



Atelier MB
Urban Architects

St Margaret's Design and Access Statement

Client: Charlotte Street Estates Limited
February 2023
Job 1907
Revision -



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1.0 Introduction

This Design and Access Statement accompanies a formal application for Planning and Listed Building consent application for the conversion of St Margaret's (5 Newton St) in the city centre of Manchester.

This document has been prepared by Atelier MB Urban Architects for our Client, Charlotte Street Estates Ltd, and must be read in conjunction with the full supporting information package, including the Heritage Report prepared by Atelier Heritage.

Our client has a long-standing successful relationship as a developer within Manchester City Centre. Many notable schemes have been completed with us and our previous incarnations (Provan and Makin and Makin Architecture), such as 95 Piccadilly and 8-16 Newton Street (currently under construction). This scheme is the latest acquisition in the Piccadilly estate, which has been revitalised by our client over recent years and continues to evolve and contribute positively to the regeneration of this area of the city.



Existing view looking from Newton Street

2.0 Context

2.1 Policy Context

National Policy

The National Planning Policy Framework (2019) (NPPF)

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

NPPF, paragraph 197 states,
'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.'

When considering potential impacts of proposed development on an asset's significance, NPPF states that *'great weight should be given to the asset's conservation.....this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm'. NPPF, para. 199.*

and that
'where a development proposal will lead to less than substantial harm....this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' NPPF, para. 202.

The building is part of the Stevenson Square Conservation Area, which is itself designated as a heritage asset. It is considered to be a positive contributor to the special architectural and history character of the Conservation Area. The above policy therefore applies to the building and its role within the wider heritage asset.

Local policy

The Core Strategy Development Plan (2012-17)

This sets out strategic planning policy for Manchester. There are wider considerations for any proposals, but the relevant sections specific to heritage are listed below:
EN1 The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

The Greater Manchester Strategy (2021-2031)

This strategy sets out the aim to become a carbon neutral city by 2038, and the desire to protect and encompass heritage in the city going forwards:

We will seize the opportunities presented for our local towns and centres to develop post-pandemic, building on their distinctive and unique identities, maximising the local culture, heritage and recreational offers, providing safe, sustainable local centres which are reflective of, and responsive to, the needs of their communities. Drawing on places uniqueness and with rich culture, heritage and diversity at their hearts,



Photograph From Portland Street- South-West of the Building



Photograph From Piccadilly Street- South-East of the Building



Photograph From Newton Street- North-East of the Building



Photograph From Piccadilly Street West of the Building

2.2 Location

St Margaret's Chambers is within the Stevenson Square Conservation Area and is Grade II listed.

The building sits in a prominent city centre position – facing both Piccadilly and with its main entrance on Newton St.

This is a busy thoroughfare and junction for both pedestrian and vehicular traffic. A meeting point between the shopping district of Market Street and Piccadilly gardens to the Northwest, and the Piccadilly train station to the Southeast.



Area view of site in context

2.3 Building

St Margaret's Chambers is a brick and stone property, built circa 1890 in the Elizabethan style with particularly elaborately shaped gables. The adjoining property is slightly taller, with a predominately Portland stone façade, whilst across Newton St on the corner, a new hotel has consent which will have a red/brown concrete façade. The ground floor units are established and fully let as retail units. They do not form part of this application.



Photograph of Exterior



Photograph of Exterior- Upper Floors



Photograph of Exterior Detailing



Photograph of exterior Piccadilly/Newton Street corner, 1966 (Manchester Archives)



Photograph of exterior, Newton Street, 1966 (Manchester Archives)



Photograph of Piccadilly/Newton Street view, 1979 (Manchester Archives)

2.4 Historical Context

This report is to be read in conjunction with the separate Heritage Statement prepared by the architectural historian Laura Jessup of Atelier Heritage. An extract is included below:

St Margaret's Chambers dates from the end of the 19th century. Published sources attribute the building to Charles Henry Heathcote and date it between 1885 and 1889. Photographic and mapping evidence from 1885/6 show an empty site, but it is likely the building was constructed soon after.

St Margaret's Chambers is within the Stevenson Square Conservation Area and is Grade II listed. Whilst the ground floor and basement are occupied with retail and food/drink establishments (class E); the upper floors were most recently occupied by a language school (class F). This ceased operating in 2020.

St Margaret's Chambers is a commercial premises, built as ground floor shops with offices above. Dating from the last decade of the 19th century, the property is four storeys of red/pink brick, plus an attic and a basement. It is elaborate in architectural style with a decorative frieze to external elevations and ornate gables.

Research in newspaper archives shows St Margaret's Chambers named as the Manchester offices of the West India and Pacific Company in 1891. In 1896 an advertisement in the Manchester Guardian describes 'single and double' offices within the building with 'perfect light' and a 'passenger elevator'.

At the centre of the Newton Street façade, is located a main entrance and hallway, with stairs and a lift to the upper floors. Each floor thereafter follows a similar pattern with a central corridor and cellular spaces located off to each side. A small lightwell to the rear is terminated at ground level by a pitched roof.

3.0 Site Analysis

3.1 Location and connectivity

Located in the Stephenson Square Conservation Area, the building forms part of edge of the significant Piccadilly Gardens urban 'node'. A public transport and pedestrian focus point which offers gateways into various areas of the city from the main shopping street of Market Street to the more office based districts of Portland Street and beyond. This building is located on a corner and forms part of the gateway into the Northern Quarter area of the city. The uses around the site vary considerably from upper floor apartments on Piccadilly itself, to hotels, offices, and predominantly commercial retail units at ground floor.



Site connectivity and public transport routes



Site Context - Existing noise generation



Existing Site Access Points

3.2 Building Condition

Interior

The property has undergone a lot of internal modifications in recent years, including the insertion of a lift into the stairwell. There has been a lot of additional subdivision, and the introduction of toilets and kitchen areas.

Most rooms are missing at least some of their historic details. Many of the panelled partitions have been modified in some way, and it is unclear the dating of many. Some appear to be from the C1930s onwards. Many partitions are much later and are of modern construction as are many of the doors.

Whilst some of the sash windows remain, many have been modified into casements, whilst others have been replaced with timber subframes and steel casements. Remnants of contemporary secondary glazing remain to the bay windows on some floors.

At ground floor, areas of historic terrazzo remain underneath contemporary flooring, whilst many of the walls to the staircase retain low level decorative blue glazed tiles. The balustrades remain predominantly. Some cornicing and skirtings remain, but many are poor quality contemporary versions.

There are several decorative fireplaces remaining, although many have been boarded over. Contemporary light fittings are visible throughout but there is no evidence of any further historic servicing.



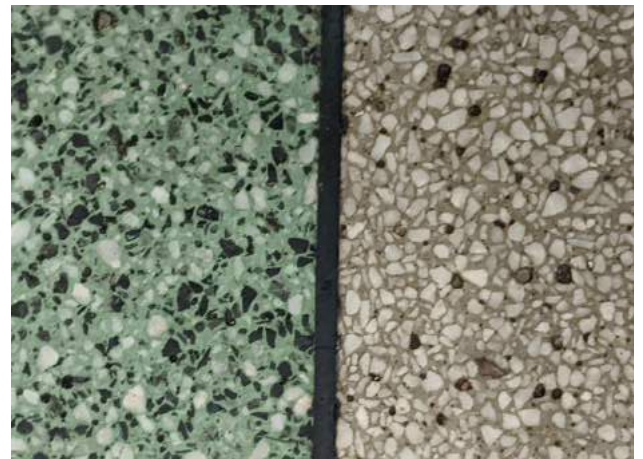
Photograph of Stairwell Lift



Photograph of Decorative Fireplaces



Photograph of Panelled Partitions



Photograph of Historic Terrazzo



Photograph of Lightwell

Exterior

The lightwell needs further investigation at ground level due to the deterioration of a felted roof and existing M&E equipment obscuring the junction with the walls. However, in general, the external envelope appears to be in good condition, with isolated damage to be investigated further once scaffolding is erected. Evidence suggests that the roofing has been replaced in recent years.

