

35 FOUNTAIN STREET

DESIGN AND ACCESS STATEMENT

DECEMBER 2022



OMIArchitects

PREPARED ON BEHALF OF
Zurich Insurance Company Ltd – UK Branch

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IMAGE

Proposed street view from Marble Street- CGI

1.0

INTRODUCTION

1.1 INTRODUCTION

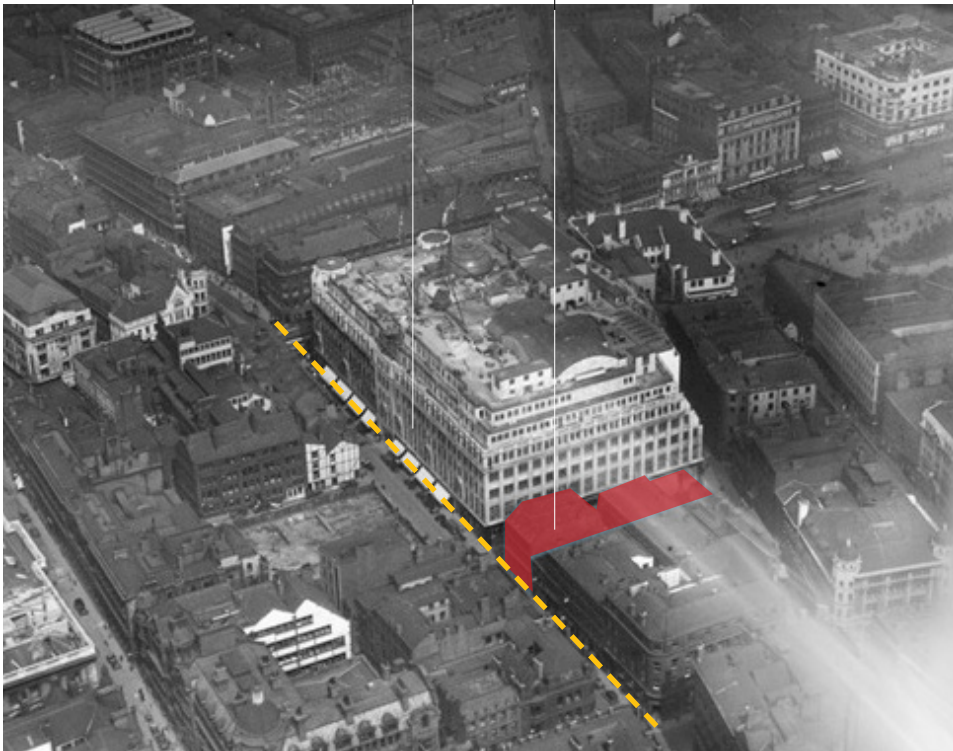
- 1.1.1. This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by Zurich Insurance Company Ltd – UK Branch for the redevelopment of an existing office building situated at 35 Fountain Street on a site bounded by Fountain Street to the west, Marble Street to the north and West Mosley Street to the east.
- 1.1.2. The applicant wishes to reconfigure the building to provide a complete replacement of the existing facades and the addition of 2 no. levels of office space. The building is proposed to remain as Use Class E (g)(i), for Business, which will provide an additional 1,681 m² of office space (NIA).
- 1.1.3. The proposal comprises a total of 6,131 m² of office space (NIA), reception and lobby, lounge areas, the provision of cycle storage, changing rooms and showers.

1.2 SUMMARY OF SUPPORTING DOCUMENTS

- 1.2.1. The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning drawings prepared by OMI Architects, along with the following supporting documents:

- Planning Application Forms,
- Covering Letter
- Planning Statement (incl. Heritage Appraisal)
- Acoustics Assessment
- Air Quality Assessment
- Preliminary Ecology Assessment
- Phase 1 Geo-Environmental Assessment
- Construction Management Plan
- Crime Impact Statement
- Environmental Standards Assessment
- Flood Risk and Drainage Strategy
- Television and Radio Reception Impact Assessment
- Heritage Impact Statement
- Transport Statement
- Travel Plan
- Waste Management and Servicing Strategy (incl. MCC Waste Proforma)

SITE OF
LEWIS'S / PRIMARK 35 FOUNTAIN STREET



IMAGES

[TOP] Annotated aerial view of Fountain Street circa 1960's. Source: Manchester Local Image Collection

[BOTTOM] Aerial photographs circa 2021. OMI/Google maps

2.0 CONTEXT

2.1 HISTORICAL BACKGROUND

- 2.1.1. The application site stands by the historic commercial heart of Manchester and is defined by Fountain Street (to the west) Marble Street (to the north) and West Mosley Street (to the east), giving the site a broadly rectangular shape with a slight angle created by the change in street line of West Mosley Street.
- 2.1.2. The site located to the eastern edge of the Upper King Street Conservation Area but the principle listed buildings in close proximity to the site are to the east and relate primarily to Piccadilly Gardens.
- 2.1.3. Historically the River Tib flowed southwards towards the Medlock broadly following the line of West Mosley Street today. The river was the historical edge of the Roman *vicus* or settlement of *Mamucium* and continued to mark the city's boundary until medieval times. The Tib is a short and minor river / stream only rising in Miles Platting to the north of the city centre and has been entirety culverted since circa 1783.
- 2.1.4. The area around Fountain Street developed during the 18th century as the city expanded to the south and east from its historic nucleus. The Infirmary built 1755 on what is now Piccadilly Gardens reflects this and is likely to have stimulated further laying out of streets in this area. By this period Fountain Street is established as a continuation of High Street but its significance is lessened as it is yet to form a thorough to what would become St Peter's Square and the Town Hall.

PRIMARK / LEWIS'S

SITE OF
35 FOUNTAIN STREET



IMAGES

Extension of Lewis's Department Store under construction 1960's Source: Manchester Local Image Collection

-
- 2.1.5. The site itself developed across a series of primary and secondary roads and the buildings, as shown on historic maps, reflect this fine urban grain. Little evidence of these buildings exists but it some photographs exist from the late 19th and early 20th centuries that show a tight group of irregularly shaped 4-5 storey brick buildings.
- 2.1.6. During the 20th century the site was consolidated into a single plot with the loss off Rook Street and Bark Street. This process reflects an overall pattern across the city during the last century of increasing plot size, in part spurred by larger footprint commercial buildings. Initially this consolidation was a result of Lewis's Department Store (1871-2001) expanding into the site and constructing what appears to have been a 'back-office' or store to support the large adjacent retail store.
- 2.1.7. The current building was constructed in 2000 broadly to the same footprint of the building that previously occupied the site. The existing basement is primarily of the same period as the rest of the building albeit there is evidence of some modest remaining elements from the mid-century building foundations.
- 2.1.8. The adjacent, and adjoining, building to the south is 17 York Street and known as Sun Alliance House, constructed circa 1993 to the designs of Cassidy & Ashton Architects. The existing building on the site was constructed circa 2000 and was originally connected to the adjacent property functioning as additional 'back-office' to Sun Alliance House.
- 2.1.9. The listed buildings (all Grade II) adjacent to the site ,going east to west, are Colwyn Chambers (ref: 1197929) Harvest House (ref: 11220153) 12 Mosley Street (ref: 1197928) and 10 Mosley Street (ref: 1220063) all have their primary frontages on to Piccadilly Gardens / Mosley Street and the rears are typically much altered or relatively modern.

