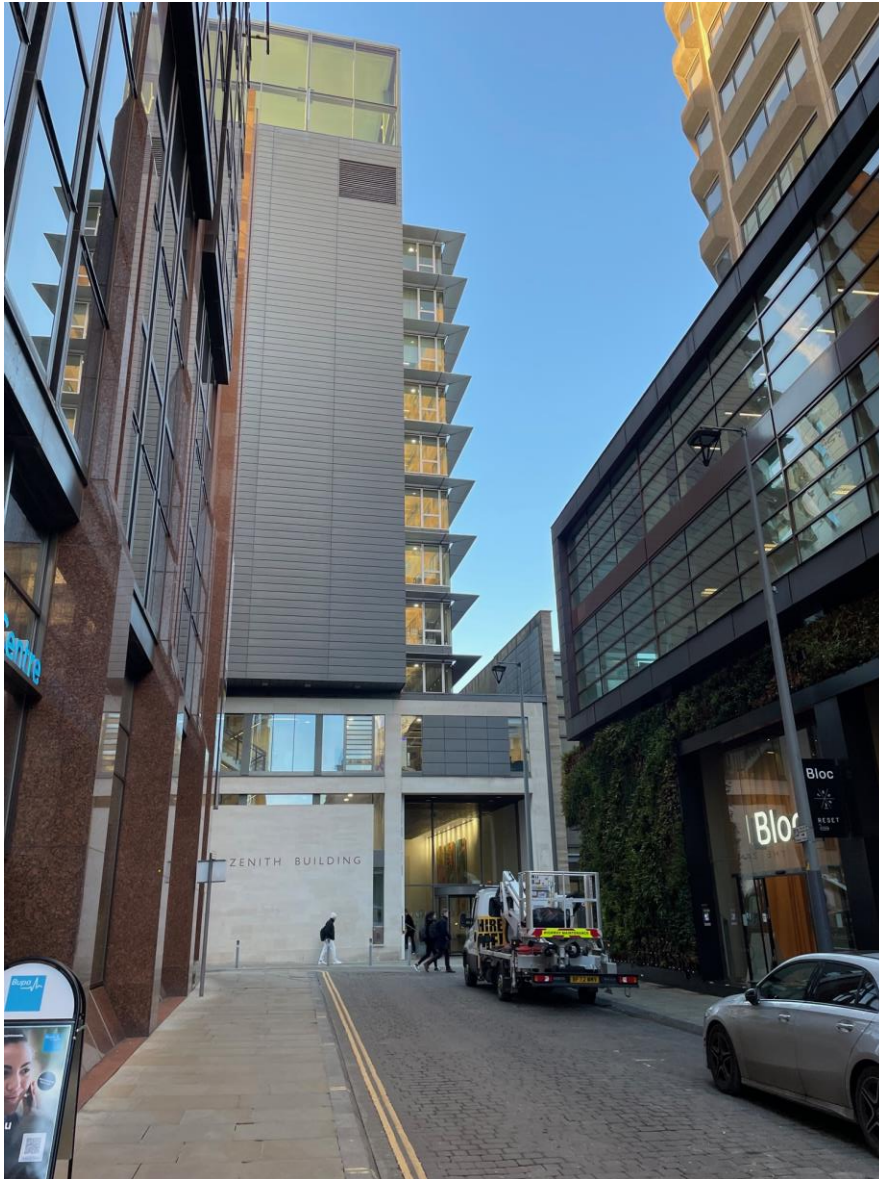
10.1 The installation will be fully compliant with current regulations and Manchester City Council policies as stated in para. 4.3 above. A full Noise survey and assessment, included in this application, has been carried out to demonstrate compliance in accordance with the MCC Technical Guidance.



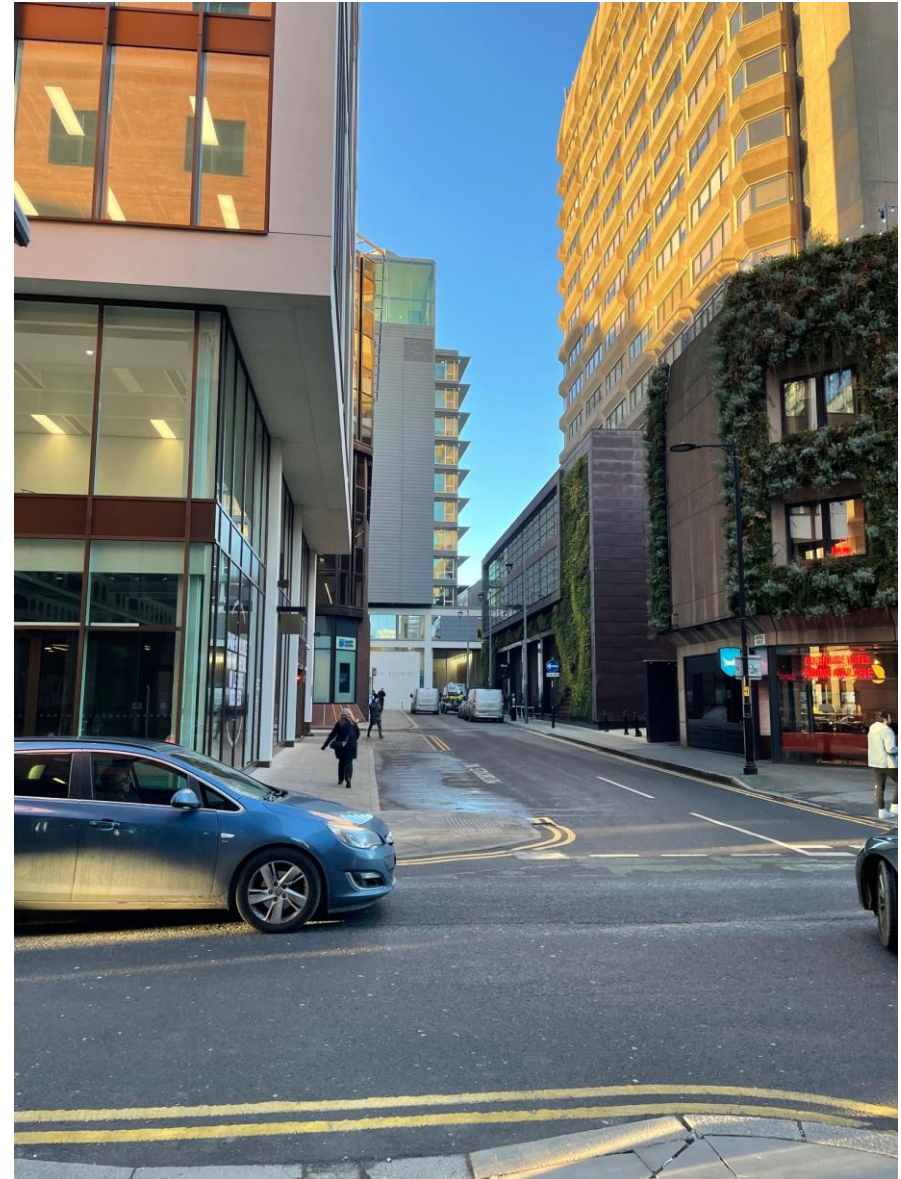
11.0 Photographic Survey



Photograph 1: View from within site (existing first floor level lightwell)



*Photograph 2: View from Marble Street- distance approx. 45m
(No line of sight to proposed new equipment from this viewpoint)*



*Photograph 3: View from Fountain Street- distance approx. 100m
(No line of sight to proposed new equipment from this viewpoint)*



*Photograph 4: View from Norfolk Street - distance approx. 30m
(No line of sight to proposed new equipment from this viewpoint)*

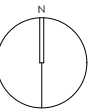


*Photograph 5: View from Norfolk Street - distance approx. 65m
(No line of sight to proposed new equipment from this viewpoint)*

APPENDIX (PLANNING APPLICATION DRAWINGS)

L(10)01 Location Plan
L(10)02 Existing Site Plan
L(10)03 Existing First Floor plan
L(10)04 Existing Section B-B
L(10)05 Existing Spring Gardens Elevation
L(10)06 Existing Marriot's Court Elevation
L(10)07 Existing Brown Street Elevation
L(10)08 Existing Side (Northwest) Elevation
L(10)09 Existing Section A-A

L(20)12 Proposed Site Plan
L(20)13 Proposed First Floor plan
L(20)14 Proposed Section B-B
L(20)15 Proposed Spring Gardens Elevation
L(20)16 Proposed Marriot's Court Elevation
L(20)17 Proposed Brown Street Elevation
L(20)18 Proposed Side (Northwest) Elevation
L(20)19 Proposed Section A-A



