

E3 Architecture

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46 Henry Street, Ancoats Design, Access & Heritage Statement

Fresh Fuel
March 2023

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Introduction



Introduction

E3 Architecture have been instructed to create a scheme entailing developing a redundant two storey office building into a high quality restaurant.

This application is for a change of use and associated works to the external fabric and internal plan to facilitate the change of use.

This document is to be read alongside all submitted plans and supporting documents.

Project Team:

Architectural Design - E3 Architecture

Planning Consultant - Euan Kellie Property Solutions

Interior Design - Studio Two Interiors

Noise Impact Assessment - Jameson Acoustics

Transport Assessment - SK Transport Planning Ltd

M&E and Energy Assessment - NOVO Integration Ltd

Branding & Signange - Society Studios



The Fresh Fuel Brand

Fresh Fuel is an established brand with a current flagship location on Rochdale Road.

The business was established in 2015 providing exceptional service with the ethos being centred on freshly prepared high quality food. They have a food satisfaction rating of 4.8 out of 5 on Facebook, 4.5 on Google and 4.7 on Resturantguru.

Fresh Fuel is widely regarded as one of the leading casual food providers in Greater Manchester with customers travelling from all parts of the UK to taste the food.

FRESH FUEL[®]
MANCHESTER

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Site Analysis



Site Location

The site is located within the Ancoats area of Greater Manchester and situated on Henry Street which is bound by both Blossom Street to the South East and George Leigh Street to the North West. The site is located within the Ancoats Conservation Area.

The building is bound to its north west and south west elevations by a single storey garage block and bound to the south east by a the large high rise residential block.

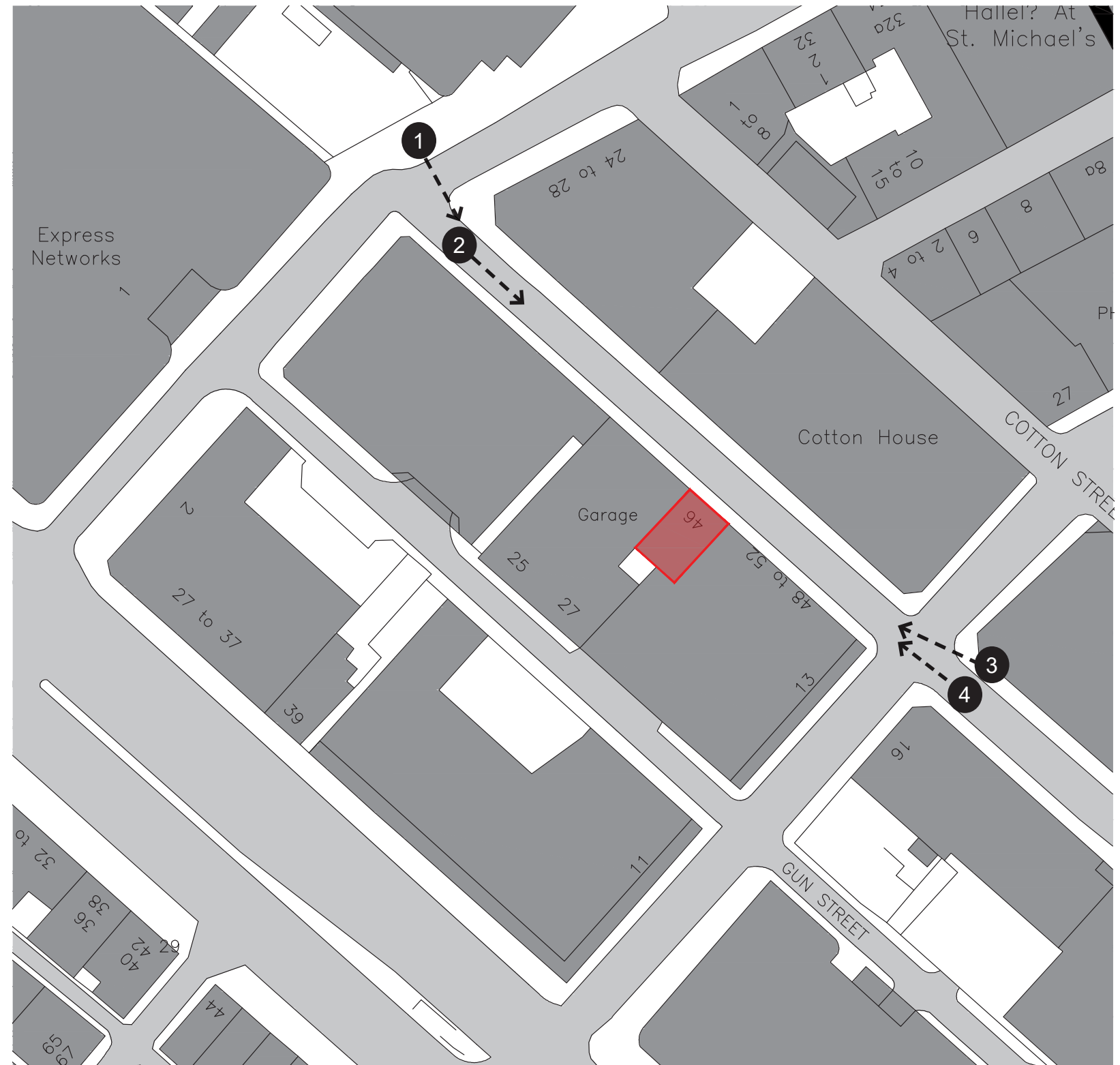


Location Plan

Key Views

The existing building is mainly just seen in fleeting views due to the mass of large surrounding buildings. As shown within both the historical and surrounding area analysis the smaller unimposing buildings of more traditional massing are what give Ancoats its charm and character and this is to be retained within any re development.

The primary aim is to relate and enhance the historic urban environment with the Ancoats Conservation Area, this document will conduct a detailed analysis of the character ensuring the conservation area is enhanced by high quality design in line with the ethos of positive development within the area.



Key View Locations

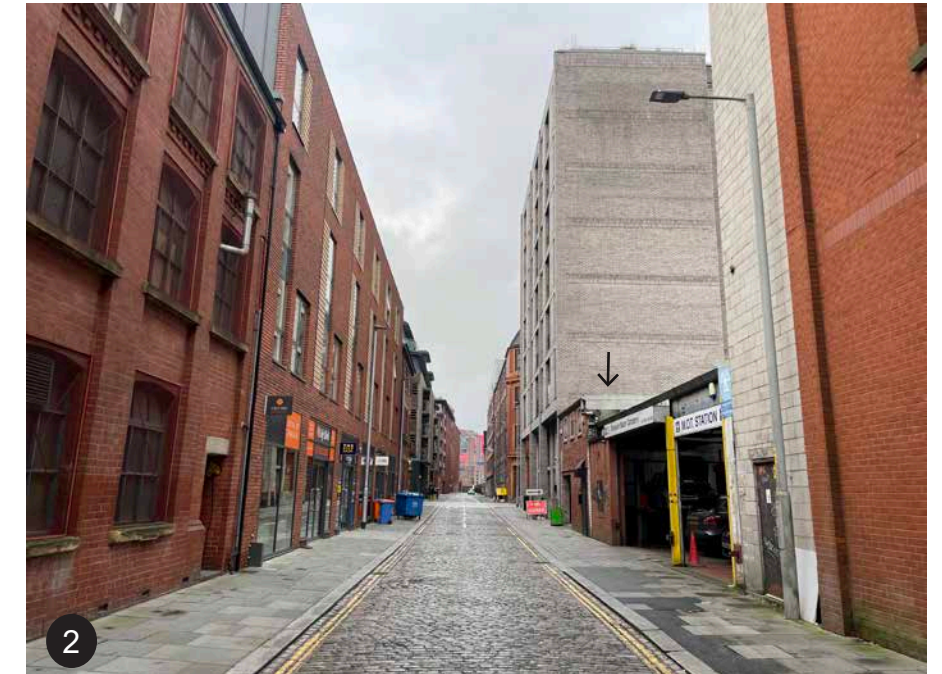
Key Views

Henry Street is characterised by a mixture of both historical industrial buildings and new build replacements, its prevailing material is red brick with elongated fenestration to mimic the rhythm and proportions of the warehouse and industrial buildings which give Ancoats its character.

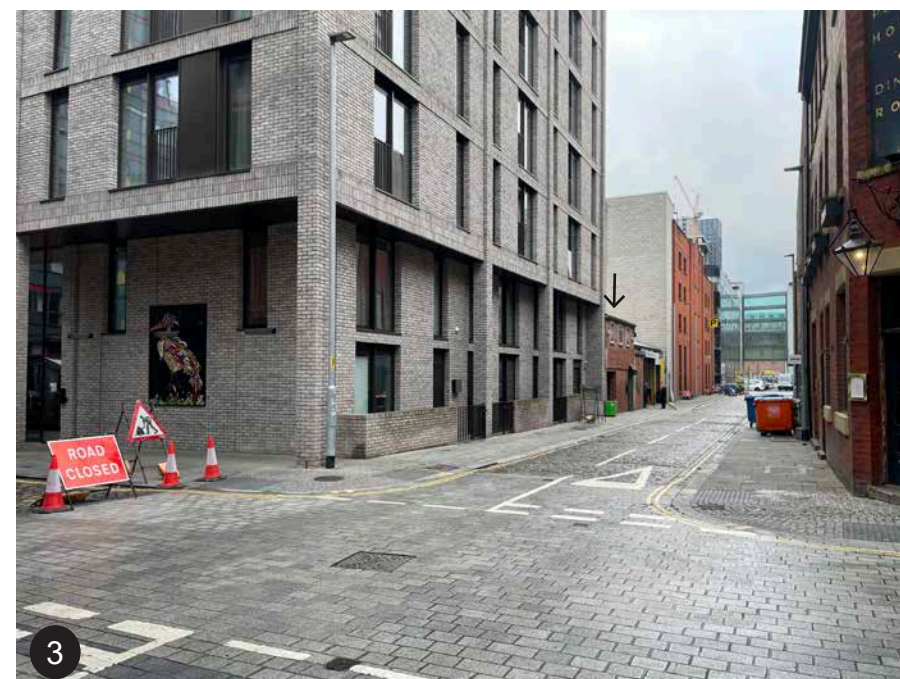
With the existing building and the garage being 1-2 storeys respectively, they are swamped by the larger 3-8 storey development meaning only its frontage and very partial side elevation is shown in key views and the existing building remains subservient to its surroundings.



