



Sir Ralph Abercromby, Manchester Design+Access Statement

Contents

1.0	Introduction	3
1.1	Statement	3
1.2	Project Team	3
1.3	Site Address	3
1.4	Report Structure	4
2.0	Project Context	5
2.1	Site Location	5
2.2	St Michaels Development	6
2.3	Relevant National Planning Policies	7
2.4	Relevant Local Planning Policies	7
2.5	The Deansgate / Peter Street Conservation Area	8
2.6	Heritage Value	8
3.0	Existing Building	9
3.1	Basement Plan	9
3.2	Ground Floor Plan	10
3.3	First Floor Plan	11
3.4	Second Floor Plan	12
3.5	Roof Plan	13
3.6	Bootle Street Elevation (South)	14
3.7	Abercromby Square Elevation (East)	15
3.8	North Elevation	16
3.9	West Elevation	17
3.10	Recorded Exterior Photographs	18
3.11	Recorded Interior Photographs	20
4.0	Proposed Design	22
4.1	Use	22
4.2	Amount	22
4.3	Proposed GA Plans	23
4.4	Proposed GA Elevations	28
4.5	Glass Link Precedents	32
4.6	Abercromby Square Street Elevation	33
4.7	Renovation Strategies	34
5.0	Access Strategies	35
5.1	Waste Strategy	35
5.2	Fire Strategy	36
5.3	Inclusive Access	37
6.0	Schedules	38
6.1	Area Schedule	38
6.2	Drawing Schedule	39

1.0 Introduction

1.1 Statement

This Design and Access Statement accompanies an application for full planning permission, submitted to Manchester City Council (MCC) on behalf of the Jackson’s Row Development Ltd for the development of the Sir Ralph Abercromby pub on Bootle Street.

This document is designed to supplement the original Design and Access Statement for the St Michaels development. That document remains relevant in order to understand the overall site and scheme design, of which the pub was included to be retained, with the use to remain as retail/food and drink.

Additional documents are being prepared by the relevant consultants within the project team to support this application.

1.2 Project Team

Client	Jackson’s Row Developments Limited/ St Michaels Propco 2 Limited
Project Manager/ Employers Agent	Artal
Stakeholder Managers	Zerum
Main Contractor	Domis
Architect	Hodder + Partners
Structural Engineer	Renaissance
MEP Engineer	NOVO
Fire Consultant	Design Fire Consultants
Acoustic Consultant	Jameson
Planning Consultant	Zerum
Heritage Consultant	Stephen Levrant Heritage Architecture

1.3 Site Address

35 Bootle St, Manchester M2 5GU

Introduction

1.4 Report Structure

The remainder of this report is structured as the following:

Section 2	Project Context
	Provides the context of the application's connection to the St Michaels development, relevant policy and regeneration initiatives, the existing building / site context and heritage value.
Section 3	Proposed Design
	Provides a description of the proposed development in relation to its renovation and design, including use, amount, layout, scale, appearance, and reuse/renovation strategies.
Section 4	Access Strategies
	Conveys the improvement to the pub's access including inclusive access, fire safety, and waste removal.
Section 5	Schedules
	Area and Drawing schedules.

2.0 Project Context

2.1 Site Location

The site is in a strategic location at the heart of the city centre, in close proximity to the town hall and Albert Square. This prime location is adjacent to the Civic Quarter, the Central Business District, Spinningfields and, in the future, St John's. The area consists of streets that have evolved through multiple phases of development, with buildings of varied ages and architectural styles. The quality of these varies widely but does include some individual buildings of high quality. The site falls under the Deansgate / Peter Street Conservation Area.

Historically the site also included a number of buildings, including Bootle Street Police Station, Manchester Synagogue, and this application's site, the Sir Ralph Abercromby pub. The following pages describe the Abercromby's context in relation to regeneration initiatives, connectivity, heritage, site history, topography, scale, activity and streetscape.



1. Applicaiton Site Location - Manchester City Centre Aerial View - Google Maps 2025

Project Context

2.2 St Michaels Development

St. Michaels is a mixed-use development consisting of three phases: police station renovation, an adjoining 11-storey office building and further 43-storey tower and podium. This development contains Grade-A Offices, Commercial space, 5* Hotel and Residential units with associated amenities, terraces and balconies.

Phase 01 was enabling works, completed in 2023. Phase 02 (No.01 St Michaels) was completed in 2025. Phase 03 (No.02 St Michaels) is currently under construction. Phase 04, the Abercromby Pub, is the subject of this planning application.

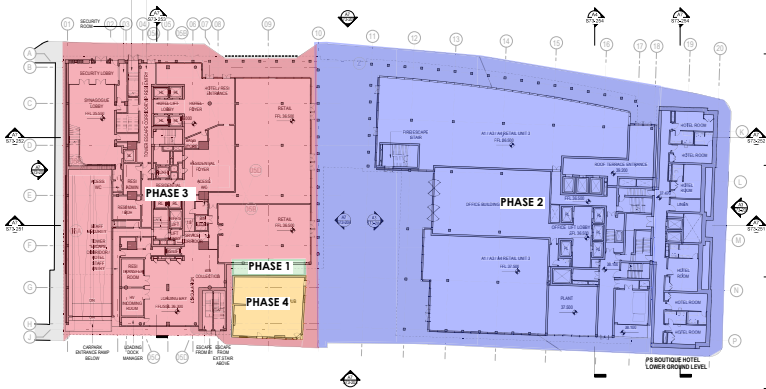
The St Michaels development site is bounded by Jackson’s Row to the north, Bootle Street to the south and Southmill Street to the east. The site is surrounded by key pedestrian routes that follow the existing ‘urban grid’, including Deansgate/Spinningfields and Cross Street/Albert Square/St Peter’s Square. The site will therefore play an important role in adding to and reinforcing such routes via a new public courtyard - Abercromby Square.

The approved St Michaels planning application included the proposal that the Sir Ralph Abercromby pub is to be retained and refurbished.

The St Michaels Heritage Report made an assessment of the existing buildings within the site at the time, and deemed the Abercromby pub to be a **non-designated heritage asset**, meaning it is of good local character but not at a level to pass national designation.



2. St Michaels Ground Floor Site Plan - 1:500/A3



3. St Michaels Project Phasing Plan 2021 - not to scale

Project Context

2.3 Relevant National Planning Policies

National and local planning policy and guidance have informed this application. As the wider St Michael’s development has already established compliance in principle, this submission focuses specifically on heritage matters relating to the Abercromby Pub’s **non-designated heritage asset** status, location within the **Deansgate / Peter Street Conservation Area**, and proximity to listed assets, notably the **Albert Memorial Hall** opposite at 27, Peter Street.

The Planning (Listed Building and Conservation Areas) Act, 1990

Although the Abercromby pub is not listed, the Act is still relevant because the Abercromby sits within a designated heritage context.

The act states that the development must pay special attention to preserving or enhancing the character or appearance of the affected conservation area (section 72), in this case to the Deansgate / Peter Street Conservation Area. The development must also have special regard to preserving the setting of any nearby listed buildings affected by the proposals (section 66), in this case to the Albert Memorial Hall.

National Planning Policy Framework, 2012

The National Planning Policy Framework, 2012 (“NPPF”), associated National Planning Policy Guidance 2014 (“NPPG”) represent important material considerations. The NPPF continues to apply a presumption in favour of sustainable development (in terms of economic, social and environmental objectives), where proposals accord with an up-to-date Development Plan. Manchester’s Local Development Framework is reviewed in the following section.

The NPPF also places emphasis on the importance of preapplication engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes. MCC have been in consistent dialogue with the developer to ensure this application is designed with meeting their expectations in mind.

NPPF Section 16: Conserving and Enhancing the historic environment, and supplementary Planning Policy Guidance: Conserving and Enhancing the Historic Environment (2014)

The NPPF requires local plans to recognise the significance of heritage assets, including non-designated heritage assets such as the Abercromby Pub, and the contribution they make to local character and distinctiveness.

Any impacts to designated and non-designated heritage assets must be clearly identified and weighed against the public benefits of the proposal. The framework supports the viable re-use and adaptation of existing buildings where this contributes to regeneration, economic growth and improvements to the quality of the built environment.

Significance of the non-designated heritage asset

Section 16 primarily refers to the impacts on **designated** heritage assets, however the following paragraph outlines the position on non-designated assets:

- + 216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, **a balanced judgement** will be required having regard to the scale of any harm or loss and **the significance** of the heritage asset.

The NPPF’s definition of Significance (for heritage policy) is as follows.

- + The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The Abercromby’s non-designated status allows MCC to take this balanced judgement on the pub’s significance.

SL Heritage Architecture have prepared an updated Heritage Report that provides expert evaluation of the pub’s significance, which is referred to throughout this Design and Access statement.

Historic England’s Good Practice Advice Notes:

The assessment of the Abercromby Pub has been guided by Historic England’s Good Practice Advice Notes to ensure that it has been informed by a thorough understanding of heritage significance and its wider context. The following notes are highly relevant:

- + Note 2: Managing Significance in Decision-Taking in the Historic Environment
- + Note 3: The Setting of Heritage Assets

The reinforce the importance of the Heritage Architecture assessment, and how the design of this development can preserve or enhance the pub’s setting and maintain its contribution to local character.

2.4 Relevant Local Planning Policies

The Government is committed to a plan-led system of development control, which was given statutory force by Section 38(6) of the 2004 Planning and Compulsory Purchase Act. Where an adopted or approved development plan contains relevant policies, Section 38(6) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise.

In this case, the Manchester’s Local Development Framework comprises of:

- + the Core Strategy 2012
- + the Places for Everyone Addendum 2024

Manchester City Council Core Strategy, 2012

This document describes MCC’s vision for Manchester by 2027, along with planning policies that can be used to deliver that vision. The Abercromby pub is within the Civic Quarter of the City Centre, which has a primarily economic development focus that provides a natural extension of the existing commercial area.

Key Core Strategy policies for this proposal are:

- + CC4: Visitors - tourism, culture and Leisure, outlining the focus of proposals to improve facilities for visitors, including development of new hotels, of which the Abercromby pub is supporting the W hotel.
- + CC7: Mixed use development, that outlines importance of activating the ground floor use with food, drink and leisure, especially in locations that have an established public function, such as the Abercromby.
- + CC10: A Place for Everyone encourages proposals that increase diversity and activity in the city centre, which is supported by the pub’s proposed renovation strongly enhancing accessibility to this leisure space.
- + CC9: Design and Heritage, and EN3: Heritage, both repeat the sentiments of NPPF Section 16 and Historic England’s guidance of preserving or enhancing heritage asset environments.

Addendum to Manchester City Council Core Strategy, 2024 - The Places for Everyone (PfE)

Similarly to the Core Strategy, this document sets out policies that provide MCC a basis for evaluating planning applications against their vision for the future.

Key PfE policies for this development are:

- + JP-P2: Heritage requires conservation of heritage assets and their setting
- + JP-P3: Cultural Facilities protects and supports venues that provide cultural/ community activity

5. Historic Photograph - 1940s



4. Historic Photograph - 1970s



Project Context

2.5 The Deansgate / Peter Street Conservation Area

The map below, extracted from the HLA Report, illustrates the location of the Listed Buildings and the adjacent Conservation Area boundaries which surround the site. The Abercromby pub sits within the Deansgate / Peter Street Conservation Area, which covers a substantial part of the city's Victorian city centre, designated in 1985.