Please refer to the Historical Significance report for further details.

3.3 Building Use

The language school recently vacated the upper floors. The ground and basement floors remain in use as retail units.



Photograph of Ground Floor Units on Newton Street

4.0 The Brief

The office market trend in this location is for open plan offices and large floorplates. Due to the very nature of this building, the floorplate is divided into cellular spaces. A great deal of the heritage significance lies in the interior, and in particular the partitions and associated details. Therefore, conversion to offices was not considered an appropriate solution for this property.

The brief from our client was to develop a proposal to convert the upper floors of this property for residential use. We consulted with Julie Twist Properties to agree the most appropriate mix of apartments to ensure they meet the current market needs.

Added to this, we have also encouraged our client to consider a more ambitious set of environmental targets for the development, and we have worked with Clancy Consulting M&E and Element Sustainability to develop these strategies for the scheme.

The scope therefore briefly comprises:

- Envelope restoration
- High quality residential accommodation comprising 1-, 2- and 3-bedroom apartments all with en-suite bedrooms and kitchens to enable fully self-catered living.
- Improved entrance lobby with accessible entrance providing level access to a newly refurbished lift and stairwell
- Internal bike and bin storage for resident convenience

5.0 Design Development

5.1 Lift Position

Initial Designs proposed the relocation of the lift into the lightwell. This offered the benefit of an improved lift to meet current accessibility regulations, and the ability to open the staircase coupled with the insertion of additional rooflights over the stairwell to increase light levels into the centre of the floorplate.

However, upon consultation with our historian Laura Jessup, it was determined that in heritage terms, this would be more harmful than retaining the existing lift position. Although the existing lift is modern, it is likely there was always a lift in this location. However, the lightwell was always designed to be an unobstructed source of light. Putting the lift into the lightwell would require modification/removal of original windows to one wall and modification of the lantern light at ground level.



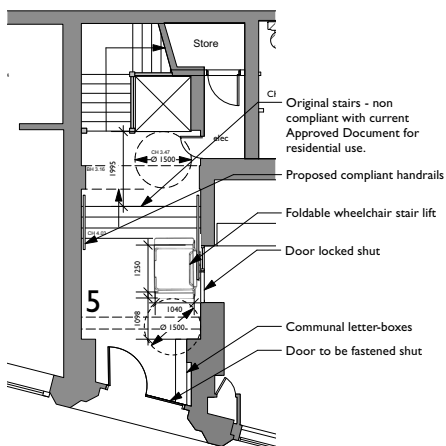
Third Floor Lightwell Lift Option

5.2 Entrance Hall

Several layout options were explored here, with consideration given to the impact of providing level access upto the lift and the alternative of retaining fully the historic configuration.

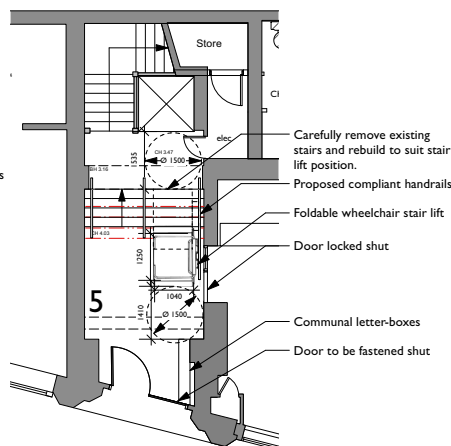
We consulted with both the Planning Officer and the Conservation Officer – offering the 3 no. options indicated below. Their preference and ours was to add the platform lift.

Therefore, in accordance with the Heritage Statement by Atelier Heritage, we have proposed the careful removal of the thickly framed modern dividing screen and door, and to provide level access upto the lift our proposals include the careful insertion of a platform lift to one side of the existing staircase. Whilst this does require some localised modification of the historic fabric, the works will include the uncovering and renovation of the historic terrazzo floor which has been hidden from view beneath modern coverings for many years.



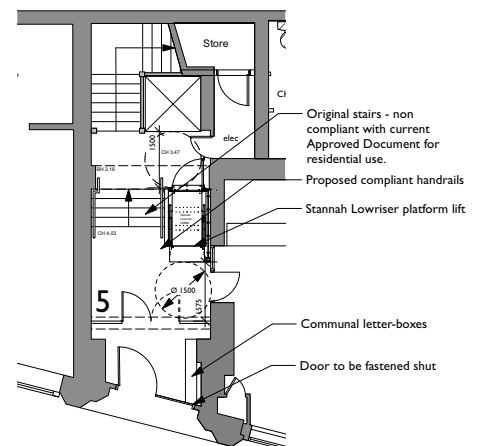
Ground Floor: Option A
Scale 1:100

- Stairs non compliant to current Building Regulations for residential use
- Insufficient turning space at base of stair lift
- No draught/secure postal lobby



Ground Floor: Option B
Scale 1:100

- Requires removal of entire original terrazzo staircase to install stair lift
- No draught/secure postal lobby