2.2 PLANNING HISTORY

2.2.1. Manchester City Council's online database shows the following planning history associated with the site subsequent (and including) its reconstruction in 2000 as follows:-

- CONSERVATION AREA CONSENT - Demolition of existing office block. Ref. No: 059091/CC/CITY1/00
- PLANNING CONSENT - Erection of office block with ground floor retail (A1, A2 and A3) and B1 office use, and basement car parking after demolition of existing building. Ref. No: 059090/FO/CITY1/00
- PLANNING CONSENT - Elevational alterations and use of ground floor for office (B1), retail (A1) and cycle storage and associated facilities. Ref. No: 100670/FO/2012/C1



IMAGE

35 Fountain Street as existing looking east along Marble Street

2.3 EXISTING BUILDING - DESCRIPTION

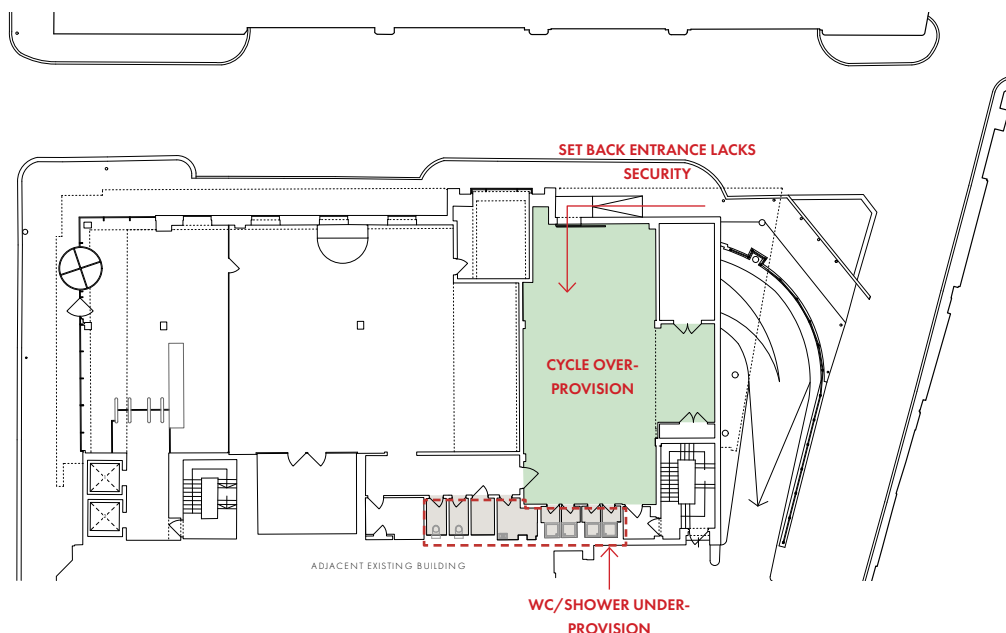
- 2.3.1. Designed by Cassidy and Ashton Architects, 35 Fountain Street was constructed in 2000 to provide an office building which originally connected with the adjacent Sun Alliance House and functioned as this companies 'back-office'.
- 2.3.2. The building comprises ground and six upper floors of office accommodation, with a single storey basement below the reception level comprising car parking for circa 14 cars as well as other plant and store rooms. The roof level is primarily utilised for the building's ventilation equipment.
- 2.3.3. The building has its primary entrance on Fountain Street near the junction with Marble Street and the basement is accessed from an external ramp on West Mosley Street. There is also a secondary cycle store entrance on Marble Street close to its termination at West Mosley Street.
- 2.3.4. The building predominantly comprises a steel framed construction with concrete on metal deck floors with an existing suspended ceiling concealing the various down-standing beams. The uppermost floor, also of steel framed construction, is slightly set back with a vertically extended section on the corner of Fountain Street and Marble Street.
- 2.3.5. The building envelope comprises both cavity brickwork with aluminium punched windows and aluminium framed curtain walling at low level on Fountain Street and a portion of Marble Street. At the upper levels aluminium framed curtain walling is also used to highlight the corner of Fountain Street and Marble Street and to visually lighten the top floor accommodation. There is also a band of this treatment extending the full height of the building two thirds of the way along Marble Street. The elevations are 'book-ended' by two large brick masses that conceal the lift core (on Fountain Street) and the escape stair (on West Mosley Street).
- 2.3.6. There was a significant refurbishment undertaken in 2012 which primarily consisted of altering internal 'fit-out' arrangements but, at this time, the curtain walling and rendered panels that provide the building 'street-frontage' were installed replacing a more heavy-weight masonry cladding.



COMPANY SPECIFIC INTERIOR



SET BACK BIKE STORE ENTRANCE (MARBLE STREET)



GROUND FLOOR PLAN (EXISTING)

PLAN KEY

- BIKE STORAGE
- WC & SHOWER PROVISION

IMAGE

[TOP] As existing photos of 35 Fountain Street
 [BOTTOM] Existing plan of Ground floor, cycle and WC/shower provision

