

PALL MALL COURT

Planning Document – Design and Access Statement

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SHEPPARD ROBSON
with

Deloitte.



Artin.
Creative Lighting Design



bruntwood
Works

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Bruntwood Works Ltd. Additional input has been provided by Bruntwood, Deloitte Real Estate, Stephen Levant Heritage Architecture (SLHA), Ramboll, DW Consulting Engineers LLP, Bespoke Fire Safety Design and Artin lighting consultancy. It accompanies and supports the planning application for full planning permission and listed building consent for Bruntwood Pall Mall Ltd, Manchester. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver exclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of Planning Policy and as such is reflected in the National Planning Policy Framework.

This document should be read in conjunction with the full planning and listed building consent application package.



PALL MALL COURT (CURRENT)

2.0 DEVELOPMENT BRIEF

2.1 Location

Pall Mall Court is situated within the Central Business District on a sloping site, bound by King Street to the south, Marsden Street to the north, Pall Mall to the west and Brown Street to the east. The principal entrance to Pall Mall Court is situated on King Street.

Pall Mall Court forms part of a cluster of three mid-century buildings (55 King Street/Pinnacle) within a dense urban grain of largely Victorian buildings which make up the remainder of King Street.

The site is located within the Upper King Street Conservation Area.

The building is located centrally within the city core and benefits from nearby transport links, particularly the Metrolink tram network (St Peters Square, Piccadilly Gardens/Market Street, Exchange Square) all within a five minute walk from the site. Additionally, the central stations of Manchester Victoria, Manchester Piccadilly and Manchester Oxford Road are all within a short walk. Furthermore, substantial bus links are close to the site with the central Piccadilly Gardens Bus Station a short walk.

2.2 Client and Key Stakeholders

The project has been developed with Bruntwood Works Ltd and with supplementary advice from informing the project development to ensure the product is relevant for the future market needs.

KEY

- Manchester Ring Road
- Transport Node
- Walking Distances



WIDER LOCATION PLAN

2.3 Project’s Origin

Bruntwood Works purchased Pall Mall Court in Q4 2021, Bruntwood Pall Mall Ltd is hence part of Bruntwood Works. At time of purchase, Bruntwood Works noted the potential for a unique offer within the traditional 'prime' location which had potential for refurbishment and upgrades. Bruntwood Works appointed Sheppard Robson (along with Deloitte and Stephen Levrant Heritage Architecture) to review options for the building. The building is currently vacant, except for one tenant occupying the ground, lower ground and basement floors of the King Street wing. The client wishes to ensure that any interventions will bring the building back into a viable use. Vacant possession allows the unique opportunity to fully refurbish and reposition this asset.

2.4 Client/ Project Aspirations

The aspirations of this project are as follows:

- Deliver the next iteration of Bruntwood’s Pioneer (see opposite)
- Provide office accommodation which meets current and forecast market demand
- Improve the functionality of the existing spaces
- Provide a product which aesthetically appeals to prospective tenants
- Reconfigure entrances to better reflect the building quantum
- Reactivate underused area of public realm in the piazza
- Resolve the historic anti-social behaviour issues the architecture creates at ground floor
- Improve the thermal performance of the existing building
- Resolve the level access issues created by the topography
- Reconfigure landlord areas to create more flexible space for occupiers
- Opportunity to enhance the appreciation and understanding of the heritage significance of a Grade II listed building.
- Increase amenity for prospective tenants
- Improve financial viability

The project aspirations will enable the building to be retained as office use with supplementary interventions supporting the redevelopment.

What is a Bruntwood Works Pioneer?

Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site’s forward thinking spaces offer individuality and flexibility along with unique events and retail offerings.

They create the perfect spaces for our community of vibrant businesses to connect and thrive.

6 KEY THEMES OF PIONEER



Amenity



Biophilia



Sustainability



Wellbeing



Technology



Art

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.1 Site and Immediate Surroundings

Pall Mall Court occupies a prominent site within the historic financial district of Manchester. The site is bound by the popular King Street to the south. Pall Mall lies to the west and is a shared pedestrian boulevard with the adjacent 55 King Street fronting to the opposite side. To the north of the site is Marsden Street, a narrow street within the tight grain of the surrounding area with a significant gradient from west to east. Brown Street lies to the west.



EXISTING SITE PLAN

3.2 Placemaking in the City

3.2.1 SUCCESSFUL PLACE MAKING IN MANCHESTER

Manchester has a wealth of great urban spaces which contribute to the fabric of the city. The variety of spaces (sampled 01-06) adds to the city’s vibrancy. Successful spaces are centred on civic, leisure, business and retail cores. Popular urban spaces have a variety of functions which contribute to their success. Whether that be an active retail frontage, leisure provision in/on the periphery, civic function or adjacency to transport or commercial nodes.

A positive commitment to urban design and place-making can have a beneficial impact on the quality of a development but also has a wider benefit to the city as a whole. Urban design is what makes a place work – Spinningfields benefits from strong routes through the site focused on main thoroughfares such as the Avenue and the Avenue North. These are active streets in their own right; augmented with public spaces. Sadler’s Yard, NOMA is an example of where modern place-making can complement historic buildings. These spaces not only animate their area but attract people from all walks of life across the city, and the wider region, to the city centre to enjoy the experience. This mix within the city adds to the variety that is found in Manchester and creates a richer environment that promotes positive interaction between citizens and encourages people to think of their city centre as a place for all.

The public realm between these large urban spaces equally contributes to a city’s vibrancy and is fundamental in connecting key areas of the city. Several key routes in Manchester have undergone renewal in the last 5-10 years. These routes include Cross Street, connecting Exchange Square with Albert Square and Oxford Road, which is the focus of the Corridor Manchester. Secondary routes are just as important in connecting different areas of activity and regeneration e.g. Lincoln Square is an important route between Spinningfields and the Civic Quarter.

3.2.2 PLACE MAKING IS ESSENTIAL FOR A SUCCESSFUL CITY

High quality public realm is a key ingredient for any city and provides numerous benefits. Economically, good quality public realm attracts investment at the macro and micro level. It can encourage large scale development at the macro level, as well as helping facilitate agglomeration by linking key areas of business activity, regeneration and economic growth. At a micro level it helps attract retailers and businesses, often at higher rents than an area with poor public realm.

Good quality active public realm also creates social benefits by encouraging people to interact with each other. Dwell time by citizens passing through or using the space is likely to increase within good quality public space. This might include everyday interactions like agreeing to meet in an easily identifiable location or providing space for people to sit and spend their time during their lunch break, for example. However, this also means that there is space available that can be proactively used to host events that bring people together. All of these factors create a more welcoming and safer space where natural surveillance is significantly increased.

Another clear benefit from quality public realm is environmental. The inclusion of greenery can have a positive impact from increasing biodiversity and promoting a greener environment that tackles issues like air quality. However, in a wider sense, well used public space creates a cleaner and better maintained environment than a neglected space which can be forgotten about and attract antisocial behaviour such as fly tipping or littering. A positive environment helps attract people to live and work in the city, which in turn further drives economic growth. Pall Mall piazza is currently not delivering these benefits, which is discussed in more detail overleaf.



01 - SADLER’S YARD, NOMA



02 - EXCHANGE SQUARE



03 - MANC. BUSINESS SCHOOL



03 - OXFORD ROAD



04 - ST PETER’S SQUARE



05 - ALBERT SQUARE (PRE-CONSTRUCTION ACTIVITY)



06 - HARDMAN SQ. PAVILION

3.2.3 Pall Mall Court – An Opportunity for Place Making

The vision for the Manchester City Centre is well developed through a number of specific Strategic Regeneration Frameworks (SRFs), which are effective vehicles for place led regeneration, but also through the overarching City Centre Masterplan (2015-2018) endorsed by Manchester City Council’s Executive in March 2016. The Strategic Plan identifies that the City Centre should act as a driver of economic growth and a major employment centre which is expected to experience further significant employment growth in the coming years with another 15,600 jobs predicted by 2025.

Pall Mall Court is located within the City Centre, and is strategically located in close proximity to three key Strategic Regeneration Frameworks: NOMA; the Civic Quarter - Manchester Central; and St Michael’s. The associated SRF documents help to envisage a more connected city centre, with new mixed use development spread across the City Centre with higher levels of accessibility. Pall Mall Court is situated on a key pedestrian route connecting these regeneration areas. This route is currently underutilised and the Pall Mall Court piazza lacks the attributes which make a successful place, particularly interest and activity, and as a result, safety. There is latent opportunity to improve this route, and thereby support regeneration and growth between and amongst these regeneration areas, as well as the potential for Pall Mall Court to benefit from the agglomeration effects of this growth.

KEY

Strategic Regeneration Frameworks

Successful Public Space

Building Mass

Public Nodes along Key Routes

Key Public Routes



LOCATION PLAN

3.3 Functionality of the City

3.3.1 ECONOMIC CONTEXT

Pall Mall Court is located on King Street in the heart of Manchester's 'Central Business District'. However, Savills have been acting as agents on Pall Mall Court and note that despite the building's attractive location for business related activities, Pall Mall Court has been lacking in significant capital expenditure which has led it to fall far behind other competing buildings across the City. In its current form, and without significant intervention, the building is unlettable and does not have a viable future.

This poor performance is in spite of the wider trends for office requirements in Manchester. The latest figures from the Manchester Office Agents Forum ('MOAF'), released in January 2022 and reporting on 2021, highlight that over 1m sq.ft. of office floorspace space was leased, a 31% increase in uptake in 2020. MOAF anticipates that this will increase to a c.1.5m sq. ft 10-year average by 2022. The driving force of the increased take-up are smaller lettings, with approximately 75% of all transactions being below 5,000 sq.ft.

As of Q4 2021 there was £309m worth of office investment transactions, an 129% increase on the 10-year average. Major transactions during the last quarter include:

- Cloud Imperium Games taking 87,130 sq. ft. at Allied London's Manchester Goods Yard
- Deliveroo committing to 10,002 sq. ft. at 5 New York Street
- Accenture taking 25,000 sq. ft. at Bruntwood's Sci Tech's Circle Square scheme on Oxford Road

These figures demonstrate the continued investor appetite for office floorspace in Manchester where there is strong occupier market. The strong uptake of office space has led to a shortage of Grade 'A' office space as demand outstrips supply, with over 50% of the 2022 development pipeline already let and 30% of the 2023 development pipeline already being pre-let. There is now a flight to quality and the 'hotel-isation' of office space, with a focus on good quality accommodation and it is clear that occupiers are prepared to pay higher rents for the right space in the right location.

3.3.2 SUCCESSFUL OFFICE SCHEMES IN MANCHESTER

Manchester has a number of very successful office buildings and districts. Spinningfields, NOMA, and St. Peter's Square in particular have established themselves as such districts offering Grade 'A' floorspace. More recent examples include St. John's and Circle Square and which are developing into much sought-after office locations. It is considered that each of the locations share the same characteristics:

Public Realm – a key element to a successful office location is having high quality public realm within the vicinity of the development. This space aids with permeability but also provides amenity space for occupiers. New office developments can also have a positive impact on existing public realm, introducing activity to an area which was neglected.

Connections – strong connections with other business areas and public transport infrastructure is important. Successful commercial locations are often on a wider 'route' across the city centre – e.g. Oxford Road to Spinningfields.

Business Environment – each location has a strong commercial identity to it. This goes beyond just having other office buildings nearby but also includes have a wide range of supporting businesses such as restaurants, shops, and bars that are necessary ingredients in professional life.



MANCHESTER GOODS YARD



5 NEW YORK STREET



CIRCLE SQUARE

3.3.3 PALL MALL COMPARABLES

The significant investment and strong pipeline of demand, coupled with significant rental growth over the past 10 years, has resulted in many refurbished schemes matching or quoting higher than Grade A rents . Given this high demand, 2022 will present great opportunities for pro-active landlords in delivering a refurbished product.

Refurbished buildings provide a different offer to the traditional Grade ‘A’ office space and cater for small to medium sized businesses who need less floorspace. This is clearly a vital part of the business ecosystem, especially in the context of Manchester’s growing reputation as a hub for start-ups and entrepreneurialism. In order to facilitate these companies’ continued growth there needs to be a range of office accommodation for them to move into. The Marketing Report prepared as part of this application outlines a number of recent refurbishment projects in the City Centre:

- Bloc – Bruntwood Works refurbished Bloc throughout 2020. It provides significant occupier amenity at ground floor and responds to the growing trend of offering tenants a range of communal facilities within common areas.
- Hyphen – Refurbished during 2019 and 2020 Hyphen provides a variety of “smaller” suites. The landlord has responded to the need from occupiers for an excellent first impression, contemporary specification and fitted suites
- Barbirolli Square – Barbirolli Square has recently been refurbished to a high quality. A particular emphasis has been placed on the wider occupier amenity including basement spaces incorporating exercise suites as well as break out space within the reception.

The refurbished properties outlined above would be considered Grade A and generally have the following elements:

- New mechanical and electrical installations (air conditioning);
- Refurbished common areas (including toilets) and high-quality amenity spaces;
- New floor finishes;
- Refurbished reception space

Additional examples in the vicinity of Pall Mall Court and which also include the same characteristics:

- Arkwright House – Grade II Listed Building located in Parsonage Gardens, refurbishment works completed in October 2017 to create a more efficient floorplate that would appeal to modern occupiers.
- Northern Assurance Building - Grade II Listed Building located near Albert Square, refurbishment works completed in early 2017 and the building has attracted a number of new tenancies during the year including the Far East Consortium, Hydrock, and Metis Real Estate.
- Ship Canal House – Grade II Listed Building located on King Street in the CBD. The original building was refurbished in 2008 to provide a modern office building that could appeal to an occupant who wanted mixed use accommodation with high quality retail space at ground level. The building is currently occupied by a number of tenants including Lichfields within the office space but The Flight Club Restaurant and Bar on the King Street frontage.
- Manchester Club – Part of Bruntwood Works office portfolio, the Manchester Club is a recently refurbished and impressive Victorian Gothic Grade II* listed building in Manchester’s central business district and Civic Quarter. Whilst steeped in history – the building originally opened in 1871 as a member’s club, members including Winston Churchill. The workspaces are flexible, modern and combine both retail and leisure.

It is clear that there are examples where buildings similar to Pall Mall Court have been successful and provide an exemplar of what a well-functioning office location looks and feels like. These buildings have proven to be successful investment and occupier opportunities which the market has responded well to. However these buildings all have a clear and distinct sense of place. Arkwright House is located on the green space of Parsonage Gardens. The Northern Assurance Building fronts on to the prominent, and often bustling, Albert Square. For Pall Mall Court to be successful, improvements are needed within its immediate environs to create that sense of place and a refreshed, and much needed, destination office building, on a key connecting route across the City.



NORTHERN ASSURANCE BUILDING



ARKWRIGHT HOUSE



HYPHEN



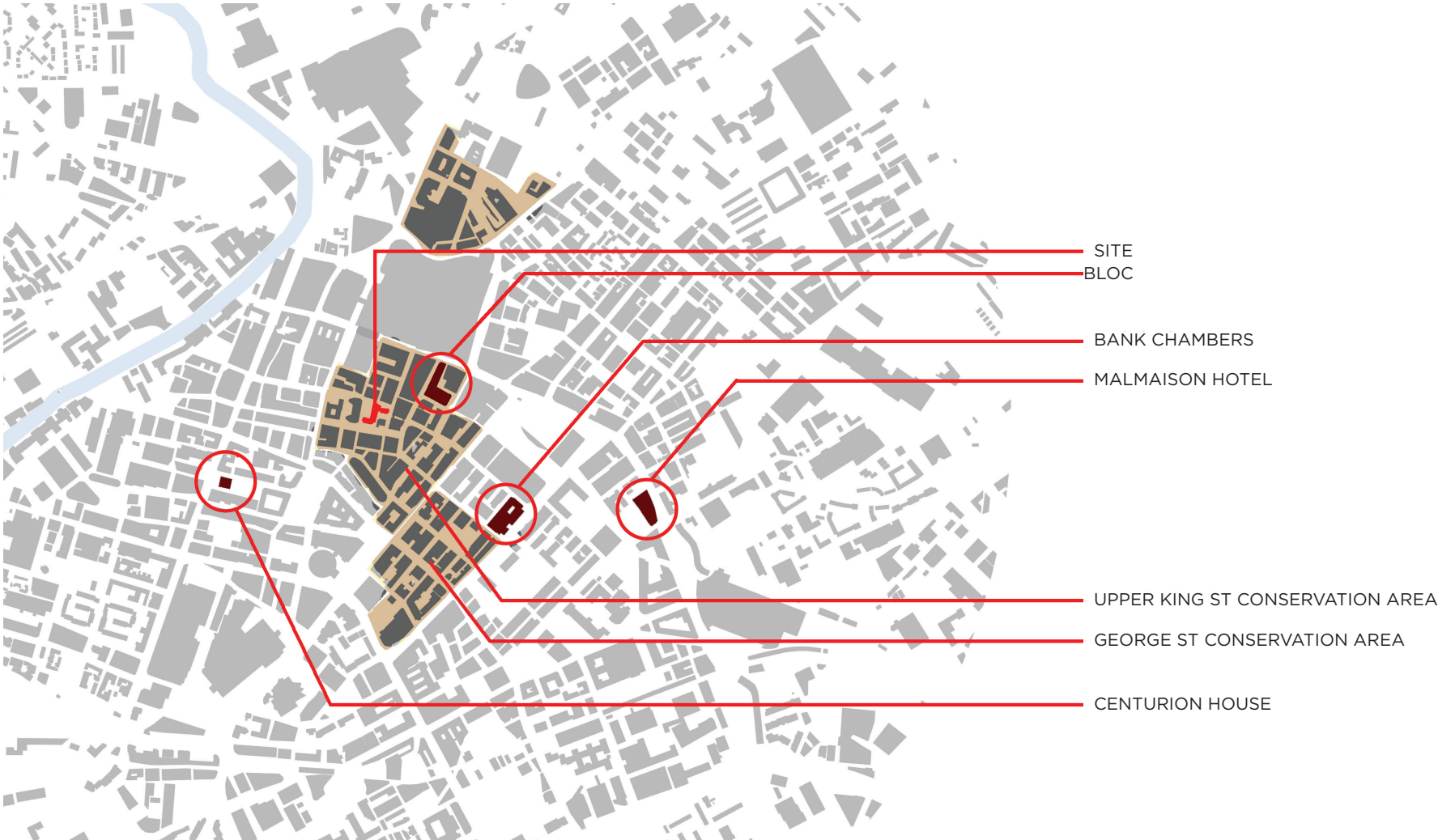
BLOC

3.3.4 URBAN REALM INTERVENTIONS

In recent years inactive building frontages have been refurbished to provide street life to otherwise poor public realm. Re-purposing underutilised spaces has a positive impact on the city and acts as a catalyst to further local regeneration. The most prominent examples across the city are included within the Upper King Street Conservation Area to Bloc and to the perimeter of the George Street Conservation Area at Bank House on Portland Street.

Furthermore, additional successful interventions reactivating ground floor use are present at Malmaison Hotel, Centurian House, Manchester Technology Centre and temporary structures at Sadlers Yard to the boundary of the Shudehill Conservation Area.

These examples showcase the success interventions have within the wider context in regenerating urban experiences and providing new destinations within otherwise forgotten spaces within the city.



LOCATION PLAN



MALMAISON HOTEL



CENTURION HOUSE



BLOC



BANK HOUSE

3.4 Functionality of the Local Area

3.4.1 KEY ROUTES THROUGH THE LOCAL AREA

The primary east/west route of King Street (Route 01) has reinvented itself over the past decade from a retail destination to a leisure destination at ground floor level. This has been facilitated by vacant banking halls and retail units being reused for leisure use. The evolution has been occurring around the Pall Mall Court site, however the building itself has stood still and has not evolved with its context.

The north/south route (Route 02) is being increasingly utilised as a key connecting route between NOMA / the Arndale / Market Street and the CBD / Civic Quarter. The route has increased in popularity following the inclusion of additional ground floor leisure opportunities.

These key routes surrounding the site offer an opportunity for Pall Mall Court to benefit from the critical mass of pedestrian flow which passes the site regularly. This opportunity is currently greatly underutilised.

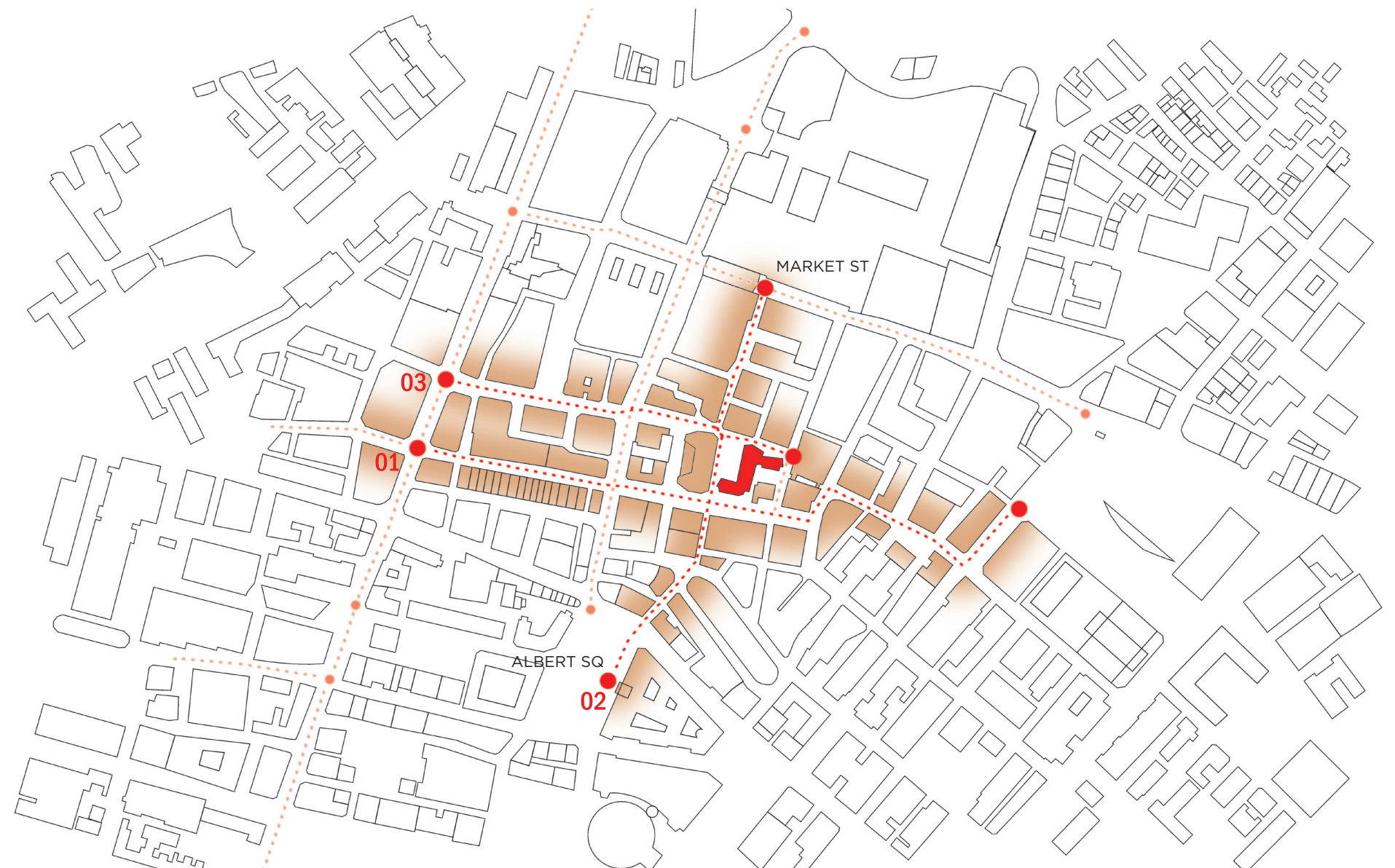
In addition Marsden Street (Route 03) is evolving to provide a popular cut through link. The area has responded to this by the addition of a leisure offer to the rear of 55 King Street. The character of this area has been further improved by the renovation of 30 Brown Street to form the 'Core' development.

Pall Mall Court currently does not add to the streetscape, the elevation is a blight to the area due to lack of activity and the building form promoting antisocial behaviour. This is a missed opportunity, as the building currently is not responding to its new surrounding context, and is suffering as a result with almost vacant occupancy.

3.4.2 MOVEMENT PATTERNS

The site is located on the boundary of a popular secondary thoroughfare within the city. The link starts at Town Hall/Albert Square and continues to Market Street. Pedestrians with local knowledge utilise this link in lieu of the busier thoroughfare of Cross Street. The route importance is amplified by the leisure nodes along the route with Motel One and Stock provides opportunities to reinforce this as an important street within the urban grain.

Furthermore, whilst King Street is an established street with ample pedestrian activity, Marsden Street is increasing its footfall with established venues such as Thai Kitchen No. 6, Annyeong and an anchor to the top of Brown Street, with the popular Beermoth Bar. Additionally, following the redevelopment of Core (30 Brown Street), ground floor activities have been increased on Marsden Street which further activates this route.



KEY ROUTES



THAI KITCHEN NO. 6



KALA



BEERMOTH BAR

3.4.3 THE IMPORTANCE OF ACTIVE FRONTAGES

Active frontages are crucial in bringing activity to an area, making it feel safe and attracting tenants.

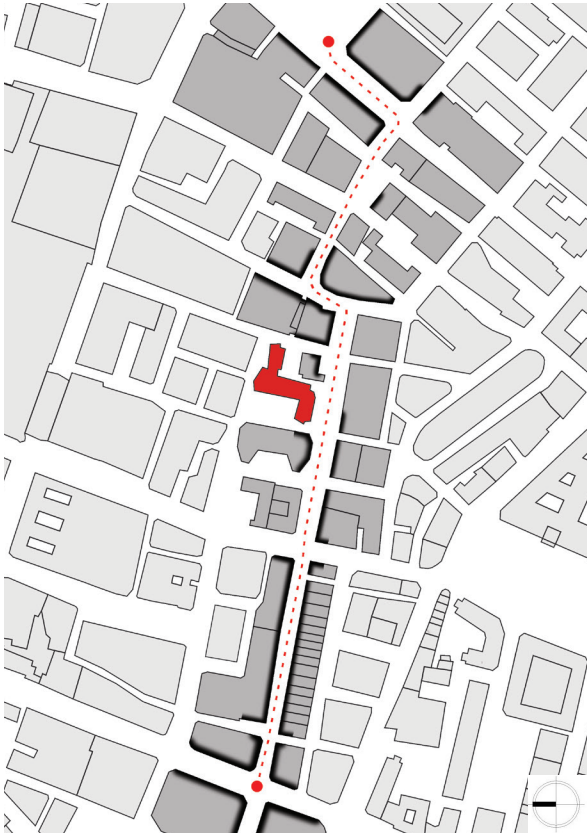
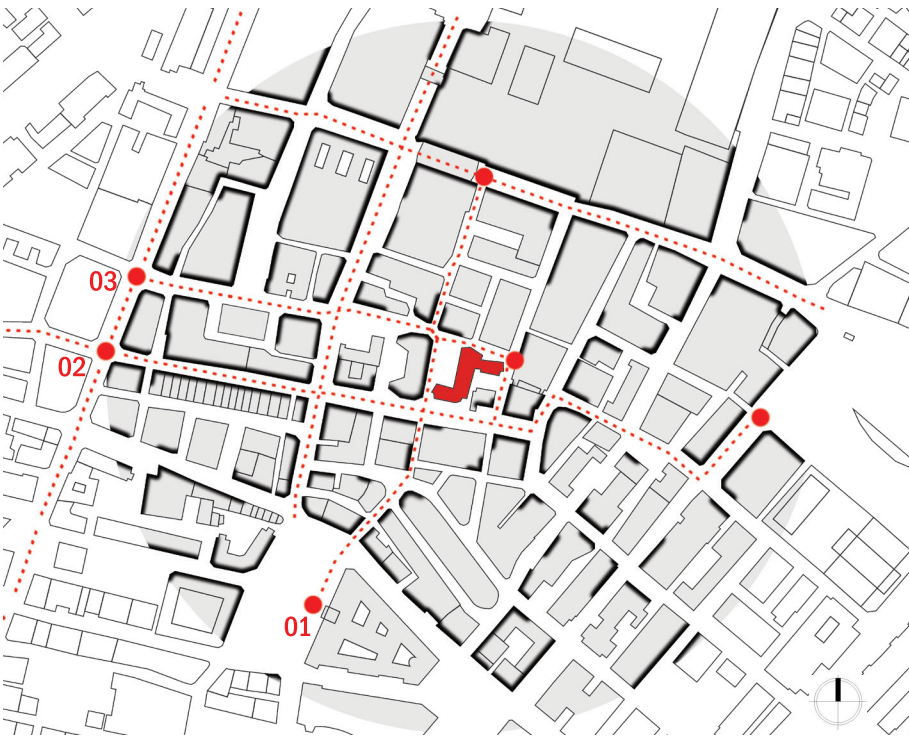
The north-south route has been reinforced over the past decade with the evolution of the ground floor function and changes of use.

There have been a number of buildings which have been modified from defensible ground floor uses to a leisure/retail offer. This has provided opportunities to create a refreshed identity and increase footfall.

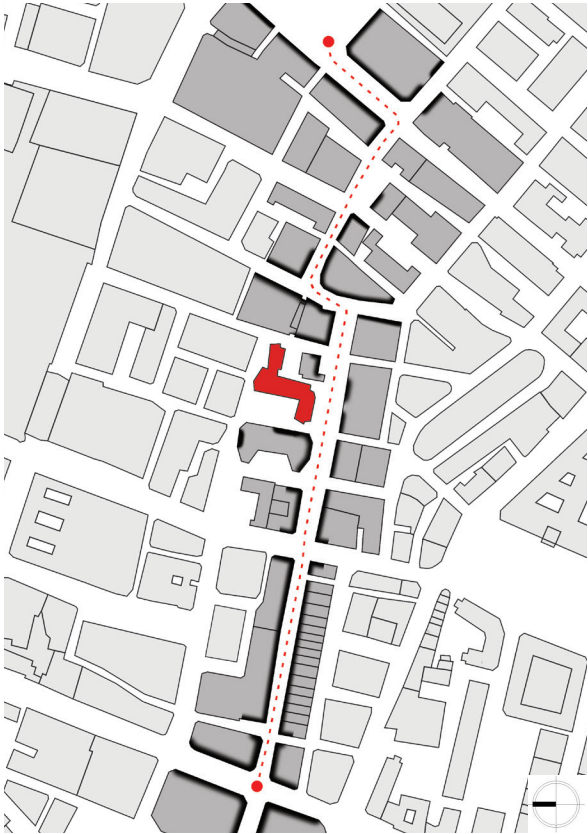
The plans to the right illustrate the changes to the ground floor activity on the key routes within recent years. Over the period the area has increased its active frontages and as a result this has improved the surrounding areas and routes.

Pall Mall Court’s ground floor offer has not evolved with the surrounding context. The ground floor uses have been static since completion of the building in 1969. The built form therefore is providing little activity and could be considered to undermine the building’s ability to contribute to place-making of the surrounding key routes.

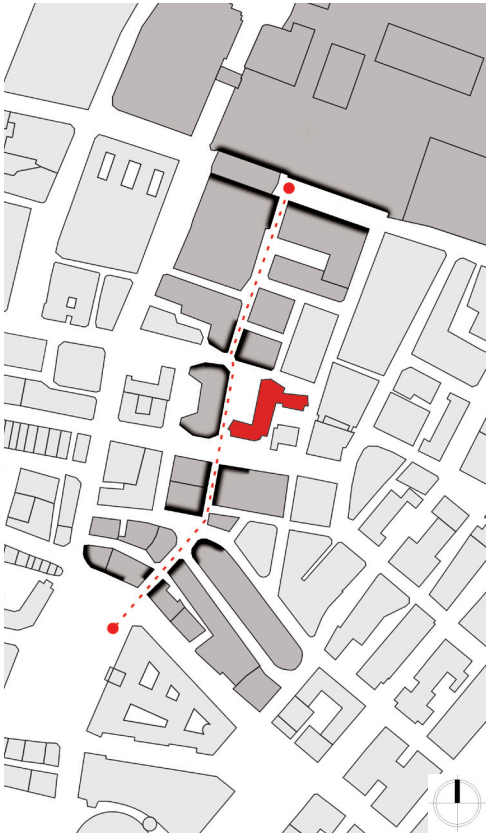
- KEY
- Building
 - Active Frontage
 - Building on a key route



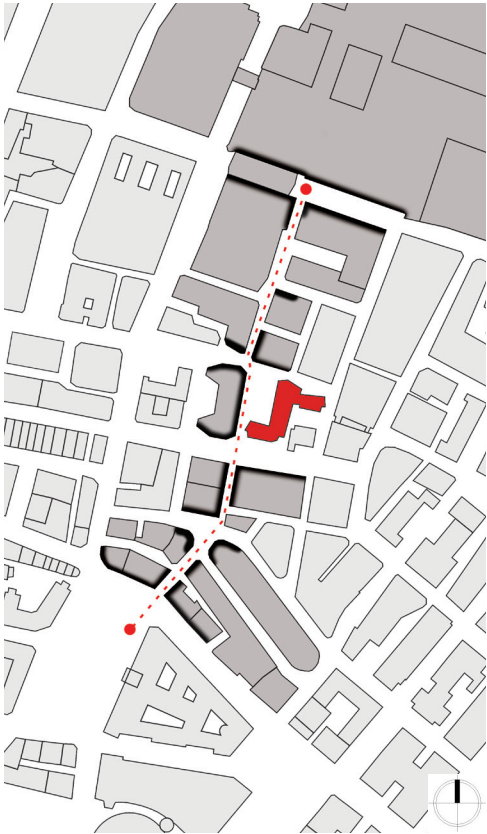
ROUTE 01 - KING STREET



2012

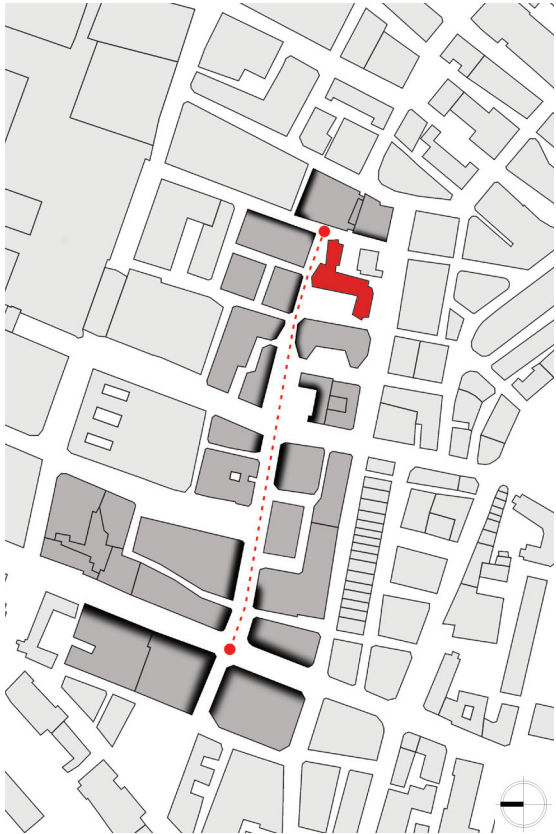


ROUTE 02 - PALL MALL

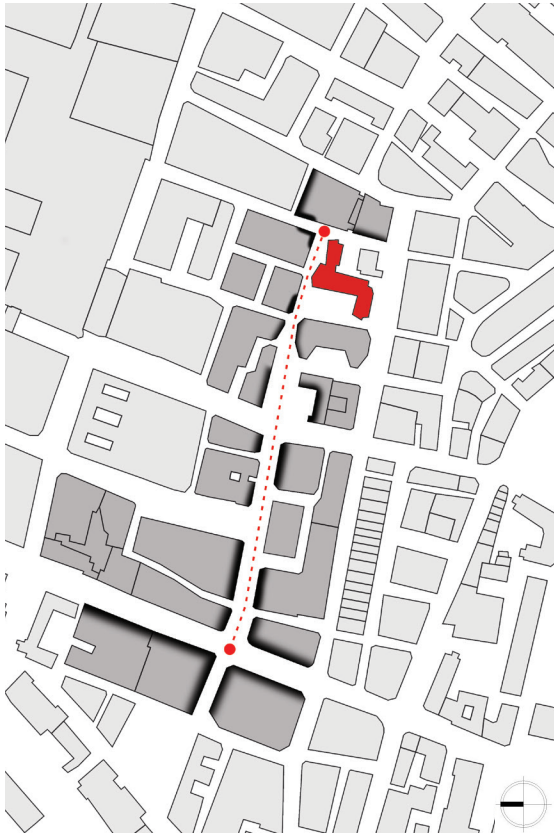


2022

2012



ROUTE 03 - MARSDEN STREET



2022

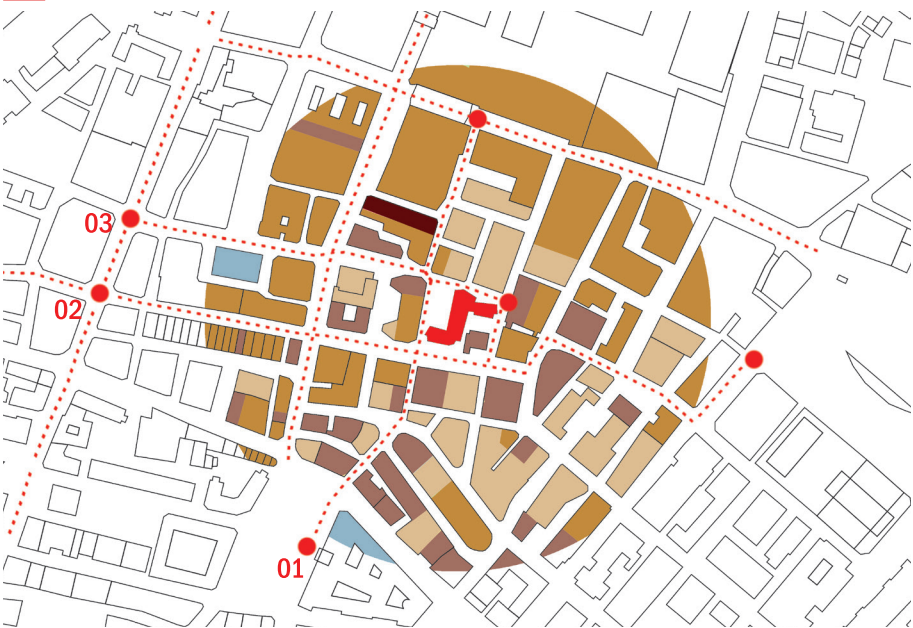
3.4.4 CHANGE OF USE IN THE LOCAL AREA

King Street was once considered one of Manchester’s most upmarket shopping destinations, home to the likes of Flannels, Emporio Armani, Diesel, Vivienne Westwood, Whistles, Agent Provocateur, Belstaff, Hobbs, Gant and Tommy Hilfiger. However, in 2009, The Avenue at Spinningfields was opened and soon took over as the premium shopping destination in the city with stores such as Flannels relocating into flagship stores. Although this lead to some vacancies on King Street, lots of premium stores still remain and the high end shopping destination has since gravitated back to the central shopping areas. In recent years many of the vacancies that were left on King Street have been filled, with an opportunity to cater for F+B and leisure demands.

King Street and the surrounding area has always appealed to more than just retailer operators due to its central location, striking architecture and mix of uses. Since the distinct increase in the number of F+B tenancies surrounding Pall Mall, the upper end of King Street is probably more well-known now for its variety of restaurants, bars and hotels.

KEY Ground Floor Uses

- Leisure
- Retail
- Office
- Hotel
- Civic
- Coworking
- Site

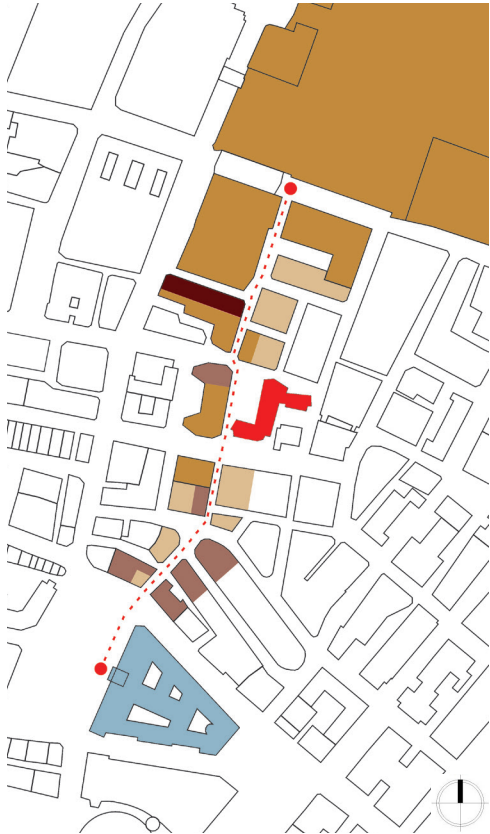


ROUTE 01 - KING STREET



2012

2022



ROUTE 02 - PALL MALL



2012

2022



ROUTE 03 - MARSDEN STREET



Long-standing bar and restaurant operators such as Sam’s Chophouse, All Bar One and Rosso have proved very popular over the years and more recent venues have also become prominent destinations on King Street, including Flight Club darts bar which opened in 2018 (03). Demand for this space and the reconfigured former Lloyds Bank building on the corner of King Street and Cross Street was strong with new leases being agreed with Pizza Express, Zizzi (now L’Antica Pizzeria da Michele) (02) and Miller & Carter, which were at the time, some of the highest rents achieved in the city. Since then, new restaurants and hotels include; Hotel Gotham, Kala, El Gato Negro (04), Tast Catala and, following the demise of Room, Living Ventures quickly took up this opportunity for their Grand Pacific brand, which opened in 2017.

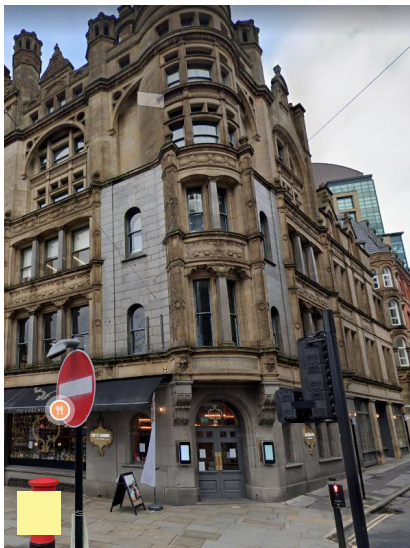
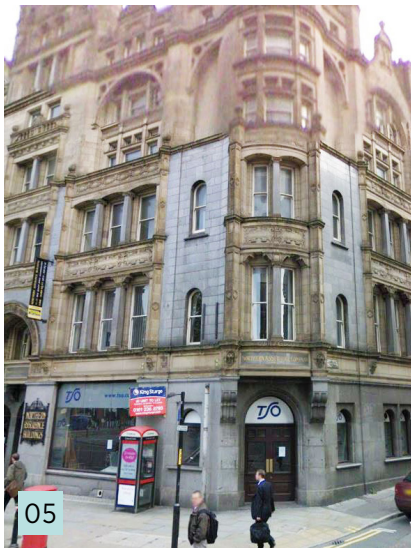
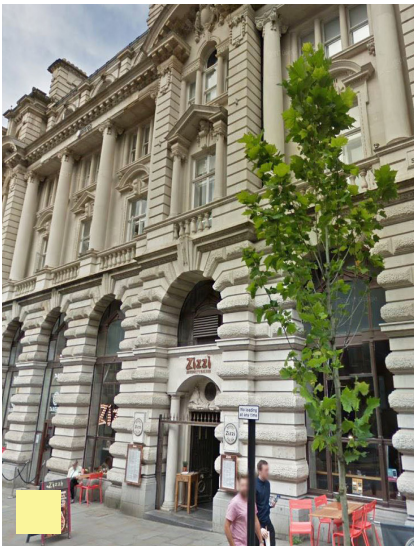
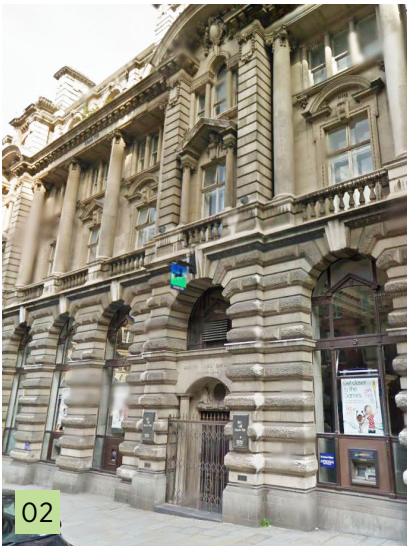
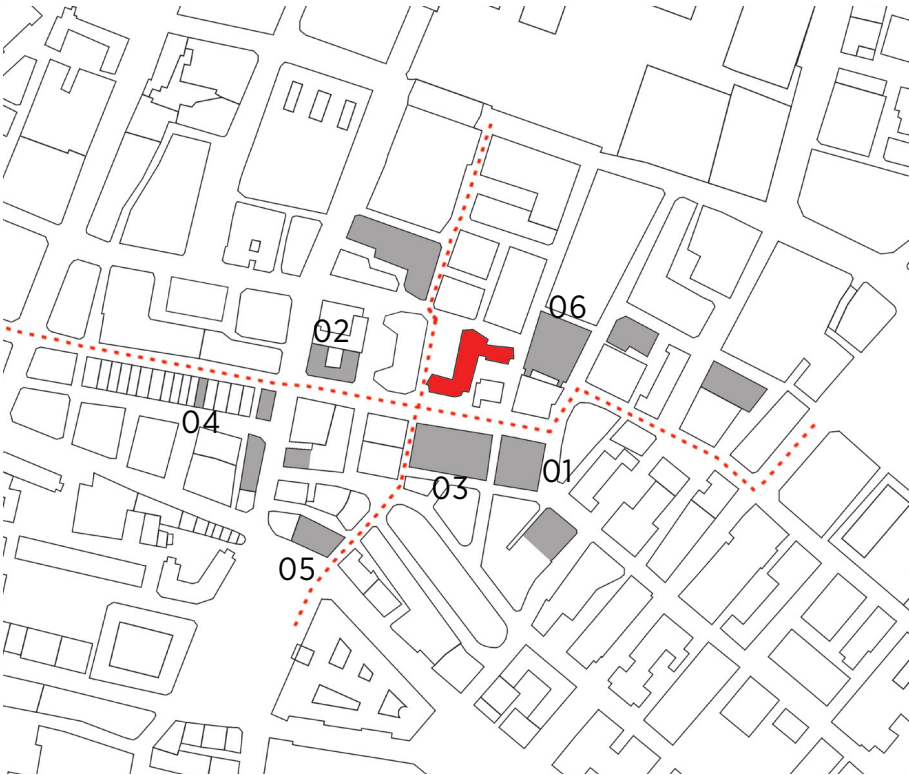
KEY

Leisure

Retail

Office

Vacant



2008 2022

2008 2022

3.5 Placemaking in the Local Area

The site is situated within the central business district and the Upper King Street Conservation Area. The area has some distinct characteristics, which are discussed in detail below.

