



Atelier MB
Urban Architects



Design and Access Statement in
Support of a Planning and Listed
Building Consent
Application for Further Changes to
8-16 Newton Street

Client Eastern Green

Date Jun 2022

Job 1665a

Rev A

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1.0 Introduction

Atelier MB have been instructed by Eastern Green Ltd. to submit a planning and listed building consent application for amenity breakout spaces to 8-16 Newton Street. A previous application for works to refurbish the building was approved in early 2018 (application ref: 118677/FO/2017 and 118678/LO/2017) and is currently underway. This design and access statement is to be read in conjunction with the listed building consent for the works and the accompanying heritage statement.

Briefly, the proposals are centred around the provision of 1 no. open-air amenity space within the existing footprint of the building on the second floor of 8-16 Newton Street. The second floor breakout space is located externally on an existing roof. Along with these works there are proposed reconstruction works to the lower floor Newton Street facades of 8,10 and 12 Newton street, internal alterations to the top floor ceilings of 10 and 12 and minor modifications to the approved WC layouts to provide better facilities. Finally the proposal is to replace the three existing glass block infill openings to the rear of the building, on Mangle Street with timber windows to match the other original windows.

Site and building

8-16 Newton Street is a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the building, which is now disused at all the upper levels, is relatively well preserved externally with the exception of finish and roof structure. A full history of the building is included in the heritage statement.

2.0 Present Condition

The building is currently undergoing refurbishment works in accordance with the previously approved applications ref: 118677/FO/2017 and 118678/LO/2017.

Ownership

Eastern Green Ltd. has full ownership of the buildings 8-16 Newton Street.

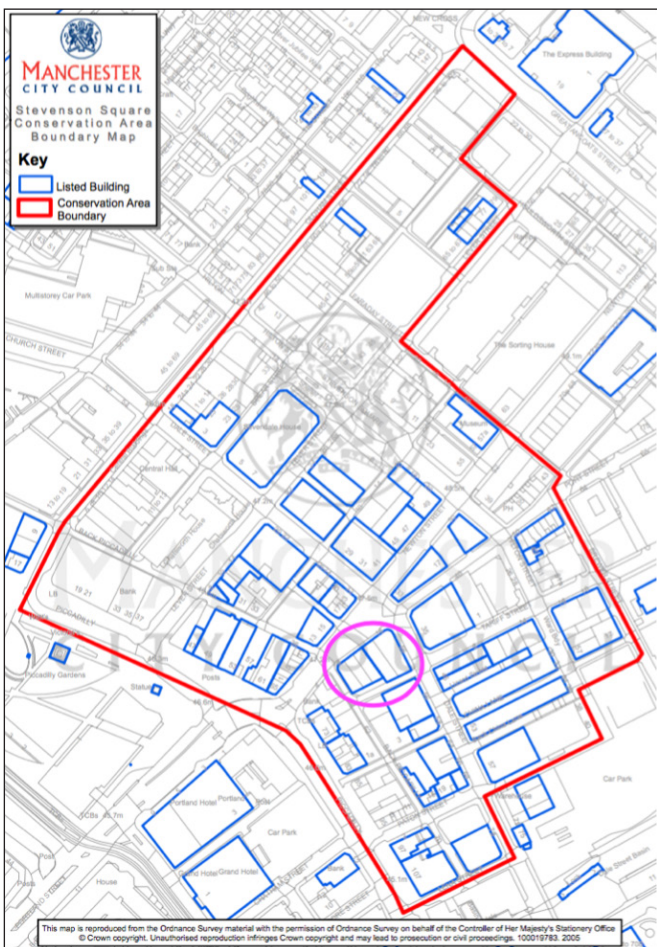


IMAGE 1: Site in pink, within Stevenson Square Conservation Area.



IMAGE 2: External view from Newton Street.

3.0 Scope of Works

The insertion of external amenity breakout space on the second floor roof terrace above the Newton Street/Back Piccadilly corner.

The insertion of indoor outdoor amenity breakout space within the existing fabric on the fourth floor, along a section of Mangle Street at number 14 and the first floor facing Piccadilly.

The partial removal of the lath and plaster ceiling at numbers 10 and 12 to expose the roof void whilst retaining the memory of the ceiling line in those limited exposed areas.

The reconfiguration of previously approved WC layouts which were, in any case, modern interventions.

The restoration of the ground floor street facing façades of number 10 and 12 to re-create the façades as they were when the building was first constructed.

The reinstatement of three sliding sash windows in existing openings facing Mangle Street that have been removed and in-filled with non original glass blocks.

