



DESIGN AND ACCESS STATEMENT

TO BE READ IN CONJUNCTION WITH PLANNING DRAWINGS

PROJECT

Conversion into apartments and restaurant
Fraser House
36 Charlotte Street
Manchester
M1 4FD

REFERENCE

2022 - 1008M - 05

REVISION

3rd Issue

DATE

19.12.2022

thespace^{*}studio[™]
architects & designers

Job Number: 2022-1008M

Project: 36 Charlotte Street, Manchester, M1 4FD

Client: ARE Assets

File Name: Fraser House Design Access Statement

Issue	Prepared	Position	Checked	Position	Date
First Issue	CQ	Architectural Assistant	CT KS	Senior Architect Director	25.10.2022
Second Issue	CQ	Architectural Assistant	CT KS	Senior Architect Director	02.12.2022
Third Issue	CQ	Architectural Assistant	CT	Senior Architect	19.12.2022

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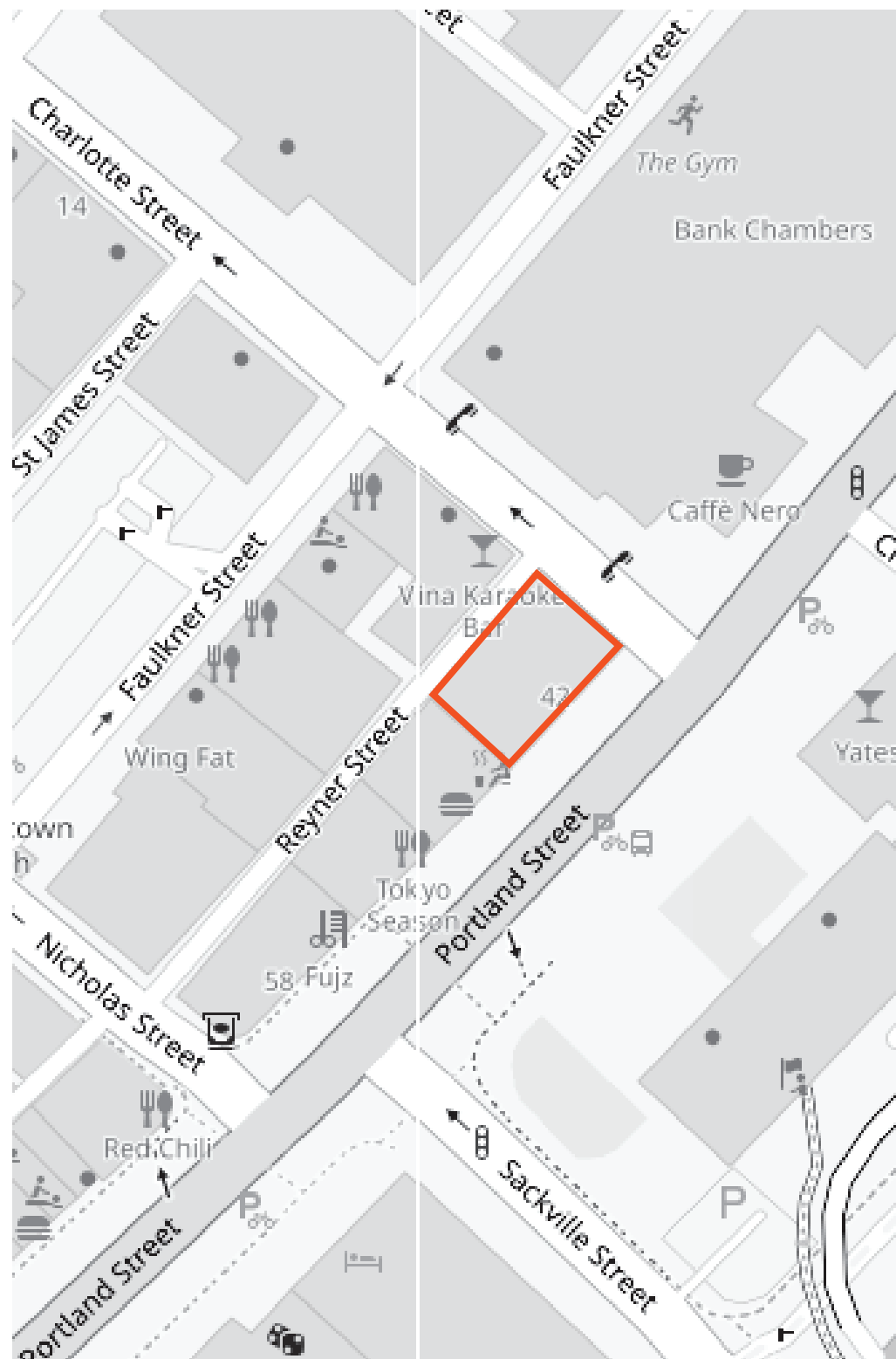
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1. INTRODUCTION

