



38-42 Mosley Street

Design & Access Statement
22.09.2022 Rev 00

38-42 Mosley Street
Manchester
M2 3AZ



ARCHITECTURE X INTERIOR

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Company No: 11847325

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1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application

This planning application follows planning approval for application 132738/LO/2022 for Listed Building Consent for works to the site at 38-42 Mosley Street.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Planning and Heritage Statement produced by PBA.

The proposals involve the refurbishment, alterations and selective demolition to facilitate office and restaurant use within the existing building demise and ensure the continued use of this magnificent building in the heart of the City Centre.

1.2 Development Team and Relevant Experience

Client: Bruntwood

Architect: AXI

Structural Engineer: DW LLP

Heritage Consultant: Paul Butler Associates

Quantity Surveyor: Bruntwood

Building Control: Stroma

Relevant Experience:

Bruntwood have vast experience in the successful refurbishment and renewal of commercial building stock in Manchester, Liverpool, Leeds and Birmingham. AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with Bruntwood on the refurbishment works at the Manchester Club and Union building adjacent to the town hall.

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2.0 Assessment

2.1 Assessment

2.1.1 Physical Site Assessment

Site Description

The building is Grade II* listed and sits within the Upper King Street Conservation Area, bounded by Mosley Street, West Mosley Street and York Street. Built in the Italian Palazzo style, by the architect Edward Walters, with construction completed in 1862.

Designed as a purposed built bank, the unit spans across 5 floors including an extensive basement, double height banking hall and office space to the upper levels.

An imposing rusticated stone base grounds the building, with more ornate decorative stonework extending on the upper levels in a more traditional style.

Within the building, significant structural alterations have been undertaken in the 1960s with façade retention ensuring the external look was retained as far as possible. The principal entrance from Mosely Street was retained, although the original inward opening doorsets were instead fixed onto a sliding mechanism to overcome the structural installations at high level on the Ground floor which restricted the original configuration.

The Ground Floor banking hall retains its core features, extending through the First floor, with imposing stone columns reaching through the space up to the decorative coffered ceiling adorned with the original plasterwork. The perimeter includes high level windows which bathe the space in natural light. Many of the original fitout features have been lost from previous fitouts, however low-level timber panelling remains in situ for the majority of the main banking hall and is present in reduced extent on the upper floors, albeit significantly damaged from previous tenants.

The upper floors which extend above the footprint of the banking hall and rear staircase retain a degree of original features including mouldings, architraves and windows, however these have suffered a similar fate to the banking hall whereby previous fitouts (predating the current ownership) have caused extensive damage to these architectural features. One space which appears relatively well preserved is the spectacular Second Floor office space which includes the ornate domed feature central to the room alongside wall panelling and cornicework throughout.

This side of the building sits in contrast with the opposite side where more significant structural and refurbishment works have been undertaken. This side, which flanks 57 Spring Gardens, is more brutalist in nature, with exposed concrete slabs and columns and no original architectural mouldings, panels or features.

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Figure 1: Picture of banking hall



Figure 2: Picture of main entrance



Figure 3: Picture of Second Floor domed room

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Site History

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

2.0 Assessment

2.1 Assessment

Status of Site

The building is currently vacant in its entirety.

Surrounding Context

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

3.0 Description of Proposals

3.1 Design Objectives

- Full fitted Cat B scheme to all new office spaces including fitted bespoke joinery;
- Formation of meeting rooms with new partitions within the 1950s side to create these bespoke solutions and to minimize intrusive installation of partitions to the historic suites;
- Adaptation of an existing flat roof to create a new roof terrace with associated access, new glazing and edge protection.

3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous Chapter and outlined in the supporting PBA documentation.

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New Roof Terrace and Associated Glazing Replacement

A new roof terrace is proposed on the second floor on the Mosley Street Elevation of the building, utilising an existing unused section of flat roof (refer to *Figures 4 & 5* and drawing B030 for existing elevations). In this location a section of contemporary curtain walling spans between the Second and Third floors, affixed to the external façade with a spandrel opaque panel where it stretches across the floorplate.

The oversized panes of glass in the curtain wall are framed in a dark brown aluminium framework and stretch the full width of the opening.