4.0 Use

The upper floors of these buildings, including floors 2 and 4 have been vacant for a number of years and are currently undergoing refurbishment works to create a sustainable, fully accessible office space fit for future years. The reuse of the upper floors has been carefully considered by our client and the new proposal will help to further enhance the quality of space. As the building has listed status, the use aims to minimise the need for major changes to the historic fabric.

5.0 Overview of Proposals

In accordance with good conservation practice, our proposals have been driven by a Heritage led approach. However, other considerations have driven the brief.

Notably the tenant's requirements for open air spaces to enhance natural ventilation and provide a fresh supply of air through the open plan office arrangement, given the exclusion of mechanical ventilation (see chapter 11). All interventions have been designed to minimise the impact on the listed building.

The works to reinstate and restore the facade to numbers 8 and 10 were not included in the original application and were the result of earlier approvals outside the scope of this practice. However in their present state they are considered to be detrimental to the Listed Building and the Conservation Area. Restoring these elements is at a considerable cost to the project to directly benefit the wider public and is seen as a positive element when looking at the proposals as a whole. The detail of this work is described below.

We include the proposal to partially expose the ceiling void of the upper floors of. Our practice philosophy of minimal intervention respects historic fabric but recognises that over time additions, alterations and changes have occurred which form the character of this building. It was found that the upper floor ceilings of 10 and 12 were incomplete and in a very poor state and sagging considerably. On further inspection, there were many layers of pigeon guano lying on top of the laths. This material had built up over many years. It was found to be impossible to provide any safe way of removing this due to the lack of suitable access and the poor state of the ceiling. Also the repairs of the trusses, as approved in the previous application, could not be actioned with the ceiling in place and so the ceiling had to be removed. The proposal for reinstatement is described below.

Three windows on the upper floor facing Mangle Street will be restored to maximise light gain in the space.

The minor changes to the WCs are shown, but as these are minor changes to an already approved intervention we do not intend to provide a lengthy justification. The changes are as a result of a re-appraisal of WC provision in the building.

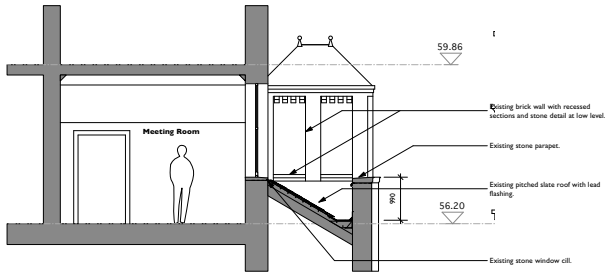


IMAGE 3: Existing Section - Second Floor External Space

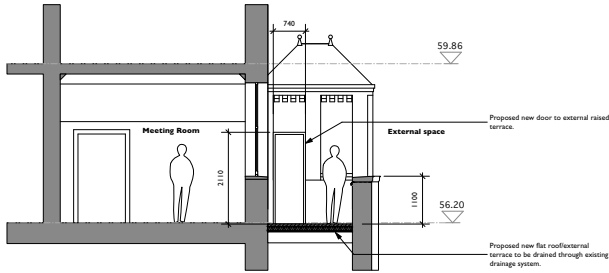


IMAGE 4: Proposed Section - Second Floor External Space

5.1 Second Floor External Amenity Breakout Space

The proposed second floor amenity breakout space is located externally on the existing roof above the Newton Street/Back Piccadilly corner and will comprise of the following interventions:

removal of existing pitched slate roof and introduction of new lowered flat roof to create external terrace, to be drained through existing drainage system. The proposed floor will be lowered such that the existing stone parapet forms a 1100mm guarding to the external space and no further intervention will be required to ensure safety. Currently this roof has no external access which is provided through an existing window opening.



IMAGE 5: External Photo of Existing Roof to Form the External Terrace - Second Floor Breakout Space