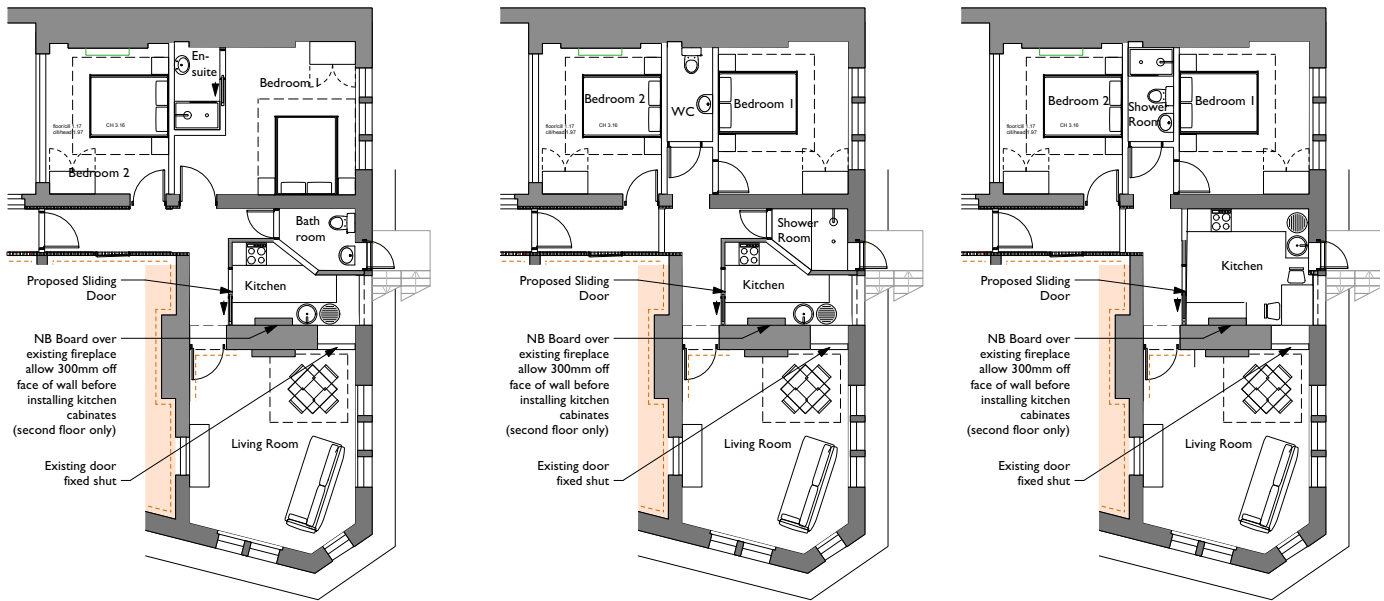
Ground Floor: Option C
Scale 1:100

- Stairs non compliant to current Building Regulations for residential use
- Cut out portion of original terrazzo stairs + platform lift
- + Draught lobby and secure postal lobby.

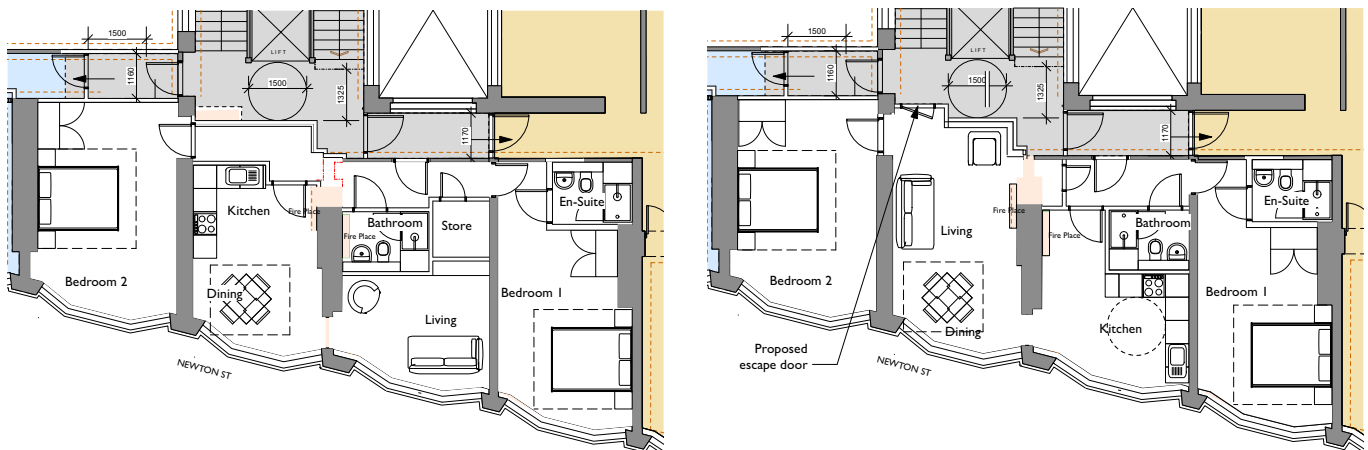
Entrance Layout Options

5.3 Apartment Layout

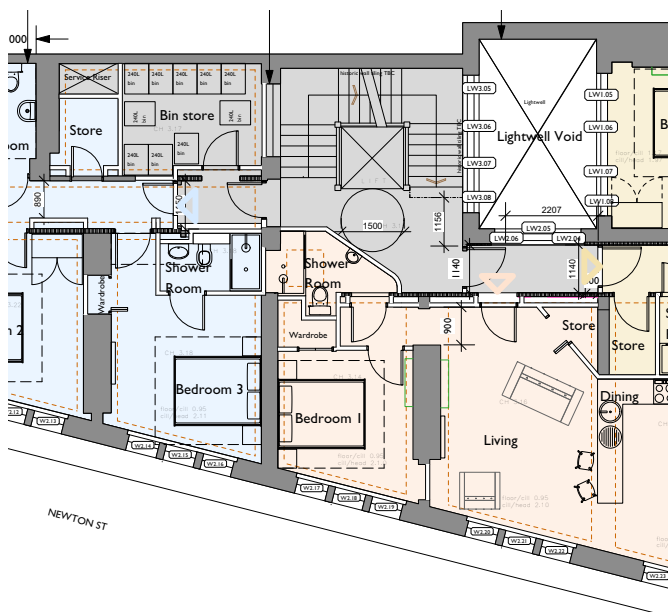
Several layouts have been explored in conjunction with the client and the letting agent. These prioritise the removal of modern partitions and minimising the introduction of new partitions.