Junction of George Leigh Street and Henry Street looking South East



South East down Henry Street



Junction of Blossom Street and Henry Street looking North West

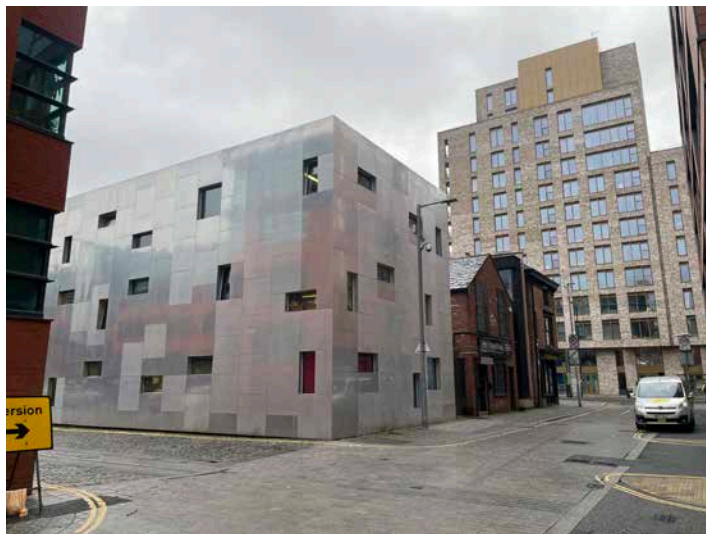


Junction of Blossom Street and Henry Street looking North West

Ancoats Prevailing Character and Notable Buildings

Ancoats has been subject to rapid re development, the retention of various historical buildings is evident with new build development referencing these in a more modern form. The use of sheet metal is also apparent as a homage to the industrial past. Modern materials contrasting or blending against the prevailing red brick backgrounds within infill sites gives the area a regenerative character playing on the new and old. The dramatically differing scales and mass of individual buildings also contributes to both the areas charm and character.

The overall feel of the area gives active frontages to ground floor units with small independent restaurants and shops typical of areas of re generation alongside apartments and “quirky” flexible office space suited to smaller start up businesses. There is no doubt a landmark building alongside the Fresh Fuel brand would fit seamlessly within the Ancoats environment.



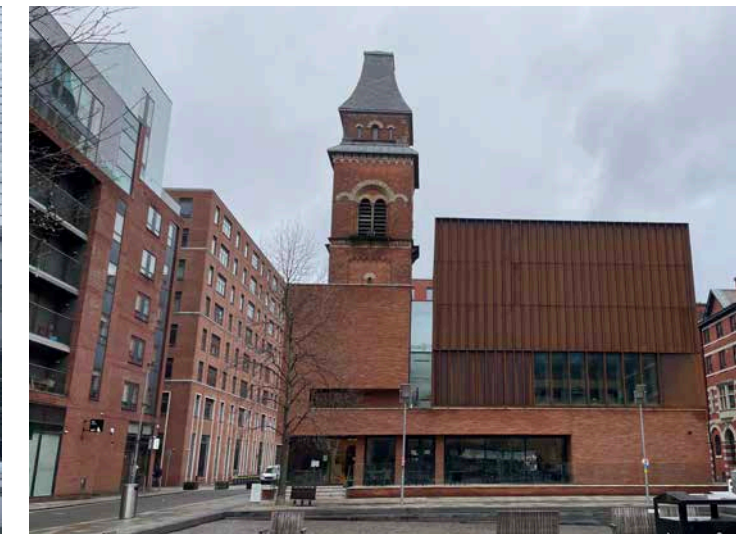
Building at the juxtaposition of Pickford Street, and Jersey Street clad in aluminium sheeting.



Contemporary extension to the former Coates School



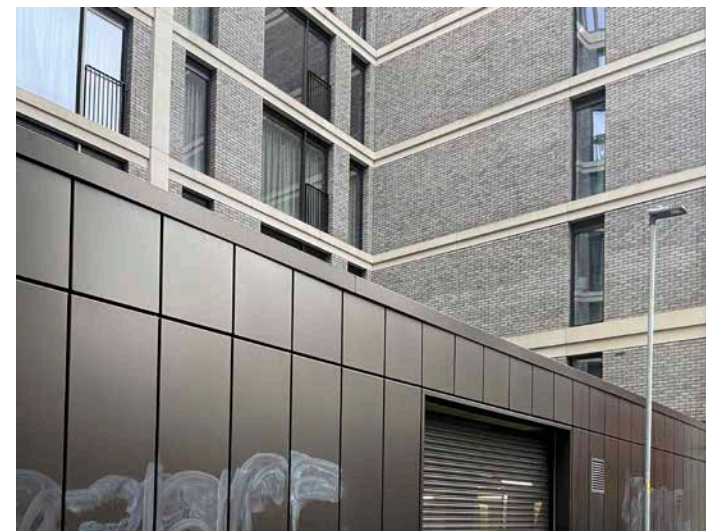
Fustristic/Art Deco Grade II Listed Daily Express buildings built 1939*



Halle St Peter's with Cutting Room Square. A contemporary red brick with Cor-ten steel cladding to complement the brick colour.



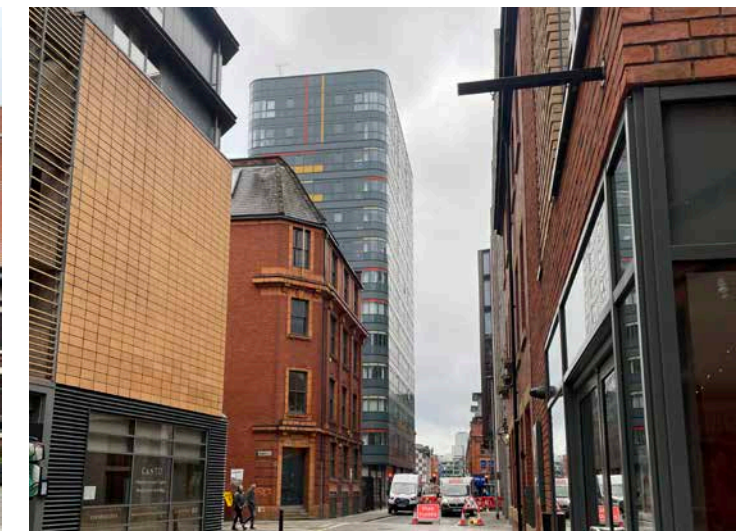
Differing materials, styles and ages with Ancoats.



Sheet metal cladding to the vehicular entrance to the Gun Street block behind the site.



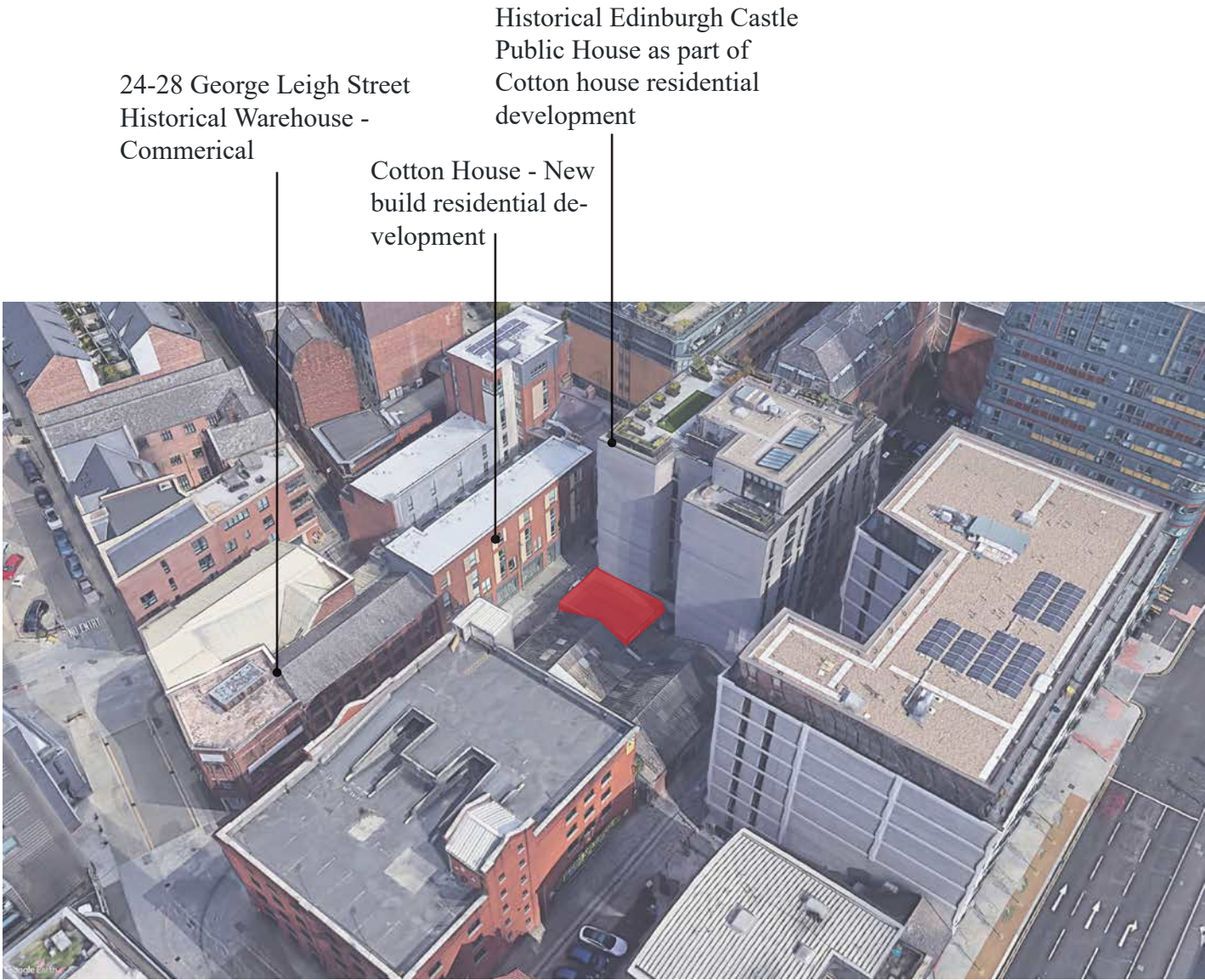
Converted historical building sat between modern blocks of differing materiality.