3.5.1 THE CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE ENVIRONS OF THE SITE ARE BASED ON THE FOLLOWING

- The plan form and street grid around King Street remains in various states of completeness and dates to the mid-18th Century when the subject site and the adjacent plots were defined. The urban grain reached its present configuration by the mid-19th century when the majority of remaining residential premises were replaced by commercial and civic buildings, which resulted in a larger urban grain.
- The area surrounding the subject site is distinguished by the interrelationships between large individual buildings which occupy a mixture of regular and irregular island sites (generally providing total coverage of their plot) which creates the sense of a dense urban environment.

3.5.2 THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS & PREVALENT BUILDING MATERIALS

An important characteristic of this part of the City is the impressive scale and architectural ambition of the building group. This is a particular characteristic within this part of King Street, Cross Street and Marsden Street. These streets have been more heavily redeveloped throughout the C20th. However, throughout the area (and the immediacies of the subject site), the historic and aesthetic values of the heritage assets remain dominant against the contrasting massing and materiality of the late C20th development. This even remains the case when viewing the Grade-II listed Pall Mall Court in conjunction with the neighbouring Grade II* Listed former Reform Club within King Street.

- The fabric of the earlier buildings vary and exhibit a limited range of high-quality traditional materials such as: stone, red brick, terracotta and faïence. In general the fenestration patterns are designed to express vertical movement, and include recessed sash windows, or metal framed windows. The windows tend to be set back from the external face of the building, enhancing the design of the façades with characteristic shadows. The fenestration pattern of Pall Mall Court is particularly striking and a key component of its distinctive and contrasting architectural form.
- The collections of contemporary buildings within the Conservation Area are built in a range of modern materials, contrasting with the earlier buildings in both form and materiality. However, roofs are generally clad in slates, usually blue-grey and occasionally green. The articulation of cornices and balustrades atop some buildings produces a skyline of special interest across the study area, characterised by its eclectic material and form, which add considerable interest to short and medium range vistas.
- The heights of the historic buildings vary considerably around Pall Mall Court. The majority of the C19th buildings within the area are of 3-4 storeys over basement or with an attic, with the Reform Club, King Street and 84-86 King Street being notable examples. The scale and height of the buildings in the area grew in the C20th, notably with the 8-storey Atlas Chambers, the 10-storey Midland Bank building, and the 11-storey Ship Canal House, all setting precedents for later commercial development in the area. Late C20th Century buildings, such as the 15-storey Lowry House, to the north of the site, or the 30-storey City Tower, to the east, also now contribute to the wider character of the City, enabling Pall Mall Court to sit 'comfortably' within the conservation area.
- The architectural style of the buildings enclosing Pall Mall Court is thus varied; from the flamboyant Baroque-style Lloyds Bank building at the corner of King Street and Cross Street, (1913) to the detailed Gothic of The Reform Club (1870). The use of the Classical style is employed at No.82 King Street, the former Bank of England building, and is the most architecturally and historically significant building in the area. The classical forms used by Charles R. Cockerell at the former Bank of England (No.82 King Street - 1845) are echoed by Lutyens' use of monumental classicism for the Midland Bank (1929-1935) at the east end of King Street. The bold modernism and International-style of Pall Mall Court (1969) thus complements the high-quality architectural character of the building group, whilst also complimenting the other 20th and 21st century buildings in the area the adjacent 55 King Street (04) and the Pinnacle (05).



01 - FORMER LLOYD'S BUILDING



02 - ROSSO RESTAURANT



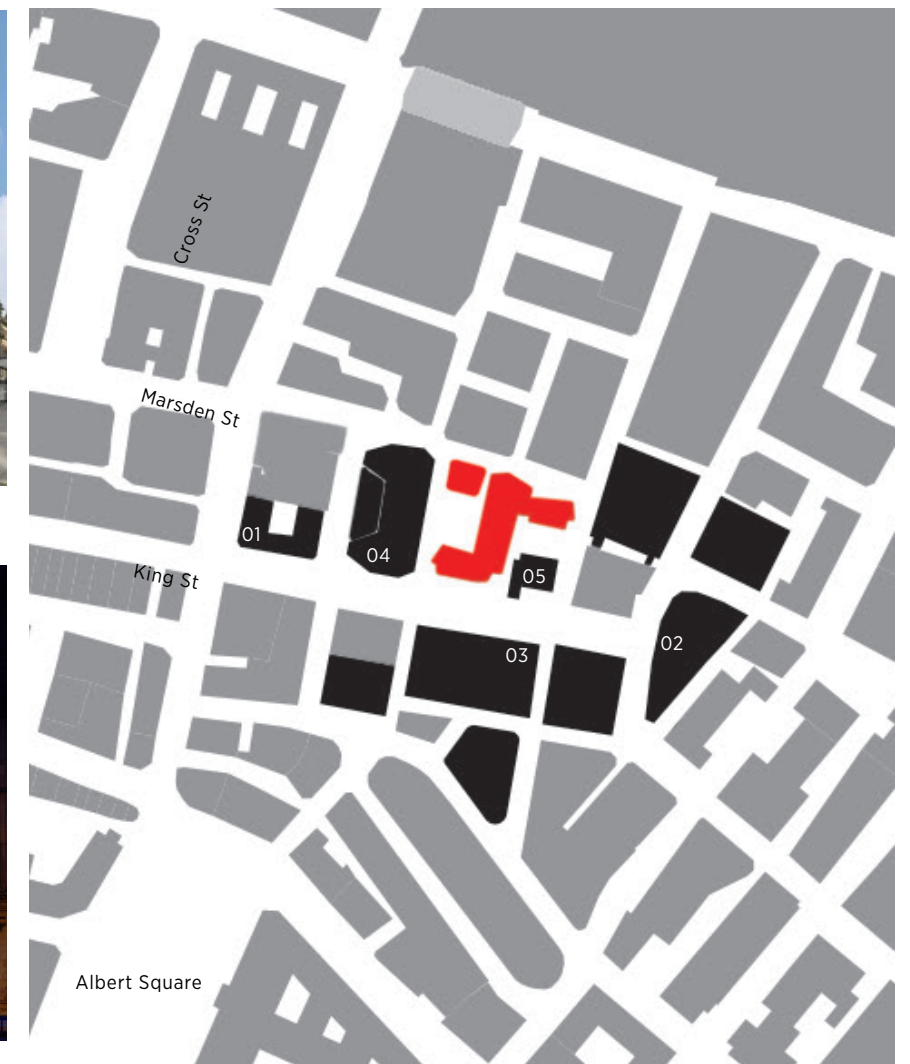
03 - SHIP CANAL HOUSE



04 - 55 KING STREET



05 - THE PINNACLE



3.5.3 FORM, SETTING AND CHARACTER OF PUBLIC REALM

- The public realm within the Conservation Area largely consists of the footways along each side of the road complete with the associated street furniture, street lighting and signage. The footpaths are largely tarmacadam or stone flags, which are replacements of the original Victorian stone flags.
- The area directly fronting Pall Mall Court still retains the mid-C19th street form which is slightly recessed northward to denote the former line of what was intended to be St James Square. The widened streetscape accommodates mature planted trees set the wider pavement area and offers the scope for enhanced street activity.
- The area forming the central Pall Mall Court piazza was created as part of the original construction of the building, although altered. It was accessed by steps from King Street and Marsden Street to a level plateau which extended between the enclosing buildings and was intended to be a public pedestrianised area, with planting provided by a purpose-built raised planter to the north of the space. This area also provided an outbreak space from Pall Mall Court and a sheltered location for the adjoining former National Westminster Bank building (to the west of the space).

3.5.4 SKYLINE, VIEWS AND VISTAS

- The existing skyline of the City Centre is characterised by a variety of built forms of which Pall Mall Court is a contributor. The skyline's profile accommodates a myriad of forms that rise above the general level including spires, turrets, towers and the more recent taller buildings that punctuate the cityscape. The skyline of Manchester does not present a cluster of tall buildings and so when built tall buildings tend to become city landmarks.
- The topography of King Street (which rises to the east end) enhances views of the buildings along the street and emphasises their townscape presence. Pall Mall Court is a prime example, its presence is also enhanced by the widening of the street.

3.5.5 ACTIVITY AND PLACEMAKING

- This historic architecture includes defensible bases which contributed little animation to the active frontage street experience. Over recent times the historic buildings have evolved to include leisure to their ground floor offer. This offer has been successfully integrated into the defensible ground floor space due to the high quality of the internal architecture.
- More modern additions, have responded to the streetscape with the increased use of active frontages, achieved via glazed elements for visual connectivity rather than relying on the grandeur of the internal architecture to increase the attractiveness to pedestrians and occupiers.

3.5.6 OPPORTUNITIES FOR PLACEMAKING IN THE LOCAL AREA

The regeneration of the ground floor offer within recent years has provided the area with a different look and feel. Previously the street was activated by banking and retail, which was restricted to daytime use. The evolution of the offer to be leisure focused has provided the area with a day and night time use. This all day offer makes the area a destination for the leisure clientele, allowing the area to be enjoyed beyond daylight hours.

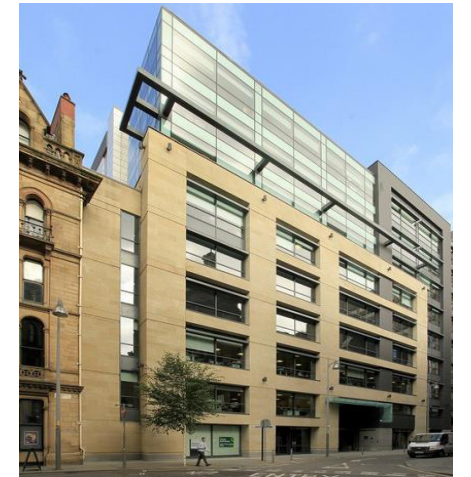
Pall Mall Court offers future opportunities to better connect the site via the improvement of the ground floor uses to the existing building. There is a potential for the existing base of the building to evolve in order to participate in the renaissance of the surrounding area. The building offers the opportunity to become a destination cluster adding to the life of the area, rather than the existing antisocial spaces currently present. Activation of the ground floor would follow the precedent of the existing context and could provide a complementary character to the existing building.



06 - 52 KING ST (BANK OF ENGLAND)



07 - CHANCERY PLACE



08 - 40 SPRING GARDENS



09 - HOTEL GOTHAM/THG



10 - ATHENAEUM



3.6 Site Constraints

3.6.1 LEGISLATIVE

The existing building of Pall Mall Court is Grade II listed, any interventions and refurbishment opportunities are subject to Listed Building Consent, the proposals included within this report identify the proposed impact to the listed building and its environs.

3.6.2 ACCESSIBILITY (AND SITE LEVELS)

The existing building at time of design and construction did not consider accessible access, which was typical of the era. The principal ground floor entrance to King Street is elevated c.1.4m from the adjacent public highway. This datum is struck around the site and results in none of the external entrance/egress doors to the ground floor providing level access. Following introduction of the Disability Discrimination Act 1995 (superseded by the Equality Act 2010), the previous building owner included an external platform lift to King Street within the early 2000's works to accommodate the level change (these works were completed by the mandatory deadline of 01 October 2002). The platform lift installation severed one of the original routes through the building to the former arcade behind.

Pall Mall (street) to the east is accommodated by level access from King Street and a ramp access to Marsden Street, supplemented by an adjacent pedestrian staircase to street level.

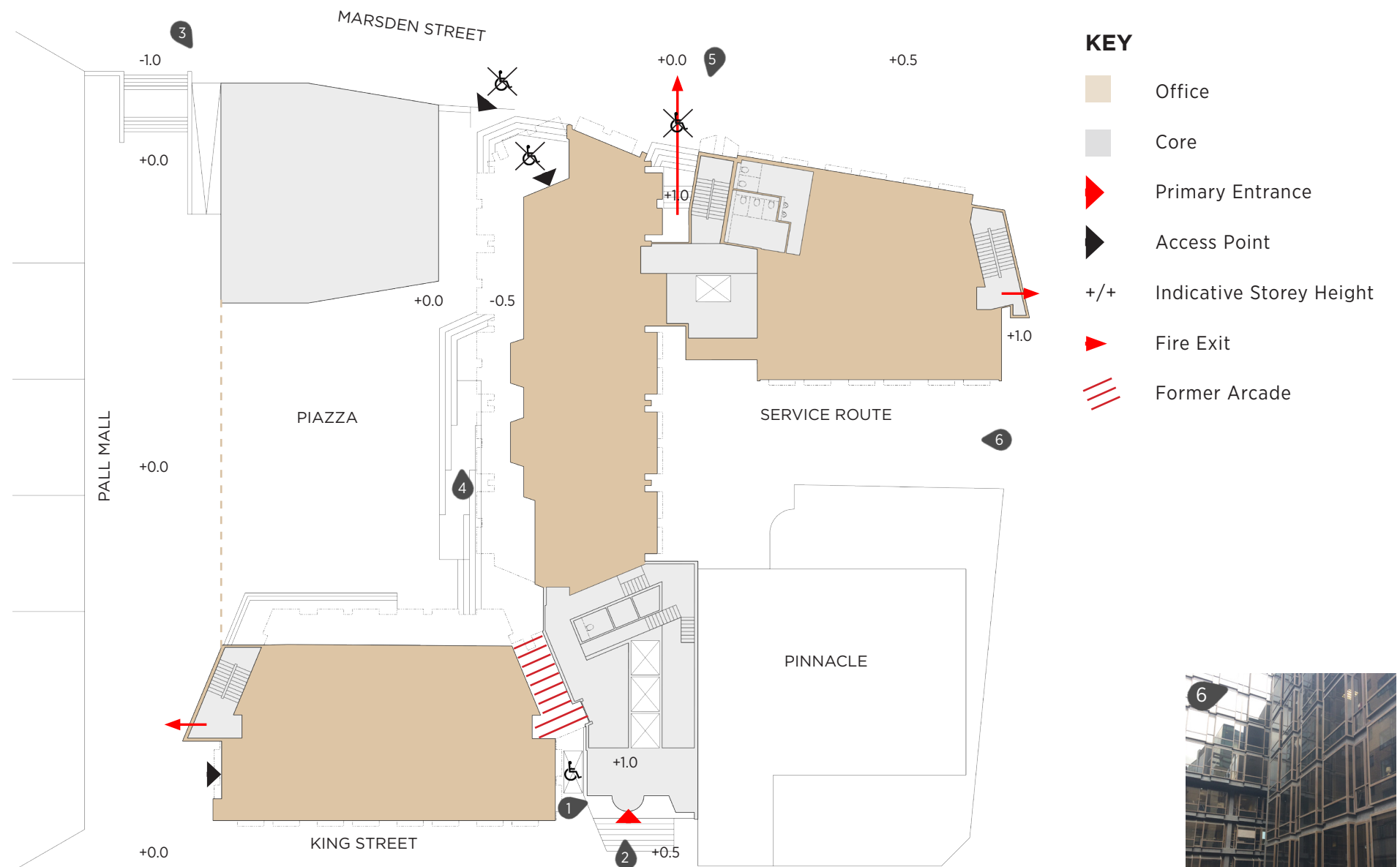
The rear piazza has an interesting collection of levels. The principal piazza is level to the adjacent Pall Mall, however towards the building perimeter there is stepped access to the lower ground floor arcade. This provides no level access to the lower ground floor level from the piazza level. Additionally, the pedestrian route noted in Section 3.4 includes a single step to the Marsden Street junction with the elevated piazza, further limiting accessibility.

It is worth noting that not one final egress point terminates at street level, all final exits are via either additional internal and/or external stepped access.

3.6.3 LEGAL ACCESS RIGHTS

To the rear of the building at the existing service yard, whilst under the ownership of Bruntwood Works Ltd, the owner of the adjacent Pinnacle retains access rights to the underground carpark to their adjacent block.

No additional legal right of ways are present across the piazza, appropriate signage is in place to note this.



EXISTING ACCESSIBILITY DIAGRAM



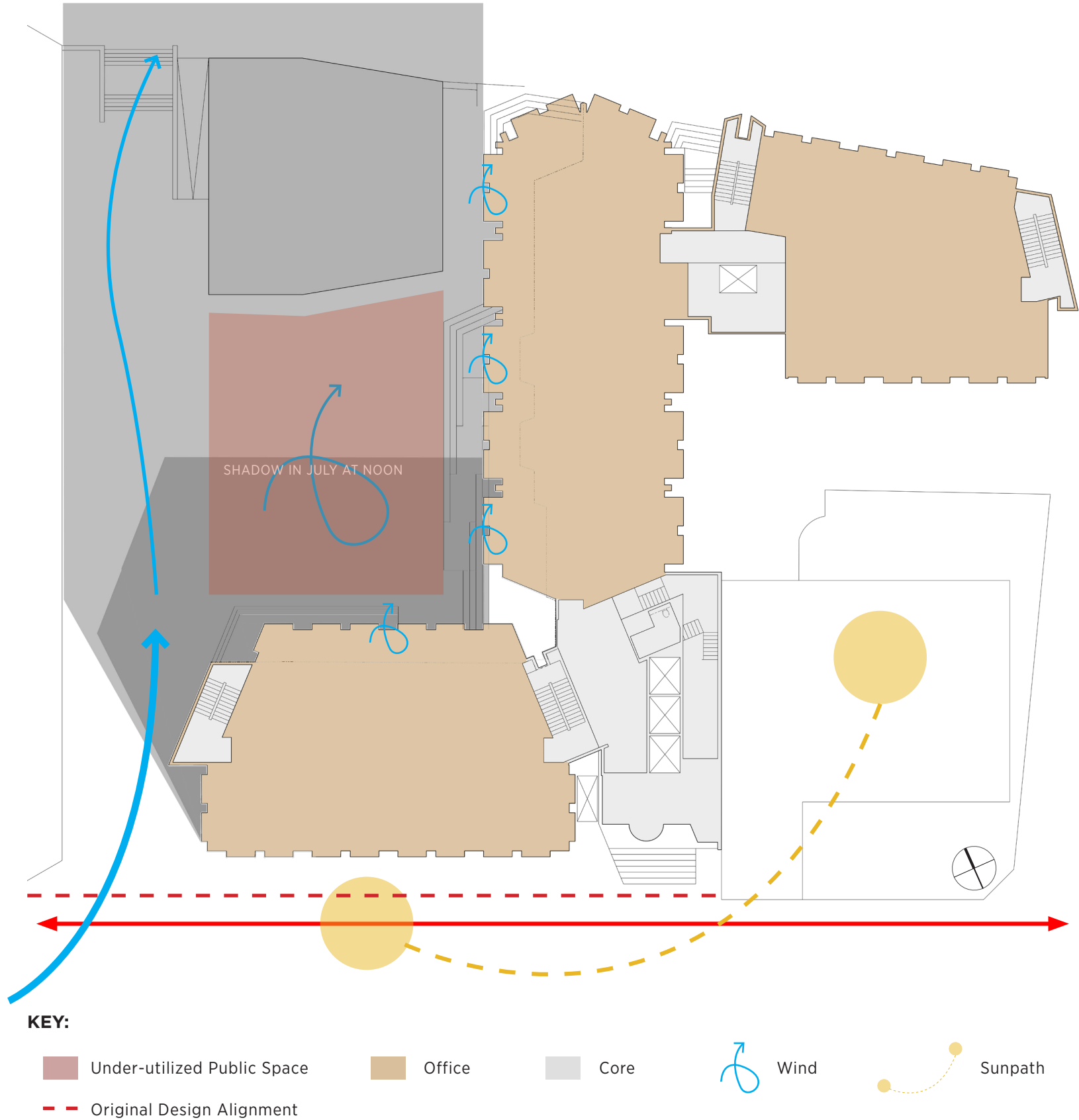
ACCESSIBILITY ISSUES

3.6.4 NATURAL

The piazza is predominately in shade and this is partly due to the amendments to the building design during the pre-application process in the late 1960's. The King Street block was realigned further back from the adjacent Norwich Union Building (now Pinnacle) to allow both buildings to be read on the streetscape. This was due to London Assurance (the intended occupier of Pall Mall Court) being in direct commercial competition with Norwich Union at the time of construction (Architects Journal Oct 1970)

The realignment resulted in a smaller piazza and a reduction in the direct sunlight to the square. The height of the King Street block is 5no. storeys and the height of the adjacent 55 King Street (formerly the Natwest Building) is 8no. storeys (9no. with plant). The adjacent massing results in limited sunlight reaching the piazza to make it a pleasant place to dwell.

Local wind conditions can also add to the lack of dwell time. Due to the height of the Pall Mall Court tower block the piazza can experience mild wind vortex resulting in debris on the ground. This debris deposits in the unused arcade due to the sheltered nature.



3.6.5 ANTISOCIAL BEHAVIOUR

The existing building form offers many opportunities for antisocial behaviour. The building at lower ground level was never occupied as intended (with multiple retail units activating the piazza). The arcade historically has been notoriously difficult to let. The units have remained empty (since Pall Mall Medical consolidated all their tenancy to the King Street block) the arcade provides a secluded area sheltered from the elements for public urination, illegal drug dealing, illegal drug consumption and rough sleeping. This reinforces the negative perception of the piazza.

Additionally, the access/egress stairs to the Marsden Street core provide shelter for the aforementioned antisocial issues. This location causes building safety issues as the fire egress doors are often blocked with either people dwelling and/or refuse left behind following departure.

Issues around the piazza were at a peak under the previous owners. Due to the inherent issues with the piazza, previous owners closed off the piazza to public use. Since the last owner purchased the property the piazza was reopened, funds were spent on providing additional soft planting and the cleaning regime was increased to create a more pleasant space. However, these measures have resulted in no new enquires on the office or retail space.

The previous managing agent Avison Young kept a daily log of all ongoing issues with the building (a sample of the pages is provided in this Statement). The building had on-site security team between the hours of 06:00 to 22:00 and cover the incidents during that time. Out of hours incidents are reliant on direct calls from the public to the local police station. The incidents recorded cover the antisocial issues noted above and additionally record incidents where members of the public are verbally abusive to the managing agents staff. The previous managing agent formed a close relationship with the city police team and the police were often called to deal with issues created by the building's design flaws.

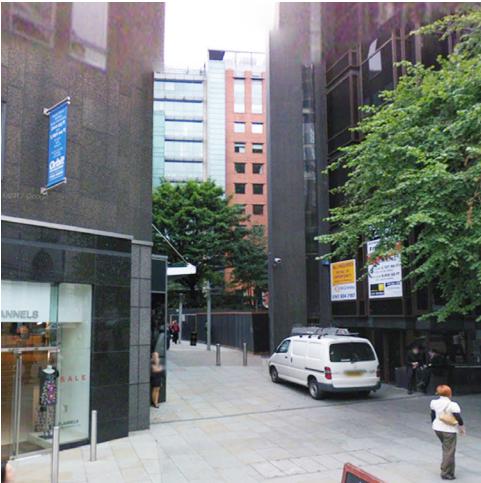
The antisocial behaviour issues impact the potential occupants of the building. The potential occupants of the King Street and tower elements of the office accommodation look directly down onto the piazza and may witness the issues from their desks. This creates a perceived impression of a building in decline.

Since the purchase of Pall Mall Court by Bruntwood Works Ltd (2021), the building has almost vacant possession. The lack of occupation results in challenging management of the property whilst it awaits redevelopment. The building security team is limited until occupants return.

DATE	TIME	ISSUE NUMBER	DESCRIPTION	STATUS
09/00	1333	1333	SITE PATROL INTERNAL AND EXTERNAL	LF
09/10	1334	1334	FIVE HOMELESS MEN SLEEPING AROUND THE BUILDING (ASKED THEM TO MOVE)	LF
06/00	694	694	SITE PATROL INTERNAL AND EXTERNAL	LF
06/05	695	695	THREE HOMELESS MEN SLEEPING AT THE COURT YARD AND ONE AT THE MARDEN STREET FIRE EXIT (ASKED THEM TO MOVE)	LF
06/00	5738	5738	SITE PATROL INTERNAL AND EXTERNAL	LF
06/05	5739	5739	FOUR (4) HOMELESS MEN SLEEPING AT THE MARDEN STREET FIRE EXIT (ASKED THEM TO MOVE AND FOUR OTHERS AT THE COURT YARD AND TWO @ BIKES) (ASKED THEM TO MOVE WITH THEM)	LF
06/00	1901	1901	SITE PATROL INTERNAL AND EXTERNAL	LF
06/10	1902	1902	THREE (3) HOMELESS SLEEPING AT THE COURT YARD (ASKED THEM TO MOVE)	LF
06/15	1903	1903	WEIGHTMANS OFFICES UNLOCKED	LF
06/30	1904	1904	RECEPTION DOORS UNLOCKED	LF
06/40	1905	1905	CLEANER ON SITE (REMOVED LAKE)	LF
09/20	1906	1906	BREATHING CLEANER HAS REMOVED THE HOMELESS TENT AT THE CAR PARK ACTING ON BUILDING MANAGER INSTRUCTION	LF

DATE	TIME	ISSUE NUMBER	DESCRIPTION	STATUS
09/00	1333	1333	SITE PATROL INTERNAL AND EXTERNAL	LF
09/10	1334	1334	FIVE HOMELESS MEN SLEEPING AROUND THE BUILDING (ASKED THEM TO MOVE)	LF
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06/05	5739	5739	FOUR (4) HOMELESS MEN SLEEPING AT THE MARDEN STREET FIRE EXIT (ASKED THEM TO MOVE AND FOUR OTHERS AT THE COURT YARD AND TWO @ BIKES) (ASKED THEM TO MOVE WITH THEM)	LF
06/00	1901	1901	SITE PATROL INTERNAL AND EXTERNAL	LF
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09/20	1906	1906	BREATHING CLEANER HAS REMOVED THE HOMELESS TENT AT THE CAR PARK ACTING ON BUILDING MANAGER INSTRUCTION	LF

BUILDING MANAGER'S LOG OF SITE ISSUES



C.2008 AREA CLOSED TO PUBLIC DAILY FACILITIES MANAGEMENT ISSUES

3.7 Site Opportunities

3.7.1 ACTIVE FRONTAGE

The building's existing ground floor use is poor (see 3.10 Existing Building). As noted within the urban analysis, there are opportunities to provide increased ground floor activity to the King Street, Marsden Street and Pall Mall streetscape, improving the building's contribution to the wider neighbourhood and city as a whole.

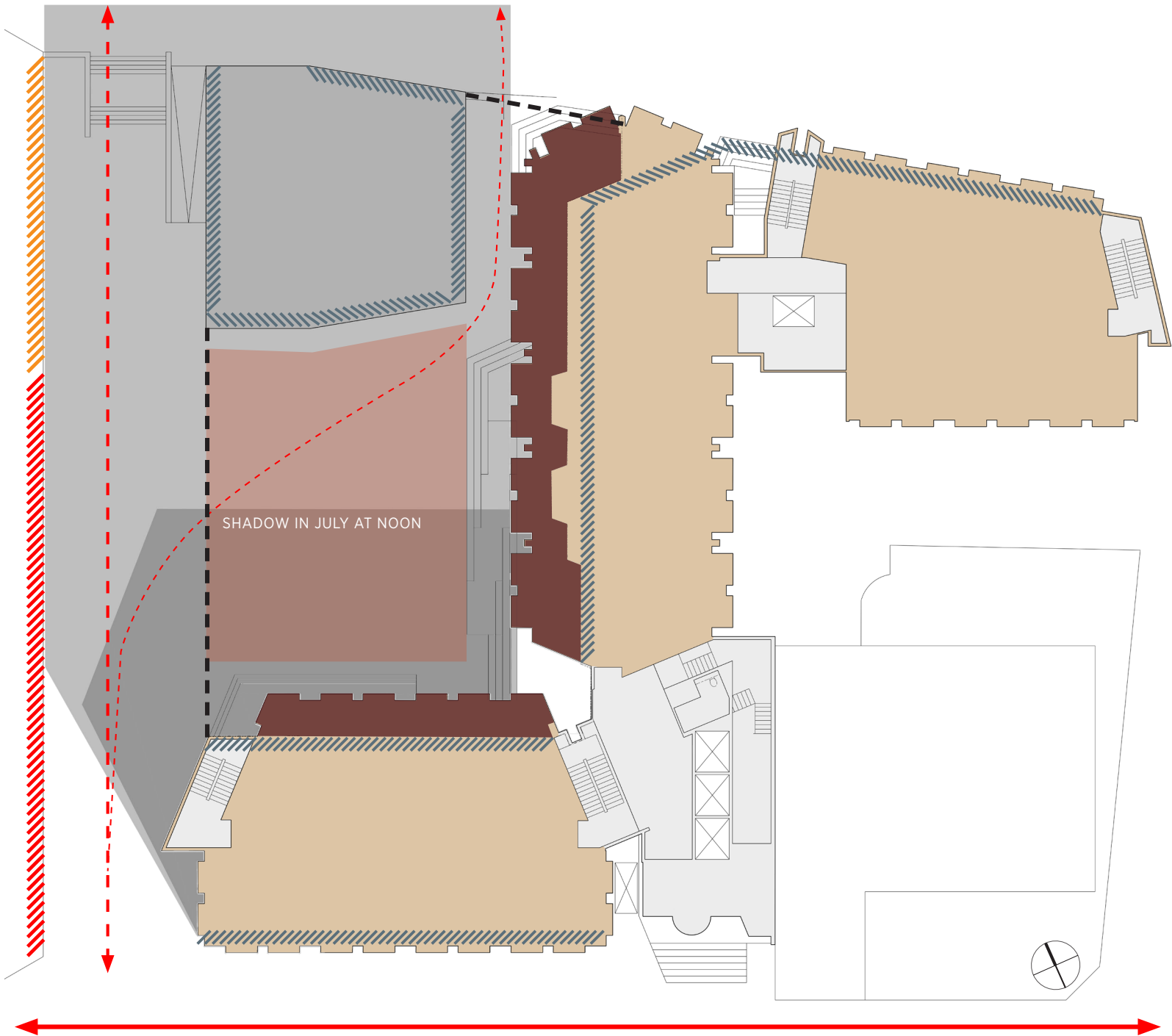
3.7.2 OPPORTUNITY TO RESOLVE FUNDAMENTAL ISSUES

As noted in the constraints, the building has inherent design issues which limit the opportunities to attract new occupiers to the building. Without investment the building would be in a state of managed decline whilst not realising the potential of the excellent location within the city. There is a unique opportunity to solve the issues with the building as the building has vacant possession.

3.7.3 PROVIDE A NEW LEASE OF LIFE/DESTINATION ADDRESS

The existing building requires refurbishment and renewal to provide a product for the market which will attract office tenants. The building form and existing interiors are unique to the office market with dual aspect office accommodation, flooding the floor plates with natural daylight via floor to ceiling glazing. This pleasant environment is detracted from with a poor entrance and arrival process. A refurbishment could improve the journey within the building to reposition Pall Mall Court as an attractive address in a prime location.

Improving the ground floor activity offers the opportunity for Pall Mall Court to become a destination address within the existing evolving streetscape.



KEY:

	Inactive Frontages		Primary Pedestrian Route		Under-utilized Public Space
	Active Frontage not in Use		Secondary Pedestrian Route		Office
	Active Frontages		Poor connectivity		Antisocial Public Space
			Courtyard previous boarded off		Core

3.8 Feasible Uses

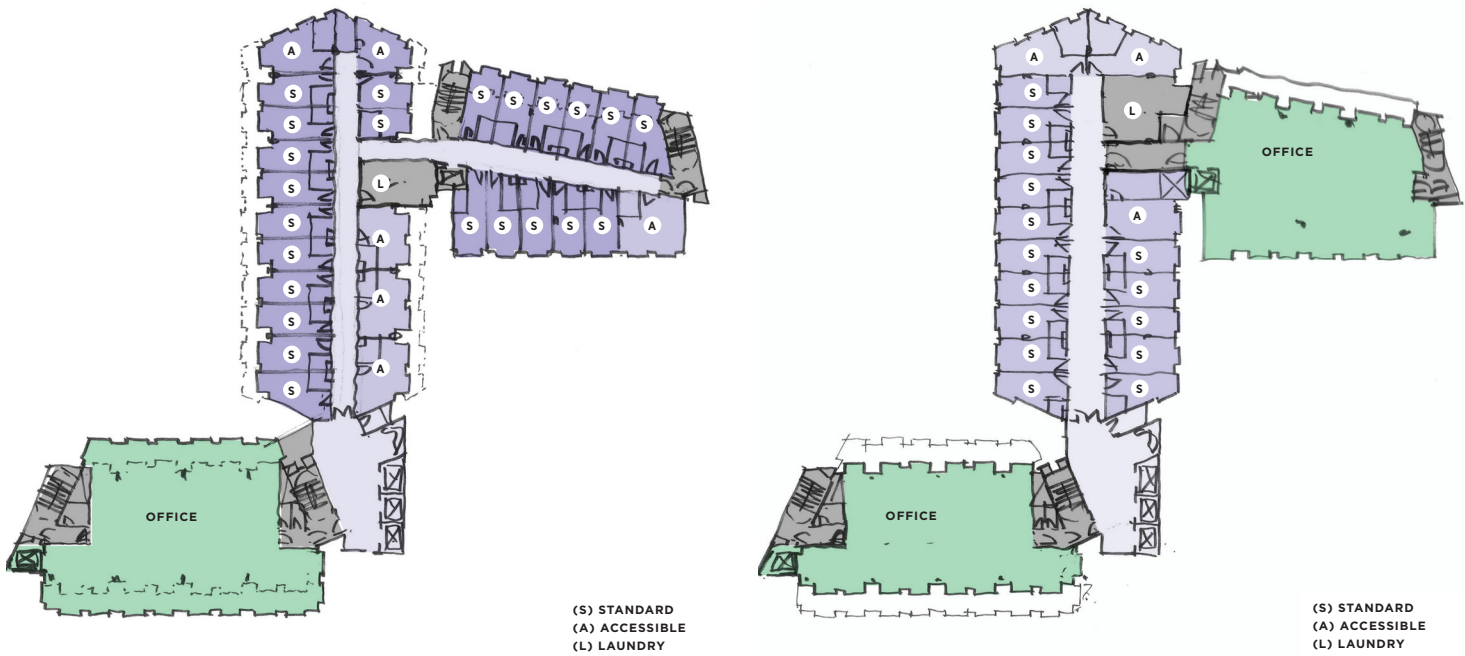
The proposals included within Section 4.0 Design Statement are driven by the viability of restoring and enhancing the listed asset for the next generation of use.

Prior to purchase of the building by Bruntwood Works appraisals were made on a range of options which could be a viable use for Pall Mall Court. A number of options were explored to assess the feasibility of the proposals in line with current construction costs and projected market rents.

- Light touch refurbishment
- Medium scale refurbishment
- Part demolition
- Change of use hotel
- Change of use apart-hotel
- Mixed use development

An application was made in 2018 for substantial increase to ground floor use by infilling the piazza, this application was withdrawn in summer 2018.

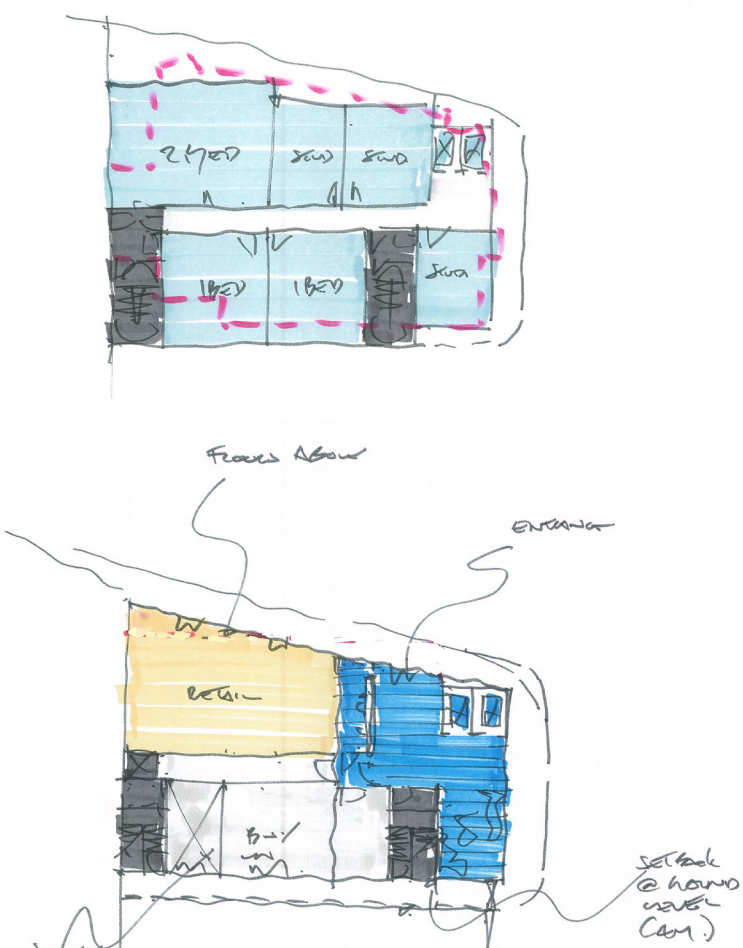
The options returned to continual use as office accommodation, and this was the aspiration of Bruntwood Works as the new owner. However, as with previous design investigations to achieve a building fit for purpose for the 21st century, intervention was deemed required to secure the future of the building, the designs overleaf are a result of this rigorous process.



CHANGE OF USE/MULTI USE STUDIES



2018 PLANNING SUBMISSION



PART DEMOLITION PRS

3.9 Site History

The Grade II Listed Pall Mall Court was designed by architects Brett & Pollen and constructed between November 1966 and December 1968. The office building was originally designed as the Manchester headquarters for London Insurance Group, but a merger with Sun Alliance resulted in only one part of the building being occupied by the insurance group, whilst the remainder was let as multi-tenanted occupation to professional services such as banks, solicitors and architects etc..

The listed building forms an irregular design set to the east and south of a contemporary public piazza, which in part covers the former thoroughfare of Pall Mall, from which the development took its name.

The site history has been evolving since development occurred on open grassland in the 1730's, King Street was first mentioned in the Court Leet in 1730, and slowly developed as a residential area for upper classed families. During the 1750s the street pattern as known today was developed with Marsden Street (previously Marsden's Row), Brown Street and Pall Mall laid out to the perimeter of the site. St James Square was incorporated to the mid-point of King Street at the site of Pall Mall Court with residential townhouses fronting the square. The site and its immediate surroundings grew in importance following the construction of the new Manchester Town Hall located to the Cross Street/King Street junction in 1825. The increased profile of King Street following the completion of the new Town Hall resulted in commercial and financial institutions demolishing the residential properties to allow construction of banking halls and offices.

In 1862, Alfred Waterhouse completed the Royal Insurance building to the site of Pall Mall Court (King Street elevation), this Gothic building stood for over 100 years before demolition occurred to make way for the construction of Pall Mall Court.

The building reacted to the merger of the London Insurance Group and Sun Alliance by modifying the design during construction. King Street ground floor use (originally destined to be archive and stores) was modified to introduce access and fenestration for a new banking hall.

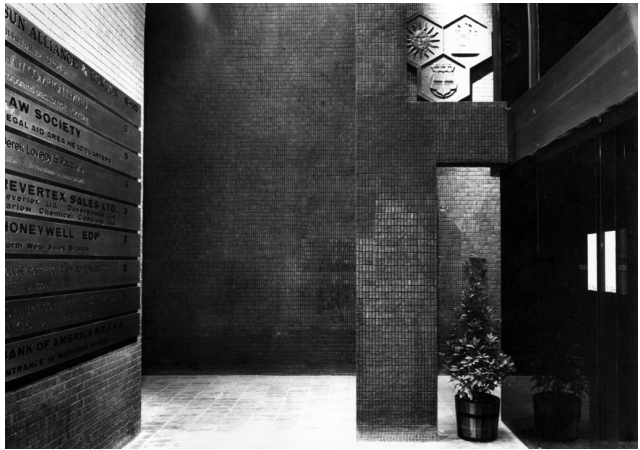
Please refer to SLHA's Heritage Statement for detailed history.



PALL MALL C.19.....



PALL MALL COURT C.1968

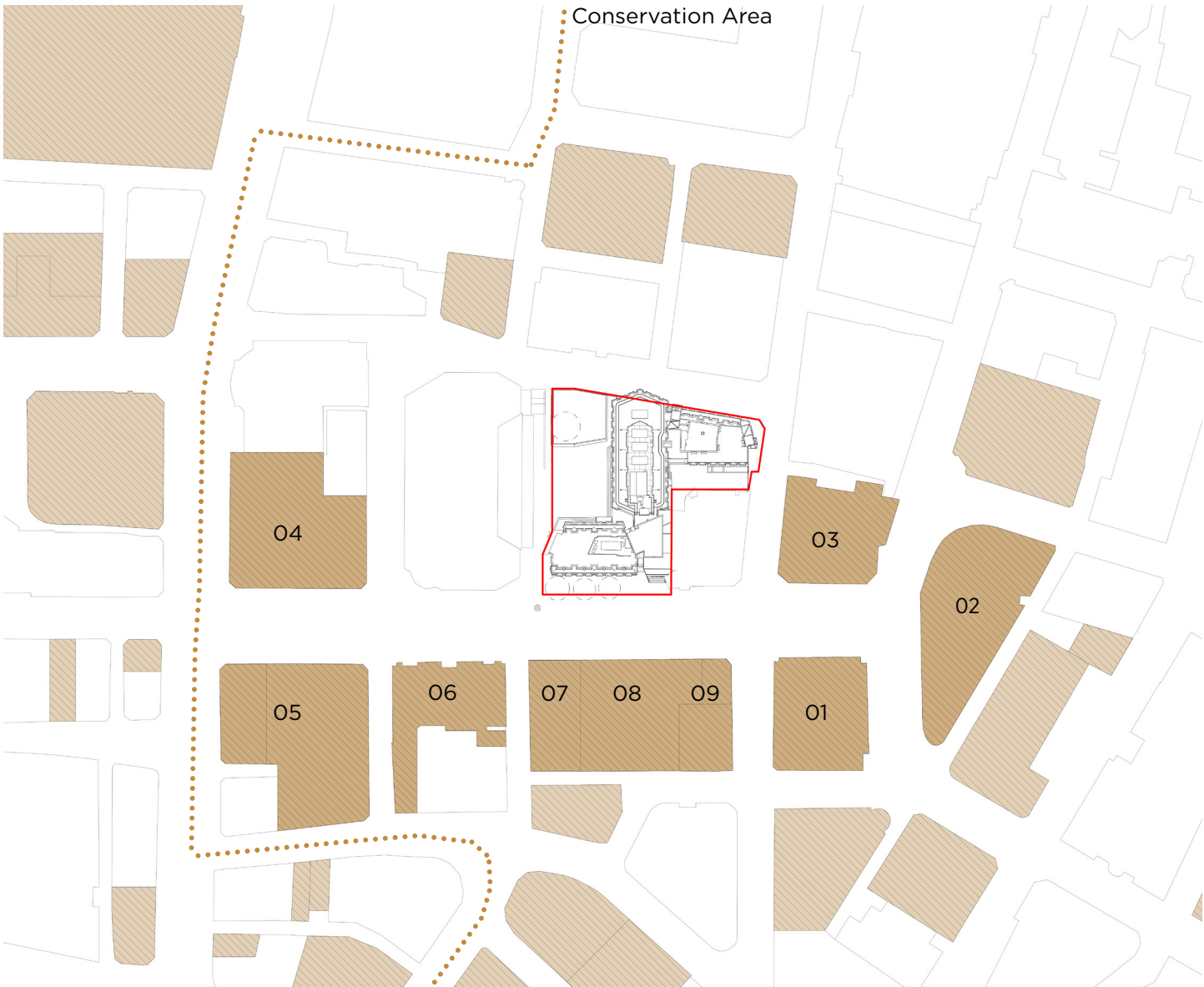


PALL MALL COURT INTERIOR DESIGN C.1968

3.10 Conservation Area

The site is located within the Upper King Street Conservation Area. The Conservation Area covers the historic financial district of Manchester. As noted in Section 3.8, the site and its immediate environs has a rich history and the built environment reflects this. A number of listed buildings are included to the Conservation Area which make up the unique character of King Street and its surroundings. As alluded to in Section 3.2, “Place making in the Local Area” these buildings enhance the environment. Any interventions in the Conservation Area should preserve or enhance it.