Apartment Layout Options Unit 1



Apartment Layout Options Unit 2

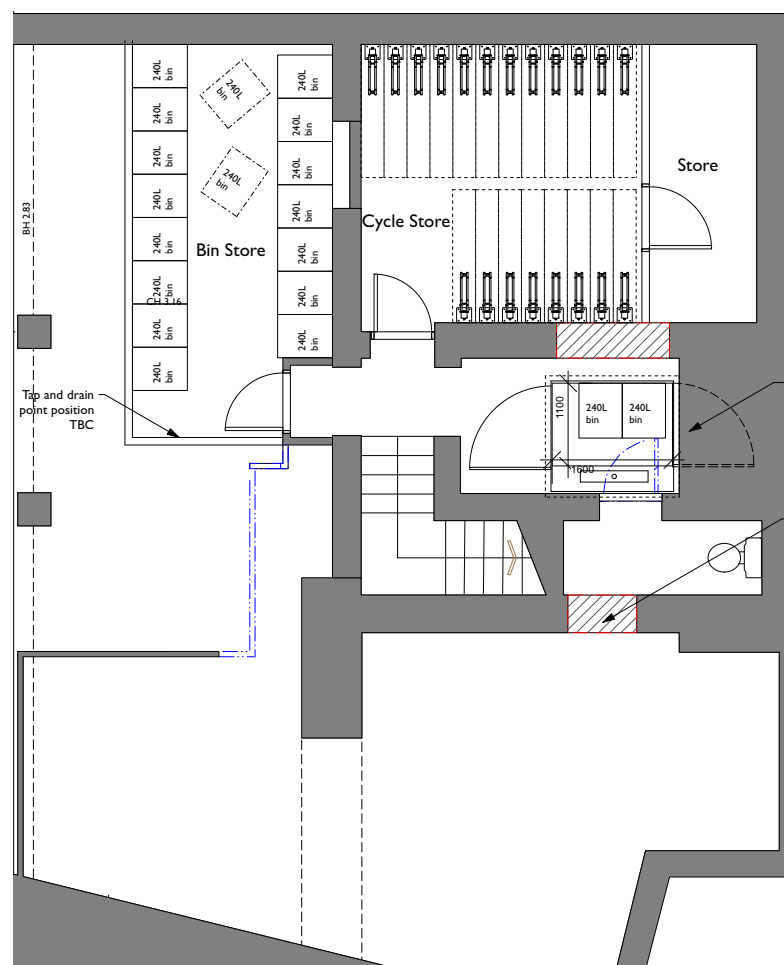


Original Bin Store Proposal

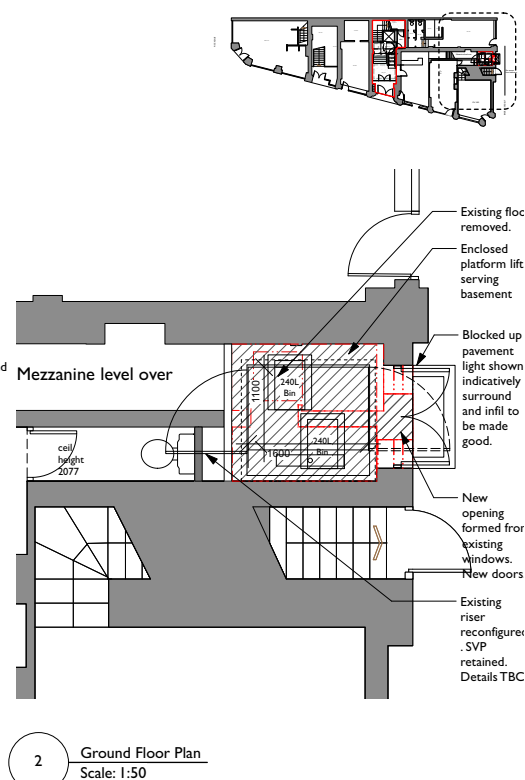
5.4 Bike and Bin Storage

Options have been explored for incorporating these areas both within the ground floor of the building, and in the upper floors adjacent to the staircase. However, considering transportation logistics, and the need for ventilation and cleaning of these spaces, neither was considered satisfactory in terms of location for users or their relationship with the apartments themselves.

One of the basement tenancies has now been concluded, and as a result we have been able to accommodate both bike and bin storage in the basement. This requires minor modifications to the Back Piccadilly elevation where we will have proposed an internal platform lift to serve this area.



Proposed Bike and Bin Store



5.5 Fabric Upgrade

To achieve the necessary fire, acoustic and thermal improvements necessary for this change of use, some level of existing fabric upgrade is required.

Floors

The existing floors need to be improved in terms of fire and acoustics. We explored the options of upgrading at ceiling or floor level. Any upgrade at ceiling level would cover all of the existing coving and was discounted on these grounds. The alternative is to layer over the existing floor. Although this requires the existing skirting to be lifted, the quality of these features is deemed lower than the ceiling detail and can be much more readily relocated. The floor needs only be raised by circa 50mm therefore any modifications to existing thresholds will be minimum. The floor will be graded in the circulation area to maintain the existing stair levels.

Partitions

The existing partitions require fire and acoustic upgrade. Many of these are of a timber and glass panel design. We considered upgrading the fire rating of this fabric, but it is considered unworkable and could not be certified. We have therefore proposed secondary partitions which in many instances can be positioned to maintain the cornicing and as such are fully reversible. The layout has been designed such that the secondary partitions are located on the least visible side – i.e. where kitchens are proposed, and as such the original panelling remains visible in most of the corridors where space allows. Where required, the timber panelled doors will be upgraded with intumescent paper which will minimally alter their aesthetic and form.

Roof

Our design proposes the upgrade of the roof insulation. We considered removing the existing ceiling and replacing it, thus allowing slightly more insulation be installed. However, to maintain most of the historic fabric, the insulation will be applied to the existing lath and plaster, with a new plaster ceiling under drawing the insulation layer.

6.0 Proposals

6.1 Response to Heritage Significance

Evidential value

Predominant retention of plan form – new apartments incorporate the existing central corridor, and the lightwell, stair and lift cores remain as existing. Very little change to existing partitions, Where possible we have used the existing partition layout and only where necessary are additions locally only to form smaller rooms required by the apartment typology.

Historical Value

Very little change externally, localised repairs and restoration of damaged fabric as necessary and then upgrade of the envelope internally only to reduce carbon load in use. Minor roof modifications to facilitate this.

Aesthetic value

As above, very little change to plan form and envelope design but with the benefit of envelope repairs. Layouts designed to retain fireplaces which will be restored. Fabric upgrade internally to meet necessary fire and acoustic properties designed such that the majority of the existing cornices are retained, whilst the lower quality skirtings will be replicated at a higher level. Where secondary partitions are required, these are designed to be removable and in the majority of cases the historical corning can remain behind.

Communal value

The building has always been used for private commercial use, and a change to residential will in essence not alter this relationship with the wider public.

The apartments have been laid out such to minimise further subdivision of the spaces, and minimise additional openings being formed in the historic fabric. Therefore, the existing layout has been retained in principle, with a central corridor served by the main stair/ lift core.

Existing Fabric Treatment

Layout

In accordance with the Heritage Statement, we have designed the conversion works such that minimal alteration is required of the existing plan form:

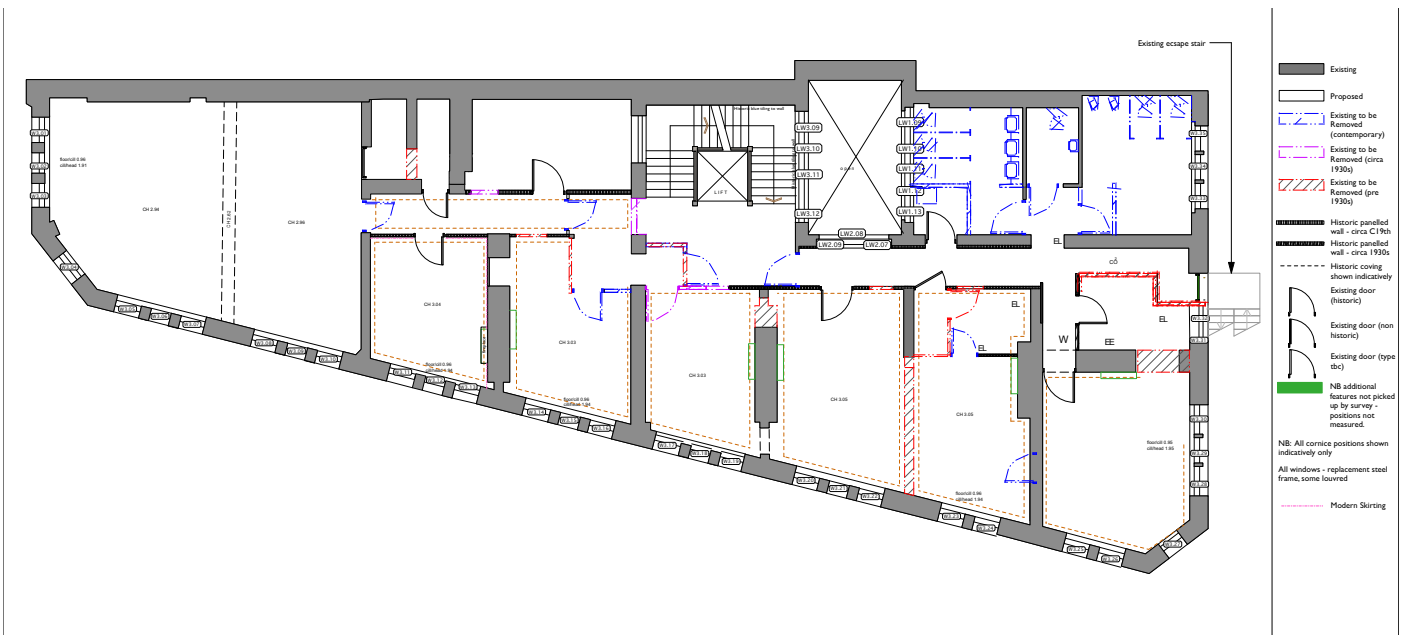
- The existing lift location is to be retained.
- The primary circulation routes will be retained.
- The lightwell will be retained in its existing configuration.