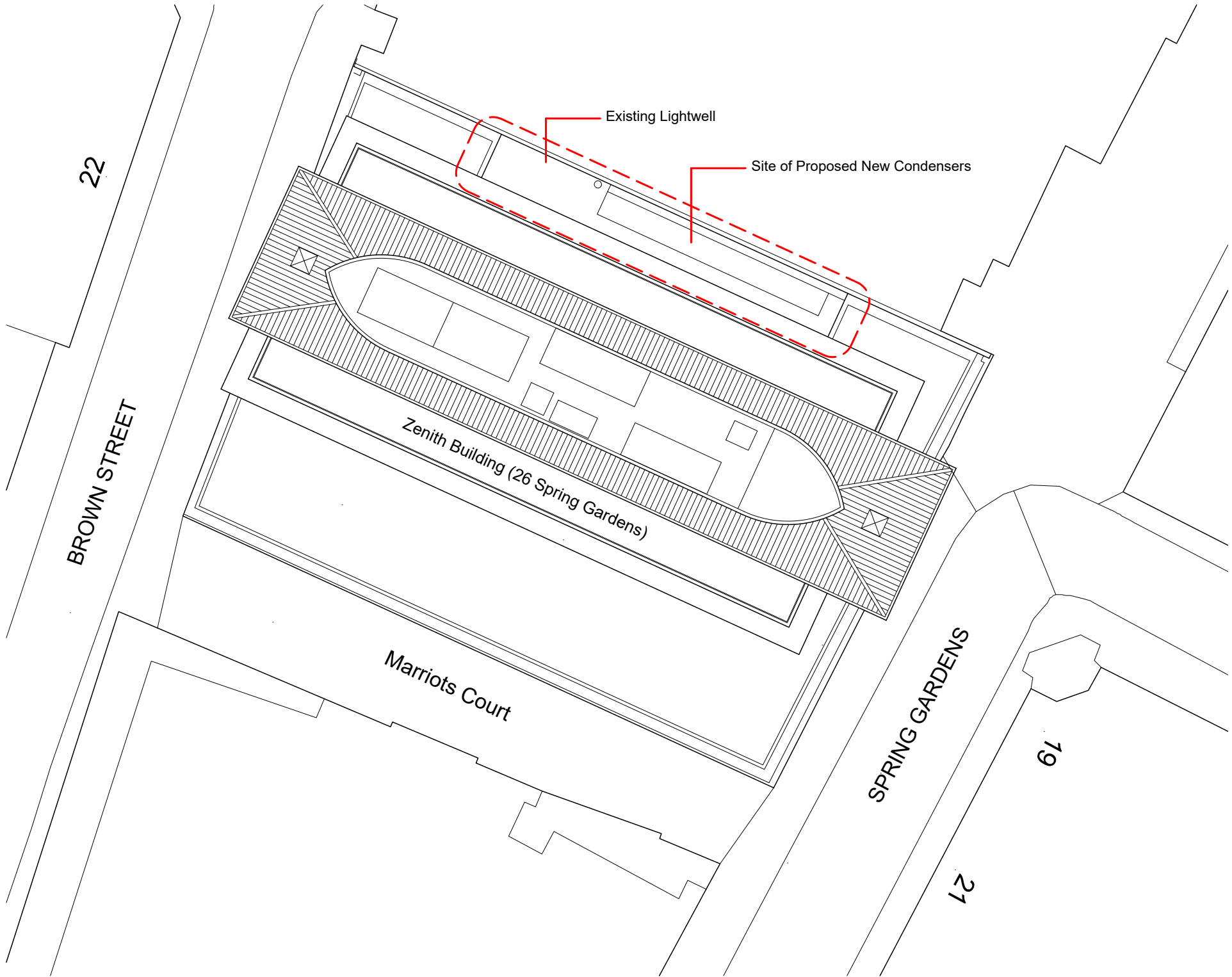
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

LOCATION PLAN

DEC 22 SCALE 1:1250 @ A3

L(10)01



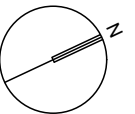
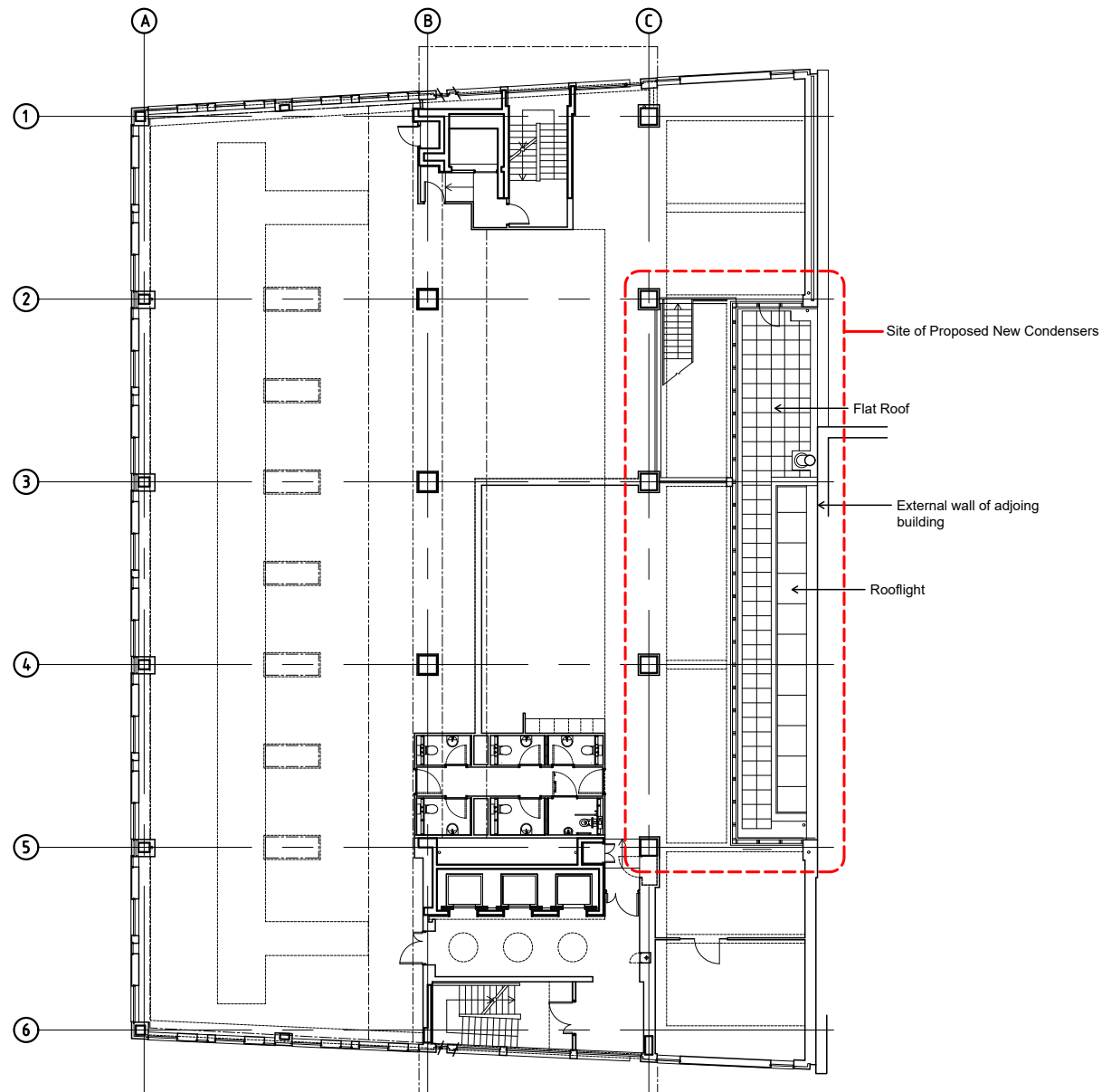
ZENITH BUILDING
NEW HVAC CONDENSERS