- 1. Midlands Bank (1929-1935), Edward Lutyens (Grade II*)
- 2. 41-47 Spring Gardens (1890), Heathcote and Rawle (Grade II)
- 3. The Reform Club (1870-71), Edward Salomons (Grade II*)
- 4. Lloyds Bank Building (1913), Charles Heathcote (Grade II)
- 5. Prudential Assurance Office (1888-1896), Alfred Waterhouse (Grade II)
- 6. Bank of England (1845), Charles R. Cockerell (Grade I)
- 7. National and Provincial Building Society (undated), Architect Unknown (Grade II)
- 8. Ship Canal House (1927), Harry S. Fairhurst (Grade II)
- 9. Atlas Chambers (1929), Michael Waterhouse (Grade II)
- # (Site) Pall Mall Court (1969), Brett & Pollen (Grade II)



LISTED BUILDINGS IN THE AREA

KEY

- Listed Buildings
- Listed Buildings (within conservation area)



01



02



03



04



05



06



07, 08 & 09

3.11 Existing Building

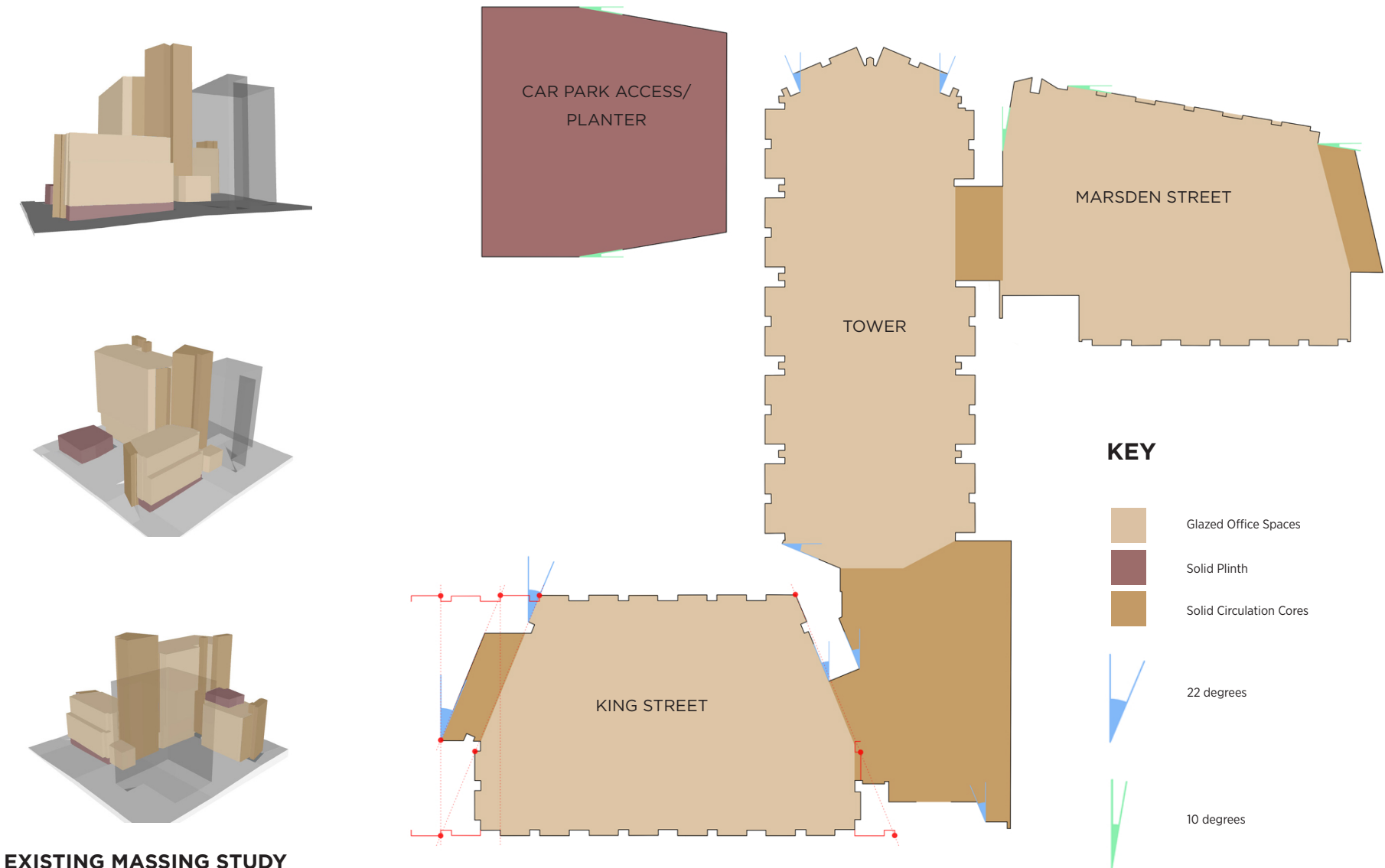
Pall Mall Court is formed of 3no. distinct blocks, a lower ground plus five storey block to King Street, a lower ground plus ten storey block to the central volume (known as the ‘tower’) and a ground plus five storey block to Marsden Street. The blocks are geometrically interesting from all angles at street level with massing inverted and stepping back from principle massing lines. The 3no. blocks are principally clad in curtain walling sitting on solid plinths (original design intent), the curtain walling is brown framed with tinted brown glazing. The selection of a brown façade was to reference the colour of the surrounding buildings due to pollution (subsequently surrounding buildings were cleaned to reveal their true colour) a technique which was widely employed at the time.

The 3no. blocks are separated by strong vertical masses which form the primary and secondary cores and a further 2no. escape staircases to the extremities of the plan. The 4no. stair cores are clad in flash blue/bronze coloured mosaics. The shear walls are full height with full height slot windows which break the parapet line to create relief to the strong geometry. The cores respond to repetition of angles within the plan of the design. The strong overt and covert angles set principles within the existing building, and when repeated connect to the extension of the curtain walling setting out. The core walls to the primary and secondary walls are also clad internally with the bronze coloured mosaic tiles, unifying the internal and external materiality.

The façade bays are broken up by a repetitive pattern of a 6ft, 2ft, 6ft, 4ft grid (see overleaf) which are symmetrical in appearance to their principle mass. The 2ft and 4ft grid is recessed allowing the larger 6ft bays to be proud of the building line. This technique offers depth and relief to the façade. The façade sets out links to the geometry of the cores via the angles. These strong principles have been executed with rigour. At lower levels (ground to second floor) within the tower volume, the formation is amended to expose the columns (clad in mosaic), this alternative arrangement creates oriel windows within the same principle dimensions of the façade above.

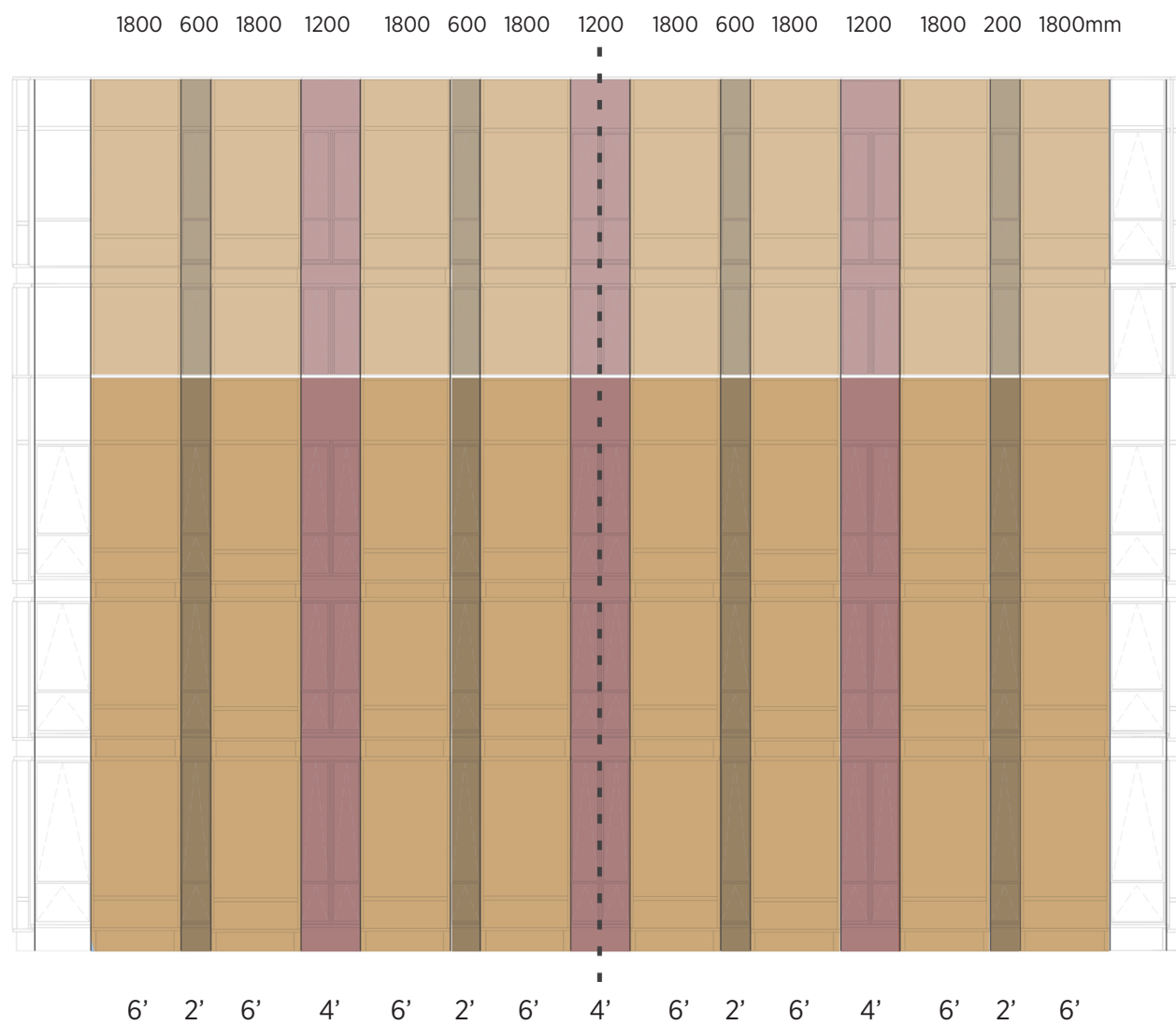
The vertical proportions are ordered from the lower spandrel dimensions. The lower spandrel when split into 2no. equal portions form the multiples of the larger vision glazing. The larger floor to floor from ground to first are made up from 11no. multiples with the ‘standard’ floors reaching 9no. multiples. The vision glazing terminates at roof level and the associated parapet spandrel is 4no. multiples. The design displays care and consideration within its composition.

The lower ground floor, originally intended as a solid plinth to King Street and a recessed walkway to the tower volume, was never utilised as intended due to changes in the building occupancy prior to completion (Architects Journal 28/10/1970). The plinth, due to be an archive store with no windows, was revised to include horizontal high-level windows with vertical slot windows to allow occupancy of a banking hall, albeit with low floor to ceiling height.

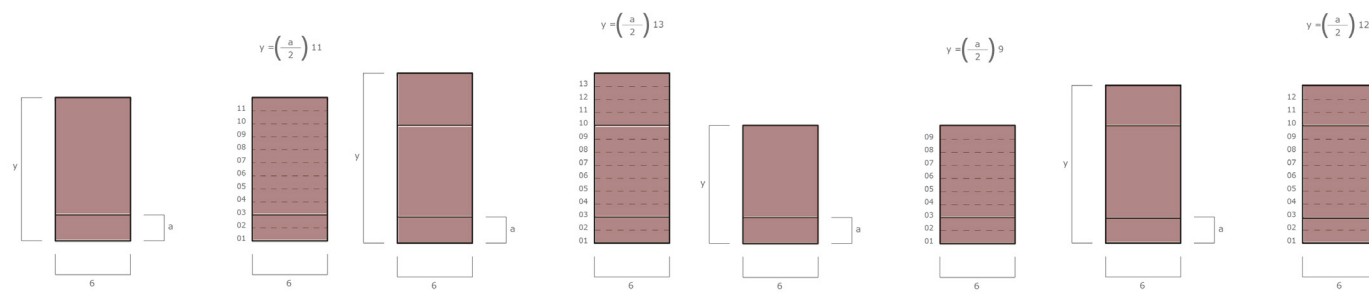


EXISTING MASSING STUDY

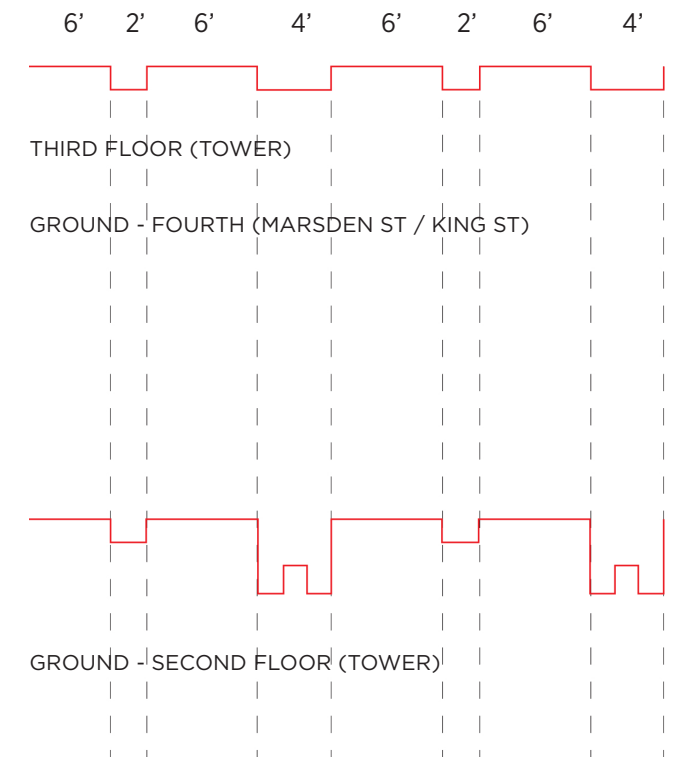
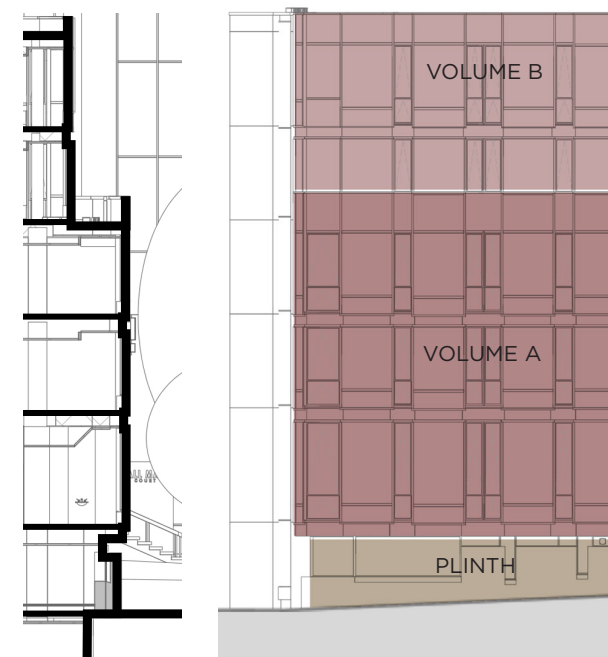




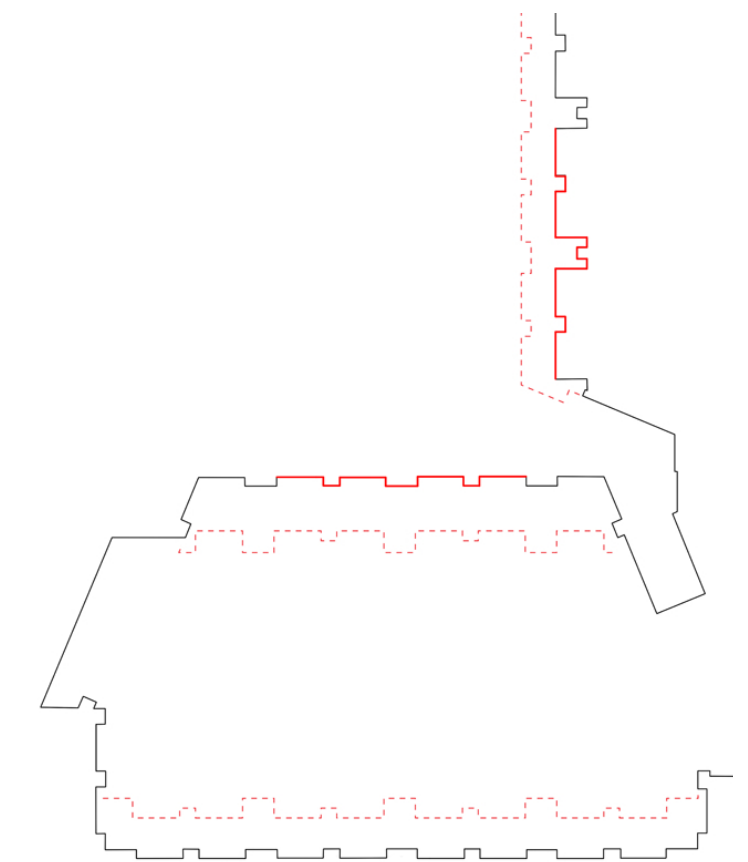
PRINCIPLE FACADE RHYTHM AND SYMMETRY



FACADE VERTICAL PROPORTIONS



FACADE BAY PLAN



FACADE BAYS RIGOUR

3.12 Existing Entrance

During the construction period, the London Assurance Group merged with Sun Alliance and the building was never occupied as a single owner occupied building. The existing entrance was never designed and scaled for multi-tenant occupancy and did not include appropriate reception function from the principal King Street entrance.

The existing entrance was modified in the early 2000s, the level of the intervention was limited to the removal of a column, bracing the entrance canopy and replacement of the curtain wall facade system with a new system to accommodate a new revolving door. The inclusion of the revolving door resulted in a design choice to extend the massing to the canopy soffit. Introduction of the curve is inconsistent to any of the ordered rigour to the rest of the design. Additionally, to refresh the entrance the original mosaics were clad to respond to a design aesthetic at the time. The c.2000's refreshed entrance did not solve the constraints of the arrival procession.

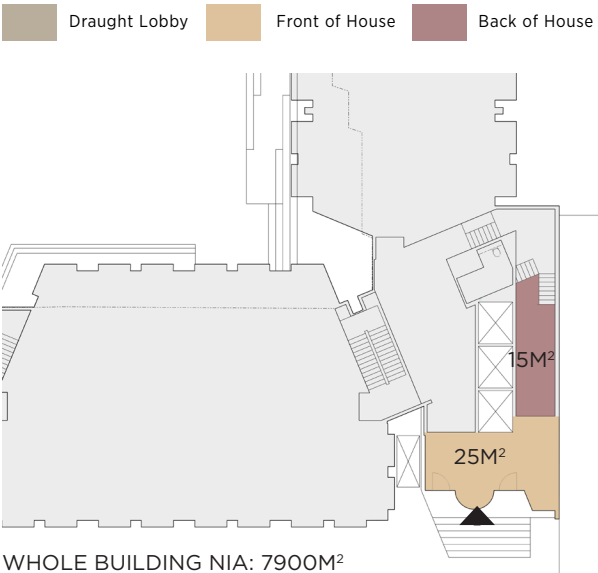
Market perception of a building to prospective tenants starts at the front door. The existing entrance procession from King Street is poor with a small reception space and an immediate security line to access the lift lobbies. The sense of arrival is stunted and is not comparable in scale to office accommodation (within listed buildings) of similar quantum. The study adjacent demonstrates the space differences between comparable developments, which would attract similar tenants at a similar rent per square foot.

The arrival procession requires consideration within the design proposals to provide a reception that is fitting to the building's architectural gravitas.

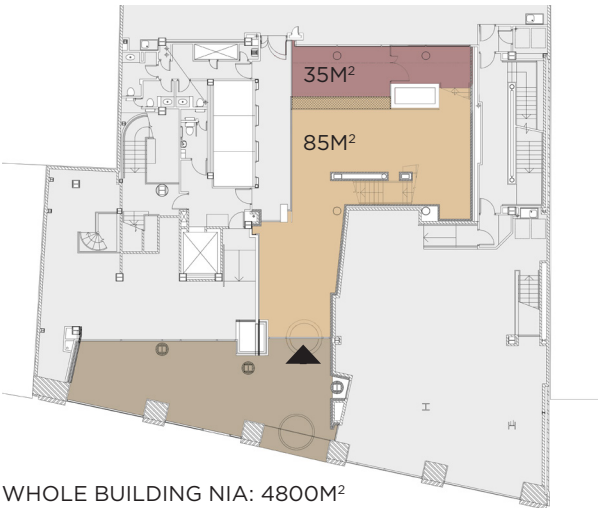


ORIGINAL ENTRANCE C.1968

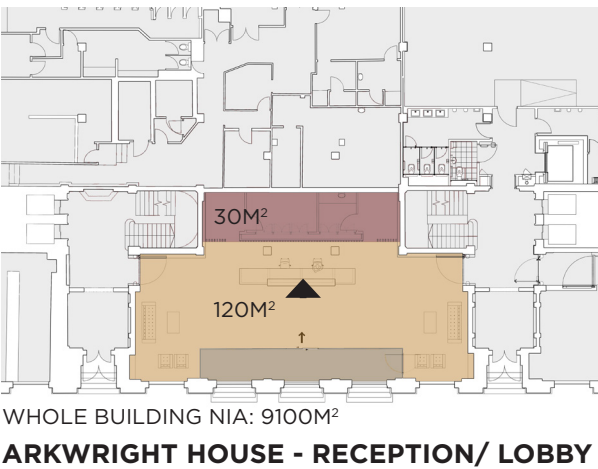
EXISTING ENTRANCE COMPARISON



PALL MALL COURT - EXISTING ENTRANCE



TRINITY COURT - RECEPTION/ LOBBY



ARKWRIGHT HOUSE - RECEPTION/ LOBBY



3.13 Existing Floorplate Issues

The plan of Pall Mall Court was developed for a single occupier Headquarters. The ‘z form’ plan splits the three principle office accommodation wings by cores.

The split core provides hit and miss WCs on alternate floors and in alternate cores. This arrangement provides restrictions on the letability of the floor plates and access to WC provision within the tenancies.

Additionally the cores limit floorplate tenancy splits, currently the Tower and Marsden Street wings have to be under a single tenancy to link the Marsden Street wing to the principle King Street entrance. The combined area provides accommodation split between the core, which is not an attractive offer to prospective tenants due to other opportunities in the city offering the same amount of space but on one continuous floorplate. All blocks would benefit greatly from a new, centrally placed main entrance. This would increase the letability of all spaces.

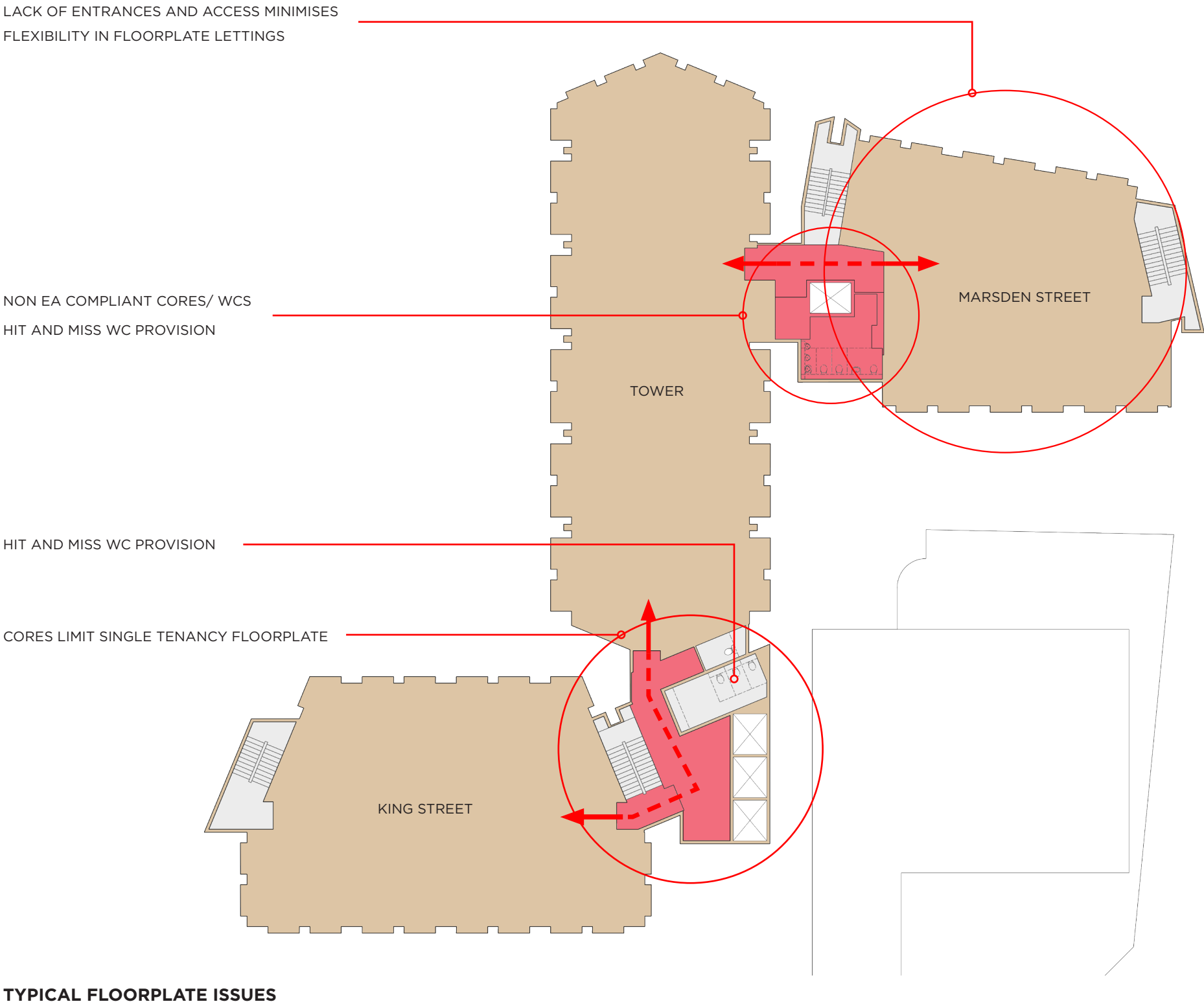
Furthermore, the existing cores within their current appearance limit attractiveness to the prospective tenants due to poor lighting, wayfinding and core access.

KEY

Office

Core

Poor Connection



4.0 DESIGN STATEMENT

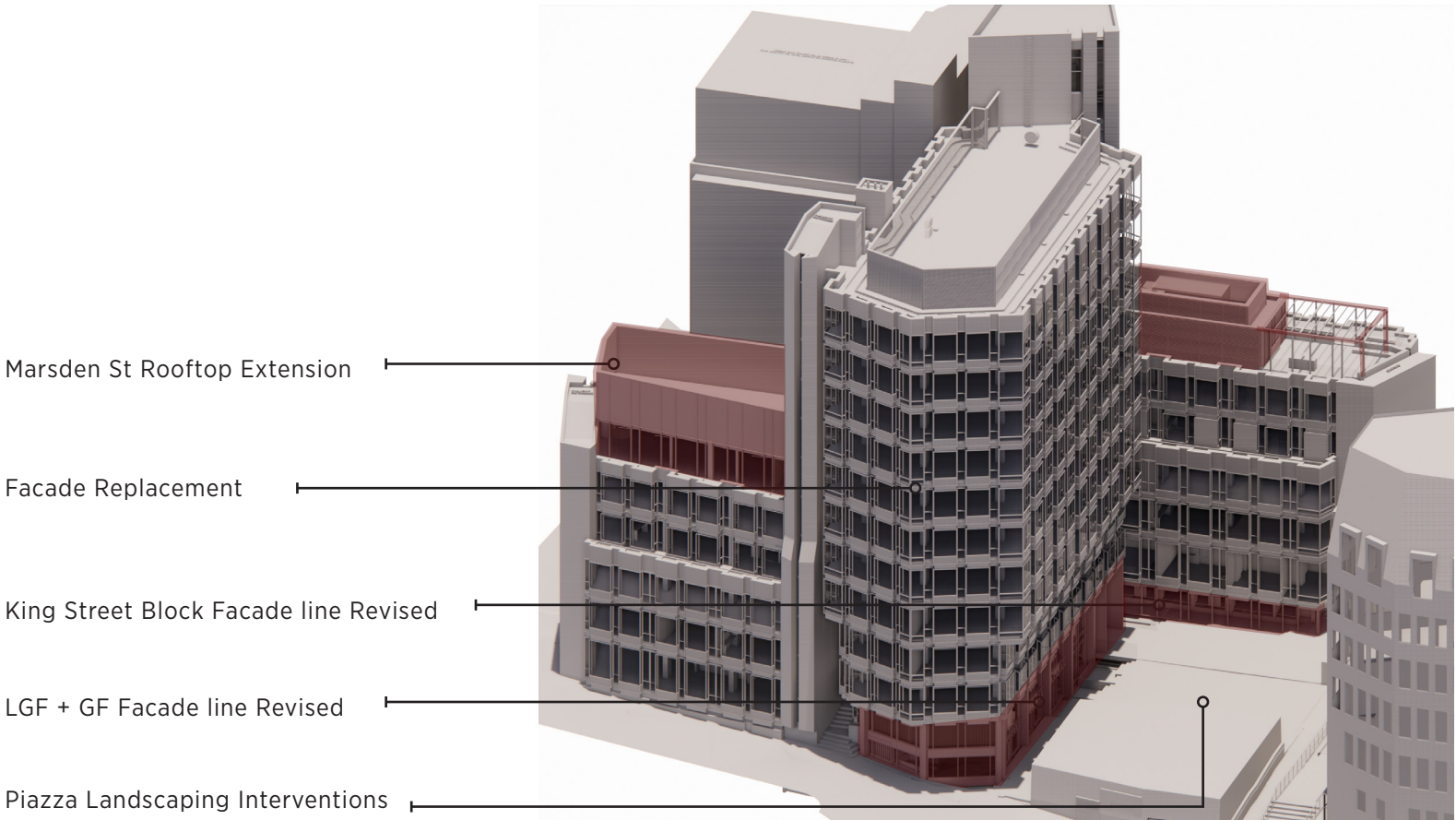
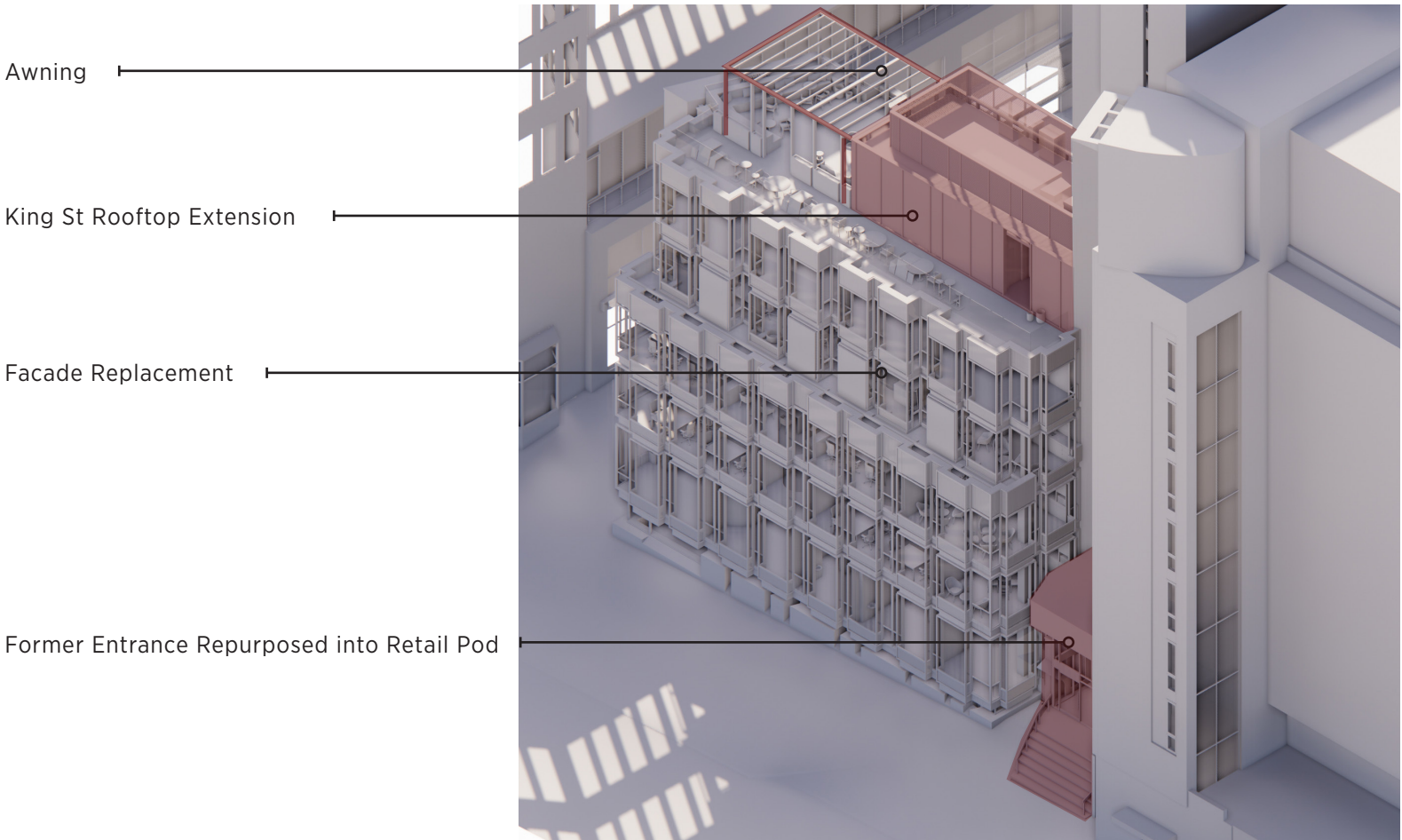
4.1 Proposed Design

The development has been subject to various design iterations during the course of the feasibility and consultation stages. The iterations are focused on the activation of the ground floor uses to the perimeter of the building. As set out in Section 3, there are several challenges and opportunities presented with the Pall Mall Site, including;

- Lack of active façade uses to ground floor
- Poor accessibility and resolution of level access
- Antisocial behavioural issues in and around the site
- Opportunity to showcase and increase appreciation of the special interest of the building
- Lack of occupation on a prominent city centre site
- Poor internal connectivity
- Inconsistent WC provision
- Poor facade performance
- Outdated M&E provision

The proposed scheme presents a holistic response to these challenges to deliver the optimum sustainable use for the building. The interventions specifically respond to these challenges and are set out in this section as follows:

- Glazing and Facade Renewal
- Active Frontages and Arrival
- Internal Layouts
- Roof Top Interventions
- Elevations
- Landscaping and Signage
- Placemaking



GLAZING AND FACADE RENEWAL

4.2 Existing Condition of Curtain Walling and Glazing

Please refer to Wintech Facade Engineering report - 07055/HB/RS/54314/WL/01 - "Non-Intrusive Condition Survey into the Glazed Façade Elements Report" for detailed particulars, included to this page is a summary of the findings;

Summary of Identified Faults;

CRACK GLAZED PANE WITH FILM APPLICATION

Cause: Some areas of the glass pane are heated up faster than other areas, which causes stress on the glass on a molecular level.

Consequence: Further cracking for the glazed pane could occur with heat escaping through the crack, which means more energy will need to be used in order to reach the required temperature.

The film observed does not appear to be glazed in. Therefore, if the single glazed pane was to break as a whole, it would fall out of the system as a whole due to the film application holding the shards of glass in the place during its fall.

WEATHERED SEALS

Cause: The seals are most likely to have exceeded their service life expectancy which has caused the seals to degrade, age, harden and allow water to seep through.

Consequence: Water will continue to leak through the top gaskets between the glazed pane in the framework and trickle down the internal side of the glazed pane, damaging paintwork and plasterboards installed at sill levels.

PAINTING FLAKING AWAY

Cause: Water ingress and condensation formed on the single glazed pane has pooled onto the framework.

Consequence: Damage to the paintwork and causing it to degrade over time. Degradation will expose the bronze PPC coating further and eventually expose the aluminium framework.

EXPOSED SPANDREL PANELS

Cause: Water/moisture has eventually degraded the black coating.

Consequence: As more water leaks into the internals, as well as condensation, the black coating will slowly degrade and eventually expose the rubble and materials used in the construction to the public.

SINGLE GLAZED PANES

Cause: Condensation, heat loss, increased carbon emissions, higher energy bills.

Consequence: Condensation will occur more often which will pool onto the framework and slowly degrade the paintwork applied to the bronze anodised frame.

Heat is lost through the glazed pane by allowing heat to escape and cold air to come in.

It is less economical and gives a poor job of keeping the floor levels warm, which means more energy is used in keeping the area warm therefore increasing carbon emissions.

Having a single glazed pane provides low security which indicates that the 6mm glazed pane is more fragile.

MOULD

Cause: Water ingress to internals.

Consequence: Water will continue to leak into the internals and eventually create holes in the ceiling panels. Mould which is already present in some locations will continue to grow and the smell of damp will be more prominent.

SILICONE APPLIED AS REMEDIATION

Cause: Water ingress and condensation.

Consequence: Silicone which is applied to the seals of the framework, as a remediation method, will need topping up over time. Condensation formed on the glazed pane will impact the silicone sealant used and eventually pull away from the framework and glazed pane.

This is known as adhesion failure.



Failed spandrel panels

Asbestos material within original gaskets

Line loading not to current regulations

Poor paint finish to curtain walling caps from pre-listing refurbishment

(Internal balustrade not present)

Evident Attempts to increase water tightness with external silicone sealant



Non thermally broken system resulting in Poor U and G-values which fall short of part L targets

Approximate U value of existing: 6-6.5W/m2k.

Approximate G value of existing: 0.61

Deflecting frames

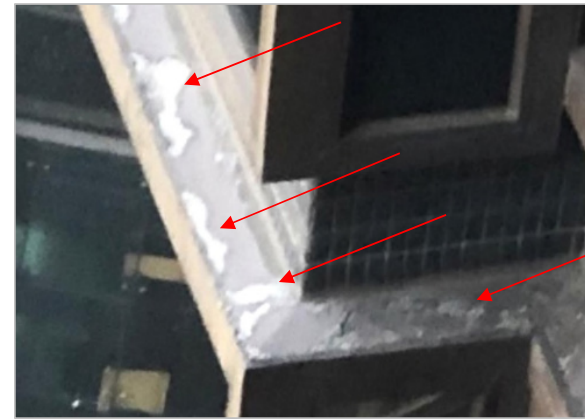
Poor air tightness

Porous foam 'compriband' strip single point of air tightness

Single glazed non-safety glazing

Risk of glazing failure to public highway

SELECTION OF CONDITION PHOTOGRAPHS FROM WINTech REPORT



Photograph No. 15 – Paintwork deteriorated on top of framework (Level 6 – West elevation – Pall Mall Court)



Photograph No. 21 – Black coating to spandrel panel degraded, exposed materials behind it (Ground floor – South elevation – King Street)



Photograph No. 27 – Timber panel installed, and silicone sealed around the jamb edges (Level 1 – North elevation – King Street Block)



Photograph No. 16 – Paintwork applied to framework observed peeling from edges on framework (Level 3 – East elevation – Pall Mall Court)



Photograph No. 22 – Spandrel panels at roof level exposed due to degradation of black coating on inside face (Level 10 – East elevation – Pall Mall Court facing Brown Street)



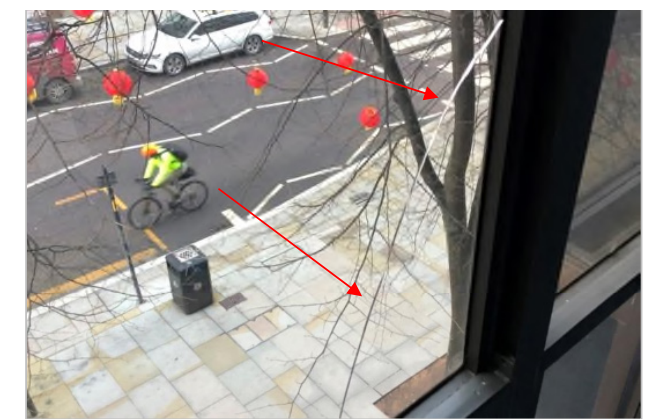
Photograph No. 29 – Impregnated foam found loose between façade and glazing system (Level 1 – West elevation – Marsden Block)



Photograph No. 19 – Excess water staining observed to corner bay (Level 3 – West elevation – Marsden Block)



Photograph No. 24 – Ground floor exposed spandrel glass panel with black coating diminished – (Ground floor – North elevation – Marsden Block)



Photograph No. 30 – Internal view of cracked glazed pane (Level 1 – South elevation – King Street Block)

4.3 Glazing Options

The existing curtain walling is single glazed, this causes thermal comfort issues for the internal occupants and is not energy efficient. The existing system has an average u-value of 5.7W/m2K which is poor for a curtain walling system.

The client has instructed a wide range of independent consultants and specialists to inform the considerations for facade renewal. Listed below include the companies and their remit to informing the facade renewal options.

Deloitte - Planning Consultant - commenting on public benefits.

Sheppard Robson - Architect - commenting on external and internal aesthetics

Stephen Levant Heritage Architecture - Heritage Consultant - commenting on the impact to the listed asset

Ramboll - Thermal/Energy - analysing options for thermal performance and energy demand

Ramboll - Sustainability/Embodied Carbon - analysing options for sustainable and whole lift costs/carbon payback

Global Façades - Health and Safety - review of options considering H&S regulations

Bruntwood - Programme - client review of impact to construction programming

Bruntwood - Lifecycle - review of long term lifecycle of proposals with regard to issues impacting long term management

Quest (facade design engineer)/**GMI** (main contractor)/**Wintech** (facade performance engineer) - Maintenance - review of backlog, required and future maintenance requirements of proposals

Bruntwood - Cost - cost analysis of proposed options, considering viability and feasibility

Bruntwood - Current Market - in conjunction within internal and external agents review of market conditions for potential tenant occupation

Bruntwood - Insurance/Warranties - review of options for exposure to insurance, public liability and design warranty

Bruntwood/GMI - Buildability/Construction - review of feasibility/impact of the proposals on the construction sequencing

Supporting information, reports and drawings were circulated to the local authority case officer, conservation officer during the pre-consultation period to record the rigour of investigations to provide an informed consensus of the viable future for the facade.

Summary

Many options for the facade renewal were explored some of which included; doing nothing, replacing existing glass with single glazing, adding secondary glazing and leaving the existing frame. Ultimately, the outcome of the investigations combines replacing the single glazed unit with double glazed unit and replacing the existing frame with replica components to provide a like-for-like new facade.

Summary:

- Opportunity to achieve a close aesthetic match with original
- Bespoke option to closely match existing installation externally and internally
- Significant improvements in heat losses and air tightness resulting in lower energy consumption
- 45% reduction in energy consumption with current facade
- Carbon payback circa 7 years
- Program likely to be approx. 5 months
- Lifecycle likely to be 50-60 years
- Significant improvement on U value of facade

Design development and prototyping occurred during the pre-consultation period to refine proposals.

Option	Description	Public Benefits	Aesthetics (external)	Aesthetics (internal)	Heritage Impact	Thermal/Energy implications	Sustainability/Embodied Carbon	Health & Safety	Programme Impact	Lifecycle	Maintenance	Cost - Initial Capital Outlay	Market - Sustainable future for the building	Insurance and Warranties	Buildability (construction)
Option 1	Do nothing	n/a	- System in a poor state of repair. - Poorly applied paint finishes c.1990s. - Visibly deflected transoms to inactive sash windows. - Piecemeal glazing replacement to failed units resulting in total colour variances within complete facade.	- Poorly applied paint finishes c.1990s	No change to historic fabric or appearance, but does not improve or remedy the existing deteriorated condition, appearance or performance. No impact	Single glazing (frame not thermally broken) and poor levels of air tightness, therefore resulting in high heat losses and heating energy consumption - 319kWh/m2/annum of heating and cooling energy	Zero upfront carbon, but high energy consumption and whole life carbon.	Parts of the frame falling away due to corrosion/loose parts and with piecemeal repairs. Note frame is beyond life expectancy and parts to repair are not available. Existing glazing does not meet current building regs in relation to Doc K (Guarding), however, as an existing building with no works being carried out then there isn't a statutory need to meet the current building regulations. However, there is an expectation by modern occupiers that the buildings will meet the relevant health and safety building regulations.	n/a	Current system already beyond life expectancy and was installed over 50 years ago. Significant amount of defects and performance issues. Unable to maintain to an acceptable standard.	Existing framing system not recognised, spare parts such as glazing beads, trims and gaskets etc not available. Windows would be cleaned quarterly with silicone sealant repairs likely required every 3-5 years.	£650,000.00	Confirmed by Bruntwood's agents and internal sales team that this space would not be able to be let. Current system is already well beyond life expectancy and was installed over 50 years ago (1969). Significant amount of defects relating to weather tightness, corrosion, structural integrity and thermal performance. This includes areas of frame where daylight can be seen through openings. Bruntwood would find it difficult to let the space with the window frames remaining as they were. If we were to let the space it would be at a significantly reduced rental level. This in turn would result in Bruntwood having to review and reduce the extent of refurbishment to the building with the proposed pioneer scheme unlikely to be delivered. Energy bills would be significant, and Bruntwood's sustainability credentials/requirements would not be met. Bruntwood as a company has set out ambitious targets for reduce carbon emissions, and has used industry standards such as Part L improvements or EPC ratings to benchmark energy improvements and there is a market expectation towards sustainable commercial space. However, there is technically not a regulatory requirement to meet environmental credentials where there are no works proposed. In addition, the internal environment would not be acceptable.	No warranty from glazing contractor. Existing building reinstatement insurance would be obtainable. Public liability indemnity as there is no 'design' relating to this scheme (i.e. for errors in design of the original building)	N/A
Option 2	Replace single glazed unit	<u>Environmental</u> Minor public benefit associated with improved aesthetics of the building due to consistent glazing approach and colour. There are no environmental performance improvements. <u>Social</u> As it is unlikely to meet occupier demands, the proposals would not secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD <u>Economic</u> Due to this being unlikely to help attract future occupiers there are no public benefits associated with the long-term viability or occupation of the building. Therefore, this option fails to make a positive contribution to job creation or supporting economic growth of the city region. <u>Heritage</u> If the building is attract occupiers it would not be commercially viable for a developer then the building will likely fall into further disrepair, and will ultimately not bring about the optimum viable use of the building, meaning the heritage benefits are not fully realised. The lack of maintenance means that the building is not fulfilling its potential in making a positive contribution to the conservation area.	- System in a poor state of repair. - Poorly applied paint finishes c.1990s. - Visibly deflected transoms to inactive sash windows.	- Poorly applied paint finishes c.1990s - Potential for visible silicone windows.	No change to historic fabric or appearance, but does not improve or remedy the existing deteriorated condition, appearance or performance. Negligible adverse impact	New single glazing, but still a poor U-value. Therefore resulting in high heat losses and heating energy consumption - 310kWh/m2/annum of heating and cooling energy (1% reduction over option 1)	Low upfront carbon to produce new single glazing only. Small improvement in energy consumption and operational carbon. Carbon payback circa 23yrs.	Replacement glazing on a like for like basis will not meet current building regs in relation to Doc K (Guarding) - 6mm HST Toughened Glass at high level. Frames would remain as existing and therefore H&S issues relating to the frame due to deterioration remain. This would include parts of the frame falling away due to corrosion/loose parts. Note frame is beyond life expectancy and parts to repair are not available.	5 months	Current system already beyond life expectancy and was installed over 50 years ago. Significant amount of defects and performance issues. Unable to maintain to an acceptable standard.	Existing framing system not recognised, spare parts such as glazing beads, trims and gaskets etc not available. Replacement glazing would be secured with existing beads and silicone sealant with new sealant likely required at the end of warranty period (10 years). Windows would be cleaned quarterly.	£900,000.00	Current system is already well beyond life expectancy and was installed over 50 years ago (1969). Significant amount of defects relating to weather tightness, corrosion, structural integrity and thermal performance. This includes areas of frame where daylight can be seen through openings. Confirmed by Bruntwood's agents and internal sales team that this space would not be able to be let with the window frames remaining as they were. If we were to let the space it would be at a significantly reduced rental level. This in turn would result in Bruntwood having to review and reduce the extent of refurbishment to the building with the proposed pioneer scheme unlikely to be delivered. Energy bills would be significant, and Bruntwood's sustainability credentials/requirements would not be met. Internal environment would not be acceptable.	No warranty from glazing contractor. Existing building reinstatement insurance would be obtainable. Public liability insurance not impacted. No professional indemnity as there is no design relating to this scheme (i.e. for errors in design of the original building)	Full external scaffold access required. Replacement internally not possible given existing system is beaded externally. Gaskets and seals also require replacement as they have exceeded their life expectancy of 25 years. Removal of asbestos seals also required. Existing single glazed unit ideally would be removed using mechanical aids and reinstatement would follow the same principle. Safety concerns regarding using vacuum methods on single glazed unit and the potential of breakages further increases risk and difficulty. This may mean units would have to be removed manually which would introduce significant manual handling risks. Moderate difficulty.