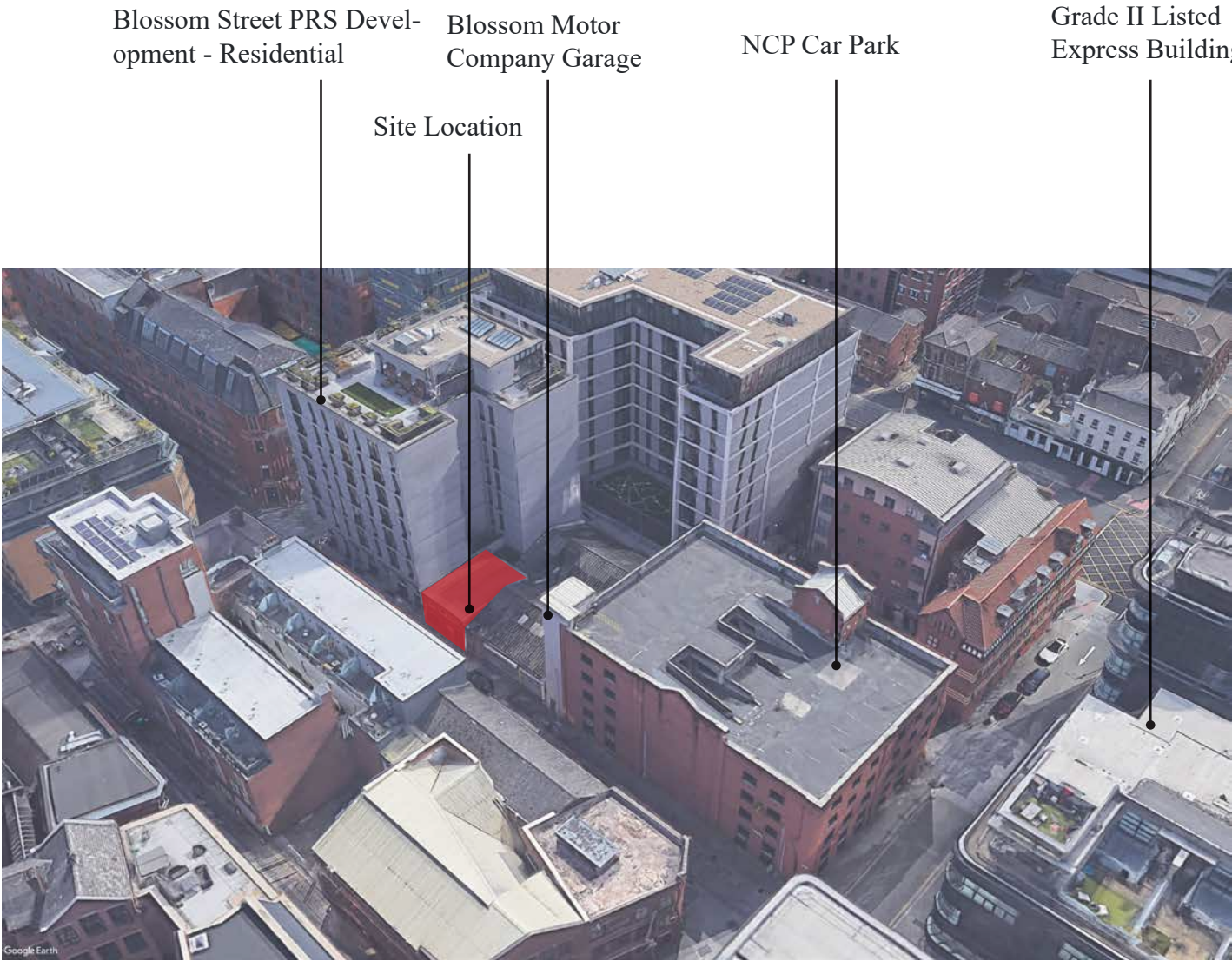
Differing materials, styles and ages with Ancoats.

Immediate Context

The immediate context s a mixture of residential, commercial and ground floor restaurant spaces, with both new build and historic developments which reflects the overall make-up of Ancoats.



Aerial View looking East



Aerial View looking South East

Immediate Context



24-28 George Leigh Street, historic warehouse with traditional detailing.



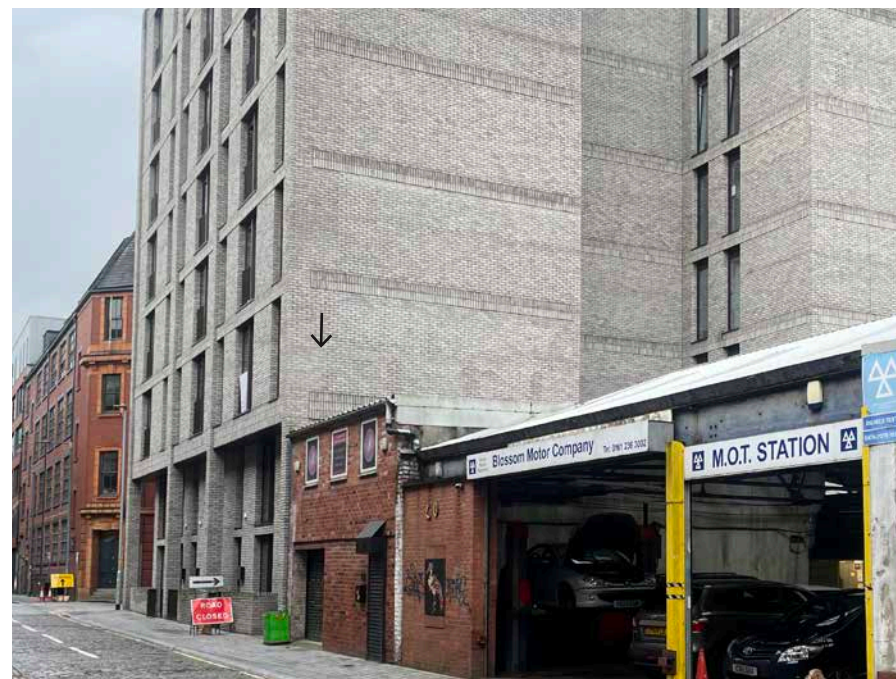
Cotton House new build development incorporating the historical Edinburgh Castle Pub . Commercial units to the ground floor.



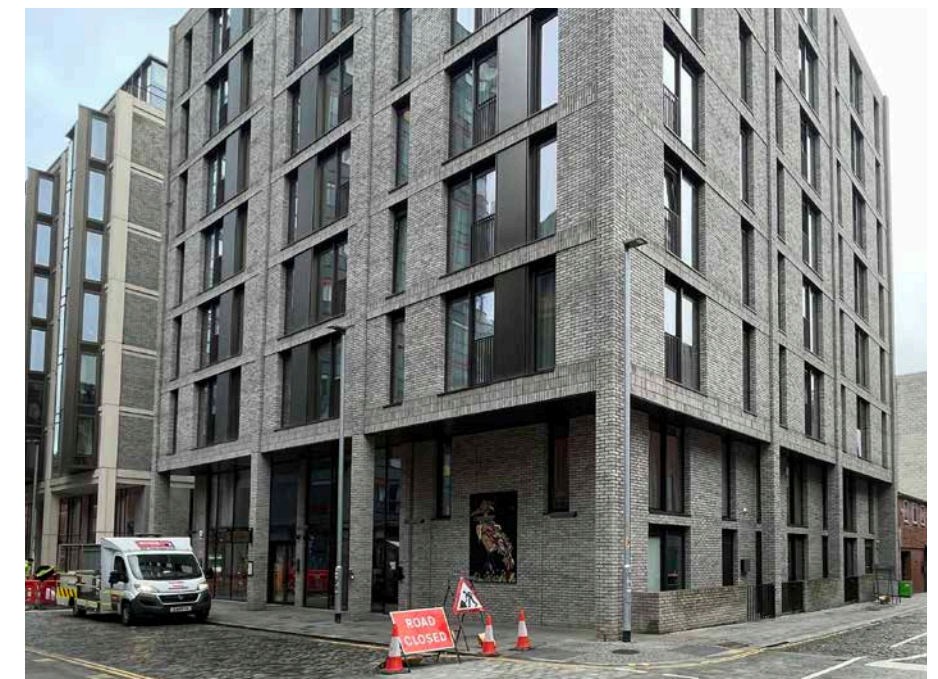
Historic Edinburgh Pub, residential use to upper floors.



NCP car park



Blossom Street PRS development in context to development site and garage



Junction of Blossom Street and Henry Street grey brick PRS development. Active frontages to side.

Existing Building – External

The existing building, previously used as a base for a cleaning company is a now redundant office and storage space. The building’s construction is red brick with a corrugated roof on a shallow pitch. It compromises of two storeys.

It has a rendered north west elevation just visible in immediate views. The windows are white UPVC with black roller shutters to the entrance door and the recessed service door.

It is bounded to the north west and south west by the Blossom Street Garage in which foul and surface water drainage discharges into the garages system. The walls are rendered or exposed block work to these elevations, there is evidence of blocked up openings where the building once had access from the garage.

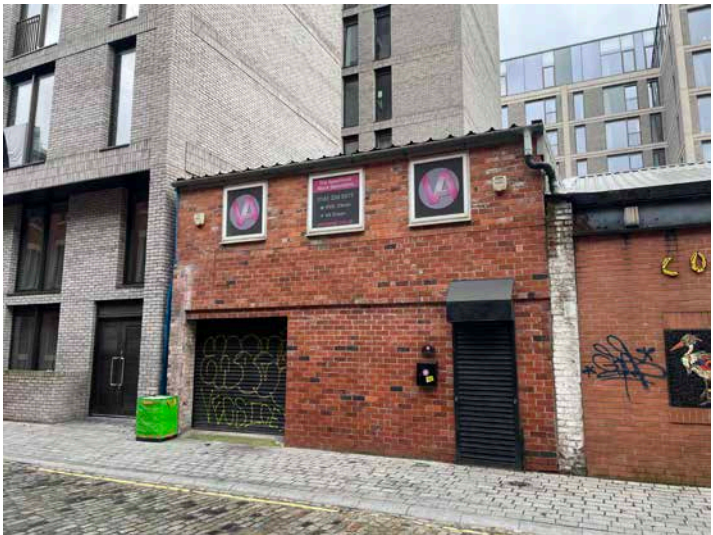
To the north east elevation drainage is discharged off the pitched roof into the gutter of the garage.

There is a clear gap between the site and the high rise development with a DPC lapped over the side wall.

As is later evidenced within the document, the building is of no to little historic merit and was clearly re built in the early 2000s.



Henry Street frontage, slight views of side elevation.



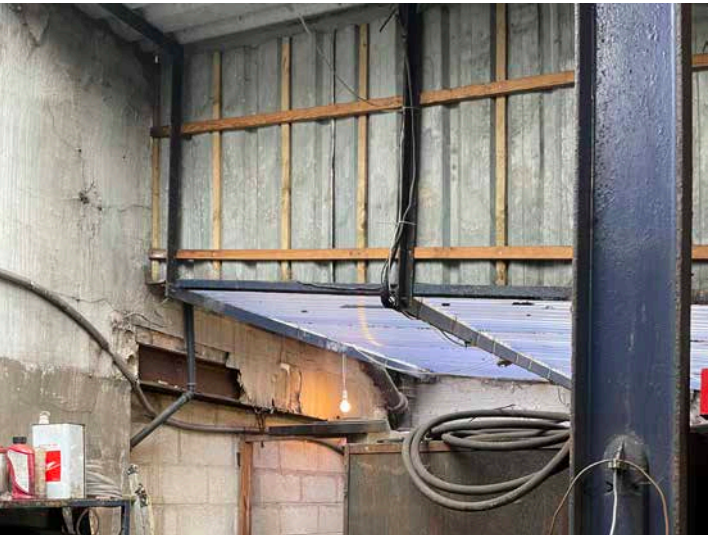
Henry street frontage UPVC windows and roller shutters, recessed entrance door.



North West elevation seen from garage internally. Rendered.



South west elevation as seen from inside garage, foul drainage and rainwater connected from rear. Corrugated plastic roof spanning off rear to create welfare facilities.



South west elevation. Blocked up openings.