The flat roof section includes an ornate stone balustrade detail to the front edge and a solid slab topped in bitumen and loose gravel.



Figure 4: Existing roof terrace photo from street level

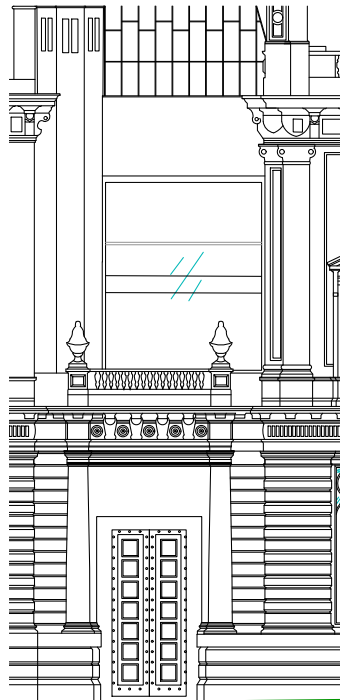


Figure 5: Existing roof terrace elevation



Figure 6: Proposed roof terrace elevation (refer to drawing B550 for details)

The proposal seeks to inhabit this external inaccessible area and create a new space for tenant use without affecting the nature of the Listed character of the building. The scheme outlines the desire to remove the contemporary curtain wall system and replace this with 2 sections of framed glazing set within the openings at each level with a spandrel cloaking the floor edge (refer to *Figure 6* and drawing B130 and B550).

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The glazing will be split with a mullion to split the framing into sections more akin with the adjacent original sash frames, set within a slimline aluminium framework in an antique bronze finish. These smaller glazing sections will also benefit future maintenance of the building as well as allow safe installation. In practical terms this would allow glazed sections to be brought through the building and stored on site, avoiding a necessity for use of cranes to lever materials from street level where the Metrolink would be disrupted as a consequence.

A single doorset at Second Floor level will enable access onto the new decked area, which will be formed from a steel base, supporting timber joists and a composite decking which will be low maintenance. The design of a steel supporting substructure (refer to drawing DW2022-S-02-20-D for proposed structural works) would avoid penetration into the existing structure and preserve the existing flat roof drainage. Recessed up lights set within the decking would provide a gentle controlled wash of warm light for safe usage without illuminating the building to any great extent.

The front edge of the terrace will include a self-supporting glazed balustrade affixed to the steel substrate, which offers protection from falling whilst being set a comfortable distance away from the ornate stonework on the edge to protect this from access. This is indicated in Section 3 on drawing B550.

3.3 Principles of the Design

3.3.1 Use:

The existing Use Class of the building is E (commercial, business and service). The existing Use Class for most of the building is unchanged by the proposals. Works only relate to the existing office spaces with the prospective tenant for the Banking hall demise expected to submit a separate application for their works within this space. Operational allowances (riser spaces) have previously been allowed for within the prior Cat A application to future proof the feasibility to fitout this space.

3.3.2 Layout

The existing configuration of the building is largely retained by the proposals with minor structural alterations to the internal walls to open some areas in the 1950s side of the building, to better serve the requirements of a modern office. All modifications have been proposed following a detailed pre-application appraisal with the Conservation team from MCC as well as a structural appraisal from the supporting Engineer DWLP.

For the general arrangement layouts of the scheme please refer to drawings B099, B100, B101, B102 and B103.

Please refer to the accompanying drawing schedule for a full list of drawings accompanying this application.

3.3.3 Scale

There is no change to the overall scale or footprint of the building with selective internal structural modifications to room sizes as noted above.

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3.3.4 Materials

Internally, new walls are set to be sympathetic to the nature of the existing building, faced in plasterboards and to receive full decoration, with the inclusion of cornicework and mouldings to the older side of the building to match the existing ornate detailing. Please refer to the relevant detail drawing for further information on localised repairs and replacement details.

Office spaces will receive new floor finishes throughout, befitting of a modern office with carpet to the majority to provide acoustic separation between suites. Vinyl flooring will be provided to breakout/kitchen areas for ease of maintenance. Bespoke joinery has been selected to sit harmoniously with the vernacular established in the previous application and complement the nature of the grand building.