3.0

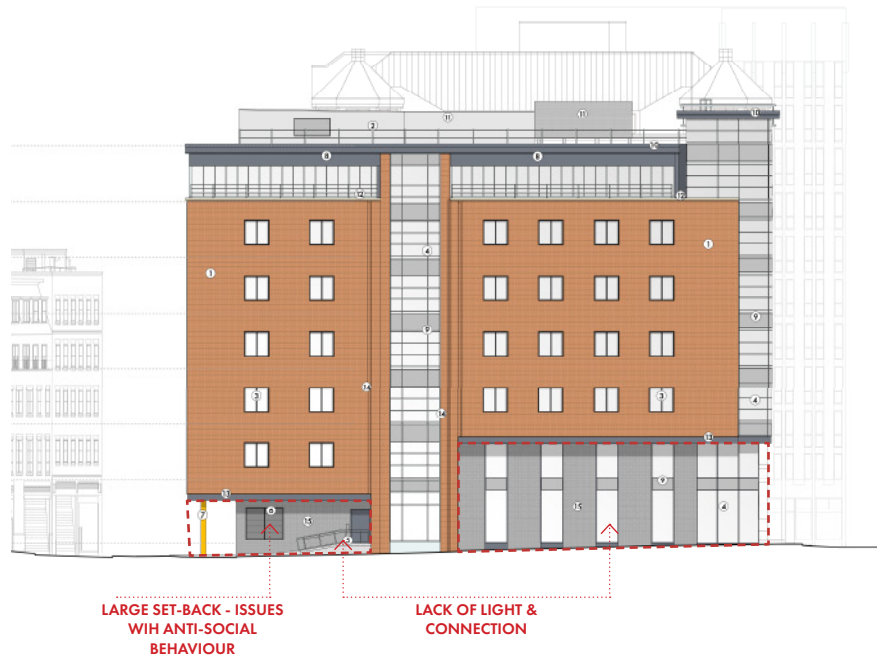
DESIGN PROPOSALS

3.1 EXISTING BUILDING - ISSUES

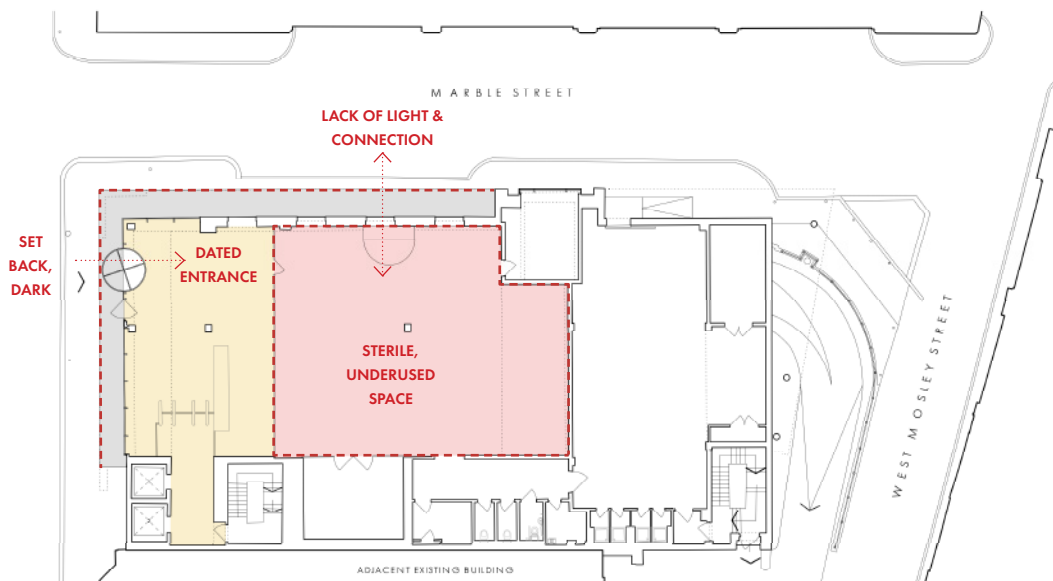
- 3.1.1. The building has been occupied by a single tenant since 2012 but their lease is due to end with no subsequent tenant currently in place. The internal alterations and fit-out that were undertaken upon the existing tenant's occupation are somewhat idiosyncratic and specific to this organisation and therefore a reasonably significant internal refurbishment would be required in order to bring the office space back to the market.
- 3.1.2. In addition to general deterioration and fit-out considerations, the building displays some issues which are more fundamental and which, as part of an overall refurbishment, should be reviewed to see if these failings can be resolved.
- 3.1.3. A façade inspection report was produced by CBRE which provided a clear statement on the existing building's external wall build-up including low levels of insulation (typical for the date of construction) and, more significantly, a substantial lack of necessary fire-stopping.
- 3.1.4. These issues, combined with the design teams observations on architectural concerns led to a series of issues being identified as follows:-

INTERNAL ISSUES

- Existing office spaces of only moderate quality and the fit-out of these areas is idiosyncratic and highly specific to the existing tenant.
- The typical floor plates are characterised by dated building services and suspended ceilings, which require a complete overhaul and removal to meet the current standards of the market.
- The WC & shower provision as well as cycle storage is out dated and poorly located. The bike store is large but it is believed that it reflects an over-provision compared to the realistic usage of such spaces. The associated shower provision is poor and the quantity does not match the necessary ratio when compared with the bike store size.



MARBLE STREET ELEVATION (EXISTING)



GROUND FLOOR PLAN (EXISTING)

PLAN KEY

- TENANT HUB
- ENTRANCE

IMAGES

- [TOP] Existing ground floor plan
- [BOTTOM] Existing lower ground floor plan



TYPICAL FLOOR



BIKE STORE

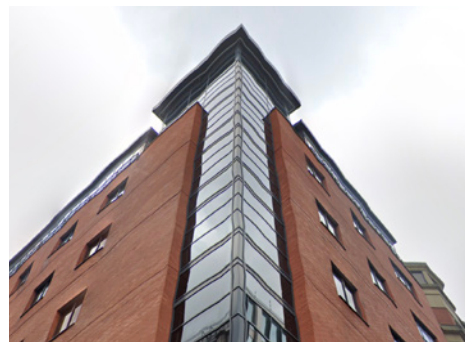


CAFETERIA

- The main entrance, although located on Fountain Street offers little back to the street-scape due to its set-back position and dark glazing. The ground floor is only intermittently used and the rear of the building is dedicated to bike storage resulting in no visual connection, or surveillance of these spaces.
- The existing building provides 14No. car parking spaces, relatively inefficiently for the size of basement. The client has been keen to explore alternative uses for the basement even if this results in the loss of all car parking.
- The basement includes an internalised electrical sub-station resulting in the need to maintain access to this location, by vehicle, at all times.



MAIN ENTRANCE



EXTERIOR CURTAIN WALLING



VIEW FROM FOUNTAIN STREET



VIEW DOWN MARBLE STREET



BIKE STORE ENTRANCE



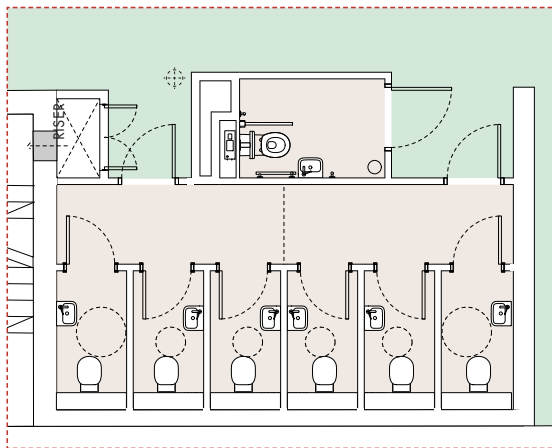
VIEW OF THE BASEMENT ENTRANCE RAMP FROM
WEST MOSLEY STREET

IMAGES

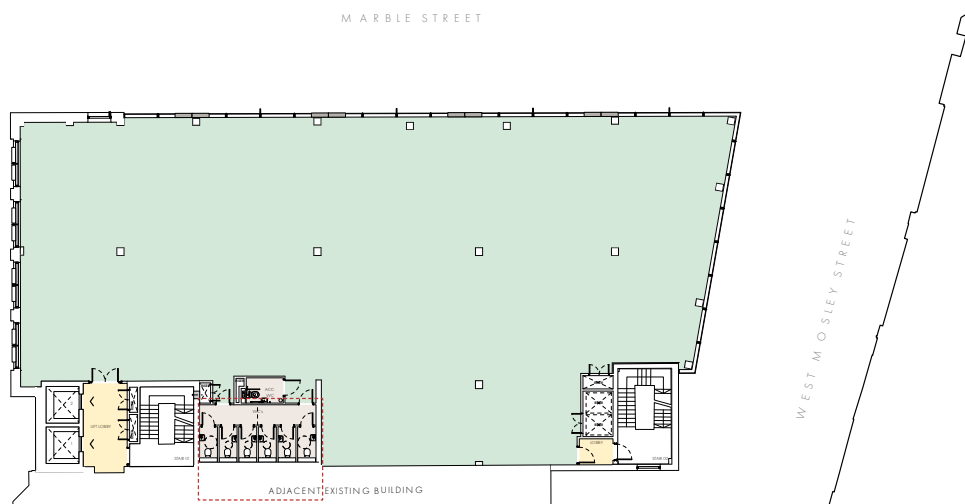
As existing external photographs.

EXTERNAL ISSUES

- The current brickwork/stone façade with small punched hole windows is seen as unattractive and unwelcoming and creates a lack of natural light throughout all internal spaces.
- Issues with the existing fire-stopping have been identified, and substantial repairs are required across the whole façade surface.
- The horizontal curtain walling to the corner of the building and entrance spaces is of low quality and is seen as dated.
- The curtain walling at upper levels of the building and entrance spaces is of low quality and is dated.
- The architectural emphasis on the corner of Fountain Street and Marble Street appears out of scale compared with the relative importance of the two streets.
- The building turns its back on the east end of Marble Street and on West Mosley Street resulting in poor visual connection and surveillance.
- The building set-back on Fountain Street doesn't allow the building to engage fully with the street and is detrimental to the reading of Fountain Street as the primary thoroughfare.