This Design and Access Statement have been prepared by The Space Studio on behalf of ARE Assets for the refurbishment of Fraser House on Portland / Charlotte Street, Manchester into apartments and a restaurant. Fraser house is a grade II listed building.

2. CONTEXT

History of Site

First built in 1855, Fraser House was built in the historic centre of the warehousing district of Manchester. The expansion of the textile trade in the city drove the demand of warehouses. During later refurbishments, the warehouse experienced a change of use, the lower and upper ground levels were to become food and beverage where as the upper levels served as offices, galleries and community/education spaces.

History of Area

The building sits adjacent to Portland Street, which runs from Piccadilly gardens to Oxford road. Historically, this street was central to the development of Manchester, featuring a number of important building such as the Bank of England, the former Greater Manchester county office, and major textile warehouse. Nowadays the area remains central to the city due to its easy access to various transport options, its proximity to hotels such as the Britannia, and it's position between the various fashionable quarters and communities.

Transport

The building is less than 5 minute walking distance away from the Piccadilly bus terminal as well as the Piccadilly Gardens Metrolink tram station. It is less than 10 minute walking distance away from Oxford Road and Piccadilly train station, and 15 minute walking distance away from Victoria train station.

Topography

The footpath adjacent to the building along Portland Street and Charlotte Street has a slight gradient. The North-Western corner of the building is 400 mm lower than the other 3 points, which has minimal level difference. This means that Reynier Street has a slope of 1 degree rising toward Charlotte Street. Portland street entrance is level with footpath and is 1.68m below upper ground floor. Charlotte Street entrance has a 3 stepped approach, and the entrance itself sits 1.14m below the building upper ground floor level.



3. FACADE RESTORATION WORKS

The building is scheduled to receive restoration work to its external facade by Mather & Ellis and Kepczyk Pearce Sanderson architects. The building fabric will receive rebuild, repaint and replacement works while maintaining the existing window elements. The works seeks to restore its original facade and is due for completion July 2023. For more detail concerning fabric repair works, please see planning application: CDN/22/0888 and listed building consent: 131470/LO/2021.

4. DESIGN

Scope

The project consists of internal refurbishment and limited external works. Floor 1 to 4 will have a change of use to become 14 one-bedroom and two-bedroom apartments. The upper and lower ground level will remain as a restaurant. The basement level will remain as plant room. The North East facade facing Charlotte street will require minor modification to include mobility access in compliance with the Disability Discrimination Act (DDA).