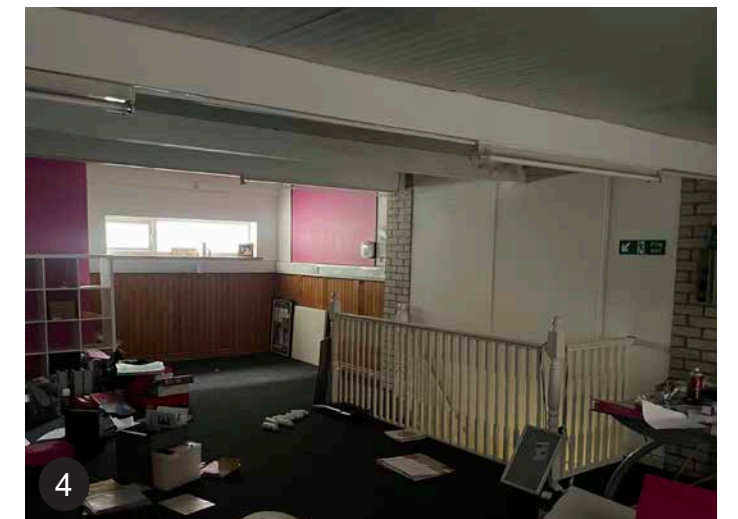
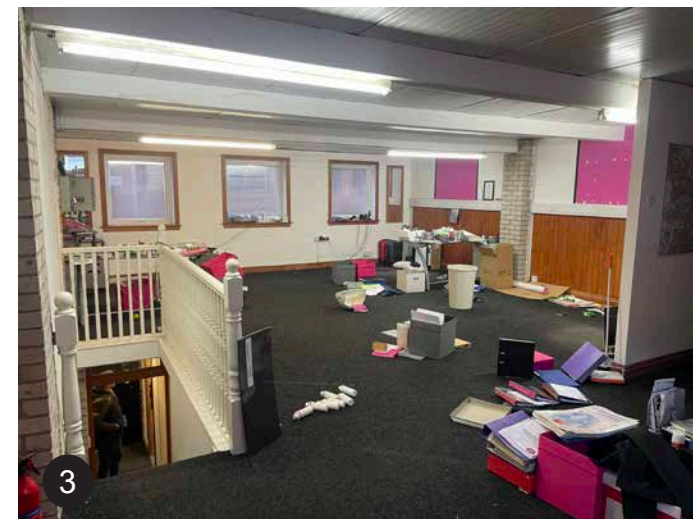
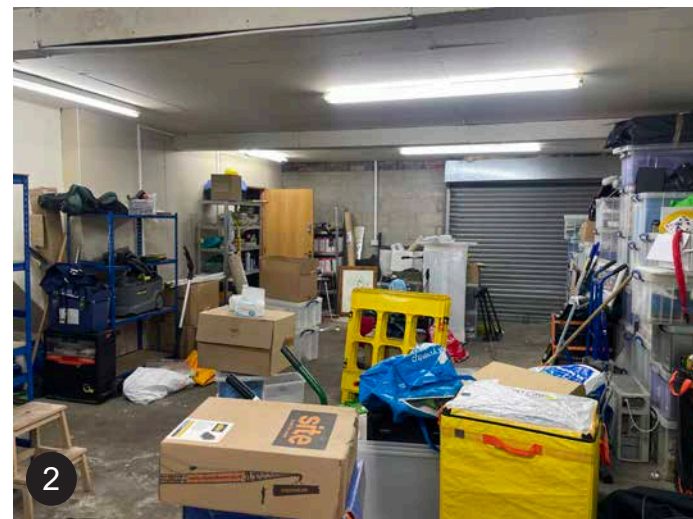
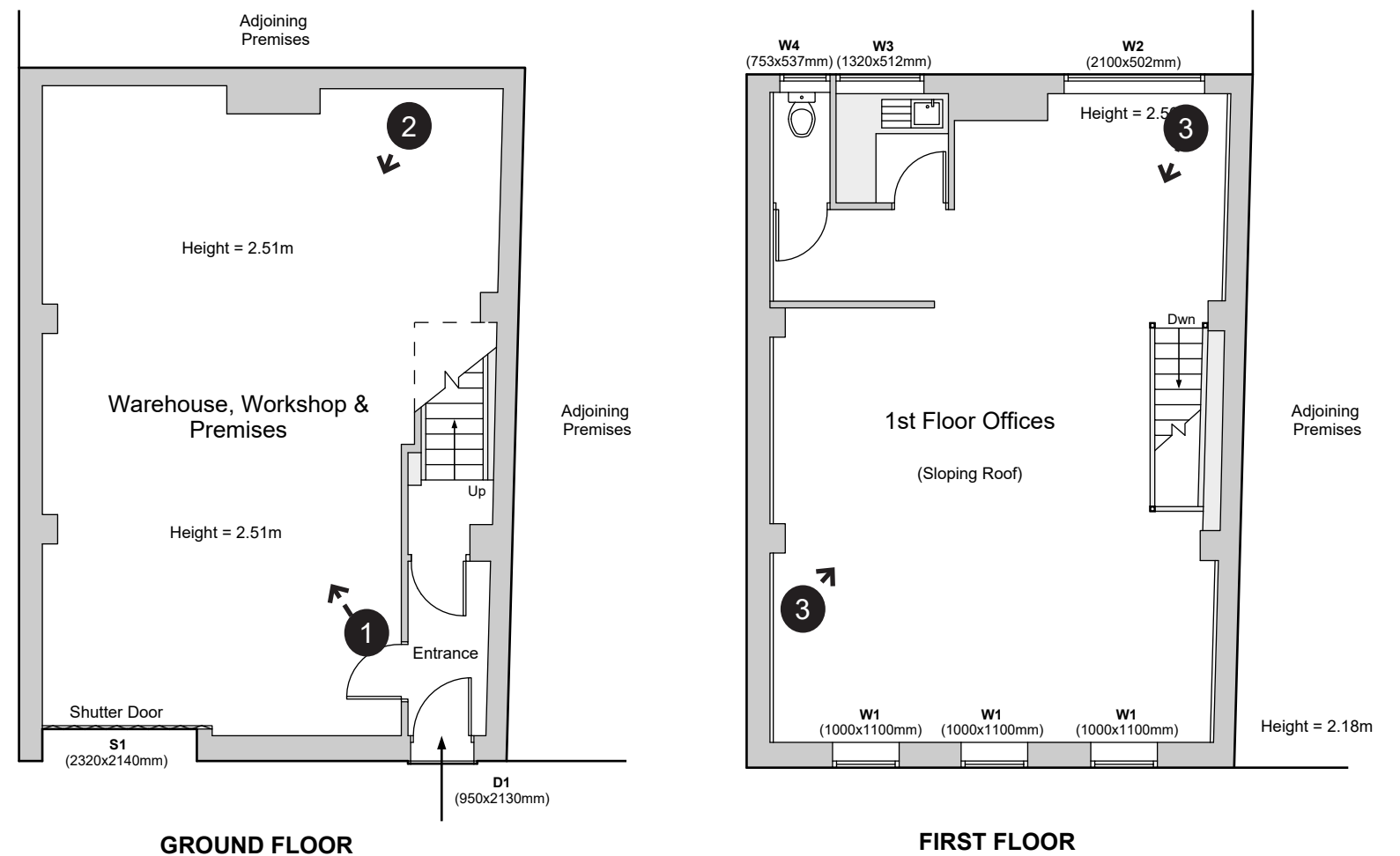


Gap between Blossom Street PRS development and the site

Existing building - Internal

The building is mainly open plan with no notable features. It has a recessed shutter door to allow plant access to the workshop. There is a corridor leading to a stairwell with offices and welfare facilities to the 1st floor. There is additional windows to the south west elevations.

The building does not benefit from any insulation and has poor energy efficiency.



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Historical Analysis



Ancoats Conservation Area

The area of Ancoats lies just outside the city centre, immediately to the north of Great Ancoats Street. The Ancoats Conservation area was created by Manchester City Council in June 1989.

The principle buildings are the massive cotton spinning mills, which are located adjacent to the Rochdale Canal and the nearby housing. This juxtaposition and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world.

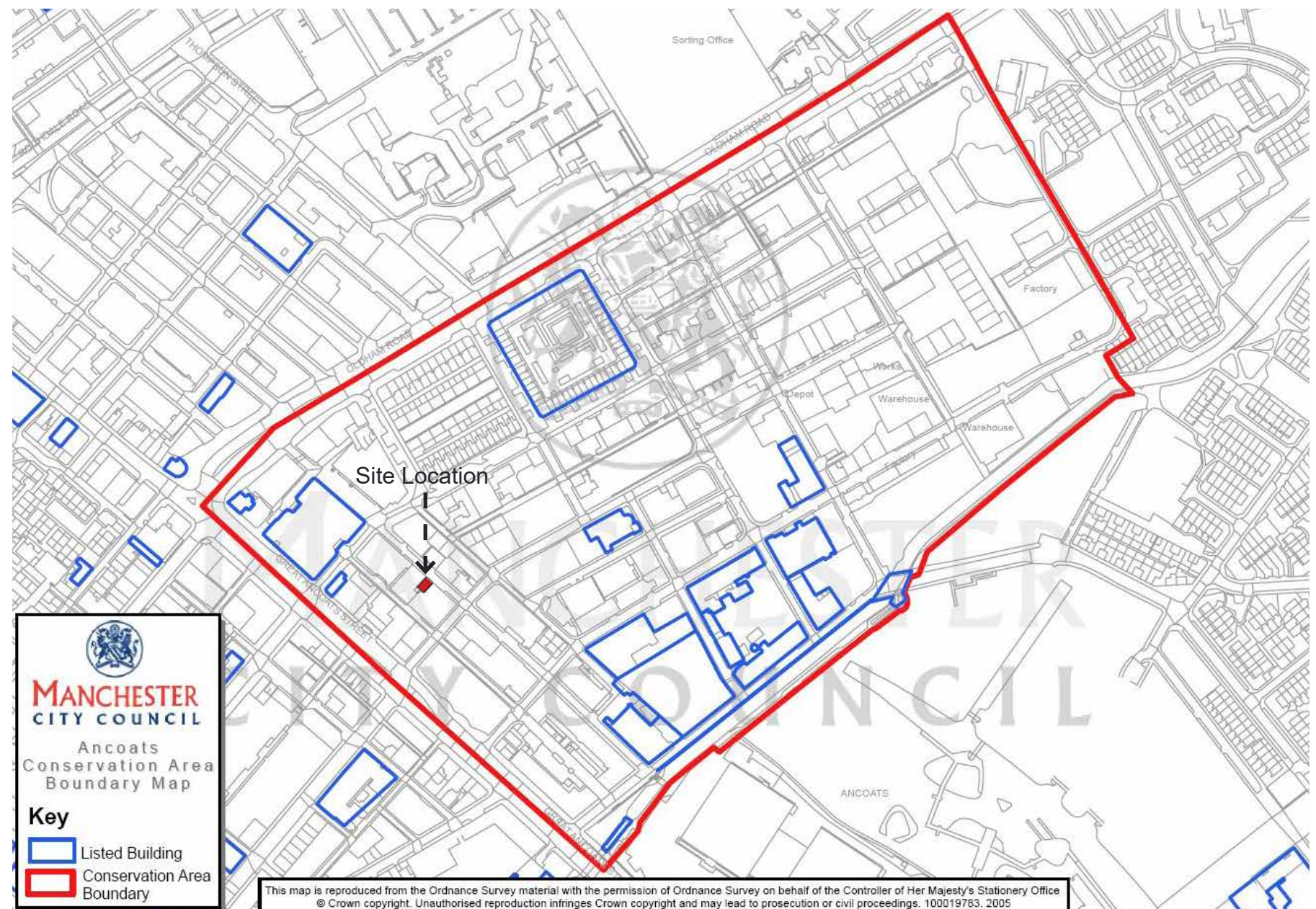
The character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials.

New development must ensure the continued prosperity of the area whilst paying attention to its special architectural and historic quality.

The use of under-used buildings and spaces for appropriate purposes will generally be considered as a priority in order to ensure continued activity in the area and its local economy.

New buildings must relate to the existing context in form, scale and materials. They should be neither diluted nor superficial reflections of historic buildings lacking original vitality. Such blandness makes no positive contribution, but simply devalues the historic character of the conservation area.

