



113-115 Portland Street

Design & Access Statement
11.11.25. Rev 3-00

113-115 Portland Street
Manchester
M1 6ED



ARCHITECTURE X INTERIOR

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Company No: 11847325

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1.0 Executive Summary

This application seeks consent for the sensitive refurbishment and partial reconfiguration of 113–115 Portland Street to secure its long-term use as high-quality office accommodation with supporting retail/fitness space. The proposals include rationalising the ground and lower ground floors, creating a shared welcome area with the recently redeveloped 117–119 Portland Street, and enhancing finishes in a manner sympathetic to the building's historic character. No external works are proposed. The scheme will improve accessibility, provide modern workspace, and reunite the two halves of the original warehouse, ensuring the building remains a viable and valued part of Manchester's city centre fabric

2.0 Introduction

2.1 Introduction to the Design and Access Statement

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

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Extended Covering Letter and Heritage Impact Assessment produced by Deloitte.

The proposed development involves refurbishment, alterations, selective demolition of modern elements and structural knock through works to facilitate the ongoing office use within the existing building demise and ensure the continued use of this magnificent building in the heart of the City Centre.

2.2 Purpose

This Design and Assess Statement has been prepared to support a Change of Use Application for Ground and Lower Ground Levels of the Grade II Listed 113-115 Portland Street and a Listed Building Consent Application for the internal refurbishment at Ground and Lower Ground Levels of the Grade II Listed 113-119 Portland Street in Manchester.

2.3 Development Team and Relevant Experience

Client: Bruntwood SciTech

Architect: AXI

Structural Engineer: DW LLP

Heritage Consultant: Deloitte

Quantity Surveyor: Bruntwood SciTech

Building Control: tbc

Relevant Experience:

Bruntwood have vast experience in the successful refurbishment and renewal of commercial building stock in Manchester, Liverpool, Leeds and Birmingham. AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with Bruntwood on the refurbishment works at 117-119 Portland Street, and have previously worked alongside them at Bond (38 Mosley Street), the Manchester Club, and the Union building adjacent to the town hall.

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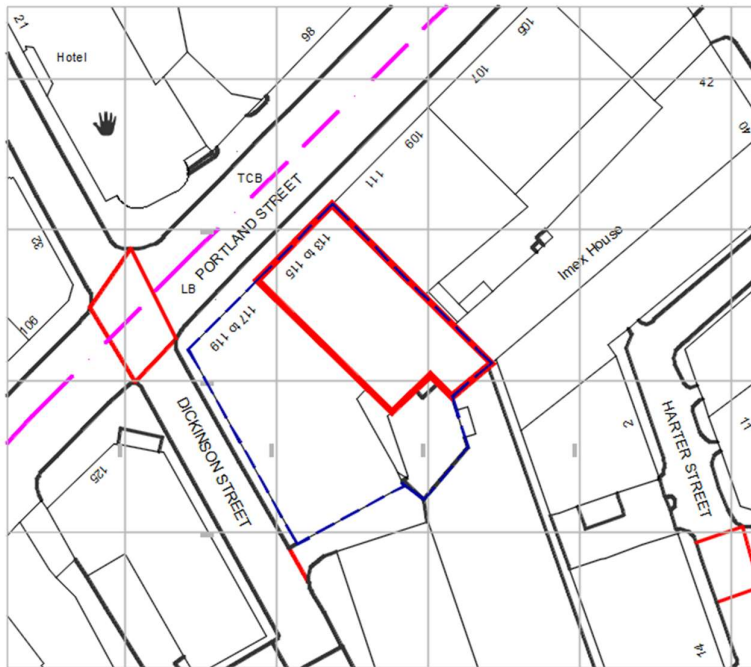
3.0 Site Assessment

The Site is bound by Portland Street to the north, 111 Portland Street to the east, Linley House car park to the south, and 117-119 Portland Street to the west.

The building's architectural design is Palazzo style, which is typical of warehouse buildings of this age and location.

The building spans across 5 floors, one of which sits beneath the surrounding street level. The upper floors all currently operate as offices, with the Ground & Lower Ground having been recently used for bar/restaurant use under Sui Generis as approved under application references 135243/FO/2022 and 135244/LO/2022. The building has principal entrances off Portland Street, allowing separate access to the existing restaurant unit and the upper floor offices.

The principal facade onto Portland Street is faced by deep recessed windows, which repeat in a regular pattern, and are formed of painted timber framing in a sash style with ornate stonework surrounds and horizontal banding. A warm red brick provides the façade finish to the majority of the building, with less ornate stonework grounding the building where it meets the street. Less significant glazing and fabric faces exist towards the rear courtyard, which is shared with 117-119 Portland Street.



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Site History

Please refer to Appendix B of Heritage Impact Assessment prepared by Deloitte

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4.0 Description of Proposals

4.1 Design Objectives

- Conversion of the majority of the Ground & Lower Ground Floor into office use along with reducing the retail / F&B space to rationalise the building usage, improve the long term viability and increase occupancy of the building.
- Make a structural opening to the masonry wall separating 113-115 Portland Street and 117-119 Portland Street on Ground Floor Level, which will serve to provide a centralised welcome area that will serve both buildings, offering an improved entry experience for tenants.
- Enhance existing finishes throughout the ground and lower ground floor of 113-115 in a manner that is a) sympathetic to the historical building fabric and b) provide continuity from 117-119 Portland Street.

