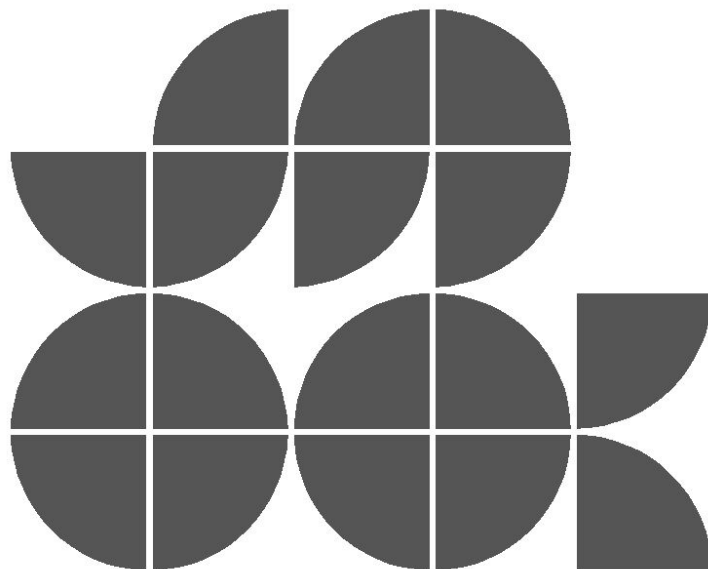




DESIGN & ACCESS STATEMENT

Rev A – 28.07.22

Rev B – 30.10.22

Rev C – 25.01.23

Rev D – 26.01.23

BRIDGEWATER HOUSE
2 SILVERCROFT STREET
MANCHESTER
M15 4WG

On behalf of
Watch This Space (Jembrana) Limited

CONTENTS

1.0 – INTRODUCTION *(page 3)*

2.0 – CONTEXT *(pages 4-6)*

2.1 - Physical Context *(page 4)*

2.2 - Historic Context *(page 5)*

2.3 - Social Context *(page 6)*

2.4 - Economic Context *(page 6)*

2.5 - Planning Policy Context *(page 6)*

3.0 – THE GREAT JACKSON STREET STRATEGIC REGENERATION FRAMEWORK (SRF) AND SCHEME DEVELOPMENT *(pages 7-10)*

4.0 – EXISTING CONDITION *(pages 11-15)*

5.0 – DESIGN *(pages 16-46)*

5.1 – Proposed use *(page 16)*

5.2 – Overview of scheme *(pages 17-22)*

5.3 – New build design approach *(pages 23-31)*

5.4 – Existing building design approach *(pages 32-41)*

5.5 – External appearance *(pages 42-44)*

5.6 – Landscape *(pages 45-46)*

6.0 – ACCESS *(pages 47-50)*

6.1 – Vehicular and Transport Links *(page 47)*

6.2 – Access and Egress Locations *(pages 47-48)*

6.3 – Bikes *(page 49)*

6.4 – Secure By Design *(page 49)*

6.5 – Waste and Recycling *(pages 49-50)*

7.0 – CONCLUSION *(page 51)*

8.0 – APPENDIX *(pages 52-53)*

1.0 – INTRODUCTION

This design and access statement describes the proposed works for the restoration and conversion of the abandoned Grade II listed Bridgewater Canal office building and the residential-led redevelopment of the car park area.

The proposal will provide 53 new homes and will seek to achieve the following:

- Restoration and retention of original and historic features of the existing building subject to their condition, such as stone flag floors, timber floors, stairs, doors, plaster cornice.
- Reuse of attic spaces.
- Re-slating the roof with surviving original slates, where possible.
- Re-utilising the original garden gate opening.
- Replacement of the railings to the perimeter of the front garden with an appropriate solution.
- Redevelopment of the car park area to provide a 4-storey new build residential development.
- Creation of an enclosed courtyard between the existing listed building and the new build development.



Figure 1 - Site location and nearby landmarks

2.0 - CONTEXT

2.1 - Physical context

The application site covers an area of approximately 0.21 hectares (2,137sqm) and is bounded by Chester Road to the northwest, Great Jackson Street to the northeast, Silvercroft Street to the southeast, and Crown Street to the southwest (*Figure 2*). The site lies to the southwest of the City Centre, between the Castlefield and Hulme districts, and although it is not within a Conservation Area itself, it is located within the immediate setting of the Castlefield Conservation Area.

The site consists of an existing building (Bridgewater House) and a surface car park, with the latter currently being the only active use on site. Ground level rises gradually across the site, from Chester Road in the north to the corner of Silvercroft with Crown Street in the south.

The site is surrounded by a large number of tall buildings, including the 51 and 21-storey scheme immediately to the west (Crown Street Phase 1) and the four towers of 37-63 storeys at Deansgate Square to the east/southeast. In addition, planning permission was recently granted for Phase 2 of the Crown Street development directly to the southwest, which will provide an additional two 52-storey tower buildings.

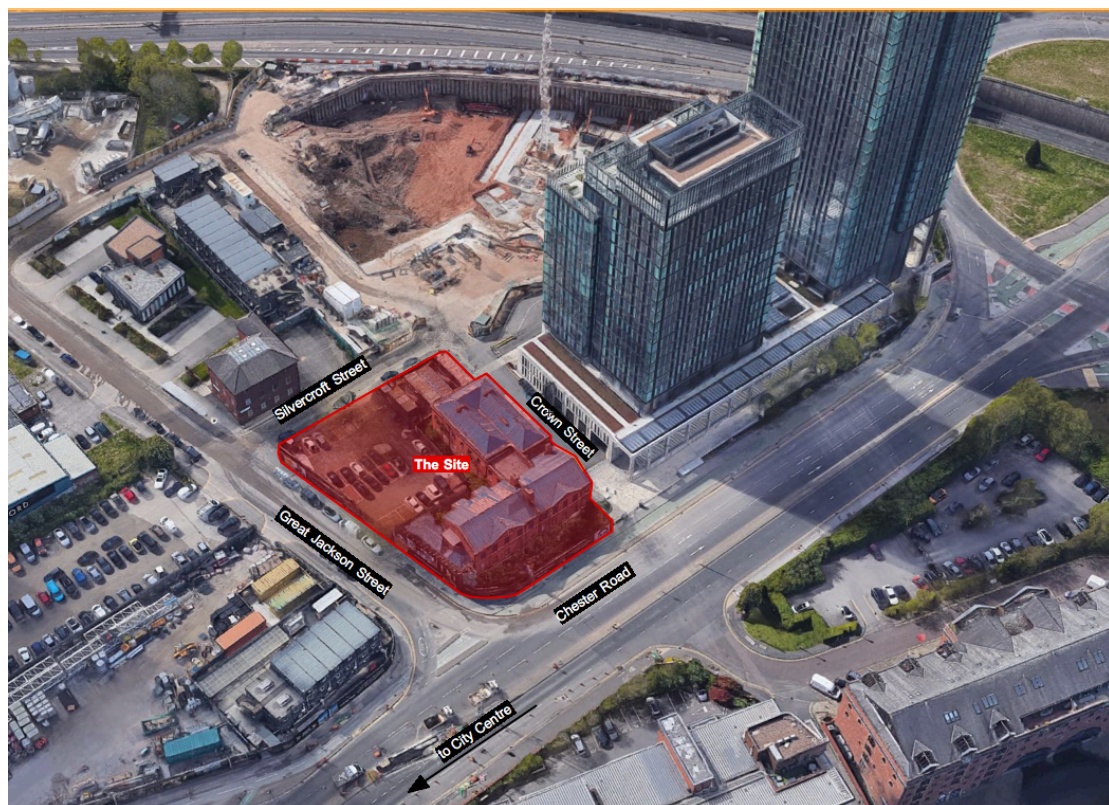


Figure 2 - Existing site

2.2 - Historic Context

The site comprises the former two-storey Bridgewater Canal Office building and associated surface car park. The red brick Georgian style building is Grade II listed and was first listed on 3 October 1974. It consists of two late-18th century former dwellings (*noted A & B on Figure 3*), with a c.1843 office wing extending southwards from the rear of the property (*noted C on Figure 3*), as well as other various extensions.



Figure 3 - View looking south across the Site (outlined in red)

The listed building has been vacant for many years and has fallen into an advanced state of disrepair. Many internal areas of the building are inaccessible due to risk of collapsing elements (roof, floor, etc.) and, to make things worse, the roof is leaking throughout the building. The current blue plastic roof sheeting replaced the original slate roof coverings in 2008, according to the Heritage Appraisal.

More detailed information about the evolution of the site and its buildings throughout the years can be found in the Heritage Appraisal document under section 4. *HISTORICAL DEVELOPMENT*.

2.3 - Social Context

The proposed development will not impact neighbouring properties, nor will any overlooking or privacy issues be created as the distances between adjacent properties will be adequate.

2.4 - Economic Context

New residential developments in the City Centre in general have been common over the past several years. Significant recent and future developments have taken place and are planned within the area, taking advantage of the proximity to transport links and to the city edge context.

The proposed development will try to use local tradesmen and supply lines for materials, which will in turn boost the local economy. Snook Architects have a proven and widely published track record of producing high quality residential developments, a selection of which can be seen on their website (www.snookarchitects.com).

2.5 - Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The statutory Development Plan for Manchester City Council relating to the site comprises:

- Manchester Core Strategy (July 2012)
- Saved policies of the Unitary Development Plan (UDP) for the City of Manchester (1995)

The National Planning Policy Framework (2021) is also a material planning consideration.

The Council has begun the first stage of a review of its Local Plan and consultation on the Local Plan issues document ran in April 2020. The next stage will be a draft Local Plan though this is yet to be published or consulted on.

The following Supplementary Planning Documents (SPDs) are also of relevance:

- The Guide to Development in Manchester SPD and Planning Guidance (2007)
- Manchester Residential Quality Guidance (2016)
- Providing for Housing Choice – SPD and Planning Guidance
- Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015)
- Great Jackson Street Development Framework

There is no Neighbourhood Plan covering this area.

3.0 – THE GREAT JACKSON STREET STRATEGIC REGENERATION FRAMEWORK (SRF) AND SCHEME DEVELOPMENT

The site sits within the Great Jackson Street Development Framework and therefore the proposal seeks to adhere to the key proposals and principles of the Framework by responding not only to the constraints but also the opportunities offered by the Framework (*Figures 4 & 5*). The Great Jackson Street Development Framework was originally endorsed in 2007 and was updated in 2015 and 2018 to reflect the potential for further growth in this part of Manchester City Centre.