Comparison of typical existing and proposed floor layouts.
In principal the configuration remains very similar.
Top - existing, bottom - proposed.

Removal of Detrimental Fabric

- Non-historic fittings will be removed throughout (i.e., sanitary/kitchen fittings and furniture)
- Non-historic lightweight partitions will be removed. Most of the lightweight partitions are timber framed and have some heritage significance. However, where modern stud walls have been added in recent years, these will be removed.

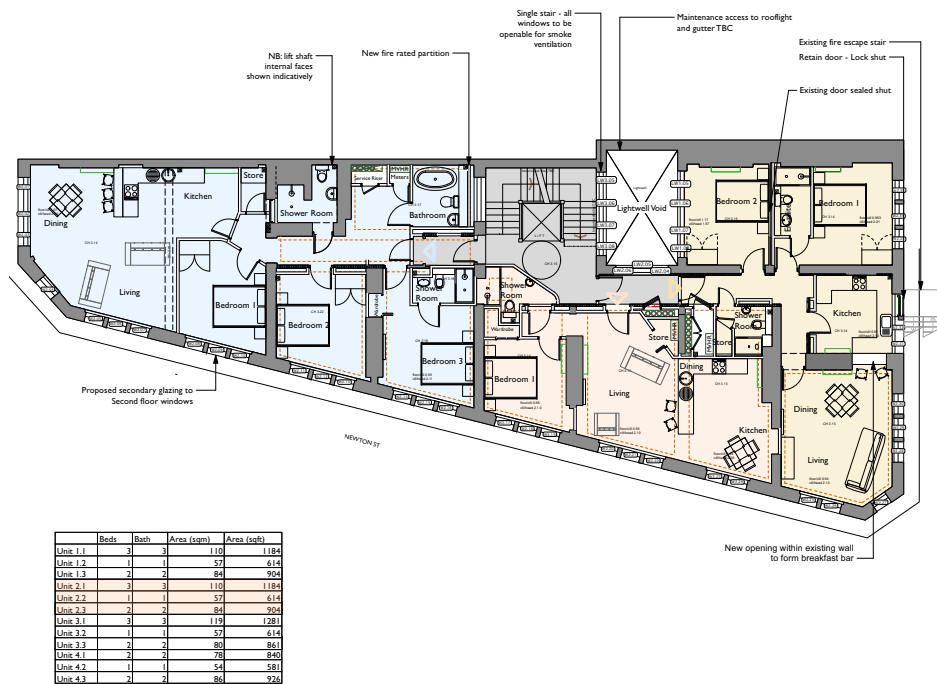


Typical upper floor strip-out plan.

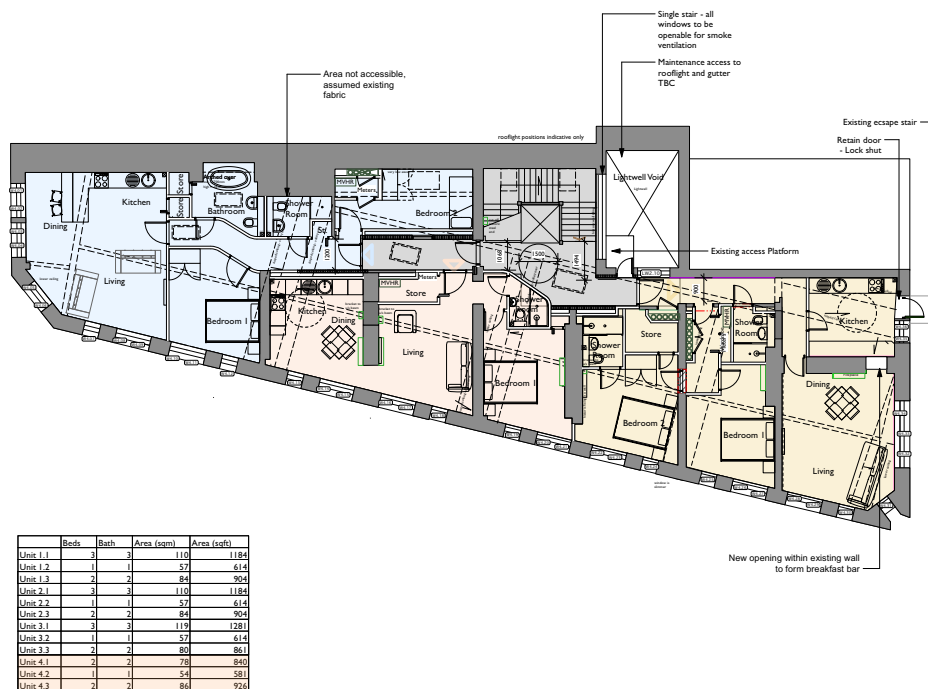
Historic Features

Internal historic features will predominantly be exposed, retained and repaired. The layouts are designed to incorporate these features – such as the location of fire places within bedrooms and living rooms where they can be fully appreciated.

- Where unnecessary in the new layout, existing doors will be locked shut but remain visible.
- The historic internal masonry load bearing walls will have minimal intervention. Most of these walls have existing doorways within. These will be repurposed as required to suit the apartment layouts. Where necessary, localised additional openings are proposed.
- As alluded to above, we will utilise the existing subdivisions as far as possible. We will retain most of the historical fabric.
- Many of the lightweight partitions are historical if not original. These are timber and glass panelled screens. These will be retained where possible and exposed and utilised as part of the character of the newly created spaces.
- Historic doorways, doors and their joinery are to be retained and exposed where possible. Where sealing off existing doorways is considered unavoidable, this will be done such that the former opening and reveal details remain exposed. This may be by simply locking shut the panelled door and boarding over the other side to upgrade the fire/acoustic separation.
- Many of the spaces have historic decorative plaster cornices, and profiled timber skirtings. These will be retained and exposed in most cases.
- Retained fabric will be repaired in accordance with like for like techniques and materials.