4.2 Design Proposals

The design proposals aim to address the objectives and issues contained within the previous Section, and as outlined in the supporting Deloitte documentation.

4.2.1 External Works

No external works form part of this scheme.

4.3 Principles of the Design

4.3.1 Use:

The existing Use Class for the building would be changed by the proposals: the Ground and Lower Ground floor changing from food & beverage / drinking establishments (Sui Generis) to Use Class E(a, c, d) (retail, office, indoor sport, recreation and fitness use).

This would allow for a self-contained office to be housed between Ground and part of the Lower Ground floor, with the remainder of the Lower Ground to serve a retail / fitness operator.

4.3.2 Layout

The existing configuration of the building will be largely retained by the proposals but there are some alterations.

A new structural opening is to be formed to the internal wall between 113-115 and 117-119 Portland Street at Ground Floor level, which will enable the two buildings to have access to a single welcome area.

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It is envisaged that the two buildings are brought together under a more cohesive identity that will enhance the long term viability of 113-115 Portland Street by tying into the newly refurbished 117-119 Portland Street, which has proved a successful redevelopment.

There is precedent to connecting the two buildings, with evidence of an historic opening connecting 113-115 Portland St and 117-119 Portland St, and there was still an opening on Third Floor until the 117-119 Portland St scheme re-instated the masonry wall between the two buildings.

Elsewhere, a general soft strip out of the existing kitchen preparation areas and associated equipment is to be undertaken within 113-115 to open up the floor space and enable this to be used for offices. Some subdivision with partition walls is proposed to separate office suites from circulation routes, and provide the necessary separation between the Lower Ground office and retail units. Additionally, meeting rooms and private workspace rooms are to be formed, which will serve the requirements of a modern office.

All modifications have been proposed following a detailed pre-application appraisal with the Conservation team from MCC as well as a structural appraisal from the supporting Engineer DWLP.

For the general arrangement layouts of the scheme please refer to drawings AXI 099 & 100.

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

4.3.3 Scale

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

4.3.4 Materials

Internally, existing brickwork is to be retained wherever possible. New walls are set to be sympathetic to the nature of the existing building, faced in plasterboard, and general decoration is proposed in a neutral palette which sits harmoniously with buildings of such heritage.

Office spaces will retain existing floor boards where exposed, with existing modern vinyl flooring to be stripped out from back of house areas between suites.

Timber floors and ceiling are to be fire treated between the office suites. A new acoustic & fire rated MF ceiling is to be installed where Building Regulations require an enhanced (60 minutes) fire separation between the Lower Ground Floor retail unit and the Ground Floor office, with main timber beams to remain exposed to the maximum extent possible. Existing ceilings elsewhere are to be treated with clear intumescent varnish where the use class will be the same (Class E) between office tenants and will require separation but not to the same degree.

New internal doors will be solid doors with glazed sections to meet the requirements of modern offices.

Existing mechanical and electrical services will be rationalised and significantly reduced in provision, reflecting the change from restaurant to office. Fittings are still to be suspended beneath the existing structure and configured to achieve maximum visibility of the high-level detailing where possible and maintain the volume of the spaces.

Please refer to the separate ceiling, floor and wall finishes drawings for information on materials and finishes, and existing & proposed reflected ceiling plans for the M&E service provision.

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5.0 Access

5.1 Movement Through and To the Site

The principal entrance to the building is located from Portland Street, with a glazed doorset accessed via several steps up from street level.

5.1.1 Internal Layout

Refer to section **4.3.2 Layout**

5.2 Inclusive Access

Inclusive access will be maintained to 113-115 Portland Street, although access arrangements will be altered so that the combined entrance and welcome area with 117-119 Portland Street provides one principal entrance to both buildings.

Wheelchair access to 113-115 will therefore be via the entrance to 117-119 Portland Street, through the building's shared welcome area. 117-119 Portland Street has a recently installed accessible wheelchair lift, which will lead through to the lift serving 113-115 via the structural knock through between buildings. This lift core enables vertical access to all floors.

DDA WC provision is allowed for on the Ground Floor of both sides of the building, with shower and changing facilities in the basement as part of the changing room area within 117-119 Portland Street.

This ensures that the proposed development adheres to the regulations set out in Part M of the Building Regulations.

6.0 Summary

The proposals for 113–115 Portland Street focus on securing the long-term future of this important heritage building by adapting it for modern office and complementary uses. Through sensitive refurbishment, selective internal alterations, and the creation of a shared welcome area with 117–119 Portland Street, the scheme will reconnect the two historic warehouse buildings while enhancing accessibility and tenant experience. The approach retains and celebrates the building's architectural character, introduces flexible workspace and supporting facilities, and ensures compliance with current regulations. In doing so, the development will deliver a sustainable, viable, and attractive workplace that contributes positively to the ongoing regeneration of Portland Street and the wider city centre.

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