Development of an awareness of the history and quality of the area will be encouraged, as the City Council Views Ancoats as an area of enormous potential for creating prosperity.



Above: Manchester City Council, Ancoats Conservation Area Boundary Map

Historical Maps

The footprint of the existing building is shown in situ as early as 1893. It is apparent, especially when looking at the earliest available historic images that the buildings form has stood for some time with the frontage being re-built after the 1960s.

Henry Street was clearly made up of many individual industrial units of different scales and form which gives Ancoats its character, with many of the original buildings demolished and re developed apart from the Edinburgh Castle pub and the warehouses to the north west portion of the site.



1893



1908



1934

Historical Images

Below is the earliest found photo of the site dated 1962. The garage is present and the overall massing of both the garage and the office block remains familiar, although the block appears a few courses higher with a flat roof and rendered side elevation. A “Shell” garage sign protrudes out from the first floor level.

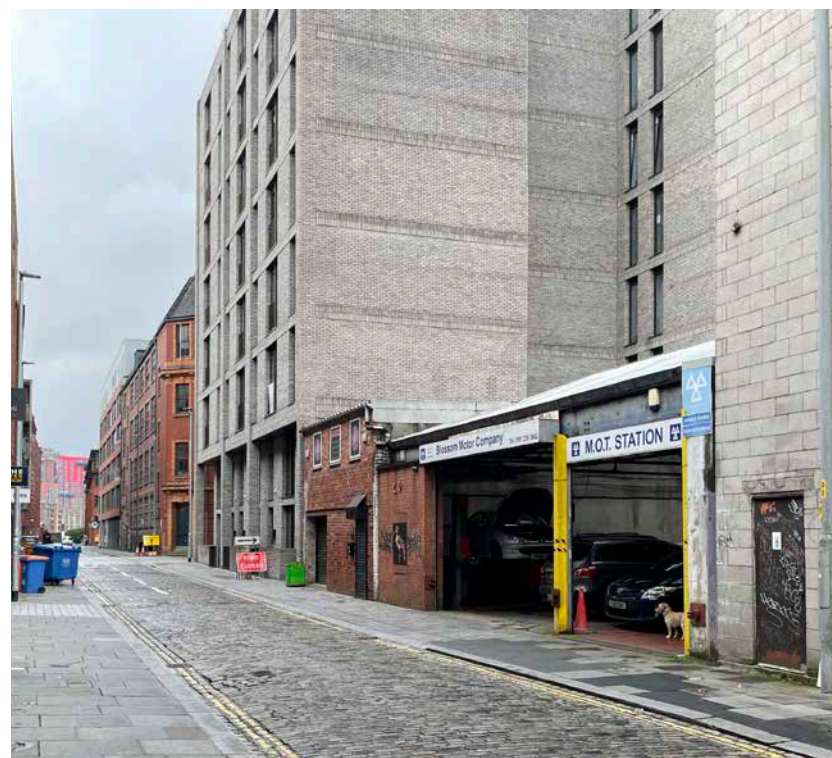
When compared to the current day image it is clear the frontage of the building has been partially if not fully re built. The window arrangement differs, with the modern day building having a string course with no visible heads or large stone lintels as it did historically, there was originally three windows to the ground floor and an elongated larger window to the northern end.

Although it is clear the physical buildings fabric is not of historical merit the buildings character and positive contribution to the conservation area is through its massing and comparison to the larger historical and modern blocks of Ancoats and this is to be retained and reflected within its re development.

Planning applications 059081/FO/NORTH2/00 and 059082/CC/NORTH2/00 for “Demolition and rebuild of Henry Street facade” for Blossom Street Motors approved May 2000 is likely the point when the historical facade was demolished and re built.



Earliest found image of the site 1960



Modern day image matching location of 1960s imagery



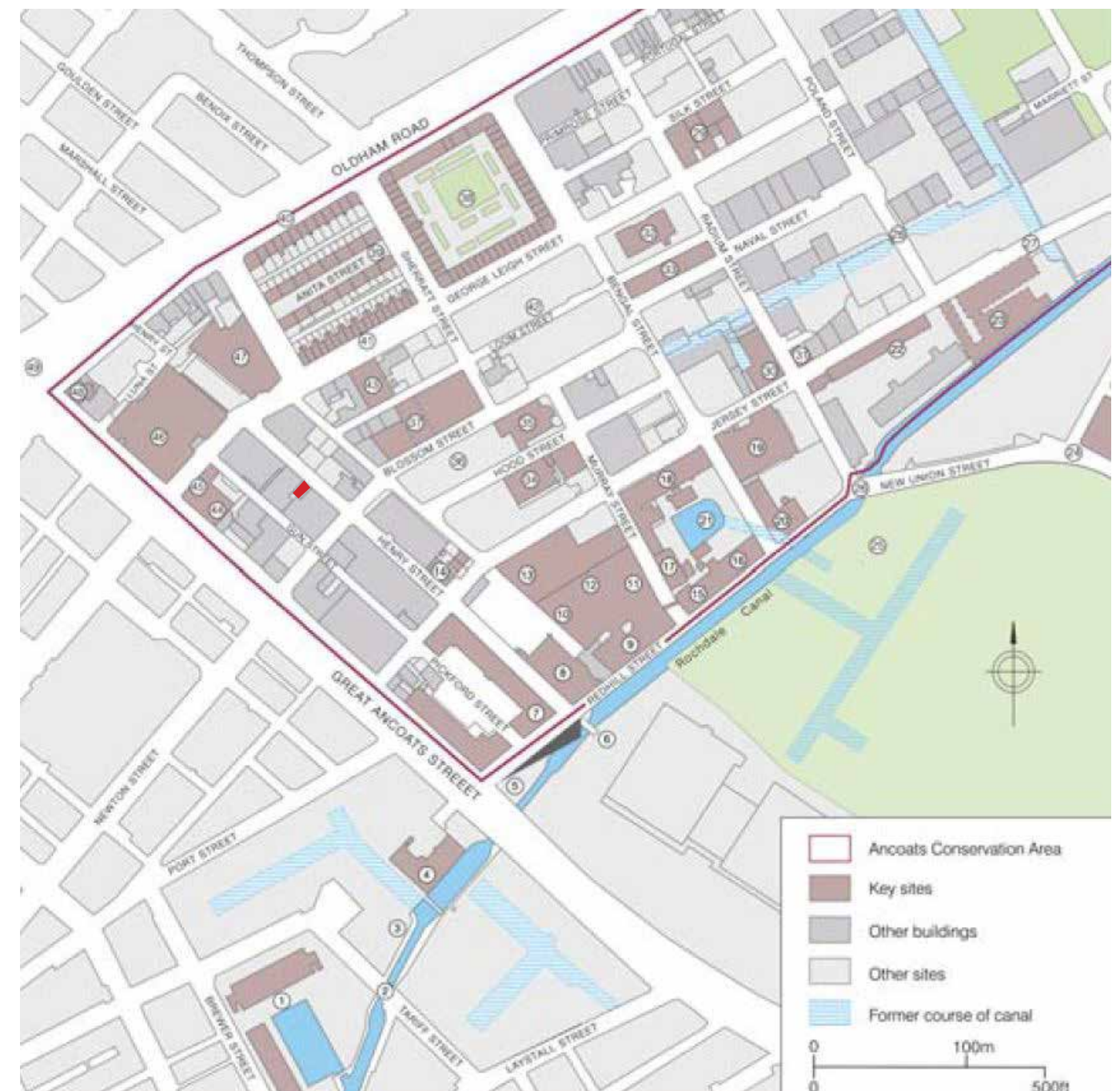
Aerial imagery from 1927

Listed & Positive Buildings

The closest listed building is the Grade II* Daily Express buildings and adjacent Hudson and Derros Buildings. Although, there is no listed buildings on Henry Street itself, there are positive heritage assets that contribute to the character and feel of the area.



Above: Express, Hudson and Derros Buildings as seen from Great Ancoats Street



Above: Diagram from English Heritage's Ancoats, Cradle of Industrialisation

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Design
Development



Opportunities

- It has been established through analysis that the building is not of historical merit only by virtue of its massing and form therefore its positive re development is acceptable
- The Ancoats Conservation area statements suggests *“new buildings must relate to its existing context in form, scale and materials but also states they should be neither diluted nor superficial reflections of historic buildings lacking original vitality”*“such blandness makes no positive contribution, but simply devalues the historic character of the conservation area.” There is clearly an opportunity to create a facade that both references the conservation area but also creates a modern and interesting architectural form that contributes to the positive regeneration of the area.

Project Brief

The brief is to create a landmark restaurant unit for the Fresh Fuel brand, this entails:

- Inclusive ground floor access
- Provision of a “takeaway” hatch to allow for easy pickup without entering the premises
- Giving interest to the building and creating a facade of high quality design with a new north east facade
- A complete refurbishment of the interior
- Allowing space for M&E, plant and extract
- Improvements to energy efficiency

The Concept

The concept revolves around the industrial heritage of the Ancoats area, the “fuel” brand, as well as giving separation from the garage and adding a street presence to the unit.

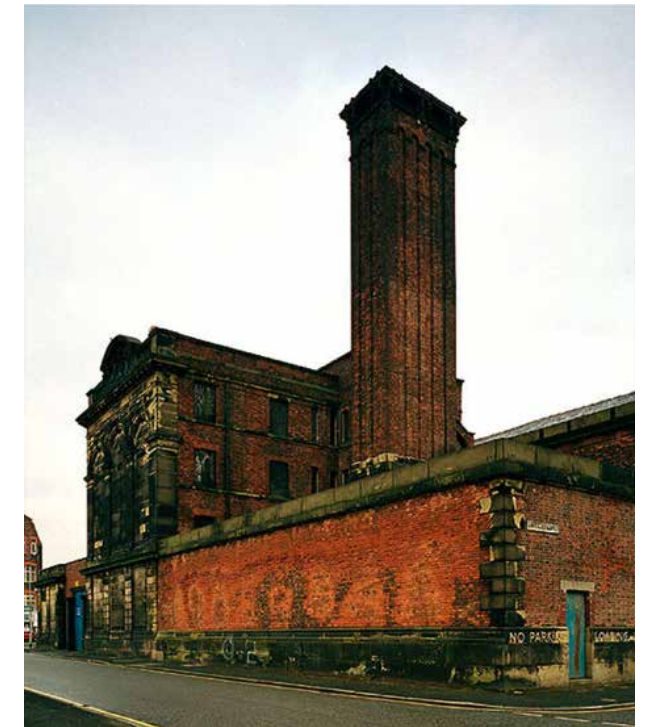
This is simply achieved through the use of a “chimney.” This chimney is where the internal stair core is housed with maintenance access to a new flat roof.

Looking into heritage chimney’s within the area and throughout the UK, mill’s would have their company name vertically down the side of large chimney, which will be replicated within the proposals, albeit with a modern take being simpler in form and clad with a sheet metal that contrasts and complements the materiality of the main mass of the building.

The main mass of the building will be more traditional in form with a shop frontage to the ground and 2 windows of a regular rhythm referencing the warehouse buildings within the area.



