

P R O S P E T T I

DESIGN, ACCESS AND HERITAGE
VARIATION STATEMENT

APARTMENT 304, ALBERT MILL, 10 HULME HALL ROAD, MANCHESTER. M15 4LY

JANUARY 2023

APPLICANT:

Mr. A. Laidler

AGENT:

PROSPETTI Architecture

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Statement

This variation statement and associated drawings for apartment 304 Albert Mill form the submission documentation to submission reference number 129437/JO/2021: 'Variation of condition 2 (specified plans) to previously approved Listed Building Consent application 128206/LO/2020 to allow for installation of an additional door required for Building Regulations purposes'.

Summary of the Variation Statement Documents

This application is accompanied by a number of supporting application drawings that are listed below:

- 0011_B1_01_1200: Site Location and Proposed Site Plan
- 0011_B1_03_2000: Existing Floor Plan
- 0011_B1_03_2200: Proposed Floor Plan which supersedes 105 / AL101
- 0011_B1_05_2200: Proposed internal Elevations which supersedes 105 / AL103
- 0011_B1_35_2200: Proposed Reflected Ceiling Plan

Development Description

Apartment 304 achieved listed building consent in 2020 to convert the large studio into a two bed apartment. The change applied for in this variation statement is the introduction of a fire protected escape corridor to achieve a compliant layout as required in the current Building Regulations Part B Volume 1: Dwellings.

Albert Mill History

Albert Mill is a grade II listed building which sits adjacent to, but not within, the Castlefield Conservation Area. It is a former textile mill. Originally built in 1869, it features historic detailing such as timber beams and floor construction, iron columns with industrial column head connections, exposed brickwork and original metal windows.

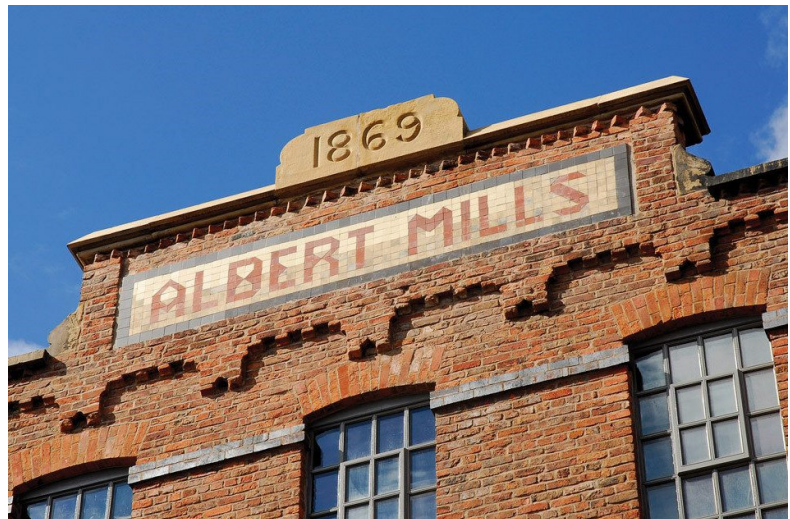


Image 01 and 02: External View of the Albert Mill

In 2010 Urban Splash restored Albert Mill to its former glory by undertaking a regeneration project to convert the mill into apartments and ground floor commercial spaces. The apartment design was based around celebrating the historic features by sympathetically placing pods within the space, minimising the modern interventions touching the listed building fabric. This can be seen in image 03 below; the bathroom pod, entrance lobby and kitchen to the right of the image all terminate below the listed timber structure to respect the heritage of the space.



Image 03: View of the Current Apartment

Apartment Layout

The approved scheme, shown below provided a two bed layout meeting the Nationally Described Space Standards for bedrooms but does not meet current building regulations as the escape from the bedrooms is through the kitchen. To make this layout compliant the introduction of a misting fire suppression system would be required which has been discounted due to technical reasons and the impact the pipework would have on the listed soffit and beams.

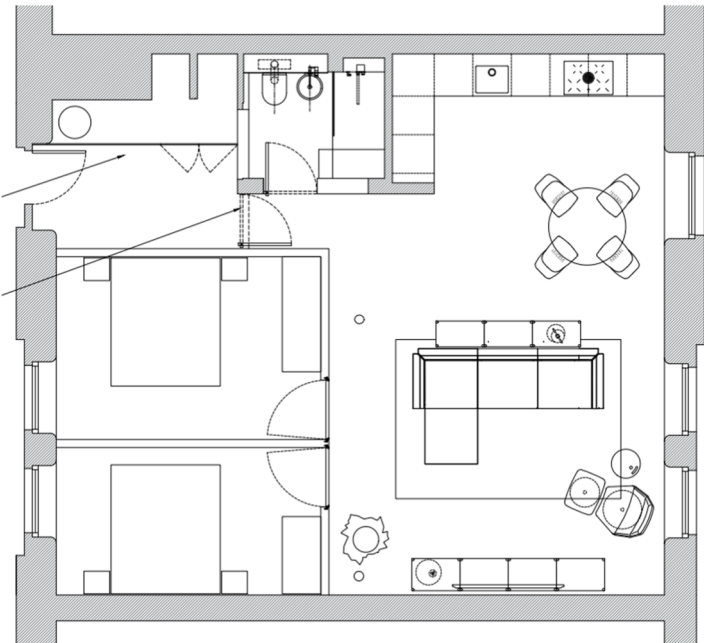


Image 04: Drawing from the Variation Statement submitted in February 2021

The proposed layout submitted as part of this variation statement also meets the Nationally Described Space Standards whilst providing a protected fire escape route to meet current Building Regulations as shown in image 05.