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EXISTING SITE PLAN

DEC 22 SCALE 1:200 @ A3

L(10)02



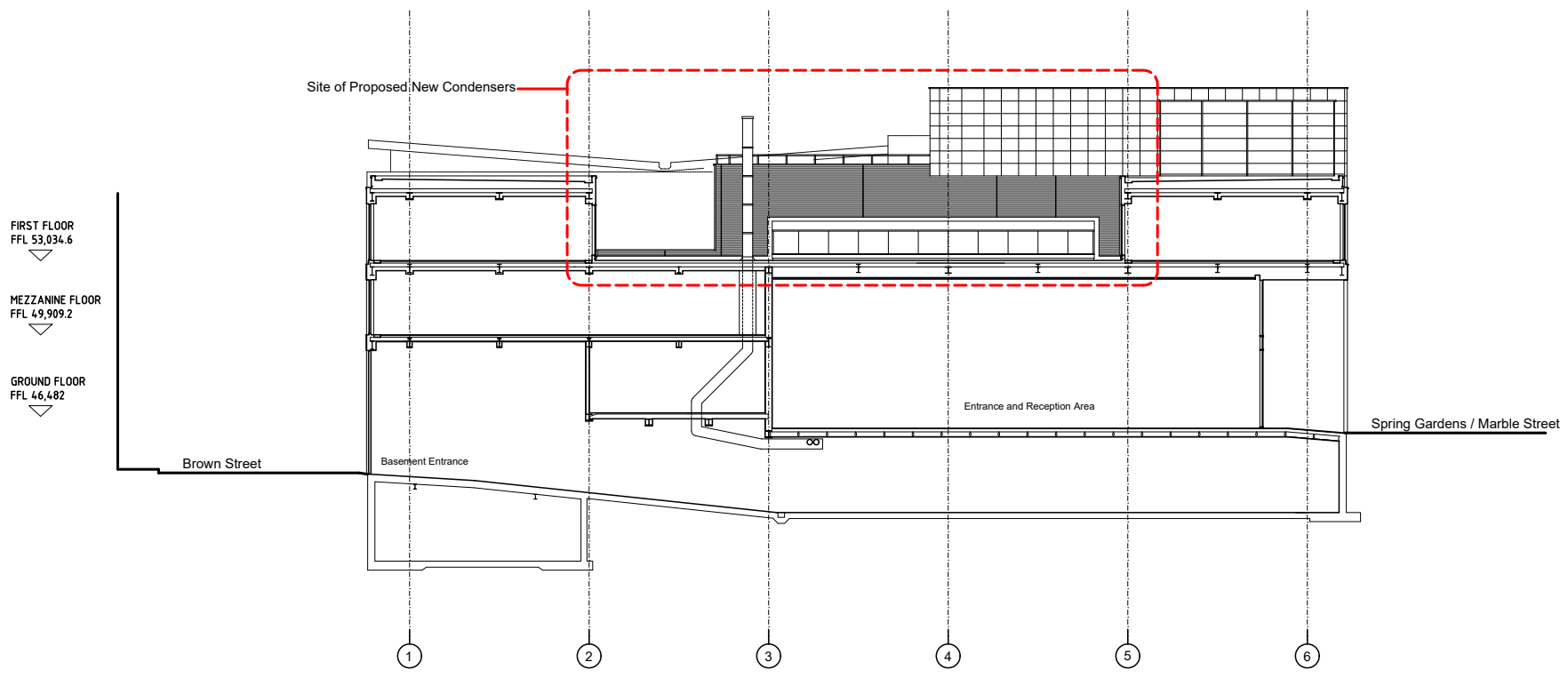
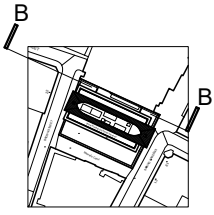
ZENITH BUILDING
NEW HVAC CONDENSERS

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EXISTING FIRST FLOOR PLAN

DEC 22 1:100 @ A1

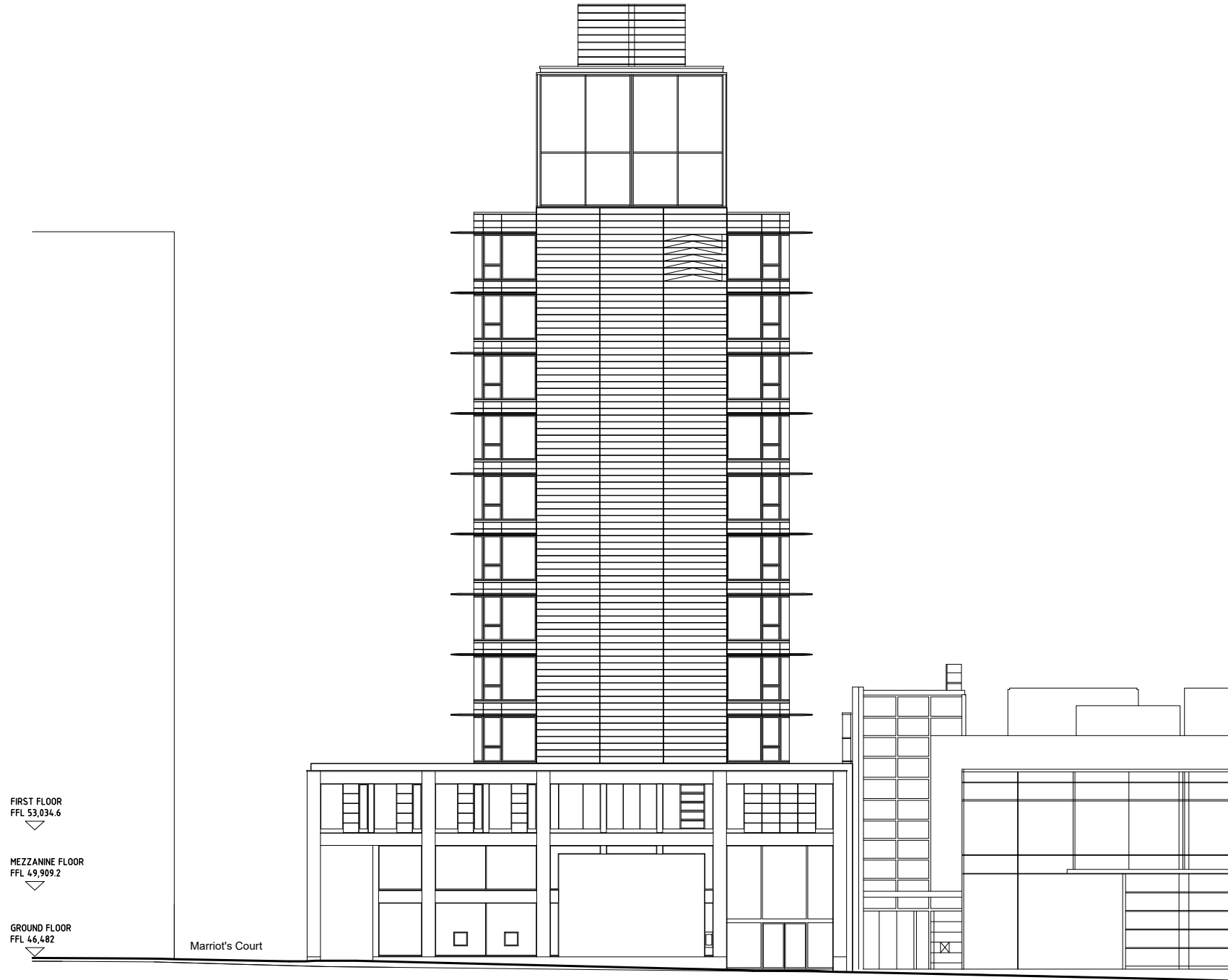
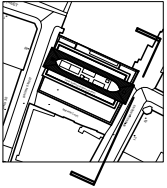
P	L(10)03	-
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ZENITH BUILDING
NEW HVAC CONDENSERS