TYPICAL FLOOR PLAN WC PROVISION (PROPOSED)
NOT TO SCALE



TYPICAL FLOOR PLAN (PROPOSED)

PLAN KEY

- OFFICE SPACE
- WC'S

IMAGES

Proposed 'typical' floor and extract showing WC arrangements

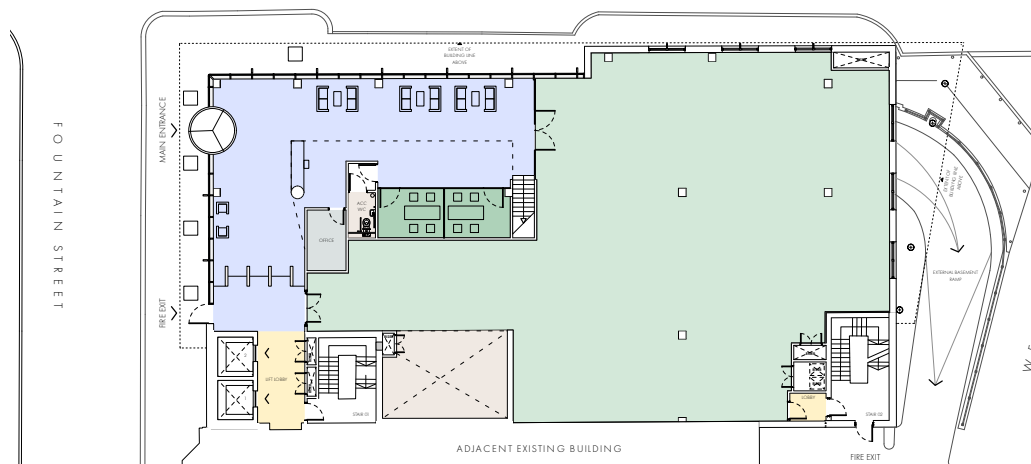
DESIGN PROPOSALS

3.2 PROPOSALS - TYPICAL FLOORS

- 3.2.1. At typical floor level, the low-quality ceilings, partitions and M&E installations will be removed to be replaced by more efficient installations. The ceiling finish will be tight to the underside of the structure maximising ceiling heights throughout.
- 3.2.2. On a typical floor, the building currently provides separate male and female WCs which have 3 and 2No. toilets respectively (and 2No. urinals in the male facilities) as well as one accessible disabled WC. The proposals seek to rationalise this arrangement and provide greater flexibility by providing 6No. WCs in a gender-neutral "super loo" arrangement as well as 1No. fully accessible WC on each floor - in line with the BCO 2019 Best Practice for Offices Specification.
- 3.2.3. The incorporation of an additional and enlarged riser to account for the additional office space being provided.

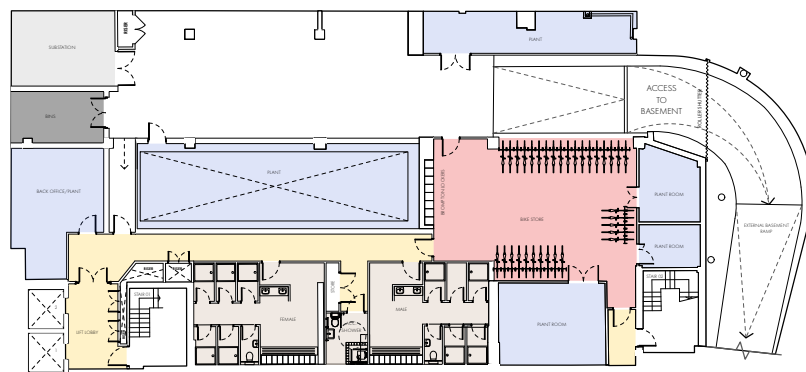
3.3 PROPOSALS - GROUND FLOOR PROPOSALS - MAIN ENTRANCE & RECEPTION

- 3.3.1 To resolve the lack of a strong connection to Fountain Street and to provide a more active frontage at street level, the main entrance has been reconfigured so that the building generates a stronger presence at its entry point. This is achieved by bringing the building line out towards the street-line (addressed further below in regards to façade proposals).
- 3.3.2 The existing bike store entrance and associated set-back in building line is removed by extending the building line outwards. This small recessed area is unattractive and has been subject to anti-social behaviour; this portion of the development falls in both the applicant's and MCC Highways Department's ownership
- 3.3.3 Dark internal space and bike store areas are removed and additional glazing to Marble Street and West Mosley Street provides visual connections to the internal office space at ground level. This seeks to increase visual connection between the exterior and interior activating the street and providing passive surveillance.