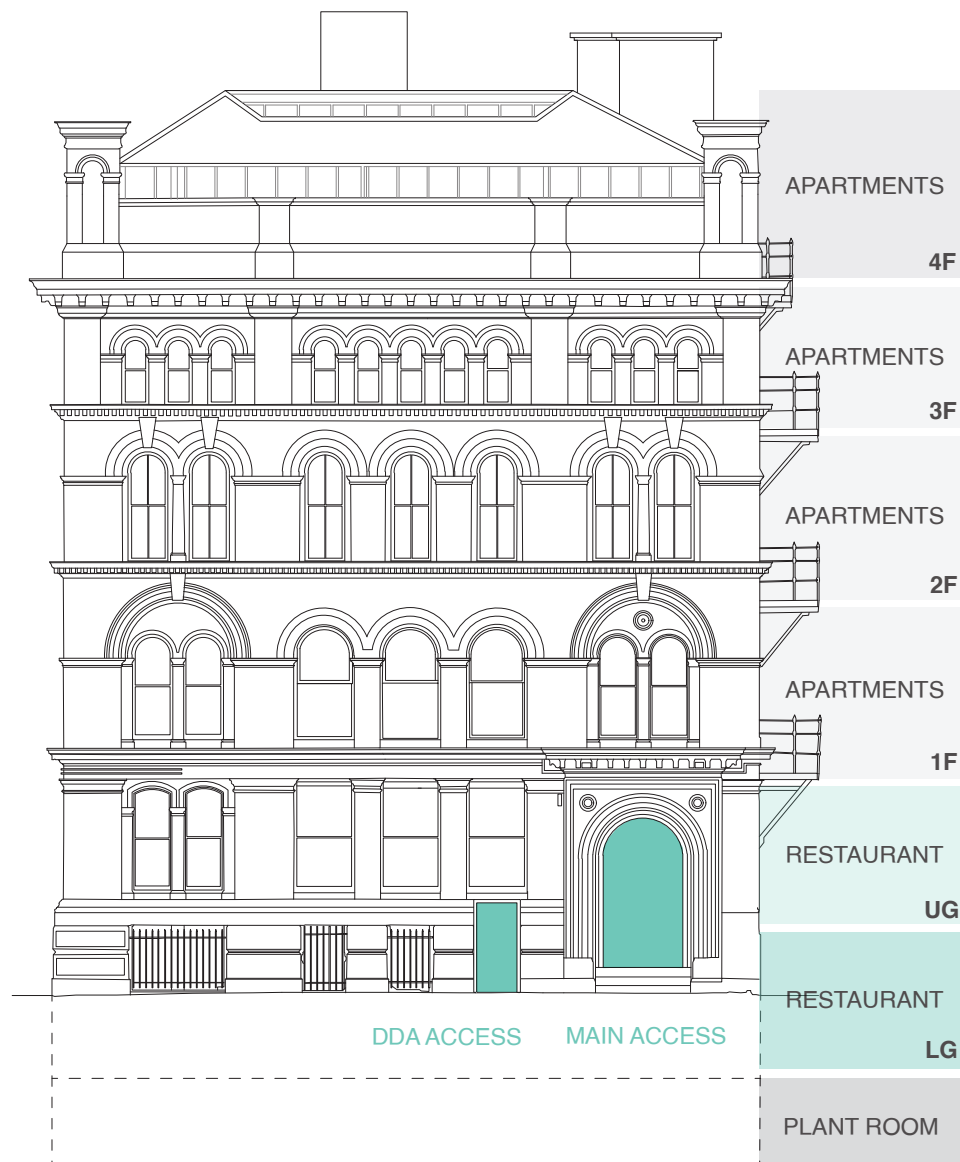
Site

The building sits in the intersection between Portland Street and Charlotte street. To the north side of Portland street there is a range of food and beverage establishments, where as the South of Portland street features hotels and is a major area of residential refurbishments of listed buildings. The proposed program seeks to meet both of these needs by providing food and beverage on the lower floors, with an entrance to the busier Portland Street; where as the residential programs sits higher up, with its access located on the quieter Charlotte Street.

Schedule of Accommodation

The project sought to maximise the amount of accommodation available to meet housing demands, while preserving crucial historic architectural elements while meeting the National Space Standards for apartments (50m² for 1 bed 2 persons, 61m² for 2 bed 3 persons, 70m² for 2 bed 4 persons). These limitations meant that we were not able to fit more 2 bedroom apartments while preserving the feasibility of the project, and quality of internal spaces.

The restaurant features two levels, with the upper level seating 60 persons and lower level seating 80 persons. These numbers have been constrained to based on the fire engineer's recommendations to allow for safe egress in the case of a fire.





Preserving Existing Columns

The project is designed to preserve the architectural importance of existing building elements. Existing columns will be preserved, works will be done to expose any columns that have previously been covered by building works wherever possible. The refurbishment and design respects these historic elements and sought to holistically incorporate them into the design of various spaces, from apartments to restaurants.



Preserving Existing Flooring

Where possible, the project seeks to ensure building works are non-permanent. Existing building flooring have been deemed as special interest during conversations with planning officer. As such, the project seeks to restore any damaged flooring. Floorboards are to be left exposed with all treatment for fire and noise reduction confined to the ceiling zone. A new floor build up for enhanced sound reduction may be possible in the future but will need to be of a non-permanent nature to enable non-destructive removal.