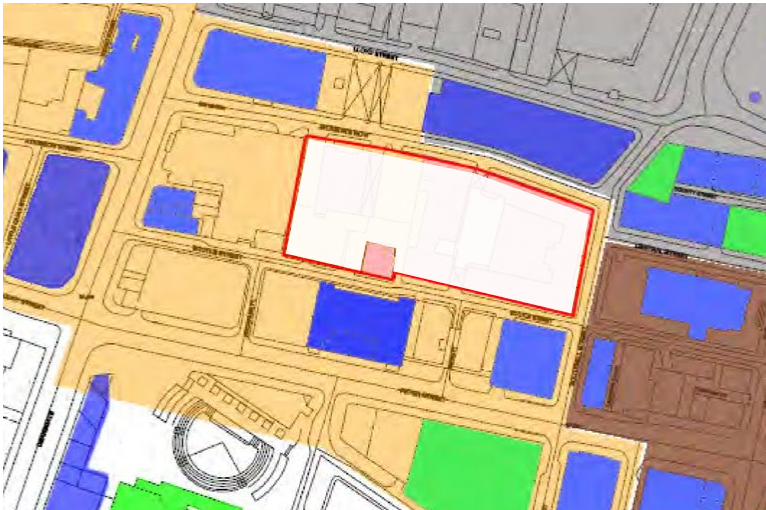
2.6 Heritage Value

The pub that remains today is a remodelled late 18th century building, that remains as a commercial public house.

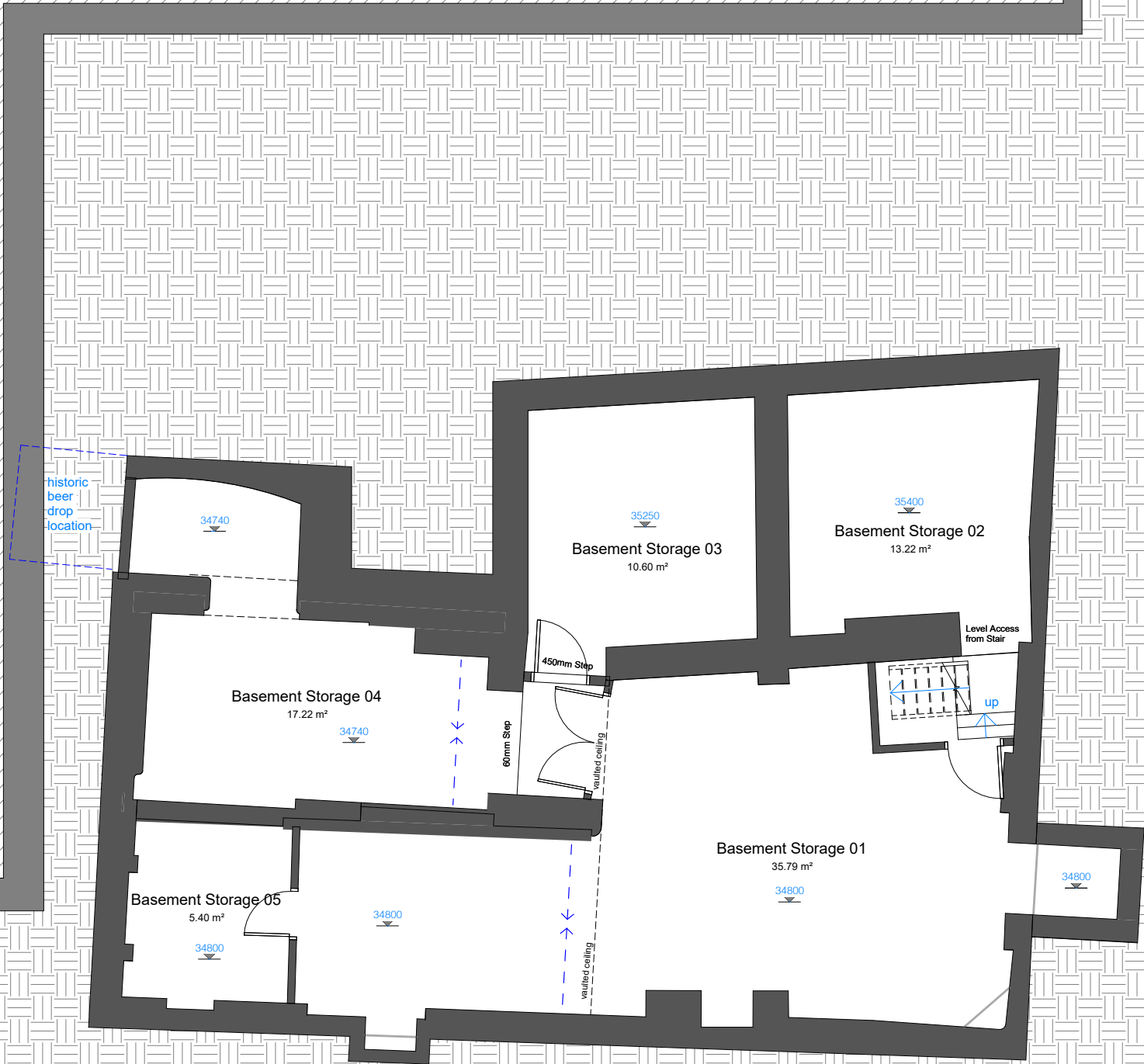
The Abercromby's location on Bootle Street, a backstreet to the buildings along Peter Street, suffers from inactivity and poor pedestrian environments, which adversely affects the character and appearance of the Deansgate/ Peter Street Conservation Area. The St Michaels and Abercromby pub development proposes to improve pedestrian environments and promotes street level activity.

- Peter Street/Deansgate Conservation Area
- Albert Square Conservation Area
- St Peter's Square Conservation Area
- Grade II-listed buildings
- Grade II* buildings

6. Conservation Areas and Listed Buildings, Extracted from HLA Report



No.02 St Michaels
Currently under construction



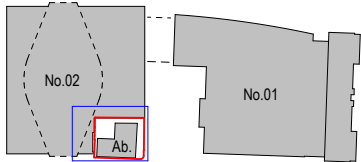
3.0 Existing Building

3.1 Basement Plan

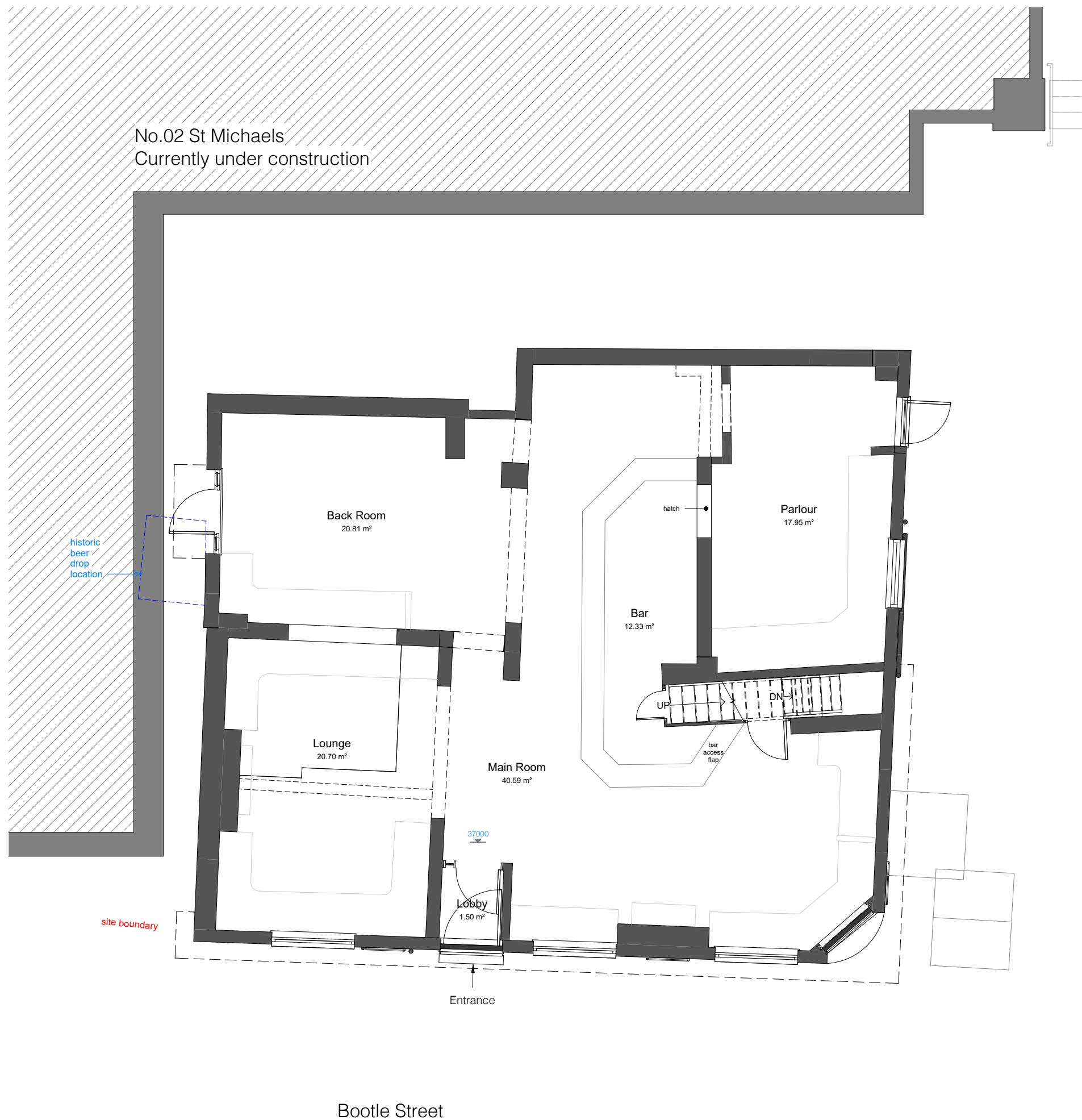
The basement has historically been used as the drinks storage for the pub above. The basement has vaulted ceiling running east-west in the west side with only a approx. 2m head height.

Key Opportunities and Constraints

- + Basement Mezzanine Level
The rooms to the north are at a higher mezzanine levels, as these were originally within the Syer's court back-to-back housing. These spaces can be used for storage only.
- + Head height
This space has limited capacity for use, therefore shall be retained as the drinks storage area it is currently used for.



Key Plan - St Michaels Development - not to scale



Existing Building

3.2 Ground Floor Plan

Currently occupied as the Abercromby pub with bar, lounge, parlour and main room, accessed via Bootle Street

Key Opportunities and Constraints

+ Topography

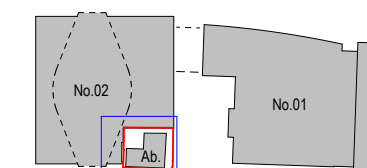
The site topography has been largely altered by the St Michael's development, with the landscaped square directly to the east raised to +37.00 ground floor level. However, a pronounced east-west gradient along Bootle Street results in the pavement at the south-west corner sitting almost 500mm below the south-east corner. Both existing entrances from Bootle Street are currently accessed via steps.

+ Staircase

The existing staircase location and design constrains the existing building in terms of layout, safety, and accessibility. The stair does not comply with current regulations for a public access stair, and the existing stair opening is insufficient to accommodate a compliant replacement.

From a fire safety perspective, it also fails to meet the requirements for a protected escape stair, despite the building relying on a single stair. Retaining a stair in the same central location would require a protected escape corridor from the middle of the ground floor where the stair currently discharges. This would significantly subdivide the plan layout and reduce the flexibility of the space.

+ No interior features of heritage value.



Key Plan - St Michaels Development - not to scale





Existing Building

3.3 First Floor Plan

The upper levels are currently occupied by the landlord residence, however most of the spaces are given over to storage for the pub.

Key Opportunities and Constraints

+ Staircase

As previously stated.

+ Syers Court Wall

Historic subdivision between Syers Court and main pub building limits layout flexibility, but it is a key illustrator of the morphology of the building, and therefore should be retained.

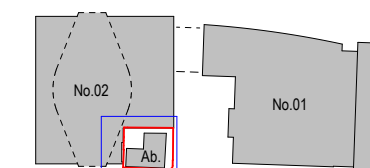
+ Floor Levels

Historic subdivision between Syers Court and main pub building also means there is stepped access between the two.