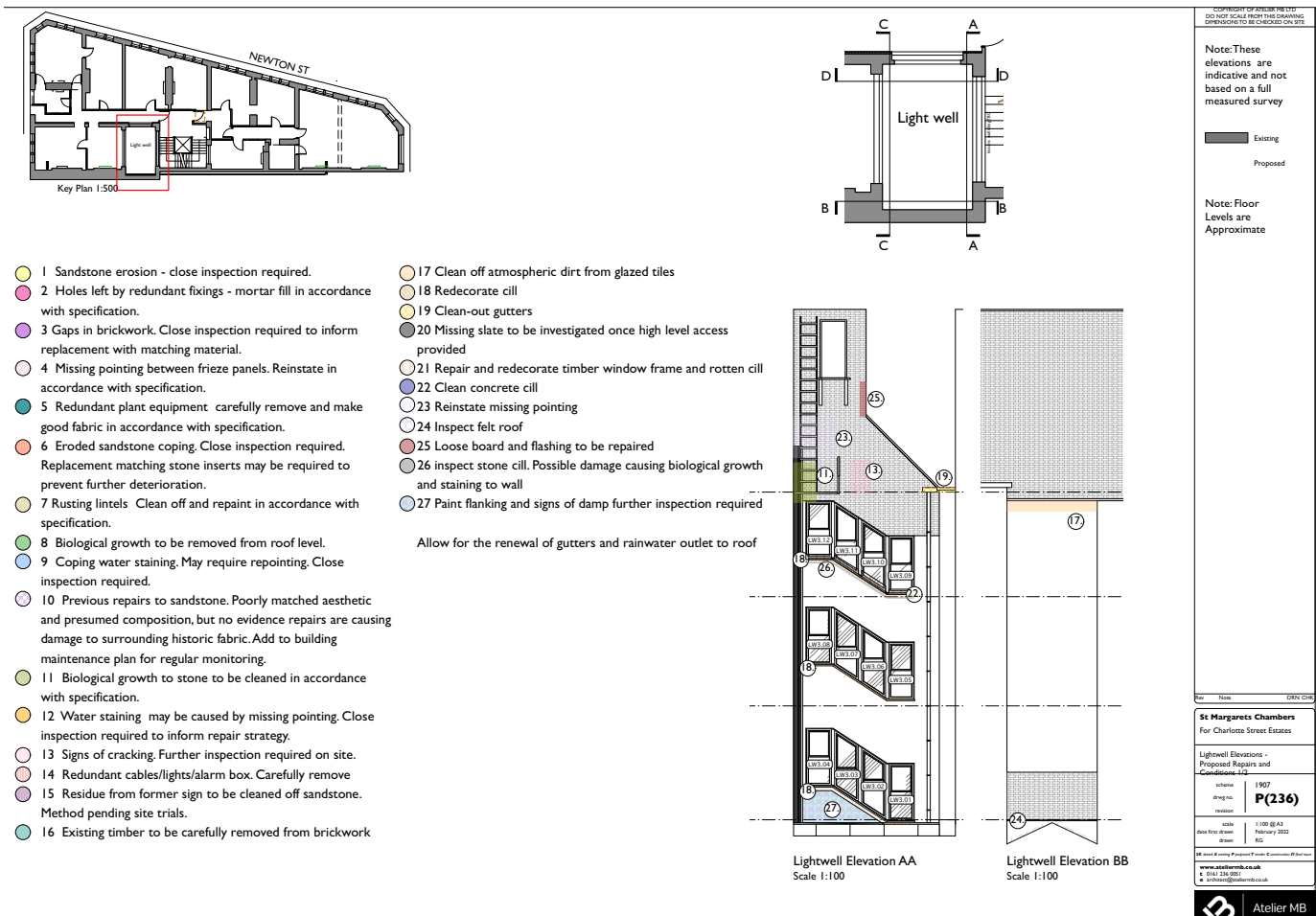
Proposed Second Floor Plan



Proposed Fourth Floor Plan

Lightwell

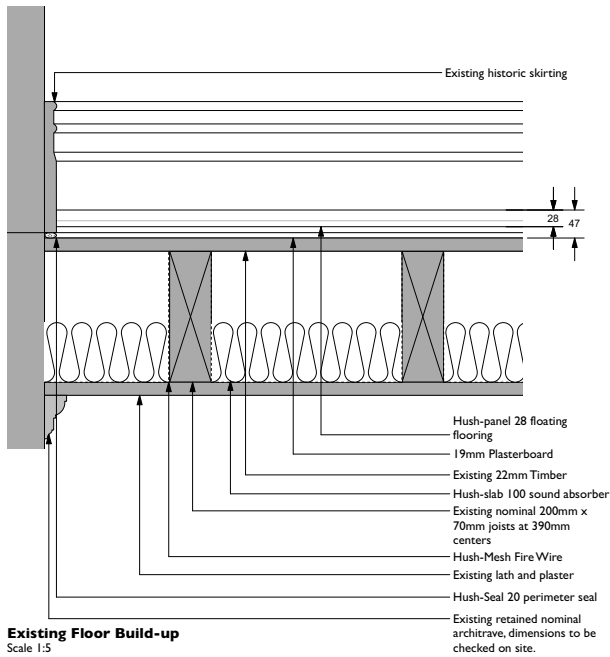
This will be retained in its original configuration – as a significant part of the historic plan form. A package of repairs is proposed and outlined in the package of information submitted.



Extract from the lightwell condition survey



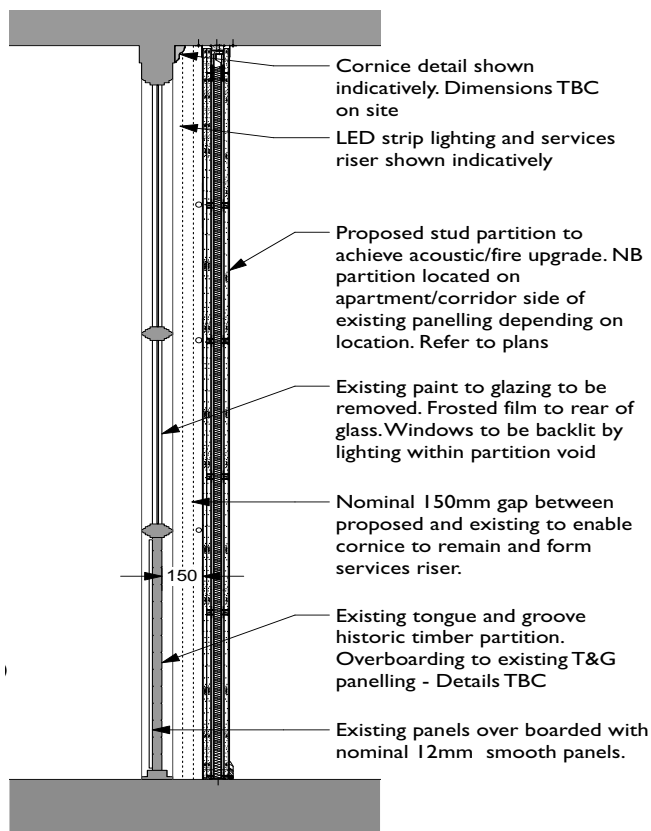
Photograph of Existing Floor Build up



Proposed Floor Build Up

Upgrading Fabric

- Minimal intervention is proposed to the external envelope. Repairs will be undertaken as required. Window frames will be replaced or upgraded to suit the needs of the residential use.
- Existing timber sash windows to be upgraded with secondary glazing. This will improve the thermal and acoustic properties.
- Existing modified timber sash windows will be reconfigured back to sash operation and upgraded with secondary glazing. This will improve the thermal and acoustic properties.
- Existing timber casement windows are to be refurbished and upgraded with secondary glazing.
- The roof fabric is to be upgraded with additional insulation internally.
- The internal floors will be upgraded on the upper face to achieve the required fire and acoustic improvements. This will enable the cornicing to remain exposed and unaltered at ceiling level.
- Missing cornicing will be reinstated to match historic precedents existing elsewhere within the building.
- Missing skirting will be reinstated to match historic precedents existing elsewhere within the building.