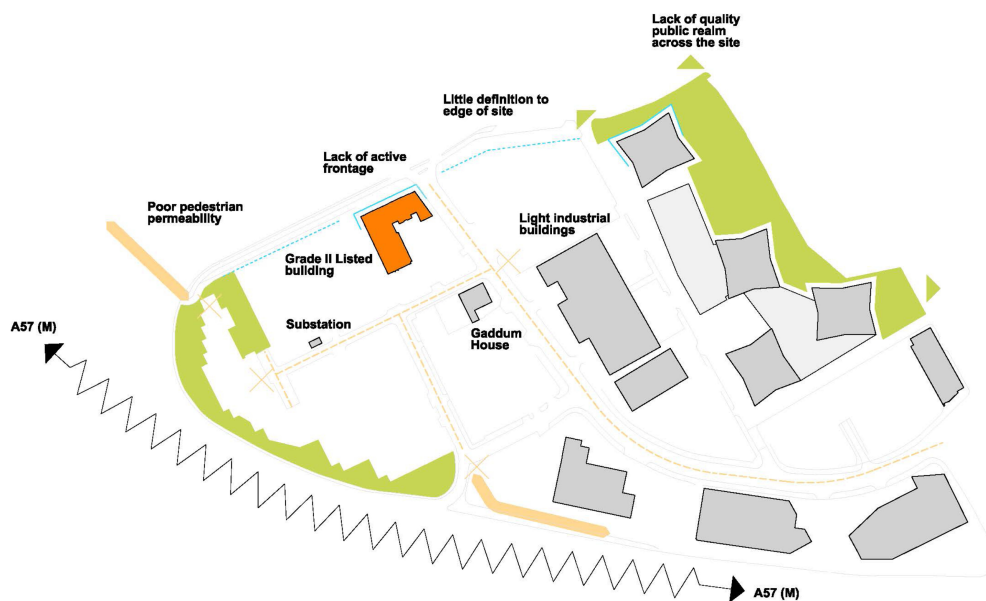


Figure 4 - Constraints plan (Great Jackson Street Development Framework)

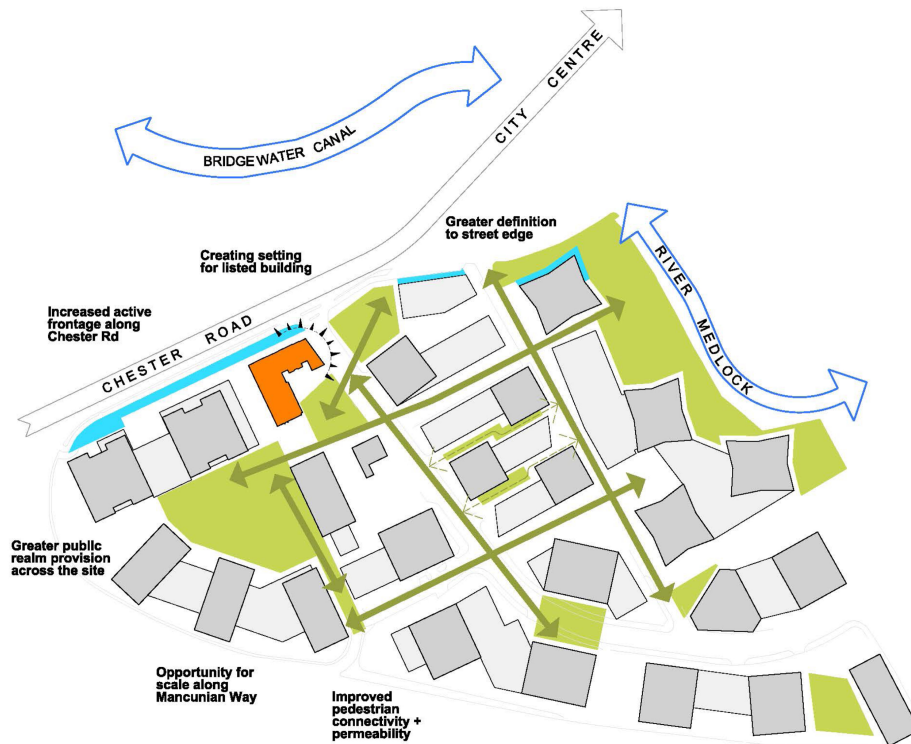


Figure 5 - Opportunities plan (Great Jackson Street Development Framework)

The proposed development would support the Framework's primary objective to help create a high quality residential neighbourhood by regenerating this underutilized and dilapidated brownfield site. It would also help rebuild a sense of community through the restoration of the site's heritage significance as well as re-establish its sense of place appropriate to the surrounding context and growth needs of the area.

Permeability

One of the main constraints of the Framework area is that permeability through the whole site is poor and there are little to no active frontages within the area. Our proposal aims to address this problem by offering front door access directly off the street for the vast majority of ground floor apartments, thus promoting street life and enhanced activation to the street scene. This design solution provides an alternative means of creating active frontages and has the added benefit of natural surveillance; a vital contribution to encouraging a safe and well animated public realm.

Mix of units

Another key objective of the Framework is the need for high quality, well-managed apartments across a range of sizes and typologies that cater for an increasingly diverse population in the City Centre. The Framework also encourages a range of accommodation types leading towards 1, 2 and 3 bed apartments due to the location and proposed density of the area. Our proposal provides a wide range of apartment sizes, from compact one bed studio-like apartments to generously spacious 2 bed units. The proposed mix would provide a proportion of 1 bed units slightly above the percentage outlined by the Framework, however this would ensure that a viable scheme can be delivered within the context of the site given its size and historic nature which is being delivered separately to the recent surrounding developments within the Framework area.

Building height

On a similar note, the Framework encourages and promotes a variety of building heights in order to ensure a varied and stimulating built landscape. It is the Framework's approach that development should carefully consider the height of the adjacent buildings and spaces and, therefore, building heights should step down within the centre of the Framework area and towards Bridgewater House (*Figure 6*). In line with this objective, our scheme's new build development mediates between the historic setting of the two storey Bridgewater House and the immediate surrounding area which is dominated by multi storey towers, creating a smooth transition from the high-rise buildings to the relatively modest – in size – Bridgewater House.

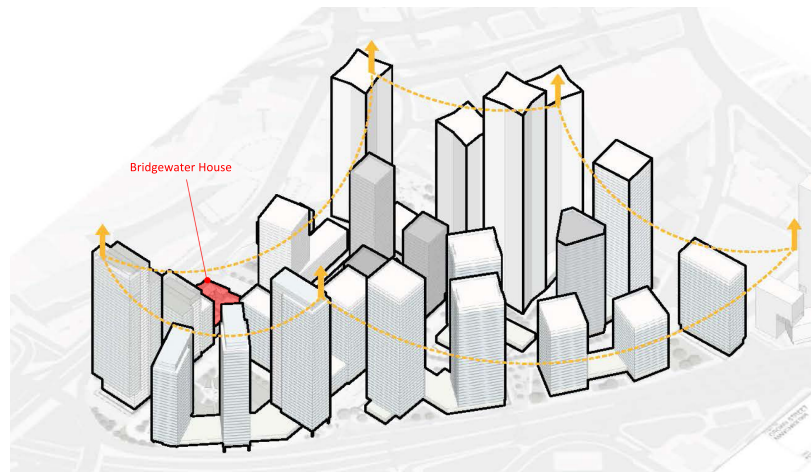


Figure 6 - Height at strategic points (*Great Jackson Street Development Framework*)

Amenity space

The Framework also calls attention to the limited *public* amenity space and the poor quality of the urban realm provided by the area, while at the same time it highlights the opportunity to create areas of usable landscaped spaces and routes connecting to, and interacting with, the surrounding area. It also mentions the need to create *private* amenity space to support residential development as necessary. In fact, it shows the rear of Bridgewater House (currently a surface car park) as a public green space that is linked to the wider pedestrian network in order to improve connectivity (*Figures 7 & 8*).

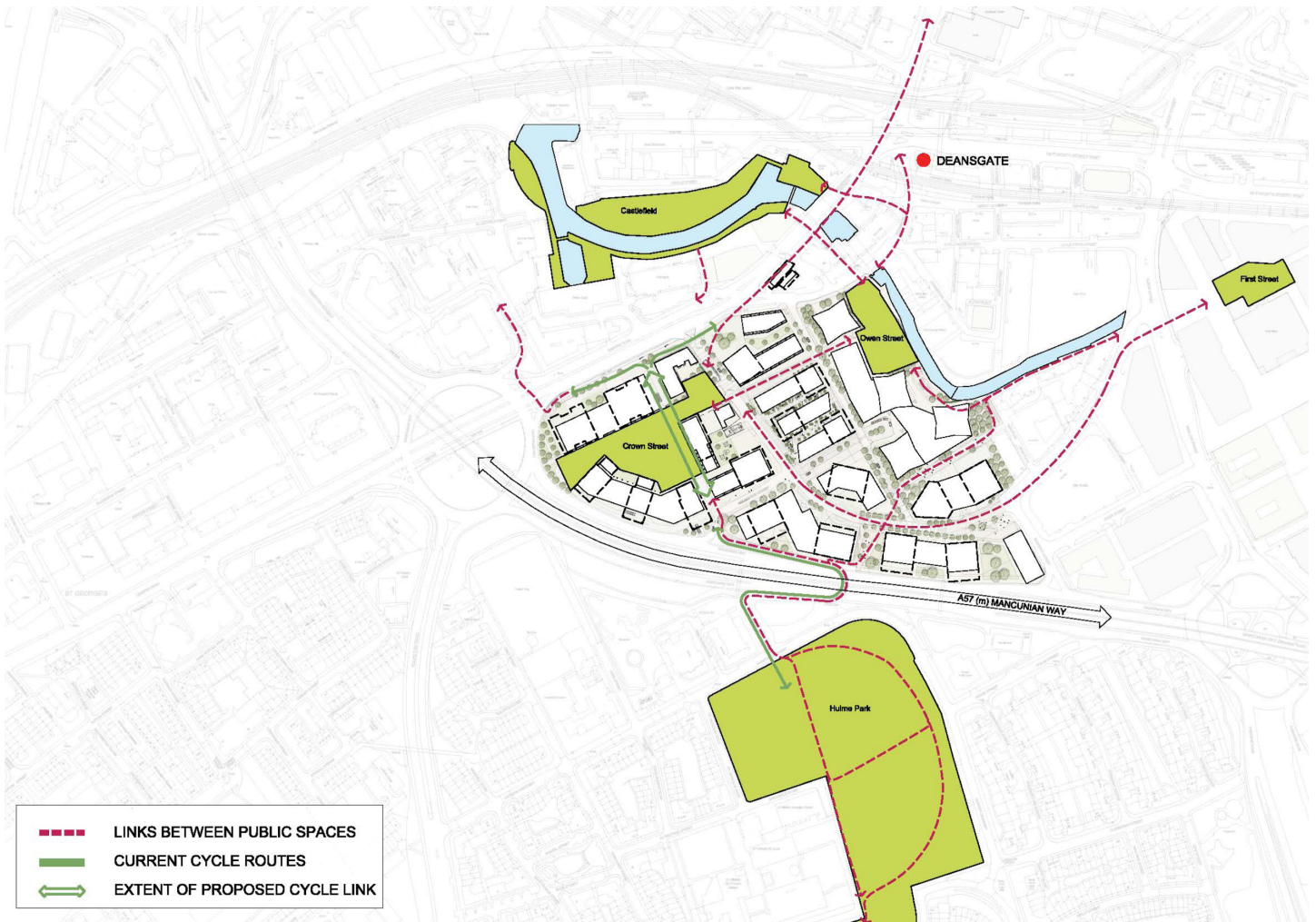


Figure 7 - Site linkages plan (Great Jackson Street Development Framework)