Perserving the Existing Roof

The project sought to maintain the existing architecture of the roof. Cladding and insulation will be applied to the existing structure while exposing the metal arched frames as well as their connecting columns. Existing glazing will require secondary glazing to improve its thermal performance. The North-eastrn facing sawtooth roof will also play a key role in bringing natural light into the top floor apartments. Opaque panels are needed in certain areas but these will not be visible from the street level.



Top Floor Window Alterations

The existing fourth floor windows are unsightly and not in keeping. These existing screw-jack windows to be replaced with new glazing to maximise the amount natural light coming into the rooms and to maximise the view over the parapet wall. Furthermore, the floors adjacent to these South East facing windows to Portland Street will be raised by 800 mm to further improve the quality of natural light and views from these spaces. Secondary glazing will be applied to the north-eastern glazing as well as north lights to improve their thermal performance. Furthermore, existing north-eastern glazing will see certain window panes formed as opaque glazed units to allow for added partition walls.

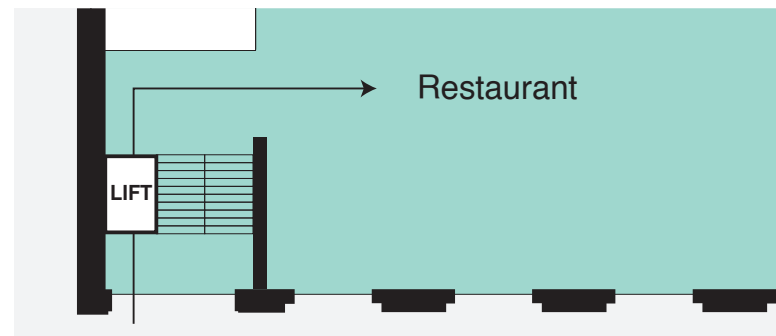
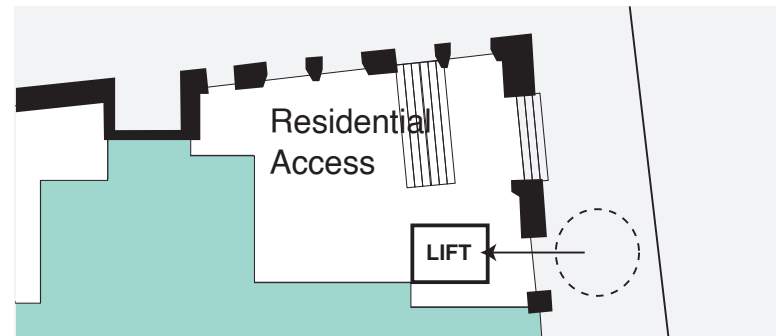
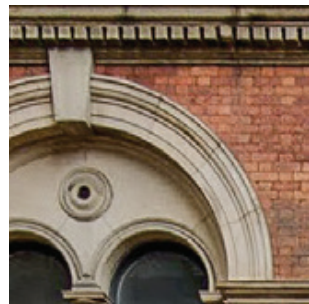


Preserving the Existing Staircase

The building has an internal staircase from upper ground floor to first floor that has been deemed to be of historic importance during consultation with planning officers. As such, we have retained this staircase as a key access route from the ground floor to residential reception and main lift access from 1st to 4th floor. The existing staircase will be repaired where necessary to ensure it is kept at a good condition.

Materials

Existing building material will be exposed and repaired where possible. New partitions and floorings will be neutral in colour to bring attention to existing architectural elements. Internal side of external fabric will remain as treated exposed brickwork, and surface fitted conduits will be used to keep to the Manchester industrial aesthetic.



5. Access & Parking

Accessibility

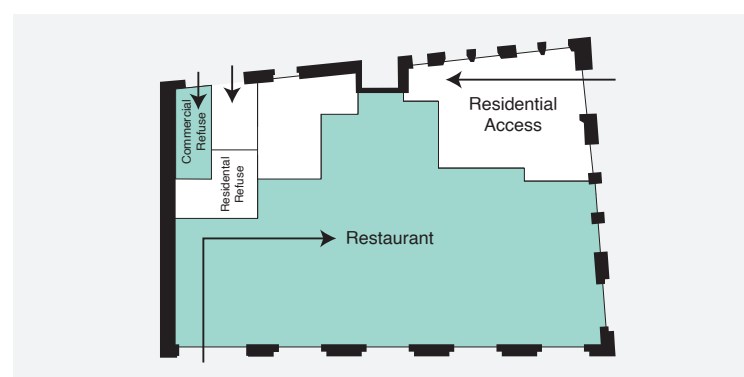
Due to the upper ground floor level being 1.68m above sidewalk, the residential access will have a separate DDA access with an accessible lift to allow residence with mobility needs to directly reach the first floor reception, where a full enclosed lift can be used to access further levels. The approach from the pavement has a generous maneuver area.