+ Flat Roof Access

Currently there is a opening to the north facade with a door onto the flat roof over the back room.

+ No interior features of heritage value.



Key Plan - St Michaels Development - not to scale



1:80@A3



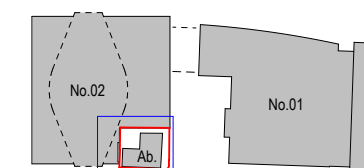
Existing Building

3.4 Second Floor Plan

The upper levels are currently occupied by the landlord residence, however most of the spaces are given over to storage for the pub. The top floor has suffered from significant damp, indicating roof disrepair.

Key Opportunities and Constraints

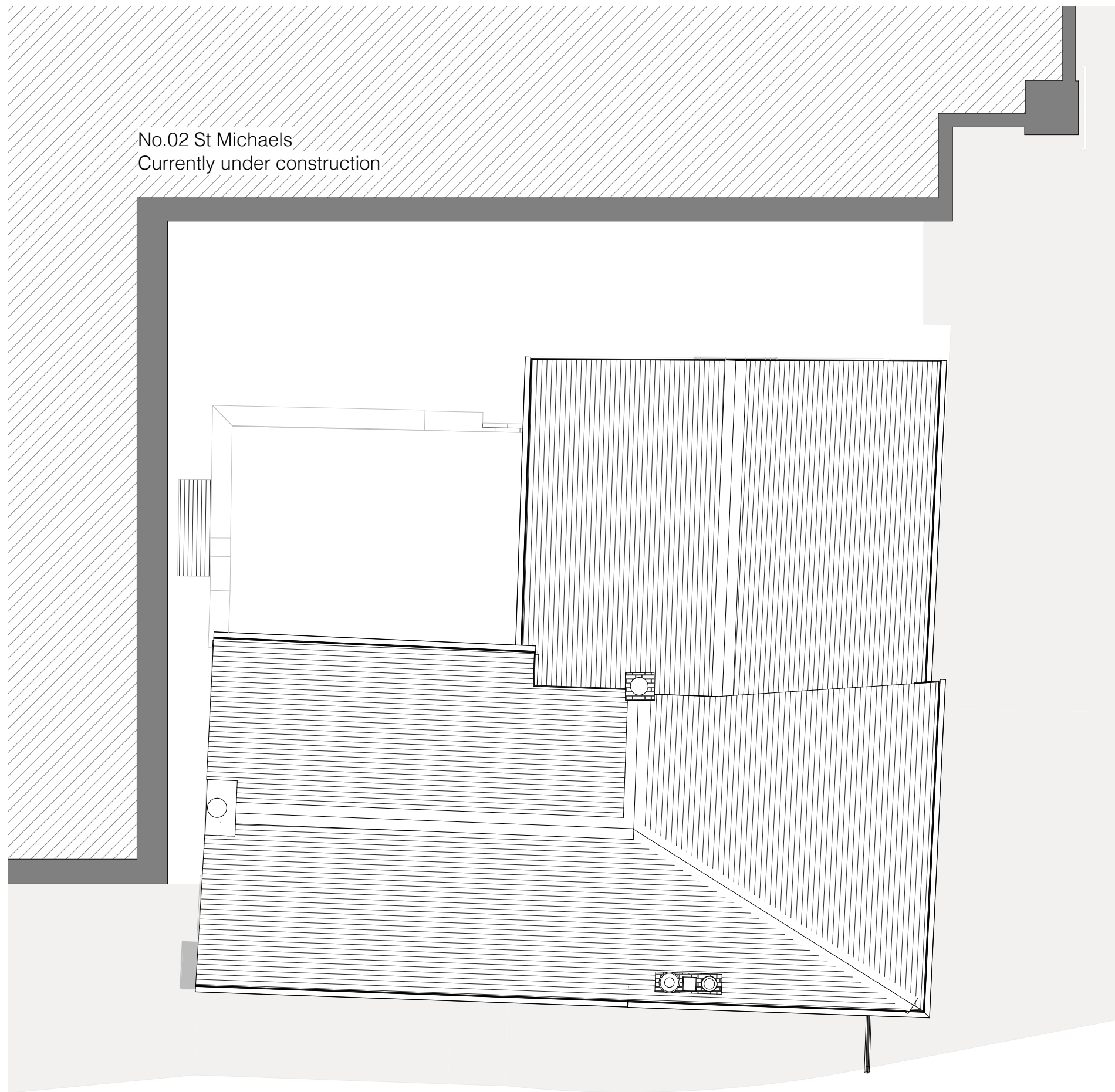
- + No interior features of heritage value.



Key Plan - St Michaels Development - not to scale



1:80@A3



No.02 St Michaels
Currently under construction

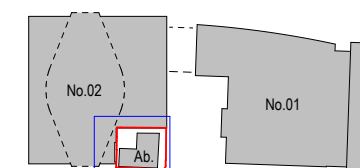
Existing Building

3.5 Roof Plan

The roof is covered with Welsh Slates, with 3 clusters of chimneys.

Key Opportunities and Constraints

- + Roof design clearly indicates the original separation between the Bootle Street Pub and the Syers court dwellings, and should be retained.



Key Plan - St Michaels Development - not to scale



1:80@A3

Existing Building

3.6 Bootle Street Elevation (South)

This is the most historically accurate elevation, and is viewed directly from the opposite Albert Hall.

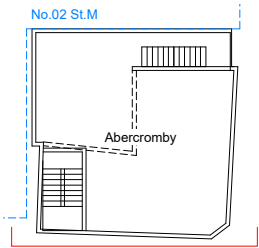
Key Opportunities and Constraints

+ Historic Preservation

Relatively minor works would allow full renovation to it's historic appearance.

+ Topography

The site topography has been largely altered by the St Michael's development, with the landscaped square directly to the east raised to +37.00 ground floor level. However, a pronounced east-west gradient along Bootle Street results in the pavement at the south-west corner sitting almost 500mm below the south-east corner. Both existing entrances from Bootle Street are currently accessed via steps.



Key Plan - Abercromby - not to scale

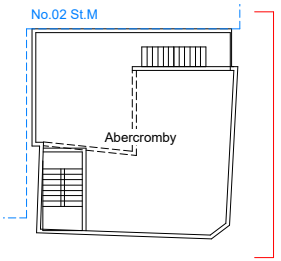
Existing Building

3.7 Abercromby Square Elevation (East)

This facade has some well preserved elements to the original pub, and some areas of remodelling to the previous Syers Court building. The south-east corner is prominent along Bootle street, given it's historic offset position to the street line - this corner is viewed from Southmill Street.

Key Opportunities and Constraints

- + Historic Preservation
- Full renovation of historic elements to the pub and Syers Court elements.

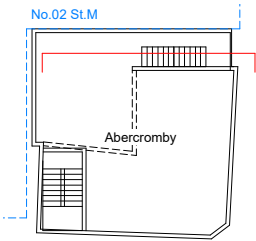
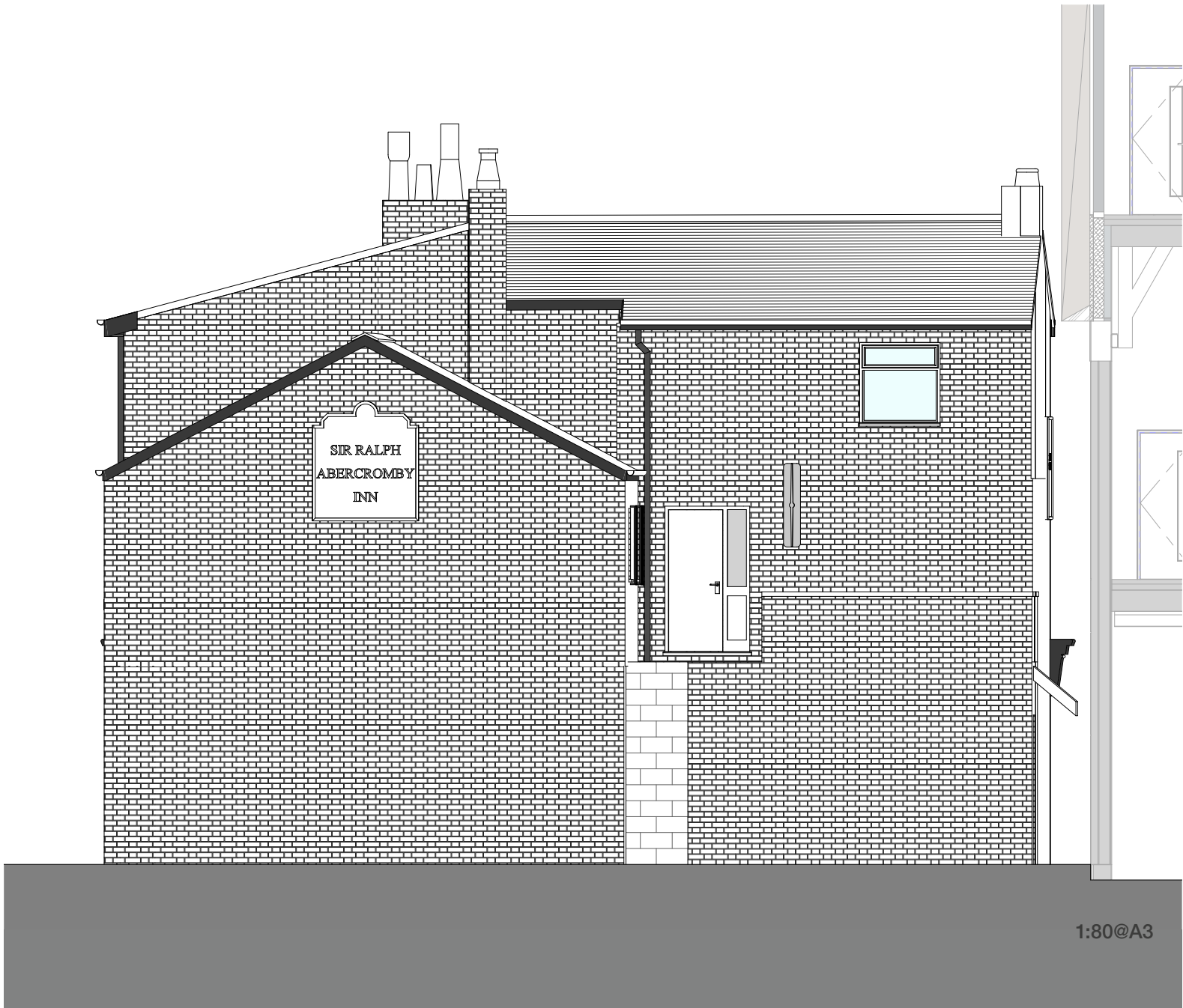


Key Plan - Abercromby - not to scale

Existing Building

3.8 North Elevation

This elevation no longer accurately reflects the historic character of the building.

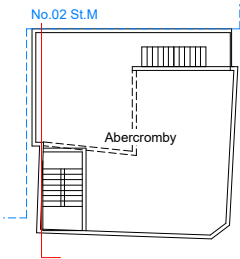


Key Plan - Abercromby - not to scale

Existing Building

3.9 West Elevation

This elevation no longer accurately reflects the historic character of the building.



Key Plan - Abercromby - not to scale

Existing Building

3.10 Recorded Exterior Photographs

The adjacent photographs show the current condition of the pub's exterior.

- A, B The pub is situated in close proximity to the No.02 St Michaels building, only 0.5m < 1m from the to the West, and 2.5m < 3.5m to the North. Image A shows the closest corner, to Bootle Street.
- C, D The pub's "inward facing" façades, to the north and west, will mostly not be visible due to the proximity to the No.02 St Michaels facade.
- E The existing roof slates are mostly of a re-usable quality, and chimneys are of good condition.
- F, G The "outward facing" façades, both have retained many valuable features, all to be rennovated to it's orginial appearance.