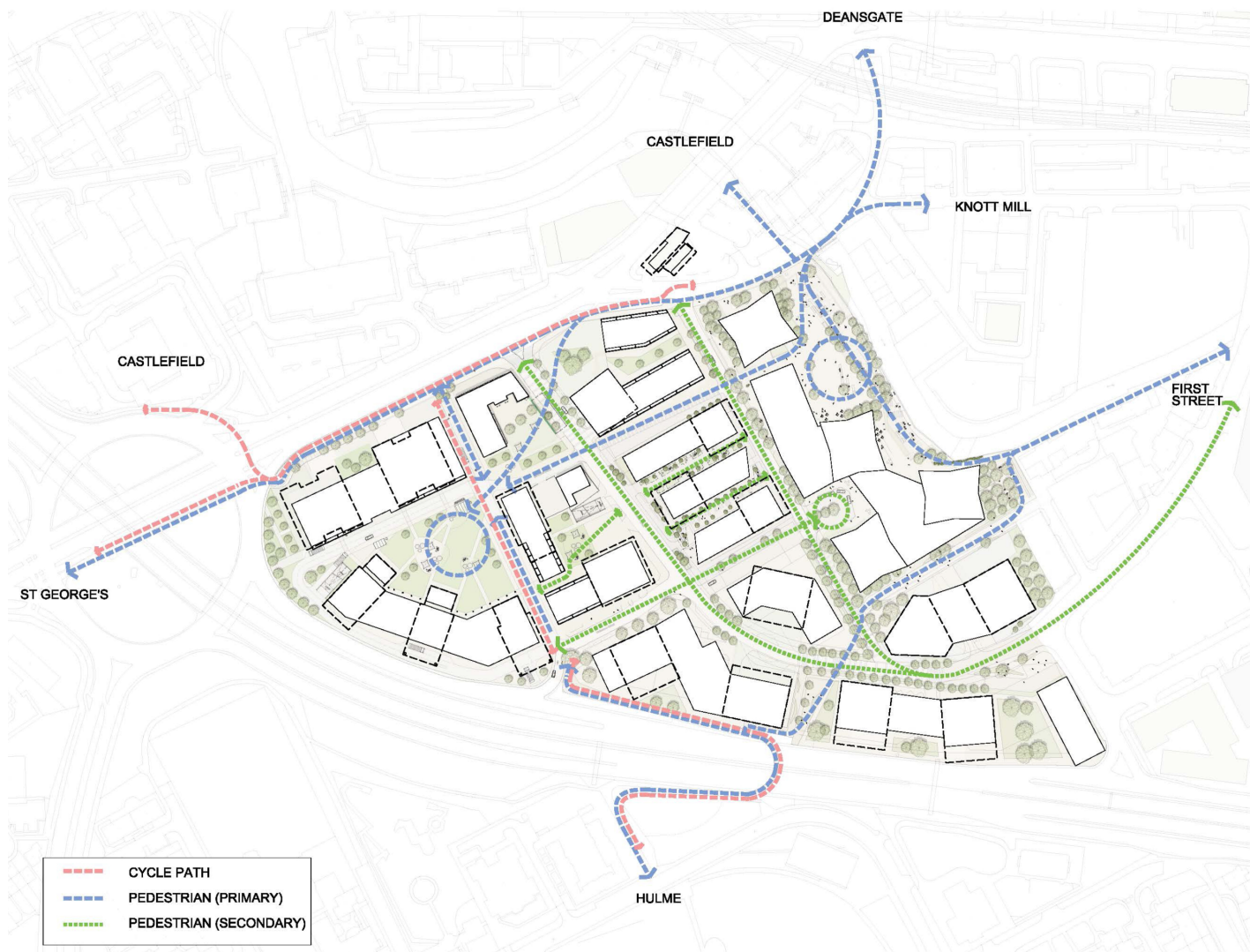


Figure 8 - Public space linkages (Great Jackson Street Development Framework)

However, due to the highly constrained nature of the site, and given the capital investment the listed building requires, as well as the existence of a covenant on the property preventing more than four storeys being built on the rear car park, the viability of the scheme is very narrowly balanced. In order to ensure that a viable scheme can be delivered within the site's constraints, a new build development is proposed at the rear of Bridgewater House allowing for a landscaped courtyard to be created between the new build and Bridgewater House. The introduction of private gardens to the apartments fronting Chester Road and the ground floor apartments of the new build facing the courtyard, provides much needed private green space to the development. In trying to create a safe and secure environment using the principles of 'Secure by Design', this 'enclosed' courtyard will feature gated entrances to ensure the safety of the residents, especially those occupying the ground floor apartments.

4.0 – EXISTING CONDITION

Overall, the building is dilapidated and has generally deteriorated due to a prolonged period of abandonment. As highlighted in the structural report, most of the building's internal defects can be attributed to sustained water ingress through the roof structure and, to make matters worse, the drainage outlets around the property have vegetation and heavy roots growing from them preventing water discharging into the outlets. Throughout the building there are also issues with a build-up of bird guano and pigeon infestation.

Many of the timber elements (rafters, purlins, etc.) of the roof structure have been subjected to prolonged water saturation and, in worst affected areas, they have severely deteriorated/rotted. Similarly, the collapsed ceilings and ceiling boards throughout the property are a result of a prolonged saturation of rainwater which has penetrated through the unsealed roof coverings. As a result, the finishes (walls, ceilings, etc.) throughout the property have deteriorated due to a combination of direct exposure to water ingress or high humidity and inadequate ventilation. Moreover, the plaster to the walls across all floors is saturated in places and coming away from the masonry walls and crumbling.

The office wing extension and the single storey side extension in particular are in an advanced state of deterioration when compared to the original Georgian buildings (the two former dwellings). Severe water ingress is evident through all floors of the office wing extension down to basement level, and most of its timber intermediate floor joists have been subjected to prolonged water saturation and, in worst affected areas, they have severely deteriorated/rotted. The building's floors are wet and littered with debris where false ceilings have collapsed, and the timber raised floors appear to be collapsing onto the structural floors below. Likewise, in the single storey side extension, floors are wet and littered with debris where false ceilings/walls have collapsed. The visible timber roof members are saturated with water and are likely to be in an advanced state of deterioration.

A more detailed and itemised account of the building's defects externally and internally – as well as across all floors – can be found in the Visual Structural Inspection Report prepared by HBL Associates Ltd. which accompanies this planning application. In the next few pages, we showcase the building's existing condition through some photos depicting some of the issues outlined above (*Figures 9-16*).



Figure 9 – South elevation of Bridgewater House (courtyard) now cleared of overgrown vegetation



Figure 10 – North elevation of Bridgewater House (Chester Road) now cleared of overgrown vegetation



Figure 11 - The original staircase to the east house showing the 19th century hardwood balustrade



Figure 12 - Inaccessible areas due to risk of collapsing elements (Office wing extension - ground floor)



Figure 13 - Typical condition of a room (late 18th century former dwelling - ground floor)



Figure 14 - Completely collapsed ceiling and exposed roof (office wing extension - first floor)



Figure 15 - Collapsed ceiling and windows (office wing extension - first floor)



*Figure 16 - Partially collapsed ceiling and damaged cornice
(late 18th century former dwelling - ground floor corridor)*

5.0 - DESIGN

5.1 – PROPOSED USE

Bridgewater House is a vacant former office building (Class E), which is understood to have not been in use since 2001. It has since fallen into a sorry state of disrepair and is in need of investment to secure its future.

Although planning permission had been granted in 2007 and extended in 2010 for the refurbishment and alteration of the building for its reuse for use classes A2 (now Class E), B1 (now Class E) and D1 (now Class F.1), this was not implemented and has now lapsed.

In the case of the Trustees of Castell-y-Mynach Estate v Taff-Ely BC (1985), it was established that the four criteria for assessing whether a use has been abandoned are:

- the physical condition of the buildings;
- the period of non-use;
- whether there has been any other use; and
- the owner's intentions.

On the basis the building has not been in use for over ten years following the former owner's intentions vacating the site and the building's dilapidated physical condition, it is considered that the building has been abandoned and is in "nil" use.

Therefore, there would be no loss of existing office space on site, and the proposed development would make a valuable contribution to housing supply on a sustainable, underutilized and dilapidated brownfield site in the City Centre, as sought under Core Strategy Policies H1 and CC6. It would also help rebuild a sense of community through the restoration of the site's heritage significance in accordance with Core Strategy Policies SP1, DC19 and EN1.

The Great Jackson Street Development Framework ("Framework") was originally endorsed in 2007 and was updated in 2015 and 2018 to reflect the potential for further growth in this part of Manchester City Centre. The proposed development would support the Framework's primary objective to help create a high quality residential neighbourhood that would support the growth of the economy by attracting and retaining a diverse labour market, maximizing the site's strategic location as a gateway into Manchester City Centre.

Core Strategy Policy CC7 generally promotes mixed use development within the City Centre and seeks to include employment as part of residential development. The provision of a mix of uses on site would impact on the site's ability to physically deliver a viable scheme given its size and context being delivered separately to the recent surrounding developments – evidence of which will be provided with a planning application. Further, recent development in the immediate area has provided an extensive mix of commercial uses to support the residential development, providing a wide range of sustainable services and facilities for both existing and future occupants.

In addition, Policy CC3 recognises the Castlefield area as a key area for residential development. Therefore, the principle of residential development in this area is acceptable and has already been accepted given the level of recent residential development in the area.

5.2 – OVERVIEW OF SCHEME

- *The scheme*

The proposal is for the restoration and conversion of the abandoned Grade II listed building (Bridgewater House) to accommodate 20 No. 1 and 2 bedroom apartments by ensuring at all times the sensitive conservation of the historically important fabric of the building. The scheme also includes the redevelopment of the car park area to provide a 4-storey new build development comprising 33 No. 1 and 2 bedroom apartments (*Figures 17-21*). The proposal creates an enclosed private courtyard that is bounded by Bridgewater House in the north and west, and the new build apartments in the east and south. Access into the courtyard is achieved through gated entrances off Crown Street and Great Jackson Street, respectively.

The proposal has been developed with careful consideration to the highly constrained nature of the site, including the importance of protecting its heritage significance and the existence of a covenant on the property preventing more than four storeys being built on the rear car park. Therefore, the various options for the scheme considered have been proposed to ensure a viable scheme can be delivered within the site's constraints, to bring life back to the abandoned historic property and make a positive contribution within the community and to the surrounding area. Given the capital investment the listed building requires and the limit on the development to the rear, the viability of the scheme is very narrowly balanced.

The proposed scheme seeks to achieve a striking, delicate balance between providing quality residential living space and enhancing the existing façade and locale to allow for a characterful proposal that is conducive to modern city living.

