

## **DESIGN AND ACCESS STATEMENT**

### **9<sup>th</sup> Floor Ship Canal House**

In accordance with planning policy guidance, this section demonstrates how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

The proposed works to the ninth floor can be described as follows; “Internal reconfiguration works to the ninth floor office floorspace and refurbishment of WC”

The proposed development is presented on the suite of application drawings accompanying this application for Listed Building Consent.

#### **The Site**

The application site relates to the ninth floor of the Grade II listed Ship Canal House (List UID: 1219203), which is located in Manchester City Centre – a copy of the listing is enclosed at Appendix I within the accompanying Heritage Statement report. The building is seven storeys, with basement and attic, and was constructed in 1927 by Harry S. Fairhurst. The building currently hosts office accommodation across nine floors. However, the ninth floor is currently vacant.

The proposed development includes the following key elements:

- The removal of the previous tenant’s installations, including: — Walls forming a comms room; Wall storage units; Kitchenette; Floor finishes; Internal partitions; and Part raised floor. Suspended ceiling and plasterboard margins.
- The removal of internal dividing wall between the main lobby area and demise to create a more usable space at the King street elevation.
- New ceiling finishes.
- New mechanical ventilation
- Cosmetic refurbishment of the ninth floor WCs.

The ninth floor is currently vacant. The proposed development will update the interior of the ninth floor to ensure that it is more attractive to prospective occupiers and thus more lettable. Therefore, the proposals will secure the site’s optimum viable use.

#### **Use:**

The site currently comprises vacant office space (Use Class E1). The proposal will not result in any change of use.

#### **Amount:**

There will be no increase in floorspace as a result of the proposed development.

#### **Layout:**

The proposed development includes the removal of the internal partitions within the office accommodation to make the space lighter and more open. The removal of the internal partitions to the King Street elevation will also create a more usable space within this area.

**Scale:**

The proposal relates to the internal reconfiguration of the ninth floor only. There will be no increase in floorspace. The scale of the reconfiguration will be relatively minor. Therefore, the proposed development is appropriate to the character and setting and will not detract from the external appearance of the building.

**Landscaping:**

All works are internal. There will be no additional landscaping as a result of the proposed development.

**Appearance:**

The proposed development is internal only. Therefore, the external appearance of the building will remain unaffected by the works.

**Access:**

Access to the building will remain as existing. Access to the ninth floor accommodation will be obtained from the primary core which comprises a stairwell and lifts. The new occupiers of the ninth floor will also have access to the existing fire escape.

The proposed development relates to the ninth floor of Ship Canal House only. No alterations will be made to the exterior of the building.

**Supporting Design Notes****Existing stud and plasterboard partitions**

The proposed works primarily involve the removal of stud and plasterboard partitions and washrooms on the 9<sup>th</sup> floor. These walls do not have any historical significance and were installed in 1983 when the 9<sup>th</sup> floor was extended. **See page 6 of Heritage Statement.**

**Lobby Doors**

The existing timber and glass lobby doors between the office space and the main stair lobby are to be removed and replaced with new bronze powder coated steel fire doors which are more sympathetic to the historical context of the 1930s site. These new doors will be 60mins fire rating.

The fire strategy for the building overall requires that the fire protection to the central stair must be 120mins fire rating.

To provide the additional 60 mins fire protection (in addition to the 60min of the new doors above), the design proposals include for a fire curtain to be installed on the internal side of the wall within the office reception demise. This curtain will be concealed within the new reception ceiling detail and will be visible only as a slot at ceiling level from which the curtain will fall on activation of the fire alarm.

## Ceilings

The existing office space is to be fully stripped back at ceiling level to expose the original 1927 and more recent 1983 structural beams. A recent 'soft strip' of the offices to remove areas of suspended ceiling has revealed that this soffit is in poor repair, with beams identified as requiring additional fire protection. The proposals include for under-drawing the existing horizontal soffit with plasterboard over metal stud, screw fixed to the concrete deck. The fire protection to the ceiling area around reception (where there is plant room installed above) will be upgraded to be 90mins FR throughout

The existing beams throughout are to be over-boarded using appropriate fire protection (British Gypsum Fireboard) to give 90mins fire rating.

Both under-drawing and column cladding solutions will be screw fixed as tight to the existing structure as possible in order to express the original construction of the space. The details for these fixings are indicated on drawing 1308-09-PT02.

## New partitions

The proposed internal glazed partitions are to be detailed to complement the existing window mullion details on the lower floors, with offset transoms and mullions. The proposed finish is Bronze powder coated to complement the original building finishes.

## Beading detail

Applied beading detail has been included to the core wall of the office to further acknowledge the architectural heritage of the space. **See page 9 of Heritage Statement.** The proposals include for beading to be fixed to the existing core and new partition forming the comms room. The beading will be a cosmetic addition to the space, secured with non-mechanical fixing.

## Washrooms

The existing washroom vanity units are to be stripped back, with the new proposals including the heritage green which can be seen in the existing main staircase (one of very few original features which remain). Half tiled walls and the use of black and white tiles to complement the green are intended to be sympathetic to the building heritage. 1930s inspired Brass globe mirror lighting is to be included.

## Relevant Planning History

A review of Manchester City Council's (MCC's) online planning register has been undertaken. The following, recent listed building applications are relevant to this application:

Ref: Ref. No: 128169/LO/2020 - LISTED BUILDING CONSENT for internal reconfiguration works to the ninth floor office floorspace and refurbishment of the existing WC.

Ninth Floor Ship Canal House 96 - 98 King Street Manchester M2 4WU

Ref. No: 128169/LO/2020 | Validated: Wed 30 Sep 2020 | Status: Decided

- 119533/LO/2018 - Listed Building Consent for internal alterations in association with proposed leisure use  
(Use Class D2), with restaurant and bar facilities. – Approved 28.06.2018
- 114461/LO/2016 - Listed Building Consent Internal alterations to 6th floor to subdivide existing open plan office into 2 separate offices, together with provision of new kitchen/breakout space and 3 no. meeting rooms. – Approved 05.01.2017
- 110754/LO/2015/C1 – Listed Building Consent for internal reconfiguration of the amenity area at ground floor level to provide an accessible toilet, manager's office, cleaners' cupboard and store. – Approved 05.04.2016
- 107773/LO/2015/C1 - Listed Building Consent for internal refurbishment, external works and signage, in association with conversion to restaurant use. – Approved 13.05.2015