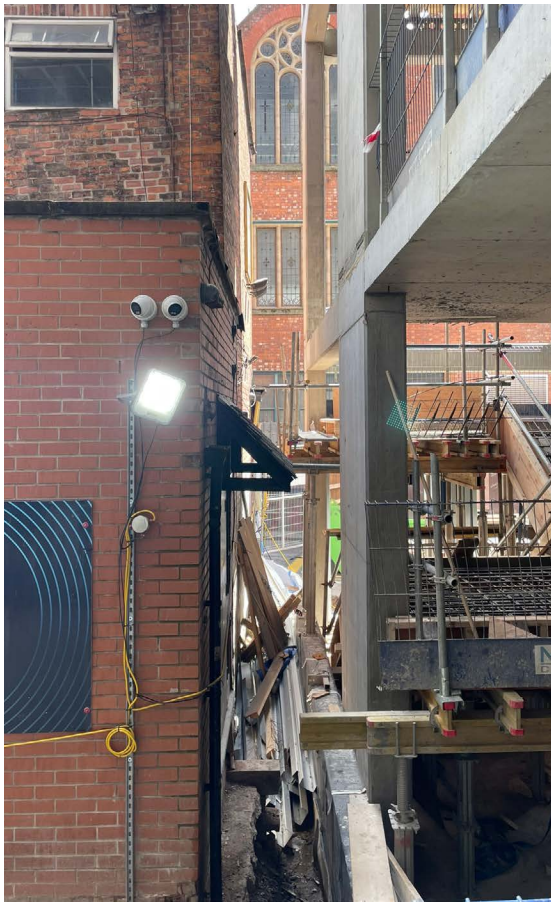
A. Proximity to No.02 St Michaels, view from Bootle Street taken September 2025



C. North Facade from within No.02 St Michaels, taken in January 2025



F. East Facade from Bootle Street, taken in January 2026



B. Proximity to No.02 St Michaels, view from North taken July 2025



D. West Facade from within No.02 St Michaels, taken in January 2025



E. Roofscape Aerial View, taken in December 202



G. East and South Facade from Bootle Street, taken in January 2026

Existing Building

Recorded Exterior Photographs

The adjacent photographs, taken in January 2026 unless noted, show key features of the East and South Façades, those facing onto Bootle street and Abercromby Square.

- A The ground floor windows are not original, late 20th century.
- B The upper floor tripartite sash windows are original 1820s.
- C Some windows have been removed and in-filled, positions, Sills and brick arches are original.
- D Current main entrance to the pub, a late 19th century panelled door.
- E Original entrance, currently internally blocked up. A late 19th century panelled door with glazed panels.
- F Late 19th century 2:2 sash windows, and doorway in the previous location of the entrance to the former yard.



A. Bootle Street Ground Floor Fenestration



B. Bootle Street Upper Floor Fenestration



C. Bootle Street Historic Fenestration - Current Infill



D. Bootle Street Entrance



E. Canted Entrance



F. East Facade from Bootle Street, taken in August 2017

Existing Building

3.11 Recorded Interior Photographs

The adjacent photographs, extracted from HLA Report 2026, show the interiors of the building. Due to extensive remodelling and significant degradation over time, none of the interior features have been deemed historically significant.

- A, B Shows the interior of the main bar areas
- C, D Shows the back room and lounge areas, both with timber panelling. This panelling and bench seating of the former parlour room dates from the late 20th century, therefore is not historically valuable.
- E The basement / beer cellar has substantial drinks storage for the bar above.
- F Fireplace and surround also dating from late 20th century, therefore not historically valuable.



A. Main room bar, view from main entrance.



B. Main room, view from main entrance towards original entrance.



C. Back Room, view from former toilet entrance.



D. Lounge view towards the Bootle street windows.



E. Basement, view from staircase.



F. Fireplace and surround, not historically valuable, dating from late 20th century.

Existing Building

Recorded Interior Photographs

The adjacent photographs, extracted from HLA Report 2026, show the interiors of the building. Due to extensive remodelling and significant degradation over time, none of the interior features have been deemed historically significant.

- A, B, C Shows the first floor residential space, renovated for habitation in the 20th/21st century.
- D, E Shows the second floor storage space, with significant damp and unfit for habitation.
- F The existing staircase, showing the narrow and steep circulation that is not appropriate for public general access.



A. 1st Floor Living Room



B. First Floor Bathroom



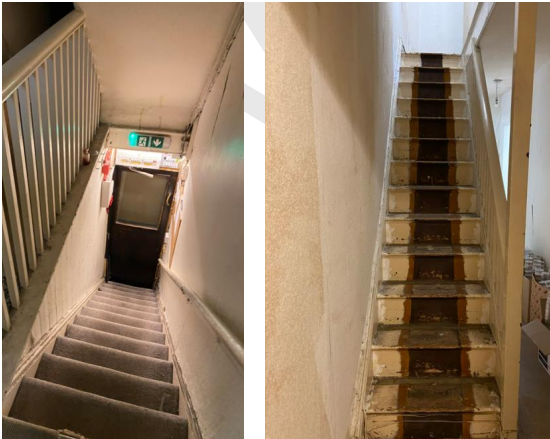
C. First Floor Kitchen



D. Second Floor Room 01



E. Second Floor Room 02



F. Staircase between GF-01, and L01-L02

4.0 Proposed Design

4.1 Use

The Abercromby Pub is proposed to be retained and renovated as a sui generis space.

4.2 Amount

The retained Abercromby pub building will contain a bar, patrons seating areas, private dining rooms, the basement drinks storage, and improved vertical circulation.

There is also a proposed new-build element, extending the retained building towards No.02 St Michaels. This includes a glazed-front double-height atrium, a further circulation stair, a passenger lift and accessible WCs.

Refer to section 7, Area Schedule for proposed areas.

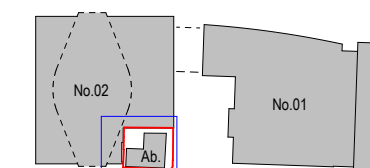


Proposed Design

4.3 Proposed GA Plans

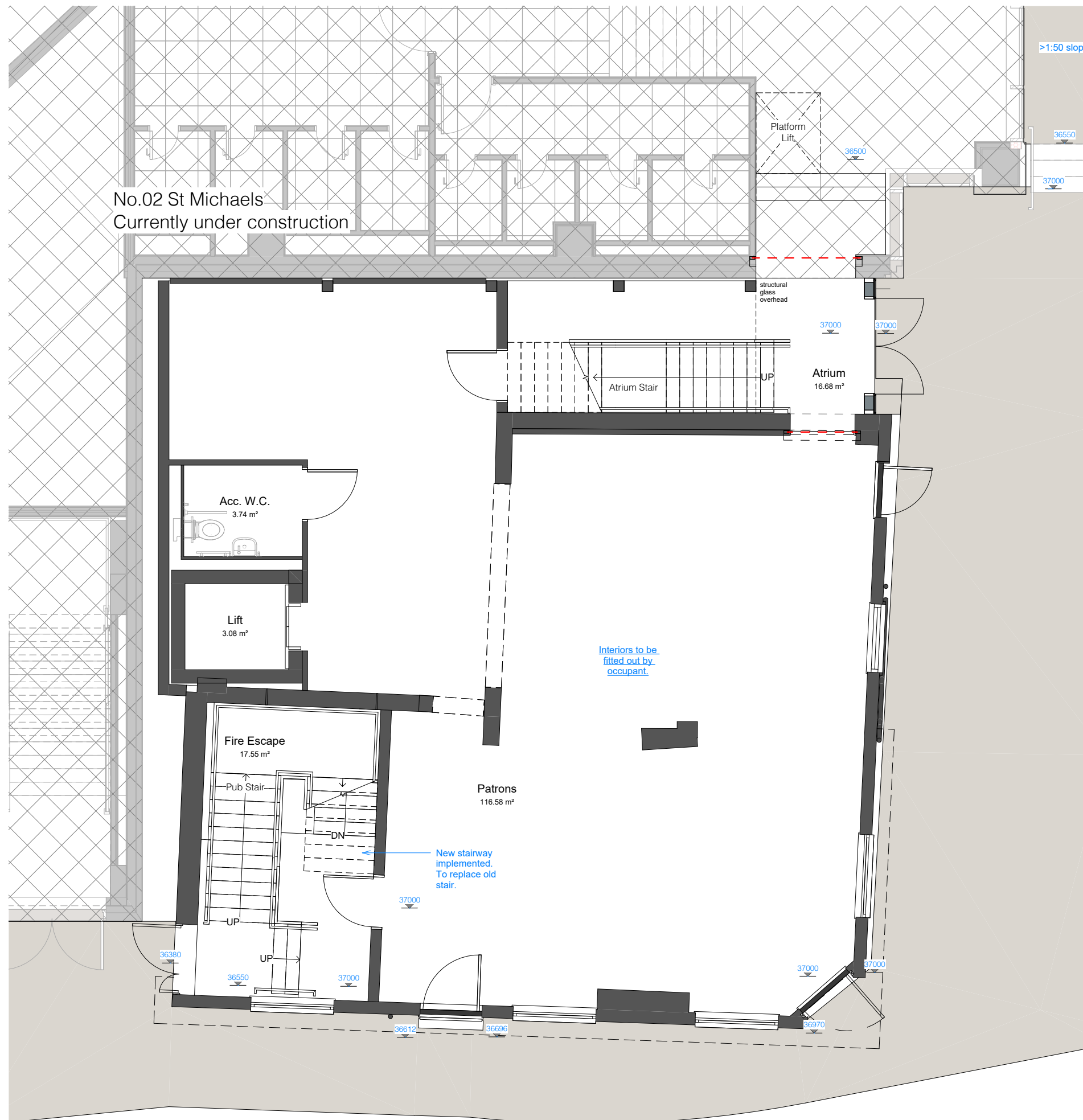
Proposed Basement Plan

The Basement is to remain unchanged, used for drinks storage.



Key Plan - St Michaels Development - not to scale





Proposed Design

Proposed GA Plans

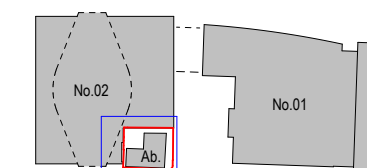
Proposed Ground Floor Plan

The pub is proposed to be connected to No.02 St Michaels via a two storey atrium. The Ground floor contains an accessible WC, passenger lift and new, compliant staircase, all contributing to improved accessibility to the pub.