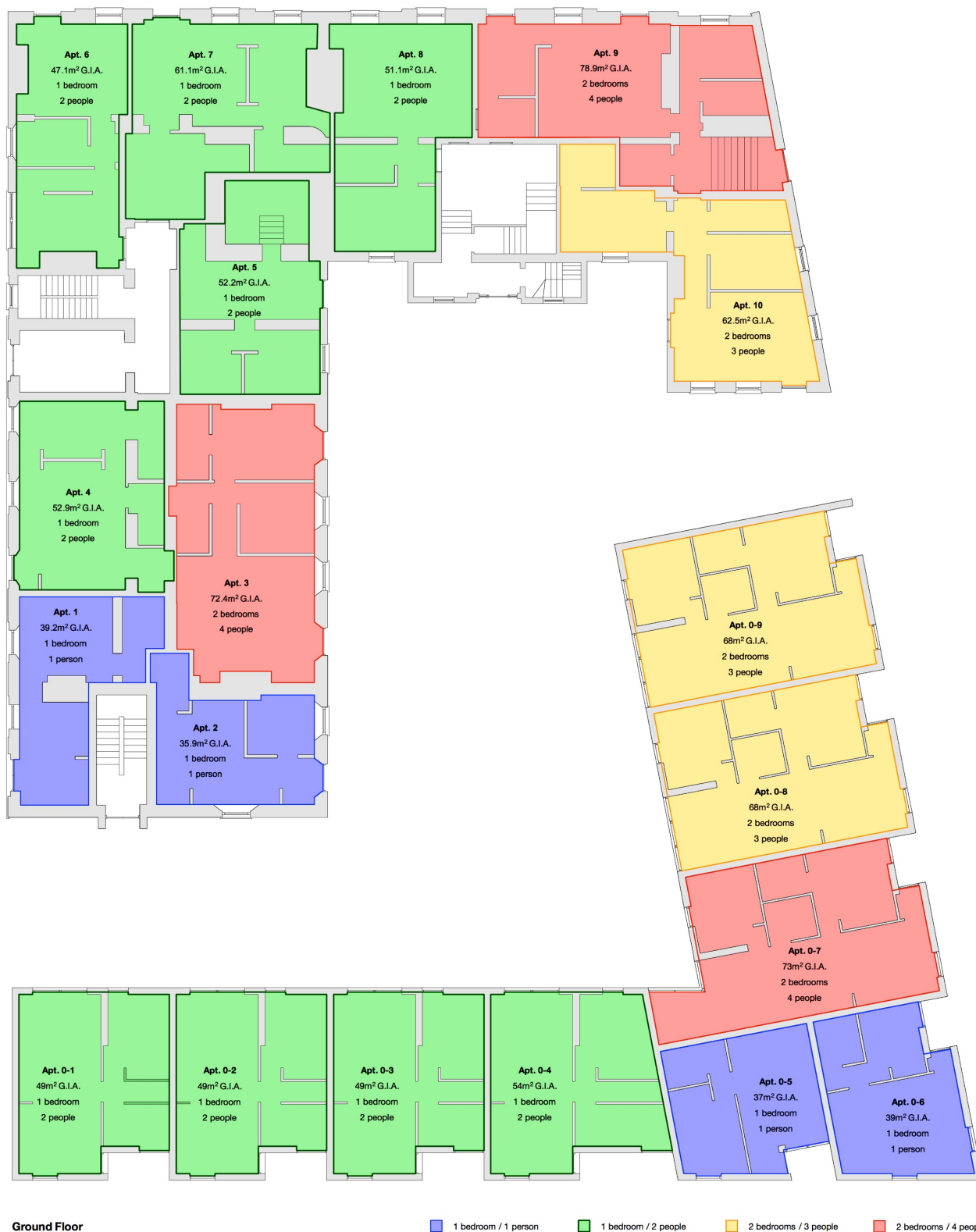


Figure 17 - Accommodation schedule (ground floor)

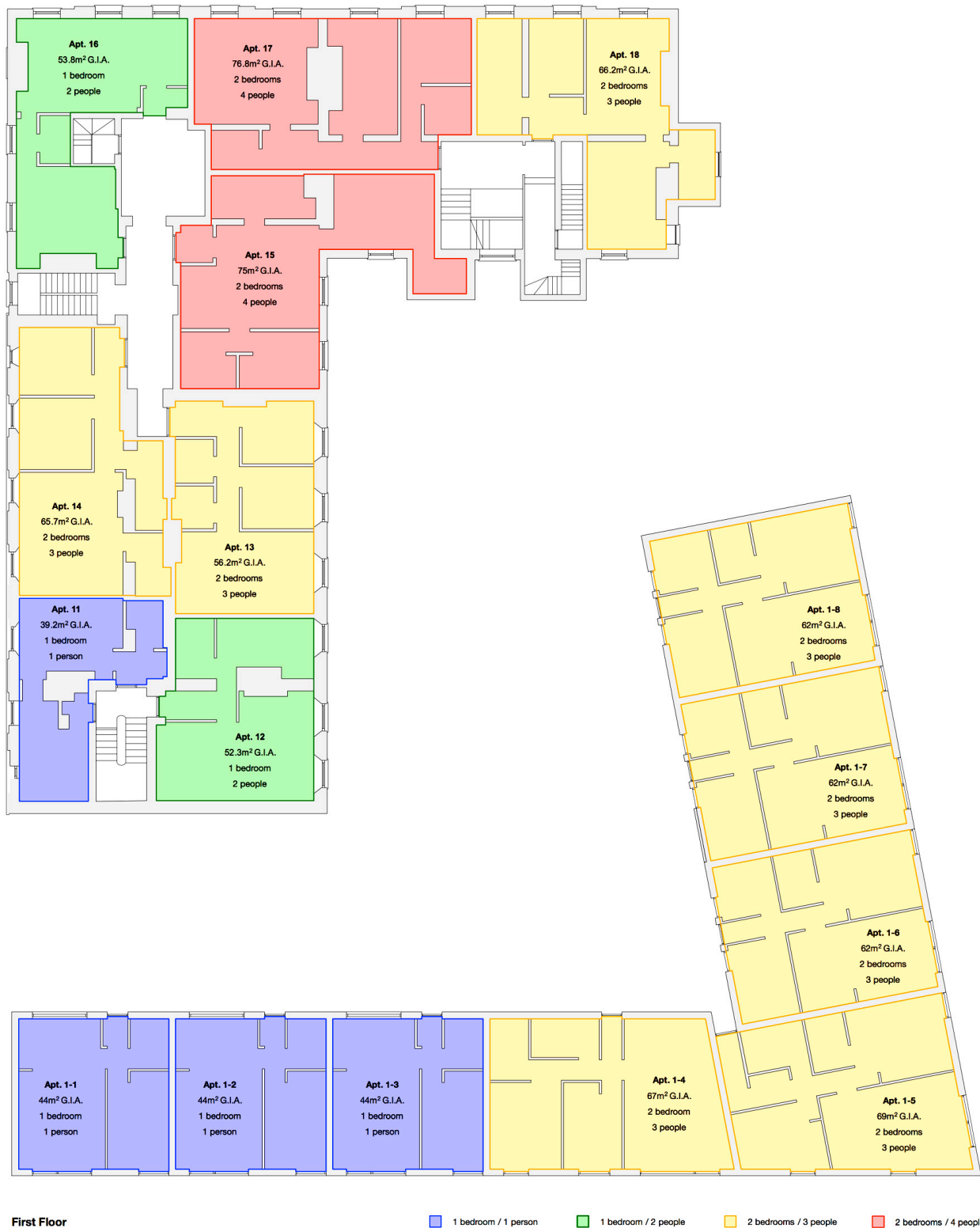


Figure 18 - Accommodation schedule (first floor)

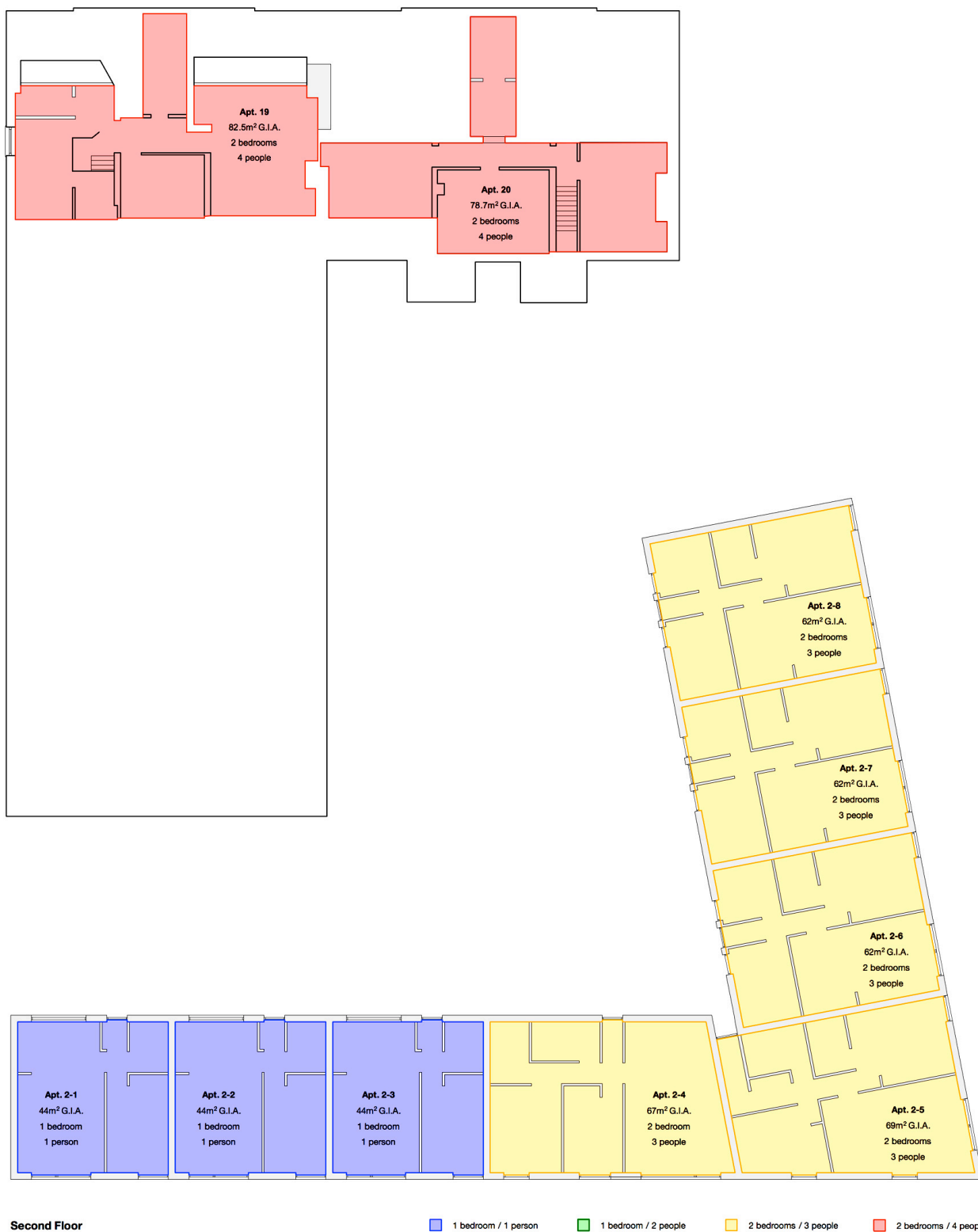


Figure 19 - Accommodation schedule (second floor)

