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DESIGN AND ACCESS REPORT

ST MARGARET'S CHAMBERS

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

CONTENTS

1.0 INTRODUCTION 3

2.0 CONTEXT 5
2.1 LOCATION + CONNECTIVITY 6
2.2 BUILDING CONDITION + USE 7
2.3 HERITAGE 8
2.4 MATERIALITY 9
2.5 POLICY CONTEXT 10

3.0 THE BRIEF 12

4.0 DESIGN DEVELOPMENT 14
4.1 LIFT POSITION 15
4.2 FIRE STRATEGY 16
4.3 APARTMENT LAYOUT 17
4.4 BIKE AND BIN STORAGE 18

5.0 PROPOSALS 19
5.1 RESPONSE TO HERITAGE SIGNIFICANCE 20
5.2 INTERVENTIONS 22
5.3 SERVICES STRATEGY 25

6.0 PLANNING STATEMENT 26

7.0 TECHNICAL DESIGN 28
7.1 SUSTAINABILITY 29
7.2 M&E APPROACH 31
7.3 WASTE AND DELIVERIES 32
7.4 CYCLE STORAGE 33
7.5 SECURITY 34

8.0 ACCESS STATEMENT 35

9.0 CONCLUSION 37

1.0 INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement accompanies a Planning Application and a Listed Building Consent Application for the conversion of St Margaret's Chambers, 5 Newton Street, Manchester.

The building is Grade II listed, and sits within the Stevenson Square Conservation Area.

Originally built as offices, it most recently housed a language school on the upper floors and has been vacant for a number of years.

The ground floor units are established and fully let commercial units and do not form part of this application, with the exception of the proposed new Class E unit within 36 Back Piccadilly, which is included as part of this application.

The proposals are for the conversion of the upper floors into 12 no. apartments, with associated rooftop plant equipment, and bin and cycle stores located at ground floor level within 36 Back Piccadilly (former takeaway unit).

This document has been prepared by Atelier MB Architects for our Client, Charlotte Street Estates Ltd, and must be read in conjunction with the full supporting information package, including the Heritage Statement prepared by Atelier MB.
We have worked with our client to complete several refurbishment schemes in this area including 95 Piccadilly and 8-16 Newton Street. This scheme is the latest acquisition in the Piccadilly estate, which has been revitalised by our client over recent years, continuing to evolve and contribute positively to the regeneration of this area of the city.

Previous Consent
This application follows a previous consent for a similar conversion of this property.
The references for the approved applications are Ref. No: 136418/LO/2023 and Ref. No: 136417/FO/2023.

As detailed design has progressed, it became apparent that some changes are required to enable a compliant fire strategy to be implemented, and to comply with Approved Document O (overheating). Therefore, in discussion with the Planning Officer, Angela Leckie, it has been determined that a new application is required to incorporate these changes. The number of apartments and layout principles remain as per the consented proposals.

2.0 CONTEXT

2.1 LOCATION + CONNECTIVITY



Image: St Margaret's Chambers, location plan.

The building sits on the edge of the significant Piccadilly Gardens urban 'node' - a public transport and pedestrian focus point which offers gateways into various areas of the city from the main shopping area of Market Street, to the more office based districts of Portland Street and beyond. This building is also located on the corner of Newton Street; a gateway into the Northern Quarter area of the city. The uses around the site vary considerably from upper floor apartments on Piccadilly itself, to hotels, offices, and predominantly commercial retail units at ground floor.

The existing surrounding uses are a mix of retail, food and drink, office, and residential.

The building sits in a prominent city centre position – facing both Piccadilly and with its main entrance on Newton St, at a busy thoroughfare junction for both pedestrian and vehicular traffic and a meeting point between the shopping district of Market Street and Piccadilly gardens to the Northwest, and the Piccadilly train station to the Southeast.

The site is highly accessible by public transport, with Metrolink, national and local rail and bus services located within the immediate area and most required amenities found within walking distance. Car share is available throughout the city, the closest car club located at Piccadilly Place. Cycle storage will be provided.

2.2 BUILDING CONDITION+USE



Image: St Margaret's Chambers, main frontage on Newton St.

Interior
The property has undergone a series of internal modifications in recent years, including the insertion of a modern lift into the stairwell, additional subdivisions, and the introduction of toilets and kitchen areas.

Most rooms are missing at least some of their historic details. Many of the panelled partitions have been modified, the date of changes is uncertain. Some appear to date from c.1930 and others are of much later modern construction. Similarly, doors are a mixture of older versions with a higher quality construction and later, lower quality, additions.

Whilst some sash windows remain, many have been modified into casements, others have been replaced with timber subframes and steel casements. Remnants of contemporary secondary glazing remain to the bay windows on some floors.

At ground floor, areas of historic terrazzo remain underneath contemporary flooring and staircase walls retain low level decorative blue glazed tiles. The balustrades remain predominantly. Some cornicing and skirtings remain, but many are poor quality contemporary versions.

There are several decorative fireplaces remaining, although many have been boarded over. Contemporary light fittings are visible throughout but there is no evidence of any further historic servicing.