New stair case position has been selected for:

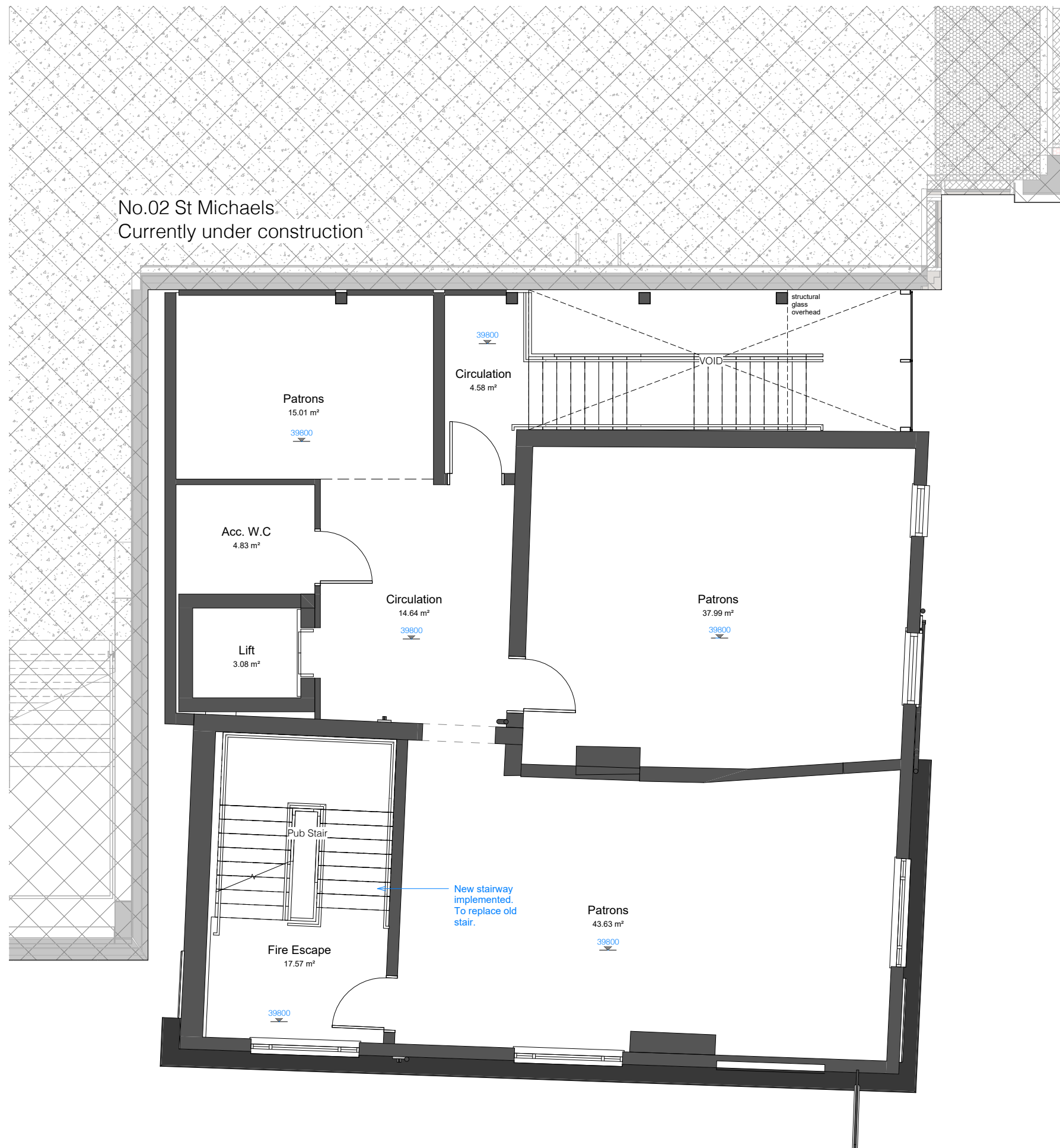
- + footplate edge location, opening up the plan's flexibility.
- + against a gable end, no historic openings here therefore no alterations to the historic facade.
- + direct escape to Bootle Street, safe escape route to within the site's boundary (not impeding existing pedestrian routes)

Due to the site's topography, the final escape to this stair is set below ground floor level, with the stair designed to accommodate level change safely.



Key Plan - St Michaels Development - not to scale



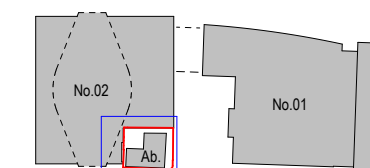


Proposed Design

Proposed GA Plans

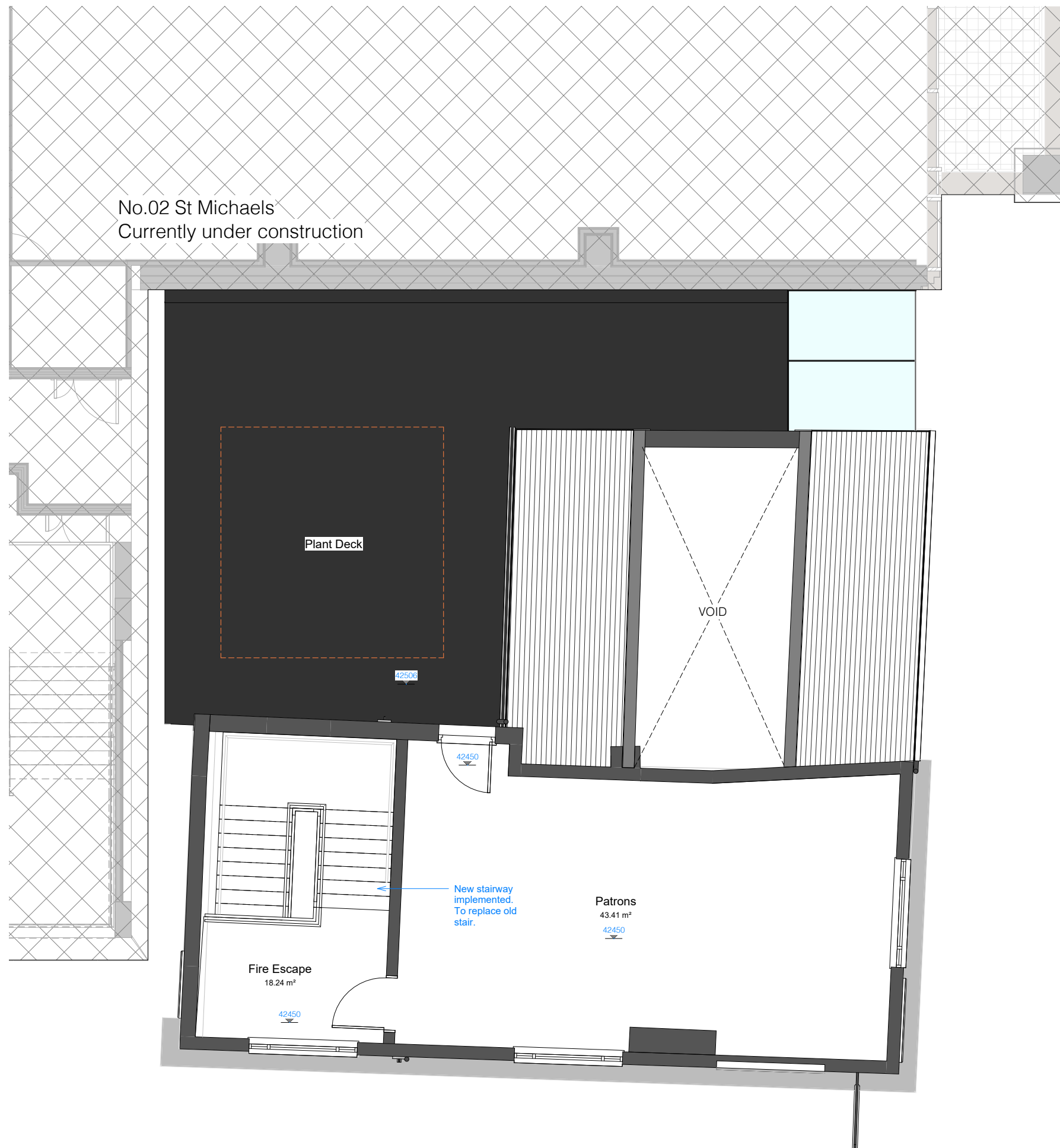
Proposed First Floor Plan

The first floor contains a patrons areas for dining and drinking, as well as a private dining room. These area can be accessed via the atrium feature stair, the passenger lift, or the primary stair core. This level is also services by an accessible WC.



Key Plan - St Michaels Development - not to scale



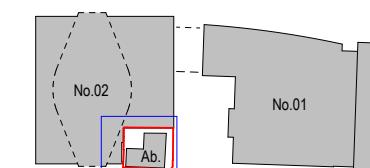


Proposed Design

Proposed GA Plans

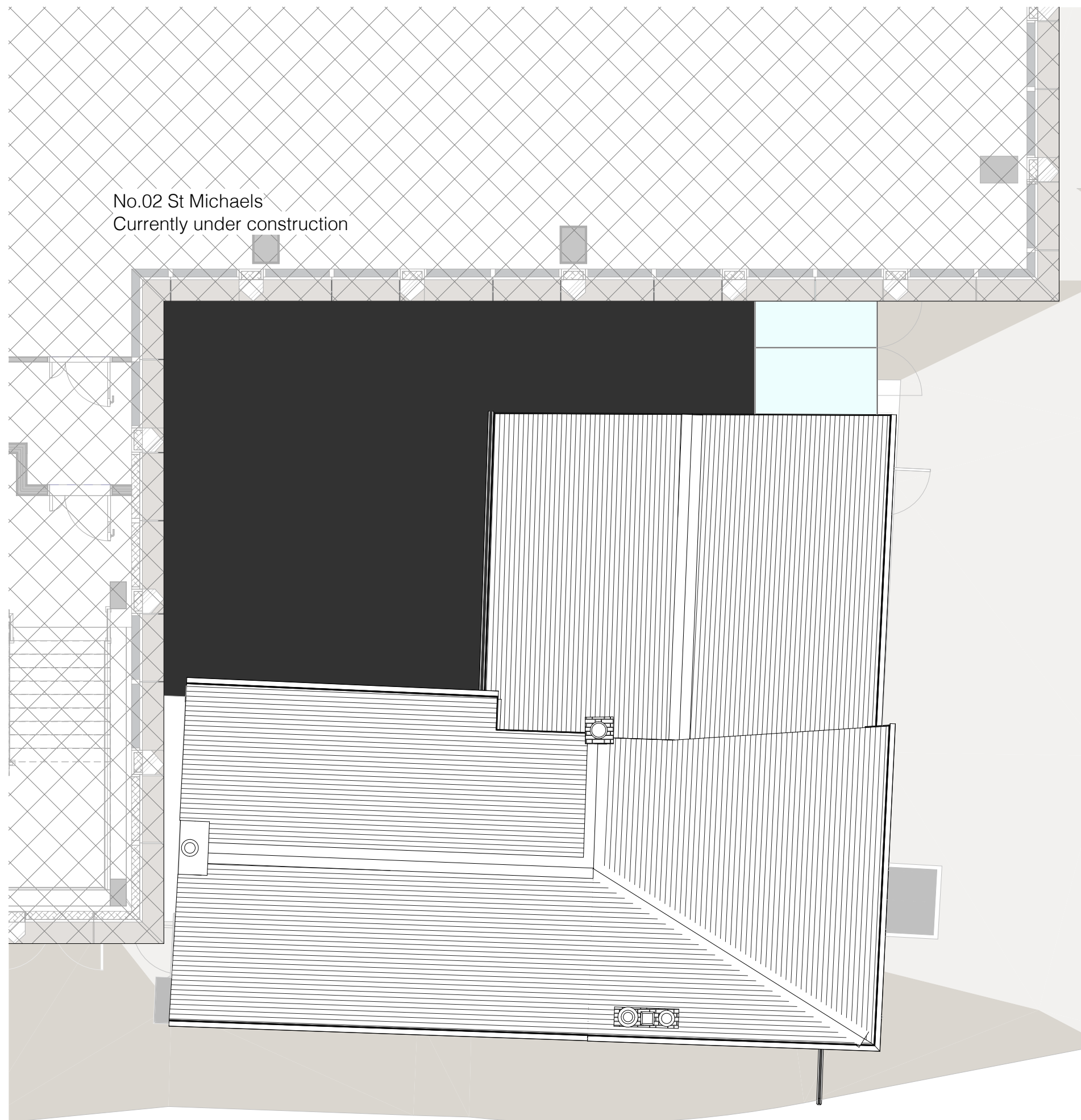
Proposed Second Floor Plan

The second floor contains the final level of patrons area / private dining, for flexible use. This is accessed via the primary stair core only. There is access at this level to the new flat roof, with plant equipment deck. The glazed front to the atrium also extends along the roofline into the site.



Key Plan - St Michaels Development - not to scale





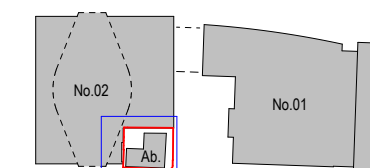
Proposed Design

Proposed GA Plans

Proposed Roof Plan

Roof to be rebuilt to match existing size, proportion and pitch. Roof slates are to be reused, where condition allows. Where new slates are required they will visually match the size and colour of the existing.