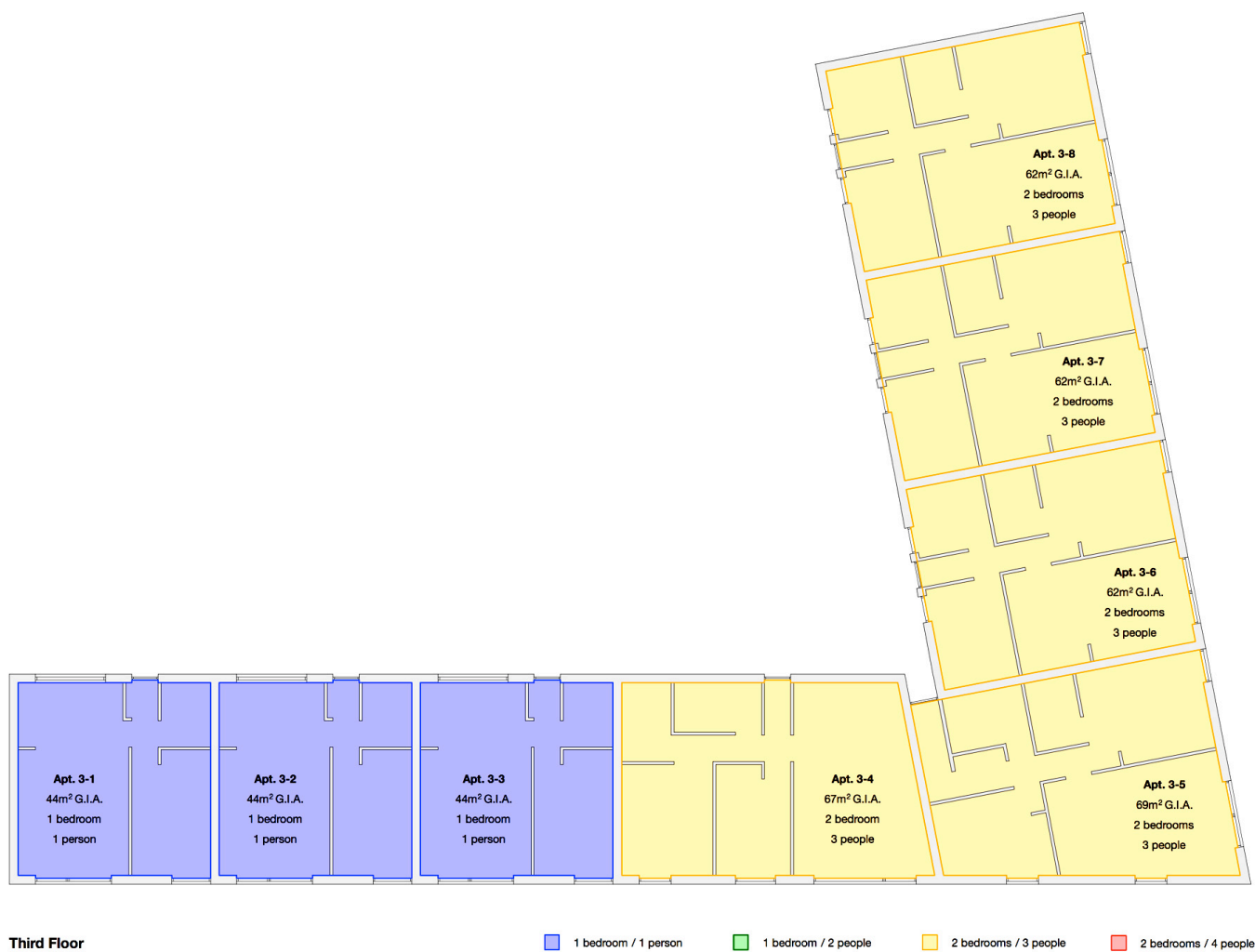


Figure 20 - Accommodation schedule (third floor)

Existing Bridgewater House	Floor	N° of Bedrooms (b)	N° of Bed Spaces (p)	G.I.A. (m²)
Apartment 01	Ground	1b	1p	39.2
Apartment 02	Ground	1b	1p	35.9
Apartment 03	Ground	2b	4p	72.4
Apartment 04	Ground	1b	2p	52.9
Apartment 05	Ground	1b	2p	52.2
Apartment 06	Ground	1b	2p	47.1
Apartment 07	Ground	1b	2p	61.1
Apartment 08	Ground	1b	2p	51.1
Apartment 09	Ground	2b	4p	78.9
Apartment 10	Ground	2b	3p	62.5
Apartment 11	First	1b	1p	39.2
Apartment 12	First	1b	2p	52.3
Apartment 13	First	2b	3p	56.2
Apartment 14	First	2b	3p	65.7
Apartment 15	First	2b	4p	75
Apartment 16	First	1b	2p	53.8
Apartment 17	First	2b	4p	76.8
Apartment 18	First	2b	3p	66.2
Apartment 19	Second (Attic)	2b	4p	82.5
Apartment 20	Second (Attic)	2b	4p	78.7
New Build Development	Floor	N° of Bedrooms (b)	N° of Bed Spaces (p)	G.I.A. (m²)
Apartment 0-1	Ground	1b	2p	49
Apartment 0-2	Ground	1b	2p	49
Apartment 0-3	Ground	1b	2p	49
Apartment 0-4	Ground	1b	2p	53.7
Apartment 0-5	Ground	1b	1p	37.2
Apartment 0-6	Ground	1b	1p	39.2
Apartment 0-7	Ground	2b	4p	73.3
Apartment 0-8	Ground	2b	3p	68.1
Apartment 0-9	Ground	2b	3p	68.1
Apartment 1-1	First	1b	1p	44
Apartment 1-2	First	1b	1p	44
Apartment 1-3	First	1b	1p	44
Apartment 1-4	First	2b	3p	67.3
Apartment 1-5	First	2b	3p	69.5
Apartment 1-6	First	2b	3p	61.9
Apartment 1-7	First	2b	3p	61.9
Apartment 1-8	First	2b	3p	61.9
Apartment 2-1	Second	1b	1p	44
Apartment 2-2	Second	1b	1p	44
Apartment 2-3	Second	1b	1p	44
Apartment 2-4	Second	2b	3p	67.3
Apartment 2-5	Second	2b	3p	69.5
Apartment 2-6	Second	2b	3p	61.9
Apartment 2-7	Second	2b	3p	61.9
Apartment 2-8	Second	2b	3p	61.9
Apartment 3-1	Third	1b	1p	44
Apartment 3-2	Third	1b	1p	44
Apartment 3-3	Third	1b	1p	44
Apartment 3-4	Third	2b	3p	67.3
Apartment 3-5	Third	2b	3p	69.5
Apartment 3-6	Third	2b	3p	61.9
Apartment 3-7	Third	2b	3p	61.9
Apartment 3-8	Third	2b	3p	61.9

Type of apartment	TOTAL
1 bedroom / 1 person	14
1 bedroom / 2 people	11
2 bedrooms / 3 people	21
2 bedrooms / 4 people	7

Figure 21 - Accommodation schedule table

5.3 – NEW BUILD DESIGN APPROACH

At the time of their construction, the location of the two original dwellings was relatively quiet and still largely rural, but still close enough to the centre of Manchester. William Green's map of 1787-94 (*Figure 22 – top left*) illustrates the area during the late 18th century and shows the earliest representation of these two dwellings. It depicts two substantial, semi-detached villas, located in almost isolation on the southern side of Chester Road. Both houses have large gardens to their frontages, each with a flight of steps leading to their front doors. They also have large landscaped gardens leading to a range of outbuildings and stables located along the southern boundary of the site on Silver Street, later renamed Silvercroft Street.

The 1831 map presents a detailed depiction of the site, and shows the formal laid out gardens to the front and rear of both dwellings (*Figure 22 – top right*). A few years later, a 1845-50 OS map, shows that the yard to the side of the house to the right (on Great Jackson Street) remained unaltered since the 18th century, retaining both its original outbuildings (*Figure 22 – bottom left*). More than a century later, a 1969 OS map shows the widening of Chester Road and the resulting removal of the majority of the two original front gardens to both dwellings (*Figure 22 – bottom right*). It is worth noting the largescale slum clearances to the immediate south and west of the site, and the construction of the Mancunian Way traffic island to the west.

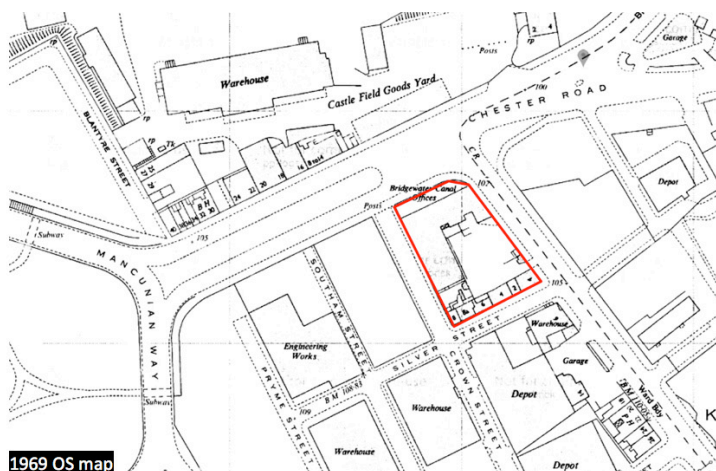
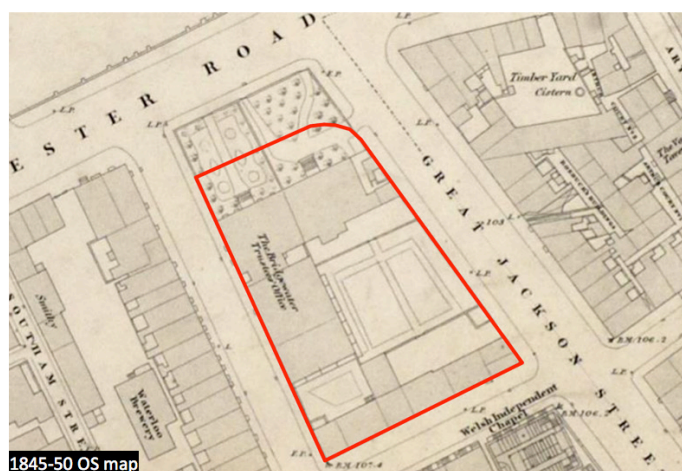
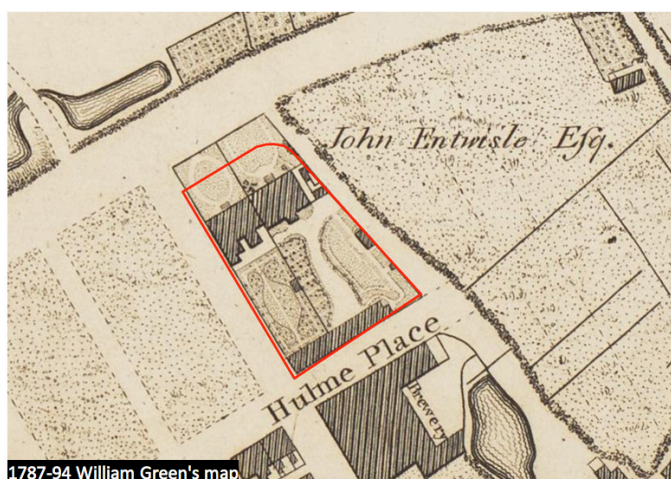


Figure 22 - Historical development of the site, its buildings and the immediate area

Currently, the rear area of the site is covered by a surface car park and there is nothing left to suggest that extensive gardens were once located there. In an attempt to revive this welcoming and idyllic setting, our scheme proposes the creation of private gardens to the front of the existing building (Chester Road side) as well as a landscaped private courtyard and gardens to the rear of the listed building, where the original gardens were.

Due to the significantly high costs associated with restoring the existing listed building to its former splendour and to ensure that a viable scheme can be delivered within the site's constraints, an integrated but physically separated apartment block is also proposed. The apartment block is positioned to physically enclose the old garden to the rear of the historic building and create a private courtyard and gardens. In essence, the new build structure mirrors the existing L-shaped listed building in order to create this enclosed courtyard (*Figure 23*).