Option	Description	Public Benefits	Aesthetics (external)	Aesthetics (internal)	Heritage Impact	Thermal/Energy Implications	Sustainability/Embodied Carbon	Health & Safety	Programme Impact	Lifecycle	Maintenance	Cost - Initial Capital Outlay	Market - Sustainable future for the building	Insurance and Warranties	Buildability (construction)
Option 3	Replace single glazed unit and add secondary glazing	Environmental Secondary glazing would help enhance the environmental attributes of the building, as well as improve water-tightness and thermal bridging. This would be an environmental benefit. Externally the consistent approach to glazing would have a minor improvement to the aesthetic building, however, this would be counteracted by the potential negative visual appearance of secondary glazing. Social As it is unlikely to meet occupier demands, the proposals would not secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic The poor environmental performance and aesthetics may mean it is difficult to attract future occupiers and therefore could be significant viability challenges due to the limited rental returns. This potential challenge around the letability of the scheme would be a substantial commercial risk. Heritage There is a risk that if it is not commercially viable for a developer then the building may fall into further disrepair and thus not securing the heritage benefits. The poor aesthetics mean that the building is not fulfilling its potential in making a positive contribution to the conservation area.	- System in a poor state of repair. - Poorly applied paint finishes c.1990s. - Visibly deflected transoms to inactive sash windows. - Secondary glazing may impact sightlines within existing framing system.	-Poorly applied paint finishes c.1990s Potential for visible silicone - Line of secondary glazing complicated geometry, resulting in challenging internal detailing, impacting sight lines - Potential maintenance/cleaning issue with an unsealed system	The addition of a secondary structure internally could cause substantial changes in the appearance of the windows externally from street level, and would not improve or remedy the existing, deteriorated condition, appearance or performance of the frames. Moderate/substantial adverse impact	A second level of glazing will help to reduce heat loss but existing frames will mean higher infiltration rates, and increased energy consumption for lighting - 250kWh/m2/annum of heating and cooling energy (22% reduction over option 1)	High upfront carbon to produce new frames for secondary glazing, but with significant improvements to energy consumption reducing operational carbon. Carbon payback circa 2yrs.	Barrier loading requirements to meet Part K will be met due to the secondary glazing system acting as the barrier internally. Frames would remain as existing and therefore H&S issues relating to the frame due to deterioration remain. This would include parts of the frame falling away due to corrosion/loose parts. Note frame is beyond life expectancy and parts to repair are not available.	11 months	While secondary glazing system offers improvements in relation to thermal performance and meets some statutory requirements, the issues with the existing system still remain. Lifecycle of secondary glazing system likely to be 50-60 years but does not address any of the issues relating to the existing system i.e. water ingress, structural defects etc.	Existing framing system not recognised, spare parts such as glazing beads, trims and gaskets etc not available. Replacement glazing would be secured with existing beads and silicone sealant with new sealant likely required at the end of warranty period (10 years). Windows would be cleaned quarterly. Secondary glazing maintenance would be dictated by lease events (typically 5 years) and would include easing/adjusting of mechanisms and ironmongery.	£1,900,000.00	Although the secondary glazing system would offer a much improved thermal performance and this would in turn make the space more appealing than options 1 and 2 in the market, the secondary glazing would result in a reduction in the natural light levels coming into the space (which is already significantly reduced by the bronze to the external windows), poor daylight levels in the spaces can lead to poorer health and wellbeing of occupants. The aspect is important for Bruntwood's tenants. Secondary glazing often feels lower in quality vs just having a well performing external skin to the building. The rental levels in the building would have to be reduced to reflect this.	No warranty from glazing contractor. Existing building reinstatement insurance would be obtainable. Public liability insurance not impacted. No professional indemnity as there is no design relating to this scheme	Secondary glazing would be installed from within the building which, from a buildability perspective, is considered to be fairly straightforward. However, replacement of the single glazed unit would encounter the same risks, challenges and access requirements as noted above with full scaffolding being required externally, further consideration is also required to internal finishes (and maintenance of) within the void that would be created.
Option 4	Replace single glazed unit and frame	Environmental Would help enhance the environmental attributes of the building, as well as improve water-tightness and thermal bridging. This would be an environmental benefit. Externally the consistent approach to glazing would have an improvement to the aesthetic building, again an environmental benefit. However, this option would not create the environmental benefits to the extent that it would meet modern occupier demands. Social As it is unlikely to meet occupier demands, the proposals would not secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic Due to the environmental considerations set out above, there could be a difficulty in attracting tenants and thus a viability challenge. Heritage As above, where there are viability challenges there may be challenges if financing the maintenance of the building, thus not securing heritage benefits. However, the improved aesthetics would make a positive contribution to the conservation area.	- Provides a like for like replacement - Aesthetically would be an improvement - Refer to thermal, acoustic, lifecycle, market	- Provides a like for like replacement - Aesthetically would be an improvement - Refer to thermal, acoustic, lifecycle, market	Although this will include the removal of all original historic fabric, this option allows for the original appearance, detailing and colouring of both frames and glass to be accurately recreated, thus retaining the original, intended appearance/character of the building. However, this option does not significantly improve current thermal performance. Moderate adverse impact	New frame may help to improve heat loss but a minimal improvement and still poor performing in terms of heat losses and energy consumption - 257kWh/m2/annum of heating and cooling energy (19% reduction over option 1)	High upfront carbon to produce new frames, small improvement in energy consumption and operational carbon. Carbon payback circa 14yrs	New bespoke framing could accommodate a thicker glass panel so a tinted laminated glass could be used to meet Doc K requirements and remove toughened glass at height.	5 months	Lifecycle likely to be 50-60 years however issues still relating to thermal performance and comfort	Windows would be cleaned quarterly and silicone repairs carried out with new sealant likely required at the end of warranty period (10 years).	£2,862,828.00	Single glazed system does not meet U value requirements of Approved Doc L and also does not support Bruntwood's Net Zero Carbon targets for 2030 and beyond. Tenants are well represented in the market and the due diligence would reflect the low standard of U value to the windows and non compliance with Part L. This may lead to either tenants not taking the space as it does not meet their own standards or requirements or alternatively a likely reduction in the rental levels. MEES Regulations and EPC targets of a minimum of a C by 2027 and B by 2030 would be difficult to meet which again would have a market impact.	Warranty achievable (10yrs). Existing building and insurance would be obtainable. Public liability and professional indemnity achieved.	Full external scaffold access required. Replacement internally not possible given existing system is beaded externally and the entire frame requires replacement with this option. Removal of asbestos seals also required. Existing single glazed unit ideally would be removed using mechanical aids and reinstatement would follow the same principle. Safety concerns regarding using vacuum methods on single glazed unit and the potential of breakages further increases risk and difficulty. This may mean units would have to be removed manually which would introduce significant manual handling risks. Consideration also given to the fact that the existing frames are welded together meaning that these will need to be dismantled in situ and on site before being transported away from site. Moderate difficulty.
Option 5	Replace single glazed unit and frame and add secondary glazing	Environmental Secondary glazing would help enhance the environmental attributes of the building, as well as improve water-tightness and thermal bridging. This would be an environmental benefit. Externally the consistent approach to glazing would improve the aesthetic of the building, an environmental benefit. Social As it is unlikely to meet occupier demands, the proposals would not secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic Due to this being unlikely to help attract future occupiers there are limited public benefits associated with the long-term viability or occupation of the building. It therefore fails to contribute to job creation or the economic growth of the city region. Heritage As above, where viability is a challenge it may be difficult to finance the necessary maintenance of the building, thus not securing heritage benefits.	- Secondary glazing may impact sightlines within existing framing system - Refer to thermal, acoustic, lifecycle, market	- Line of secondary glazing complicated geometry, resulting in challenging internal detailing, impacting sight lines - Potential maintenance/cleaning issue with an unsealed system - Refer to thermal, acoustic, lifecycle, market	The addition of a secondary structure internally could cause a visual impact from street level, would involve the replacement of historic frames and glass so to accurately recreate, thus retaining the original, intended appearance/character of the building. However, this option does not significantly improve current thermal performance. Moderate adverse impact	A second level of glazing will help to reduce heat loss and air tightness, but may impact on daylight levels in the spaces resulting in poorer health and wellbeing of occupants and increased energy consumption for lighting - 191kWh/m2/annum of heating and cooling energy (40% reduction over option 1)	High upfront carbon to produce new frames for external and secondary glazing, significant improvement in energy consumption and operational carbon. Carbon payback circa 7yrs	This system would be compliant from a H&S perspective with barrier loading requirements met through the secondary system.	9 months	Lifecycle likely to be 50-60 years	Windows would be cleaned quarterly and silicone repairs carried out with new sealant likely required at the end of warranty period (10 years). Secondary glazing maintenance would be dictated by lease events (typically 5 years) and would include easing/adjusting of mechanisms and ironmongery.	£3,800,000.00	Although the secondary glazing system would offer a much improved thermal performance and this would in turn make the space more appealing than options 1 and 2 in the market, the secondary glazing would result in a reduction in the natural light levels coming into the space (which is already significantly reduced by the bronze to the external windows). The aspect is important for our tenants. Secondary glazing often feels lower in quality vs just having a well performing external skin to the building. The rental levels in the building would have to be reduced to reflect this.	Warranty achievable (10yrs). Existing building and insurance would be obtainable. Public liability and professional indemnity achieved.	Same methods as noted above for external works. Same considerations as noted in Option 3 relating to secondary glazing.
Option 6	Replace single glazing with double glazed unit	Environmental Improved environmental performance and this has the potential to meet occupier requirements albeit not meeting the current market demands on sustainability targets. There would be limited aesthetic enhancements and thus the building is unlikely to appeal to potential occupiers. Therefore, due to the building unlikely to appeal to occupiers, there is a potential risk of this building being unviable and thus making it difficult to finance the maintenance of the building. Social As it is unlikely to meet occupier demands, the proposals would not secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic As it is unlikely to meet occupier demands, the proposals are unlikely to secure the long-term occupation of the building. Helping to facilitate job creation and economic growth of the city region. Heritage If successfully occupied, this would secure the long-term preservation of the building. However, given that the building is unlikely to appeal to occupiers due to poor aesthetics and environmental performance it is potentially unviable to carry out the necessary maintenance, thus not securing the heritage benefits. The poor aesthetics mean that the building is not fulfilling its potential in making a positive contribution to the conservation area.	- System in a poor state of repair. - Poorly applied paint finishes c.1990s. - Visibly deflected transoms to inactive sash windows. - Glazing silicone may impact sight lines - Glazing installation may impact existing finishes.	- Poorly applied paint finishes c.1990s - Potential for visible silicone - Sightlines impacted by stepped edge unit	This option will remove all remaining original tinted glass panels and would require the alteration of all existing frames (if feasible) to accommodate wider units, and would not improve or remedy the existing, deteriorated condition, appearance or performance of the frames. Low/moderate adverse impact	Double glazing will help to reduce conduction heat losses, however, keeping the frames will still result in a leaky facade. Therefore, overall energy consumption will still be high- 272kWh/m2/annum of heating and cooling energy (15% reduction over option 1)	Low upfront carbon to produce new glazing only. Small improvement in energy consumption and whole life carbon. Carbon payback circa 3yrs.	Existing frame would not be able to take the weight of a double glazed unit. The frame is already in poor condition and additional weight is may result in the frame buckling and windows/frame falling out. Also the constraints on the current glazing pocket are insufficient to take a new DGU. This would mean the fixing details would not be secure and the window would likely come loose and fall out.	5 months	Current window frame system already beyond life expectancy. Significant amount of defects and performance issues. Unable to maintain to an acceptable standard.	Existing framing system not recognised, spare parts such as glazing beads, trims and gaskets etc not available. New windows would be cleaned quarterly with silicone sealant repairs likely required every 2-3 years. Due to the additional weight of the double glazed unit within the existing single glazed framed system, frequent repairs to the frame would also be required.	£2,400,000.00	Current system is already well beyond life expectancy and was installed over 50 years ago (1968). Significant amount of defects relating to weather tightness, corrosion, structural integrity and thermal performance. This includes areas of frame where daylight can be seen through openings. Bruntwood would find it difficult to let the space with the window frames remaining as they were. If we were to let the space it would be at a significantly reduced rental level. This in turn would result in Bruntwood having to review and reduce the extent of refurbishment to the building, with the proposed pioneer scheme unlikely to be delivered. We would also suffer from a significant amount of complaints and this would likely result in our tenants wanting to leave the building. The H&S risk is something Bruntwood as a responsible Landlord would not accept and would not expose our tenants or the public to.	Risk of insuring the building being difficult as the loading of the glass into existing frames has a high chance of defects occurring. No warranty will be provided by the contractor. Public liability cover and professional indemnity cover will not be granted due to the high risk of defects and damage to buildings or people.	Full external scaffold access again required as works would need to be completed externally. Double glazed unit would not fit into existing single glazed frame without significant modifications including strengthening works (likely change in frame size) and the use of structural sealants and adhesives. High level of difficulty to achieve this option.
Option 7	Replace single glazed unit and frame with standardised double glazed unit and frame system	Environmental Improved environmental performance will meet occupier requirements. However, aesthetically the proposals would be poor and therefore be potentially off-putting to occupiers. Social If successfully occupied this would secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic The proposals may secure the long-term occupation of the building, thus facilitating job creation and supporting the economic growth of the city region. Heritage The proposals may secure the long-term use of the building, a heritage benefit. However, the poor aesthetics may reduce the contribution of the building to the conservation area.	- Existing market cannot provide a standardised system which will match like for like. - Visual aesthetic will be compromised.	- Existing market cannot provide a standardised system which will match like for like. - Visual aesthetic will be compromised.	Standardised units will not be able to match the original detailing or appearance of the many varying frame and bay types across the facades, and would entirely alter the character and appearance of the building. Substantial adverse impact	By replacing the frames (to thermally broken units) and replacing the single glazing with double glazing the heat losses and air tightness will be significantly improved, resulting in lower energy consumption - 171kWh/m2/annum of heating and cooling energy (47% reduction over option 1)	High upfront carbon to produce new frames and glazing, but with significant improvements to energy consumption reducing operational carbon. Carbon payback circa 6yrs.	This would meet all H&S and statutory requirements	5 months	Lifecycle likely to be 50-60 years	Windows would be cleaned quarterly and silicone repairs carried out with new sealant likely required at the end of warranty period (10 years).	£2,862,828.00	This option should meet all the requirements from a tenants perspective aesthetically and performance. Bruntwood's EPC and energy performance targets should be achieved.	Warranty achievable (10yrs). Existing building and insurance would be obtainable. Public liability and professional indemnity achieved.	Installation from full external access scaffold. Standardised system would likely be in 'stock' form due to heights and spans. This would be constructed on site and glazing installed utilising mechanical aids. Operatives would be specifically trained to install the system and be familiar with it given it is an off the shelf system which has been used on previous projects in varying scenarios. Low difficulty of installation when compared with other available options.
Option 8	Replace single glazed unit and frame with newly designed double glazed unit and frame system	Environmental Improved environmental performance and will meet occupier requirements. Aesthetically it will be an substantial improvement to the building through a new frame and consistent approach, enhancing the perception of the area. Social Would secure the long-term use of the building which in-turn would enhance activity and pedestrian footfall in the area - reducing anti-social behaviour and providing onwards connections to the wider CBD. Economic The proposals are likely secure the long-term occupation of the building, thus facilitating job creation and supporting the economic growth of the city region. Heritage The like-for-like design would improve the aesthetics of the building and make a positive contribution to the conservation area. As the proposals are likely to attract occupiers it will secure the long-term future of the building, thus securing heritage benefits.	- Bespoke option to closely match existing installation - Opportunity to influence bespoke design with curtain wall manufacturer. - Opportunity to match original aesthetic/colour	- Bespoke option to closely match existing installation - Opportunity to influence bespoke design with curtain wall manufacturer. - Opportunity to match original aesthetic/colour	Although this results in the removal of all original historic fabric, this option allows for the original appearance, detailing and colouring of both frames and glass to be closely recreated, thus retaining the original, intended appearance/character of the building, whilst also improving the performance of the windows. Moderate adverse impact	By replacing the frames (to thermally broken units) and replacing the single glazing with double glazing the heat losses and air tightness will be significantly improved, resulting in lower energy consumption - 175kWh/m2/annum of heating and cooling energy (45% reduction over option 1)	High upfront carbon to produce new frames and glazing, but with significant improvements to energy consumption reducing operational carbon. Carbon payback circa 7yrs.	This would meet all H&S and statutory requirements	5 months	Lifecycle likely to be 50-60 years	Windows would be cleaned quarterly and silicone repairs carried out with new sealant likely required at the end of warranty period (10 years).	£4,100,000.00	This option should meet all the requirements from a tenants perspective aesthetically and performance. Bruntwood's EPC and energy performance targets should be achieved.	Warranty achievable (10yrs). Existing building and insurance would be obtainable. Public liability and professional indemnity achieved.	Same methods as noted above however the system would be bespoke and not a standardised off the shelf solution as noted above. This would likely therefore increase the difficulty of the installation in the early stages of the project due to the operatives not having used the system before. That being said, the method of fixing back to the building would likely be similar, if not the same, to that of a standard system. Difficulty of installation considered to be moderate taking the above into account.
Supporting Report		Public Benefits Statement	Section 4 of Design and Access Statement	Section 4 of Design and Access Statement	Heritage Statement	Appendix: Energy and Carbon Note; and Energy Statement	Appendix: Energy and Carbon Note; and Energy Statement	MEES regs govern buildings which have EPC's. Given listed buildings don't need to have EPC's (in some circumstances) it can be argued that the MEES regs don't apply. However, this isn't always the case and a lot of the legislation and guidance is ambiguous. For example, a listed building is only exempt from an EPC if it can be demonstrated that the energy performance requirements would unacceptably alter the building. For Pall Mall, we are replacing the windows (hopefully) which will improve the energy performance without altering the aesthetic / nature of the building's heritage significance. It could therefore be argued that an EPC exemption wouldn't apply to Pall Mall and that an EPC is needed. If an EPC is needed, the following ratings need to be achieved in order for the building to be let	n/a	Appendix: Lifecycle considerations; Appendix: Wintech Condition Report	n/a	Appendix: Cost Memo	Appendix: Savills Market Report (Sustainability)	n/a	n/a

Option 8 developed for this submission

4.4 Glazing Design Development Sample A

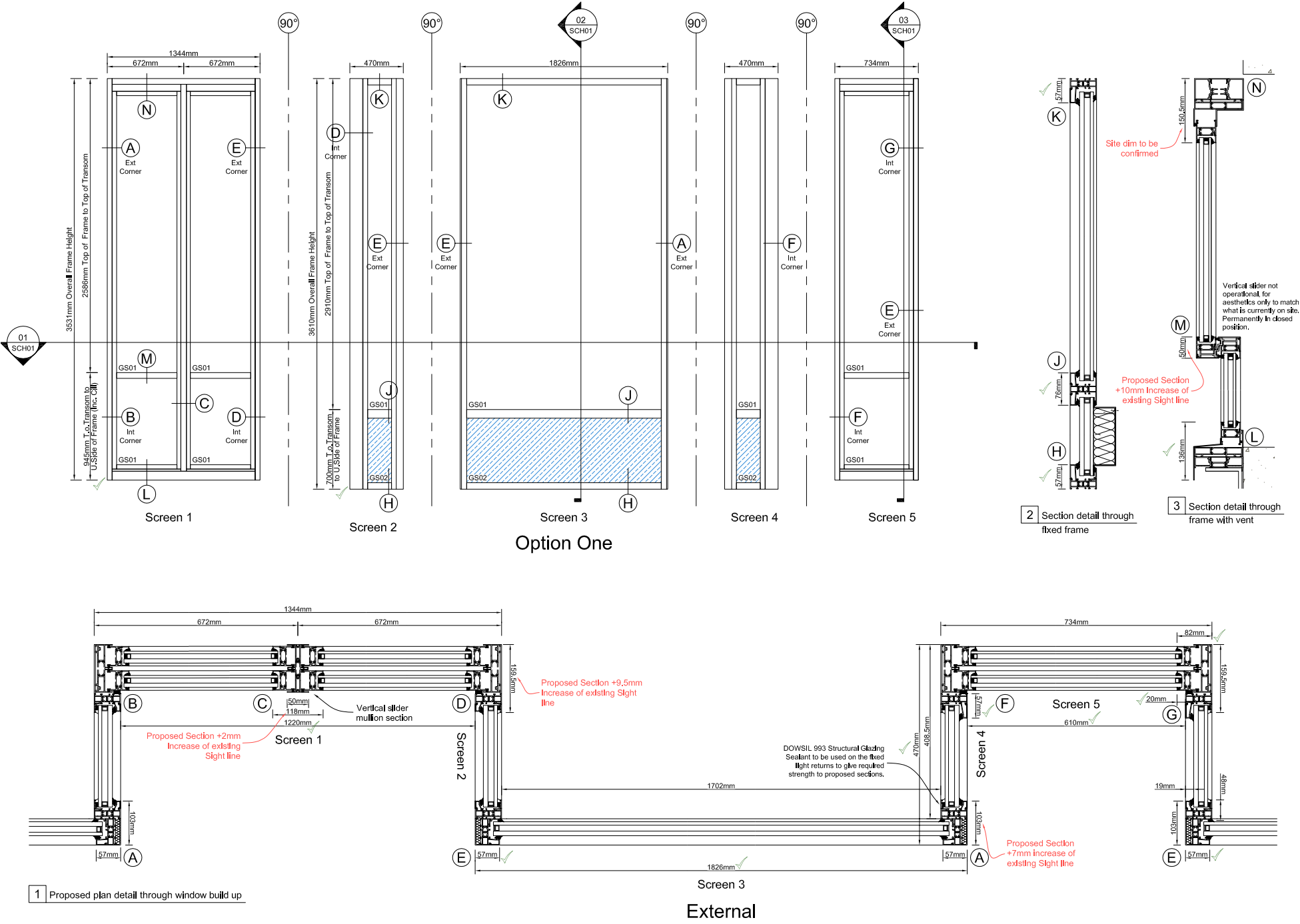
Quest Facade Engineering undertook an extensive engineering exercise to replicate the facade.

Via a process of engagement, the design was prototyped via 3D printing techniques to assess the visual impact of the design proposals.

The 3D prints were compared to the existing and the following observations were made;

- Overall dimensions were within tolerances of the existing system to the primary elevations
- Component level assembly introduced additional horizontal and vertical jointing within the frame
- Inconsistency within the frames/beads

Modifications were made to align the proposals to the existing frame design.





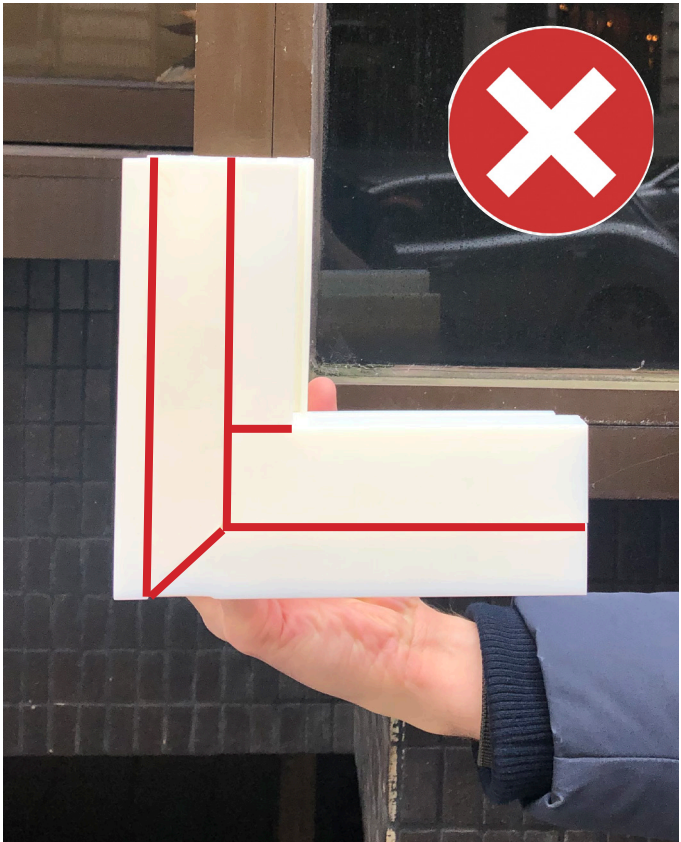
Existing Condition



Existing Condition - Component buildup, consistent bead, mitred bead joint and primary frame (various)



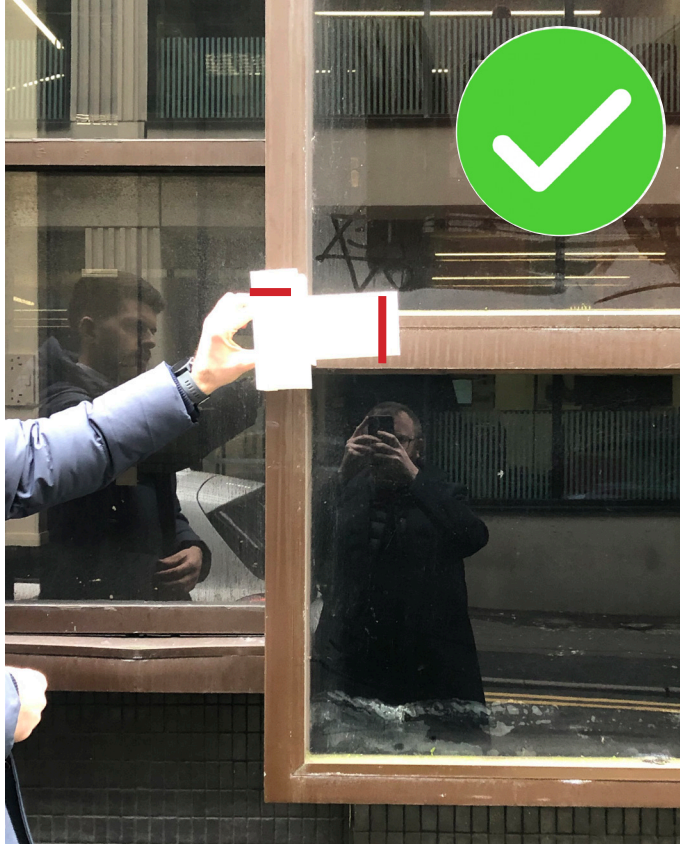
Dimensional consistency of overall build up



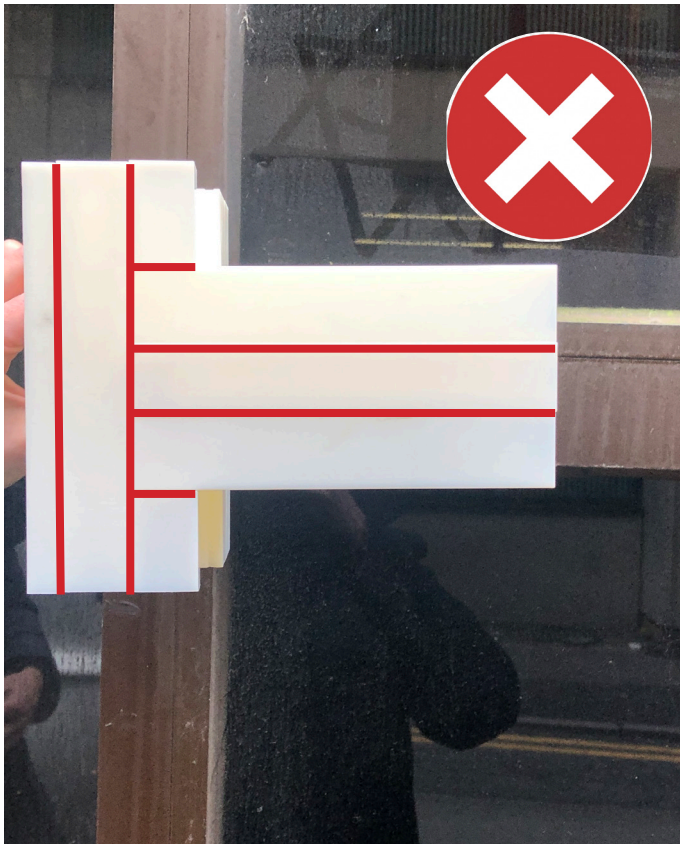
Proposal at component level introduced new vertical and horizontal lines to primary fame



Proposal at component level introduced new vertical and horizontal lines to primary fame



Dimensional consistency of overall build up



Proposal at component level introduced new vertical and horizontal lines to primary fame

FRAME DIMENSIONS



FRAME COMPOSITION



4.5 Glazing Design Development Sample B

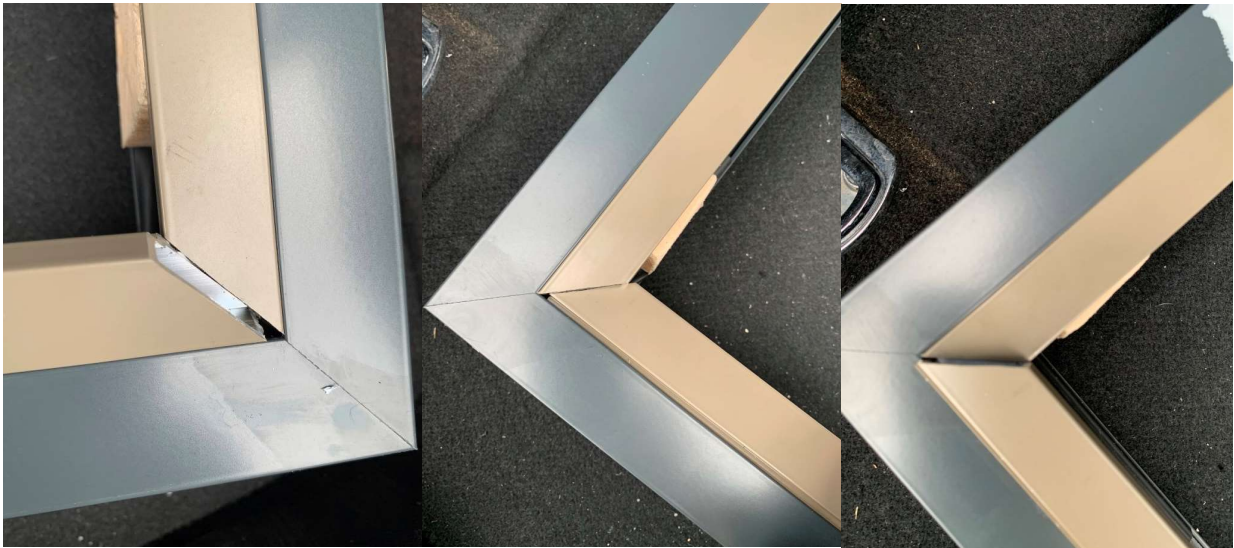
Following review and comment on site with the local authority of sample A, further design development occurred to simplify the design and number of components to achieve the dimensional build-up.

Identified on site, the design of the curtain walling had various size extrusions to the assembly, with limited consistency, particularly on transoms. The consistent feature of the facade was the bead depth.

The facade engineer developed the proposals to this brief, the resultant design development simplified the number of horizontal and vertical jointing to the assembly. Replicating a like for like approach to the primary elevation.

The facade engineer was able to calculate a consistent bead depth to the facade, however the mitre to the bead could not be replicated. The facade engineer undertook sample testing of the bead to ascertain if such a detail could be replicated within modern methods of assembly. The bead could not be installed without compromising the previous installed bead. It appears the original construction accommodated this by silicone between the beads, which has provided a poor and inconsistent detail across the facade. Butt jointing the beading provides a clean and clear detail which avoids water ingress, it also allows for ease of glazing replacement in the event of a failure.

Mitred bead design/manufacture test



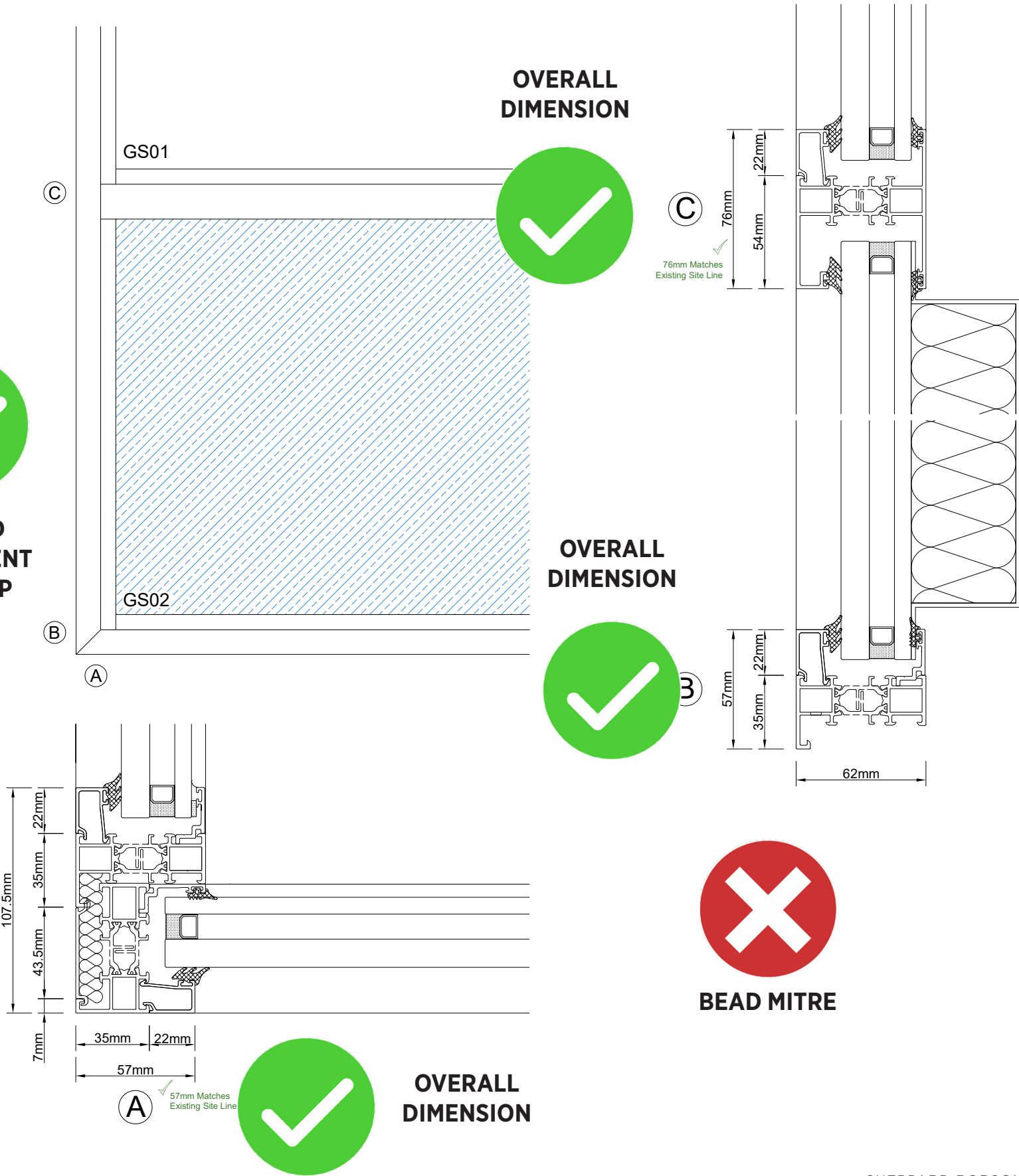
Install sequencing

Bending of bead, resulting in poor installation

Bead can press open

CONSISTENT BEAD

LIMITED COMPONENT BUILD UP





Existing Condition - Component buildup, consistent bead, mitred bead joint and primary frame (various)



Consistent bead depth to replicate existing, frame dimension to suit remainder



Dimensional consistency of overall build up to primary elevation



Dimensional consistency of overall build up to primary elevation



Dimensional consistency of overall build up to primary elevation



Dimensional consistency of overall build up to primary elevation



Return vertical has a design tolerance to accommodate a new fully insulated system c.7mm

4.6 Double Glazing Investigations

This section is provided by Quest. This section seeks to respond to two items raised by the statutory heritage consultee in respect of the proposed double glazing to be used in the façade refurbishment. In response, the information below is sought from and provided by the double glazed unit supplier. For reference, the proposed double glazed vision unit construction is:

- 13.5mm Heat Strengthened Bronze Tinted Laminated Safety Glass outer leaf
- 10mm Argon filled cavity with black warm edge spacer bar
- 8mm Heat Soak Tested Toughened Low E Safety Glass inner leaf

Item 1

“One issue raised was the flatness of the existing glazing. The existing body-tinted glazing is very flat and acts like a mirror, reflecting the neighbouring buildings so close at hand. It is important that this sense of flatness is preserved. For this reason any deformation of the glass surface – due to the insulated cavities of new double-glazing expanding or contracting in different temperature conditions, for example – would be harmful. If replacement units are to be insulated the outer pane must be significantly stiffer than the inner pane, so that deflection primarily takes place to the inside of the unit.”

We know from the recent investigative work undertaken on site to temporarily remove a bay from the façade (agreed with Manchester City Council) that the existing glazing is annealed glass and not being heat treated will be very flat in appearance.

In replacing this glass we need to use safety glass of either a laminated or toughened construction to comply with current building regulations, standards and glazing practices. These glasses being heat treated will be subject to roller wave during the manufacturing process of the double glazed units. The roller wave of 6mm and 8mm heat strengthened glasses will be a maximum of 0.15mm peak to trough.

Where two panes of heat treated glass are laminated together to form a thicker pane of glass, as is the case in our proposed glazing configuration, there may also be some slight lensing where the two different types of 6mm glass are nesting together.

Two samples are in the process of being provided. A 1000mm x 1200mm sample and a smaller pane fitted into the existing façade for visual appearance/comparison. However, this would be best assessed by a full size sample unit.

Where hermetically sealed double glazing units are installed there will always be an ever changing deviation from flatness due to barometric pressure and temperature changes. If the glass is twice as thick on the external pane it will deflect approximately half as much as the inner pane of glass. This is a natural phenomenon and is unavoidable.

Item 2

“One committee member asked if the applicant has considered vacuum glazing units? These are high-performance and significantly thinner insulated panels which might fit within the existing framing rebates without too much modification – perhaps only to the gaskets”

Putting aside the condition of the existing framing which is in a poor state of repair and needs to be replaced generally, vacuum units are currently manufactured using clear glass and clear glass with a low e coating only. This would not enable us to maintain the bronze tint of the current glazing.

The two panes of the unit are held apart with numerous glass micro spacers in a grid pattern which under certain circumstances are clearly discernible, there is also a dark coloured 12mm diameter cap from where the vacuum is created in the edge area of the unit which in smaller units would be very obvious, and would not be in keeping with the current façade appearance.

Pilkington’s Spacia products have maximum dimensions of 2400mm by 1350mm. A lot of units on this project are larger than these dimensions.

Vacuum units are a specialist product and command significantly higher rates than conventional double glazing units which would increase the cost of the project should the glass types and pane dimensions not be excluding factors.

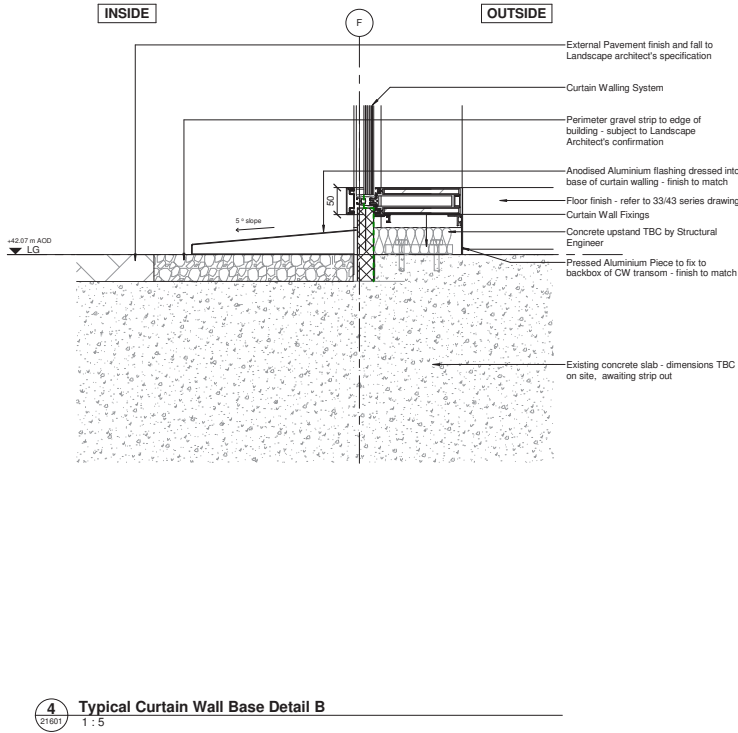
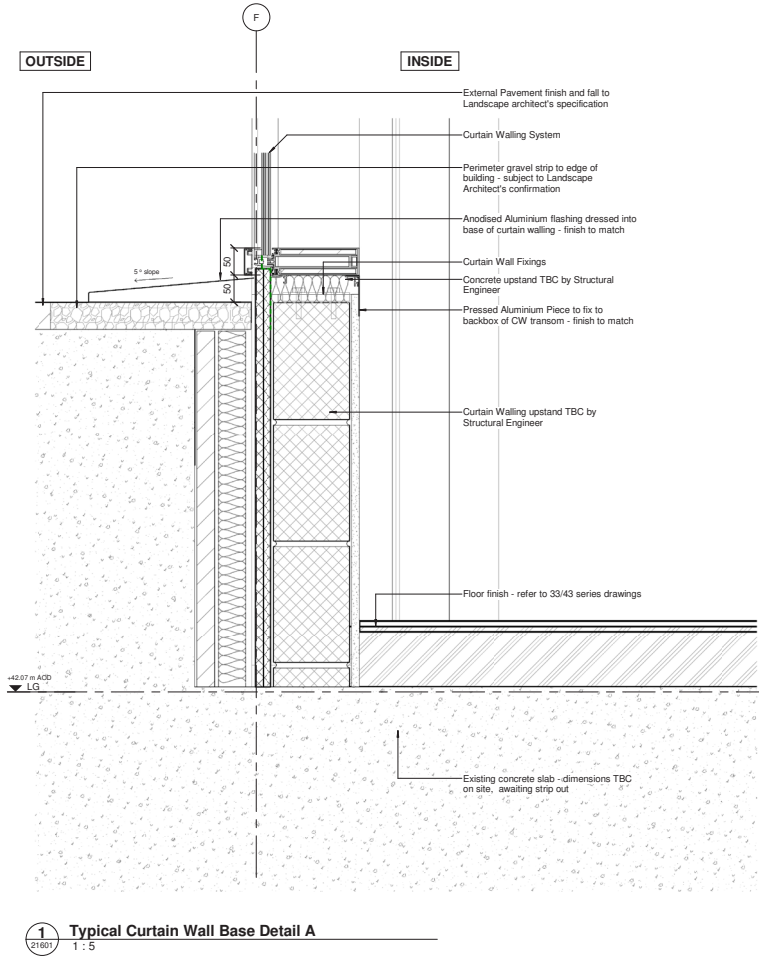
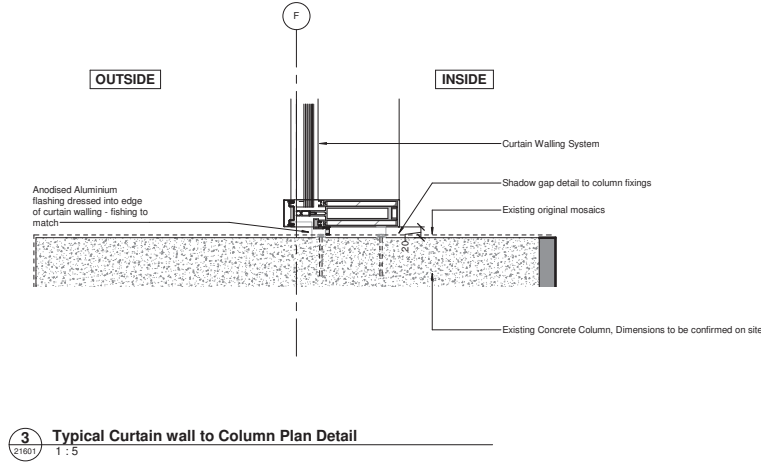
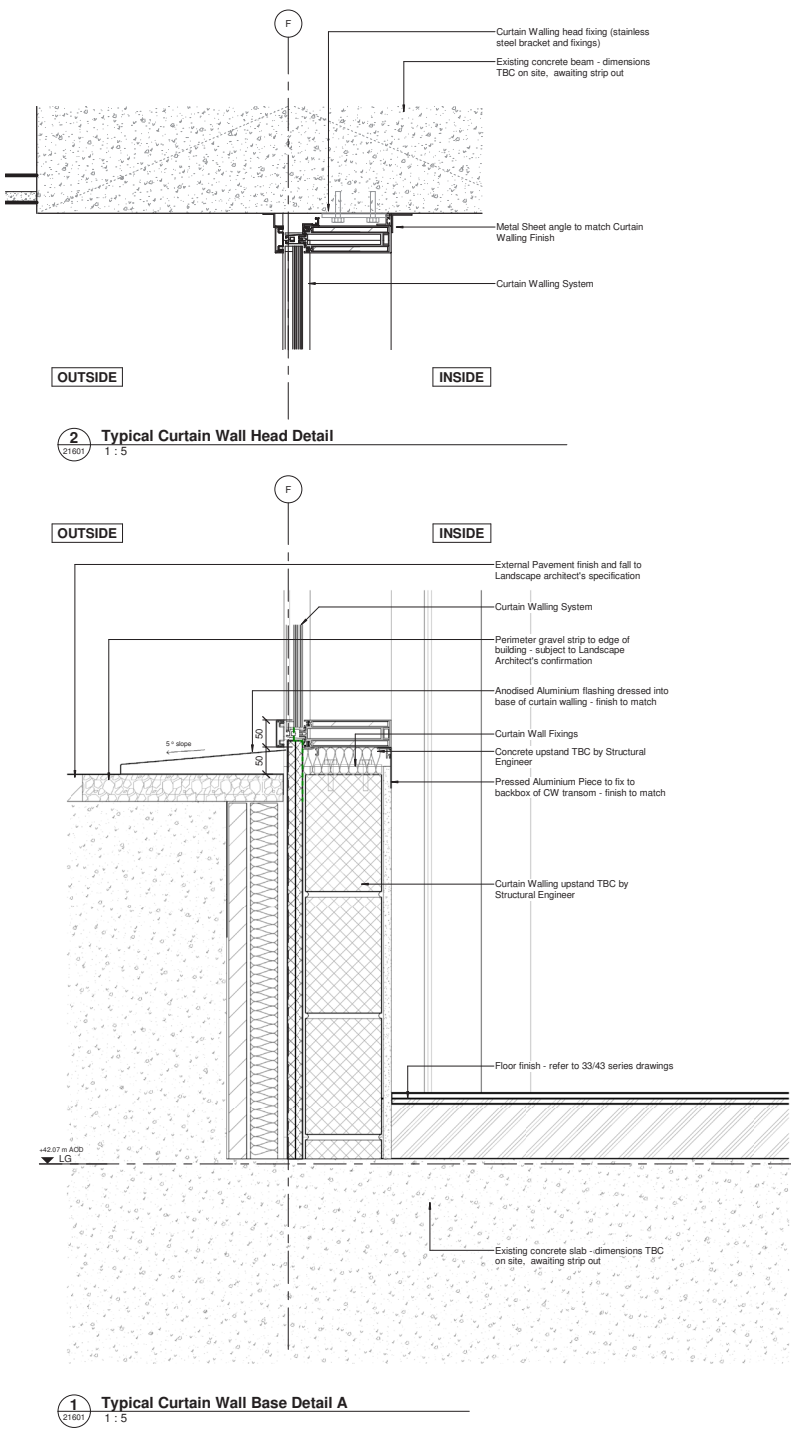
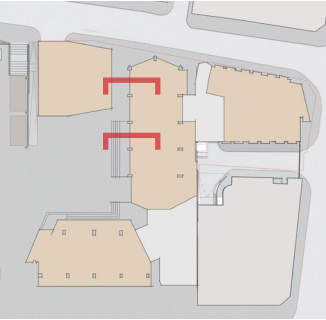
4.7 Implications for the Bay Removal Study

Quest Solutions have undertaken investigation works to understand the original construction methodology of the window system, these investigations are to inform their detailed design of the replacement facade. Please refer to the 'Implications of Bay Removal Study note' as a supplementary document as part of this submission.