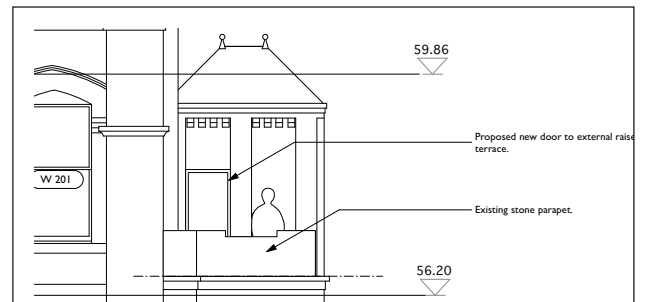


IMAGE 7: 2nd Floor External Space - Newton Street Elevation

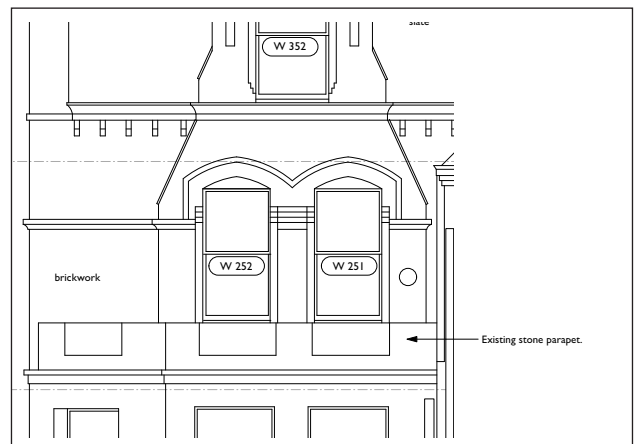


IMAGE 8: 2nd Floor External Space - Back Picadilly Elevation



IMAGE 6: Existing Aerial View - Second Floor Breakout Space

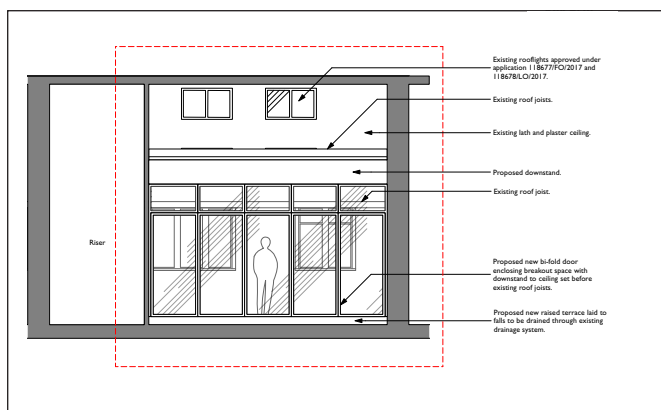


IMAGE 12: Proposed Internal Elevation - Fourth Floor Breakout Space

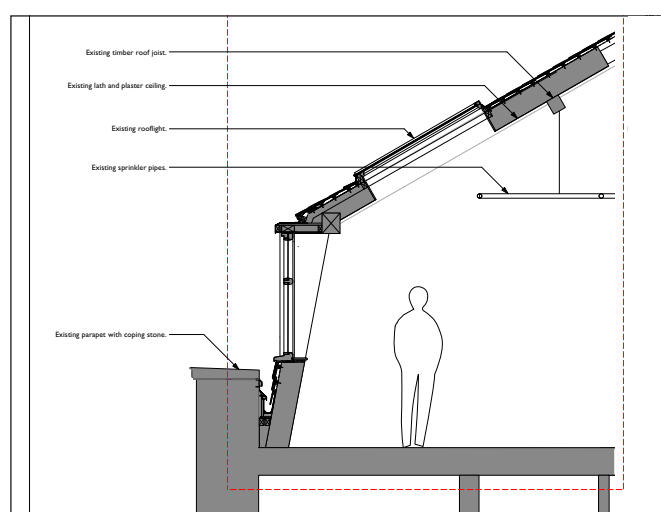


IMAGE 13: Existing Section DD - Fourth Floor Breakout Space

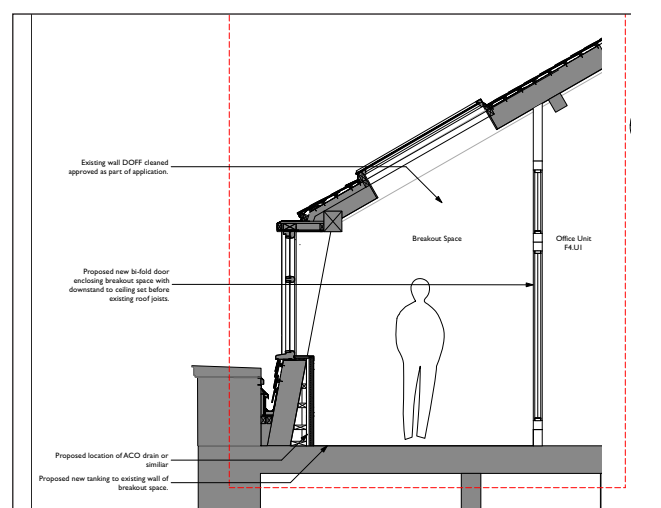


IMAGE 14: Proposed Section DD - Fourth Floor Breakout Space

5.2 First and Fourth Floor Amenity Breakout Space

The proposed first floor and fourth floor amenity breakout space is located within the existing fabric of the building along a section of Back Piccadilly and Mangle Street at No.14 respectively, and will comprise of the following interventions:

installation of glazed screen and bi-fold doors to create a barrier between internal and external space. These will fix to existing walls (end wall and riser wall) with minimum fixings and the addition of new down-stand to meet existing ceiling and new glass partitions, set away from existing ceiling joists.