Example of Mill name down a chimney



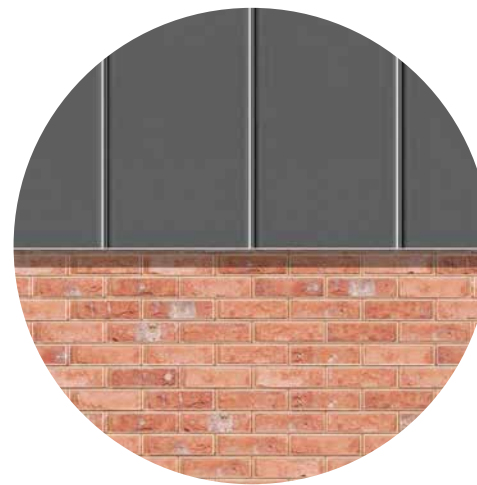
Goulden Street Police and Fire Station



Traditional windows and Red Brick



Traditional Warehouse Windows



Seamed Zinc and Red Brick Contrast

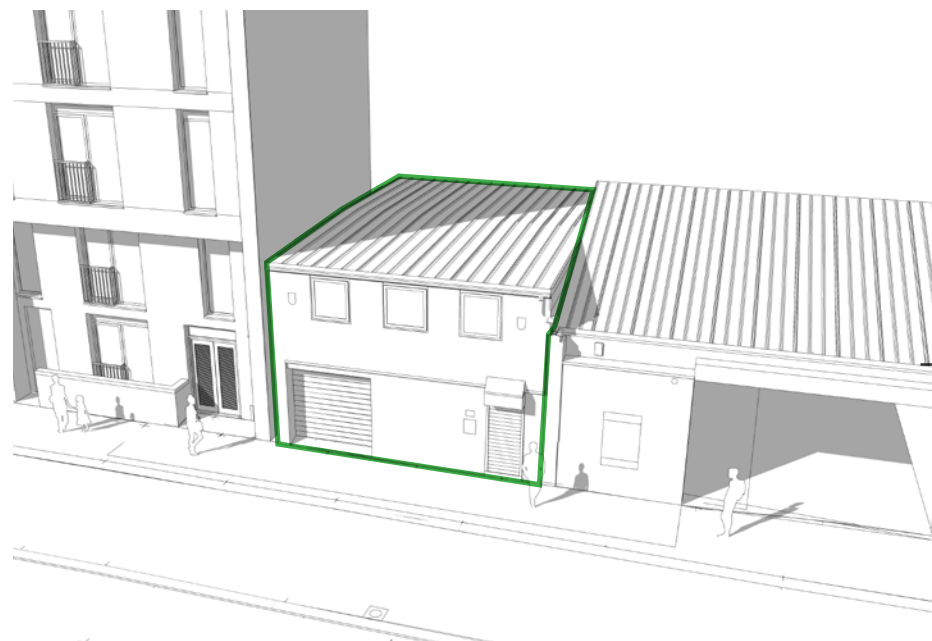


Seamed Zinc and Red Brick Contrast



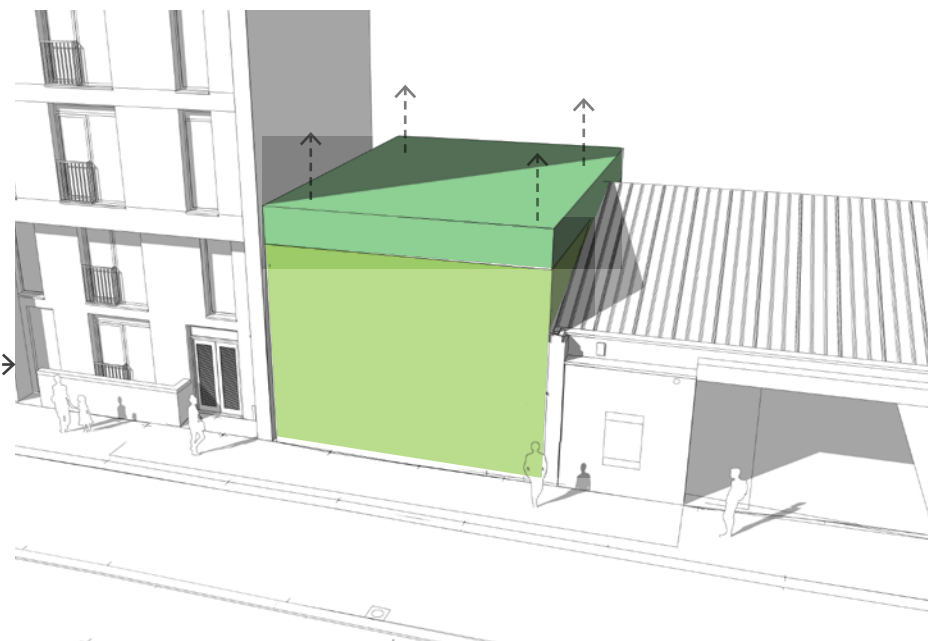
Protruding metal window reveals

Design Development



Existing Site

The existing red brick non historical facade with corrugated sheet metal roof.



Mass Replicated with Flat Roof

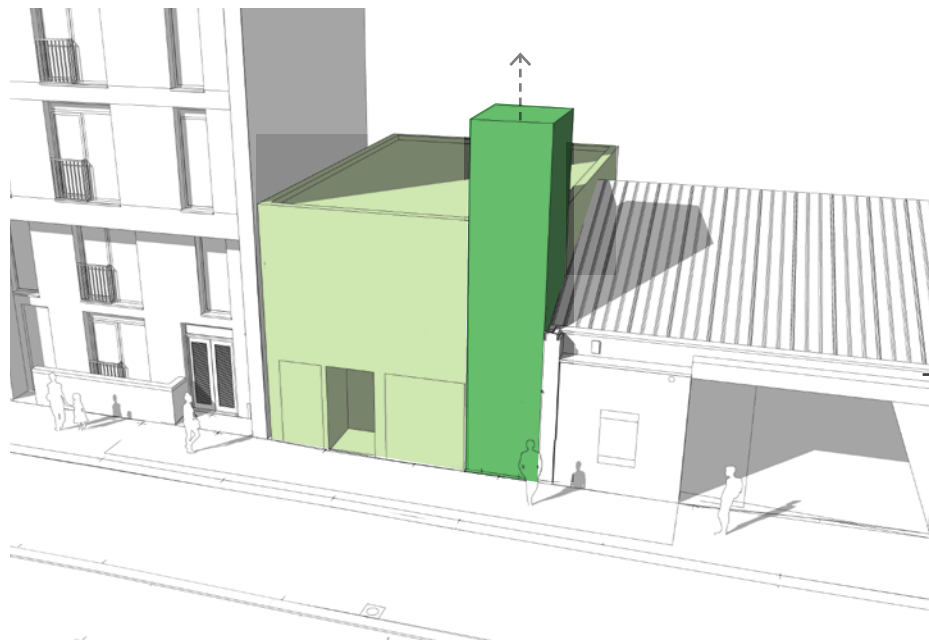
The mass is replicated, albeit raised slightly as per historical imagery and to improve vertical efficiency of the first floor space. A flat roof is proposed to mimic the original historical massing and to improve energy efficiency as well as room for M&E plant.



Stair, Circulation & Servicing

The site is relatively unique in the respect that it's only accessible elevation is fronting the highway. Therefore bins, takeaway hatch, main entrance and the emergency escape route from the stair all need to be serviced from the one elevation. Refuse collection is situated next to the neighbouring developments bin store for ease, the takeaway hatch is to be recessed to prevent obstruction of the highway by people waiting and the main entrance is situated in the central plan.

Design Development



Extrusion for Seperation, Diffrentation & Access

As per the concept, the stair core area is extruded to allow for ladder access to the flat roof. This in turn creates the “chimney” mass, the addition creates separation from the neighbouring garage as well as interest within the street scene.



Reflective & Traditional Rhythm

The “chimney feature” is differentiated from the rest of the facade through the use of both contrasting and complementing materials referencing the industrial heritage of the area. The main mass has a shop front to the ground floor as do the majority of units within the area. The first floor references the traditional windows of the surrounding warehouses.



Articulation & Branding

The branding and detailing play a big part within the buildings refinement. i.e. the signage and sheet metal panelling to the “chimney” and fenestration detailing to the windows.

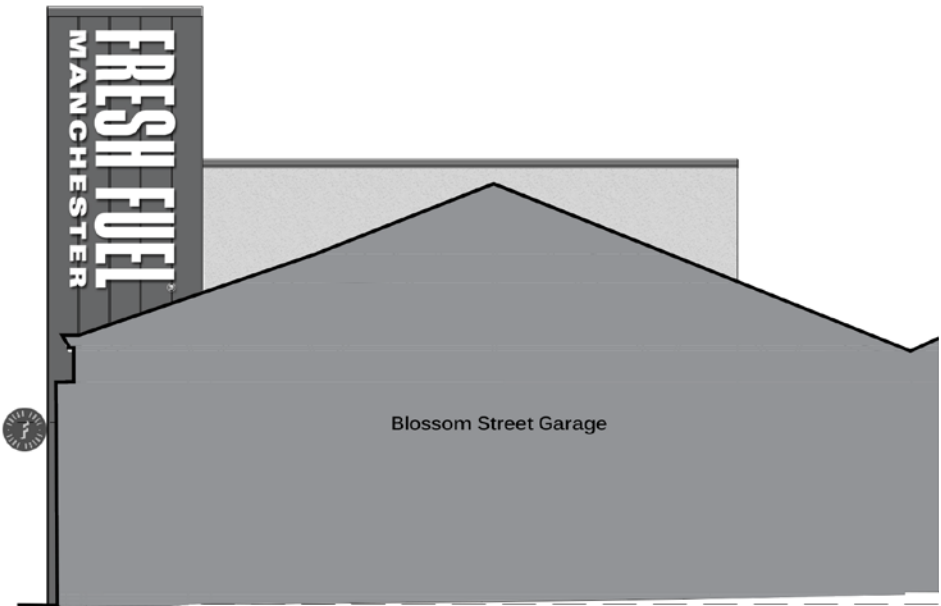
Materiality

The pallet of materials has been carefully chosen to complement the surrounding area. The main mass of the building is to be constructed of a rustic multi- red brick befitting of a conservation area, The window, door and coping colours to be an anthracite which matches the majority of the fenestration and door detailing of the surrounding developments. The seamed zinc cladding references the corrugated sheet metal roofs and industrial nature of the area and represents a high quality finish. Rainwater goods will be black aluminium.

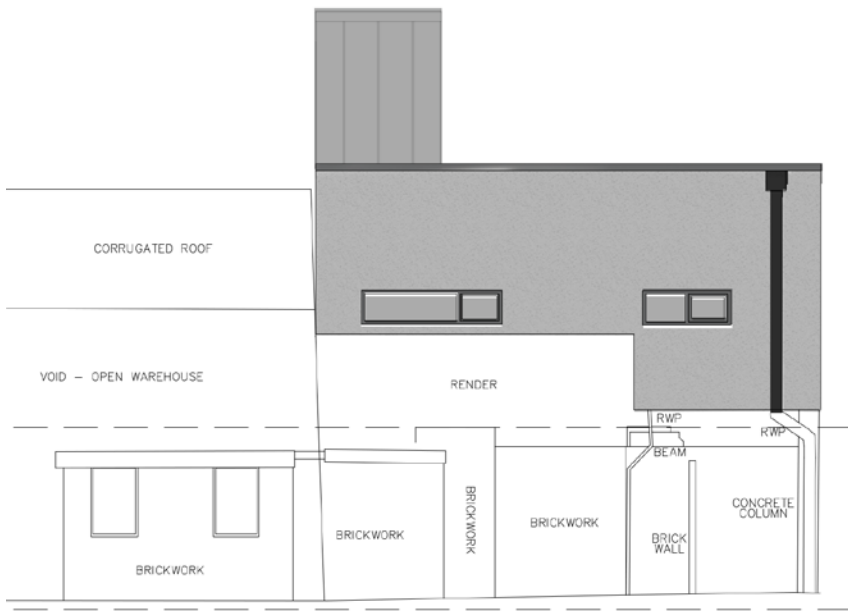
The two side elevations are not apparent in any key views and are currently stained render/low quality brick, these are proposed to be an off-white render having a neutral impact.