4.8 Indicative Interface Details

The proposals included within this report have been developed in tandem with indicative interface detailing to test the suitability of the interventions against the historic fabric. The principles included within the indicative detailing will be explored further during the Developed Design Stage and Technical Design Stage, however the principles will adopt the following ethos;

- Mosaic datum to be respected where new elements interact
- Shadow gap detailing where new elements interface with existing fabric
- Replicating detailing, where possible, to the new elements
- Slim profile detailing to match the proportions of the existing curtain walling



4.9 Contextual Design Approach

As noted, the design approach has been developed to ensure the interventions respect the historic grain of the building. The design thoughts aforementioned are included to demonstrate how the proposed facade approach responds to the existing building and has been selected from a strong contextual base, rather than arbitrary intervention.

The elevations interventions are broken down into two principle design aesthetics: ground floor intervention and rooftop extensions. See overleaf for rooftop extensions.

Ground Floor Intervention

The ground floor interventions are focused on eliminating the antisocial behaviour around Pall Mall and reinvigorating the existing piazza. Principally, the ground and lower ground facade lines will be revised to align with the floor above and fill the existing arcade, creating a better street facing presence at lower ground level. The new facade will house new curtain walling with mullions that respond to the existing glazing pattern above. The proposed main entrance sits within a bay and is signposted with a simple portal. The entrance opens into a void internally with an F+B offer.

Existing Facade Approach - Curtain Walling

It is proposed that the existing curtain walled facade will be refurbished. The single glazed units would be replaced with double glazing and the existing frame replaced with replica components to create a like-for-like new facade.

Existing Facade Approach - Mosaics

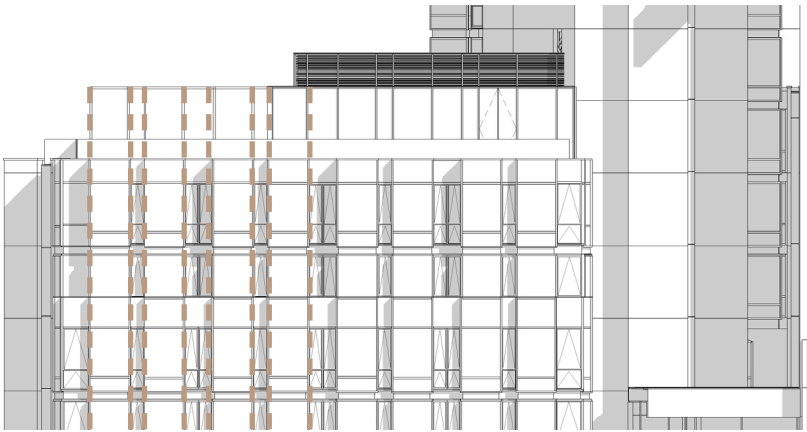
External mosaics will be cleaned and repaired, where required.

4.10 Scale and Massing

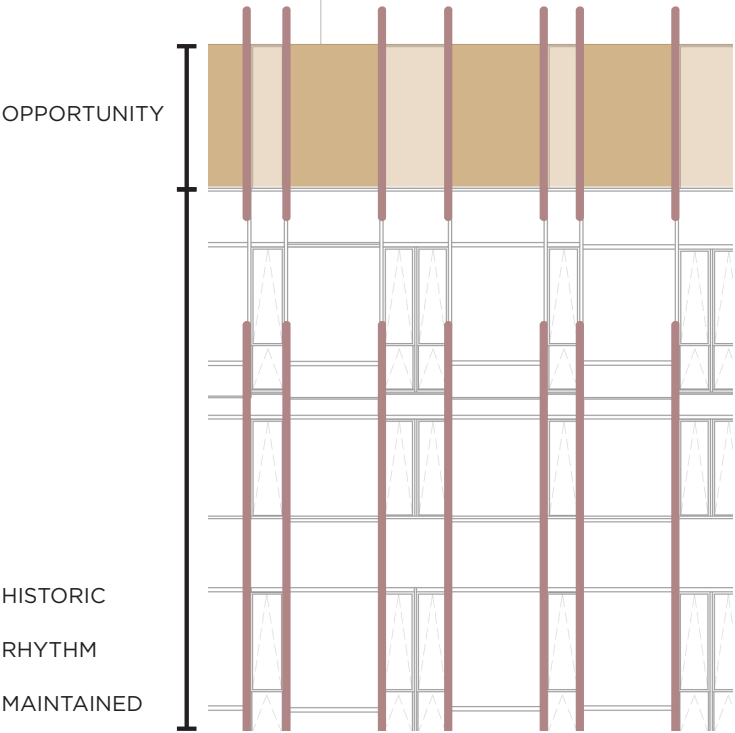
The proposed scale seeks to work within the following parameters:

- Interventions to be limited to existing building datums, most notably the existing mosaic bands
- Floor to floor heights to be maintained with new development
- New rooftop intervention follows a similar architectural massing technique of the existing building
- New interventions contextually referenced with the geometry of the existing building
- Scale to assist in the designing out of anti-social behavioural issues which blight the site.

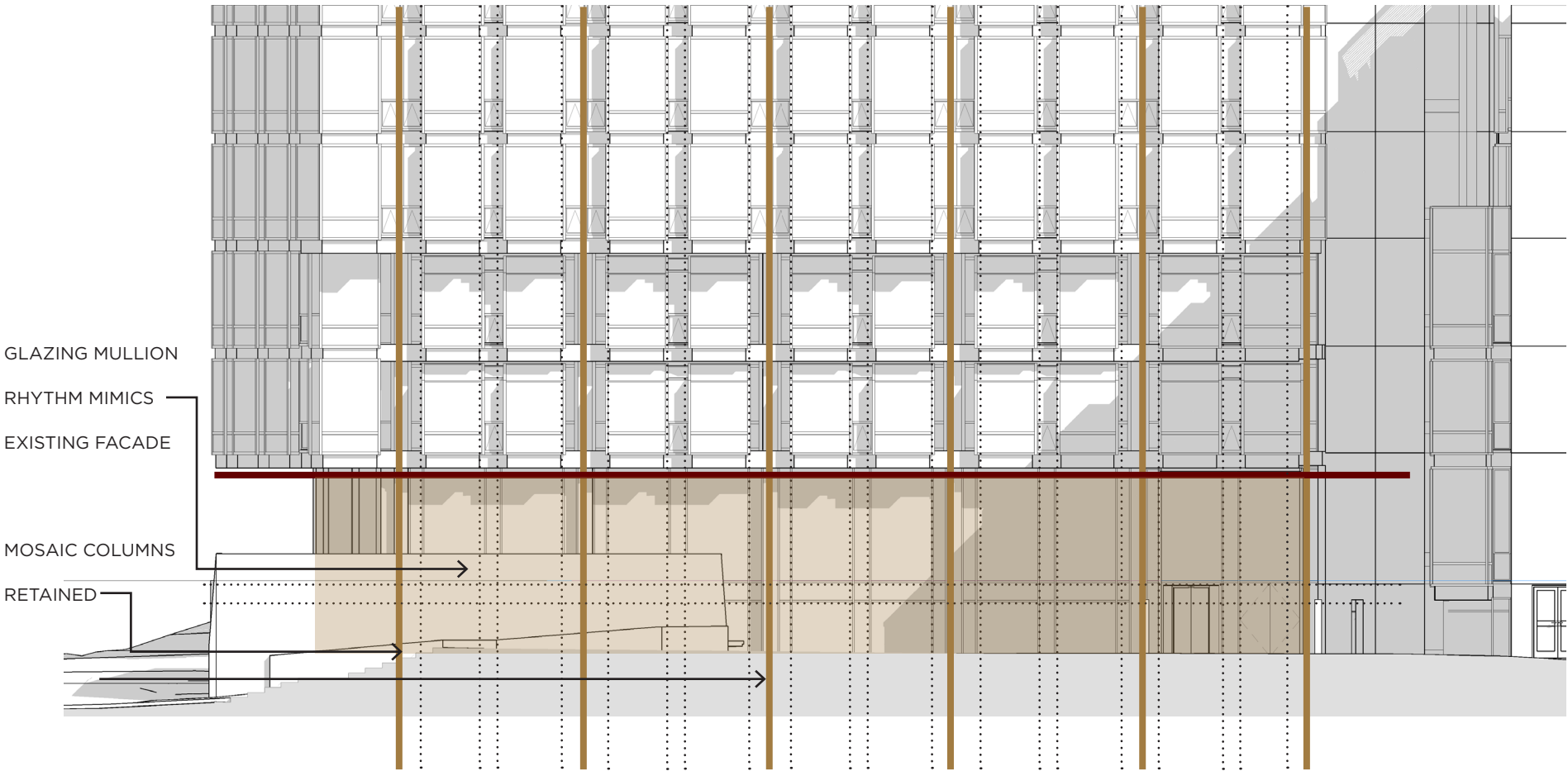
PROPOSED AWNING RHYTHM



PROPOSED ROOFTOP RHYTHM



PROPOSED GROUND FLOOR RHYTHM



4.11 Materials

The existing building palette of materials is limited to 4no. principle materials;

- Flash bronze coloured mosaics
- Brown painted curtain walling
- Brown tinted glazing
- Blue engineering brick

The strong collection of existing materials requires thoughtful consideration for the new proposed palette. Therefore, the proposed material selection for the new interventions has been limited to the following;

- Curtain walling
- Transparent glazing
- Tinted glazing

These proposed materials are intended to complement and enhance the existing materials by providing a contemporary contrast.

The following pages outline the use of the materials within each of the intervention scenarios.



BLUE ENGINEERING BRICK



MOSAIC TILED BAND



BROWN PAINTED CURTAIN WALLING AND TINTED GLAZING



EXISTING MATERIALS



PRECEDENT IMAGES



4.12 Materials Tracker

The materials tracker below gives details of required samples for approval.

6911 Pall Mall

Materials Tracker									
Rev_A Planning Submission		Building Element	Product	Colour/Finish	SLHA / SR Sign-Off Date	Target 'Issue' Date to MCC	Issue Date to MCC	MCC Sign Off	Notes / Queries
1_Windows	a	Windows: repaired/refurbished	Repaired in situ	RAL colour TBC					Via sample area
	b	Windows: Replacement Glazing	To match existing	RAL colour TBC					Via product sample
2_External Walls	a	External Walls: replacement curtain walling sample	Curtain walling: TBC	RAL colour TBC					Via product sample
	b	External Walls: repair sample of mosaic tiles	To match existing	To match existing					Via sample area
	c	External Walls: repair sample of engineering brick	To match existing	To match existing					Via sample area
	d	External Walls: pointing sample	To match existing	To match existing					Via sample area
3_Roof	a	Roof: roof covering TBC	TBC	TBC					Via product sample
	b	Roof: plant screen material	Product TBC	TBC					To achieve free area as specified by SE/M&E
	c	Roof: plant area stillages and step overs	TBC	TBC					Via image/product literature
	d	Roof: roof terrace paving sample	TBC	TBC					Via product sample
4_Stair Cores	a	Stair 1, 2, 3, 4: Hand rail restoration sample	To match existing	To match existing					Via sample area
	b	Stair 1, 2, 3, 4: Brick repairs (floor)	To match existing	To match existing					Via sample area
	c	Lobbies: Mosaic Tile Repairs	To match existing	To match existing					Via sample area
5_Doors	a	Internal Doors - RAL colour of new internal doors	TBC	TBC					Via paint chip
	b	External Doors - Proposed	Aluminium curtain walling system component	TBC					Via product sample
	c	Replacement External Doors	To match existing	TBC - to match windows					Via product sample
5_Finishes	a	Paint colours: Office	Walls: Crown Clean Extreme Scrubbable Matt	Various					Via A2 painted sample boards
	b	Paint colours: Stair 1, 2, 3, 4	Walls: Crown Clean Extreme Scrubbable Matt	Various					Via A2 painted sample boards
	c	Stair nosings: Stair 1, 2, 3, 4	To match existing	TBC					Via product sample/sample area
6_Interiors Strategy	a	Interiors strategy for sixth floor office fitout (loose FF&E)	Multi	N/A					Via document / report
7_Balustrades	a	Balustrade to lower ground/ground floor void	Metal Balustrade: TBC	Metall: TBC					Via product sample
Total Samples:	21								

4.13 Piazza Entrance Options

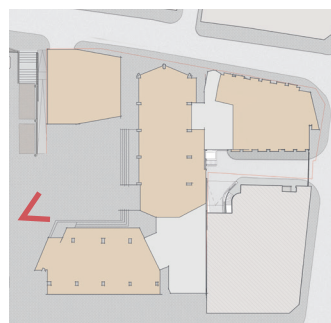
Resolution of the piazza issues and provision of a welcoming arrival point, as outlined in the urban design analysis, was a key consideration in the design process. The options looked at minimal intervention (Option 1) which did not resolve the inherent issues. Option 2 solved some of these issues but presented further undesirable effects.

The resultant option explored, option 3, was selected because it offered the opportunity to;

- infill the antisocial space
- provide an attractive double height entrance facade with a good arrival experience
- achieve holistic visibility levels
- create a product tailored to market demand to attract tenants to a previously vacant building
- improve daylighting and views into the internal F+B space to attract users
- improve the attractiveness of the F+B offer for potential tenants by providing good daylighting and direct sight lines into the space
- improve the attractiveness of the amenity spaces at the lower ground and ground floor levels though increased daylighting to attract tenants/users to the building
- create a better connection between the interior of the building and the piazza

The design development is based on this option.

Please refer to the agent's note in section 10.1 for further justification.



Option 1 - Glazing to entrance and LGF



Option 2 - Two storey glazing and double portals



Option 3 - Two storey glazing and portal entrance

- Risk of antisocial behaviour remains in the lower areas either side of the entrance
- Vertical facade rhythm disturbed by entrance bay
- Limited visibility through the existing facade deactivates the facade
- Disrupted visibility out into the piazza and poor visibility of the F+B occupier at lower ground level
- Poor daylighting to the lower ground level remains, making it a less attractive space to occupy
- Poor arrival experience due to lack of natural light

- Portals obscure visibility when viewed at an angle, both from the interior and exterior of the building
- Spacing and height of portals increases disproportion with the existing facade
- Possibility of debris collecting in-between the double portals, greater level of maintenance required
- Double portals limit daylighting to the internal spaces by providing unnecessary shading

- Improved visibility out into the piazza from within the building
- Mullions mimic the facade rhythm and proportion above
- Level entrance provided from piazza
- Revised facade line and raised soffit minimises risk of antisocial behaviour
- Improved direct sight lines to the F+B occupier/amenity spaces from the piazza
- Increased daylighting to internal spaces at the lower ground level creates a better arrival and improves the attractiveness of the space to use and occupy

4.14 Marsden Street Bay Retention Options

Resolution of the antisocial behaviour associated with the arcade on Marsden Street, as outlined in the urban design analysis, is another key issue that was considered when developing the facade options on the Tower block. The options considered include removing 3 bays on the Marsden Street corner of the tower block (Option 1) and removing 4 bays on the Marsden Street corner of the tower block (Option 2). Neither of these options resolved the inherent issues and a sheltered space between the building and the existing planter still remained.

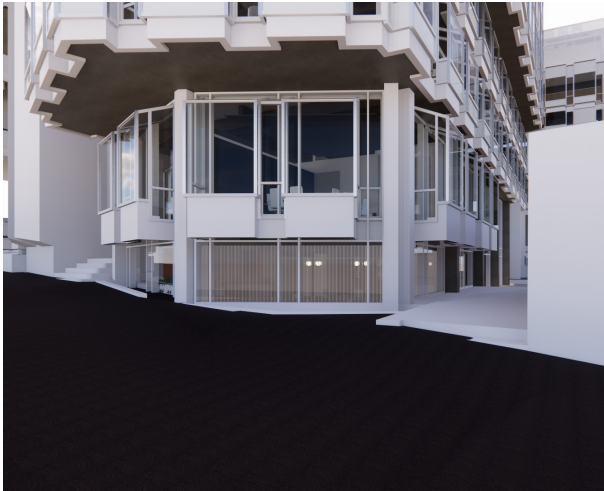
The resultant option explored consisted of removing all bays to the tower block, Option 3. This option was selected as it fully eliminated the low level, overhang space that existed in option 1 and 2 which presented the opportunity for dirt to gather.

Option 3 also has double height glazing, improving the visibility in and out of the building. This improved visibility of the F+B area within also aims to attract more building users.

The amendments to Marsden Street seek to further increase the amount of daylight reaching the lower ground level. Informal working at the lower ground level, coupled with the F+B offer, require good daylighting in order to be attractive to users. This also applies to prospective tenants for the F+B offer. Visibility to passersby is

By removing all of the bays, a more coherent internal layout which feels open to the piazza and street is provided.

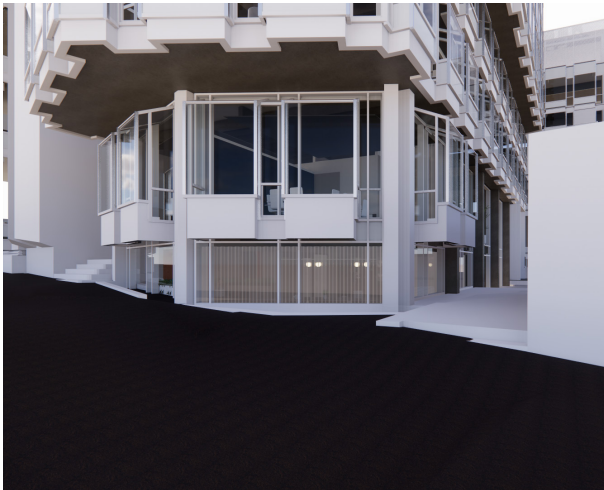
- Risk of antisocial behaviour remains in the lower areas.
- Limited visibility through the existing facade deactivates the corner on the approach from Marsden street.
- Symmetry and balance of piazza facing facade interrupted.
- Allows for the retention of 3 double bays of windows at ground floor.



Option 1 - Three bays removed



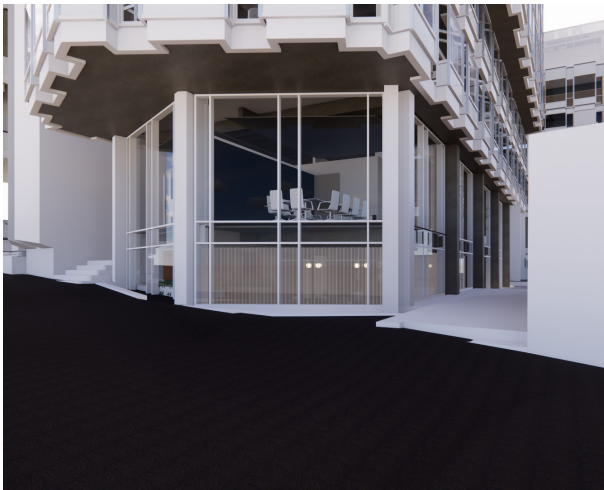
- Risk of antisocial behaviour remains in the lower areas.
- Limited visibility through the existing facade deactivates the corner on the approach from Marsden street.
- Symmetry and balance of piazza facing facade interrupted.
- Allows for the retention of 4 double bays of windows at ground floor.



Option 2 - Four bays removed



- Improved visibility from Marsden Street into the building
- Mullions mimic the facade rhythm and proportions above
- Revised facade line and raised soffit minimises risk of antisocial behaviour
- Consistent treatment maintains facade symmetry
- Activated frontage on Marsden street
- Increased levels of natural daylight reach the lower ground level



Option 3 - All bays removed

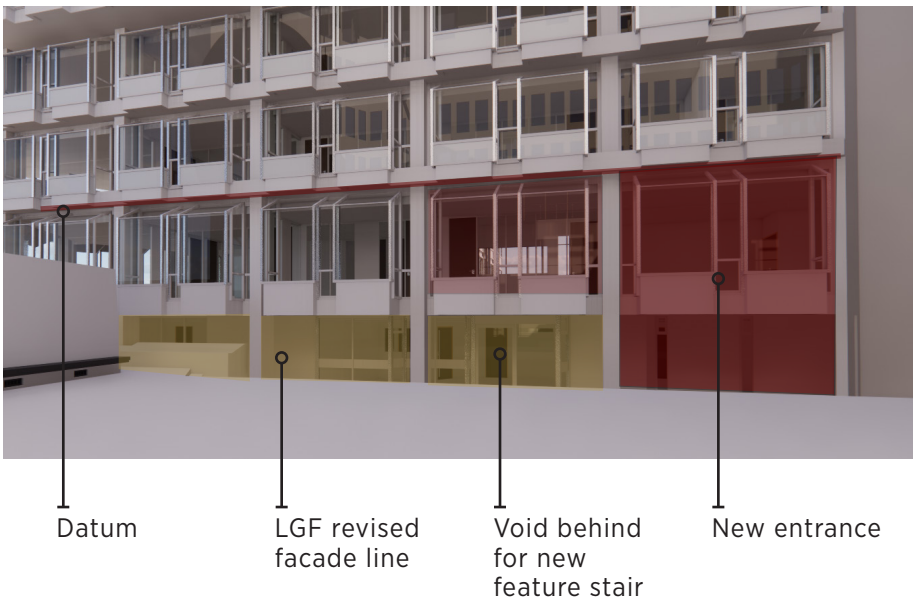


4.15 Proposed Façade Approach - Piazza

The proposed intervention to the piazza facades was the result of a number of investigations and options, as discussed in the previous section. This intervention addresses a number of issues with the piazza which were identified in section 3, namely the anti social behaviour, lack of facade activation and lack of connection between the interior and the piazza.

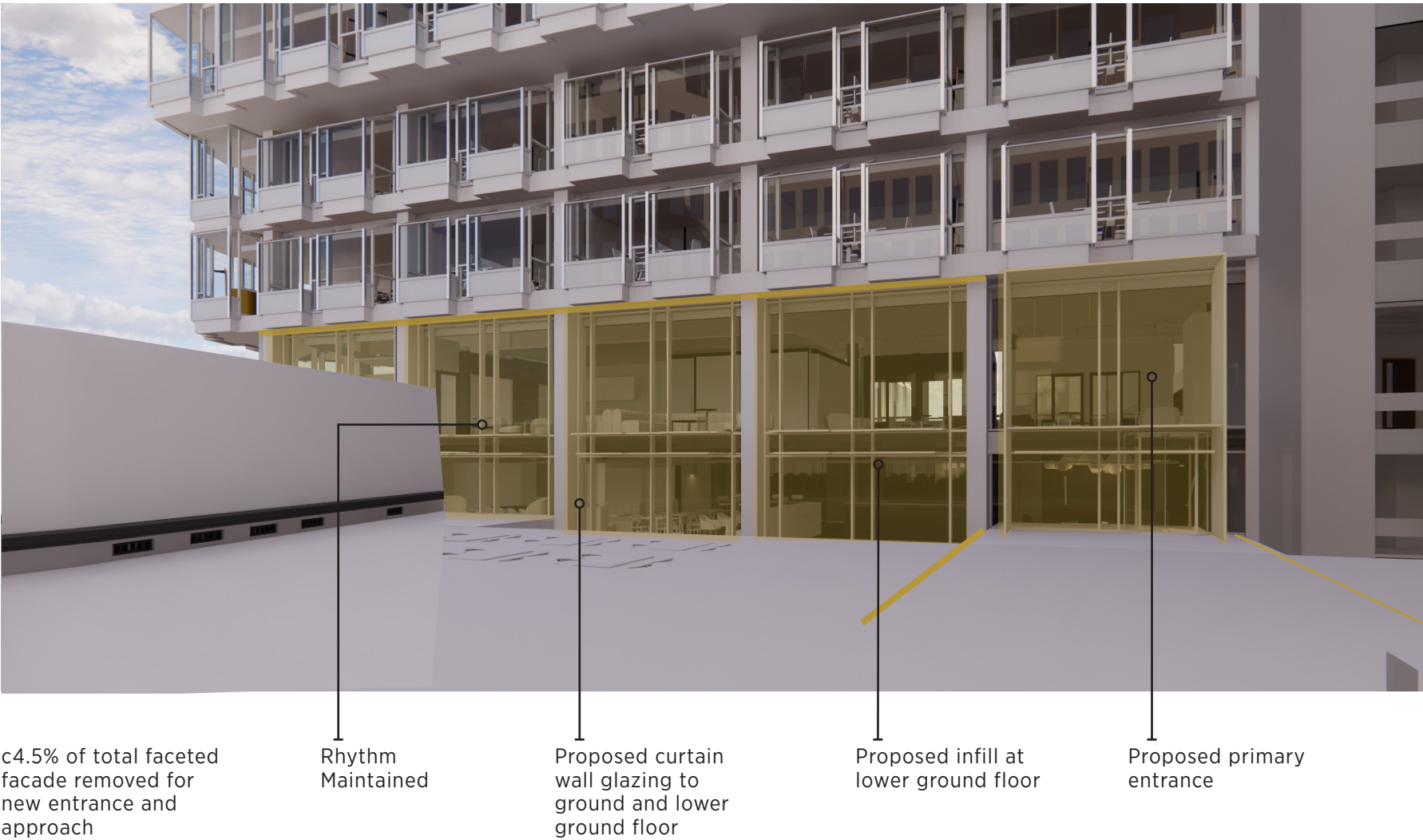
The proposed design provides a two story activated frontage, with various activities visible from the piazza and passive surveillance of the piazza by the occupants within. Activated frontage seeks to reduce the level of anti social behaviour by reducing the opportunity for it to occur in the space. This in turn will improve the perception of the piazza and create a more usable and popular public space within the city. It is intended that the perception of the building as whole will be improved by the provision of quality public realm and active frontage. Animation of the piazza was a key part of the original architectural intent, but it was never achieved due to the lack of activated frontage at lower levels, creating opportunity for anti social behaviour to occur.

The F+B occupier and key amenity spaces to the lower ground and ground floor of the building are revealed through the two story glazing, providing visible activity. This visibility, coupled with outdoor seating to the piazza will provide an active frontage to the main arrival point of the building. The daylighting of the lower ground floor will be significantly improved, creating an improved sense of arrival and a more inviting internal space to dwell for users of the amenity and F+B spaces. Improved views out to the piazza helps to create a better connection between indoors and outdoors. Not only does this increase the appeal of the space for building users, but also for prospective tenants of the building as a whole. Creating a good arrival is key in ensuring a positive viewing experience for potential tenants.



EXISTING PIAZZA VIEW

PROPOSED NEW ENTRANCE



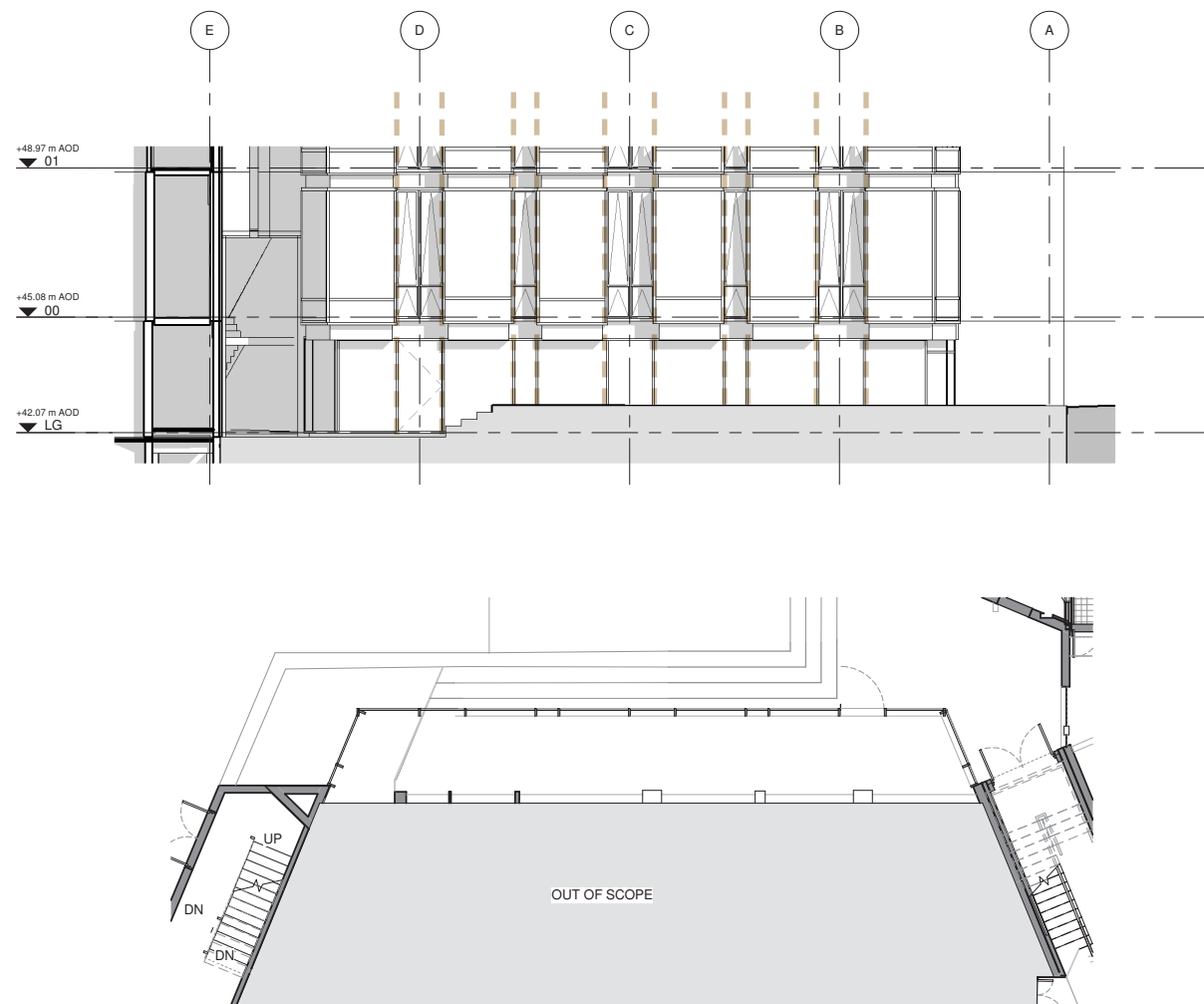
4.16 Proposed Façade Approach - Piazza

To tie in with the tower block facade adjustments, it is proposed that the King Street piazza facade also be adjusted to remove the overhang. The proposal involves extending the facade line at lower ground floor level to line through with the above, whilst also replicating the rhythm of the facade above.

The proposed glazing replaces an existing brick wall at lower ground floor at this level, providing a more active frontage and a more attractive outlook for occupants. Replacing the existing brick with glazing will also significantly improve the daylighting to this level, creating a more attractive space for tenants. This intervention also aims to address the anti social behaviour issues present around the site by removing dark spaces within the piazza and providing passive surveillance from within.



DIAGRAM TO SHOW FACADE RHYTHM (FINISH INDICATIVE)



ACTIVE FRONTAGES

4.17 Activating the Building Frontages

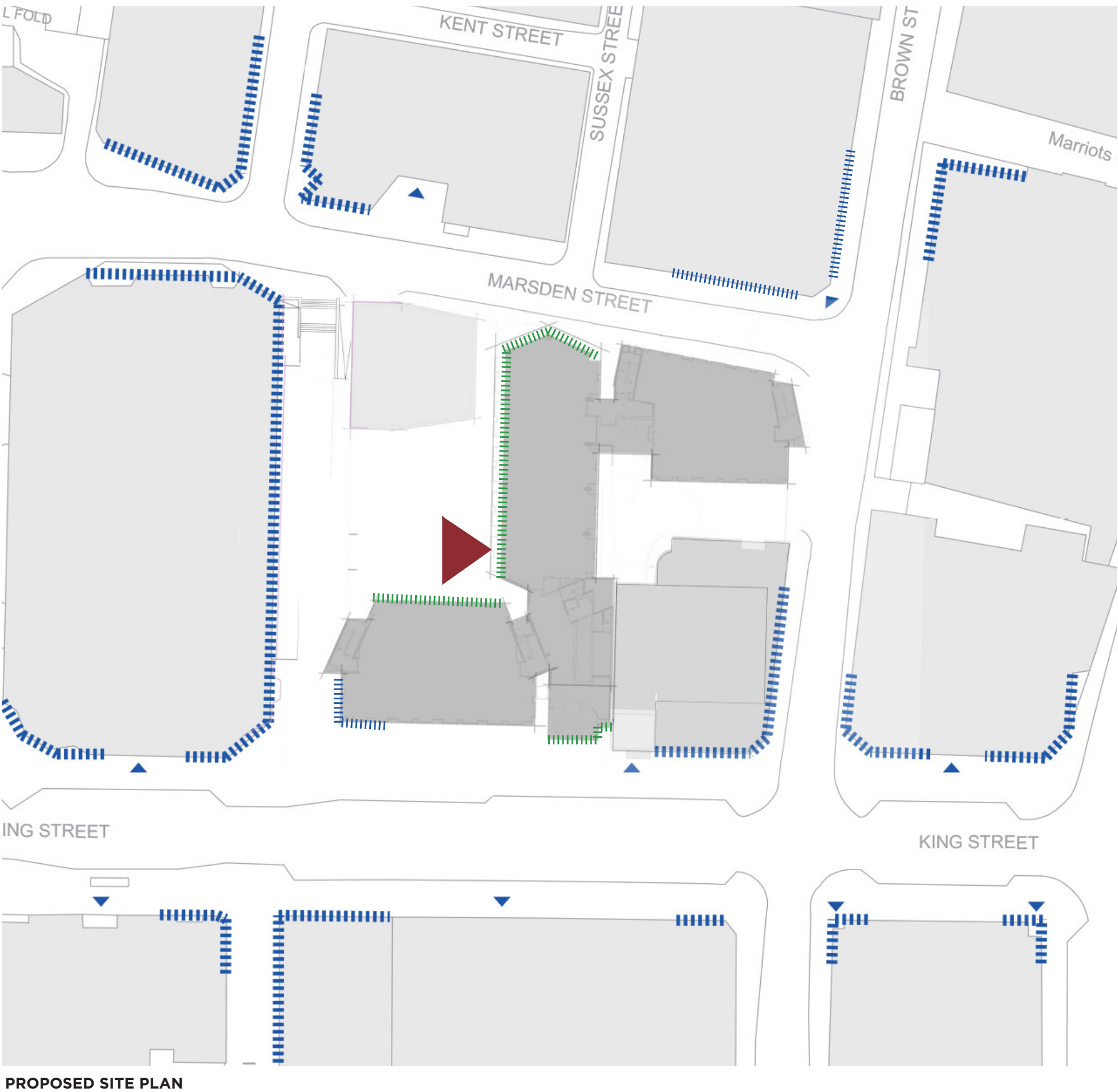
The City has acknowledged that active frontage is poor to the perimeter of Pall Mall Court and offers a void within the King Street streetscape. The proposals seek to activate King Street with the addition of a retail unit in the existing entrance.

The underused piazza will also be redefined with the inclusion of an F+B unit activating the new facade and external landscape. This, combined with the relocation of the primary entrance, will increase footfall in the piazza and enhance the public realm.

A further opportunity for new active frontages presents itself in the King Street block. Currently occupied by Pall Mall Medical until 2024, there is opportunity for this unit to be repurposed as F+B in a later phase and would increase the activation of King Street and the piazza.

KEY

- Proposed Active Frontages
- Existing Active Frontages
- Proposed Entrance
- Existing Entrances of Surrounding Buildings



4.18 Arrival Spaces and Street Frontage

Proposed Main Entrance

As mentioned in Section 3.9, the existing entrances to Pall Mall Court are poor from an accessibility point of view. During the scoping phases, the design team explored a range of options to provide an entrance of scale and proportion which the occupier market expects whilst being respectful to the existing building and the wider streetscape. The strong grid of the curtain walling to the tower block provides order to the elevation. The inclusion of central or asymmetrical interventions to King Street provided an uncomfortable juxtaposition within the strong grid. Therefore the placement of the main entrance was reconsidered and will be relocated to the piazza. Level access in the piazza will help to mitigate existing level changes in the public realm that previously made the piazza hard to navigate. The repositioning of the main entrance from King Street to the piazza, highlighted with a simple portal, will also help to bring activity to the public realm and increase footfall in the piazza. Further interventions to the King Street block may be considered in later phases, Pall Mall Medical currently occupy the basement, lower ground and ground floors to the King Street block. Their current tenancy runs until 2024.

Internally, the existing slabs will remain unchanged. To accommodate level access from the piazza, the entrance leads to a void and a feature stair connects the ground, lower ground and basement levels. Upon arrival, there are 4 steps and a platform lift down to the host station and lower ground F+B offer. This level entrance paired with the new proposed facade design will improve visibility from the piazza into the building and create a sense of arrival while solving one of the site's biggest issues, accessibility.

Former Main Entrance

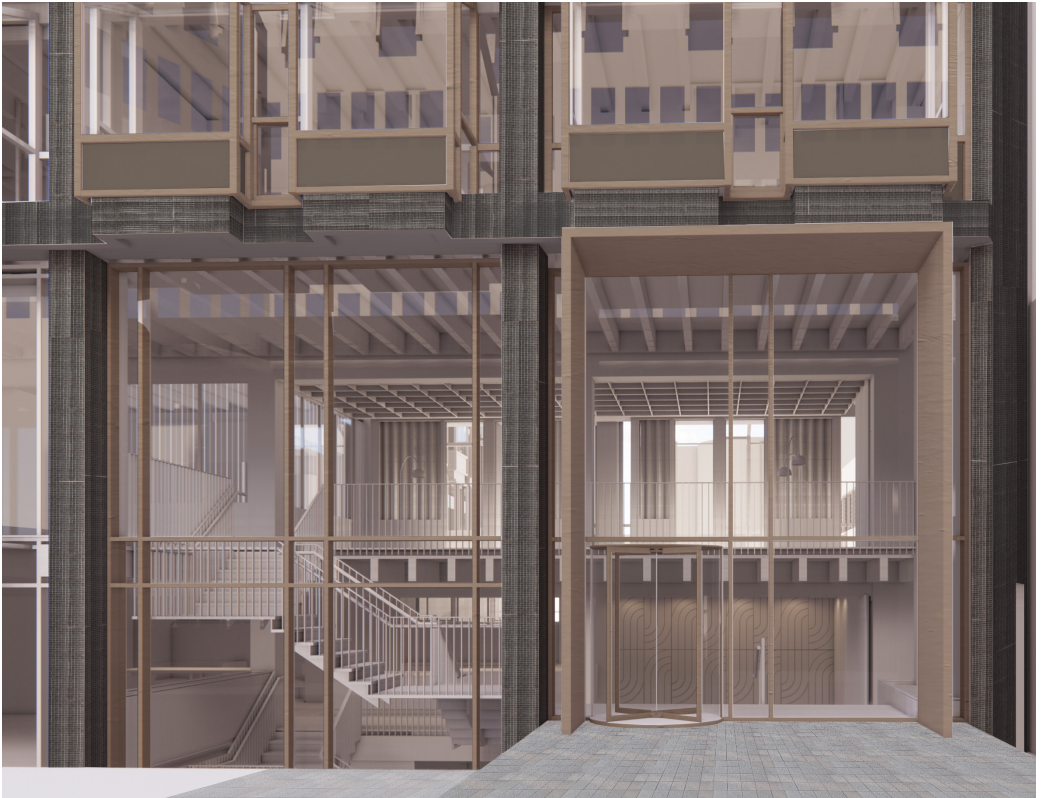
The existing King Street entrance design narrative is to remove this as an arrival point for Pall Mall Court. Instead, the current entrance would provide access to a contained unit with a retail/F+B offer, increasing the active frontages on King Street. The curtain walling on this entrance would be replaced with double glazing in the existing glazing pattern and new signage is proposed to be added.

Existing Marsden Street Entrance

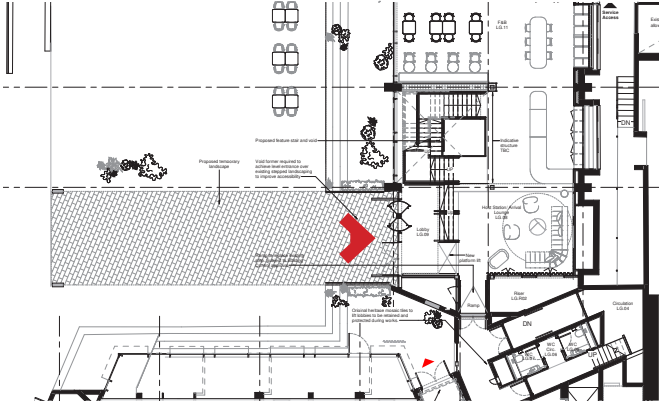
As the proposed main entrance is relocated to the piazza with the intention of increasing pedestrian connectivity within the public realm, the existing Marsden Street entrance will no longer be an arrival point to the building. Signage will be removed from this location and the existing entrance will be used as a final exit for stair 3.



INTERIOR VIEWS; ARRIVAL AND F+B (INDICATIVE)



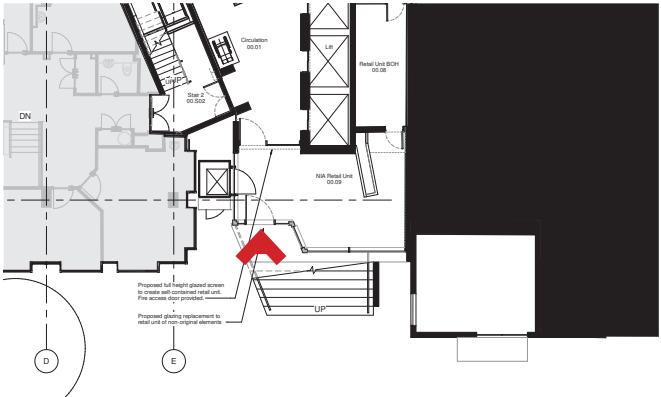
PROPOSED MAIN ENTRANCE



PROPOSED MAIN ENTRANCE PLAN (LGF)



PROPOSED RETAIL POD ENTRANCE (SIGNAGE INDICATIVE)



PROPOSED RETAIL POD PLAN (GF)

INTERNAL LAYOUTS

4.19 Plans – Internal layout

The approach to the interventions within the plans have been summarised in the earlier design statement. The interventions aim to improve the accessibility and functionality of the existing floor plates with minimal intervention as necessary to achieve future viability.