PLAN KEY

- FLEXIBLE WORK SPACE
- LOBBY | RECEPTION
- STAFF | MANAGEMENT
- WC'S
- MEETING ROOMS



PLAN KEY

- PLANT
- BIKE STORE
- REFUSE STORE
- WC'S | SHOWERS
- SUBSTATION

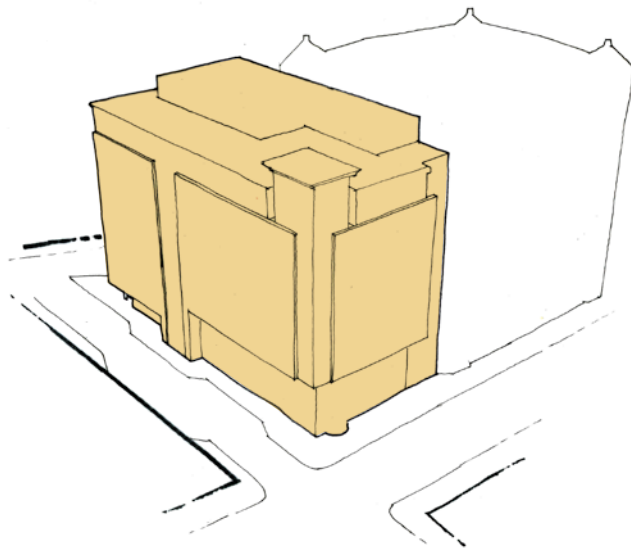
IMAGE

[TOP] Proposed Ground Floor Plan
[BOTTOM] Proposed Basement Plan

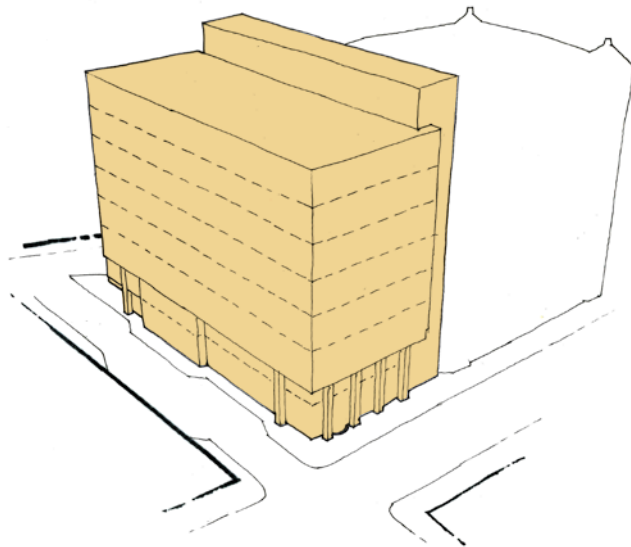
DESIGN PROPOSALS

3.4 PROPOSALS - BASEMENT - BIKE, SHOWER & WC PROVISION

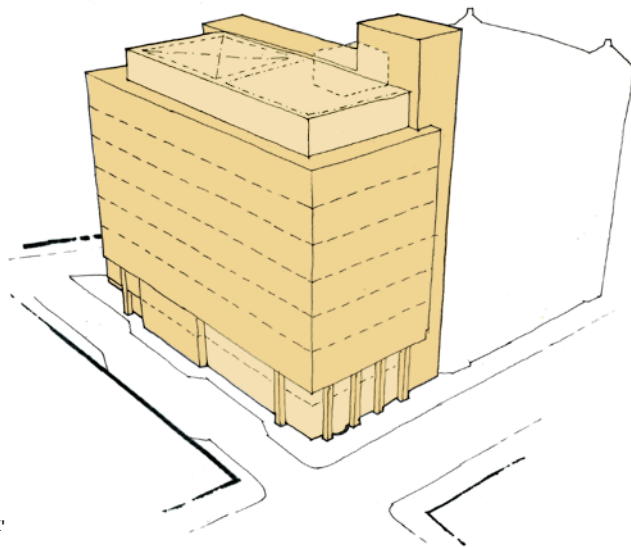
- 3.4.1 It is proposed that all car parking provision is removed from the basement and only an access route for vehicles to service the existing electrical sub-station is retained. Replacing this parking area is bike storage, changing rooms, showers and plant space associated with the ambitious environmental targets outlined elsewhere in this document.
- 3.4.2 The primary use of the basement is therefore bike storage and associated shower facilities. The proposed strategy is that cyclists will access the building via the car park entrance ramp on West Mosley Street. Within the store there is room for 60No. bike spaces (a minimum of 1:8 provision or 12%). Directly adjacent to the cycle store are the showers and changing rooms and WC facilities including: -
- Male changing with 5No. showers and 1No. WC
 - Female changing with 5No. showers and 1No. WC
 - Fully accessible WC and shower
 - Drying Room
 - Bike Repair designated space
 - 60+No. Lockers
- 3.4.3 These facilities are positioned such that access can be gained directly into the lift that serves all floors of the building.



EXISTING MASSING



ADDITIONAL FLOOR

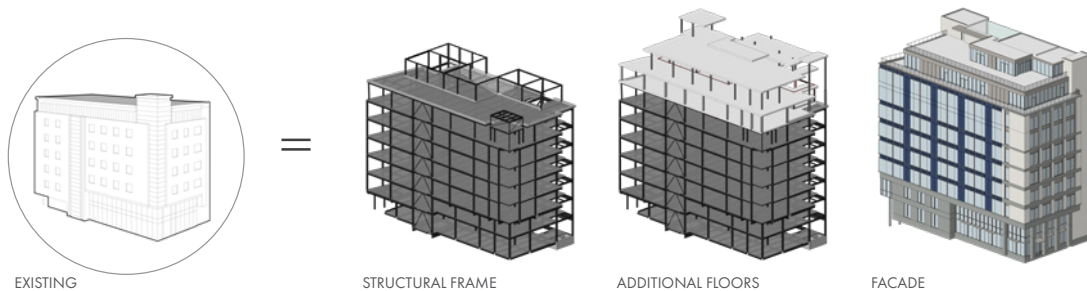


ROOF LEVEL 'SET-BACK'

DESIGN PROPOSALS

3.5 ADDITIONAL FLOORS

- 3.5.1 A detailed structural analysis of the existing building highlighted the opportunity to further increase the NIA by adding a further 2 floor plates (levels 7 and 8) and a roof terrace with meeting rooms / event space at roof level (level 9) onto the building footprint. This roof level also includes all the roof mounted plant equipment placed to the western edge of the floorplate.
- 3.5.2 The two new floorplates are designed to mirror the proposed floor plates below with a brand-new light weight steel structure that sits on top the existing steel frame.
- 3.5.3 Careful consideration has been taken to understand the impact of the addition of two new floors on the Upper King Street Conservation Area and verified views have been produced which support this application.



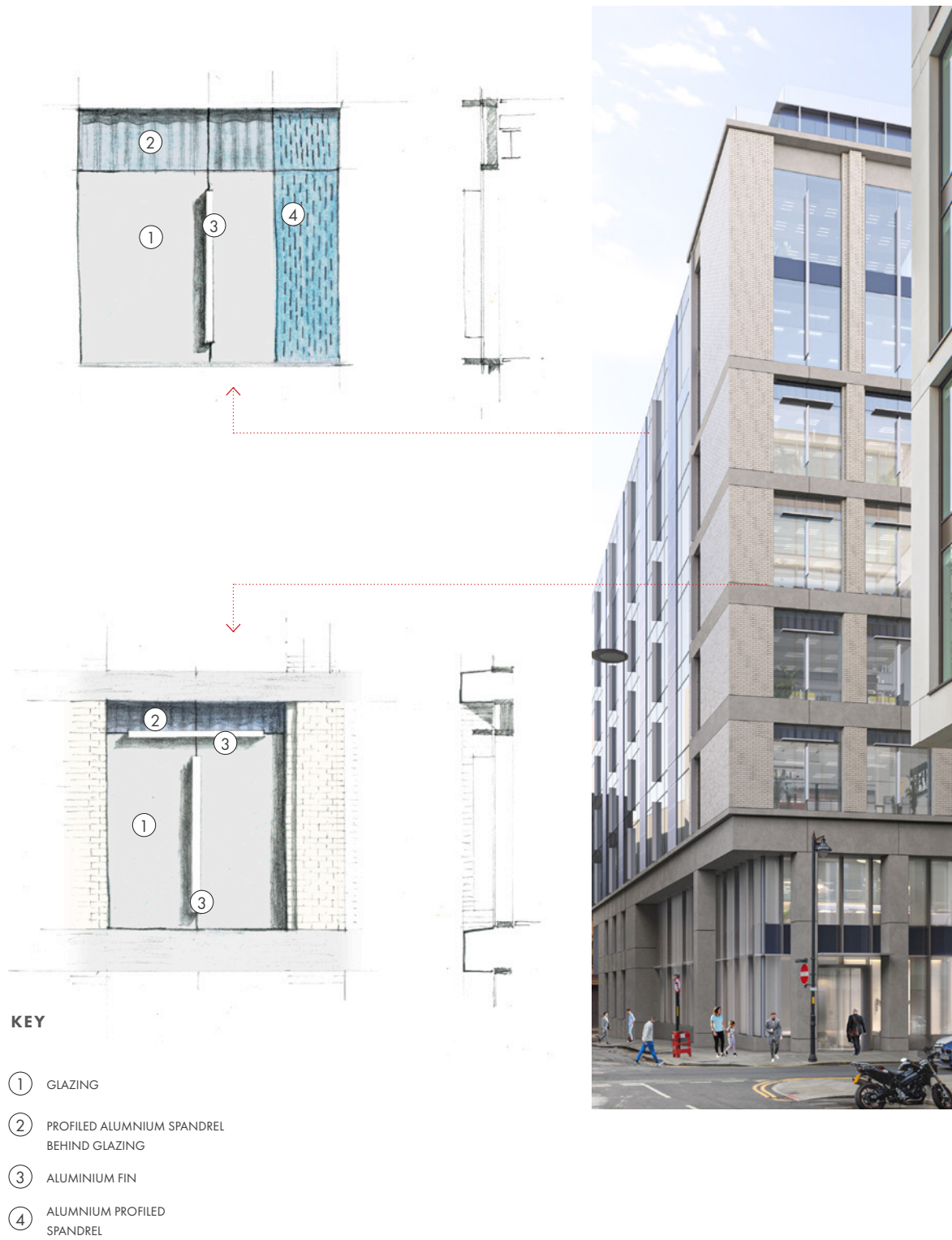
3.6 FACADES

- 3.6.1 The addition of two new storeys and the discovered façade defects dictate that the building should be stripped back to its structural frame and a replacement of the façade cladding is therefore necessary.
- 3.6.2 As a result of this strategy of re-placement and re-construction of the whole façade it provides the opportunity to rectify architectural issues with the existing design and also to signal the radical transformation of the building and its reposition within the city's built-environment, improving its connection to Fountain Street.