5.3 Reinstatement of the Facades of 8, 10 and 12 at Ground Floor Level

The existing treatment of these two façades at ground floor was detrimental to the quality of the Listed Building and the Conservation Area. It is known that some of the alterations at number 12 gained more recent approval, whilst the facade at number 10 is an older alteration with



IMAGE 11: Internal Photo - Fourth Floor Breakout Space



Existing Facade

inappropriate white upvc shopfront treatment. These works were not part of the original application. Having studied the composition, without any actual photographic evidence we have made an educated assessment of the likely arrangement of these façades based on the original arrangements adjacent. Our conclusion is that the tri-band of windows continued to the ground. Our intention is restore in sandstone with details which match the original detailing on adjacent stone and reinstate all surrounds and cills. The locations where the ground floor touches the windows will be blocked up with stone in similar detail to the front Newton Street facade of number 16. The facade of number 8 is slightly different in that the proposal is to utilise one of the glazed openings as a door to provide disabled access to the unit via a platform lift internally located as shown on P(126). All new windows will be timber and matched in details and species with the original windows.

5.4 Reinstatement of Ceiling in 10-12 Newton Street.

As noted the lath and plaster ceiling was removed on health and safety grounds and to enable effective and safe repair of the roof trusses. Once down the large void was exposed, the expanse of space was revealed and the impressive trusses were fully visible. Although it is



Proposed facade



upper floor floor number 12 post removal of ceiling

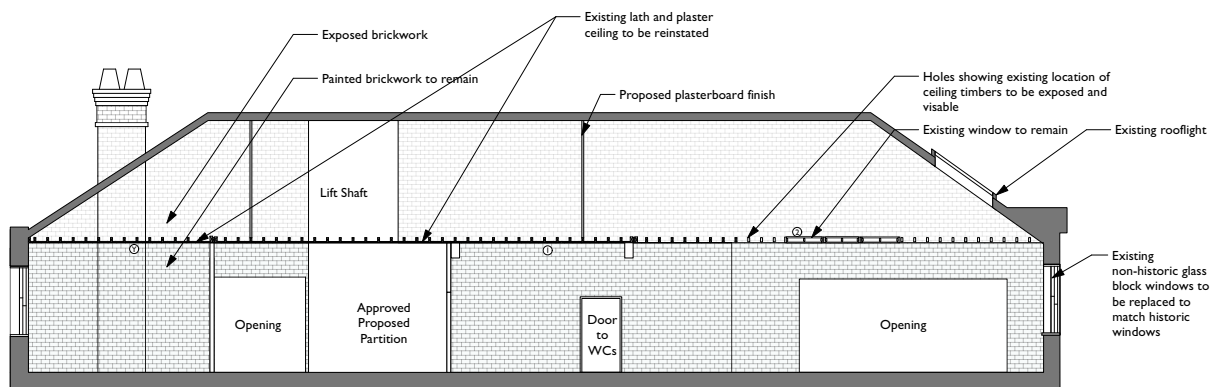


detail of wall showing paint and brickwork where ceiling once were and in addition sockets for ceiling joists. These features will remain.

recognised that it is likely that the void was never exposed in this way, it is considered to be of benefit to the building and the occupiers that at least some of this remains exposed and visible. The other notable point is that the ceiling to the Mangle Street side at number 10 had already been removed in the past and a lay-in grid ceiling installed. As the application stood this lay-in-grid ceiling was due to remain which is unsatisfactory. Furthermore there was a rooflight in the ceiling which allowed light from the roof to percolate down. This rooflight structure will remain, although the glass has been removed. On inspection the frame appears to be a recovered internal glazed partition mounted horizontally at ceiling level. Our research in our heritage statement confirms that this rooflight is not original, but we intend it to remain in situ.

Even though we propose to reinstate most of the ceiling with a renewed lath and plaster ceiling, in those areas that are exposed the memory of the existing ceiling remains in the pattern of exposed ceiling joist sockets in the brickwork and the differential colour of the brickwork below the old ceiling (to remain painted) and above (to remain exposed). It will therefore be clear to all that a ceiling was once in this location. We have produced some basic renders of this to demonstrate the point.

This proposal should be seen in the context of the layering of change within the building which is rich in elements and features that are not all original but enhance the overall composition and reflect the changing use over



Section AA
Scale 1:100

time.