The principle approach has been to retain, restore, replace whereby;

Retain;

- Retain building use as offices, while adding additional amenity
- Retain original heritage internal elements, e.g.. mosaics, staircores

Restore;

- Restore the principle historic design ethos of the office accommodation
- Restore the elements noted within ‘retain’

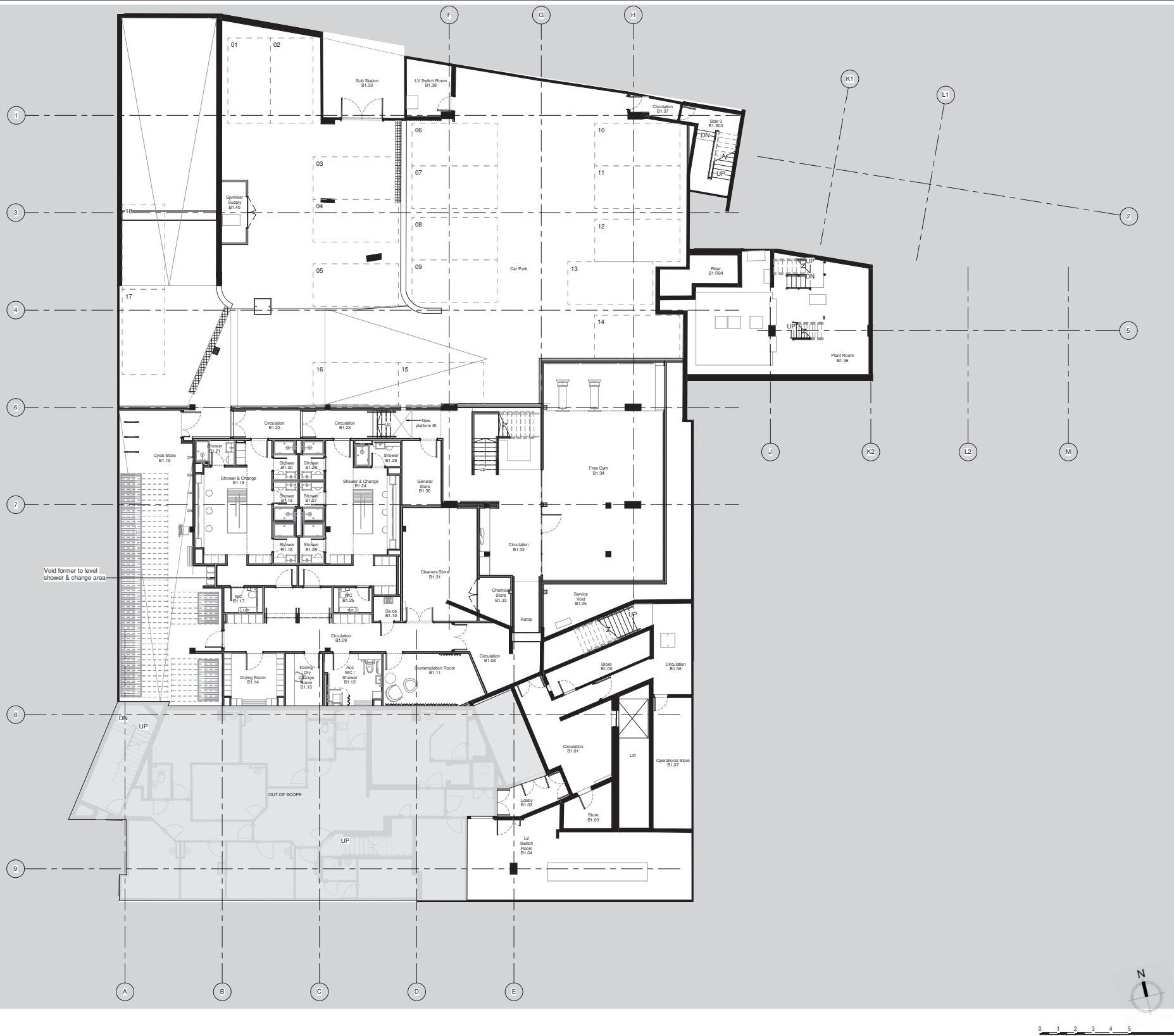
Replace

- Replace M&E systems (including the interventions of new risers)
- Replace the WC configuration to the building to ensure future flexibility
- Improve the thermal performance of the glazing
- Replace entrance strategy to ensure letability

(Descriptions included within the section are limited to descriptions of major amendments to the existing plans, this section is supplemented by the submitted drawing pack accompanying this documentation).

Basement

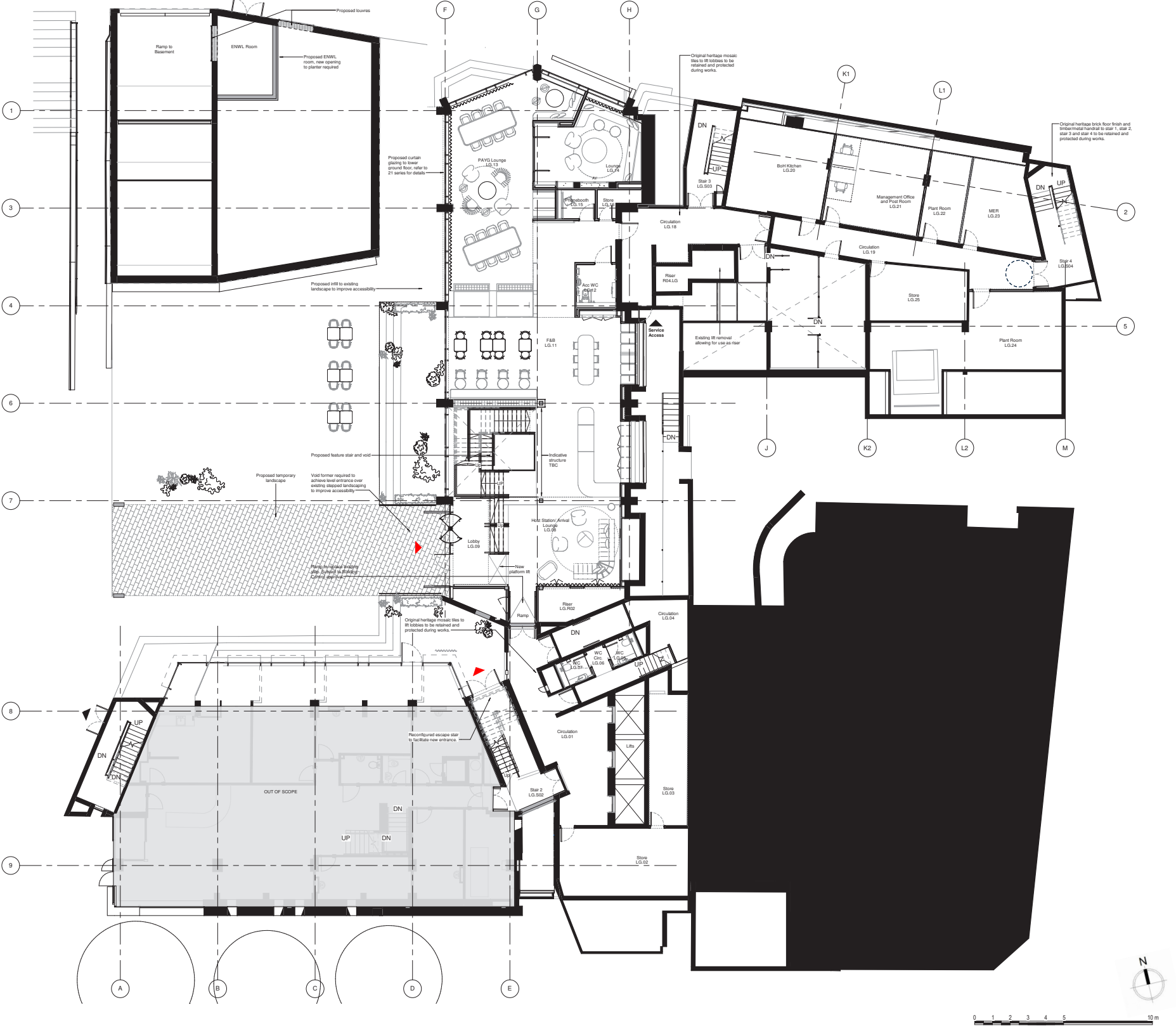
- The existing car park has been reduced and a large cycle store has been added. The basement has been reconfigured to accommodate the private gym, changing facilities and lounge.



BASEMENT PLAN

Lower Ground Floor

- New level entrance and void housing feature stair
- Accommodation provides arrival, F+B, pay as you go lounge and back of house
- Revised facade line with new curtain walling and portal entrance
- New access/egress doors
- Internal space of Pall Mall Medical is out of scope
- Plant room added to existing planter



LOWER GROUND FLOOR PLAN

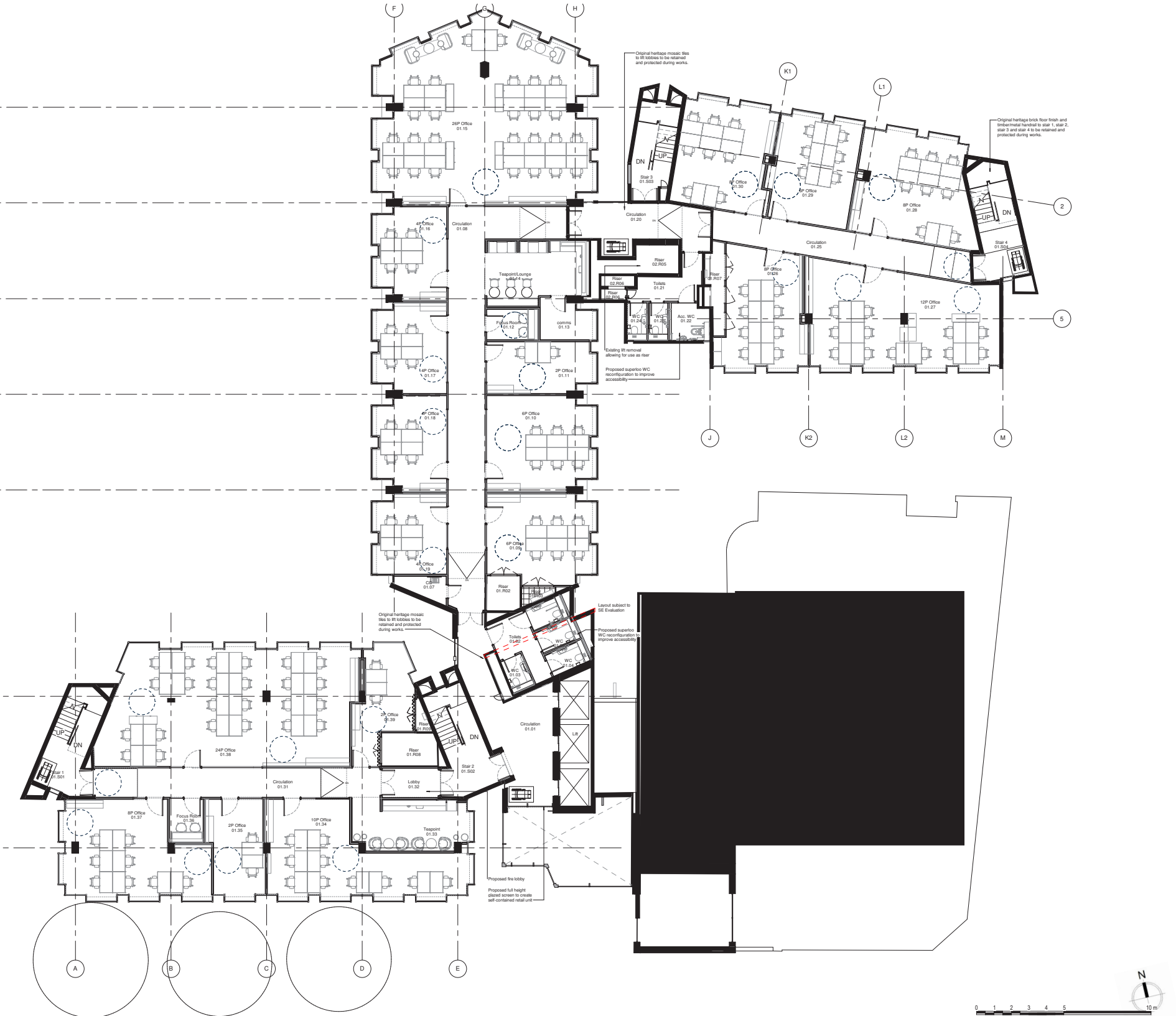
- Existing external entrance reconfigured to house active fronted retail/F+B unit
- Slab void at arrival and feature stair
- Revised facade line with new curtain walling
- Accommodation provides lounge, meeting rooms and serviced offices



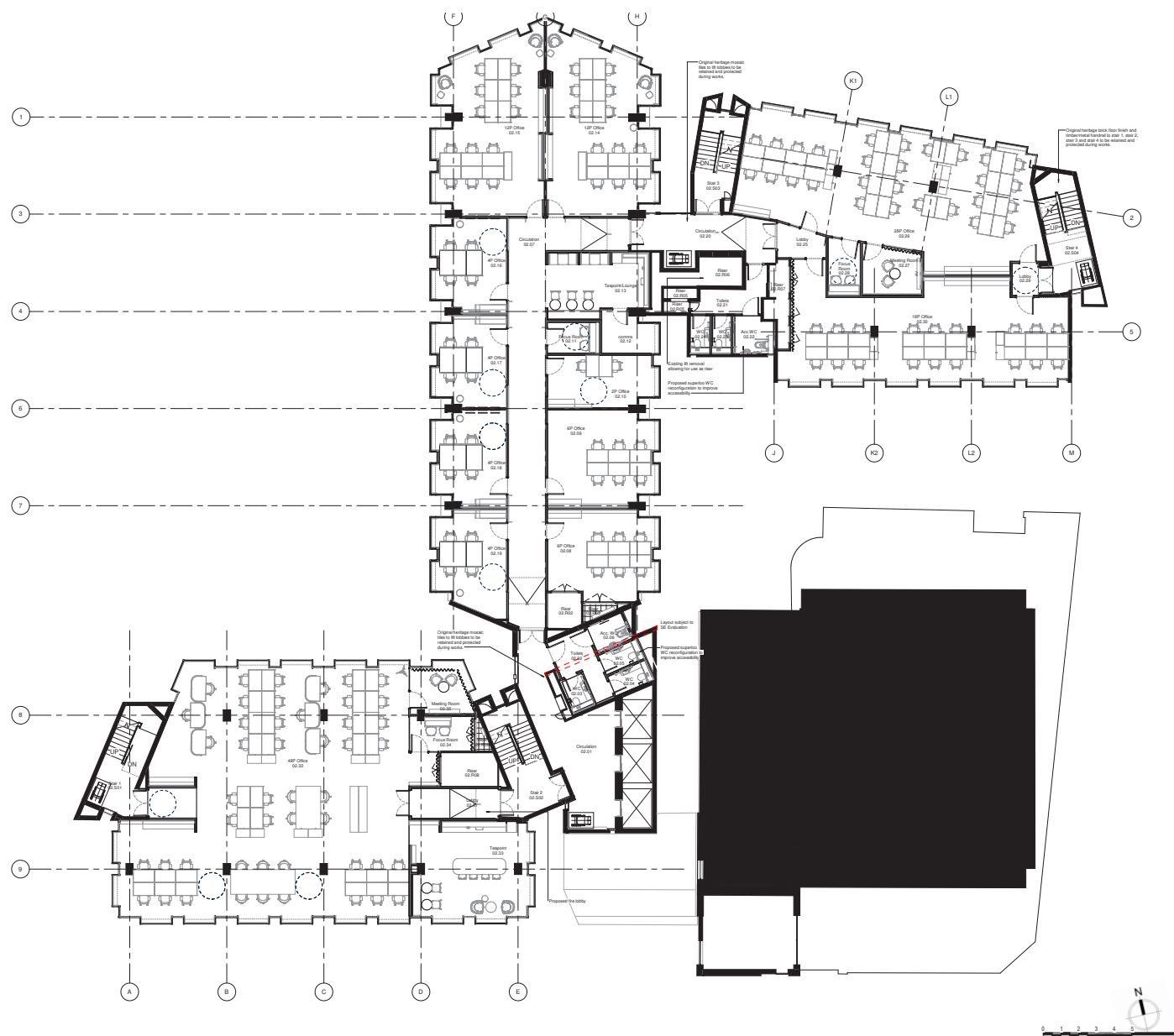
First, Second & Third Floor

The principal amendments are to accommodate the lack of diversity in the WC arrangement. These include:

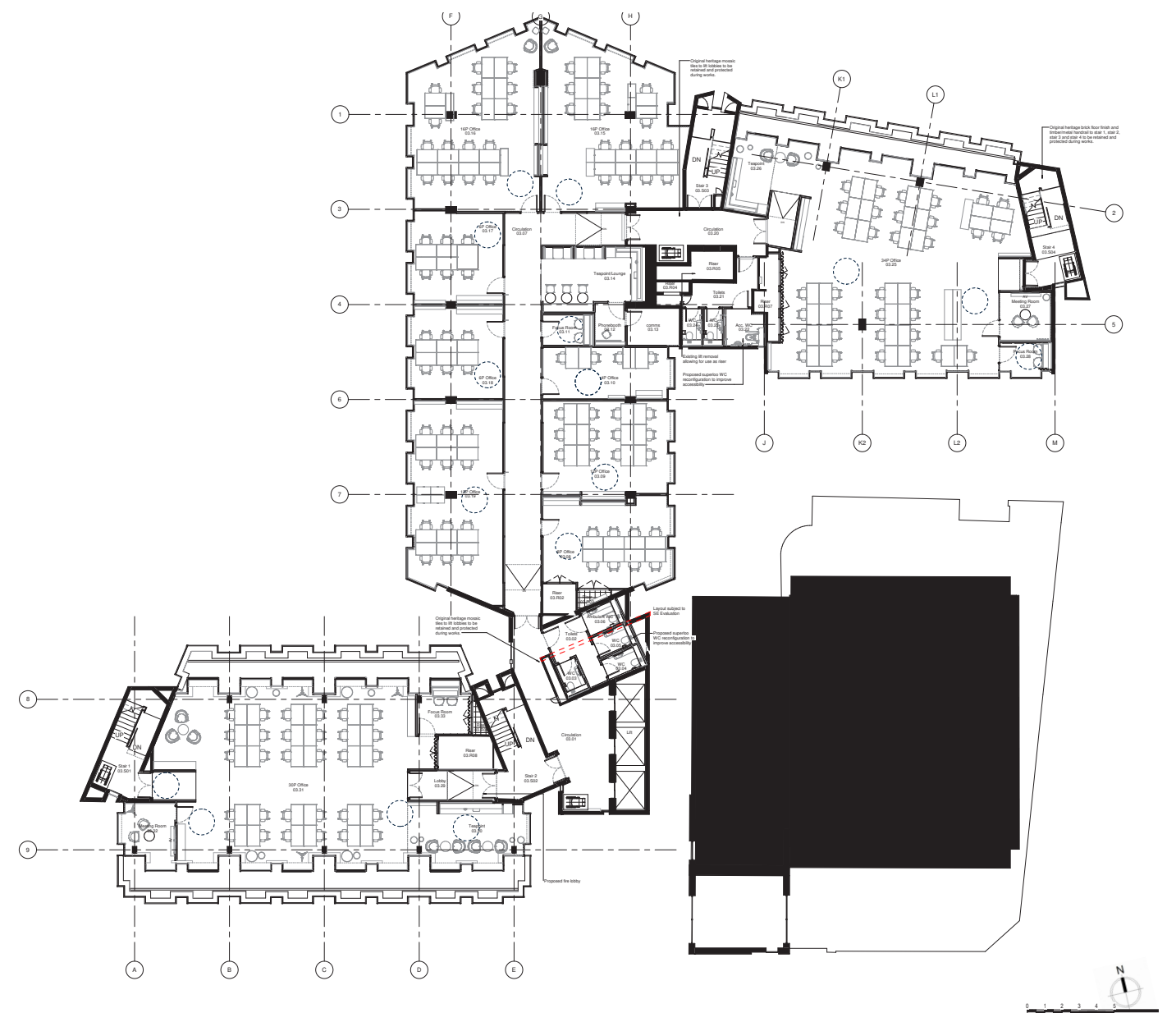
- Amending the WC cores to include unisex self contained WC accommodation
- Floor plate will be fitted out as serviced office space of varying sizes. Additionally, communal teapoints and meeting rooms are provided to each floor
- Provision of increased ventilation rates is accommodated with new riser space throughout the floorplate to accommodate additional servicing



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

- CAT A+ fit out office with meeting room and teapoint area

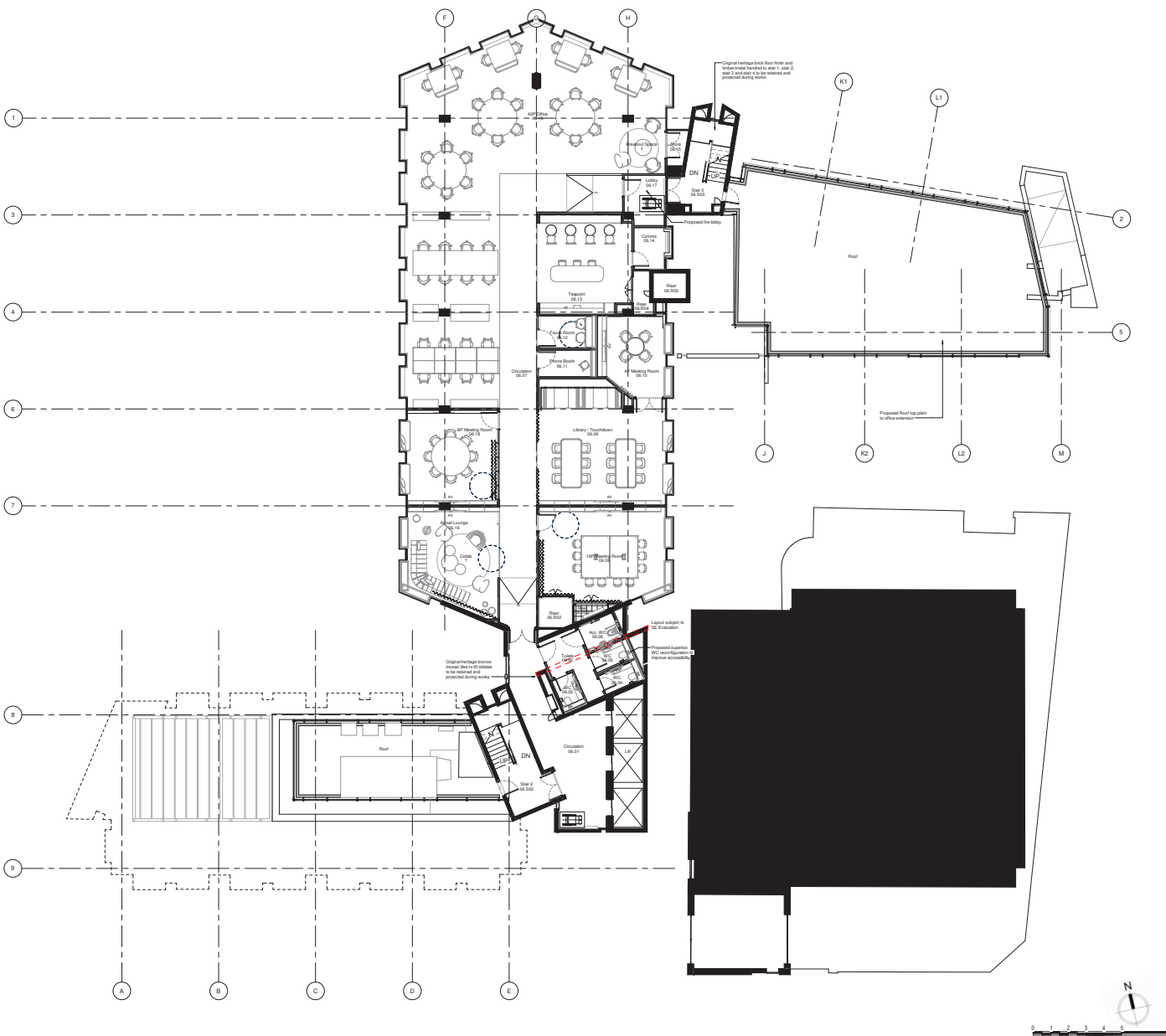


- New office accommodation is provided to floor five of the Marsden Street block
- The massing has been considered to step the new building line back in accordance with the architectural language of the mass below
- The Marsden Street lift core will be repurposed as riser space. The demolition of the caretakers apartment is required to facilitate the interventions in this area
- Floor five of the King Street block is proposed to be re-purposed as a communal roof terrace for outdoor events. Plant space is also provided to the fifth floor roof
- Refer to section 4.19 for details of roof extensions



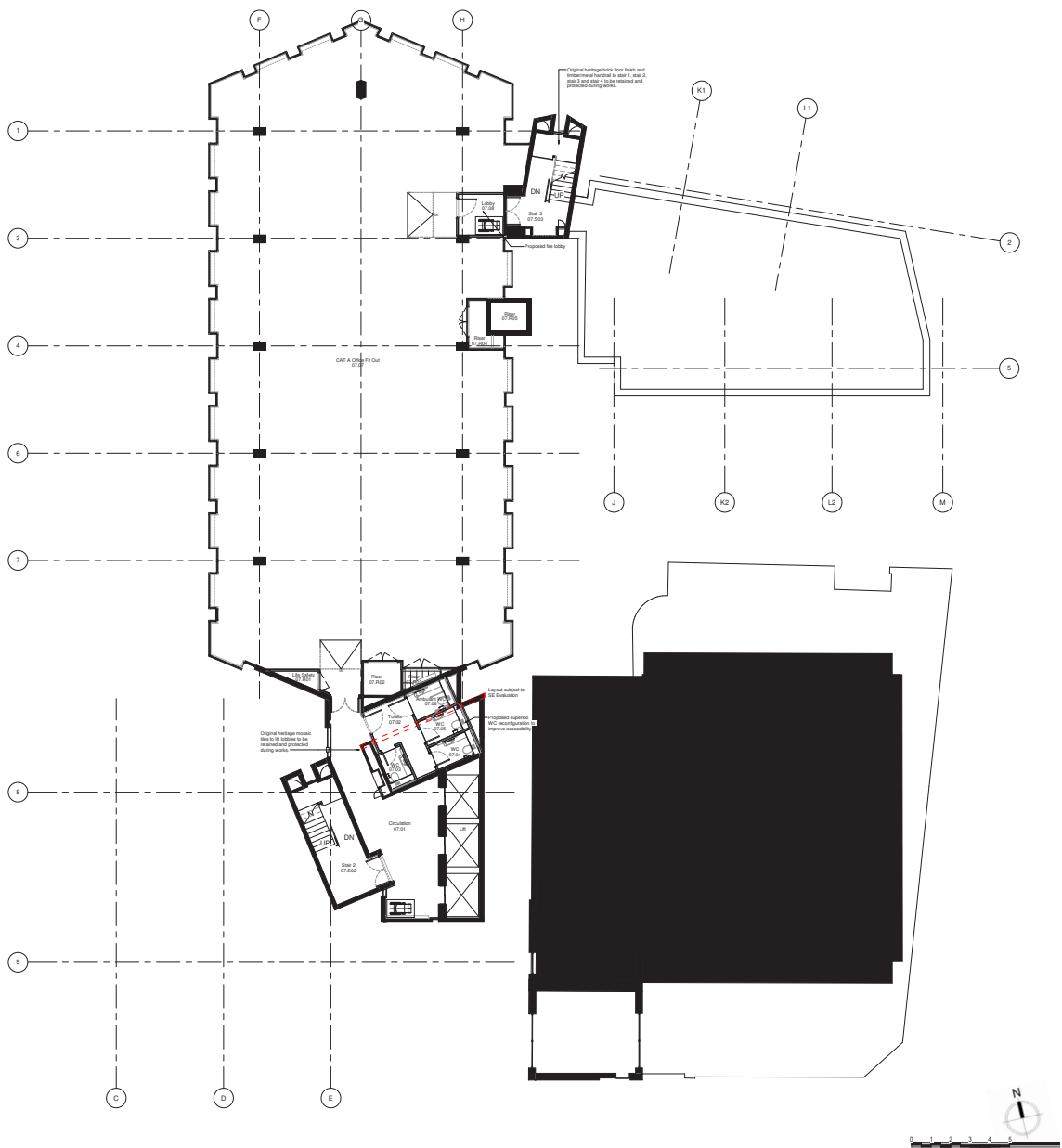
Sixth Floor

- The sixth floor of Marsden Street will be fully fit out to provide a show suite
- The sixth floor of Marsden Street accommodates plant space
- Plant screen (to low level plant) to the King Street roof, Pall Mall Medical plant relocated to this zone temporarily
- Refer to section 4.19 for details of plant placement



SIXTH FLOOR PLAN

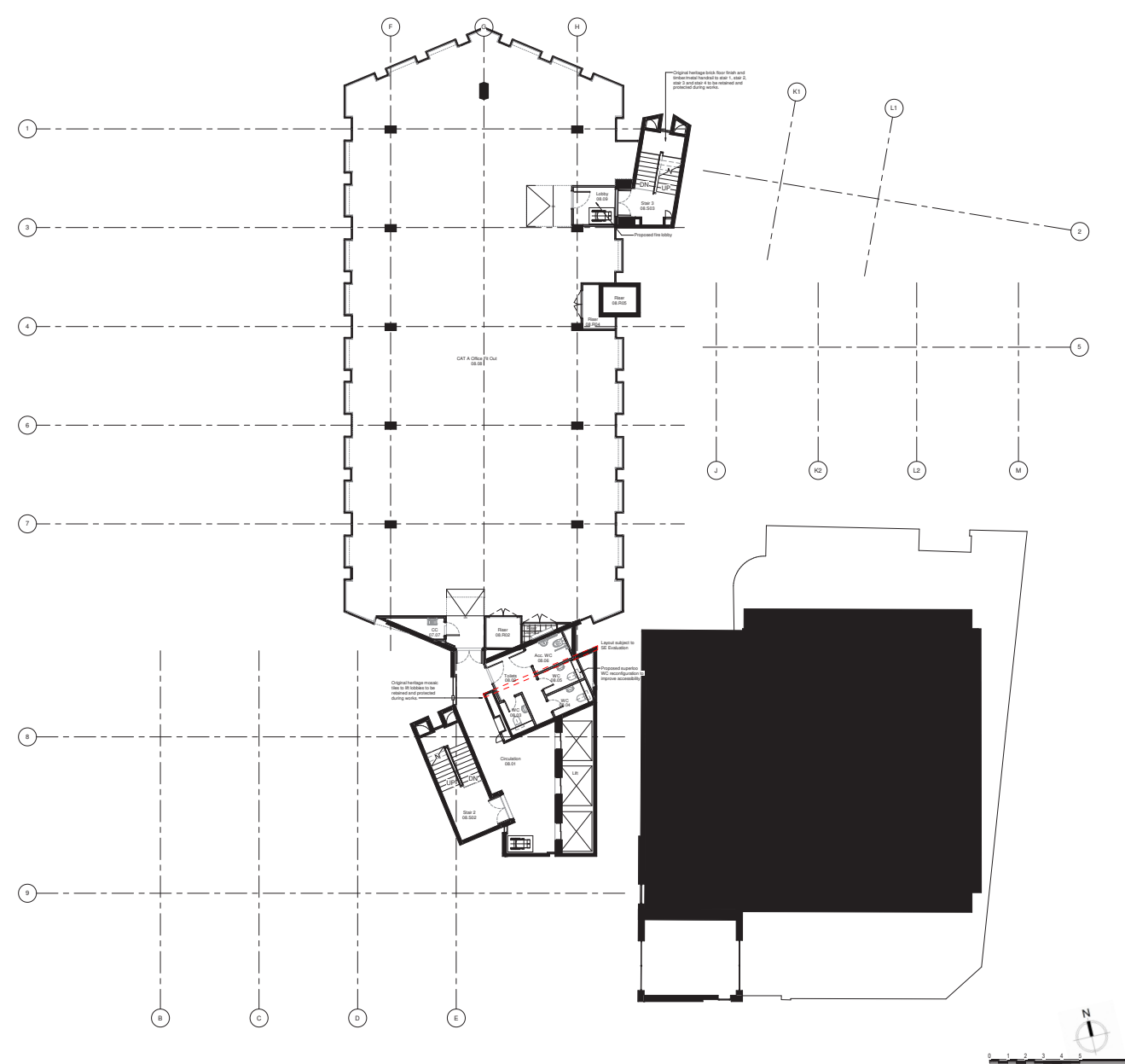
Seventh Floor



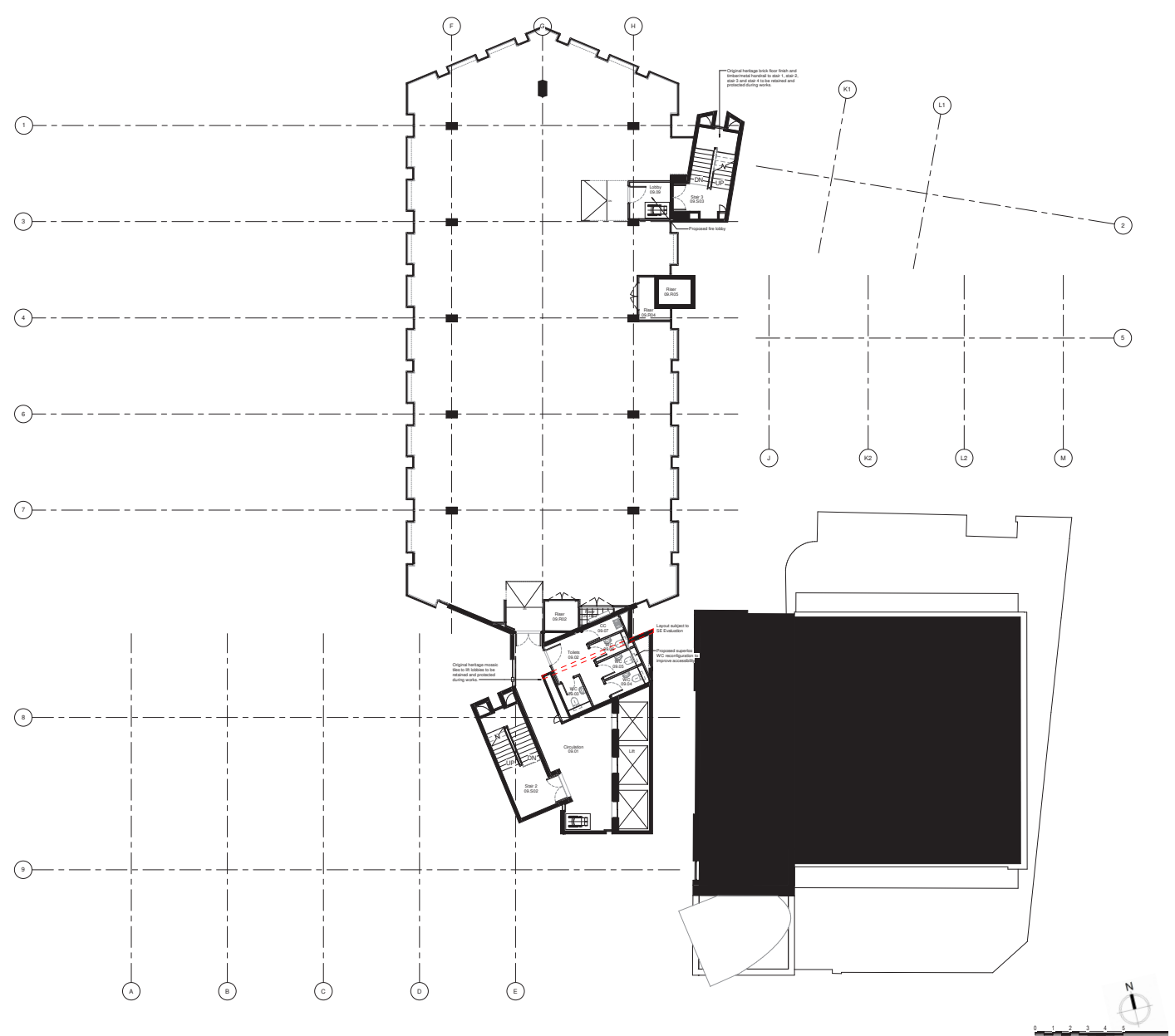
SEVENTH FLOOR PLAN

Eighth, Ninth and Tenth Floors

As Fifth and Seventh Floors



EIGHTH FLOOR PLAN



NINTH FLOOR PLAN

New plant provision enclosed within an amended plant screen line to the tower roof.



ROOF TOP INTERVENTIONS

4.20 Roof Top Interventions

The approach to the rooftop extensions encompasses the concept of a dissolving parapet line. The mass is intended to be subservient to the principle existing elevations. The order and rigour of the facade below is replicated within the patterning of the glazing.

Marsden Street Rooftop

A principle tinted glazing to the proposed office space is supplemented with a back painted glazing above to the plant zone, with the mullion lines directly correlated to the glazing setting out below.

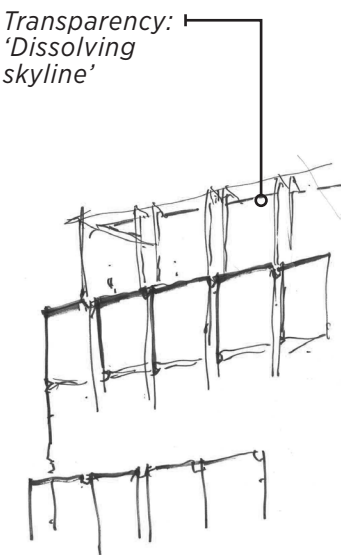
This element has been designed as two story due to the limited visibility from Marsden Street level.

King Street Rooftop

Back painted glazing is proposed to the plant space on the King Street Rooftop, with the mullion lines directly correlated to the glazing setting out below. This glazing will mask the plant behind, but correlates with the facade below. A plant screen is proposed to the top of the element.

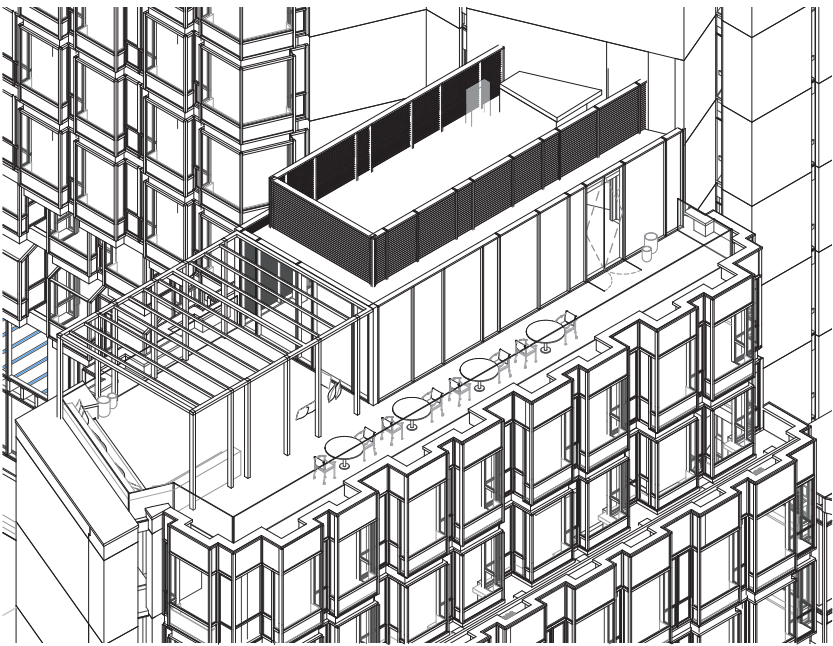
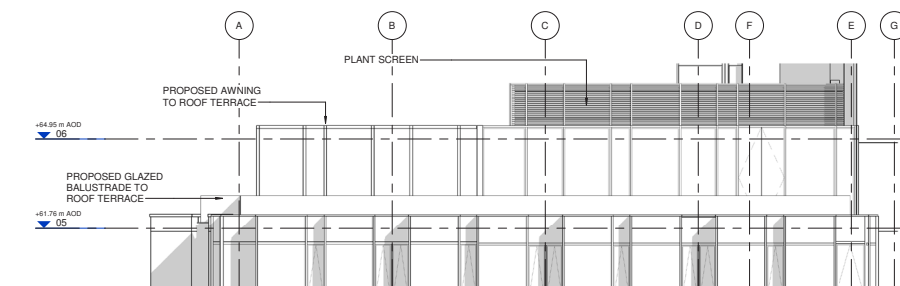
This element has been designed as a single story to minimise its impact on the principle King Street elevation. From street level, there is minimal visibility of the element.

The framing of the external awning to the King Street rooftop is designed to correlate with the rhythm of the facade below, following the same principles as the extensions. This ensures symmetry within the rooftop interventions, which is an important part of the design ethos of Pall Mall Court.