SECTION / ELEVATION B-B AS EXISTING		
DEC 22	1:100 @ A1	
P	L(10)04	-



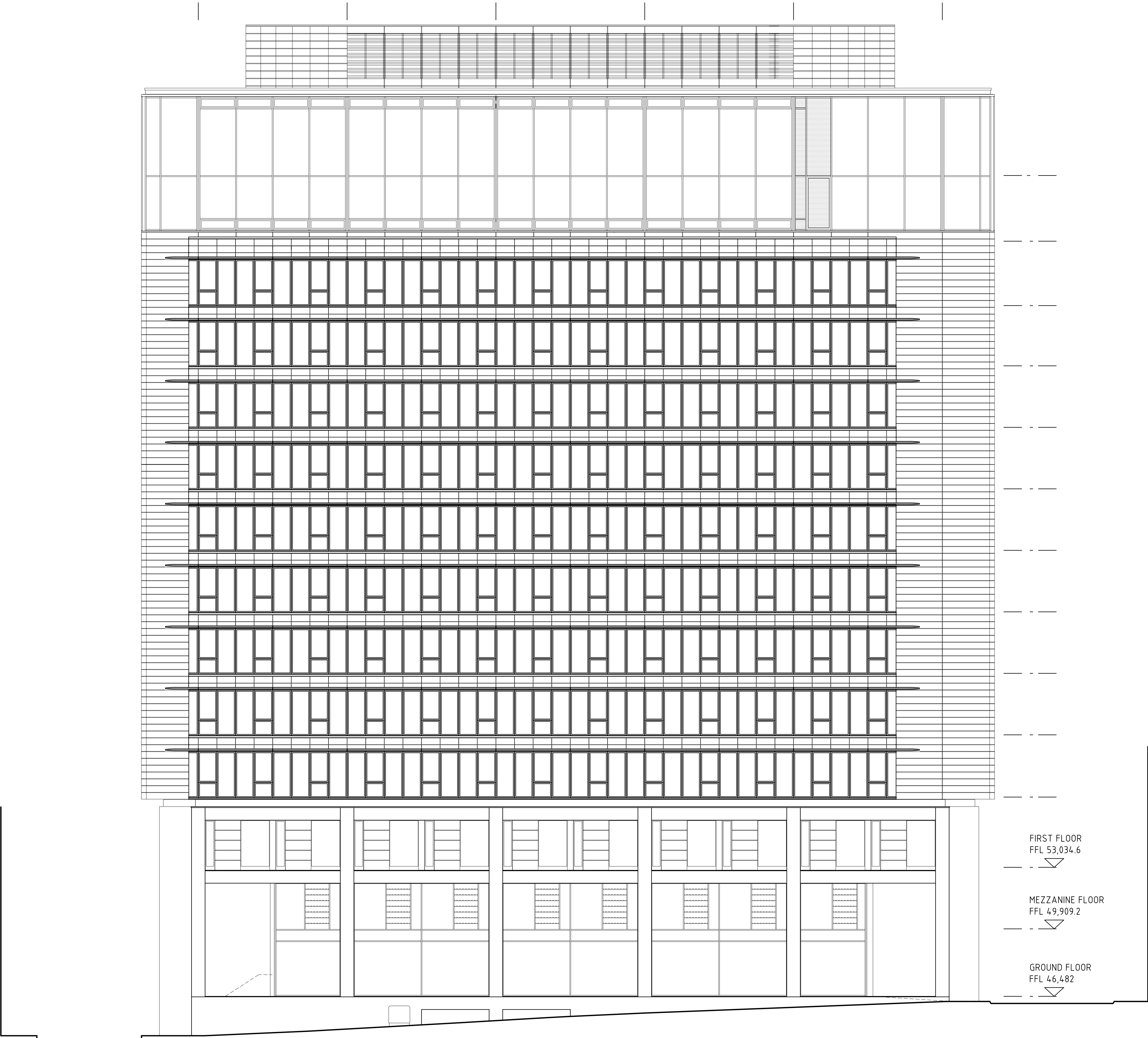
ZENITH BUILDING
NEW HVAC CONDENSERS

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SPRING GARDENS ELEVATION
AS EXISTING

DEC 22 1:100 @ A1

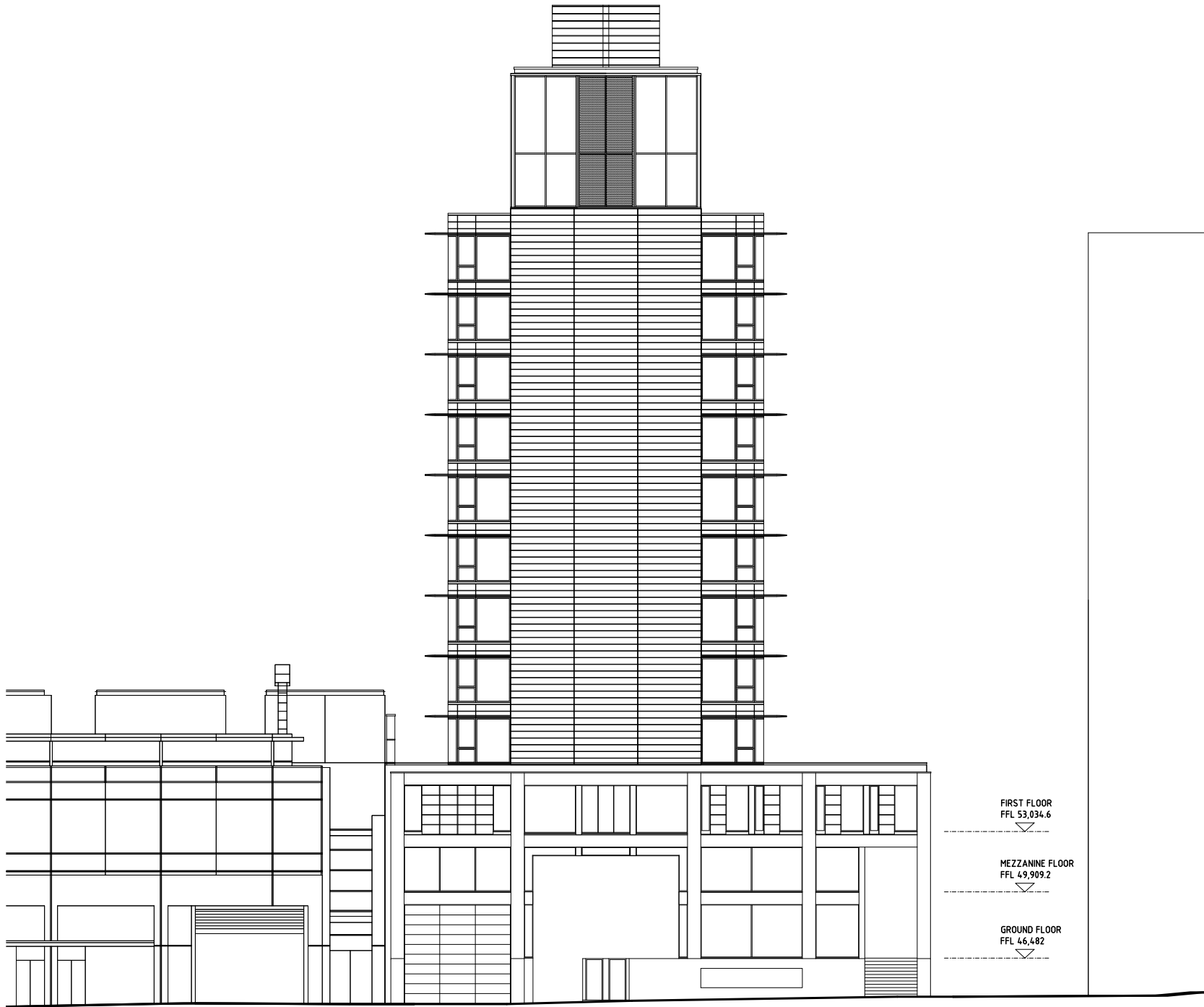
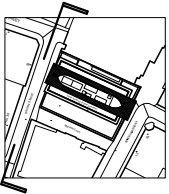
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ZENITH BUILDING
NEW HVAC CONDENSERS

OI

EXISTING MARRIOTT'S COURT ELEVATION		
DEC 22	1:100 @ A1	
P	L(10)06	-



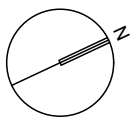
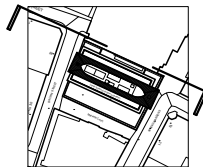
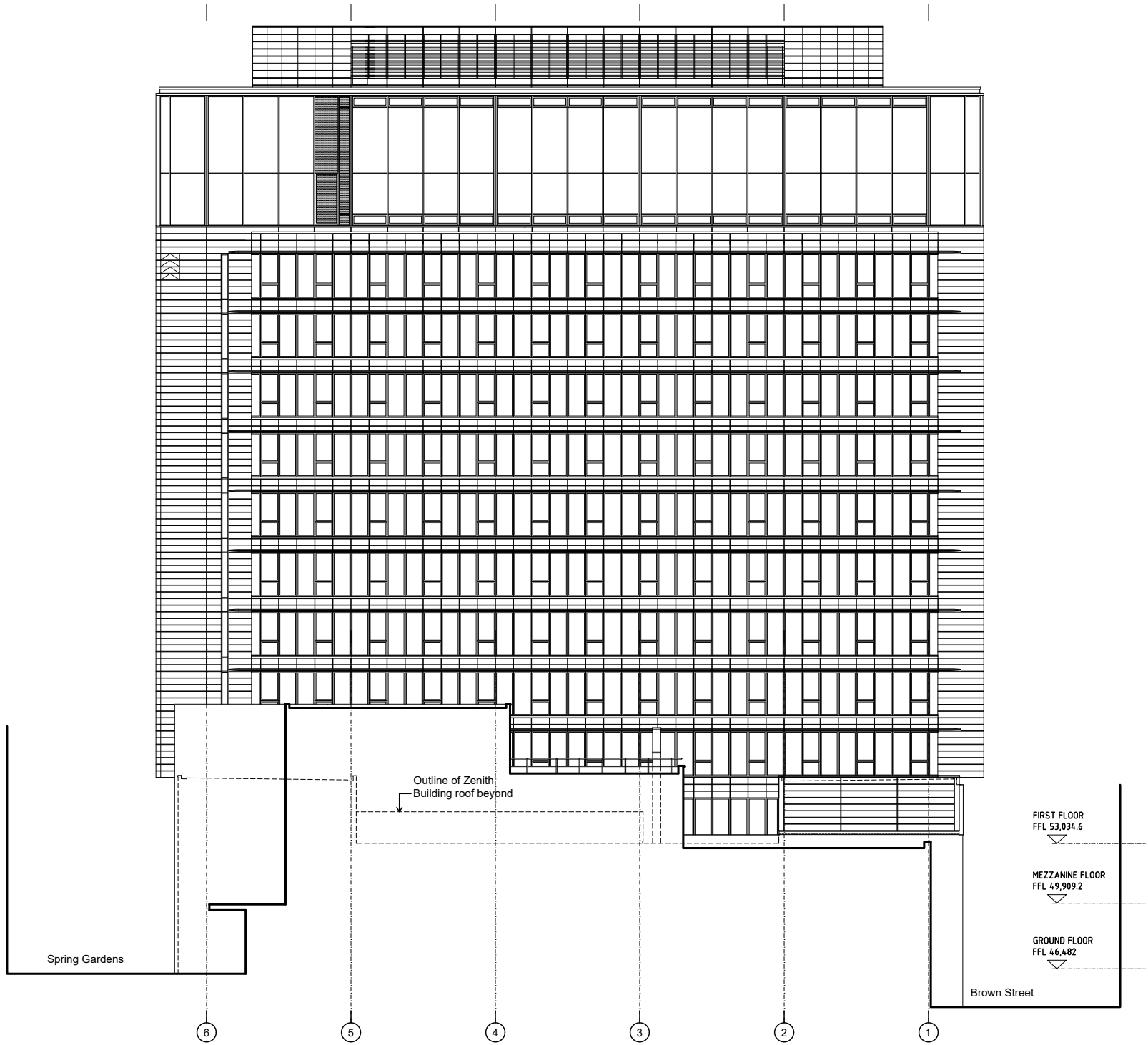
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