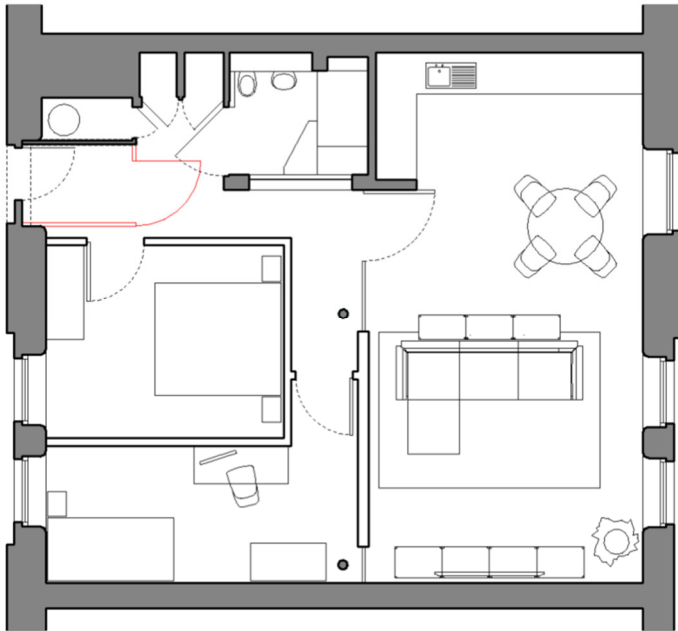


Image 05: Proposed Plan

The design expands on the Urban Splash vision of touching the listed building fabric lightly. By using the datum line of the bathroom pod to create a lowered ceiling over the corridor the column heads and beams can still be enjoyed from within the living space. Glass is also proposed within the new corridor partition so the full extent of the columns are visible from the living space. The introduction of glass also provides a view through the apartment from the entrance door and provides natural light into the corridor.

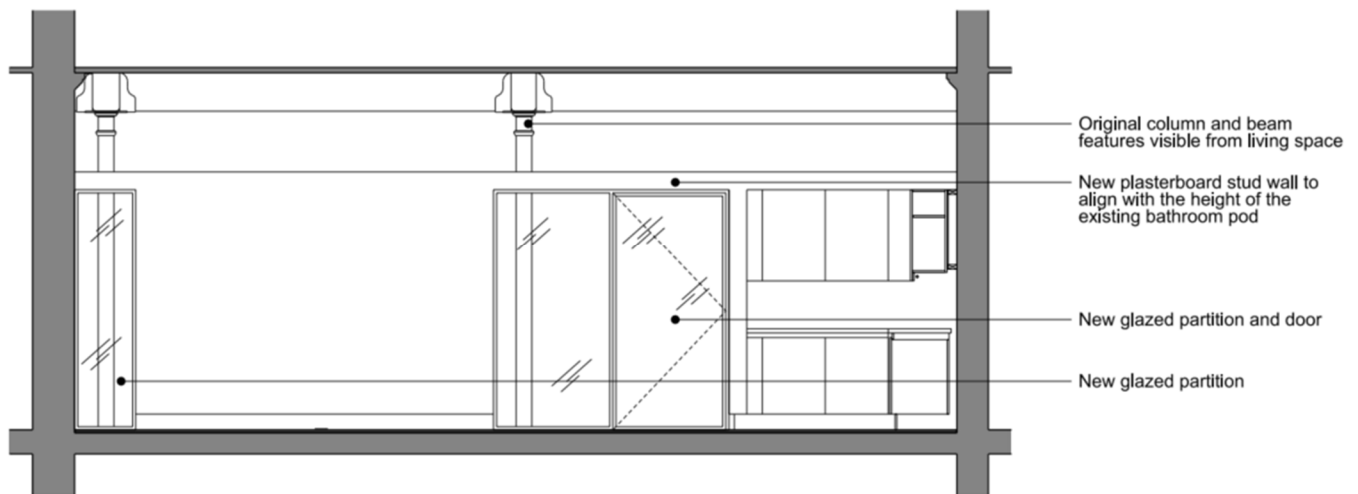


Image 06: View from the Living Space

Conclusion

The introduction of the corridor has been carefully considered to provide a Building Regulations compliant layout whilst enhancing the buildings heritage and sitting comfortably with the 2010 interventions.