Similarly, entering from the restaurant entrance, users have access to a separate accessible lift bringing them to the upper restaurant level. The upper restaurant level features accessible toilets, and as the two restaurant levels would have the same operator, users with accessibility needs will be seated on the upper ground floor level.



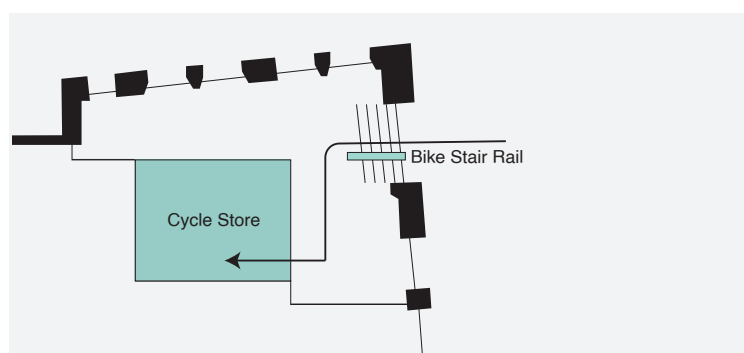
We have explored having a Reynier street access instead to minimise the impact to building fabric, however, the sidewalk of Reynier street would not allow for maneuvering of wheels chairs. Additionally, it would require more extensive alteration to the existing historic building fabric.

Furthermore, we are unable to use the Portland street entrance as disabled access for the residential area as we need to ensure suitable separation between the commercial (Food & Beverage) and residential (Apartments) areas of the building for safety.



Safety

Due to the nature of the mixed use building, the proposed design creates a separation between the residential area and restaurant area. Each area will feature separate entrances. Furthermore, the residential lift will run between the residential floors only, and will not be accessible from the restaurant. This ensures that the restaurant access can remain as a open public access entrance, where as the residential entrance can be an access controlled entrance via key fobs for added privacy and security.