EXISTING BROWN STREET
ELEVATION

DEC 22 1:100 @ A1

P L(10)07 -



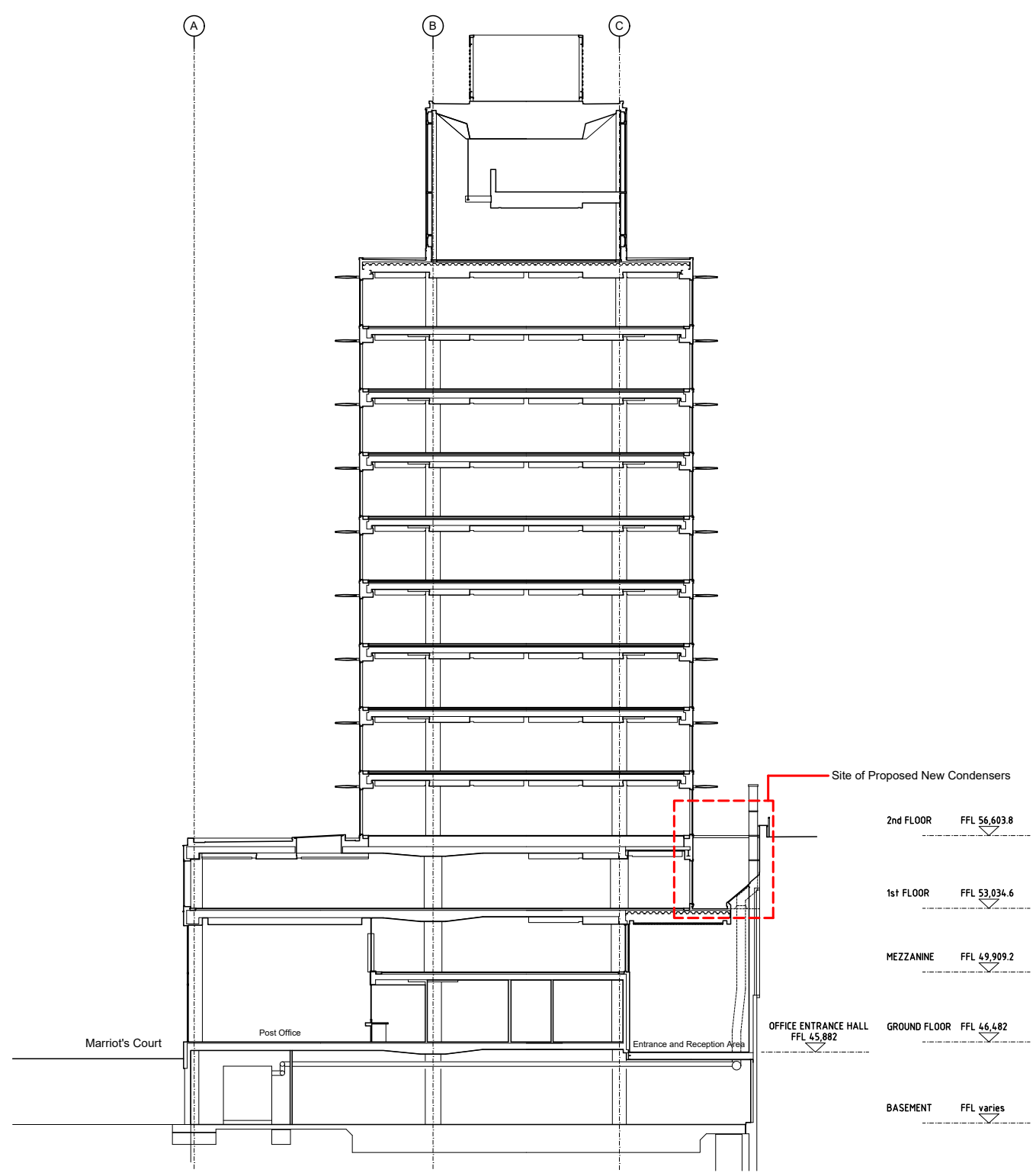
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

EXISTING SIDE (NORTHWEST)
ELEVATION

DEC 22 1:100 @ A1

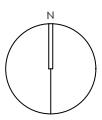
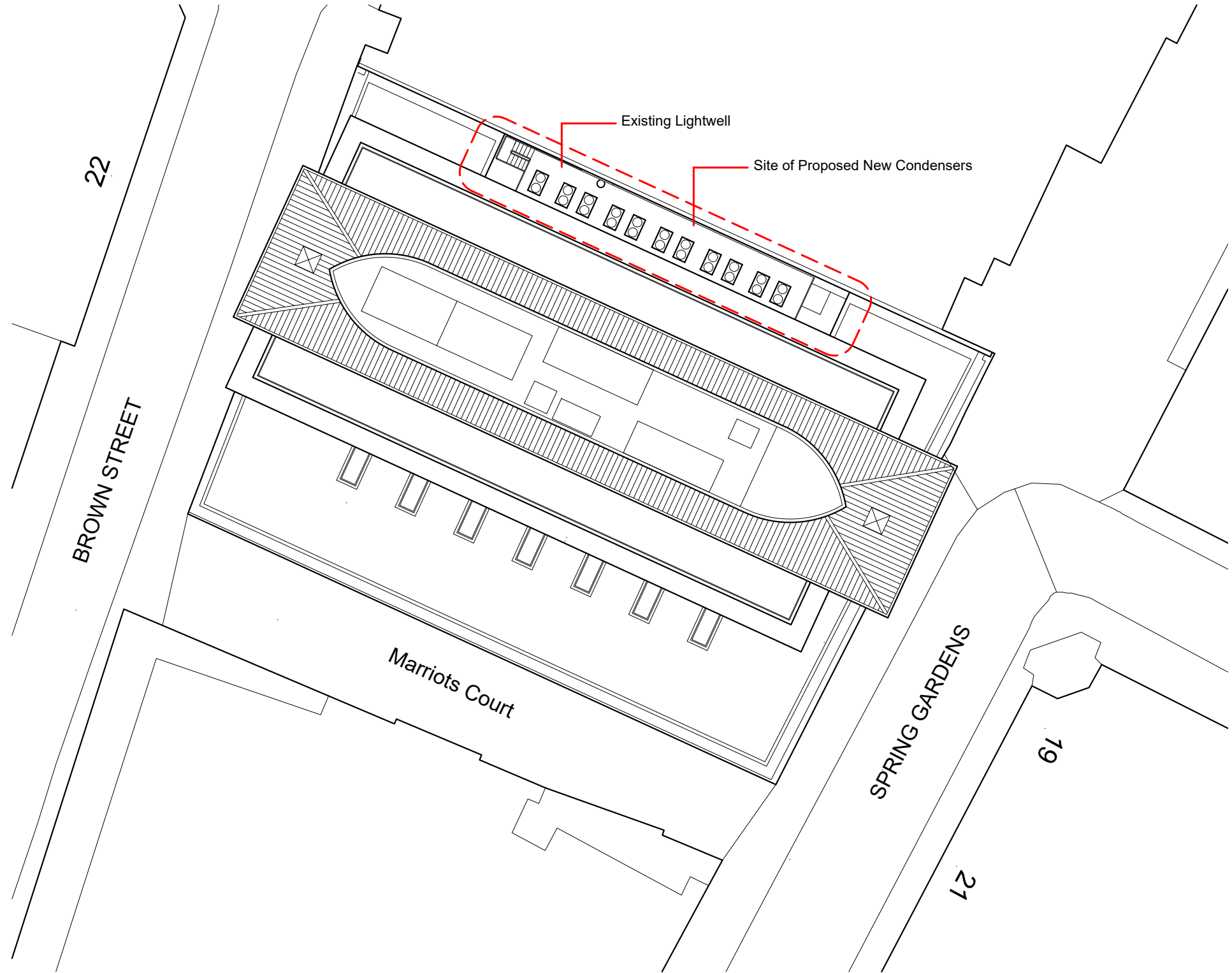
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ZENITH BUILDING
NEW HVAC CONDENSERS