North East Elevation



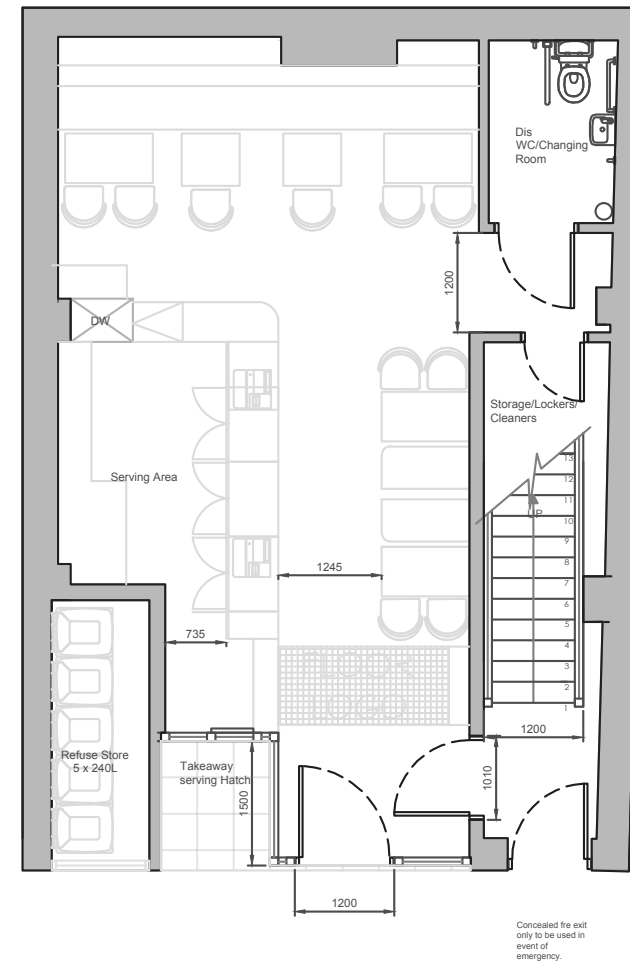
South East Elevation



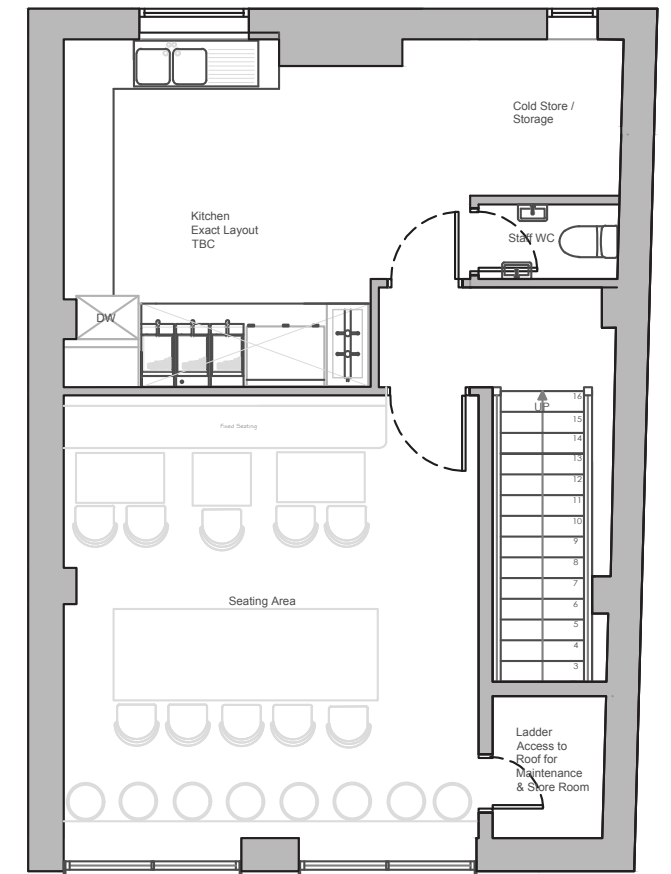
South West Elevation

Layout & Interior Design

The interior design will be carried out by award winning interior designers Studio Two whom specialise in hospitality venues. As the north east facing elevation has large openings it is important that the active frontage and visible interior also reflects the themes and aspirations of the Ancoats conservation area.