Chimney to be retained and refurbished with remediation works where required.



Key Plan - St Michaels Development - not to scale



1:80@A3

Proposed Design

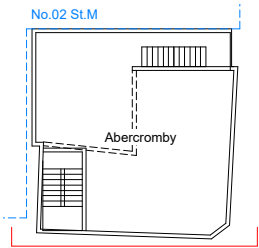
4.4 Proposed GA Elevations

Bootle Street Elevation (South)

Facade to be renovated to it's historic appearance, with fenestration repaired where feasible and replacement with replica designs and brick re-pointing if required or to restore the original appearance. Blank windows are historic, and to be retained.

Entrance doors replicated, and historic corner entrance reinstated as operable door.

Please refer to heritage report for further detail.



Key Plan - Abercromby - not to scale



Proposed Design

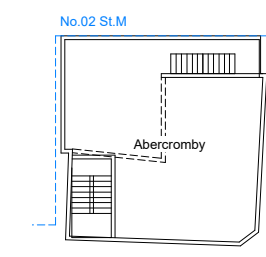
Proposed GA Elevations

Abercromby Square Elevation (East)

Facade to be renovated to it's historic appearance, with fenestration replacement with replica designs and brick re-pointing. New escape door to replicate the Bootle Street doors, with overhead light to fit the existing opening.

New glass fronted link - see Glass link Precedents for more detail.

Structural Glass, with mastic joint on exterior.

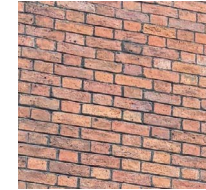


Key Plan - Abercromby - not to scale

Welsh Slate



Red Brick -
Flemish Bond

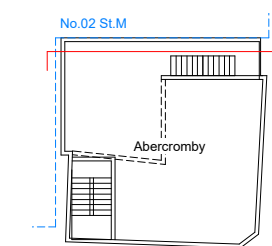


Proposed Design

Proposed GA Elevations

North Elevation

New atrium against the refurbished north facade. New build element with flat roof retains the same floor levels as the existing, with new feature stair.



Key Plan - Abercromby - not to scale

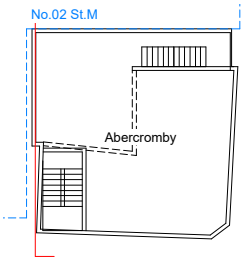
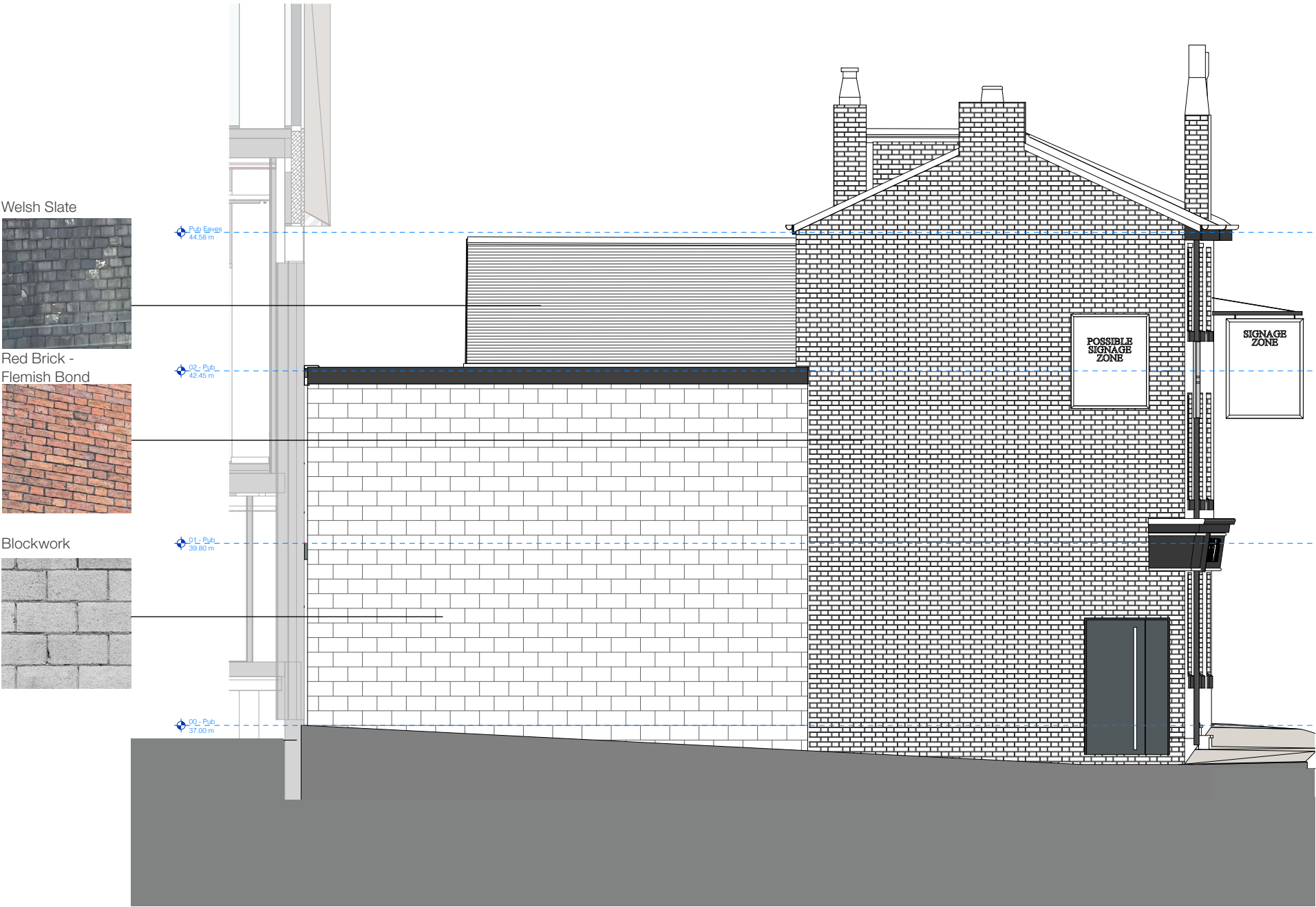
Proposed Design

Proposed GA Elevations

West Elevation

Due to proximity to No.01 St Michaels facade, the new build wall to the West elevation will be internally built block work, which will not be visible from the street, square, or from within No.02 St.M.

New escape door introduced to the corner of the pub - metal finish to match colour of signage.



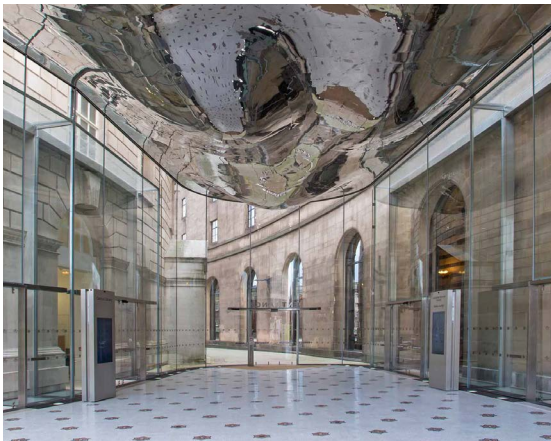
Key Plan - Abercromby - not to scale

Proposed Design

4.5 Glass Link Precedents

Adjacent photographs are a number of precedents from Manchester City centre where structural glass has been used to create a lightweight glazed facade. Most of these applications are to form a contemporary circulation space to compliment existing heritage architecture.

For the glass link between the Abercromby and No.02 St Michaels, this lightweight solution provides a clean separation between historic and contemporary.



Library Walk



Manchester Art Gallery



Barton Arcade

Structural Glass Box with structural glass fins - design intent



Library Walk



Manchester Art Gallery



Barton Arcade



Corn Exchange



Manchester Museum



Science and Industry Museum



Proposed Design

4.6 Abercromby Square Street Elevation

1:200@A3





Proposed Design

4.7 Renovation Strategies

Brick

Brick work to be cleaned and re-pointed in lime based mortar. Areas of poor quality repair to be remediated, all brick to match original red brick colour and mortar colour, all to be Flemish bond.

Fenestration

The entrance doors to Bootle Street (south elevation) and the corner of Bootle Street/ Syers Court (south-east) are late 19th century and replaced with visually matching alternative. Historic windows strategy is as follows:

- + the ground floor windows are not original and date to first half of the 20th century, these are to be repaired if possible in line with the heritage recommendation, unless not feasible when they will be replaced with visually similar alternatives. Additionally, the ground floor window on the east elevation, to the right of the corner entrance was blocked up post 1970s and is to be reinstated as an entrance.
- + All sash windows are to be assessed for their condition and retained if feasible or replaced by visually matching tripartite sash windows, with a shallow arch. To be double glazed with painted hardwood timber frame, colour to match historic white frames. The 2 mullions, the meeting rail and the sash bars are to match the historic windows proportionally, with tolerance allowed for contemporary sash bar sizes for double glazing.

Signage

Signage is to be developed by the occupant - separate signage application will be made for any changes. Zones have been identified based on the historic pub frontage.

Roof

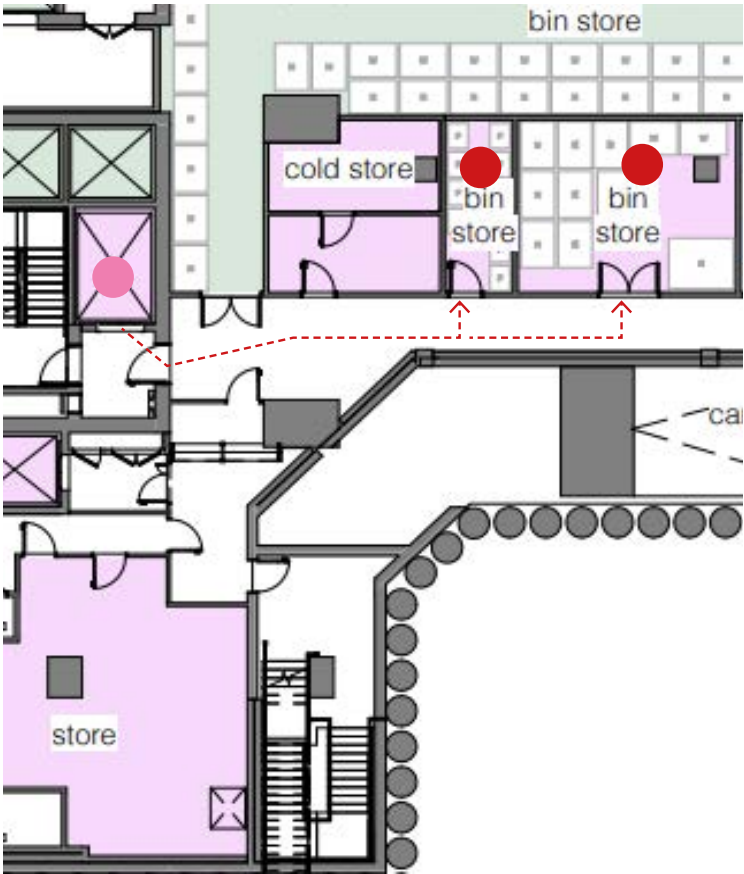
The roof will be relaid with the existing salvageable slates, any new slate should be Welsh to match. Chimneys to be retained.