5.5 Restoration of Openings to Sliding Sash Windows

It is not clear when the windows were replaced with glass blocks, but the light to the rear of number 12 is limited and the replacement of these blocks was driven by the need to provide as much light as possible into the space. The new windows will be timber and matched in details and species with the original windows.

5.6 Changes to WC Layouts

These changes reflect a change in preference from standard toilets to superloos and again reflect a changing preference in the market place. As the original approved layouts were a modern intervention that had approval, it is not considered that this proposal will provide any more harm to the building.

6.0 Transport Statement

The building is well serviced by all modes of transport. Public Transport: The building is centrally located close to Piccadilly Railway station with local and national rail services (5 minutes walk), Piccadilly Bus and tram station for local destinations (2 minutes walk) and adjacent to a number of bus routes. Vehicles: There is a multi-storey car park situated opposite on Piccadilly (NCP) and a further multi storey car park on Piccadilly.

Cycles: The building will incorporate secure bike storage and showers for use of the office occupiers in the loading bay proposals. In addition, there are communal and

shower facilities incorporated into the basement area as well as individual showers shown in the individual suites.

Car Share: The Enterprise Car Club scheme operates a shared vehicle service throughout the city. The closest cars are situated in the Piccadilly Place car park (3 number). In conclusion, the building benefits from variety of modes of transport and significant transport infrastructure within close proximity and consequently, there is no need to provide on-site parking or to take any other measures.

7.0 Access Statement

Although a listed building with no level access, it was considered essential to the success of the scheme and the future proofing of the buildings to ensure as much of the building as possible was accessible. As a result, the scheme previously approved under application ref: 118677/FO/2017 and 118678/LO/2017, proposed fully accessible office suites. Level access is afforded from street level and the upper ground floor is accessed via a disabled platform lift. Equality Act compliant lifts in each building allow access to all floors. Although the breakout spaces are located on a raised terrace, designed to preserve the existing fabric, all users of the office spaces will benefit from the natural flow of fresh air through the open-plan arrangement. Disabled facilities are provided at each level in each office suite. In conclusion, the whole upper floor plates of this building will be majority accessible to disabled people.

8.0 Ventilation

Currently the offices are ventilated naturally via the existing windows and no mechanical ventilation will be used. In order to aid the amount of fresh air entering the office suite, the amenity breakout spaces will enhance this process. The proposed offices are to rely on natural ventilation, instead of energy-demanding equipment, thus reducing the energy demand and carbon footprint associated with use of the building.

9.0 Crime Statement

The following areas of the building will be accessible only by Fob access and access control panels to ensure that no casual access can occur.

Rear Bins.

Loading Bay for Bikes.

Transformer housing.

Entrance to number 14.

Entrance to number 10.

Individual offices will be alarmed, and the lifts will be programmable and coded to allow access to floors only through fob or codes means.

The glazed screen and bi-fold doors to the breakout amenity spaces will consist of toughened glass. All doors to breakout spaces to be designed with a secure locking system to ensure that the office spaces are kept safe.

10.0 Conclusion

These proposals are in response to the requirements of potential tenants and the need to enhance the building for its users and the general streetscape and the Conservation Area. It is hoped that the benefits to the general public will offset some of the interventions suggested which will enhance the users' experience. Amongst other things they desire external space and access to fresh air breakout zones (see chapter 11). There is a degree of historic fabric loss but that is minimal in the context of the whole and does not involve fabric of high importance. On balance, these changes will not erode the historical importance of this building or its architectural value and represent an effort to make modern interventions which are subservient to the existing form. Please refer to the heritage statement which will give a more detailed overview of the heritage strategy.

11.0 Statement by OBI Regarding the External Spaces

OBI recently interviewed an extensive number of business owners within the North West to explore their thoughts on the future of workplace, so we could obtain a clear understanding of how workspace will be shaped in the future. The responses given by these business owners shared the information they had gathered from their own employees. One of the research topics was in relation to what three communal facilities do they value most within a commercial workspace building, and the three high scoring results are as follows:

- Cycle and shower facilities
- Café
- External space

Landlords within the city have recognised the demand for this external space and many buildings have delivered good quality roof space to attract occupiers to their building:

Employers are focused on the health and well-being of their staff and they are attracted to buildings that can provide external space that can be used for break out space, collaboration, social and event space. Occupiers' expectations continue to rise in terms of what they expect from the buildings they occupy and they understand that outside space improves mental health, reduces stress and increases productivity.

As buildings are refurbished it is an important part of the overall leasing strategy to provide external space to attract occupiers.