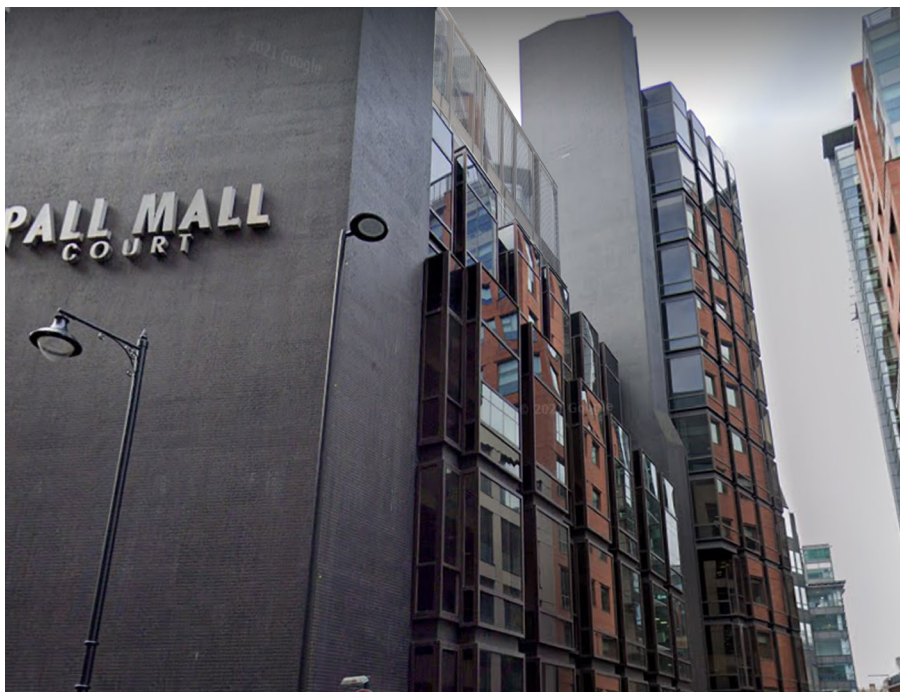
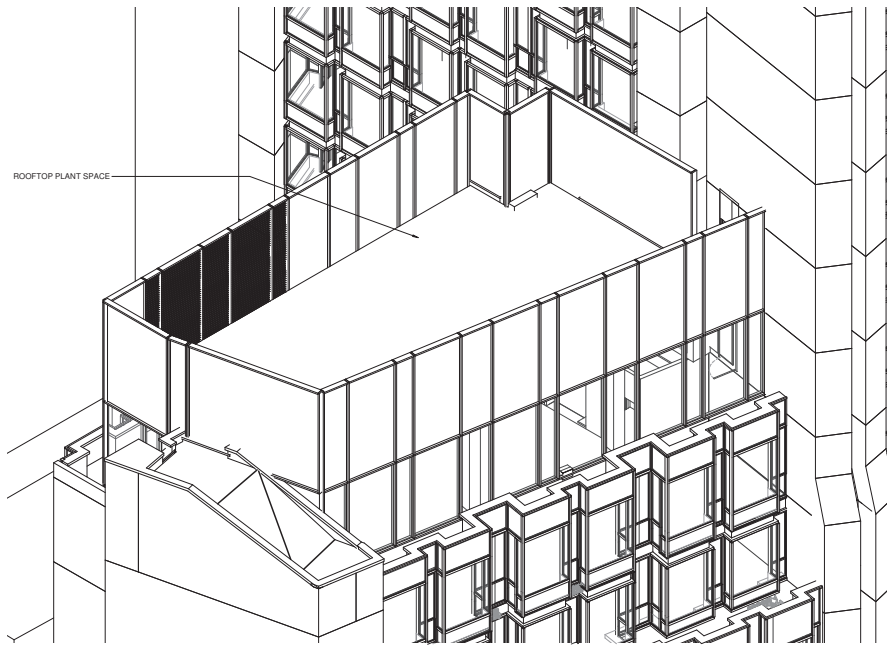
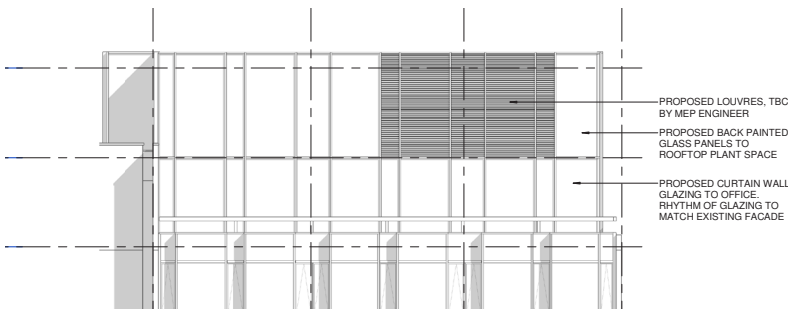


ROOF TOP STUDIES

PROPOSED KING STREET ROOF EXTENSION



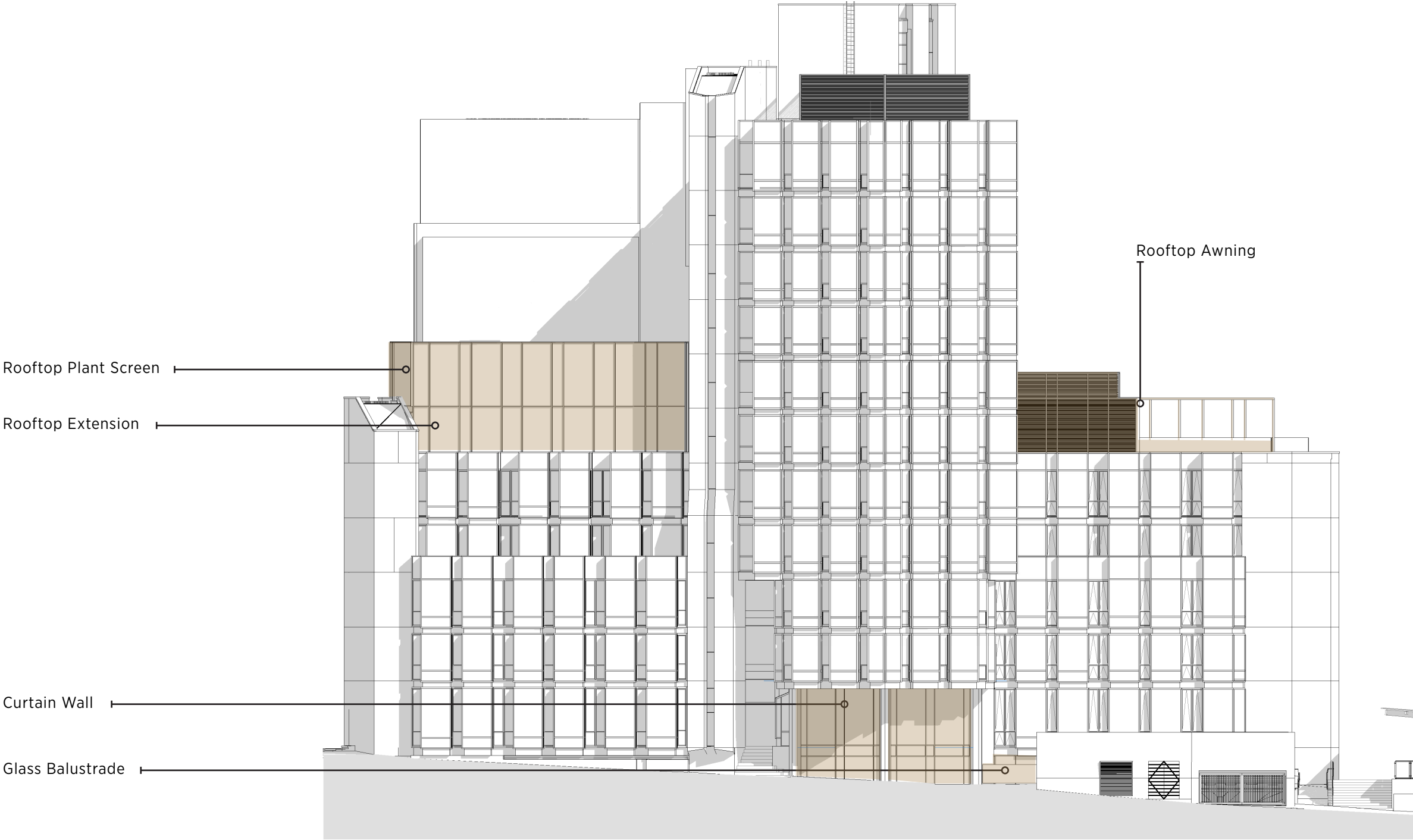
PROPOSED MARSDEN STREET EXTENSION



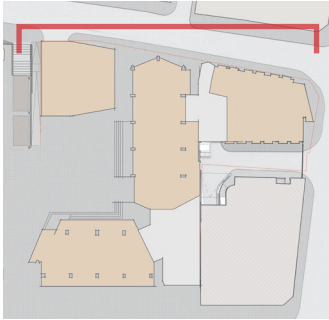
ELEVATIONS

4.21 Elevations

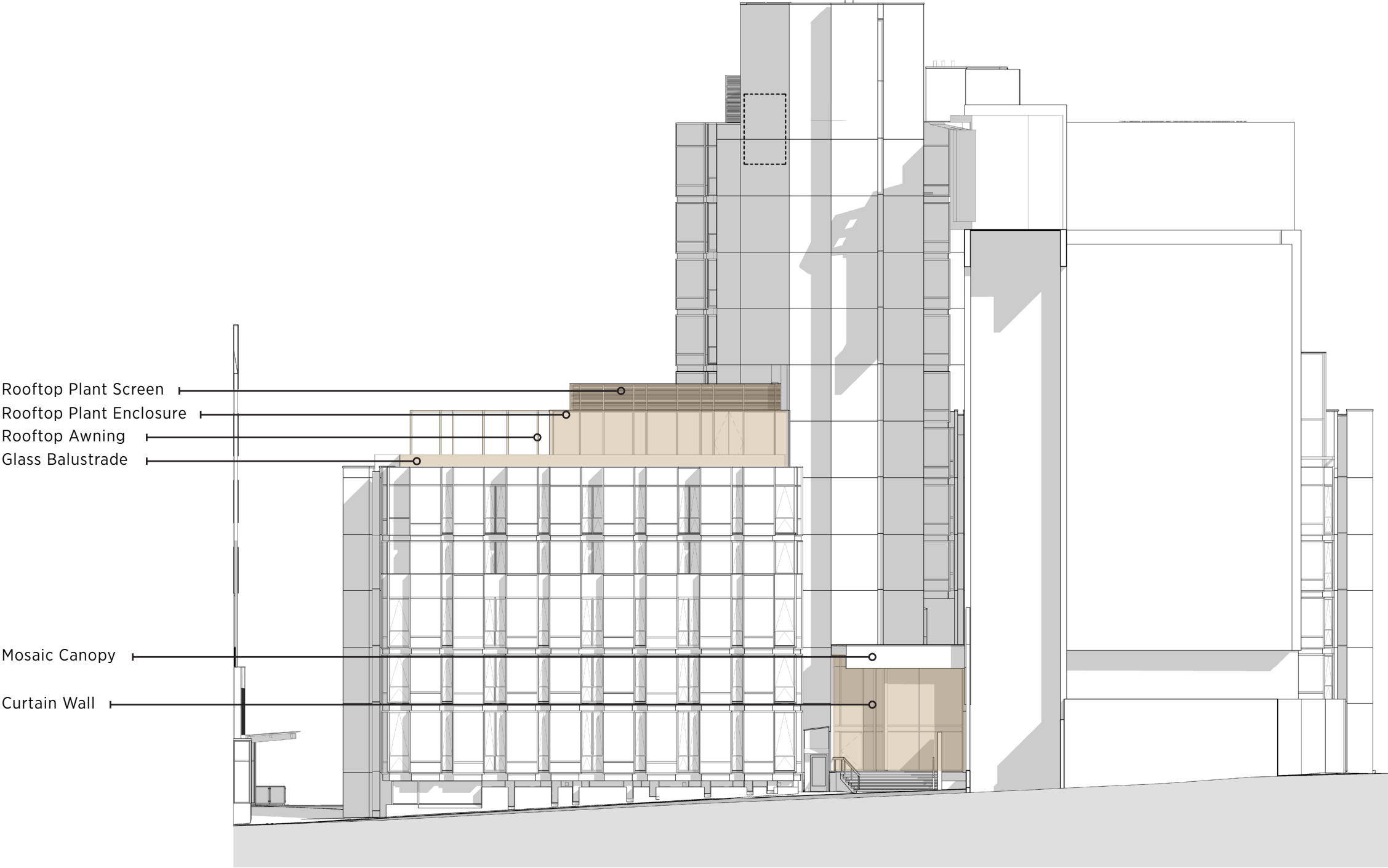
NORTH ELEVATION



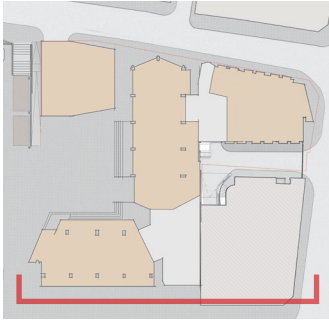
Proposed Additions



SOUTH ELEVATION

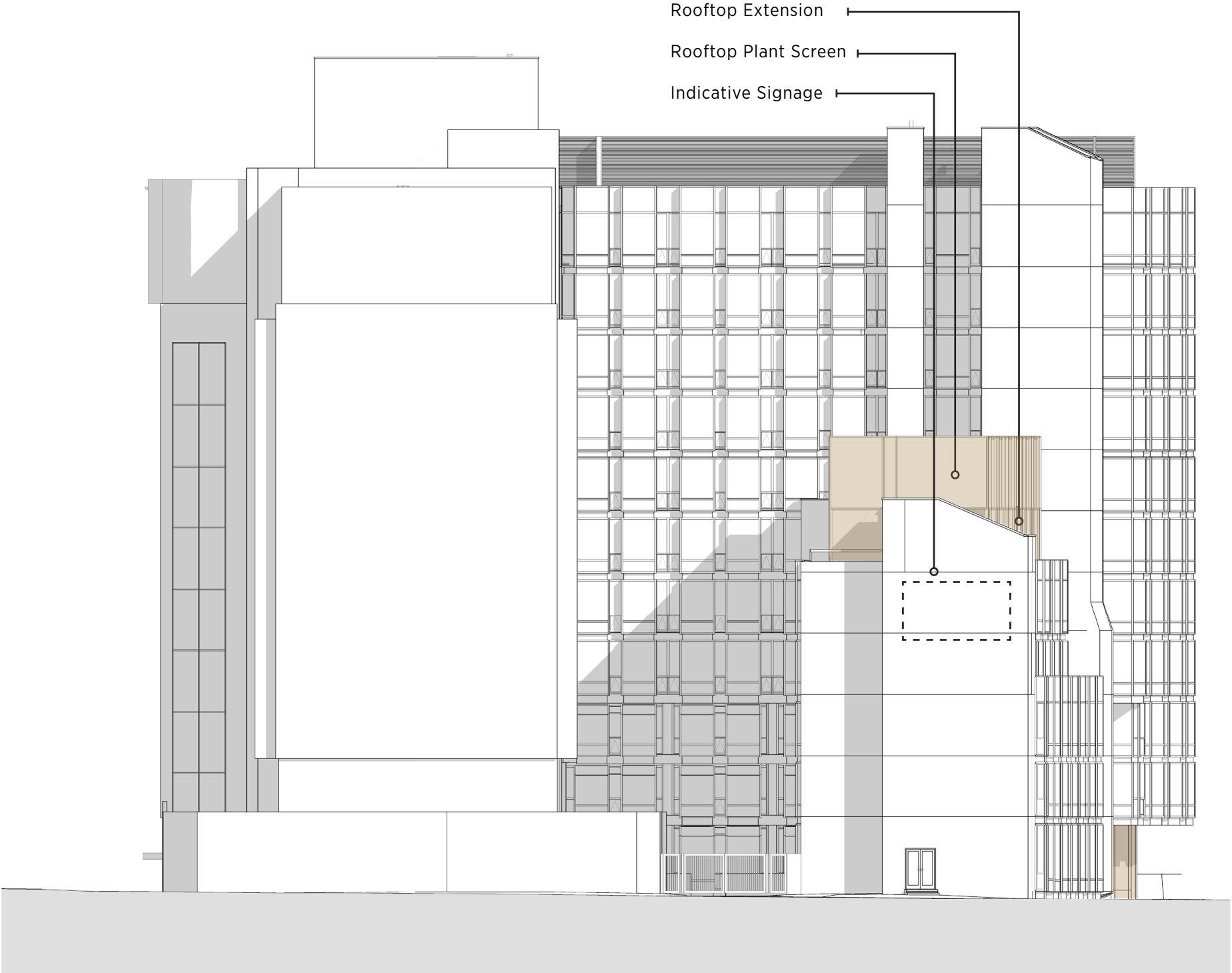
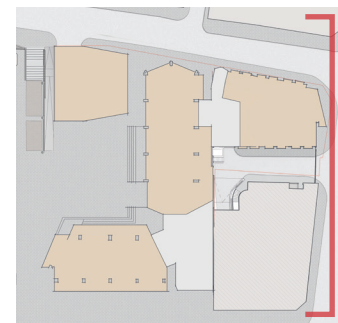


Proposed Additions

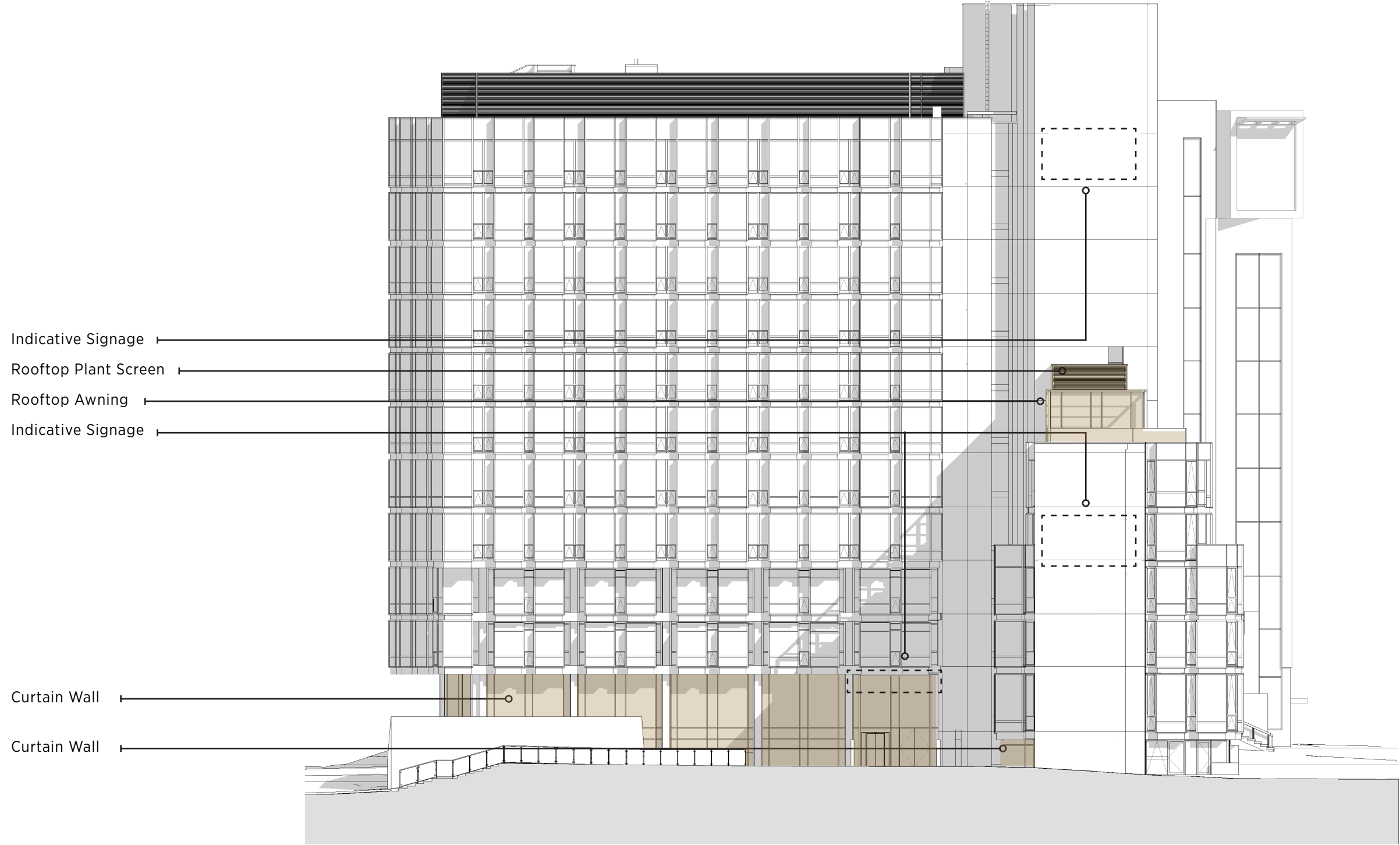


EAST ELEVATION

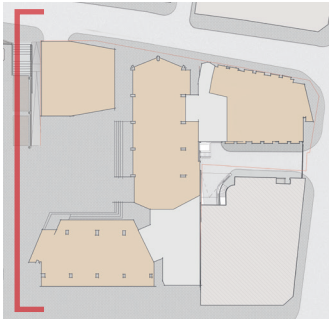
Proposed Additions



WEST ELEVATION



Proposed Additions



LANDSCAPING AND SIGNAGE

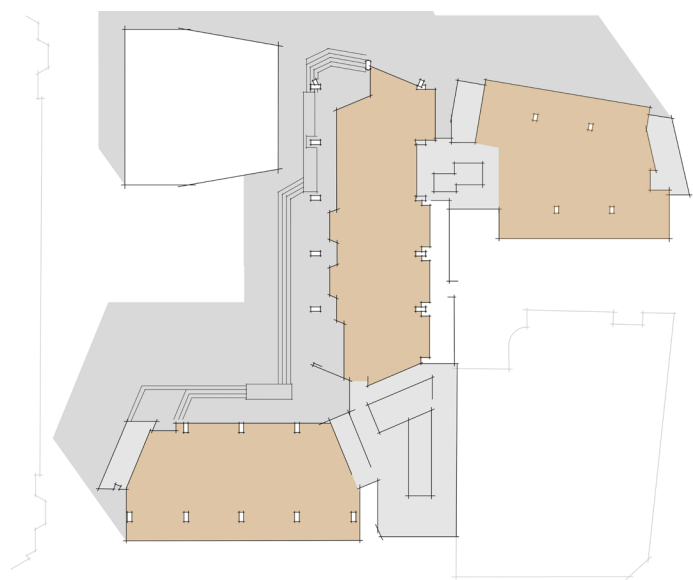
4.22 Site Plan and Layout

The iterations on this page focused on the activation of the ground floor uses to the perimeter of the building and solving the inherent site issues. The site plan is derived from the design concept for the ground floor plan and responds to the principle site challenges by:

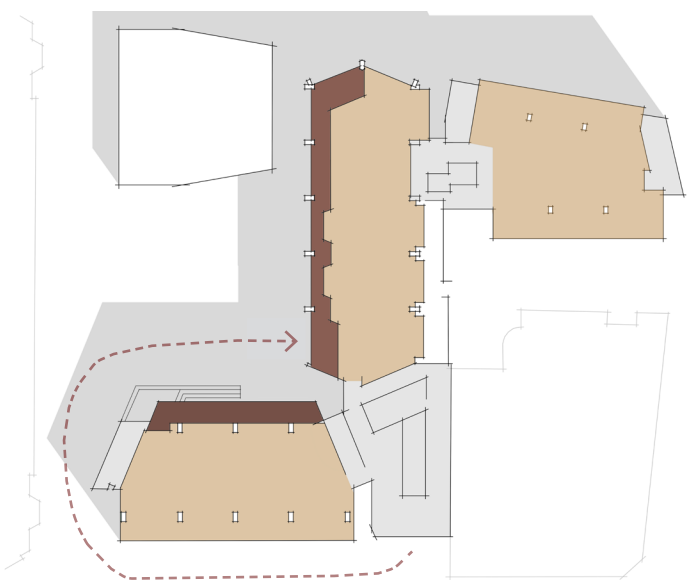
- Resolving levels for accessibility
- Resolving site antisocial behavioural issues
- Creating a welcoming and usable public space

The proposed site plans adjacent, meet the requirements of the client’s brief whilst responding to the site constraints and opportunities.

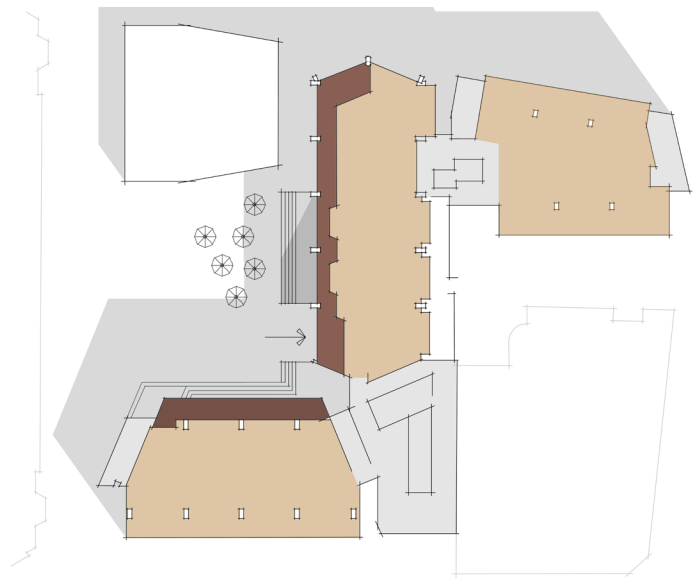
EXISTING LOWER GROUND FLOOR



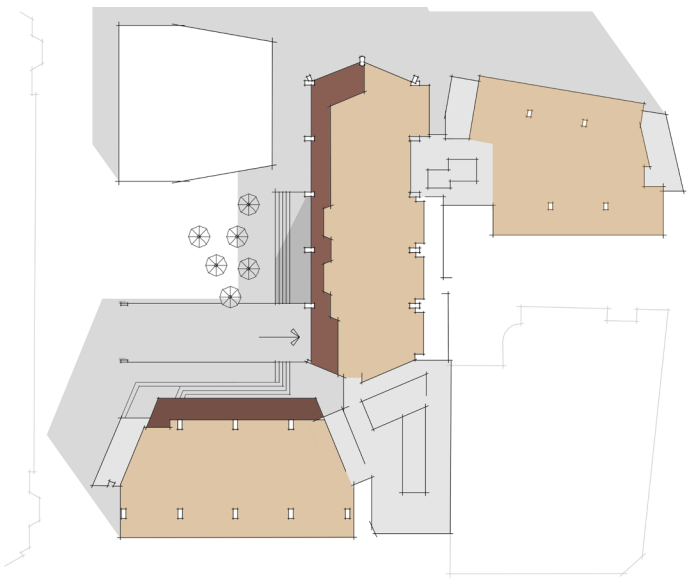
- Existing stepped levels
- Antisocial space
- Poor market appetite



- Fill in existing arcade
- Pull out facade line to match above
- New main entrance from piazza with level access



- Stepped level provides light well for LGF F+B
- Area for seating



- New signage for new entrance
- Landscape design leads to arrival



PROPOSED SITE PLAN

4.23 Landscape Design and Principles

The landscape proposals seek to tie in with existing surface finishes to the wider site. Each street surrounding the plot has a different character and this will be maintained within the proposals. Most notably:

- King Street, York Stone
- Pall Mall Court, York Stone, with brick insets
- Marsden Street, Tarmacadam.

To accommodate the new King Street entrance, the proposals seek to provide a level datum to the new piazza facing main entrance.

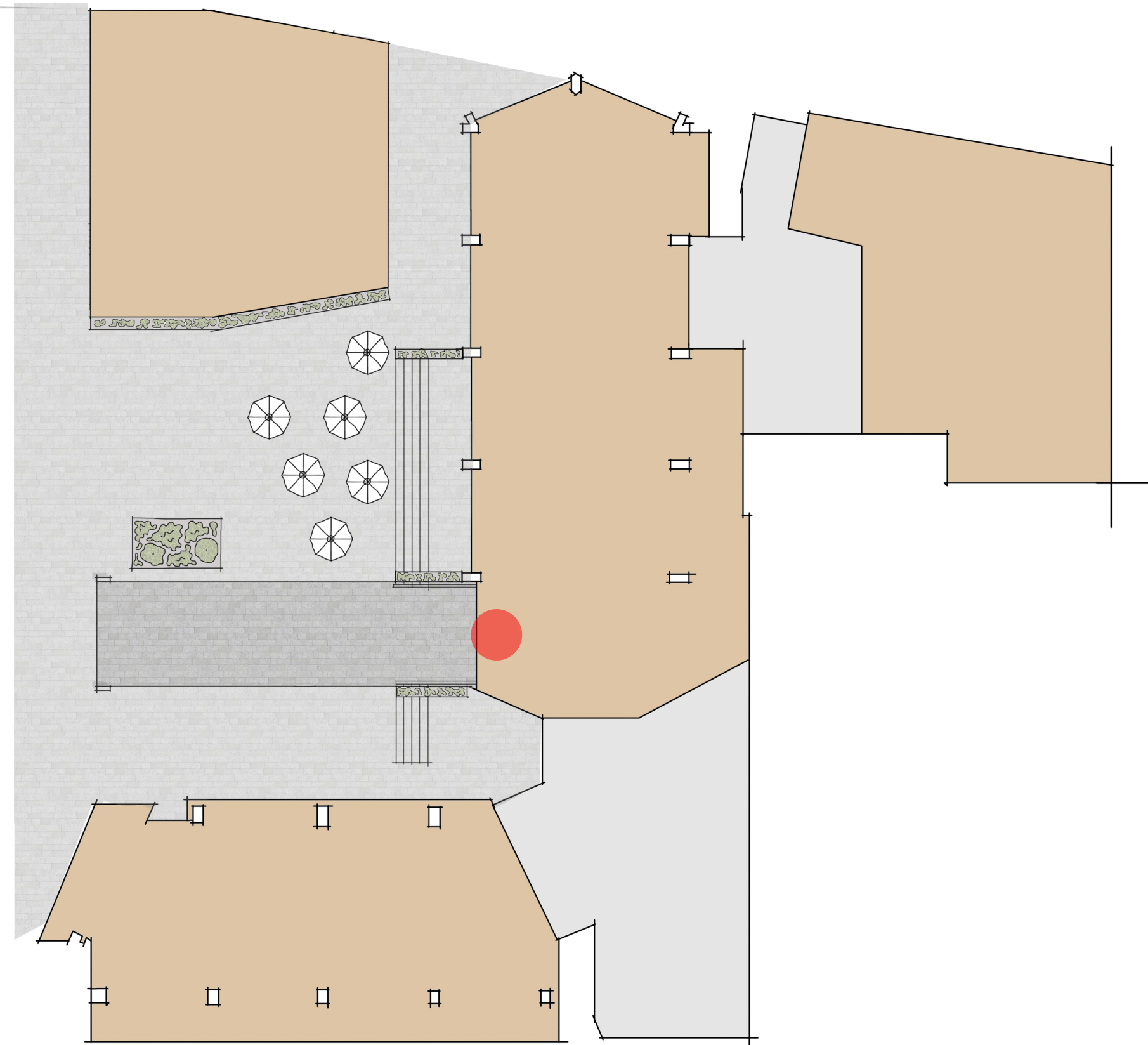
A variation in the hard landscape will provide a distinct route leading pedestrians to the main piazza entrance. Totem signage will signpost the building from within the landscape.

The interventions to the wider site provide hard landscape with level access points in accordance with Part M.

Outdoor seating is proposed to allow users of the F+B offer to utilise the piazza.

KEY

-  Temporary F+B Seating
-  Temporary Landscape Planters
-  Proposed New External Finish
-  Existing External Finish
-  Totem Signage
-  New Main Entrance



PROPOSED SITE PLAN

4.24 Planter Intervention

It is proposed that the planter is retained in its current form with minimal intervention to include a sub station. The proposed sub station is necessary for the function of the building, and is located on the Marsden Street elevation. It will require a double louvred door, and two louvre panels. One louvre panel is proposed to be hidden within the ramp to the car park, with the door and second louvre panel fronting onto Marsden Street

4.25 Planting

It is proposed that the smaller tree within the piazza planter be felled in order for the aforementioned sub station to be included. The larger tree within the planter will be cut back by 3.5m. The trees to King Street are retained in their current locations, but cut back by 2m away from the building. Temporary low level planting is proposed to the piazza to provide soft relief to the landscape while designing out opportunities for antisocial behaviour.

4.26 Street furniture

No new fixed street furniture is proposed within the landscape, a number of existing furniture items are present outside the redline boundary. However, there would be a desire for improvements to the existing street furniture during the scheme development with the goal to de-clutter the site and its surroundings to allow the building to be appreciated. This would be subject to further discussions with highways, adjacent building owners, BT and Bruntwood Works Ltd.

4.27 Lighting

Lighting to the proposals is limited to street level signage and statutory for escape luminaries in accordance with the Building Regulations and British Standards.

Perimeter street level luminance provides the minimum guidelines for illumination of the public highway which will be maintained during the redevelopment.

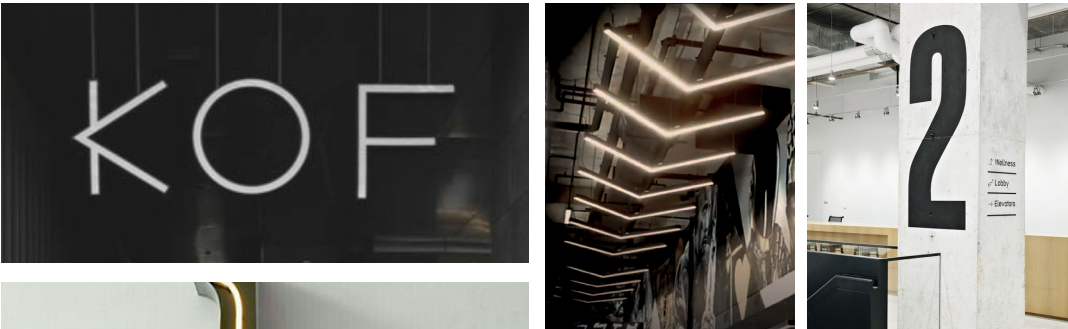


4.28 Signage Approach

The external signage approach is proposed as simple totems within the landscape which signpost the building.

Detailed signage proposals will be developed and submitted as an advertising consent, indicative locations are included to elevations.

EXISTING SIGNAGE



PLACEMAKING

4.29 Placemaking

As previously mentioned within the urban analysis, the proposed interventions are intended to reposition the site as a key destination within the Central Business District. The proposals seek to reinstate the piazza, creating a new active frontage and destination.

The proposals also seek to placemake by repositioning the building in the market and bringing an underutilised asset back in to use, allowing it to realise its full economic potential. The inclusion of the retail unit provides activity to King Street creating a place marker in the wider streetscape.

4.30 Movement Routes – Pedestrian and Vehicular

The principle pedestrian routes have been defined within the urban analysis section of this report. The proposals seek to redefine the movement routes with the following:

- Increased activity to existing secondary Albert Square to Market Street (via Pall Mall) route, with inclusion of the piazza.
- Provide increased activity to ground floor use, with new entrance, F+B arrival and internal amenity.
- Provide increased activity to Marsden Street.

The existing private vehicular access is maintained to Brown Street.

Services vehicular movement is maintained at the rear service yard, accessed from Brown Street, see Section 6.0. Service access has been considered to ensure vehicular activity is kept to a minimum on the surrounding streets.



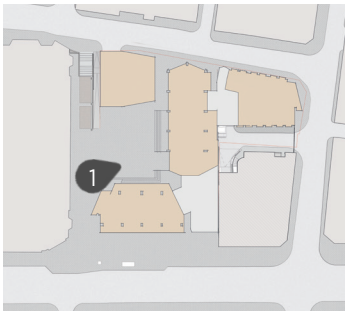
PROPOSED SITE PLAN

5.0 VIEW POINT ANALYSIS

5.1 Visual Impact Assessment

The locations included below have been selected in accordance with consultation advice from Manchester City Council and Historic England. The views fall under two categories;

- Short range views from the principal corners of the site. All four corners of the development have been included to demonstrate impact to the existing building and the wider context (these views are computer aided artist impressions). A view for each including and excluding street furniture will be provided.
- A view from the piazza facing the proposed new entrance. Kinetic views. This view will demonstrate how the building is access by users and demonstrate a pedestrian route into the building, highlighting the new active frontages.



KEYPLAN



01 - MAIN ENTRANCE VIEW (INDICATIVE CGI)



02 - DOWN KING STREET (INDICATIVE CGI)



03 - UP KING STREET (INDICATIVE CGI)



04 - NORTH WEST VIEW (INDICATIVE CGI)



05 - UP MARSDEN STREET VIEW (INDICATIVE CGI)

6.0 INTERIOR DESIGN STRATEGY

6.1 Interior Design Strategy

The Interior Design Strategy has been largely influenced by the historic and original interior of the building. Through the restoration and replication of various building elements we are able to bring back strong connections to the original 1970s design principles used in Pall Mall Court. This also allows us to introduce new elements into the scheme, which play an integral part in creating vibrant and memorable spaces. Through the use of complementing colours and textures in the scheme where are can create more distinctive spaces, which are easier to navigate around.

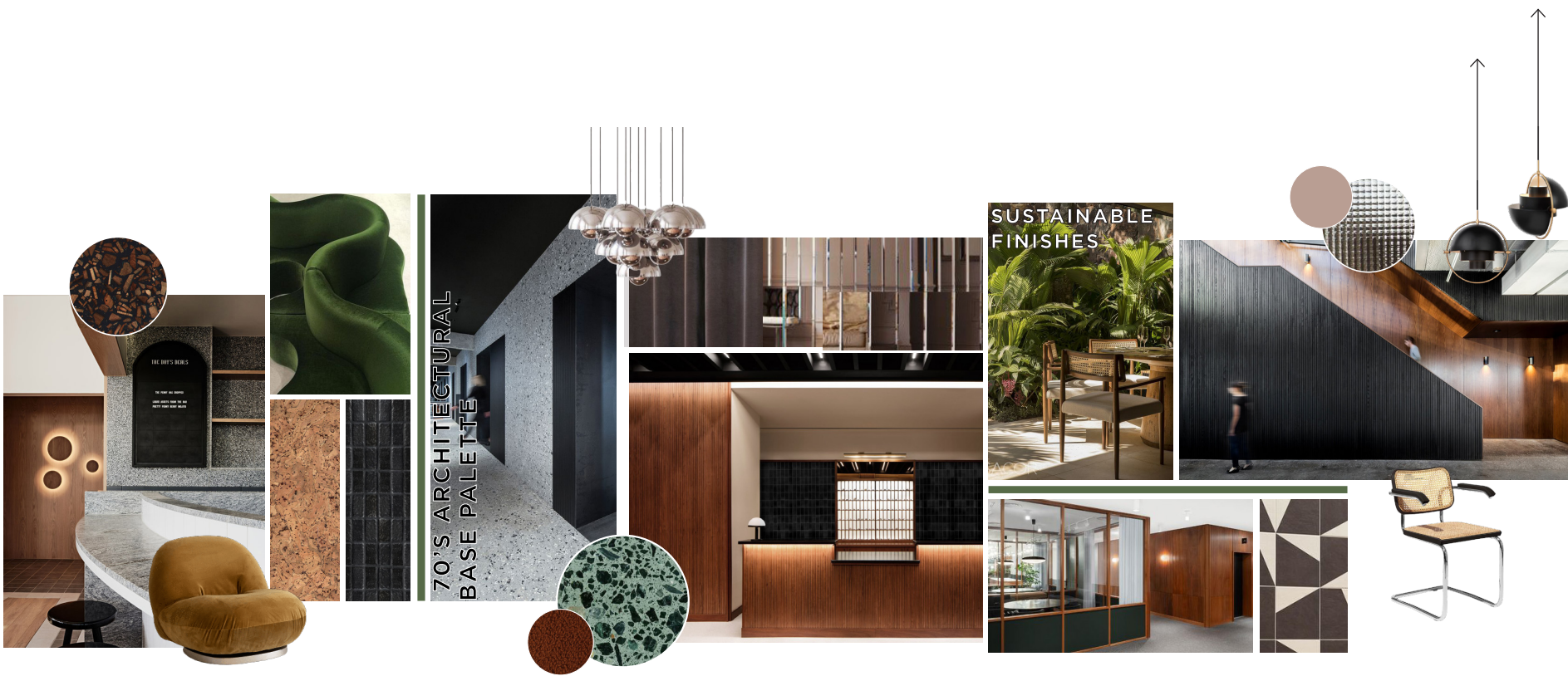
The arrival and F+B space are located off the main piazza through the new purpose built entrance, a new atrium celebrates the heights used within the buildings in 1970s, which is enhanced in the scheme through the use of vertical elements such as timber wall cladding and reinstated mosaic tiles. The use of timber, plush fabrics and terrazzo surfaces allow for historical connection as well as a modern approach to design. Through the sustainable and minimalistic approach to materials, this area brings a vibrant and authentic look to the space, which also connects with the external elements of the building. This also gives us an opportunity to bring context of new colour and texture creating a modern approach.

Circulation areas incorporate atmospheric lighting with the original mosaic wall tiles and a bespoke timber coffered ceiling to feature floors in a similar approach to the design of the arrival space. Through a refined palette of materials we are able to celebrate original and replicated design features, whilst introducing new, complementary colour accents within the internal lift cart and a subtle pattern to the floor finishes throughout.

Accommodating flexibility and maximising the natural light to serviced offices, M&E services are housed above a timber slatted ceiling through the main circulation allowing exposed soffits to the serviced offices and celebrating the buildings existing materials. Sustainable materials have been selected throughout and are a key driver of the scheme.

Heritage doors are intended for reuse wherever possible.

Please refer to the materials tracker in section 4.11.



OVERALL CONCEPT



LIFT LOBBY / CIRCULATION INDICATIVE LOOK & FEEL



WC INDICATIVE LOOK & FEEL

6.2 Interior Visual Impact Assessment



INDICATIVE LIFT LOBBY



INDICATIVE WC



INDICATIVE F+B



INDICATIVE SHOWER AND CHANGE

6.3 Internal Doors

In accordance with advice from Bespoke Fire and Stoma Building Control, in order to comply with Building Regulations Part B – Fire Safety, the existing internal door sets require upgrade for the following principle reasons;

- Safety of occupants in the event of a fire
- Safe egress of occupants in the event of a fire
- Provision of safe fire fighting access in the event of a fire

Whilst the existing doors are noted within historic information as solid core doors, the performance of the doorsets is unknown. Therefore, reliance on their performance can not be obtained to improve the fire safety conditions for the proposed refurbishment in order to achieve the brief and briefed occupancies. The Fire Engineering team have devised a strategy which improves the performance of the core walls without impacting the historic mosaic tiles within the primary cores, this strategy involves lining the internal walls within the office floor plates to provide a protective fire lining to the existing cores. In order to achieve this, the doors which form the protective fire line, require certified performance to protect the occupants and the fire fighters.

The proposed replacement door strategy involves sourcing a like for like replacement, with matching tubular ironmongery which will comply with current regulations and proposed building occupancies.

7.0 AREA SCHEDULE

7.1 Area Schedules

This page gives an outline of the proposed accommodation.

Pall Mall
Preliminary Schedule of Floor Areas

	Total		Total		Office		Retail		F+B	
	GIA - gross internal		GEA - gross external		NIA - nett internal		NIA - nett internal		NIA - nett internal	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Eleventh floor	76	813	84	907	0	0		0		0
Tenth floor	591	6,357	611	6,572	468	5,041		0		0
Ninth floor	591	6,358	611	6,572	468	5,039		0		0
Eighth floor	591	6,358	611	6,572	465	5,008		0		0
Seventh floor	584	6,283	611	6,572	467	5,024		0		0
Sixth floor	583	6,273	611	6,572	450	4,842		0		0
Fifth floor	865	9,306	901	9,701	629	6,774		0		0
Fourth floor	1,070	11,517	1,119	12,043	894	9,624		0		0
Third floor	1,089	11,724	1,120	12,058	752	8,098		0		0
Second floor	1,112	11,972	1,153	12,416	776	8,354		0		0
First floor	1,115	12,003	1,183	12,735	701	7,548		0		0
Ground floor	1,106	11,904	1,145	12,323	198	2,129	42	453		0
Lower Ground	1,105	11,890	1,433	15,424	0	0		0	105	1,125
Basement	1,592	17,134	1,626	17,507	0	0		0		0
Total	12,067	129,893	12,818	137,975	6,269	67,481	42	453	105	1,125

Areas Measurement
These areas have been prepared for the sole use of Sheppard Robson's (SR's) client and the purposes of planning only, are approximate and can only be verified by a detailed dimensional survey of the completed building.
They have been measured from the following drawings 6911-SRA-ZZ-00-DR-A-00900 to 6911-SRA-ZZ-00-DR-A-00912

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas.
All areas are calculated in square metres unless otherwise noted. Where figures are also provided in square feet a conversion factor of 10.764* has been used and the result rounded to the nearest whole number.
Unless otherwise agreed with SR's client in writing, figures relate to the likely areas of the building at the current stage of the design and are calculated using:-
the RICS Code of Measuring Practice 6th edition 2007

8.0 SUSTAINABILITY STATEMENT

Please refer to the Ramboll Sustainability Report for the full analysis of the methods which will be employed.

Sustainable Facilities incorporated in the Design

Please see Ramboll’s report for full break down, but initiatives employed include;

Ventilation Strategy: The existing ventilation design is a combination of either supply only ventilation or separate supply and extract fans. This means the building has a distinctive lack of heat recovery resulting in wasted heat energy. As such, the proposal for the building refurbishment is to introduce a mechanical ventilation with heat recovery strategy. This will be a centralised system with air handling units located on the various building roofs and ducted through dedicated risers. The use of local heat recovery units were considered, but this would require louvres or openings to be introduced to the elevations, which would not align with the listed façade and as such has been discounted.

Roof: Upgrading the roof elements to align with new build standards to help reduce energy consumption.

Fabric U Values: Opportunities to improve the building fabric are limited due to the faade listing and in particular the mosaic tiles which are located both externally and internally. Where new facade elements are introduced, these will be designed to modern fabric performance and standards.

Glazing Specification: The existing building has a single glazed façade with a very distinctive dark tint. The single glazing is at its end of life and is in need of an upgrade. As such, it is proposed to upgrade the single glazing and framing system to an improved double-glazed unit with a thermally broken framing system. This will be done sympathetically, with the aim of getting the new glazing and framing to match the existing glazing as closely as possible and maintain a similar dark tint to the glazing specification. The upgrade to the glazing will help to save significant energy for the building.

Air Leakage: The existing Pall Mall Court development is currently quite leaky, mainly due to its age. As such, the design will look to improve the air leakage rate as part of any upgrade works to the glazing design.

Daylight Linked Lighting Control: Within all appropriate spaces, controls will be adopted for luminaires adjacent to windows. Photocell devices sense the amount of daylight in the room and dim the lighting, accordingly, whilst maximising the use of natural light and minimising artificial lighting.

Air Source Heat Pumps: The Pall Mall Court development will utilise

air source heat pumps, mainly in the form of a Hybrid VRF system, to provide low temperature hot water heating and chilled water cooling for the building via fan coil units. In addition to this, ASHPs will be utilised for LTHW heating to pick up any additional heating requirements (heating coils in AHU’s etc.) as well as for the domestic hot water generation. Air source heat pumps (ASHP) have a high COP and can provide energy and CO2 savings compared to more traditional gas boiler systems and also removes the need for fossil fuels.

Metering and Monitoring: Sub-metering of water, heating and electricity will be provided, allowing the building to be monitored and well managed. This data will also be used to continually improve the buildings energy use and identify areas of high usage for review.

Specification of Materials

Materials have been selected to assist with the sustainability aspirations of the project, whilst also serving to create long term viable reuse of Pall Mall. The project is evaluating a embodied carbon of all principle materials to evaluate the sustainability credentials of the selection. The project team are reviewing material selection to include the following;

- Environmental Performance Declaration (EPD) – An EPD report tells the life cycle story of a product in a single, comprehensive report. The EPD provides information about a product’s impact upon the environment, such as global warming potential, smog creation, ozone depletion and water pollution. Preference for the majority of material selection to include the report, where possible.
- COP26 Certified Neutral – a validation using the PAS2060 international standard on carbon neutrality.
- Cradle to Cradle - Cradle to Cradle certification attempts to measure the environmental and social sustainability of your invention in five categories: material health, material reutilisation, renewable energy & carbon management, water stewardship, and social fairness.
- EU Ecolabel – Ecolabels are marks placed on product packaging or in e-catalogues that can help consumers and institutional purchasers quickly and easily identify those products that meet specific environmental performance criteria and are therefore deemed “environmentally preferable”.
- Local Natural Materials – selection of local materials from natural resources, timber/wools etc.. to reduce the transportation costs.
- VOC Free (low VOC) – low VOC selection of materials to promote user occupant well being
- Bio-Resins – a resin that derives some or all of its constituent

monomers from biological sources, such as soya bi products or corn.

- High recycled content – review of products with high recycled content, typically many major manufacturers undertake this as a minimum.
- Reduced water consumption – avoiding products which require high water content in their production to preserve local water supplies.
- Environmentally labelled PVCs – where possible
- Harvested – preference for materials which are harvested rather than felled, cork for example

BREEAM

The BREEAM target for the building is Very Good.

Building Ventilation Strategy

The Pall Mall Court development will be provided with ventilation in accordance with Part F 2016 of the Building Regulations. The preferred method of providing ventilation to this new development would be via mechanical ventilation with heat recovery wherever possible due to the limitations of using passive ventilation and the listed status of the façade.

Heating and Cooling Strategy

The building has been developed to reduce the requirement for heating and cooling. This has been achieved through improvements to the façade, particularly glazing performance, whilst doing so in a sympathetic way to align with the listed status. The heating and limited cooling requirements of the building are being provided by the use of a hybrid Variable Refrigerant Flow (VRF) system that can provide heating and cooling to the building. The system looks to recover heat/cool from one area of a zone and use it in another as required, helping to further save energy. The system looks to reduce the level of refrigerant and uses a type with a lower Global Warming Potential (GWP) than a more traditional VRF system.

Energy Usage

Please see Ramboll’s report for full analysis.

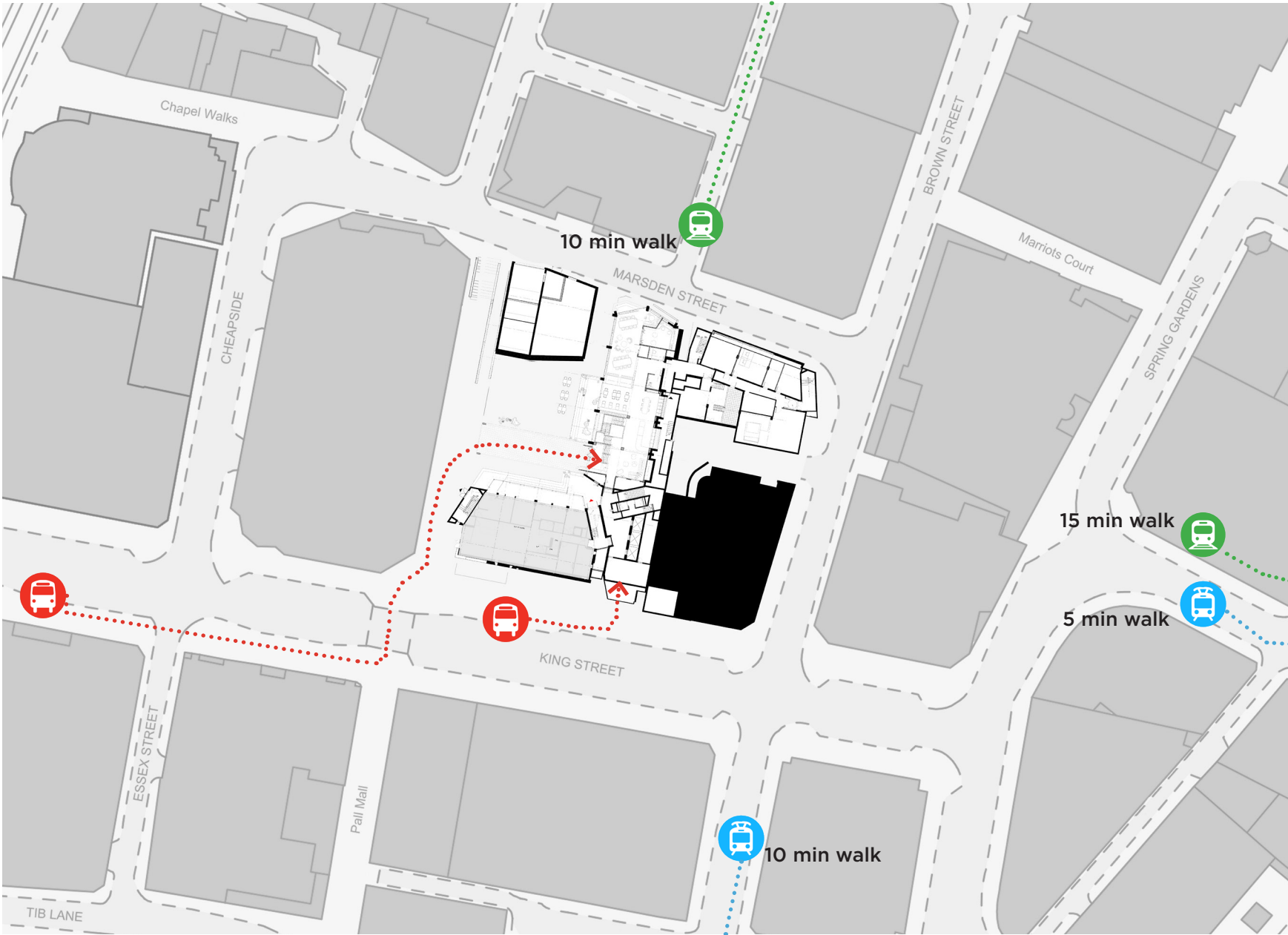
9.0 ACCESS STRATEGY

9.1 Public Transport Amenities

The building is located centrally within the city core and benefits from nearby transport links, particularly the Metrolink tram network (St Peters Square, Piccadilly Gardens/Market Street, Exchange Square) all within a five minute walk from the site. All Metrolink lines connect via these stations.