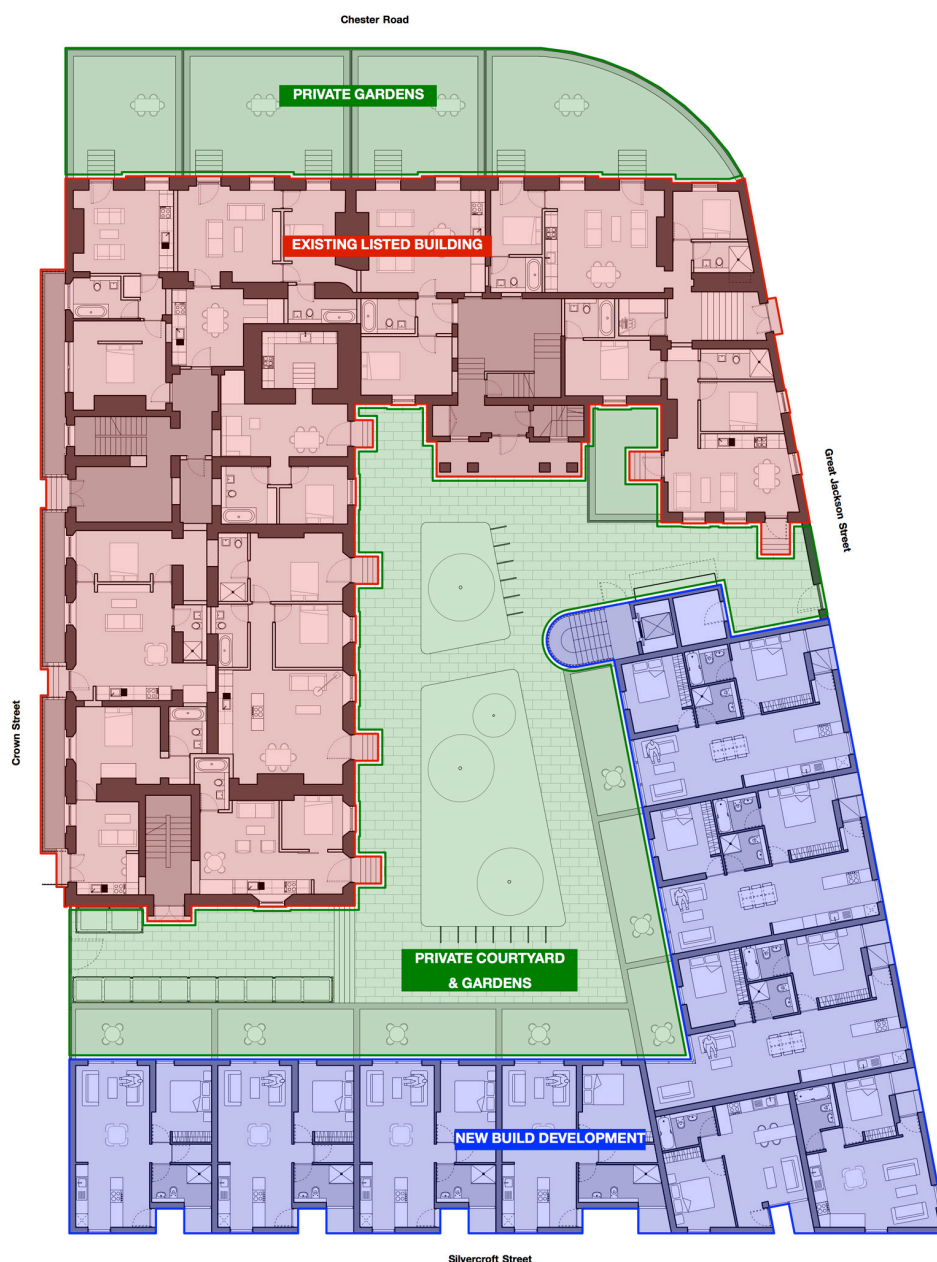


Figure 23 - Site layout

In terms of scale, the new build element mediates between the historic setting and the wider and much larger metropolitan scale of the Renaker area that is dominated by multi storey towers (*Figures 24 & 25*). In response to this, our proposal creates a smooth transition from the high-rise buildings to the relatively modest – in size – Bridgewater House.

In form, the new build echoes the masonry-built structure of its historic neighbour and celebrates in its green hue Manchester's historic tendency of celebrating statement buildings in vibrant and unexpected colours (*Figures 26 & 27*).



Figure 24 – Chester Road elevation with Crown Street tower on the right of Bridgewater House

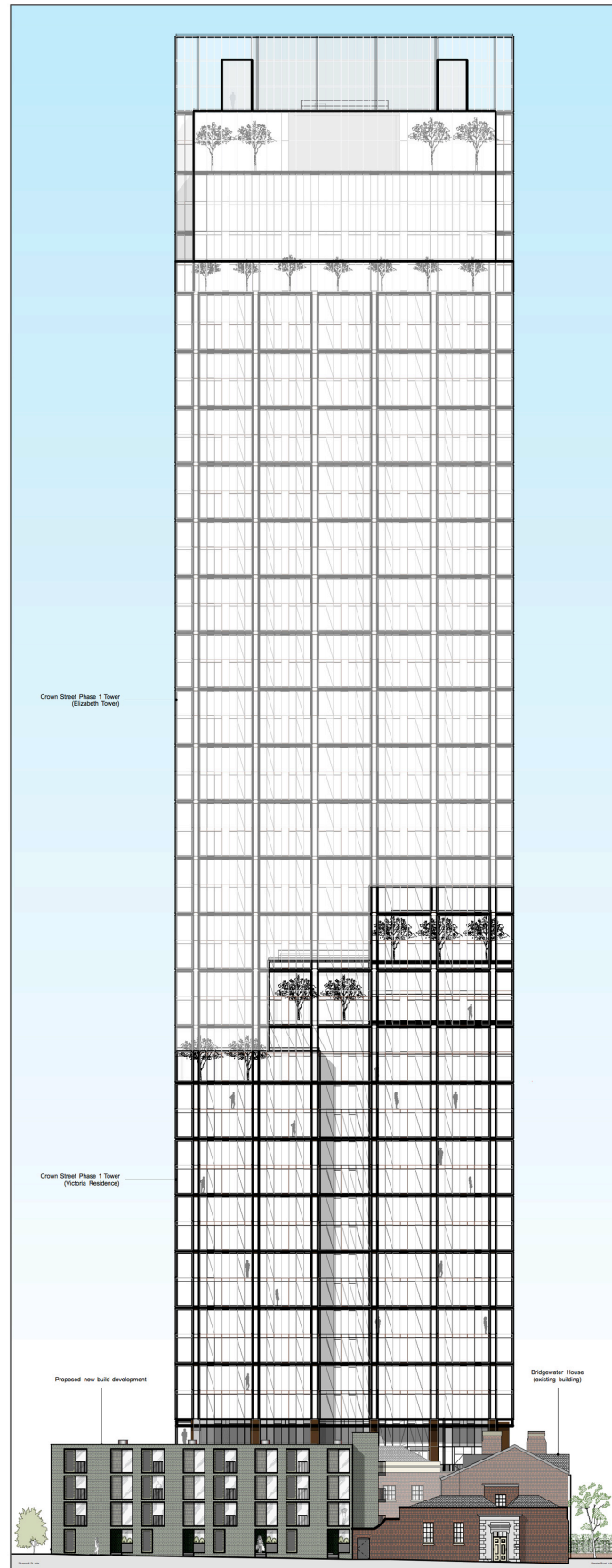


Figure 25 - Great Jackson Street elevation with Crown Street towers on the background



Figure 26 - Nearby Grade II listed pub (1820s) with vibrant coloured bricks and materials



Figure 27 - Nearby traditional pub with an impressive vibrant coloured tile frontage

Whilst many apartment developments take the more efficient model of access from a central corridor, this can often lead to a soulless and impersonal development where homeowners enter their homes from a private corridor; often unaware of who their neighbours actually are. Accordingly, the project's developer and consultant team have taken the very generous step of offering residents deck access that faces the gardens. Whilst visually it allows residents to enjoy the gardens as they come and go from their apartments, it also provides them with a space to meet neighbours and maybe stop and have a chat; thus giving the development a sense of ownership and the same shared experience offered by more traditional street accessed housing (*Figure 28*). It is further envisioned that homeowners will take ownership of the deck and furnish it with plants etc. as they create their homes. Further activation of the deck is encouraged via kitchen windows that look over the deck and gardens, so as residents go about their daily lives they may see their neighbours and interact (*Figure 28*).

It is also apparent that the new build element pays special attention to its relationship to the wider area by offering front door access directly off the street. These doors provide ownership to the wider area and offer all the benefits (visual, security, etc.) that are more typically sought by traditional homes. In short, whilst the development is very much a modern one, it does in its inception hold true to many traditional values and it is these values that will give the development its unique nature and create real homes that will add to Manchester's diverse residential living stock (*Figures 29 & 30*).



Figure 30 - Front door access directly off the street (new build)

Detailed annotated front and rear facades of the new build development can be found below (Figures 31 & 32).



Figure 31 - Front elevations (new build development)

5.4 – EXISTING BUILDING DESIGN APPROACH

The scheme's general approach to repairs/replacement is outlined below and in more detail in the next few pages. However, it is crucial to highlight that given the lack of access to extensive areas of the building it is anticipated that a number of the works will be subject to detailed planning and listed building conditions.

Regarding the existing Bridgewater House, internally, the scheme seeks to keep to an absolute minimum any opening up works to the existing walls and only where it is absolutely necessary in order to improve the usability of the space and/or bring the development up to the required Accessibility and Fire Egress Standards. Even in this case, it is the scheme's absolute priority to retain any original features of historic significance wherever practicable, primarily through stabilization, preservation, repair and maintenance with limited restoration works if possible. Any new insertions or alterations to the fabric of the listed building will be compatible yet

distinguishable as new work, except where such alteration warrants matching existing surrounding conditions.

Finally, where possible and without the proposal will seek to improve the fire performance of the building through fire boarding and specialized painting [to the cornices] to achieve a 60-minute fire resistance.

All existing staircases within the building are to be retained in their entirety (along with their original hardwood balustrades, etc.) subject to detailed survey and used as the main means of vertical circulation. No works are proposed to the basement level at this stage.

We detail our approach to the following repairs and refurbishment in the following sections:

- Doors and entrances
- Access to building
- Windows
- Fireplaces
- Roofs
- Fire proofing
- Architraves and skirting boards
- Utilities

• *The existing building – Doors and Entrances*

The building features limited surviving original paneled doors – 3 on ground floor level and a small number on the attic floor (exact number and location of the attic floor doors will be confirmed as soon as the attic floor is safe to access). Irrespective of that, all original paneled doors will be retained, and their design will be used for new doors that will be located in original door openings in the Georgian houses (*Figure 33*). Where all original doors have been lost in the office extension wing, a more modern type of door will be proposed. The two external doors on Great Jackson Street and Silvercroft Street, respectively, will be retained subject to their condition. At the moment, these doors are boarded up and located in areas that are inaccessible internally.

It is expected that once the building is made safe, as per the structural report, there will be an opportunity for opening up works to confirm condition and that details of doors will be secured by condition.



Figure 33 - The three surviving original internal doors on ground floor

- *The existing building – Access to building*

Access into the building will be achieved through existing and proposed entrances on all its sides, as described below (refer also to plans accompanying this planning application).

On the Chester Road elevation, the scheme aims to introduce new, secondary garden access doors in four locations using “sash window-doors”, which was popular during the 17th/18th century, of which two will utilise the original 18th century locations of the original dwellings’ entrances. This would allow the apartments fronting Chester Road to have direct access to their associated gardens while simultaneously maintaining the visual symmetry of this façade (*Figure 34*).

On top of that, the ground floor on this elevation will be mostly hidden by the existing low-level brick wall with its railing and the plants/vegetation that will be planted behind it in order to provide a bit more privacy to the ground floor apartments (*Figure 35*).



Figure 34 - Chester Road Elevation (excluding wall and railing)



Figure 35 - Chester Road elevation (including wall and railing)

Similarly, on the Crown Street elevation, it is proposed that both – now blocked – arched doorways are reinstated. The conversion of the existing ground floor window to an entrance door (WG.16 on Figure 36) seeks to provide direct access to the respective apartment fronting Crown Street as well as create a balanced, symmetric façade that compliments the arched doorways (Figure 36). ss



Figure 36 - Crown Street elevation

On the courtyard elevation, the proposed scheme aims to convert some of the existing ground floor windows to entrance doors. The reason behind this is once again the desire to provide independent external access to as many ground floor apartments as possible. The position of these proposed entrance doors is dictated by aesthetic reasons and namely the need to keep the façade's symmetry, which is representative of such a building. It is worth mentioning that these openings are located on the late extension building and not on the original Bridgewater House (Figure 37).



