



Atelier MB
Urban Architects

Amazon House Cat B Fit-Out Design and Access Statement

Client: Amazon House Properties
and Running Total Media

July 2022

Job 1978

Revision -



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1.0 Introduction

This listed building application covers the canal side suite in the basement and first floor and the front suite on the second floor of Amazon House, Brazil Street, Manchester. The works described in this application are limited to these suites. The existing uses are E(c)(III) offices.

Amazon House is a Grade II listed Victorian property. The building was built c. 1870 as a shipping and packing warehouse. The building was Listed in 1994 (06/06/1994 – List entry ID Number: 1283077). The building is located adjacent to the Rochdale canal and sits at the end of Brazil Street adjoining 42-44 Sackville Street. Access is via Brazil Street. It has 6 floors including a basement. There is also a part sub-basement.

2.0 Brief

Atelier MB have been commissioned to design glazed meeting rooms throughout the existing suites in a sympathetic manner.

Our Client has invested in recent years in the continual modernisation of this property. This has included the removal of several modern non-sympathetic interventions such as dividing walls within the floor plates. The result has been the creation of larger office floor plates, reinstating the historic spaces. Whilst these are excellent spaces, most tenants require some form of private meeting space within their suite. Therefore, as per previous interventions within the building, new tenants are requesting a similar facility in the recently refurbished suites.

3.0 Background

There have been various applications for refurbishments of suites in Amazon House over the past few years, the most recent being 127123/LO/2020 & 125408/LO/2019. These applications respected the previous approvals and restored these suites closer to original arrangements in the building. They removed non-original and inappropriate features such as suspended ceilings and skirting trunking, and reinstated the original finishes and the volume of the space in a sympathetic manner in line with previous approvals.

This application aims to address the needs of the buildings' tenants. It does not propose to remove or alter any of the existing historic features such as the plastered wall finishes.

4.0 Planning Policy

National policy

Heritage policy is contained within the National Planning Policy Framework (revised 2021).

Paragraph 194 states that applicants should be required to describe significance of the assets effected by proposals. This report meets that requirement.

Paragraph 197 states that local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

This application is considered to be a positive response to the above policy, and changes will ensure long-term conservation, respecting the materials and form of historic fabric and ensuring the building remains in viable long-term use.

Local policy

Manchester's Local Development Framework, Core Strategy, adopted July 2012, contains local policy and the council's vision for the city from 2012-2027.

- Policy CC9 states 'design in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.'
- Policy EN3 concerns heritage and notes that 'proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Levels of harm are generally categorised as substantial or less than substantial. The works proposed do not constitute harm and encourage ongoing re-use of the space. The changes will be neutral in their impact upon fabric and positive in the wider benefit of keeping the listed asset in ongoing use.

5.0 Proposals

All proposed meeting rooms are designed to maximise the glass and minimise any solid aspect. Ceiling bulkheads are required to ensure a neat junction and route for modern services. Walls have been positioned to avoid any existing beams, however where this junction does occur, the bulkhead will be profiled neatly around so as to accentuate the existing fabric.

All meeting rooms proposed replicate the style already carried out throughout the property and therefore offer a continuity of strategy for the heritage asset in design terms.

5.1 Basement

A floor to ceiling frameless glass partitions to form a meeting room to the mezzanine. This existing mezzanine has a mitred corner where it meets the existing wall. This will be straightened to enable a regular shaped meeting room to fit onto the mezzanine, and a storage space added beneath.

5.2 First Floor

Glazed full height meeting room is proposed to the rear unit. This will be constructed using frameless glass and will be as per the existing second floor meeting room.

5.3 Second Floor

A full height glazed partition has been proposed for the front unit. This will be located in a similar location to the approved meeting room on the first floor front unit.

6.0 Access Statement

The proposals do not affect the existing access arrangements for the building. However, improved provisions such as an accessible WC and shower were detailed in the most recent application and are currently being completed on site.

7.0 Conclusion

This scheme is very similar in nature to the previous permissions and through the use of frameless glass partitions, does not change the overall character of the space.