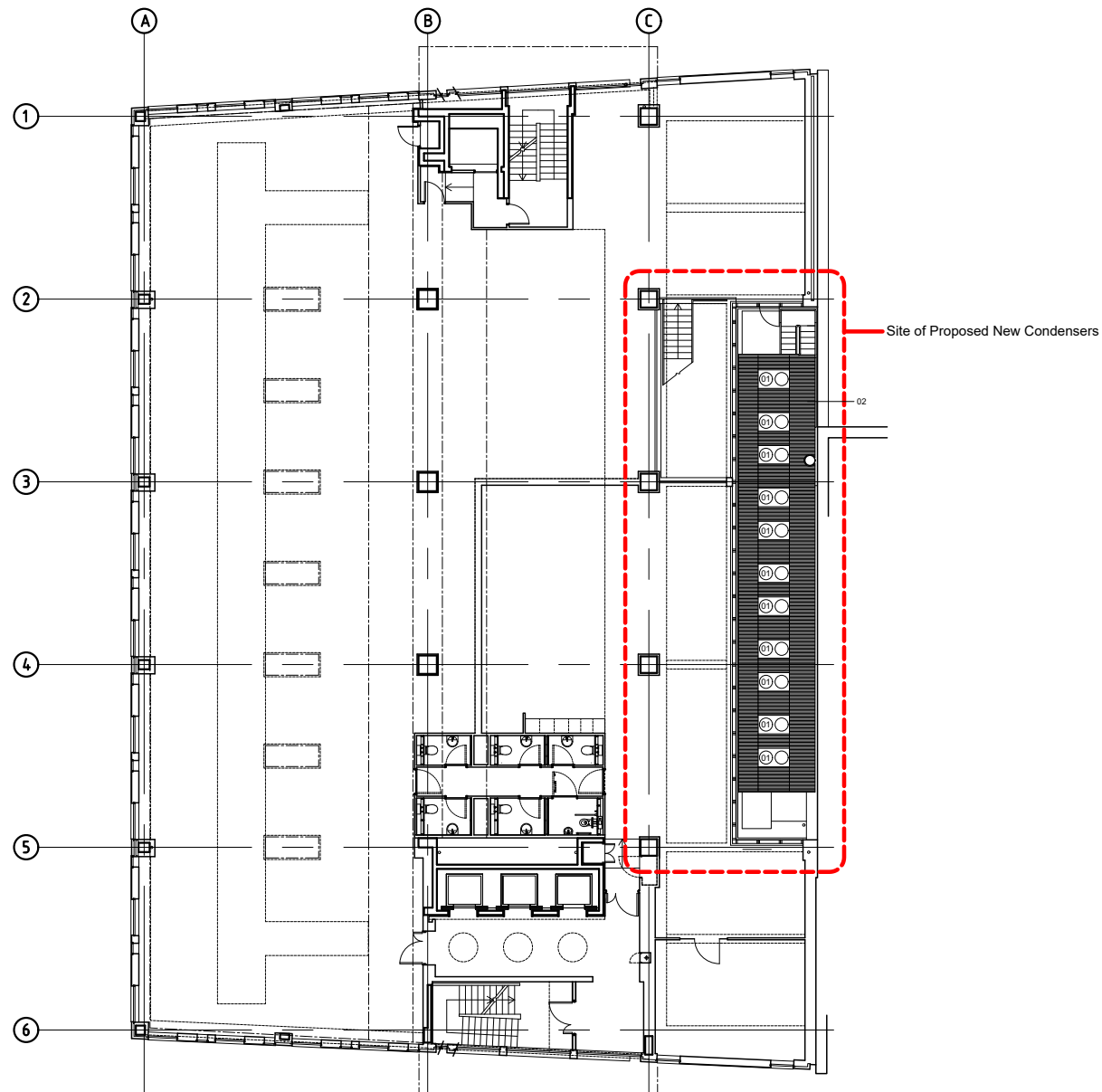
CROSS SECTION A-A AS EXISTING		
DEC 22		1:100 @ A1
P	L(10)09	-



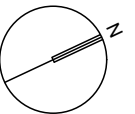
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED SITE PLAN		
DEC 22	SCALE 1:200 @ A3	
	L(20)12	



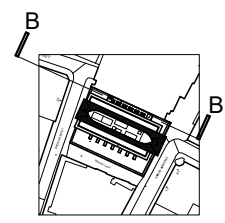
01 New condenser units
02 New equipment support platform
(galvanized steel, open deck)



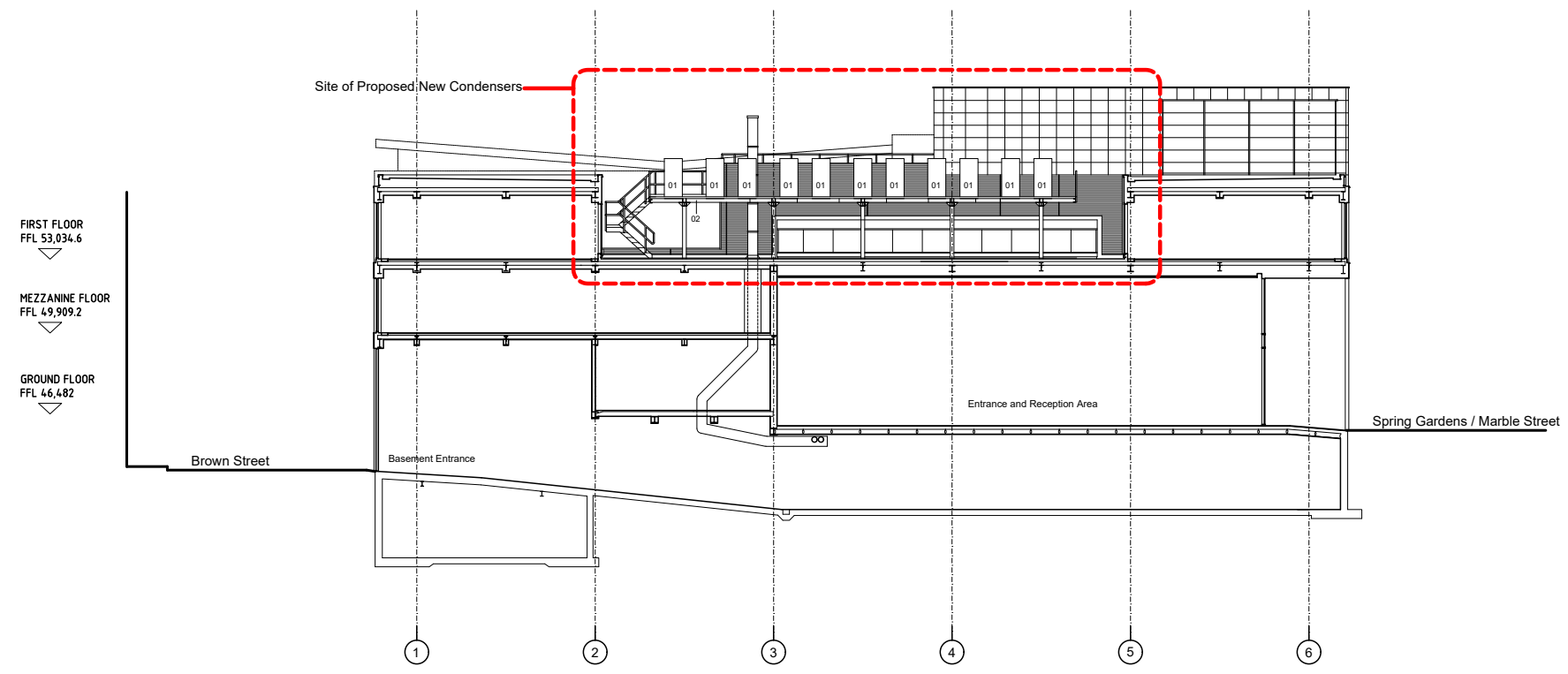
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED FIRST FLOOR PLAN		
DEC 22	1:100 @ A1	
P	L(20)13	-