Figure 37 - Courtyard Elevation

- The existing building – Windows

Window strategy is one of the most important design decisions for the proposed scheme. After a thorough survey and examination (limited only to the areas that are accessible) we identified the following:

- The glass in all windows is modern and there are none surviving windows with original glass. What's more, the glass panels of a large number of windows are either missing or broken.
- The majority of the frames appear to be non-original and only the late 18th century former dwellings feature original frames, mostly on the north elevation (Chester Road side). The surviving original frames however are all in an advanced state of disrepair (either damaged or broken) and all of them show signs of rot.
- All window frames (original and not) are damaged to a degree; very few of them are in a relatively stable condition, while the vast majority are badly damaged, and some are even completely destroyed and thus beyond any hope of repairing.

Existing 'historic' windows will, where possible be repaired and retained

The photos below showcase the condition of the existing windows (*Figure 38*) and a more detailed survey of the windows can be found in drawing **140-155. Windows Survey** which accompanies this planning application.

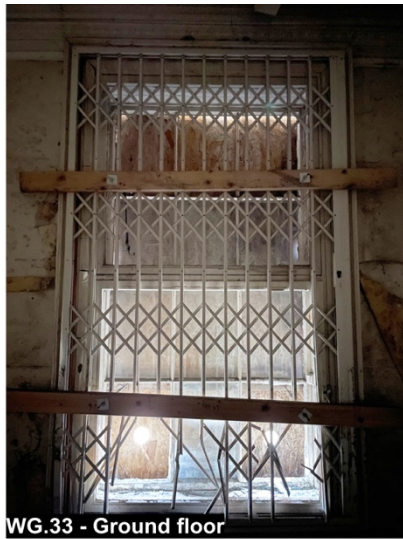


Figure 38 - Condition of existing windows throughout Bridgewater House

- *The existing building – Fireplaces*

The existing listed building featured a number of fireplaces in its day, with associated chimneys and chimney breasts surviving to this day in a relatively good condition (*Figure 39*). However, there are no surviving fire surrounds, all of which were removed from the property in 1977. Since the attic floor is inaccessible to all operatives on site, it has not been able to assess the number and condition of fireplaces, chimney breasts and fire surrounds on that level. Once access has been granted and the attic floor is surveyed, the same principles as outlined below will apply to the attic floor fireplaces.

Given the high historic significance and value of these feature elements, the chimney breasts will not be altered in any way and will remain unobstructed by new elements, i.e. proposed stud walls. The brickwork of the chimney breasts will be made good where required in an attempt to restore them (at least visually) to their former glory. The fire openings which were reopened approximately ten years ago will remain opened. The scheme does not propose however the re-instatement of any fireplaces/log burners; the existing fireplace structures and chimney breasts will simply add to the aesthetic value of the rooms in which they are located. The same principle applies to the fire surrounds, as it is not the scheme's intention to artificially re-introduce elements of the property that are long gone.



Figure 39 - Fireplaces and chimney breasts in Bridgewater House

- *The existing building – Roofs*

In its current condition, all timber roofs of Bridgewater House are covered with plywood and plastic tarpaulin that replaced the original slate covering, with some surviving slate tiles still being stored in the basement. The timber ply and plastic tarpaulin sheets that replaced the original slate have come away to the majority of the roofs and failed. This has resulted in water ingress across the majority of the roof and into the property. It is also worth mentioning that most internal defects observed throughout the building can be attributed to sustained water ingress through the roof structure, which has not been made suitably watertight following the removal of roof finishes (*Figure 40*).

Due to limited access, a proper and thorough inspection of the timber roof structure has not been possible yet. However, it is likely that many of the timber elements (rafters, purlins etc.) will have been subjected to prolonged water saturation and, in worst affected areas, they may have severely deteriorated/rotted. In fact, some areas of the roof covering are visibly defective, and the timber ply is saturated and damaged in many places. Regarding the timber roof members of the office wing extension and the single storey building on Great Jackson Street, it is evident that they are saturated with water and are likely to be in an advanced state of deterioration and therefore structural concern (*Figure 40*).

In line with the comments from HBL Associates who undertook a limited (visual) structural inspection of the existing roof, it is apparent that the existing roofs are in an extremely poor state of repair and as noted a full inspection is not currently possible given health and safety concerns. There is investigative methodology set out in the Structural Report which sets out how the roof structures will be assessed before making a decision to repair and/or fully/partially replace them. It is of vital importance to highlight here that it is the proposal's absolute priority to re-instate the surviving roof slates, subject of course to their condition and quantity. If the surviving slate tiles are not enough to cover all the roof areas, priority will be given to the pitched roof of the late 18th century former dwellings, and especially the side facing Chester Road.



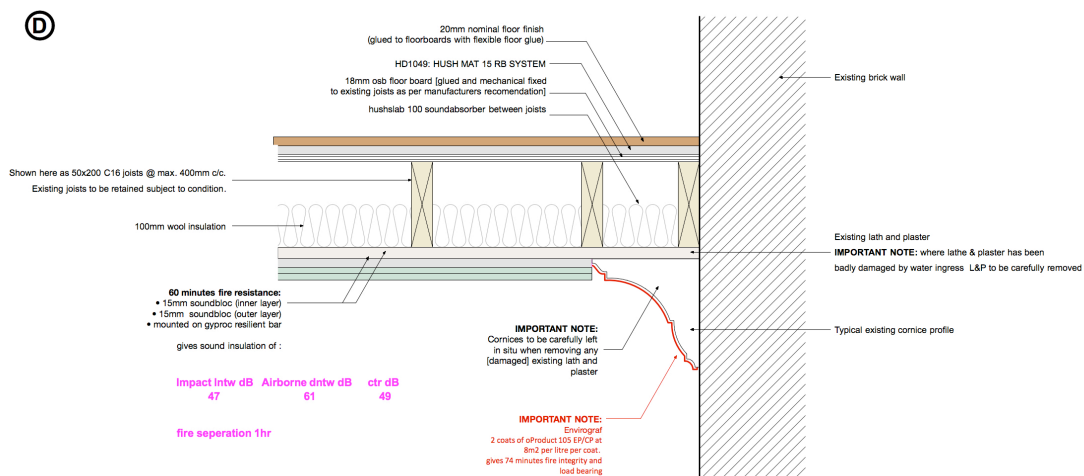
Figure 40 - Advanced state of deterioration of the timber elements of the roof structures

• The existing building – Fire proofing

In order for the proposed scheme to comply with acoustic – and most importantly – fire requirements and regulations, the proposed option for treating the ceilings is outlined below.

Due to the requirement to improve the fire rating of the building through its change of use to apartments, 60-minute fire ratings are required for the ground and first floor ceilings. Consequently, all original lath and plaster ceilings to all principal rooms at ground and first floor level of the 18th century dwellings will be boarded over as part of a new ceiling to all rooms. All non damaged lath and plaster and cornice will be left in-situ, with any loose or fallen elements carefully removed. And all cornices to these selected areas to be fully repaired.

Regarding the former office wing extension, due to the prolonged water ingress the majority of the original dropped lath and plaster ceilings have now either perished or survive in small fragments in some rooms. It is therefore proposed to utilize the original brick jack-arched ceilings within the void beneath, exposing the structural brickwork ceilings throughout the ground floor level [except in apartment 1 which will have a suspended ceiling]. The exposed brickwork and pointing/cast ironwork will be repaired. The first floor level ceilings were designed with flat lath and plaster and deep plaster cornice (no jack-arches). It is proposed to remove all (very limited) remaining areas of lath and plaster and replace with modern plasterboard in order to achieve a 60-minute fire rating.



• The existing building – Architraves and skirting boards

It is vital to highlight again that given the lack of access to many rooms of the building it is anticipated that a number of the works will be subject to detailed planning and listed building conditions, especially regarding the architraves and skirting boards. The extensive amount of debris on the floor of many rooms makes it even more difficult to assess the condition of the

Figure 41 – Typical fireproofing detail between floors

skirting boards in particular. Notwithstanding that, our general approach remains the same, meaning that all existing architraves and skirting boards will be preserved and reused subject to their condition.

- *Utilities – Existing and New Build*

Using a ‘fabric first’ approach to the design of the **existing listed building**, the design team have improved the U-values of the property against the existing with the addition of insulated plasterboard. This will reduce the reliance on heat generating technology and will reduce the requirement for energy use within the building. Windows are to be replaced to meet more modern standards than the existing, with wooden frame and improved U-values. Additional roof insulation will be included within the roof replacement to improve the values to a suitable level.

In addition to the above, the layout of the site and the orientation of the properties has been arranged in such a way that the properties are maximising the amount of daylight and early morning and evening solar gains. At the same time, properties located near the site reduce the solar gains at the peak which assists with the prevention of overheating.

Soft landscaping has also been considered with trees being included within the central courtyard to reduce the summertime solar gains to the listed building and to provide some natural insulation around the new buildings.

Moreover, regarding the **new build development**, in Chapter 4 of the Manchester City Council planning regulations there is a requirement for onsite generation of 20% of the final site energy demands from renewable technologies to reduce the reliance of the building on the nationwide grid infrastructure. The new build development achieves this with the use of renewable technologies such as Air Source Heat Pumps (ASHP). The heating and hot water demand is to be met using ASHP technology to remove the reliance on natural gas services and combustion technology. The ASHP will be located on the flat roof of the new build development.

For detailed SAP calculations and results, please refer also to the Environmental Standards Statement (prepared by Hulley & Kirkwood Consulting Engineers) which accompanies this planning application.

5.5 – EXTERNAL APPEARANCE OF THE DEVELOPMENT

The design of the new build follows a contextual style, which does not detract from the existing or surrounding building types and uses. It focuses on enhancing and showcasing the reserved material palette to allow for a considered and textural addition that will age well. It

also aims to enhance the aesthetic and retain the integrity and interest of the existing structure and surroundings.

The proposal will use materials that are sympathetic to the context of the streetscape, whilst using a typology and design that will integrate with its surroundings. It will be respectful in choice of materials, existing form and scale in relation to the surrounding built environment (*Figure 42*).



Figure 42 - The vibrant colours of the new build development

The new build development will feature brick and block walls in a greenish hue. The colour of these materials will be deliberately different to the red bricks of Bridgewater House in order to provide a clear and distinct separation between old and new (*Figures 42-44*). This will in turn provide the required diversity, as outlined in the Great Jackson Street Development Framework, to create a unique sense of place and for each plot to stand out in their own right.



The glazing elements of the proposed new development – in line with Georgian buildings – highlight the slim and vertical emphasis that is achieved in such buildings (*Figures 45 & 46*).



Figure 45 - Silvercroft Street elevation

Figure 44 - Section through courtyard with the new build development on the left



Figure 46 - Great Jackson Street elevation

5.6 - LANDSCAPE

One of the main objectives of the proposed scheme was to position the new build development in such a way so as to physically enclose the old garden to the rear of the historic building in order to create a private courtyard and gardens where residents could meet and relax. This approach has been informed by an understanding of the site's historic context.

It is worth mentioning here that during the early stages of the scheme, the possibility of introducing a ground floor car park had also been explored. However, due to the extensive spatial requirements of a car park (i.e. vehicle turning paths, driveways, etc.) the available space left in the courtyard was just enough for only c.5 car parking spaces. The existence of a car parking also had a detrimental effect on the landscaping area, as it left minimal space for gardens and green areas in the courtyard. Considering all these, along with the fact that the site already benefits from strong transport links, the decision was made to keep the courtyard free of car parking space and instead put the focus on landscaping the courtyard for the benefit of the residents.