Typical Proposed and Existing Partition Treatment Section BB

Proposed Secondary Partition Detail

6.2 Interventions

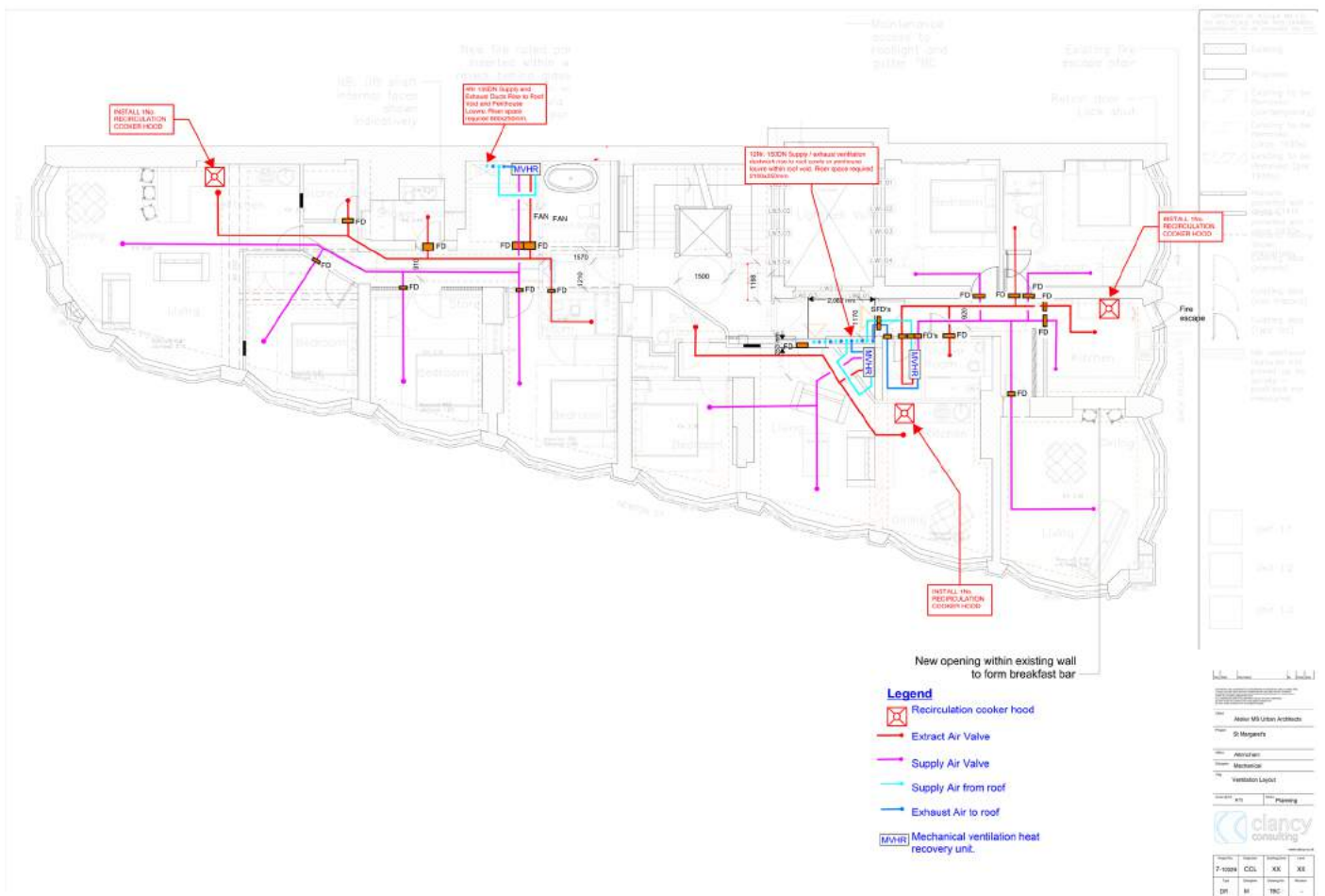
As explained in the Heritage Report, the spatial layout is part of the historical significance of the space. Therefore, the proposed apartment layouts are designed to minimise the additional subdivision. The floorplate already has a significant number of subdividing walls, forming cellular spaces. This is one of the characteristics which supports conversion to apartments.

- To meet modern fire and acoustic requirements, some secondary partitions have been required to the existing panelled partitions. The gap between will be used as a service riser and to incorporate accent lighting.
- Where possible, new kitchen and bathroom fittings are located away from windows and original features. The spaces are laid out to avoid fireplaces.
- New openings have been necessary but these instances have been minimised and their contemporary nature will be made evident at a detailing level.

6.3 Services Strategy Principals

Modern services will be designed into the existing fabric. Where possible the routes will be concealed within the wall and floor construction. Where this is not feasible or appropriate, services will be exposed as modern interventions. For example, the contemporary services run as designed elsewhere within the Piccadilly Estate by AtMB.

In conjunction with a services consultant, we have propose2 2 no. centralised vertical risers to serve all apartments.



In summary, our proposals achieve the following:

- Conversion of vacant grade II C19th property from learning (class F) to residential use (class C)
- Upgrade and repair of existing fabric to reduce energy in use whilst maximising retention and re-use of existing fabric and by extension the embodied carbon.
- Creating 12 no. bespoke 1, 2 and 3 no. bedroom apartments to meet the city centre need.
- Designed around and with the heritage significance to accentuate the unique characteristics of the existing fabric.
- Revealing and renovating existing significant decorative fabric such as terrazzo floors and timber panelled walls.
- Integral refuse and bike storage
- External repair package

Summary of Benefits offered by this scheme:

- Package of envelope repairs to heritage asset ensuring long term protection and aesthetic improvements to the street scene.
- Internal renovation of heritage asset
- Heritage asset brought back into fully active use
- Improved accessibility
- Creation of high-quality residential accommodation in the city centre
- Reduced carbon usage in operation

7.0 Planning Statement

In accordance with The National Planning Policy Framework (NPPF, updated 2019), in particular paragraph 190, this scheme protects the grade II listed heritage asset. The changes made are necessary to change the use of the building into apartments and thus ensure its ongoing viability and contribution to the wider community and its economic vitality. The development facilitates the ongoing positive contribution of the asset to the local character and distinctiveness of place.

In accordance with Manchester's Core Strategy Development Plan (2012-17), the scheme adheres to the principals outlined in EN1, EN3 and CC9. A scheme fully in consideration of the heritage asset's significance, utilising these characteristics to maintain and enhance the distinctive character and community of the locality.

8.0 Technical Design

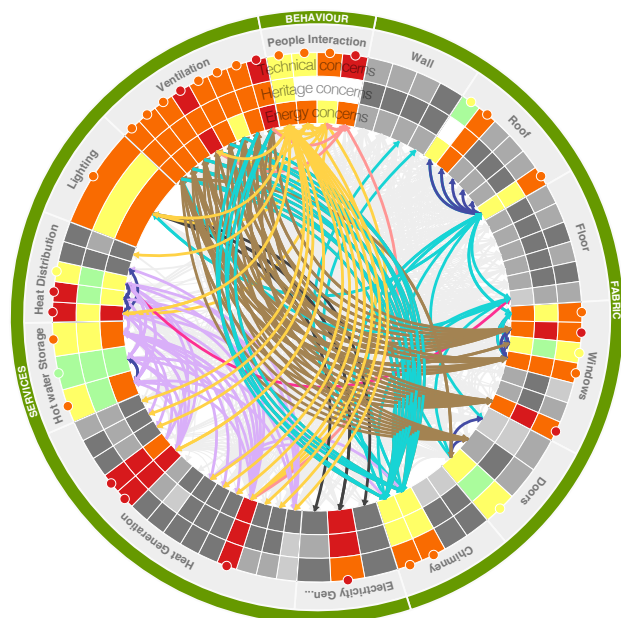
8.1 Sustainability

As a practice we operate a ‘fabric first’ approach when considering how to reduce the CO2 use of a building in use. However, when in the context of Historic properties, we recognise that traditional construction methods and historically significant fabric usually limits the opportunities in this respect. Done incorrectly, and well meaning ‘upgrades’ can cause more harm than benefit to historic fabric. We will however work with an M&E consultant to develop a holistic strategy to further reduce the operational CO2 by utilising renewable energy technologies such as air source heat pumps where they can be accommodated without significant detriment to the heritage significance value of the property.