IMAGES

(LEFT) Proposed massing strategy

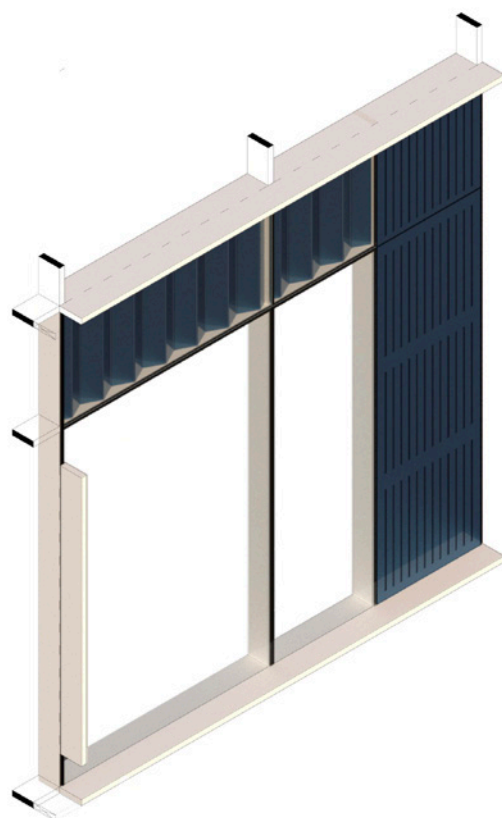
(ABOVE) Series showing the removal of facade, addition of floors and new facade.



DESIGN PROPOSALS

CLADDING APPEARANCE

- 3.6.3 The new proposed cladding to the building consists of a series of elements that respond to the various design parameters of the site and the building use. The elements can be summarised as follows:-
- Low level curtain wall glazing sitting on a strong plinth of precast concrete anchoring the building, providing a robust street level finish and taking a cue from the manner in which historic buildings in the vicinity address the street. The glazing encourages visual connections between interior and exterior and passive surveillance particularly along Marble Street and West Mosley Street.
 - A series of precast concrete columns sit on the to back-of-pavement line on Fountain Street in order to more successfully address the street and highlight this elevation as the primary one. Sitting on these columns and wrapping the whole way around the building is a strong 'table-top' at the underside of second floor level which act as a visual base for the upper levels to spring off.
 - The upper levels of the Fountain Street elevation are formed in a formal combination of brick piers and precast concrete string-courses in a broadly 'post-and-lintel' arrangement. The size, and therefore visual weight of the brick piers and string-courses diminishes vertically up the building expressing the lightening of the building upwards; this is completed by a double storey grid at the upper most floors.



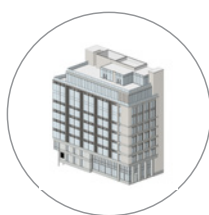
KEY

- 1 Clear Glazing
- 2 Vertical Aluminium Fin
- 3 Glazed Spandrel Panel
- 4 Perforated Aluminium Panel
solid panel
- 5 Perforated Aluminium Panel
openable panel behind / purge ventilation
- 6 Horizontal Aluminium Panel

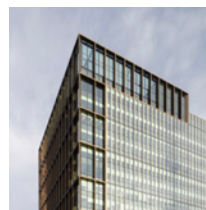
DESIGN PROPOSALS

- The remaining elevations are a 'stripped-back' version of this treatment reflecting their secondary nature. This is expressed as a glazed curtain wall combining full-height clear glazing, glazed spandrel panels with corrugated aluminium panels in set and surface aluminium panels concealing 'purge' natural ventilation openings. The motif applied to these panels is inspired by the River Tib that flows within a culvert to the east of the site. These areas also include cantilevered aluminium horizontal fins (continuous) and vertical fins (discontinuous) that are reduced version of the heavier weight architectural expression on the Fountain Street elevation.
 - The stair and lift cores are clad in light coloured brickwork to emphasise their mass and act as a counterpoint to the relatively lightweight curtain wall elements.
 - Finally at roof level the facades are treated in a similar manner to the other aluminium curtain wall elements with the addition of a further grid of fins.
- 3.6.4 The curtain wall cladding will combine clear floor to ceiling glazing - dramatically improving the natural light within the office spaces - and aluminium projecting fins provide depth and dynamism as well as scale, rhythm and solar shading.
- 3.6.5 The curtain wall cladding, as outlined above, allows for natural ventilation providing occupants with an increased sense of control over the internal environment and strengthening connections to the outside.

PRECEDENTS



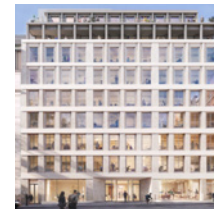
PROPOSED FACADE



PRIMARY / SECONDARY
PRECEDENT



GRID / GLAZING PRECEDENT

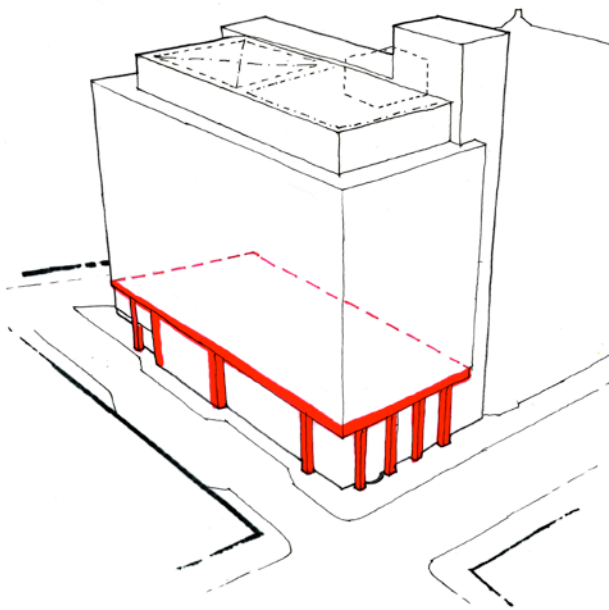


MASONRY FACADE
PRECEDENT

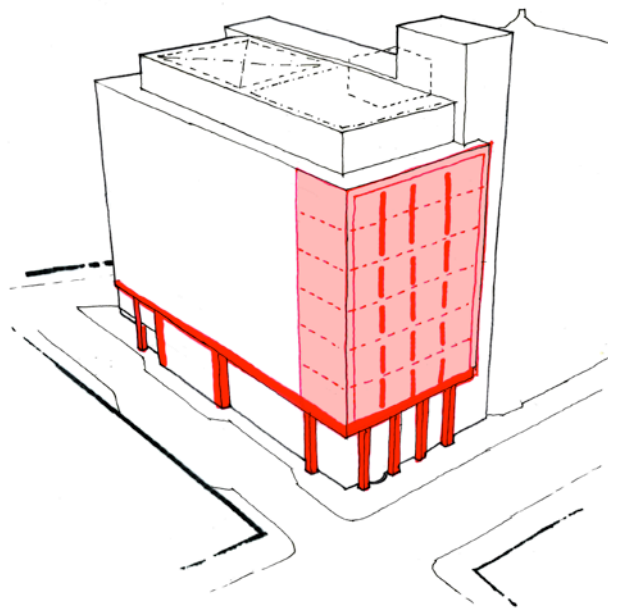
IMAGES

(LEFT) Proposed facade bay study

(ABOVE) Facade precedent



STREET SCALE & 'TABLE-TOP'