New internal doors will be laminate faced solid doors with glazed sections to meet the requirements of modern offices. The mechanical and electrical strategy (please refer to the Hilson Moran supporting documentation for more detail) will be suspended beneath the existing structure and configured to achieve maximum visibility of the high-level detailing where possible.

Please refer to the separate ceiling, floor and wall finishes drawings for information on materials and finishes.

4.0 Access

4.1 Movement Through and To the Site

The principal entrance to the building is located from Mosely Street, with a double height timber doorset set back from the principal façade. Originally, this would have been an inward opening hinged set of doors, however the internal structural modifications to the building meant a new beam was incorporated to the internal face of the doors, restricting the hinged opening configuration. Instead, the doors were affixed onto a metal panel, with a mechanical track at the head to enable the doorset to slide into an adjacent recess to enable access through the original opening.

This configuration has presented significant issues to previous landlords and tenants however and as such, proposals have been made as part of the previous Cat A application to create a new operation for the original doors which will be more practical and safe without compromising the look of the heritage feature.

The concerns with the existing door operation include the following:

Safety

- The sliding doors currently return into a recess adjacent to the entrance (to the right hand side as you look from the outside) which is of a size that enables people to access when the doors are open.
- There have been instances of antisocial behaviour by people using the recess throughout the day, which presents a significant risk to life through potential trapping should anyone be within the recess when the doors are in operation.
- The proposed hinged door operation omits the need of the adjacent recess, which can be closed off in its entirety and finished in a decorative manner.

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Reduced Maintenance

- The sliding doors mechanism is extremely susceptible to breakage in any instance as any deflection of the doorset or misalignment of the track means the mechanism fails to work. The sheer size of the existing doors has meant that this has been a frequent issue for the previous landlords and tenants. The refurbishment of doors at such a scale is no small task and as such the premises are often having to close until the situation is remedied.
- The mechanism is located at first floor level (due to the size of the doors) and therefore the track and motor are located in the tenant demise following the approval of plans under the previous Cat A application to create separate office configurations. Therefore, this introduces issues of access rights across separate tenants' demises for maintenance and restricts the usability of the space near the motor as it needs to be kept clear for maintenance.
- The proposal involves the reduction of height of the operational doors (reducing the weight and loading applied to the mechanisms) as well as a hinged assisted mechanical opener, installed at high level within the Ground Floor demise, allowing easy access for maintenance.

Fire Safety

- The principal doorset offers a route of escape from the main building and as such should strive to comply with current regulations to reduce risk of threat to life and ensure safe egress in the event of a fire. Under current regulations, sliding doors should be avoided where possible and the poor maintenance record means that if they are not operational during periods the mechanism has failed, then the route cannot be used and so reduces the safe egress of the occupants.
- The proposed automated inward opening doors are a more acceptable and viable option under Part B of the regs and so ensure the safe continued operation of the premises.
- The omission of the First Floor head track also enables a full 60 minute compartmentation can be installed to ensure a separation between floors as required within the regulations.

4.1.1 Internal Layout

The existing configuration of the building is largely retained by the proposals with minor structural alterations to the internal walls to open some areas to better serve the requirements of a modern office. All modifications have been proposed following a detailed pre-application appraisal with the Conservation team from MCC as well as a structural appraisal from the supporting Engineer DWLP.

The principal lift core and central staircase will be refurbished to enable principal vertical access across the floors.

4.2 Inclusive Access

The proposals do not impact upon the existing arrangements for inclusive access. The principal level access from Mosley Street is maintained, with a new platform lift to overcome the stepped access between street level and the Ground Floor.

Within the building footprint, lift cores enable vertical access to all floors with each floorplate being completely level across the entirety of the area.

DDA WC provision is allowed for on the Ground Floor with shower and changing facilities in the basement as part of the changing room area.

4.3 Consultants

It has not been deemed necessary to appoint an access consultant.

5.0 Summary

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In conclusion, the location and current use of the building and site have been summarised and proposed plans have been introduced. The scheme seeks to ensure the continued use of the building, reinstating the majority of damaged heritage features and bringing a beautiful Manchester landmark back into the public demise.

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