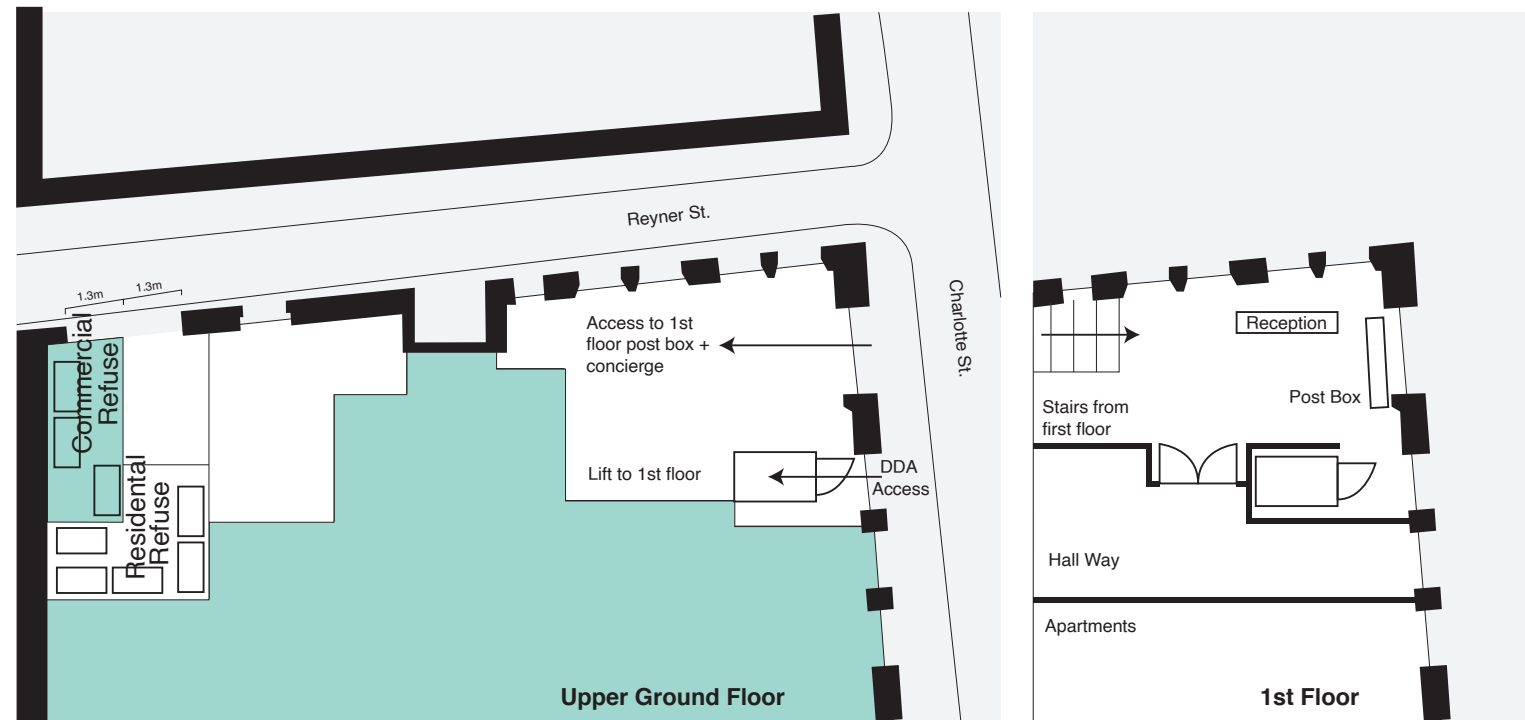


Parking

The proposed design offers a bicycle store on site in the upper ground floor within the residential entrance. The stairs approaching the bike store will have a bike rail installed to assist users in access the bike store from the street.

The proposed design does not offer on site car parking due to the limitations of the site. There is a Manchester city council public car park North West of the site in China Town, and a NCP Car park on the opposing side of the street. There are also a range of public transit options available within a short walk from the site, including a number of bus and tram stop options.





6. WASTE MANAGEMENT & SERVICE

Waste management strategy has been design with the guidance of Document GD04 pro forma. Separate waste storage have been provided for restaurant and apartments with separate street access. Each storage area has sufficient waste storage and maneuver area. Refuse will be accessed through Reyner St.

Post and parcels will be delivered through the residential entrance to the 1st floor concierge area, where parcels would be handed to receptionists and posts would be placed in post boxes in the same area.

The DDA lift in both the residential and restaurant area will not only assist in creating inclusive design, but also help to move larger goods to the apartments or within the restaurant areas.

7. SUSTAINABILITY

The building will see added thermal insulation throughout to conserve energy and reduce carbon emmissions. As a listed building with significanse historic value, added insulation works will avoid altering external appearance, and added thermal insulation would be non destructive to current building fabric and ceilings. Furthermore, the following considerations have been made in formulating and specification of the reburshments and materials:

- Use of materials with environmental accreditation.
- Incorporation of recycled materials and products from renewable sources if possible.
- High quality construction materials with long life cycles.
- Use of non-toxic and biodegradable products from environmentally accredited suppliers.
- Use of locally sourced material and labour to promote reduction of traffic pollution.
- Avoidance of excessive waste in the construction process e.g. utilising pre-fabricated solutions where possible.

In additional the improved insulation, a Heat Recovery Ventilation (HRV) system will be put in place to improve the efficiency of energy in heating the building and minimise heat loss in the building. It would also help to filter air and moisture without the opening of windows, which would lead to loss of heat. This may also be a requirement in order to achieve the necessary noise reduction pending the outcome from an external noise survey

8. SUMMARY

In summation, the project seeks to refurbish the historically significant building of Fraser House on 36 Charlotte Street. The design proposed would provide much needed housing on upper levels and create a restaurant in the upper and lower ground floor similar to previous building uses. Due to the historic heritage and significance of the building, we worked closely with heritage surveys to develop a solution which retained as much of the existing internal building elements as possible. We seek to retain and repair existing floor boards, columns, glazing and implements minimal intervention on the existing facade to allow for a more inclusive project. Overall, the project seeks to bring new life to a historically significant building in the heart of Manchester City, while celebrating its heritage and architectural design.