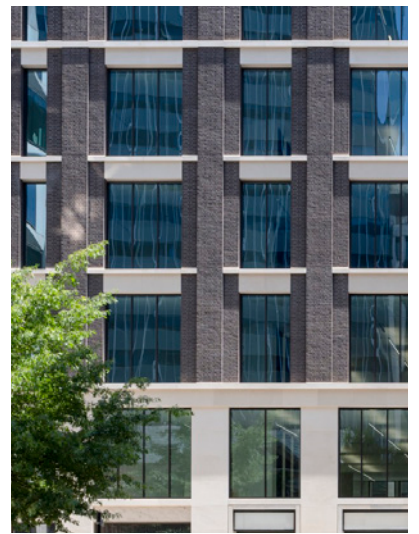
PRIMARY ELEVATION



ENGAGEMENT WITH STREET PRECEDENT



GLAZED FACADE PRECEDENT



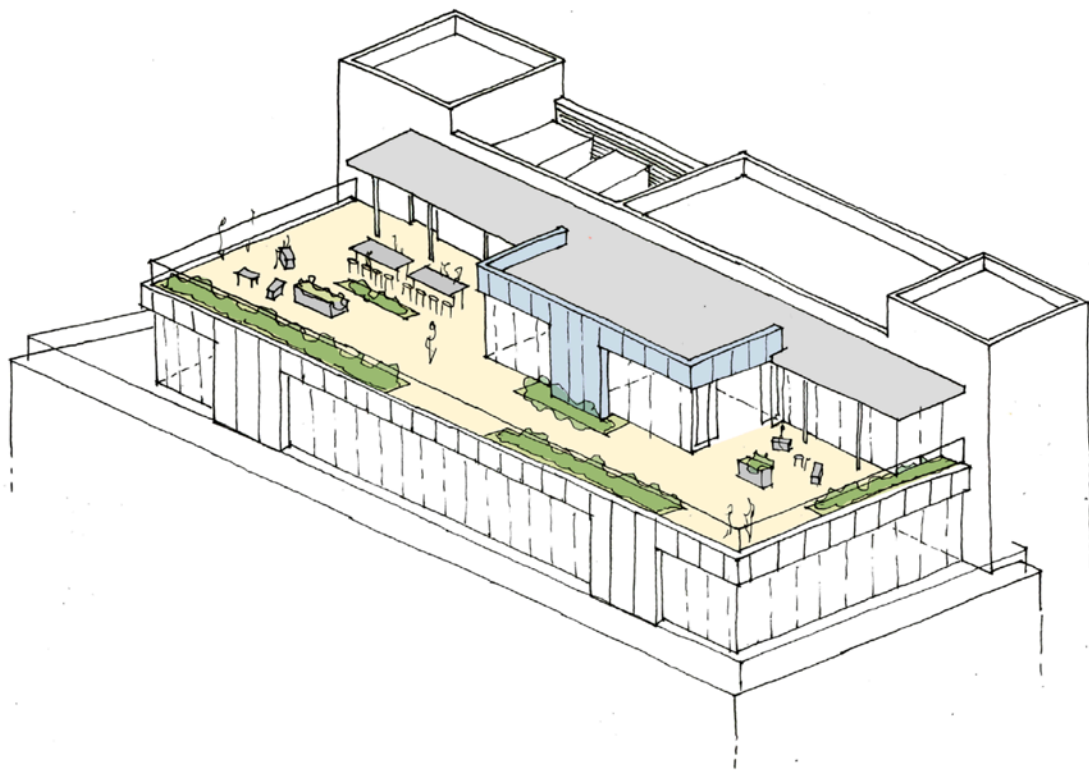
MASONRY FACADE PRECEDENT

IMAGES

(TOP) Facade development sketches
(BELOW) Facade type precedents

MATERIAL PALETTE - INSPIRATION

- 3.6.6 The chosen materials are robust and high-quality and chosen to complement adjacent buildings, both historic and contemporary. The mixture of visually 'light' and 'heavy' elements has been chosen to provide articulation and hierarchy to the facades and to provide clear contrast between primary and secondary elevations.
- 3.6.7 The use of robust materials at street level is, in part, to address concerns of damage due to the busy nature of the surrounding streets and the potential for anti-social behaviour. These materials are also chosen for their tactile quality providing a high-quality material where the public realm interacts with the building.
- 3.6.8 The motif used to aluminium elements outlined above has been chosen to ground the building more firmly into the sites history and provide an architectural narrative that gives the building a clear identity.
- 3.6.9 The use of light colour brick and relatively light colour (albeit contrasting) precast concrete is to reflect the relative colour tone of Fountain Street. Although historically brick and buff / grey stone would have predominated, Fountain Street is a mix of many architectural eras, styles and materials. The most prominent at this northern end of Fountain Street are the Portland stone of the former Lewis's building (that also has a granite-like cladding at lower levels), the grey-brown rough concrete of Lowry House and the very light precast panels (with bronze aluminium curtain walling) of the recently completed 11 York Street. Therefore, the chosen palette has been chosen, to a degree to harmonise with these buildings giving this end of Fountain Street a more coherent character.



IMAGES

Sketch of upper levels external space

DESIGN PROPOSALS

TERRACES - UPPER LEVELS

- 3.6.10 The uppermost office floor (level 8) is set back, reducing the overall apparent mass of the building and providing external amenity space to the occupiers of this floorspace. The terrace is wrap-around allowing views in multiple directions and introduces the potential to include flexible soft planting arrangements aiding biodiversity.
- 3.6.11 The top floor of the building (level 9) provides internal and external amenity space to benefit all building occupiers. This top level is formed of a large terrace facing north, east and west with flexible soft landscaping and a series of seating and external meeting spaces. This external space is shared communally with building occupiers to provide much sought-after external space that, unlike at typical levels, is available to all.
- 3.6.12 The top floor also includes a small area of internal accommodation that provides for a flexible set of meeting or event spaces to be used as a communal resource for building occupiers. This space takes advantage of the extensive views over Manchester and beyond and also provides occupiers with a large space, directly connected to the external terrace areas, that can provide the type of large flexible space that is often provided within traditional office space.
- 3.6.13 The internal element at this level is set far back from the building perimeter resulting it not being visible from street level viewpoints. From long distance views and from raised viewpoints within the locality (i.e. adjacent tall buildings) this space also helps to conceal the mechanical equipment located to the south at this same floor level.