The inherent re-use of existing buildings offers significant savings on embodied carbon, and indeed the benefits of the existing fabric are often much greater in terms of in-use energy need than is often realised. Recent Historic England research revealed: “the measured performance of solid brick walls was a third better than the performance predicted by energy-performance models.”

In conjunction with our in-house Sustainability Strategy documentation, we have used the Sustainable Traditional Buildings Alliance (STBA) Responsible Retrofit Guidance Wheel to review the potential options with regards to the upgrade and modification of fabric to St Margaret’s. Each aspect of potential upgrade has been considered in the context of the building specifics and whether the ‘retrofit’ options available will be of overall benefit to the building and its significance.

A few key proposals are outlined below:



Colour key

Concerns

Minor concern Medium concern High concern Major concern

Measure to measure linkages

Measure options Thermal coherence Airtightness Human Health/Fabric Health Heating issues People issues
Monitoring and maintenance Hidden services Electricity issues

Sustainable Traditional Buildings Alliance - Responsible Retrofit Guidance Wheel prepared for this scheme.

Windows

Please refer to drawing package for further details. In some instances, it is considered preferable to retain the existing fabric (retention is always preferable in heritage terms) with new slim secondary glazing installed internally to upgrade both the thermal properties and acoustic properties of the windows.

In other locations, the steel windows (not considered to be original or suited to the historic fabric into which they have been inserted) will be replaced with timber framed windows. These will be profiled to match traditional sash windows, but with a depth to allow a thicker double-glazed unit. This offers improved thermal and acoustic insulation. Visually the difference from ground level will be minimal and there are no glazing bars.

If new windows cannot be sourced to meet the acoustic rating outlined in the accompanying PDA report, then in addition, secondary glazing will be installed on the inner face as elsewhere.

Walls

Externally it would not be appropriate to add an insulated render in heritage terms.

Internally, this is also discounted as an option. Not only because of the loss to historic detailing (skirtings, window reveals), but also the difficulty in profiling internal insulation around the bays and various existing partitions that are to be retained. There would be a high risk of causing cold bridging which could lead to cold spots and internal condensation.

Roof

Prior to our client taking ownership of the property, it is understood that a lot of work was done to repair the roof including the installation of a breathable membrane, and renewal of lead flashings. Parts of the roof are already insulated at ceiling level. It is proposed to install insulation underneath the rafters in other locations. There are no decorative features internally to be lost. This option also allows most of the work to be carried out internally, and the existing roof line does not need to be lifted.

To further reduce operational CO2 where possible, we propose to improve the insulative properties of the existing fabric beyond the standards required by current Building Regulations. We will also propose the installation of efficient light fittings, the majority of which will be designed to take LED fittings only; and the installation of thermally efficient rooflights to reduce the need to use artificial lighting during daytime.

In terms of wider sustainability issues we outline our approach and aims for the project as follows:

Water Conservation

We propose to reduce water consumption below that required by the statutory Building Regulations by fitting the scheme with water efficient fittings, and A rated appliances where provided.

Waste Management

Construction Waste

A site waste management plan will be prepared by the contractor which will detail a target percentage of waste to be diverted away from landfill will be established for the construction phase of the development; and A site waste management plan will identify opportunities to minimise waste generation and divert construction waste from landfill.

Operational Waste

Waste/recycling storage and collection will be provided in accordance with MCC standards. Please refer to separate documentation.

Responsible Materials Specification and Sourcing

The following principals will be adhered to:

- Responsibly sourced timber (FSC or PEFC certified).
- Responsibly sourced materials (BES 6001 certified where available).
- Locally sourced where feasible and viable
- Specified to avoid use of toxic materials e.g., VOCs.

Health and Well-being

Lighting

As this is an existing Listed building, natural lighting levels are largely dictated by the current building fabric. However, the scheme is designed to ensure that these lighting levels are not compromised, and living spaces are in the daylit spaces. In addition, rooflights have been added to the rear of the floorplate to illuminate the darker spaces on the 4th floor.

Ventilation

Existing sash windows will be repaired and retained. However, the acoustic report (PDA) included in this application confirms that the external noise sources in this city centre location prevent the opening of these windows as the only means of ventilation. Therefore a mechanical ventilation system with heat recovery has been proposed instead. The windows will remain openable for irregular purge ventilation purposes. Secondary glazing will be openable but also offer acoustic and thermal benefits.

Pollution Control

To reduce emissions of gases with high global warming potential (GWP) and nitrogen oxide (NOx) into the atmosphere, the building will be specified with:

- Insulating materials with a GWP if less than 5.
- Full electric energy
(zero NOx emissions from building).

Transport

Location benefits from an excellent network of nearby bus, tram and train services. The site is also on a pedestrian route and will have cycle storage in accordance with MCC standards.

8.2 M&E Approach

The full details will be developed with the chosen specialist designer. However, in principle the scheme will incorporate a full ducted mechanical ventilation with heat recovery system.

Heating will be provided by radiators, and the systems will be powered by electricity.

Due to the limitations imposed on the upgrade of the existing floors, most services will be exposed. However, we will utilise the service routes created whilst upgrading some of the walls, to run cabling and ducts where possible.

8.3 Waste and Deliveries

Please find attached to this application a standard Waste Management Strategy, along with a site plan indicating how deliveries and waste collections will be managed. Bins will be taken from the storage area via the lift to the outside. Waste collection vehicles will use the existing loading bay on Newton St outside the building.

8.4 Cycle Storage

Internal cycle storage will be provided in the basement, which can be accessed from the Back Piccadilly entrance. The number of cycle storage spaces provided is 1 per apartment, 12 no. in total in accordance with MCC standards outlined in the Core Strategy document.

8.5 Security

Access to the building will be controlled with fob and video/audio intercom at the main entrance door. The postal service will have access to the outer lobby to deliver post into individual postal boxes. CCTV will be installed in the main entrance lobby. The construction of new doors and partitions will follow Secured by Design recommendations.

9.0 Access Statement

Vertical circulation

The existing property has level access from street level, however there are 4 no. steps up to the lift. Our proposals include a new platform lift with enables level transition from street level to the main lift. The main lift is existing and does not fully comply with current accessibility standards. However, the lift shaft cannot be enlarged as it is restricted by the existing staircase dimensions.

Horizontal circulation

Corridor widths and doorways comply with Building Regulation standards. Most kitchens and bathrooms comply with Building Regulations part M standards. Any deviation is because of the limitations imposed by the geometry of the existing listed building.

