1427-04-SCH-HER-01

DESIGN AND ACCESS STATEMENT

4th Floor King Street Suite - Ship Canal House

In accordance with planning policy guidance, this section demonstrates 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.

The proposed works to the fourth floor suite can be described as follows; “Internal reconfiguration works to the King Street elevation office floorspace and refurbishment of WCs and lift lobby”

The proposed development is presented on the suite of application drawings accompanying this application for Listed Building Consent.

The Site

The application site relates to the fourth floor suite of the Grade II listed Ship Canal House (List UID: 1219203), which is located in Manchester City Centre – a copy of the listing is enclosed at Appendix I within the accompanying Heritage Statement. The building is seven storeys, with basement and attic, and was constructed in 1927 by Harry S. Fairhurst. The building currently hosts office accommodation across nine floors. However, the fourth floor suite is currently vacant.

The proposed development includes the following key elements:

- The removal of the previous tenant’s installations, including: — Storage units; Kitchenette; Floor finishes; Internal partitions and glazing; and Part raised floor. Suspended ceiling and plasterboard margins.
- The removal of internal dividing wall between the lobby area and demise to create a new entrance to the suite making it a more usable space.
- Removal of existing ramp, relocated to suit the new entrance.
- New ceiling finishes.
- New mechanical ventilation
- Cosmetic refurbishment of the fourth floor WCs.

The fourth floor suite is currently vacant. The proposed development will update the interior of the space to ensure that it is more attractive to prospective occupiers and thus more lettable. Therefore, the proposals will secure the site’s optimum viable use.

Use:

The site currently comprises vacant office space (Use Class E1). The proposal will not result in any change of use.

Amount:

There will be a small increase in floor space as a result of the proposed development. Where the existing ramp is proposed to be removed, there will be a new partition forming a new store/comms room. (Exact figure of the increase in area TBC)

Layout:

The proposed development includes the relocation of the suite entrance and existing ramp to create a more usable space. The removal of the existing internal partitions and glazing will also assist in this respect. There is no proposed change to the access to the rear escape stair.

Scale:

The proposal relates to the internal reconfiguration of the fourth floor suite only. There will be a small increase in floorspace. The scale of the reconfiguration will be relatively minor. Therefore, the proposed development is appropriate to the character and setting and will not detract from the external appearance of the building.

Landscaping:

All works are internal. There will be no additional landscaping as a result of the proposed development.

Appearance:

The proposed development is internal only. Therefore, the external appearance of the building will remain unaffected by the works.

Access:

Access to the building will remain as existing. Access to the fourth floor suite accommodation will be obtained from the primary core which comprises a stairwell and lifts. The new occupiers of the fourth floor suite will also have access to the existing fire escape.

The proposed development relates to the Fourth Floor King Street suite of Ship Canal House only. No alterations will be made to the exterior of the building.

Supporting Design Notes

Existing stud and plasterboard partitions

The proposed works primarily involve the strip-out of stud and plasterboard partitions within the suite and the existing washrooms on the 4th floor. These walls do not have any historical significance and were installed by the previous tenant.

Ceilings

The existing office space is to be fully stripped back at ceiling level to expose the original 1927 structural beams. The existing soffit is to be made good to accept the new mechanical and lighting services proposed as part of the scheme. These services will be left exposed such that the scale of the full height windows can be fully appreciated.

New partitions

The proposed internal glazed partitions are to be detailed to complement the existing window mullion details, with offset transoms and mullions. The proposed finish is Bronze powder coated to complement the original building finishes.

Washrooms

The existing washroom vanity units are to be stripped back, with the new proposals including the heritage green which can be seen in the existing main staircase (one of very few original features which remain). Half-tiled walls and the use of black and white tiles to complement the green are intended to be sympathetic to the building heritage. 1930s inspired Brass globe mirror light fittings are to be included.

Relevant Planning History

A review of Manchester City Council's (MCC's) online planning register has been undertaken. The following, recent listed building applications are relevant to this application:

Ref. No: 136886/LO/2023 | Validated: Thu 04 May 2023 | Status: Decided
Listed Building Consent for the refurbishment of reception and lift lobbies on all floors.

Ref. No: 136884/LO/2023 | Validated: Thu 04 May 2023 | Status: Decided
Listed Building Consent for internal new works to the basement to install shower and change facilities.

Ref. No: 135490/LO/2022 | Validated: Wed 16 Nov 2022 | Status: Decided
Listed Building Consent for internal reconfiguration works to the ninth floor office floorspace and refurbishment of WC

Ref. No: 128169/LO/2020 - LISTED BUILDING CONSENT for internal reconfiguration works to the ninth floor office floorspace and refurbishment of the existing WCs.
Ninth Floor Ship Canal House 96 - 98 King Street Manchester M2 4WU

Ref. No: 128169/LO/2020 | Validated: Wed 30 Sep 2020 | Status: Decided
• 119533/LO/2018 - Listed Building Consent for internal alterations in association with proposed leisure use(Use Class D2), with restaurant and bar facilities. – Approved 28.06.2018
• 114461/LO/2016 - Listed Building Consent Internal alterations to 6th floor to subdivide existing open plan office into 2 separate offices, together with provision of new kitchen/breakout space and 3 no. meeting rooms. – Approved 05.01.2017
• 110754/LO/2015/C1 – Listed Building Consent for internal reconfiguration of the amenity area at ground floor level to provide an accessible toilet, manager's office, cleaners' cupboard and store. – Approved 05.04.2016
• 107773/LO/2015/C1 - Listed Building Consent for internal refurbishment, external works and signage, in association with conversion to restaurant use. – Approved 13.05.2015