IMAGES

Proposed CGI view looking north east along Fountain Street

3.7 SUSTAINABILITY

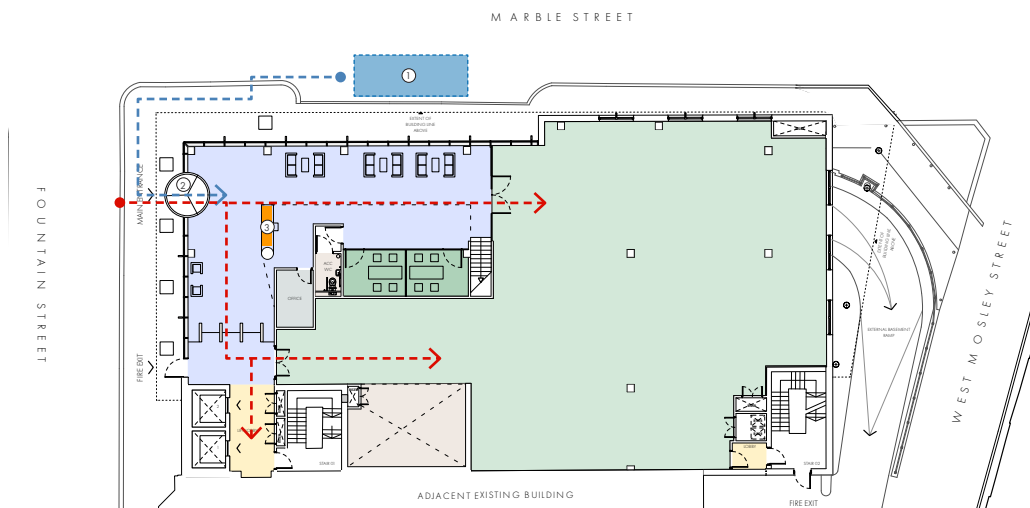
- 3.7.1 The project has been driven by a desire to dramatically improve the performance of the existing building whilst at the same time utilising the existing structure in order to retain the embodied carbon within the existing building.
- 3.7.2 Retention of existing façade and M&E equipment and the carbon therein has to be balanced against the significant performance improvements that can be achieved through their replacement with modern, high efficiency, façades and equipment (lighting and ventilation) and the reductions in operational carbon that can be achieved. Factored into this is also ensuring the building remains a contemporary working environment that can attract tenants that will ensure the usage and long-term sustainability of the building.
- 3.7.3 A brief summary of proposed measures to address sustainability is as follows:-
- Solar photo-voltaic (PV) panels at roof level
 - Significantly improved thermal performance of the façade
 - Increased daylight penetration in the floorplates
 - High levels of bike storage and shower facilities to encourage sustainable transport options
 - Rainwater harvesting and grey water utilisation
 - High efficiency mechanical equipment and LED lighting
 - Retention of existing structural frame and sub-structures
- 3.7.4 The project is targeting BREEAM 'Outstanding' with the aim of putting the building in the highest category of sustainable buildings and one of only a select number of buildings (new-build or retro-fit) to achieve this standard. The scheme is also aiming to achieve 4.5* NABERS rating providing a strong indicator of the potential operational carbon reductions achieved by undertaking the measures outlined above).

PLAN KEY

① DELIVERY POINT


② MAIN ENTRANCE


③ RECEPTION DESK

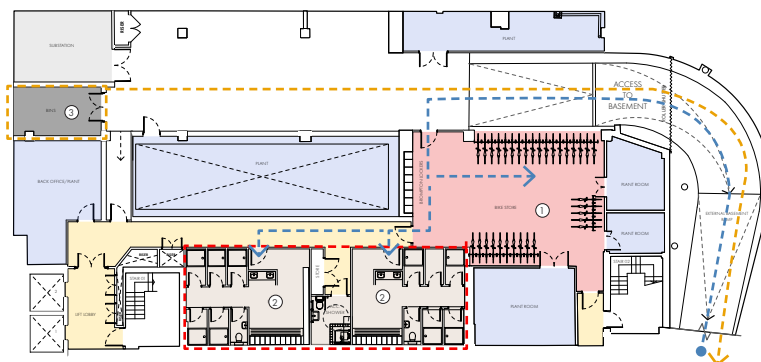
PROPOSED LEVEL 00 | FOUNTAIN STREET ENTRANCE

PLAN KEY

① CYCLE ENTRANCE


② WC | SHOWER


② REFUSE | BINS

PROPOSED BASEMENT | CYCLE ENTRANCE

IMAGES

(TOP) Proposed ground floor access and delivery strategy
 (BOTTOM) Proposed basement access strategy

4.0

ACCESS

4.1 ACCESSIBILITY

- 4.1.1. The existing building is fully accessible to all floors and these proposals do not seek to alter this situation. The amendments to the main entrance on Fountain Street will maintain the existing level access threshold to the reception. Once in the building, lift access is provided to all levels, including basement level.
- 4.1.2. Additionally, the scheme seeks to improve the existing arrangement in terms of security through the use of speed gates and a strategically placed desk that has complete sight of the security line.
- 4.1.3. In regard to accessible facilities, all floors are provided with a fully accessible WC. Furthermore, a fully accessible toilet and shower is provided within the shower and changing facilities in the lower ground – an improvement on the current provision.

4.2 DELIVERIES

- 4.2.1 Deliveries to the offices will be serviced from the loading bay towards the east side of the building, through the main reception lobby and managed by the concierge directly at reception.
- 4.2.2 Deliveries can utilise the parking areas to the rear of the building on West Mosley Street and access the building via the secure basement access on the existing ramp. An intercom at this entrance point will allow direct connection (and control) from the building reception.

4.3 WASTE STRATEGY

- 4.3.1 The existing dedicated bin store, located in the basement, is to be retained and extended with new ventilation equipment proposed to be installed. The arrangement and quantity of bins is addressed in separate waste strategy pro-forma that forms an appendix to this application.



IMAGES

Proposed CGI view looking west from Piccadilly Gardens

5.0

CONSULTATIONS

5.1 Formal Pre-application with Planning Officers

- 5.1.1 A number of pre-application meetings took place with MCC as follows:-
- Meeting with Dave Roscoe on 2nd December 2021 outlining initial design response to the site and building and introduction to the principles of additional floor levels
 - Meeting with Dave Roscoe 8th September 2022 providing further information on design development and introduction to the principles of complete façade replacement
- 5.1.2 Planning Officers confirmed they were happy with the proposed height and massing of the two storey extension, and did not flag any issues with the scheme overall.
- 5.1.3 Planning Officers also agreed with the proportionate approach to consultation for the Proposal, which is based upon Manchester's Statement of Community Involvement (adopted 18 July 2018). A summary of the consultation undertaken is set out below.

5.2 Consultation with Key Stakeholders

- 5.2.1 Historic England were consulted upon as the Site is within the Upper King Street Conservation Area and surrounded by a number of designated heritage assets. Stephen Levrant Heritage Architecture (SLHA) consulted Historic England on 17th October 2022 to understand if they had any comments on the Proposal and SLHA's initial heritage assessment, if they thought the design would negatively impact upon the neighbouring heritage assets, and whether they would like to be consulted upon further during the planning application process.
- 5.2.2 On 20th October, Historic England confirmed that due to the minor nature of the Proposal, they are happy for the Local Planning Authority (LPA) to advise on heritage matters, and therefore all heritage matters should be delegated to Manchester City Council.

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- 5.2.3 A comprehensive Heritage Assessment, prepared by Stephen Levrant Heritage Architecture, has also been submitted within the planning application which confirms that the proposal would have a minor beneficial impact on the setting of the Upper King Street Conservation Area and enhance close range views of the Site from Fountain Street. However, the increase in height will result in select instances of minor adverse impacts on the settings of three Grade II Listed buildings on Mosley Street (Harvest House, No. 10 Mosley Street, and No. 12 Mosley Street) when they are viewed from across Piccadilly Gardens. The proposal is also assessed to have a negligible adverse impact on the setting of the Grade II Listed Colwyn Chambers; a negligible beneficial impact on the setting of the Grade II* Listed Estate Exchange; and a neutral impact on the setting of the Grade II* Listed Former National Westminster Bank.
- 5.2.4 Overall, SLHA conclude that the adverse visual impacts of the proposed development should be considered as resulting in "less than substantial harm" (NPPF paragraph 202).

5.3 Informal Consultation with Neighbouring Properties

- 5.3.1 The occupant to the north of the Site is Primark who is a key stakeholder in the area. Primark currently use Marble Street as a way of servicing their building. The project team met with Primark to run through the proposals on 28th September 2022, and they confirmed that they did not have any issues with the Proposal, and that the Proposal would not have an impact on their access arrangements. Primark have welcomed the plans to uplift the building and tackle the overhang, which currently presents a risk of anti-social behaviour.

5.4 Consultation with Design for Security

- 5.4.1 The design team has liaised with Design for Security to ensure the scheme balances openness and accessibility with the needs of ensuring security of the building, its occupants as well as the wider public realm
- 5.4.2 Design for Security have provided a series of recommendations that, where they affect the building design, have been fully incorporated. Where the recommendations relate to the building management and security in use the design ensures that the relevant requirements can be met and the future management of the building have no concerns in complying with the recommendations.