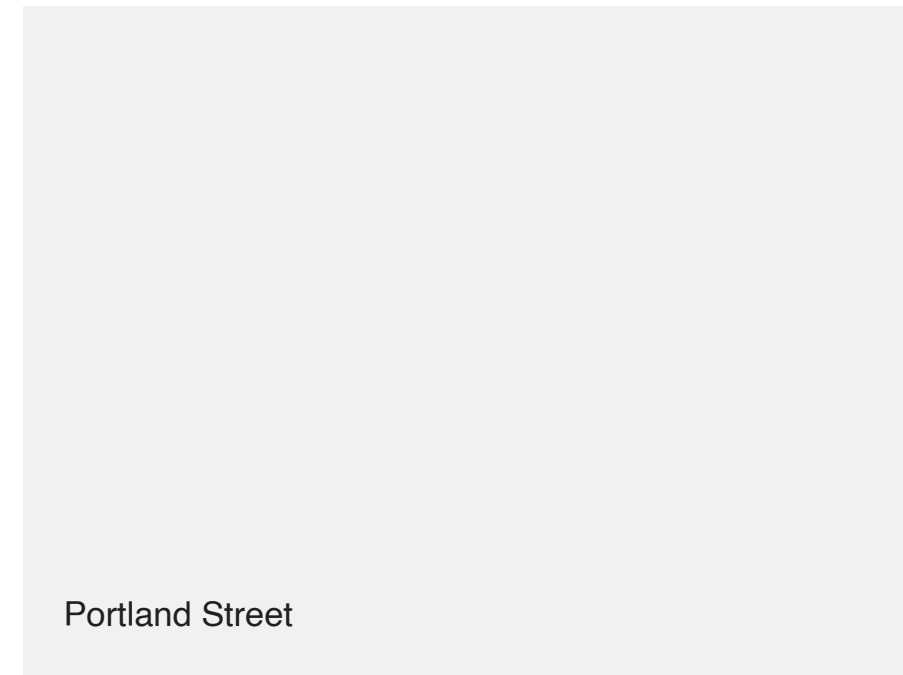
Appendix 1 - Visuals



Charlotte Street Disabled Access



Floor 4 Apartment



Portland Street

Appendix 2 - Schedule of works

*Please refer to elevation drawings for external repair/demolition works

Floors & Ceilings:	- o Internal wall studs used to create elevated floor in 2 living rooms - Apartment Party walls to be created with acoustic insulation	Stairs
- Existing timber floorboards to be repaired and replaced where necessary - New mineral insulation (for fire & acoustic purpose) to be securely fixed below existing floorboard for the total floor area of the residential units - Plasterboard to be fixed below new insulation, plasterboard attached to floorboards with a metal hanger system - Fit a new suspended ceiling to stop at 2400mm from floor in toilets to allow for services above - Storage area to be created above toilet ceiling wherever space is not used for services - Ensure adequate proprietary fire collars and sleeves are fitted where services pass through or between floors that enable fire compartmentation.	Internal finish - Brickwork repaired and remained exposed where it was previously exposed - Plaster to be applied to internal brickwork where it was previously plastered - Please also refer to TSS Wall Finish drawings to indicate the varied wall treatments	- Existing stairs repaired where necessary - Existing core staircase to be enclosed with new walls and fire doors - Existing core staircase to have new acoustic treatment subject to building control - Existing stairs at Charlotte Street entrance stairs from upper ground floor to 1st floor to be repaired where necessary - Ensure adequate protection of existing architectural stair, handrail and balustrade features together with existing timber panels are provided prior to any construction works - New stairs accessing lower ground floor and upper ground floor restaurant levels to be added in Portland Street entrance
Beams:	Windows - Existing windows replaced where necessary - 4th Floor - o North-eastern glazing (Charlotte Street), opaque panels to be applied to glazing wherever an internal walls dividing two rooms meet the external glazed wall plane - o Northlights to have secondary glazing system applied internally - o South-eastern glazing to be replaced with new single pane casement windows - o All other glazing to have secondary glazing applied - All other floors - o Secondary glazing to be applied to existing windows internally for all apartments where existing windows are retained - o All common / circulation areas to be made good without secondary glazing	M&E - Dump-waiters added to connect lower ground floor level and upper ground floor level - Heat recovery ventilation system ducts to be surface mounted on the ceiling - Conduits to be surface mounted where necessary on internal exposed brickwork# - Automatic Opening Vent (AOV) shaft (1.5m2 min free area) to connect level to new roof duct first to fourth floors
Columns	External walls - North-western façade (Reyner Street) - o Doors to be created within restored timber screen - South-eastern façade (Portland Street) - o Vents to be added where indicated (Please see TSS Proposed Elevation Drawings) - o Existing shutter door to be replaced with curtain wall glazing and doors (security shutter to be placed behind) - o Existing doorway adjacent to existing shutter to be restored to original windows and railings, similar to other ground floor windows - North-eastern façade (Charlotte Street) - o DDA access to be created next to existing door under upper ground floor window (Please also refer to TSS Proposed Elevation drawing and Design Access Report)	Toilets & Kitchens - Water-proof layer built up on existing timber - floor Floors and walls to be tiled
Internal walls	Lifts - Existing accommodation lift to be replaced - New lift would run from floor 1 to 4 only to serve the residential areas - New accessible platform lift to be added to Portland street, connecting street level to upper ground level - New accessible cabin lift to the added to Charlotte Street, connecting street level to 1st floor level	