01 New condenser units
02 New equipment support platform
(galvanized steel)

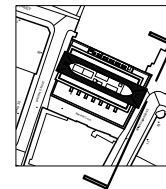


ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED
SECTION / ELEVATION B-B

DEC 22	1:100 @ A1	
P	L(20)14	-



01 New condenser units
(note: nearest unit set back 12.5m
from street frontage)



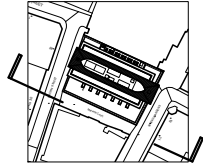
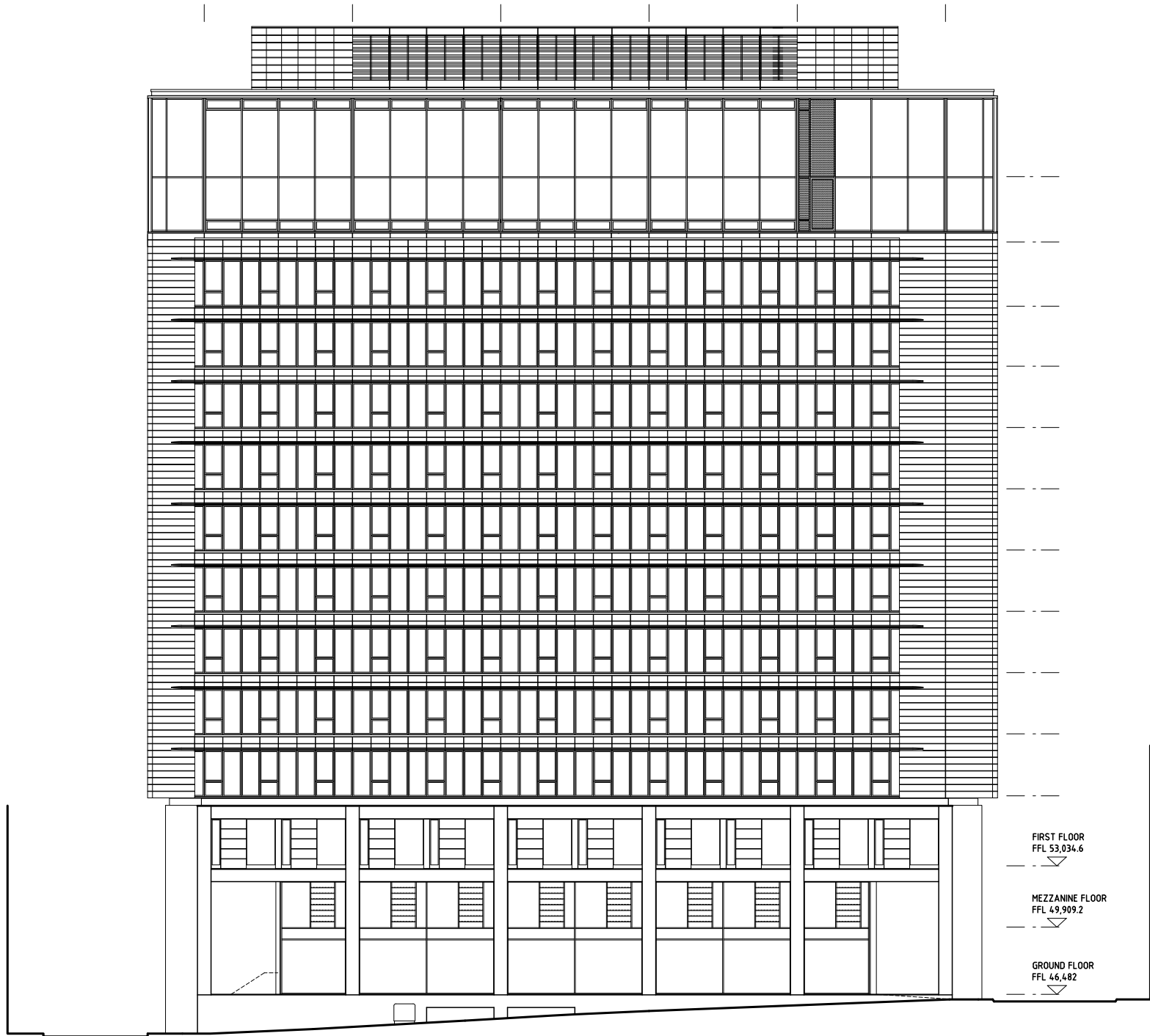
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED
SPRING GARDENS ELEVATION

DEC 22 1:100 @ A1

P	L(20)15	-
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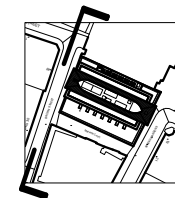
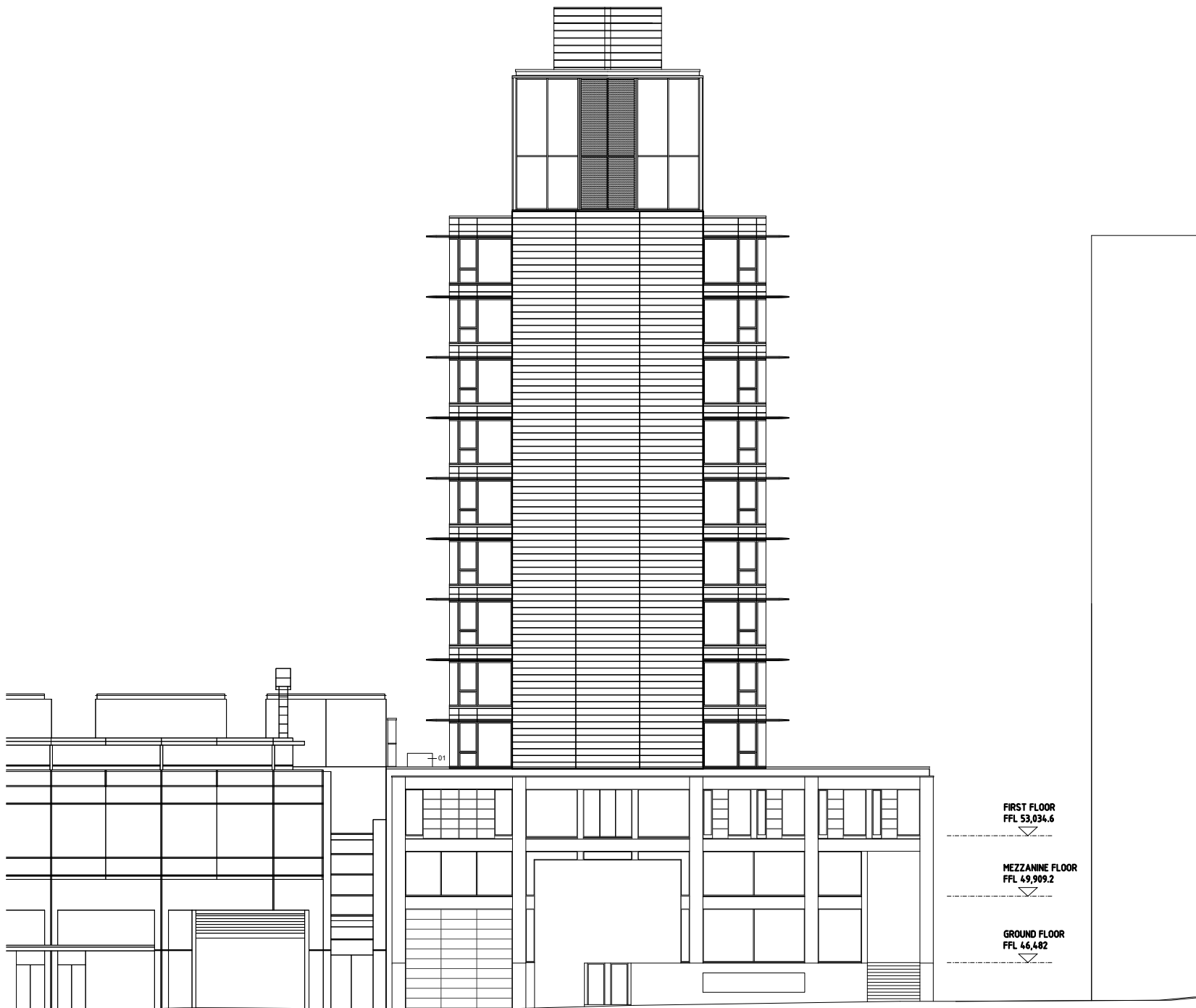
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED
MARRIOTT'S COURT ELEVATION

DEC 22 1:100 @ A1

P	L(20)16	-
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01 New condenser units
(note: nearest unit set back 12.3m
from street frontage)