Additionally, the central stations of Manchester Victoria, Manchester Piccadilly and Manchester Oxford Road are all within a short walk. Providing access to local, regional and national routes.

Furthermore, substantial bus links are close to the site with the central Piccadilly Gardens Bus Station a short walk. Local services depart for the wider Greater Manchester region.



KEY

- Public Bus
- Public Tram
- Public Train

9.2 Access and Inclusion

Access has been considered in the reference to the use of the building, Part M of the Building Regulation, the Equality Act and other relevant regulations and standards.

Primary entrances are via level access and external landscaping is graded to suit.

KEY

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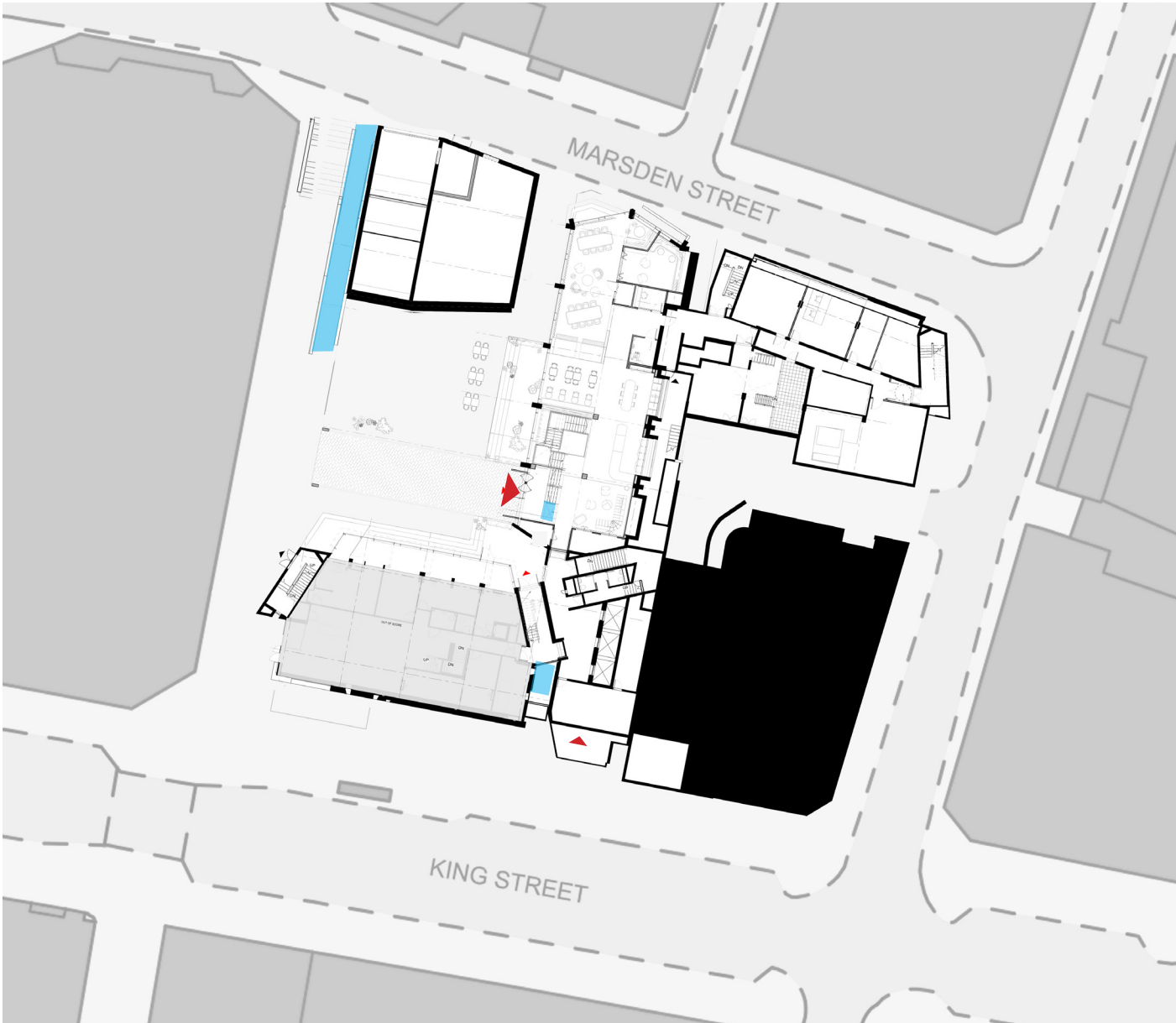
Pedestrian Access

■

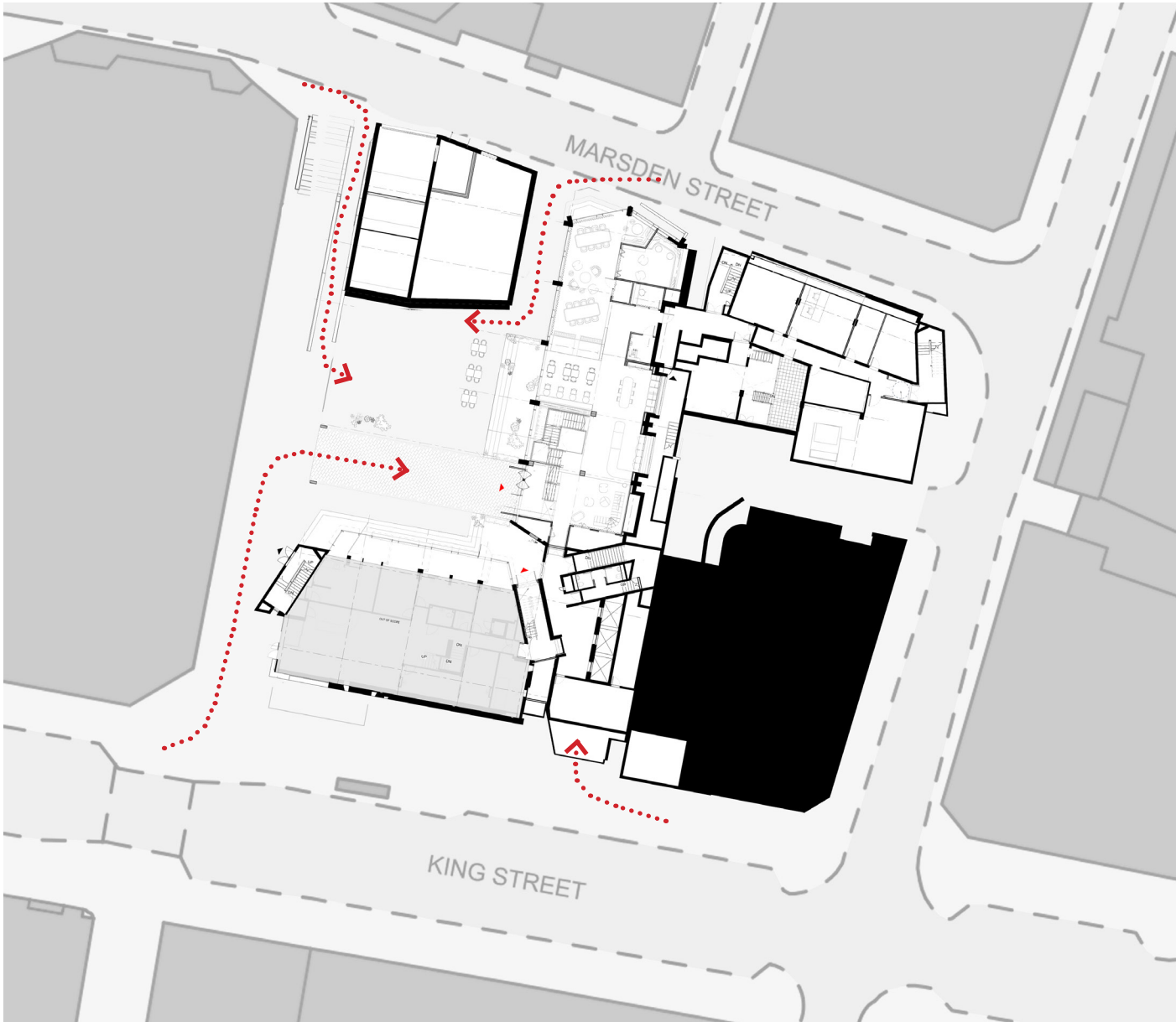
Ramp/Platform Lift

▲

Building Entrance



LOWER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

9.3 Access to Site

Level access is provided from the primary Piazza Entrance.

Access to the 'loading bay' is via Brown Street, the access is under the ownership of Bruntwood Works Ltd, however the adjacent Pinnacle Building retains access rights.

KEY

.....>

Pedestrian Route

.....>

Vehicular Route

.....>

Bicycle Route

Changing Facilities

Parking Bay

Cycle Storage

LOWER GROUND FLOOR PLAN

BASEMENT PLAN

SHEPPARD ROBSON

PLANNING DOCUMENT - DESIGN AND ACCESS STATEMENT - PALL MALL COURT 79

9.4 Parking Provision

It is proposed that 18no. private parking spaces are retained within the existing basement car park. These spaces are access via the ramp from Marsden Street. The remainder of the basement will be utilised for amenity space including cycle storage and change facilities.

On street pay and display parking is available to King Street, Brown Street, Marsden Street and Cheapside, with additional on street parking within the wider context. c.12no. disabled spaces are located around the perimeter streets of Pall Mall Court.



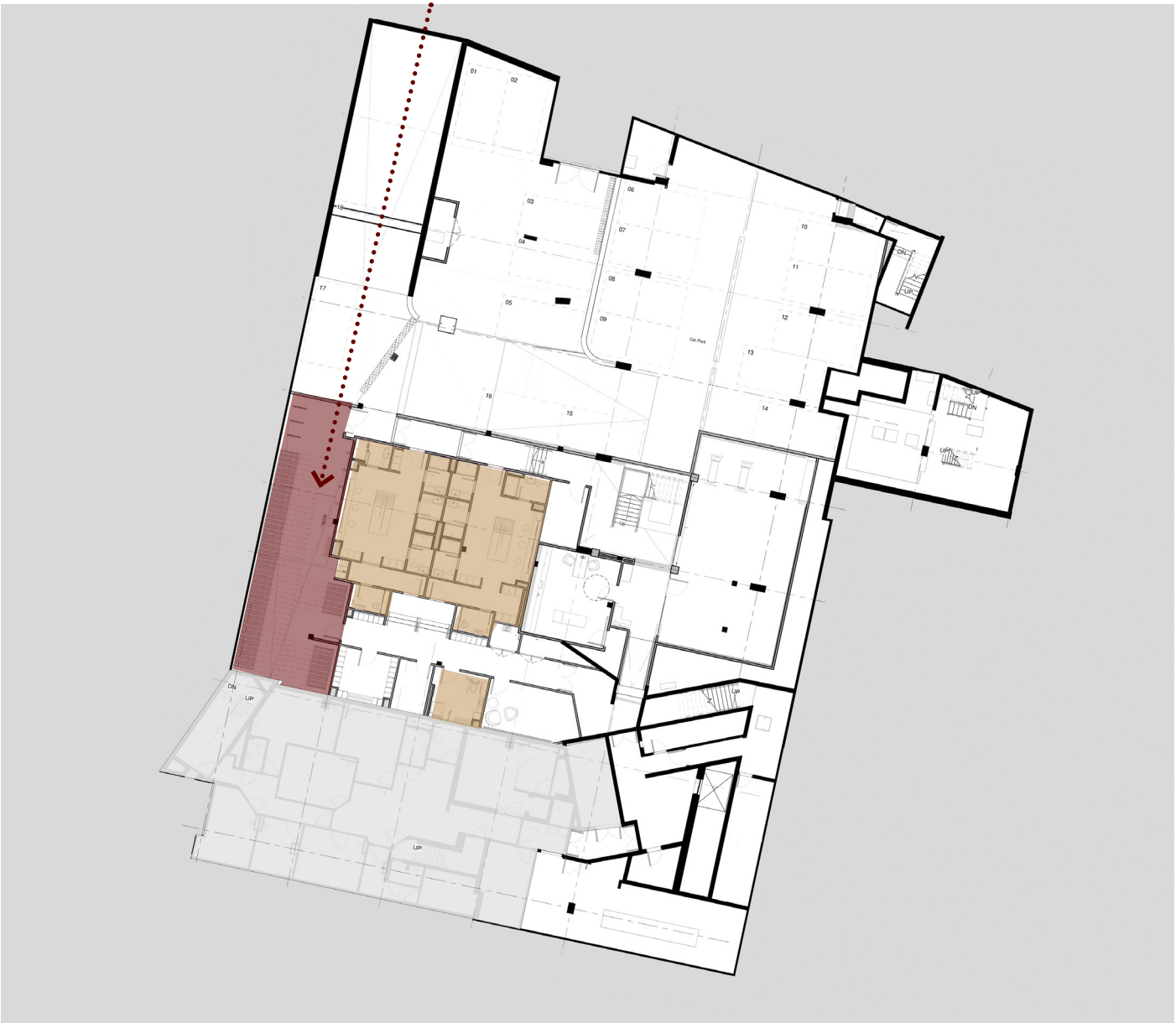
BASEMENT PLAN

9.5 Cycling Provision and Amenities

BREEAM 2014 requires a cycle provision of 1:10 per user of office accommodation, which is compliant with the proposed occupancy of Pall Mall Court Building.

Provision for 65 cycles will be included to the basement of the building, accessed by the car park ramp via swipe access. The secure bike store includes 8no. shower/changing facilities and locker storage for personal possessions. Additionally 1no. shower is fully accessible.

- Changing Facilities
- Parking Bay
- Cycle Storage



BASEMENT PLAN

9.6 Service Vehicles, Refuse Lorries, Fire Engines etc..

Service Vehicles and Refuse Lorries access the building via the rear loading bay off Brown Street.

The proposals include an external bin store. A waste proforma is included within this application

An external staircase provides access to the service entrances.

Fire Engines can access the building from both King Street and Marsden Street. Dry risers are included to both the primary and secondary core.

KEY

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▶

Tenant Service Route

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▶

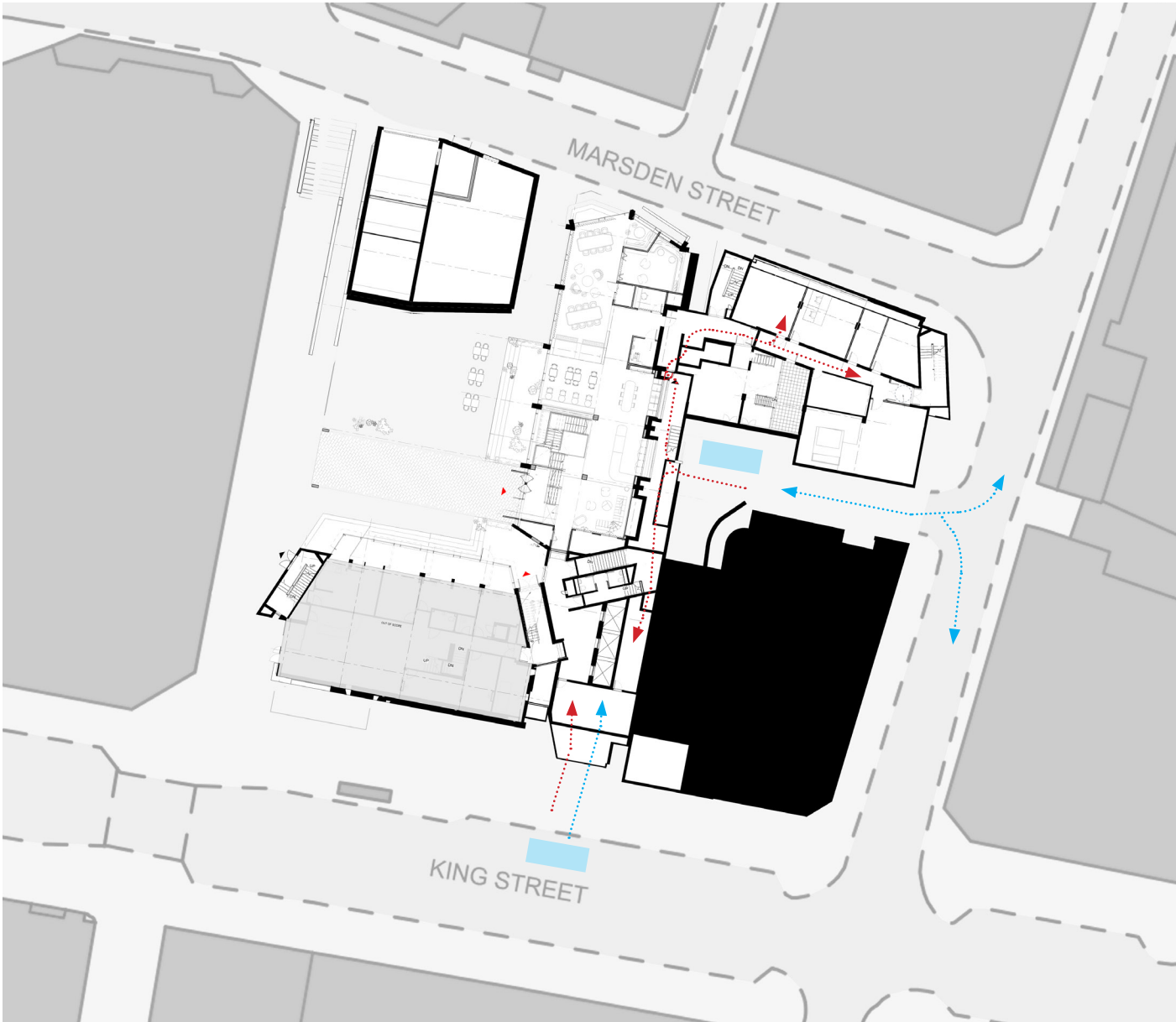
Service Vehicle Route

⌋

Bin Store

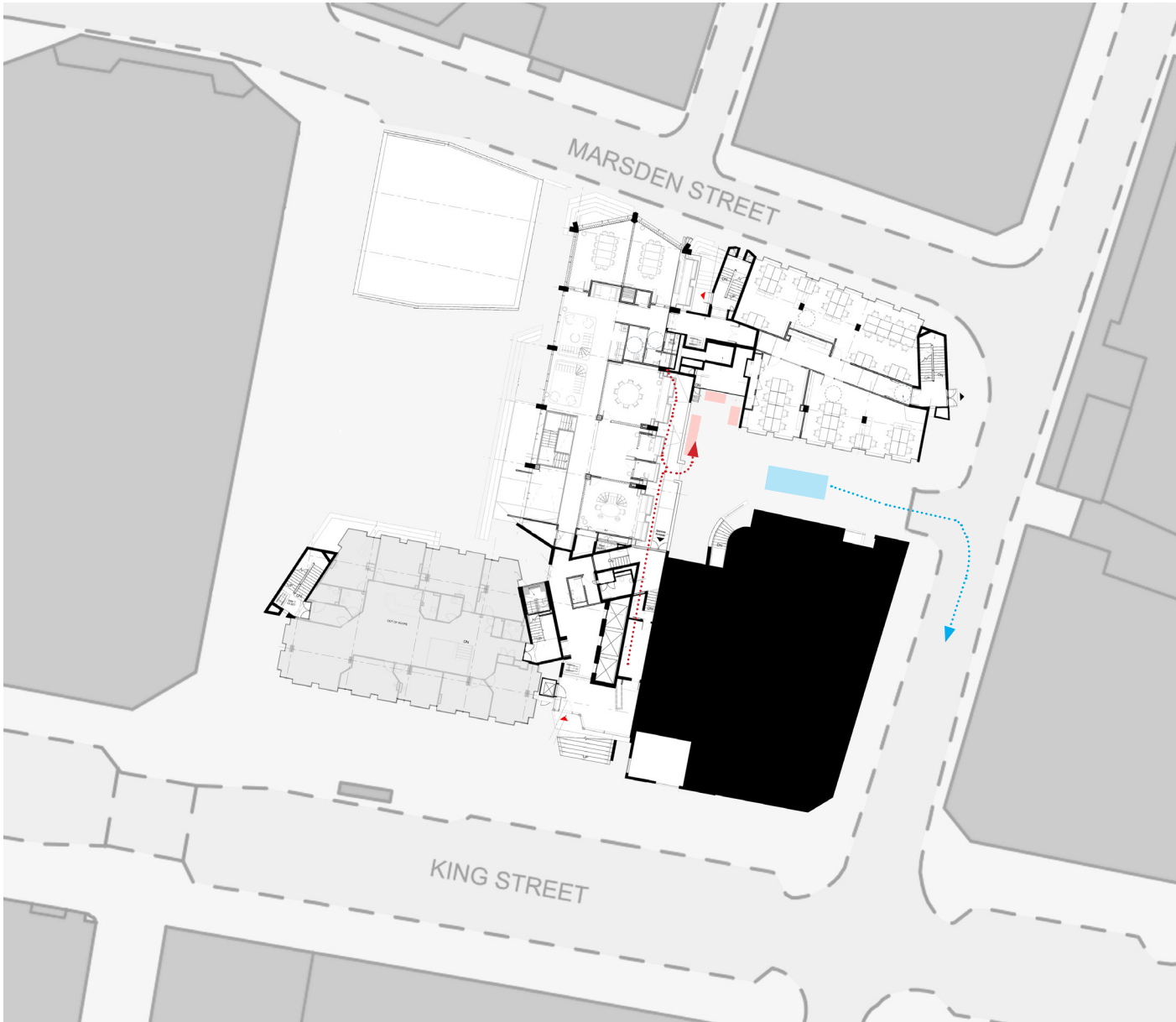
Waste Vehicle Bay

Incoming Servicing/Delivery Route



LOWER GROUND FLOOR PLAN

Outgoing Waste Route



GROUND FLOOR PLAN

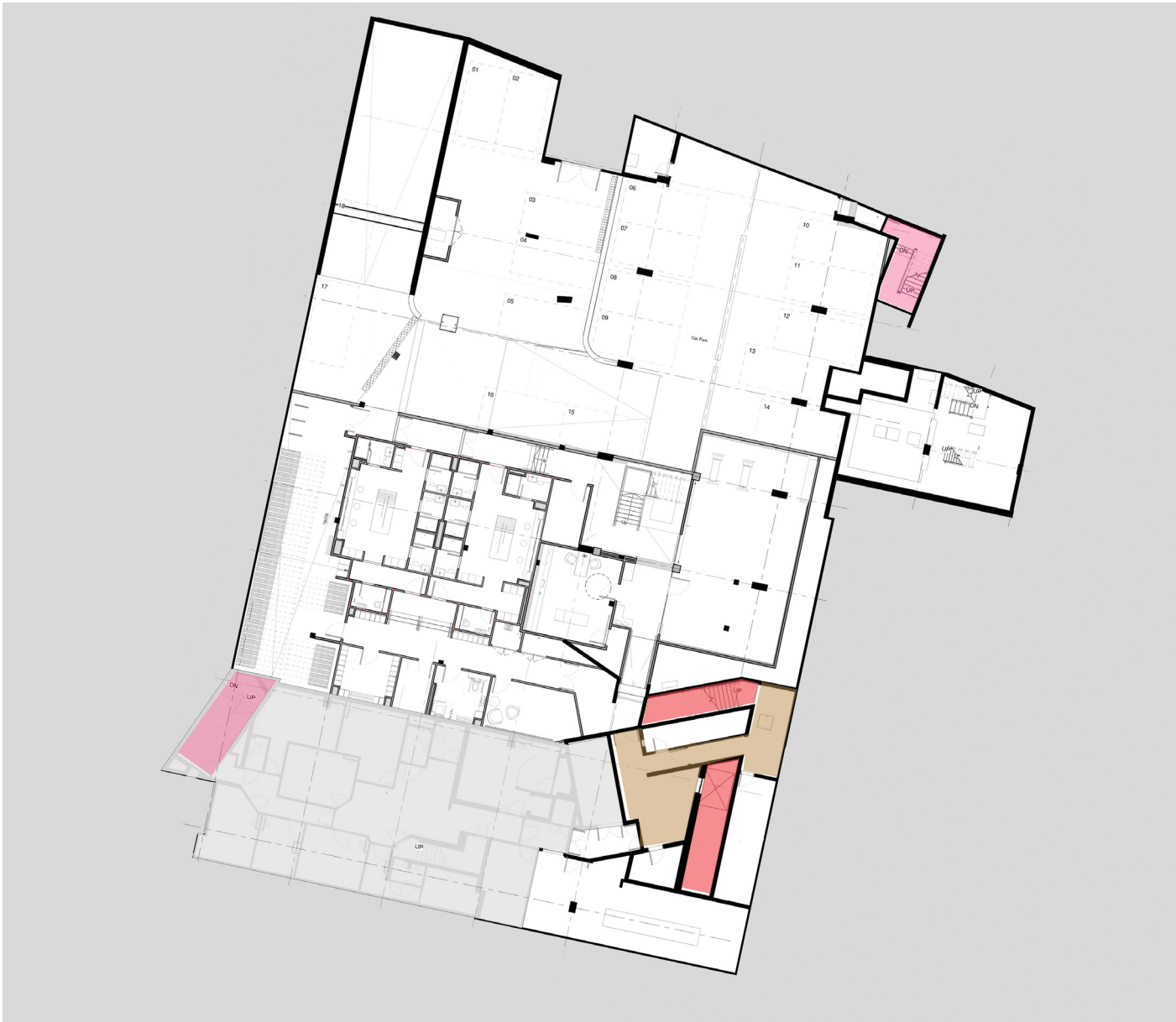
9.7 Internal Accessibility

Due to the existing ground floor level not responding to the site topography, the new entrance in the piazza accommodates the level change internally via the inclusion of a platform lift to the reception with adjacent stair.

Upon arrival at the lower ground level, the primary core to King Street includes 3no. passenger lifts serving lower ground to 10th floor. 1no. of the 3no. lifts also serves the basement level.

The Marsden Street core includes 1no. existing lift. It is proposed that this lift shaft be re-purposed as a riser space, since it is no longer servicing a formal entrance to the building.

The existing cores provide circulation fit for wheelchair access.

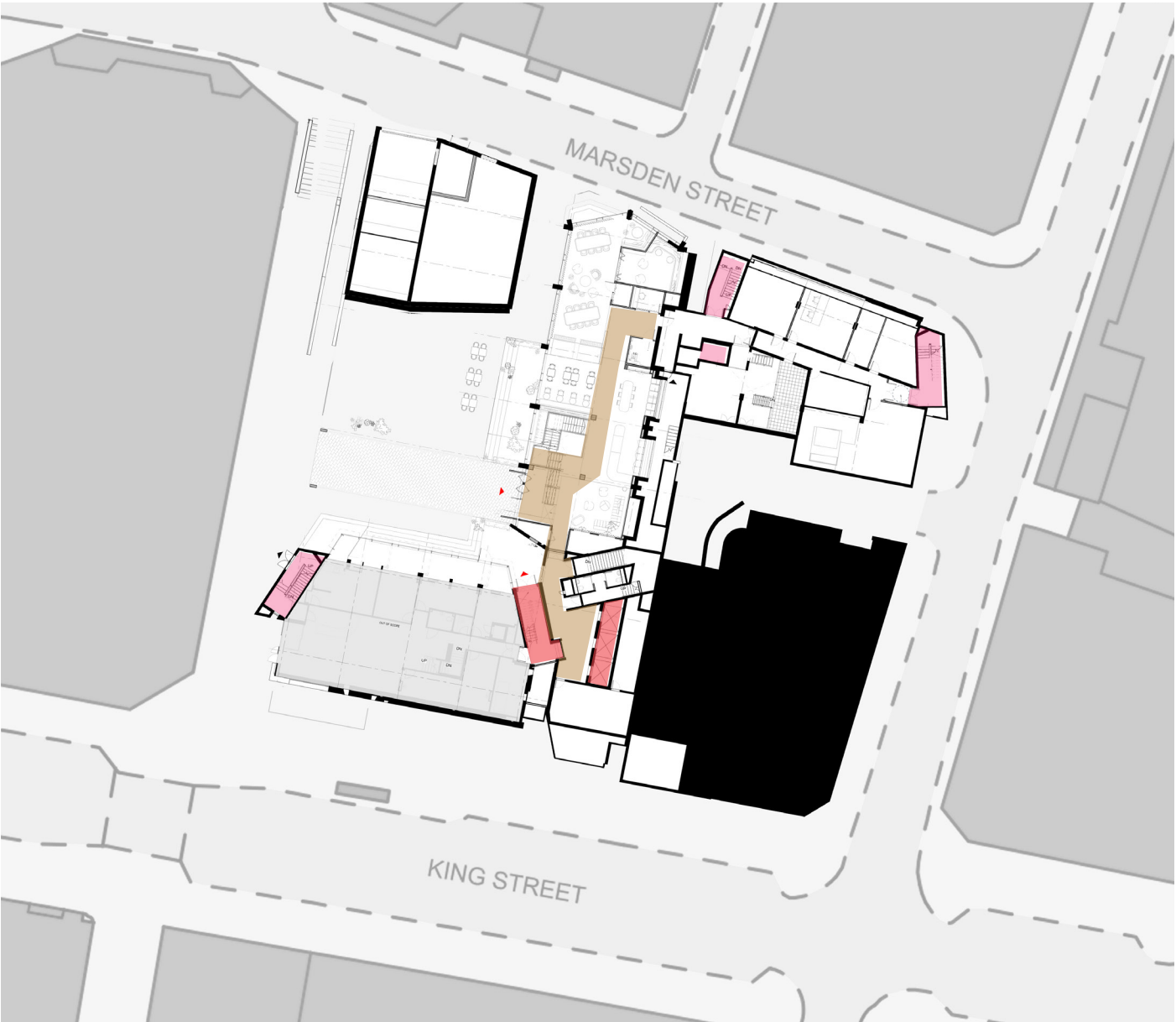


BASEMENT PLAN

9.8 Horizontal Circulation

Horizontal circulation is via the existing stair cores. Smoke lobbies are Part M compliant. On occasions where the existing building does not accommodate corridors wide enough to conform with Part M, these are supplemented by the geometry of the building allowing passing places in accordance with Part M.

- KEY**
- Internal Circulation
 - Primary Core
 - Fire Egress

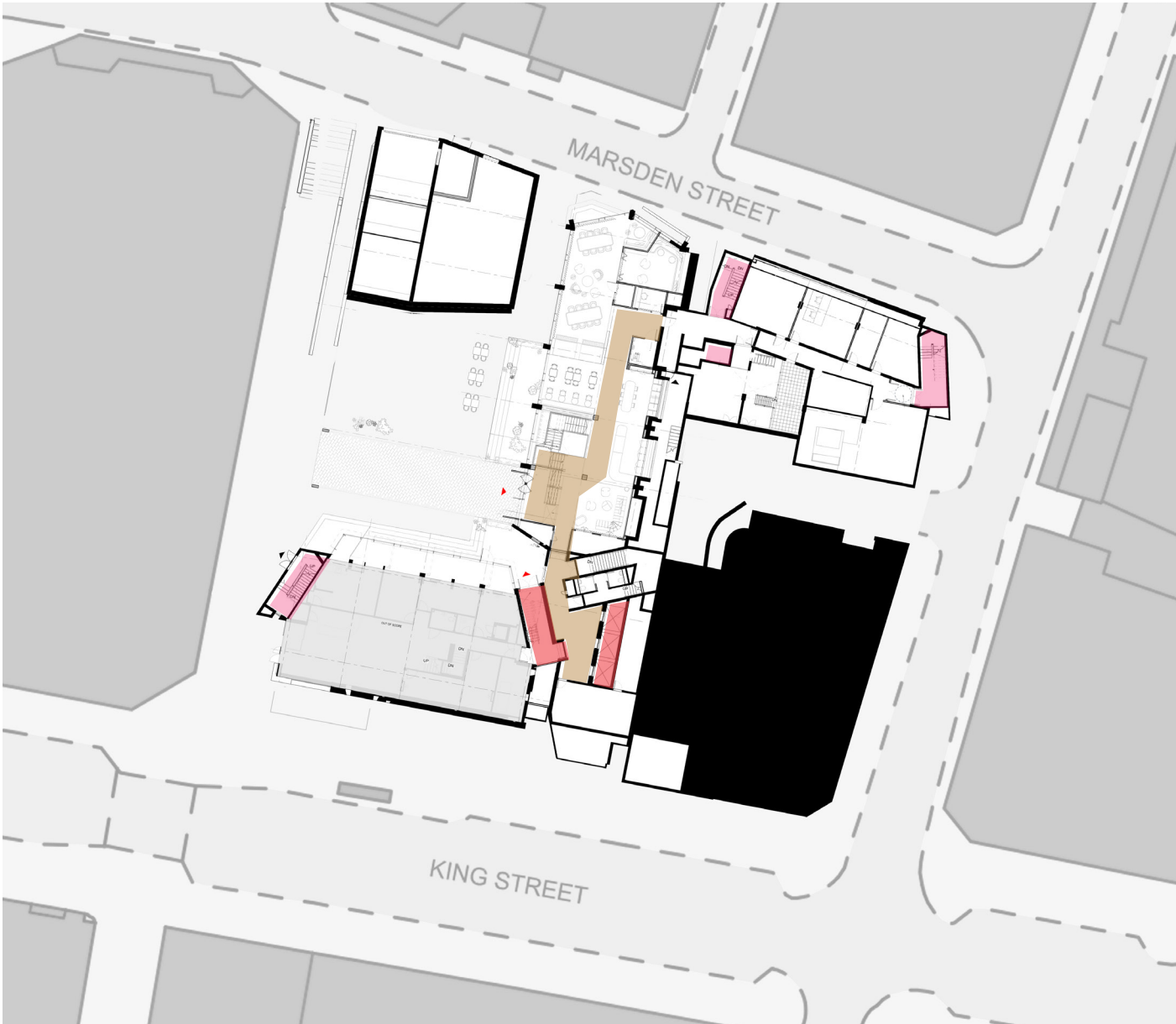


LOWER GROUND FLOOR PLAN

9.9 Vertical Circulation

As discussed, the vertical circulation is via:

- 3no. lifts to the King Street core
- 4no. stair cases as outlined in 6.8
- 1no. internal platform lifts to the proposed arrival/F+B
- 1no. platform lift to the basement



GROUND FLOOR PLAN

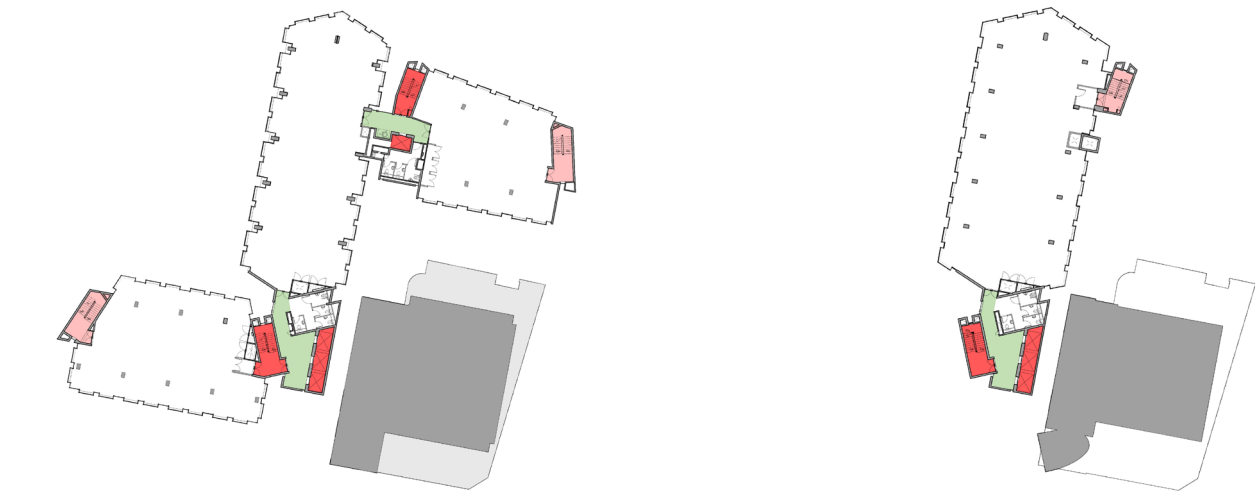
9.10 Emergency Escape

Due to the unique z-form plan, Pall Mall Court includes 4no. stair cores, the table below indicates the access arrangement for each core.

(+) location of disabled refuge

	Pall Mall Core	King St Core	Marsden St Core	Brown St Core
Basement				
Lower Ground			(+)	(+)
Ground	(+)	(+)	(+)	
First	(+)	(+)	(+)	(+)
Second	(+)	(+)	(+)	(+)
Third	(+)	(+)	(+)	(+)
Fourth	(+)	(+)	(+)	(+)
Fifth		(+)	(+)	(+)
Sixth		(+)	(+)	
Seventh		(+)	(+)	
Eighth		(+)	(+)	
Ninth		(+)	(+)	
Tenth		(+)	(+)	
Roof				

Disabled refuges are located within all cores, as indicated.



9.11 WC Accommodation

The existing WC arrangement was designed for the building to be occupied as a single tenant headquarters building. The resultant arrangement (around 50yrs old) does not allow the building to offer split tenancies. The WC arrangement is Male and Female in alternate cores, with hit and miss arrangement to each core. The resulting arrangement requires each of the Marsden Street and King Street wings to utilise the WCs to a differing level than their level of occupancy. This arrangement is not fit for purpose within today’s market.

The proposed design includes all washrooms as designated superloo WCs with full height partitions to address the alternate male and female WC arrangement. An accessible WC is available to every alternate floors.

This arrangement improves the functionality of floor plates and increases accessibility with no reduction in toilet numbers.

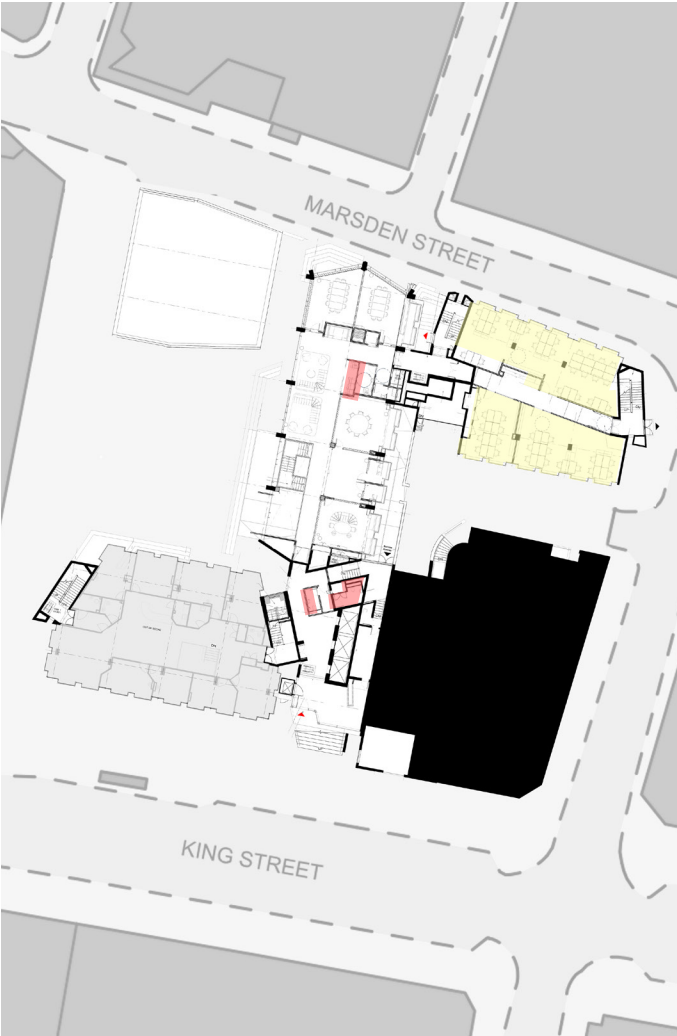
KEY

WC

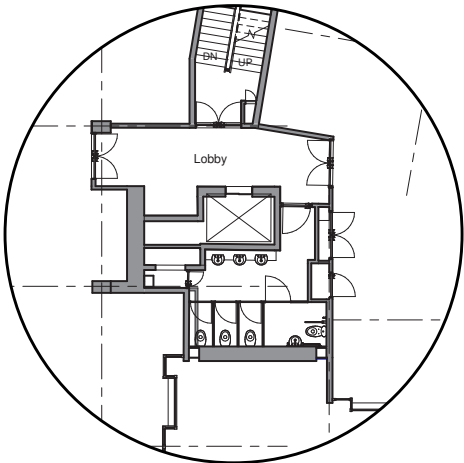
Office



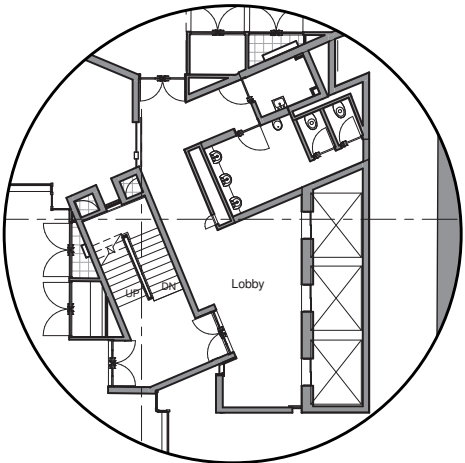
LOWER GROUND FLOOR PLAN



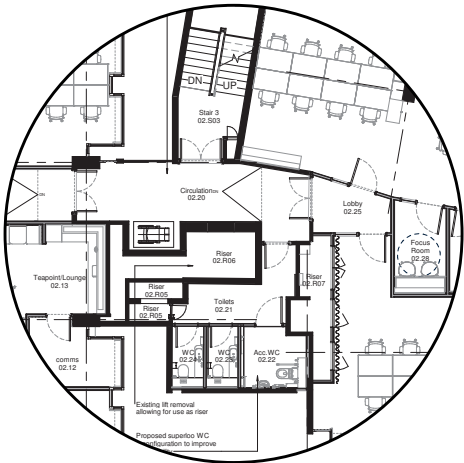
GROUND FLOOR PLAN



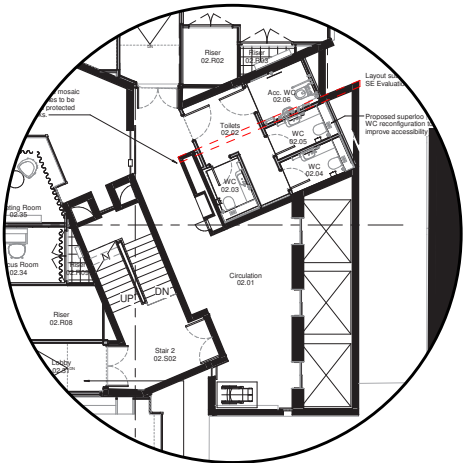
EXISTING MARSDEN ST CORE



EXISTING KING ST CORE



PROPOSED MARSDEN ST CORE



PROPOSED KING ST CORE

10.0 APPENDICES

10.1 CBRE Comments on Piazza Facade Options



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Mr Adam Tills
Head of Development
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Union
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Manchester
M2 6LW

28th April 2022

Dear Adam,

PALL MALL, MANCHESTER

I am responding to your request to appraise and comment on three proposed façade designs of the lower ground and ground floor elevations surrounding the proposed new entrance to Pall Mall.

Option 1 – glazing to lower ground floor only

It is important to create a real sense of arrival into the building, particularly as pedestrian access will be from a piazza, which is currently under-used and has been subject to antisocial behaviour.

Option 1 breaks up the façade, disrupting the visibility lines through to the lower section of the building, which will negatively impact the activation of the building. Given the property has been vacant for a number of years, first impressions and the general arrival experience is extremely important in order to secure new tenants, and this option limits that.

Furthermore, there will be a risk of antisocial behaviour to both sides of the double height entrance which will no doubt impact the letting ability of the asset and post completion will cause disruption to tenants in occupation.

Option 2 – glazing to lower ground and ground floors with double portals

Although Option 2 is an improvement compared to Option 1, the double portal design will break up the lines of visibility both into the building and for occupants of the building looking back out to the piazza.

There will be a further impact to the levels of natural daylight to a part of the building which requires it the most.

As mentioned, this is an improvement on option 1 however given our focus on delivering onsite amenities across the lower ground and ground floors, it is essential these spaces are clearly visible and activated from an external viewpoint and benefit from as much natural light as possible. This option will slightly impact the aforementioned.

Option 3 - glazing to lower ground and ground floors with single portal

Option 3 with its double height single portal design provides the best solution to improve the sense of arrival, sight lines and natural daylight into the lower floor. This is fundamental to activating the shared spaces which will be a key part of the viewing experience when attracting new tenants to the building.

Furthermore, reducing the number of portals and introducing a raised soffit will mitigate antisocial behaviour and the level entrance from the Piazza is essential to providing a seamless arrival for tenants. With the high estimated rental value required, all aspects of the redevelopment, arrival experience and façade detail needs to be carefully considered in order to improve the commercial activity.

It is therefore my strong recommendation that Option 3 is adopted for the façade design.

Yours sincerely

NEIL MORT
SENIOR DIRECTOR



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