Appendix 3 - Schedule of materials

*Please refer to elevation drawings for external repair/demolition works

Columns

- Columns to be treated with a base coat of Intumescent paint (Fire protection) finished with decorative paint colour & texture tbc.
- Upper ground floor columns treatment TBC through further investigation on site

Ceilings

- Gyprock CasoLine system for suspended ceiling
- Mineral insulation applied within ceiling for fire protection and (enhanced acoustic performance)

Floors

- Existing floorboards to be repaired
- Existing floorboards to be replaced or added where its missing
- Plank flooring on elevated living room areas on the 4th floor
- All flooring surfaces to be treated with clear wood preservative and receive protective covering whilst work is in progress

Walls (Please read with drawings 2022-1008M-031 to 037)

- Apartment party walls
 - o Gypwall Quiet Single Frame acoustic separating wall system
- Other internal walls
 - o Lightweight partition system
- Internal boundary walls with exposed brickwork
 - o Brickwork to be repaired and pointed
- Internal plastered walls & internal face of external apartment walls
 - o Internal insulation to be applied
 - o Plasterboard to be applied

Windows (Please read with drawings 2022-1008M-055 to 056)

- Fourth floor
 - o New single pane timber frame with openable casement windows in south-eastern façade (Portland Street)
 - o All new windows on forth floor to be fitted with opening restrictors and trickle vents (to be read with MVHR system specifications)
 - o Secondary aluminium glazing including opaque panels to be attached to north-eastern façade(Charlotte Street)
 - o Secondary aluminium glazing to be attached to north-lights
 - o Secondary aluminium glazing attached to all other windows
- Third floor
 - o Secondary sliding glazing to be attached to all windows
- Second floor
 - o Secondary hinged glazing to be attached to all windows
- First floor, upper ground floor, lower ground floor
 - o Secondary sliding glazing to be attached to all windows

External (Please read with drawings 2022-1008M-051 to 053)

- Charlotte street
 - o New aluminium sliding door for disabled entrance
 - o Existing entrance door repaired
- Reyner street
 - o New doors to be created within restored timber screen
 - o New dry riser inlet to be added
- Portland street
 - o Steel curtain wall and doors in place of existing shutter gate
 - o Perforated security shutter behind new curtain wall

Ventilation

- Mechanical Ventilation & Heat Recovery system (MVHR) to all apartments in accordance with Mechanical Electrical Engineer's design and specifications
- External vents will be vent bricks

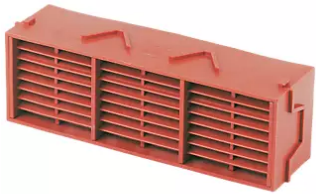


Figure 3 - Vent Bricks

Kitchen & Bathroom

- Kitchen and bathroom (wet areas) to have Acoustilay tilemat to provide waterproofing and improved acoustic performance
- Walls to be finished with ceramic tiles in wet areas
 - o Texture and colour to be confirmed with client
- Walls to be finished with anti-mould paint in all other areas
 - o Texture and colour to be confirmed with client

Lift

- New lift and lift shaft to replace existing lift
- New Stannah accessible platform lift for restaurant areas
- New cabin lift for accessible residential entrance



Figure 4 - Stannah Platform Life



Figure 5 - Stannah Cabin Life