Water Goods

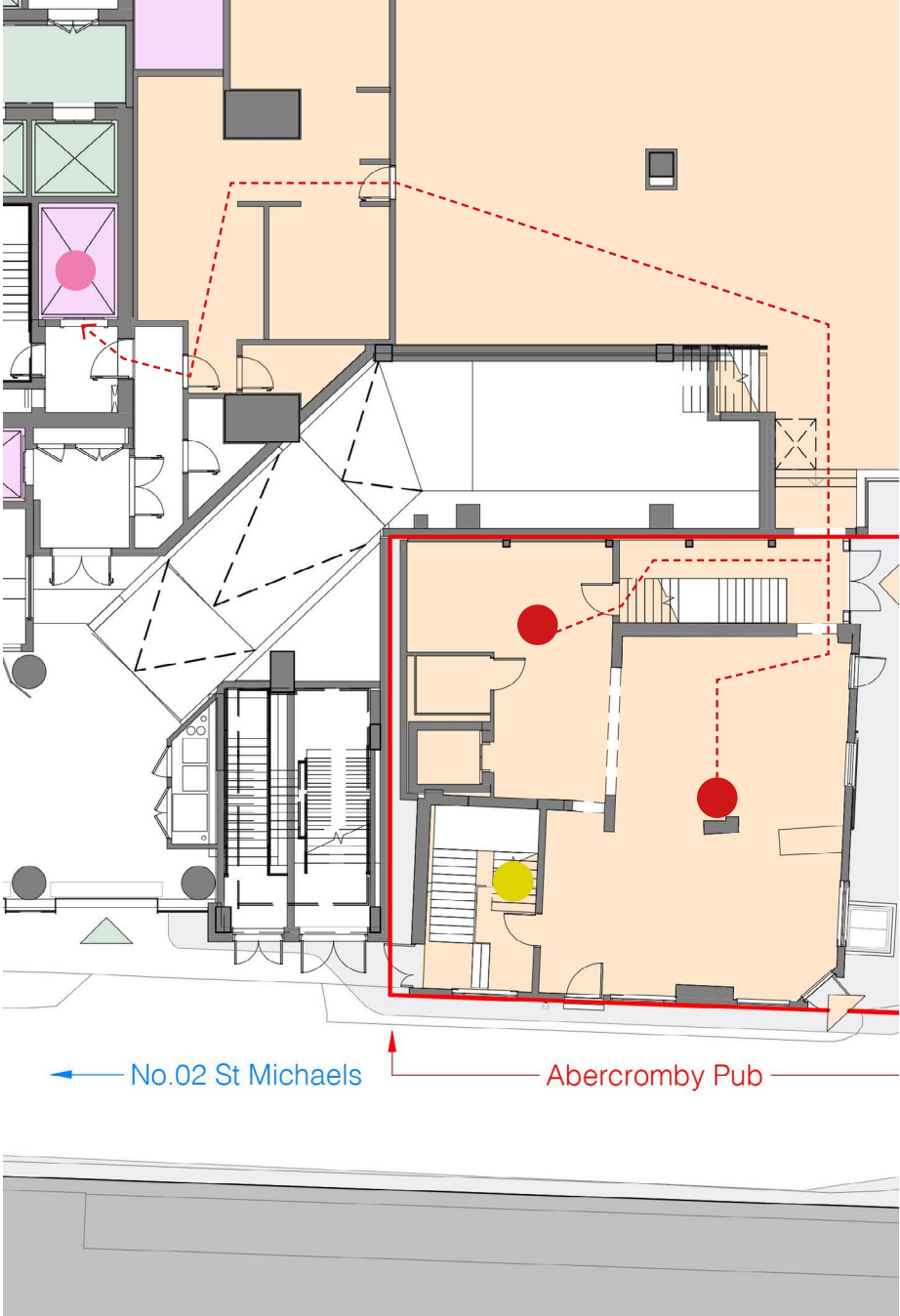
To be surveyed to establish condition and potential for reuse. Any rainwater goods requiring replacement must be in cast iron, to replicate the existing.

5.0 Access Strategies

B1 Plan



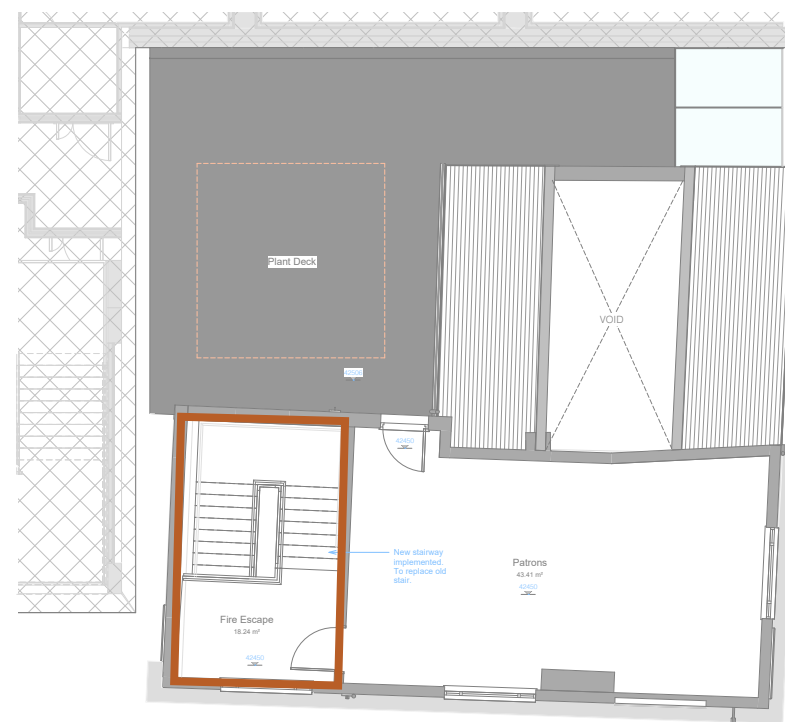
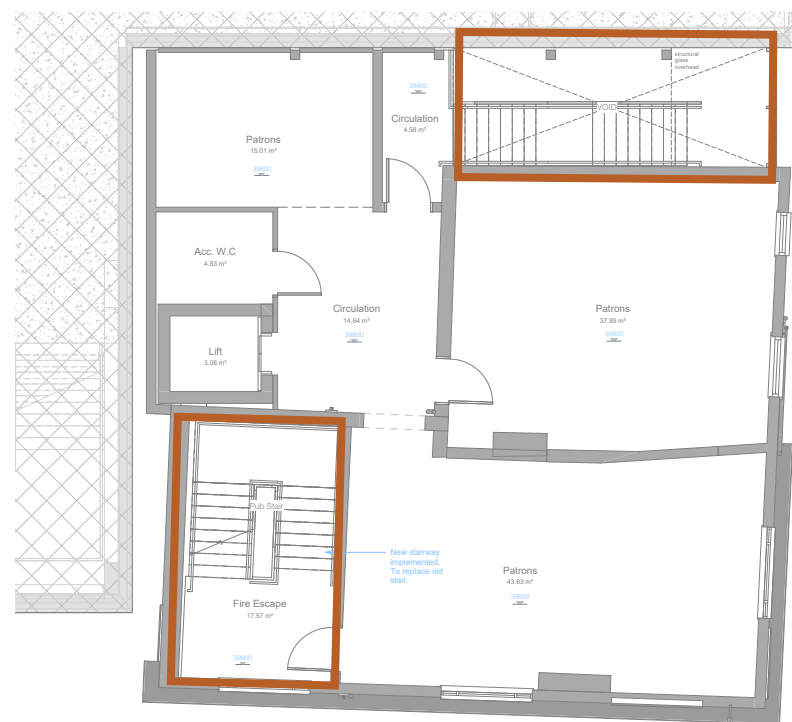
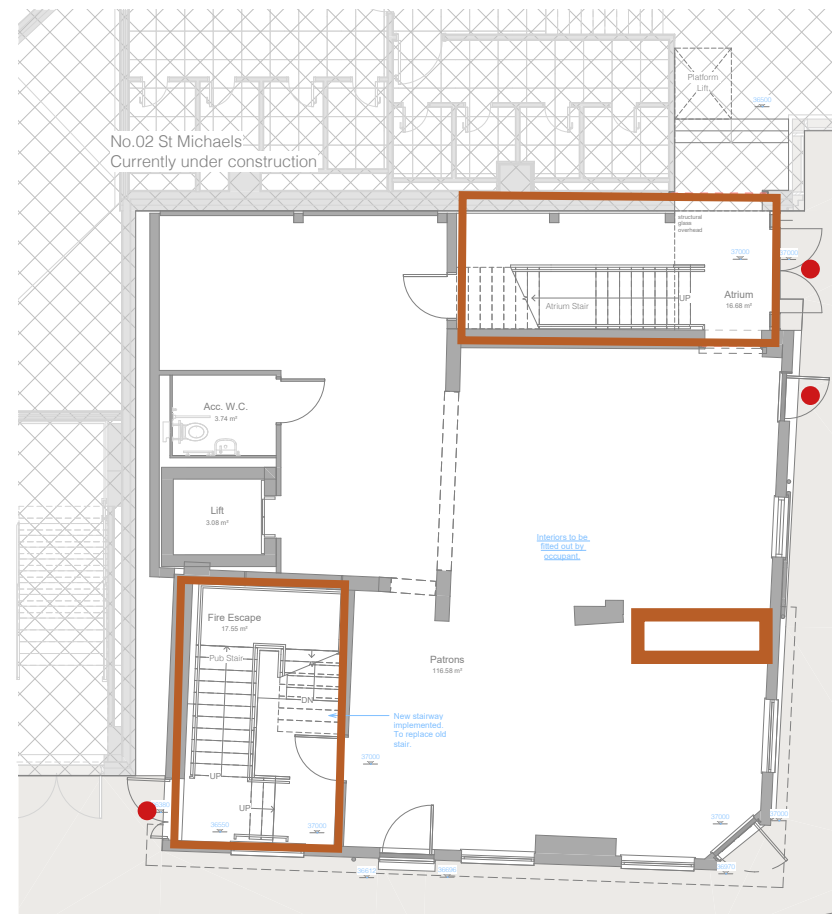
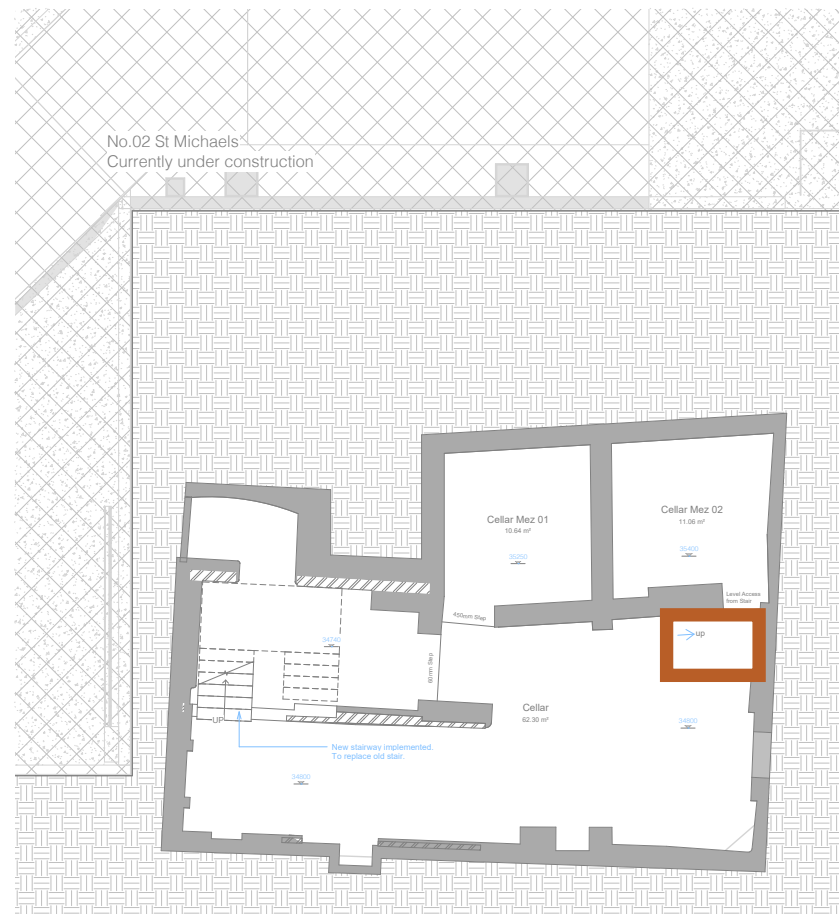
Ground Level Plan



5.1 Waste Strategy

- + Waste to be stored within the bar and kitchen areas. Management strategy to incorporate moving waste from small bins here, through to the dedicated Hotel bin stores in No.02 St.M. Waste to then be treated as per No.02 St Michael's strategy.
- + Cleaners store located at Ground Level for cleaning equipment storage.

