

DESIGN AND ACCESS

To be ready in conjunction with Heritage Statement and drawings

THE PROPOSALS

The proposal is to refurbish the basement, ground floor and first floor of this commercial building to align further with the business' needs and requirements for the space.

The building owners and company occupants are keen to promote the importance of health and wellbeing to their staff. Therefore, we propose to refurbish the finishes, and the general quality of the space, the WC's, office areas and working areas, along with ventilation.

The proposals will significantly improve the space, returning the rooms to their original size and shape, with the demolition of the internal partitioned walls, constructed in a recent development.

DESIGN INTENT

The proposed refurbishment will respect the original fabric of the building. Existing features will be retained where possible and used to advantage in developing the scheme; these are described in the paragraphs that follow.

Hardwood Flooring will be retained throughout and exposed where suitable. Carpet will be laid in the office space and vinyl to the kitchens. The original floorboards will be protected, as the finish will be laid in a sympathetic manner, overlaying the existing timber, such that it is reversible. The new works will not require the removal of a wall lining or historic flooring. New wall linings will be fixed at head and base, so as not to damage any historic fabric. The exposed brick walls will remain visible as a feature. The ceilings area all currently painted and will remain untouched.

The proposal is to refurbish the WCs with suitable layout, contemporary finishes to upgrade the appearance and circulation. The current toilets are situated within the extension, which has little to no historic value.

A natural colour palette will have a contemporary twist on the existing features and will be used throughout the scheme in a tasteful style, giving the space a fresh aesthetic whilst complimenting the heritage palette.

To mitigate the damp, the double and triple air bricks are to be included to help with the natural ventilation to the basement and upper floors. The extract from the kitchens will be handled with new louvers to the three elevations. These are proposed to punch through the top section of the windows, to preserve the building fabric, *indicated on drawings*.

JUSTIFICATION

This will bring the provision of facilities in this Grade II listed building in line with new competitor, commercial developments around the city and help the buildings tenant to attract and retain new talent.

In conclusion, the current proposals have been prepared on the basis that, through sensitive interventions to the listed building, the alterations will aid the occupants to flow throughout the building comfortably and safely, to enhance the way they work and provide a sufficient workplace for the company employees. The proposals are justified on that basis.

ECOLOGY

The application relates entirely to internal areas within the building and there is no external ecology to be considered. The building is well sealed at street level and there are no eaves or roof spaces involved with the refurbishment.

Therefore, it is very unlikely to be any protected wildlife that would be affected by the proposals.

ACCESS

The entrance on the ground floor allows access from the street, up one step. A removeable mini ramp will be kept on the premises for accessibility into the building. There is an accessible WC located on the GF, the proposal will see the turning circles and circulation improved. Without impacting the structure significantly, there is no other way to provide additional or enhanced accessibility to this building.

TRANSPORT

Ragged School is situated in Manchester city centre, just 0.4 miles of Victoria Station where there are nationwide rail links. This is just a 7-minute walk to the station where you can also catch the tram around the city and Greater Manchester. Buses run down Rochdale Road with the closes stop 0.1 miles away.

CONCLUSION

The above appraisal confirms the conversion retains all external fabric and features of the Ragged School whilst also delivering the accommodation to the correct Building Regulations Standard necessary to permit its use. Internally, the proposals will have a positive impact. The proposals reinstate the large room to the Ground floor and opening up the existing circulation stair, a key feature of the building.

The works proposed clearly retain the intended external appearance of the building to Sharp, School and Naples Street. On balance of impacts the proposed development may be regarded as a positive conservation proposal. Conditions are expected to be applied to ensure that the works proposed are achieved sensitively and using appropriate materials and construction methods. Building recording is appropriate prior to conversion and may be conditioned prior to any demolition.