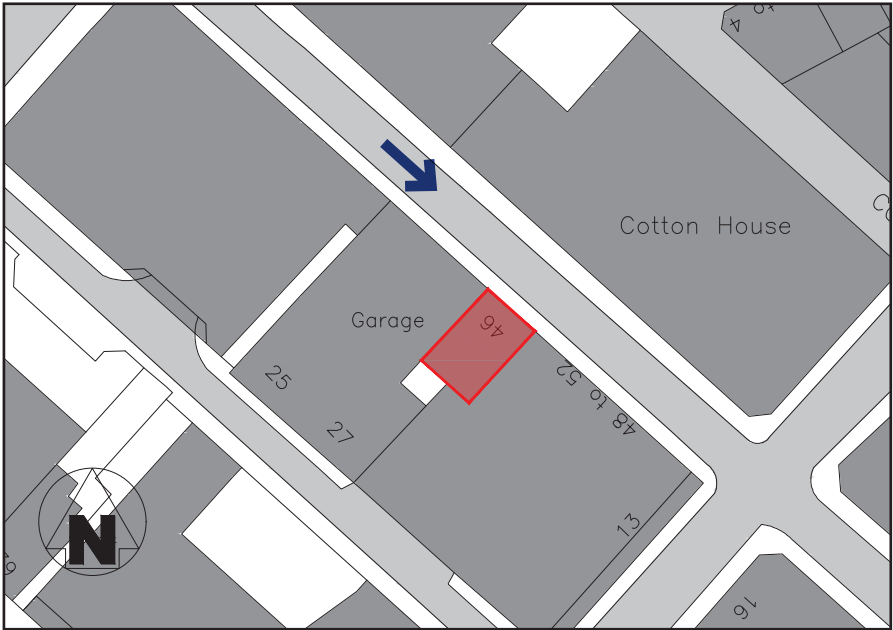
Proposed Ground Floor Plan



Proposed First Floor Plan



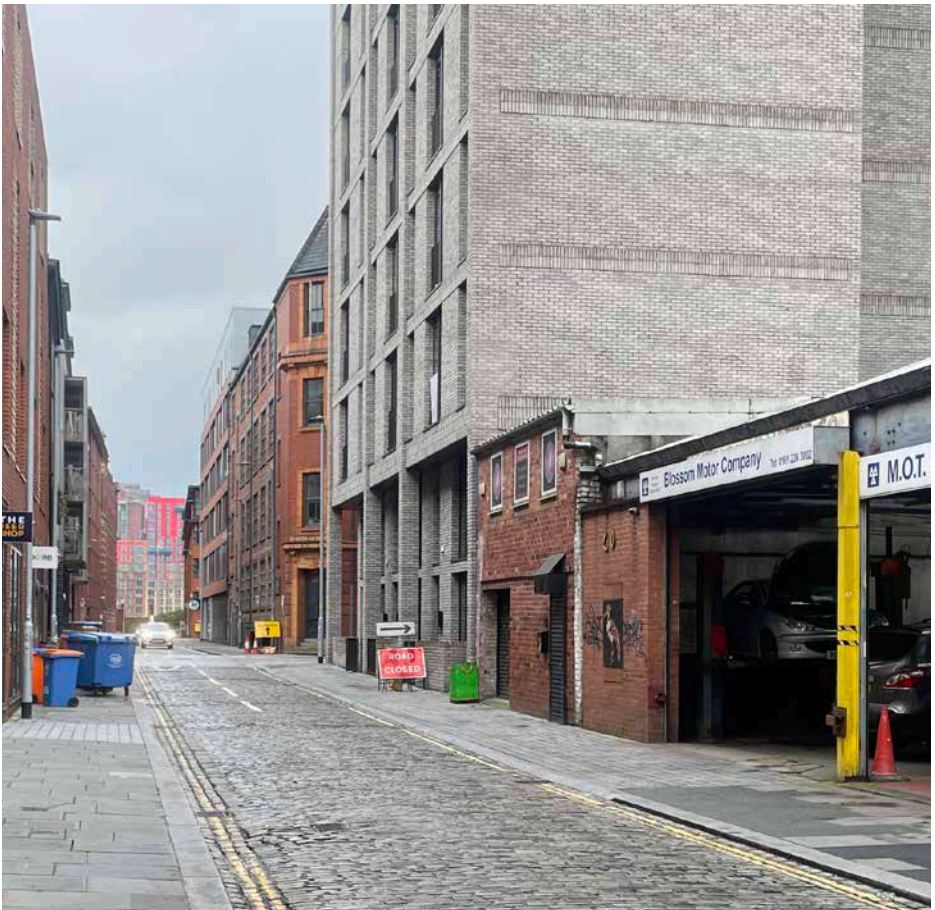
Key Views – South East



Existing

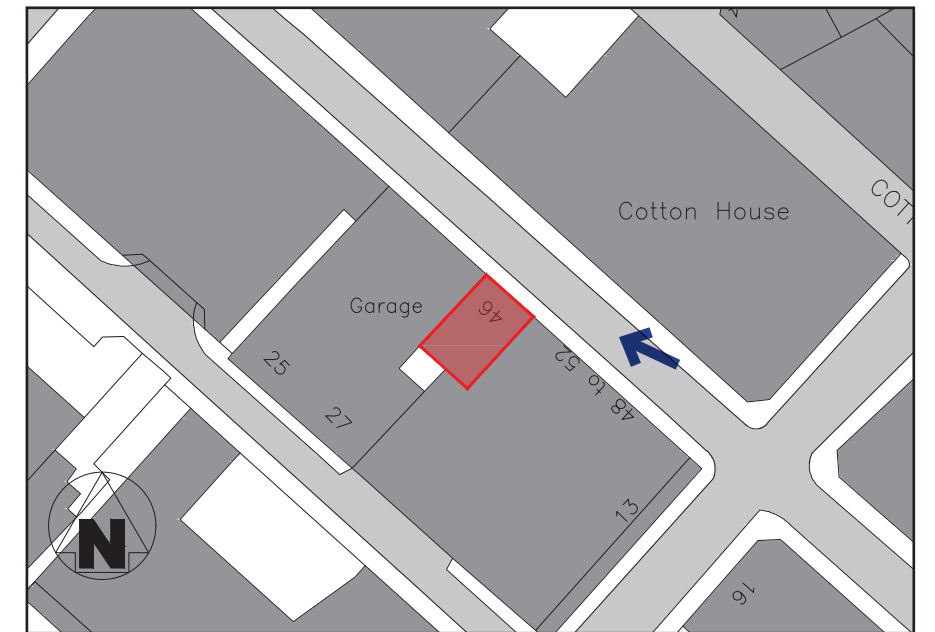


Proposed



Ref Image

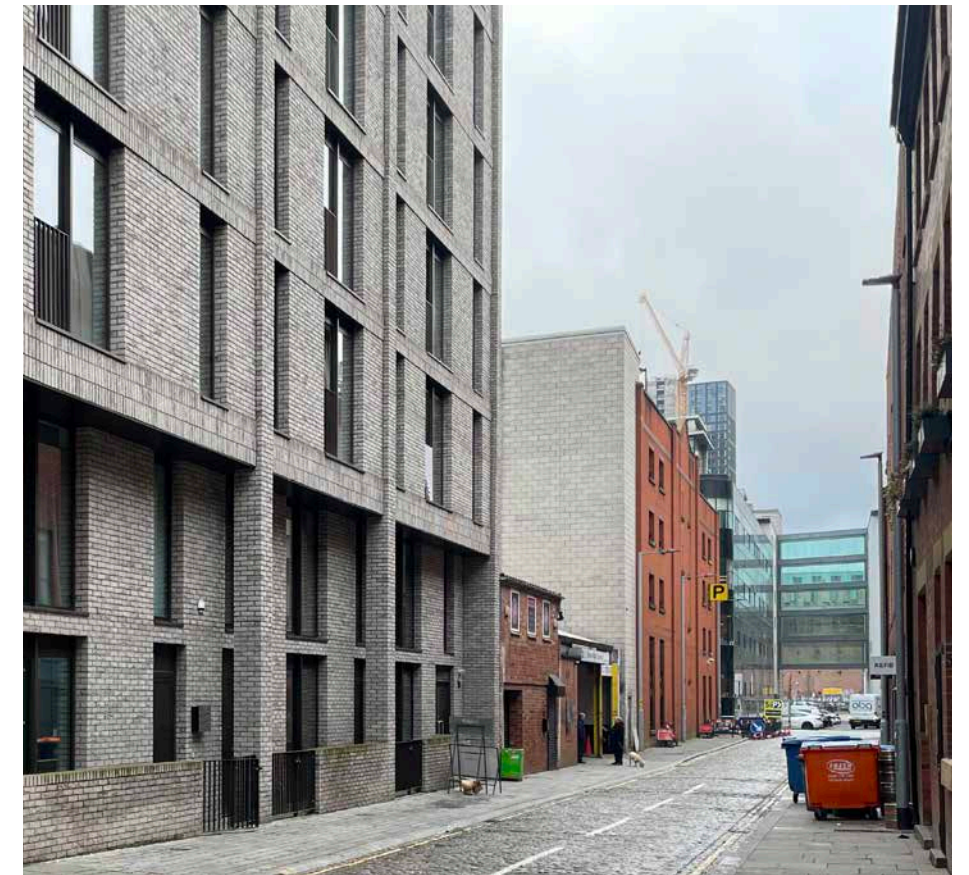
Key Views – North West



Existing

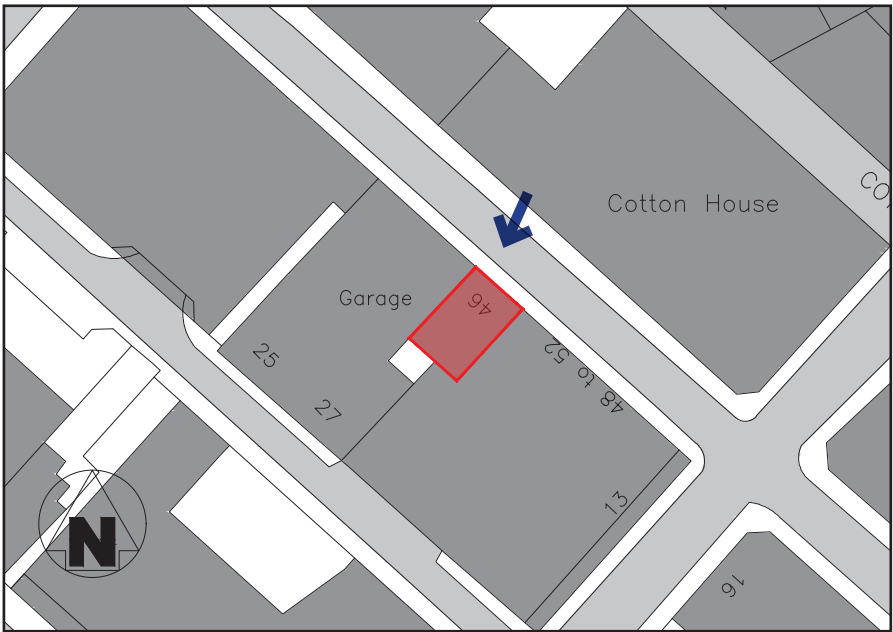


Proposed



Ref Image

Key Views – South West



Existing



Proposed



Ref Image



FRESH FUEL

MANCHESTER

FRESH

AB17 FOX

Accessibility

Due to the constrained size of the building and technical constraints a lift to the first floor would be unfeasible, there will however be level access into the restaurant at ground floor level. Working with the LPA we have made design changes to the ground floor plan to ensure maximum inclusively. A decision to move the kitchen to the first floor to ensure the ground floor provides inclusive seating throughout with the addition of a downstairs changing and disabled WC for both staff and customers.

The stair to the first has been brought up to the appropriate regulatory width, going and rise for a general access stair.

Servicing

A transport statement & travel plan has been submitted accompanying this application as well as the appropriate waste management plan and Appendix E waste management strategy.

Effect on Surrounding Amenity (Acoustics)

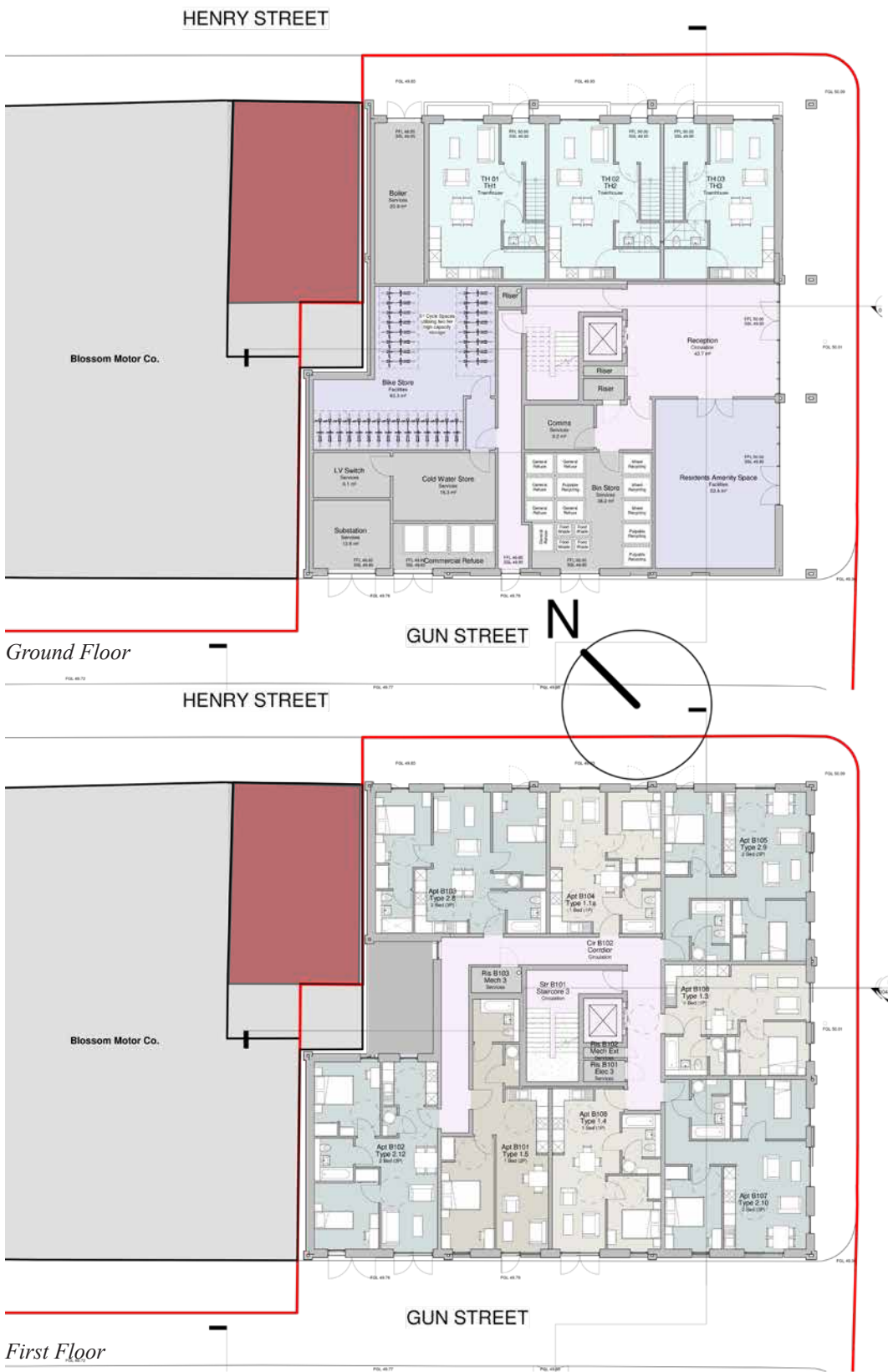
An acoustic statement has been submitted accompanying this application.

Effect on Surrounding Amenity (Overshadowing & Privacy)

The building has had a nominal increase in height of circa 1.35m to the top of the flat roof’s parapet. Due to the sites orientation this does not have any impact on overshadowing or sunlight to the only one potentially effected apartment to the south west, it also has a negligible effect on views. The rear elevation has no additional windows from its current use, With the existing south western window openings to provide light to the kitchen. Plant will be situated on the flat roof to the north east partially obscured by the roofs parapet and will be adequately placed to prevent odours and noise (see ventilation statement).

Sustainability

An energy statement has been submitted accompanying the application. The building will undergo various thermal and energy improvements as part of the proposed works.



Above: Site adjacent blossom street development in context to proposal area

Drainage

Drainage will be as per the existing combined system from the garage as per the existing situation. There is no increase in surface area for drainage in the new proposals.

Signage and Branding

The external signage and branding strategy has been submitted accompanying this application.

Summary of Heritage Impacts

This document goes into depth exploring the surrounding context and character of Ancoats and how any potential re development would impact this. It has been shown that the redundant office building and the adjoining buildings are not of historical merit and that their value is within the massing, scales and materiality that gives the street scene interest. It has also been shown that the design choices and concept enhance the conservation area referencing key elements and historical queues whilst still giving a modern twist alongside the benefits of bringing “life” into an otherwise static building.

“New buildings must relate to their existing context in form, scale and materials. They should be neither diluted nor superficial reflections of historic buildings lacking original vitality. Such blandness makes no contribution...” - Manchester City Council

Conclusion

This document and the various accompanying statements and drawings justify the high quality development, that the proposals are a sustainable and appropriate use as well as how proposed design fits into the character of Ancoats.