- Waste Storage
- Service Lift
- Cleaners Store



Access Strategies

5.2 Fire Strategy

Paragraph from Fire Engineer;

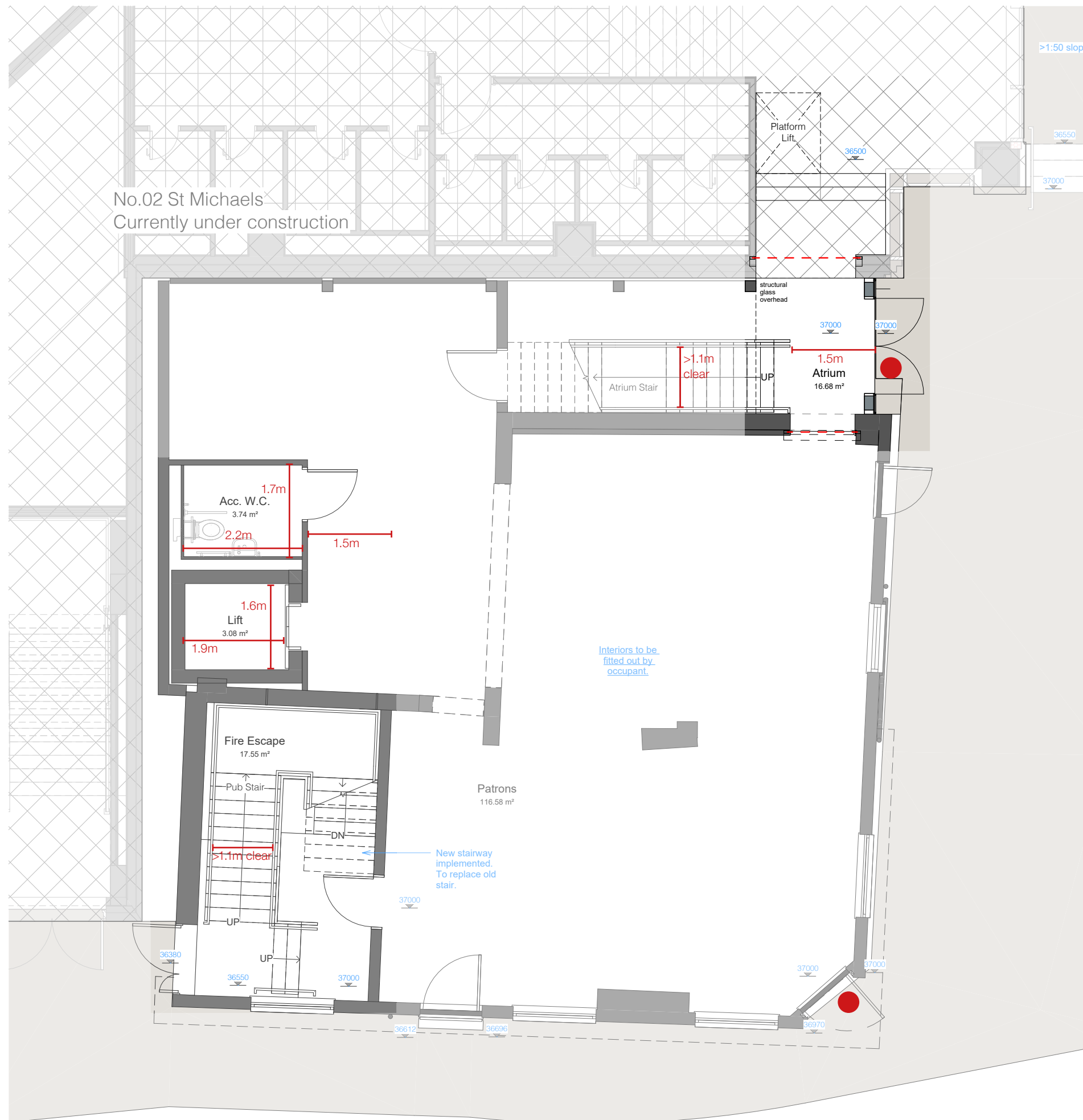
The building will be designed in accordance with BS 9999. Occupants will be awake but unfamiliar with the building. The building will be provided with automatic fire detection (Category L1 system) and sprinkler protection throughout. The maximum building occupancy across 3 levels will be approximately 335 persons assuming c.150 occupants at the Ground Floor, c.150 persons at the First Floor, and c.35 persons at the Second Floor; subject to detailed design.

Travel distances are within recommendations, including consideration of alcohol consumption. The basement is intended for staff use only, with restricted access via a separate stair. The upper levels are served by two stairs in total: one stair serves both the First and Second Floors, and the second stair serves the First Floor only. The Ground Floor is provided with at least two final exits to allow occupants to evacuate safely.

Given the existing nature of the building, some timber linings and structural elements may be retained, subject to further investigation works. As the building height is below 11m, the structure will be designed to achieve minimum 60 minutes fire resistance. The building will be fire separated from the wider St Michaels development with an opening at ground floor to permit circulation, with an active fire curtain to maintain the fire separation.

Fire service access will be available from Bootle Street which is a through road and via St Michaels Phase 2 building. Given the scale of the building, perimeter access for fire service appliances would be expected.

- + New protected stair serving Ground floor, 1st Floor and 2nd Floor, with escape direct to outside.
- + Ground floor has two fire escape doors to the north-east of the floor plan, with additional escape options to the south.
- + Fire curtains to separate the atrium from the pub / No1 St.M.
- + Two vertical escape routes from L01.
- + Due to the small building footprint, horizontal escape distance all fall under the 18m minimum in one direction, and 45m minimum with two directions.



Access Strategies

5.3 Inclusive Access

- + Level access introduced across all floor levels.
- + Level access thresholds to both the primary entrances.
- + All new doors meet minimum width requirements for specific use.
- + New fully enclosed self-contained ambulant universal toilets to service L00 and L01.
- + New lift to access L00 and L01.
- + New fire escape stair meets public use general access requirements to access L00, L01, and L02.
- + New atrium stair meets public use general access requirements to access L00 and L01.
- + New platform lift for access between Abercromby and No.02 St.Michaels.

● Level Threshold

6.0 Schedules

6.1 Area Schedule

Existing - Room Schedule				
Level	Department	Number	Name	Area
00	Commercial	EX.00.01	Lobby	1.5 m²
00	Commercial	EX.00.02	Main Room	40.6 m²
00	Commercial	EX.00.03	Lounge	20.7 m²
00	Commercial	EX.00.04	Bar	12.3 m²
00	Commercial	EX.00.05	Back Room	20.8 m²
00	Commercial	EX.00.06	Parlour	18.0 m²
				113.9 m²
01	Residential	EX.01.01	Circulation	10.2 m²
01	Residential	EX.01.02	Kitchen	8.3 m²
01	Residential	EX.01.03	Storage Room	0.0 m²
01	Residential	EX.01.04	Living Room	41.8 m²
01	Residential	EX.01.05	Bedroom 01	18.2 m²
01	Residential	EX.01.06	Circulation	2.7 m²
01	Residential	EX.01.07	Bedroom 02	7.1 m²
01	Residential	EX.01.08	Bathroom	8.7 m²
				97.2 m²
02	Residential	EX.02.01	Room 01	11.4 m²
02	Residential	EX.02.02	Room 02	13.4 m²
02	Residential	EX.02.03	Room 03	5.9 m²
02	Residential	EX.02.04	Room 04	13.0 m²
02	Residential	EX.02.05	Circulation	7.0 m²
02	Residential	EX.02.06	Store	0.6 m²
02	Residential	EX.02.07	Circulation	7.7 m²
				59.1 m²
B1	Commercial	EX.B1.01	Basement Storage 01	35.8 m²
B1	Commercial	EX.B1.02	Basement Storage 02	13.2 m²
B1	Commercial	EX.B1.03	Basement Storage 03	10.6 m²
B1	Commercial	EX.B1.04	Basement Storage 04	17.2 m²
B1	Commercial	EX.B1.05	Basement Storage 05	5.4 m²
				82.2 m²
NIA Total				352.4 m²

Existing - GIA Schedule	
Level	Area
00	126.5 m²
01	103.1 m²
02	64.1 m²
B1	89.0 m²
GIA Total	382.7 m²

Proposed - Room Schedule				
Level	Department	Number	Name	Area
00	Hotel	00.01	Patrons	72.4 m²
00	Hotel	00.02	Circulation	6.5 m²
00	Hotel	00.03	Bar	13.2 m²
00	Hotel	00.04	Kitchen	19.9 m²
00	Hotel	00.05	Acc. W.C.	3.7 m²
00	Hotel	00.06	Fire Escape	15.6 m²
00	Hotel	00.07	Lift	3.1 m²
00	Hotel	00.08	Atrium	16.7 m²
00	Hotel	00.09	Store	1.6 m²
				152.7 m²
01	Hotel	01.01	Patrons	43.6 m²
01	Hotel	01.02	Patrons	15.0 m²
01	Hotel	01.03	Private Dining	38.0 m²
01	Hotel	01.04	Circulation	14.6 m²
01	Hotel	01.05	Acc. W.C.	0.0 m²
01	Hotel	01.06	Fire Escape	17.6 m²
01	Hotel	01.07	Circulation	4.6 m²
				133.4 m²
02	Hotel	02.01	Patrons/Private Dining	43.4 m²
02	Hotel	02.02	Fire Escape	18.2 m²
				61.6 m²
B1	Hotel	B1.01	Cellar	58.9 m²
B1	Residential	B1.02	Cellar Mez 01	10.6 m²
B1	Hotel	B1.03	Cellar Mez 02	13.2 m²
				82.8 m²
NIA Total				430.6 m²

Proposed - GIA Schedule	
Level Code	Area
00	170.1 m²
01	170.8 m²
02	63.4 m²
B1	89.0 m²
GIA Total	493.3 m²

Final room types and numbers are subject to final Interior Design which will be led by the tenant.

Schedules

6.2 Drawing Schedule

Site Plans	00100	P2	Site Plan
	00101	P3	Location Plan
Existing GA Plans	20210	P3	Level 00 plan
	20211	P3	Level 01 Plan
	20212	P3	Level 02 Plan
	20213	P3	Level B1 Plan
	20214	P2	Roof Plan
Existing GA Elevations	20310	P3	South Elevation - Bootle Street
	20311	P3	East Elevation - Abercromby Sq.
	20312	P3	North Elevation
	20313	P3	West Elevation
Proposed GA Plans	20205	P1	Level 00 plan
	20206	P1	Level 01 Plan
	20207	P1	Level 02 Plan
	20208	P1	Level B1 Plan
	20209	P1	Roof Plan
Proposed Elevations	20305	P1	South Elevation - Bootle Street
	20306	P1	East Elevation- Abercromby Sq.
	20307	P1	North Elevation
	20308	P1	West Elevation
Alterations Plans	20220	P2	Level 00 plan
	20211	P2	Level 01 Plan
	20222	P2	Level 02 Plan
	20223	P2	Level B1 Plan
	20224	P1	Roof Plan
Alterations Elevations	20320	P2	South Elevation - Bootle Street
	20321	P2	East Elevation- Abercromby Sq.
	20322	P2	North Elevation
	20323	P2	West Elevation