The courtyard features a balanced mix of hard and soft landscaping; paved footpaths allow for quick and easy circulation through the courtyard, while the spaces created in-between will be covered with grassed lawn, planting and trees. These green pockets will offer not only an aesthetically pleasant environment for the residents, but also a safe haven where they can escape the hustle and bustle of the City Centre. What's more, the roof of the bin storage structure is proposed to be a green roof in order to blend harmoniously with the landscaped courtyard and to minimise the visual nuisance of the structure (*Figure 47*).

The proposal also introduces an abundance of private gardens to Bridgewater House's ground floor apartments facing Chester Road and the new build development's ground floor apartments facing the courtyard (*Figure 47*). Low verge bushes separate these private gardens and offer privacy to the owners from other residents enjoying the gardens.

On top of that, planters are positioned to the entrances of the new build development's ground floor apartments facing Silvercroft and Great Jackson Street (*Figure 47*). The reason behind this proposal is twofold; on the one hand, it acts as a natural barrier that provides privacy to the occupiers from passersby, and on the other hand, it creates entrances that give the development a sense of ownership that is usually offered by more traditional street accessed housing.



Figure 47 - Landscaping plan

6.0 - ACCESS

6.1 – VEHICULAR AND TRANSPORT LINKS

The site's location within the City Centre and Great Jackson Street Development Framework area makes it sustainable and accessible, being a walkable distance to a wide range of services and facilities. It also benefits from excellent private and public transport links as well as easy pedestrian access to the City Centre. Deansgate train station and the G-Mex Metrolink station are only a 4-minute walk from the site, giving quick and easy rail access around the wider area and Manchester Airport. There are also plenty of bus stops along Chester Road, connecting the site with various areas around the city and the wider metropolitan area. On top of that, the site enjoys a great cycle lane that runs across Chester Road and links the area to the City Centre. Apart from the various alternatives of public transport described above, the site also benefits from excellent road links, with quick and easy access to the City Centre, Manchester Airport, Manchester's ring road and motorway.

According to the Transport Statement, the site meets the established criteria typically agreed with MCC at other car-free sites across the city and will largely appeal to people who do not own a car. The existing parking controls in the area will remove the practicability of storing a car on street. In the event that a resident owns a car, opportunities exist nearby for residents to arrange contract parking in public car parks, with over 2,000 off-street parking spaces in public car parks within a 10-minute walk from the site, with EV facilities provided at most of them.

6.2 – ACCESS AND EGRESS LOCATIONS

Access to the new build ground floor apartments will be via their own front doors off Great Jackson and Silvercroft Street, whereas the upper level apartments are accessible via stairs and a lift located on the north end of the block. Access to Bridgewater House apartments will be via various entrances on all sides of the building as noted on the drawings. Access into the courtyard (wheelchair accessible) is achieved via gated entrances off Crown Street and Great Jackson Street (*Figure 48*). Overall, the proposed scheme will try to ensure – as far as reasonably possible – that the development is accessible throughout, both internally and externally.

The new build development's ground floor apartments that are accessed directly off Silvercroft Street have level access since there are no significant level differences on Silvercroft Street. In contrast, the ground floor apartments accessed directly off Great Jackson Street feature stepped entrances (*Figure 48*). Ground level rises gradually from Chester Road to Silvercroft Street, so it has not been feasible to provide level access to these ground floor apartments. Level access has been provided however to the courtyard via the Great Jackson Street entrance from where all residents can go to the top floor apartments via the lift (wheelchair accessible). Each of the top floors is level throughout and all the apartments of the new build development are DDA compliant.

Bridgewater House on the other hand could not be made accessible throughout for disabled users. Being a Grade-II listed building, it would need a lot of intrusive works to be carried out in order for it to comply with DDA requirements. Access to its ground floor spaces is achieved via stepped entrances due to the varying level differences inside the building. Similarly, there is no lift provision in the building and access to the top floor apartments is achieved once again via stairs (*Figure 48*).

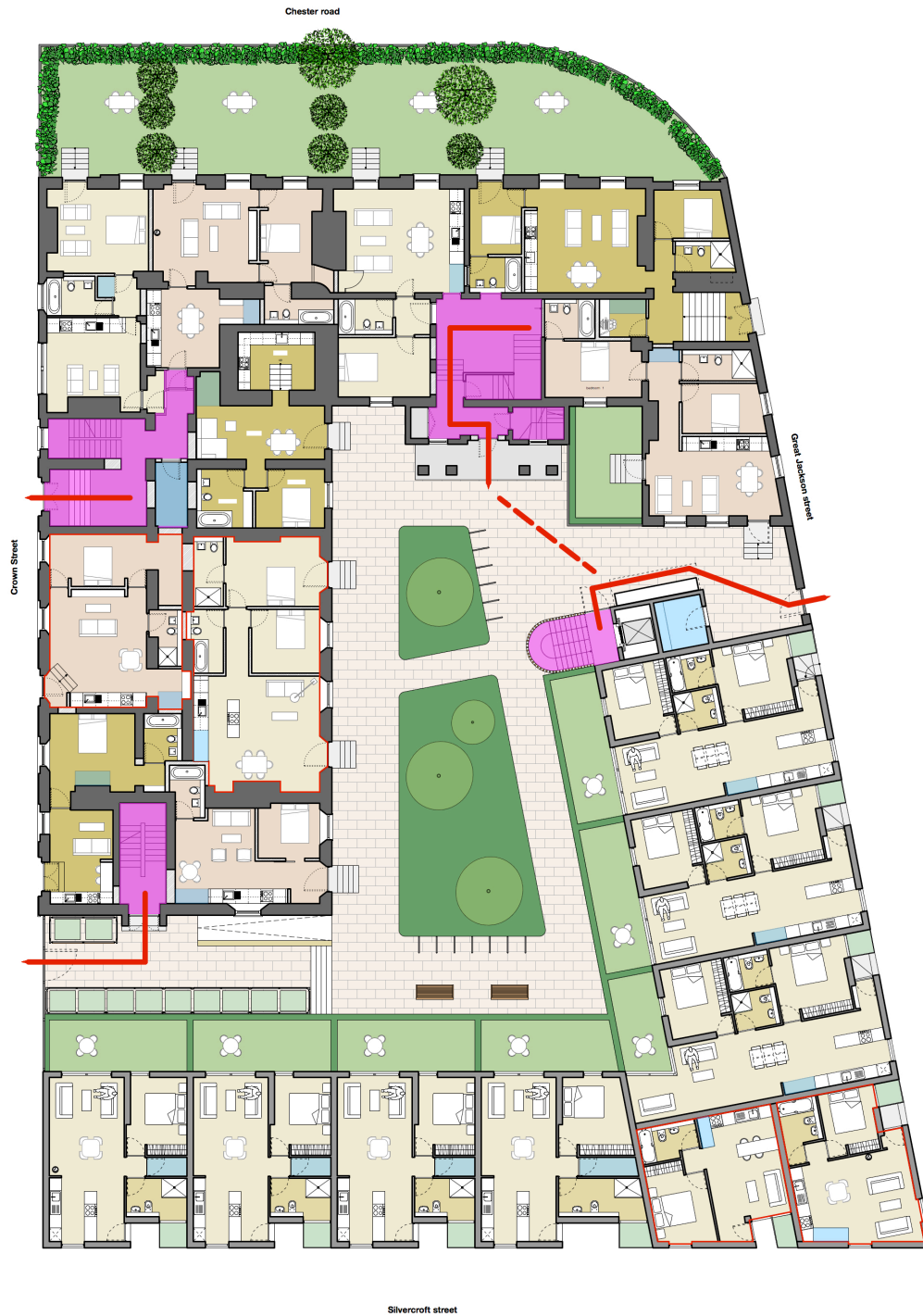


Figure 48 - Site plan highlighting access strategy

6.3 – BIKES

Bike storage for residents will be achieved through wall mounted hooks in each apartment as noted on the proposed plans. This solution will not only keep the courtyard free of aesthetically unpleasant bike storage shelters that take up a lot of space but will also minimize

bike thefts which is a very common occurrence in the City Centre and the wider area. For the benefit of visitors however, the scheme proposes the installation of more than a dozen Sheffield bike stands in the courtyard, as shown on the plans.

6.4 – SECURE BY DESIGN

A Crime Impact Statement has been compiled by Design For Security for the proposed scheme where some positive aspects of the proposal have been identified, along with some recommendations that need to be taken into consideration (please also refer to the full report which accompanies this planning application).

One of the main **positive aspects** of the development is that access into the inner courtyard will be restricted to residents thus reducing the potential of offenders accessing this space. What's more, the gates into the inner courtyard are visually permeable which means that any potential threats can be detected before entering or leaving this space. The gardens of the ground floor apartments facing Chester Road will provide a defensible space buffer preventing any criminal or antisocial behavior from members of the public. Finally, the bins and the bicycle parking for visitors are both provided within the main courtyard area, reducing the potential for misuse and theft.

Alongside the above positive aspects of the proposal, the Crime Impact Statement highlights a few **points that need to be considered and addressed for**. Primarily, all ground floor windows which directly abut the public footway will need to have some sort of defensible space to prevent offenders from targeting them. Our proposal addresses this issue by providing planters and fixed ornate perforated panels to such windows, as per the statement's recommendation. In addition to this, all the gates and adjacent boundaries adhere to the minimum height specified by Design By Security and are also of robust construction, so that they cannot be easily climbed or broken in. Finally, all external doors, windows and glazing will comply with the standards specified by the report.

6.5 – WASTE AND RECYCLING

Regarding waste and recycling management, the scheme will provide communal refuse and recycling facilities on ground floor level to the west of the site, between Bridgewater House and the new build development (refer also to proposed ground floor plan and bin store drawing for bins location and construction details). Bins will be easily accessible to all residents but intentionally concealed thanks to the design of the proposed bin store structure. The location of the refuse and recycling storage is dictated by two main factors; firstly, the need to keep the bins in an easily accessible place but at the same time not within the main courtyard area, and secondly, the proximity and level access through to Crown Street which will be used for waste removal vehicles (*Figure 49*).



Figure 49 - Site plan highlighting refuse and recycling strategy

7.0 - CONCLUSION

The current site is in an advanced state of disrepair; as such the site does not positively contribute to the character and appearance of the surrounding area.

The proposed scheme will:

- Secure the future of the listed building enhancing its special interest.
- Provide the best and most efficient use of land, compatible with setting and location in close proximity to a conservation area.
- Enhance the setting of neighbouring buildings and the character and appearance of the wider area.
- Create an active frontage to Chester Road.
- Provide much needed homes.
- Provide housing near to employment opportunities and therefore help to support the City's economy.
- Help to create an inclusive and sustainable community.
- Enhance the local townscape and streetscape through the delivery of excellent architecture and the use of high quality materials.
- Overlook the site's frontages and would enliven the street scene and help to provide natural surveillance of the public realm.
- Respect neighbouring uses and occupiers.

8.0 - APPENDIX

Below are a series of images that demonstrate the effective working relationship between previous clients and Snook Architects. In the last few years Snook Architects have won the following national awards; 2013 RIBA Yorkshire, Small Buildings Award & 2013 RIBA Yorkshire Regional Award (Cat Hill Barn, Derbyshire), 2015 RIBA North West Emerging Architect of the Year & 2015 RIBA North West Regional Award (Westmorland, Fulwood Park, Liverpool).



Photo 1 – Wood Street Townhouses, MCR, 2020



Photo 2 – Bridge Street offices, MCR, 2017



Photo 3 – Cat Hill Barn, Derbyshire, 2013 (RIBA award winning)



Photo 4 - Barn Conversion, Evenley, 2019



Photo 5 - Bar restaurant with 4 studio apartments, Liverpool, 2021