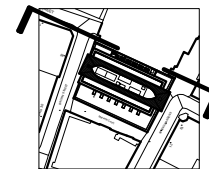
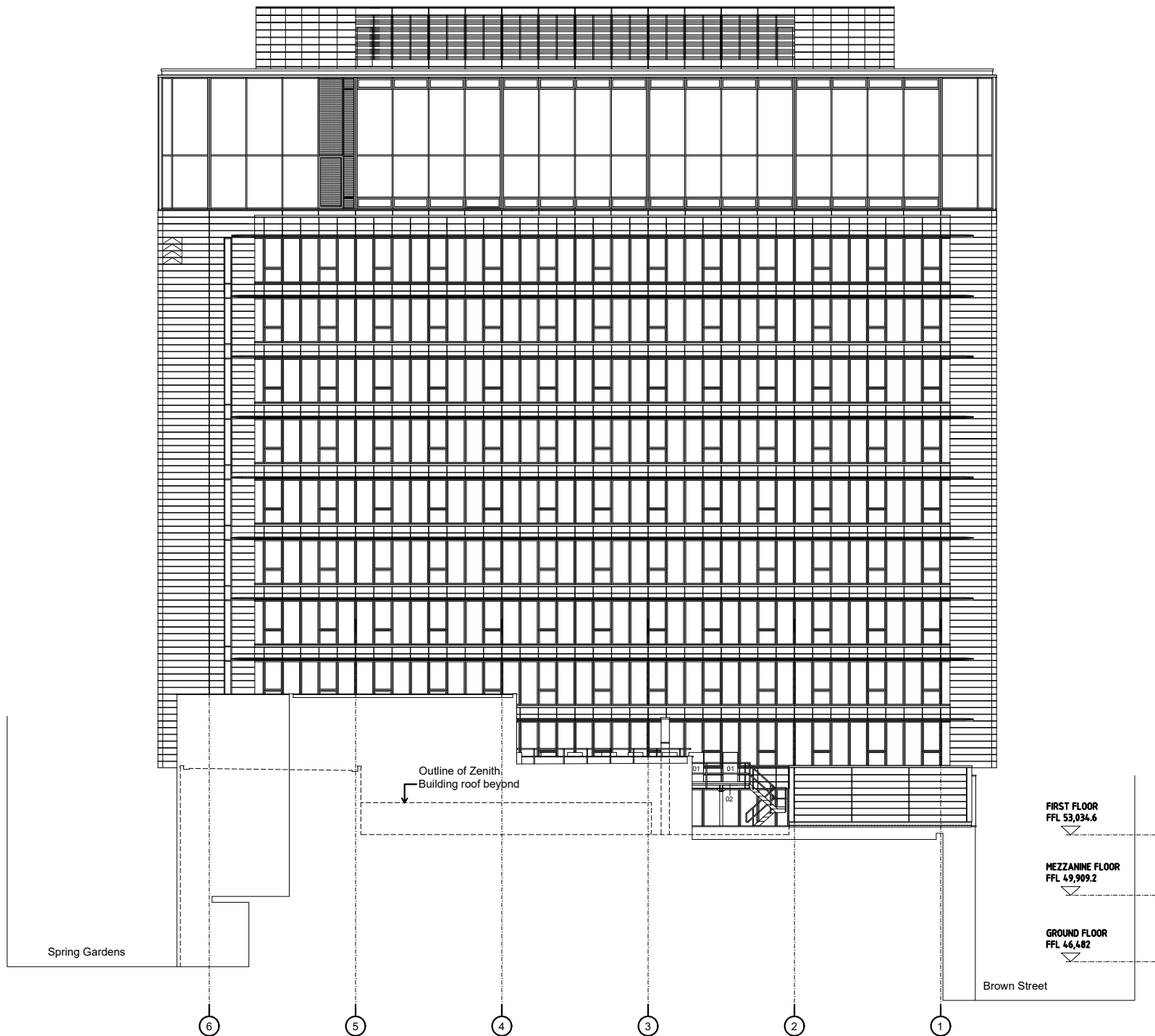
ZENITH BUILDING
NEW HVAC CONDENSERS

OI

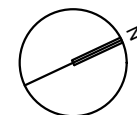
PROPOSED
BROWN STREET ELEVATION

DEC 22 1:100 @ A1

P	L(20)17	-
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01 New condenser units
02 New equipment support platform
(galvanized steel)



ZENITH BUILDING
NEW HVAC CONDENSERS

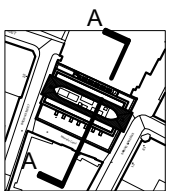
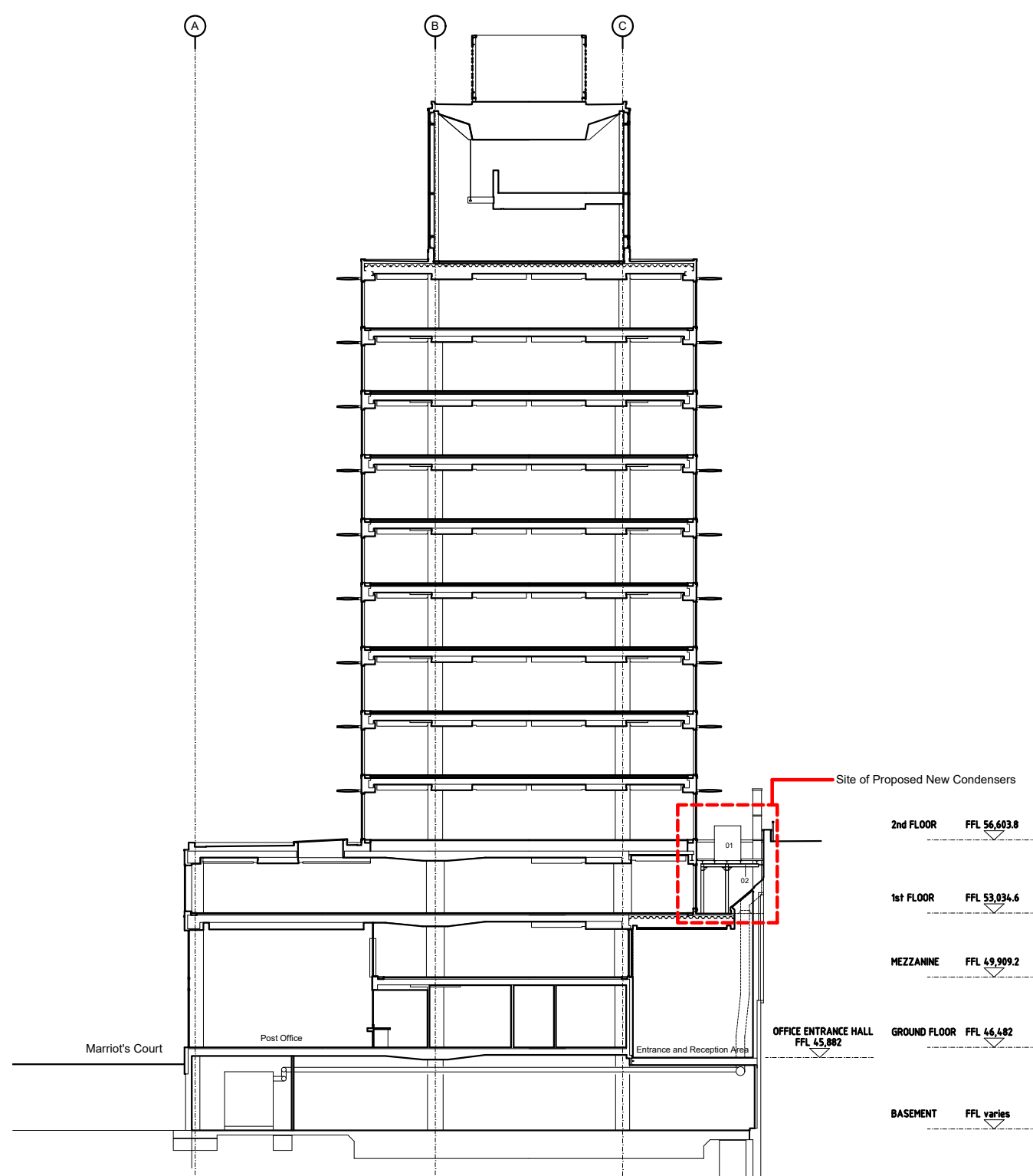
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PROPOSED
SIDE (NORTHWEST) ELEVATION

DEC 22

1:100 @ A1

P	L(20)18	-
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01 New condenser units
02 New equipment support platform
(galvanized steel)

ZENITH BUILDING
NEW HVAC CONDENSERS

OI

PROPOSED CROSS SECTION A-A		
DEC 22		1:100 @ A1
P	L(20)19	-