Exterior
The lightwell needs further investigation at ground level due to the deterioration of a felted roof and existing M&E equipment obscuring the junction with the walls.

In general, the external envelope appears to be in sound condition, with isolated damage to be investigated further once scaffolding is erected. Evidence suggests that the roofing has been replaced in recent years.

Use
A language school recently vacated the upper floors. The ground and basement floors remain in use as retail units.

The office market trend in this location is for open plan offices and large floorplates. Due to the nature of this office building, the floorplate is divided into cellular spaces. The interior plan form and remaining features have heritage significance, in particular the partitions and associated details. Therefore, conversion to modern office use was not considered an appropriate solution for this property.

2.3 HERITAGE

This report is to be read in conjunction with the separate Heritage Statement prepared by Atelier MB. An extract is included below:

'St Margaret's Chambers dates from the end of the 19th century. Published sources attribute the building to Charles Henry Heathcote and date it between 1885 and 1889. Photographic and mapping evidence from 1885/6 show an empty site, but it is likely the building was constructed soon after.

St Margaret's Chambers was built as a commercial premises, with ground floor shops with offices above. Dating from the last decade of the 19th century, the property is four storeys of red/pink brick, plus an attic and a basement. It is elaborate in architectural style with a decorative frieze to external elevations and ornate gables.

Research in newspaper archives shows St Margaret's Chambers named as the Manchester offices of the West India and Pacific Company in 1891. In 1896 an advertisement in the Manchester Guardian describes 'single and double' offices within the building with 'perfect light' and a 'passenger elevator'.

At the centre of the Newton Street façade, is located a main entrance and hallway, with stairs and a lift to the upper floors. Each floor thereafter follows a similar pattern with a central corridor and cellular spaces located off to each side. A small lightwell to the rear is terminated at ground level by a pitched roof.'

Please refer to the Heritage Statement for further details.

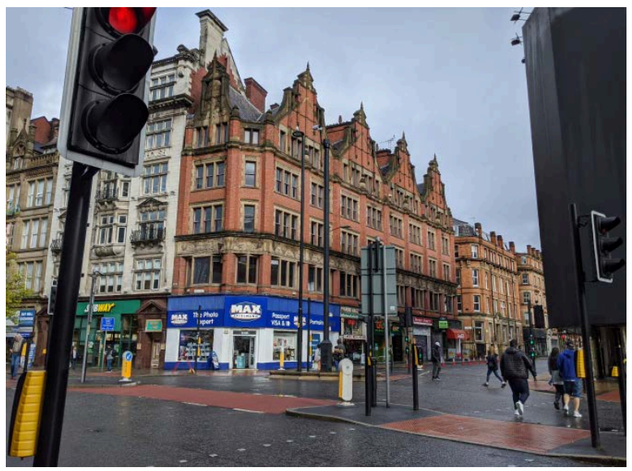


Image: External view from Piccadilly

2.4 MATERIALITY







Images: Red brick, sandstone, gable detail, stone freize.



Images: Example brick facade, stone detail and slate roof covering.

The property is red brick with sandstone details and a decorative stone frieze across the two main elevations.

Built around 1890, it has particularly elaborately shaped gables, regular timber framed sash windows (with metal frames at first floor level) and a slate roof covering. The adjoining property is slightly taller, with a predominately Portland stone façade, whilst across Newton St on the corner, a new hotel has consent which will have a red/brown concrete façade.

2.5 POLICY CONTEXT

National Policy
The National Planning Policy Framework (NPPF), updated 2024

At its core, NPPF seeks to achieve sustainable development through economic, social and environmentally sustainable objectives and states that there is a presumption in favour of sustainable development.

NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, and that alterations must be justified and their impact upon significance assessed.

NPPF, paragraph 210 states,
'In determining applications, local planning 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.'

When considering potential impacts of proposed development on an asset's significance, NPPF states that 'great weight should be given to the asset's conservation.....this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. NPPF, para. 212.

and that
'where a development proposal will lead to less than substantial harm....this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' NPPF, para. 215.

The building is part of the Stevenson Square Conservation Area, which is itself designated as a heritage asset. It is considered to be a positive contributor to the special architectural and historical character of the Conservation Area. The above policy therefore applies to the building and its role within the wider heritage asset.

Local Policy
Manchester City Council policy of relevance:

'EN1 The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. '

The Greater Manchester Strategy (2021-2031)
This strategy sets out the aim to become a carbon neutral city by 2038, and the desire to protect and encompass heritage in the city going forwards:

'We will seize the opportunities presented for our local towns and centres to develop post-pandemic, building on their distinctive and unique identities, maximising the local culture, heritage and recreational offers, providing safe, sustainable local centres which are reflective of, and responsive to, the needs of their communities. Drawing on places uniqueness and with rich culture, heritage and diversity at their hearts.'

Places for Everyone became part of the statutory development plan for 9 Greater Manchester authorities in 2024.

In relation to heritage it states that positive management and integration of heritage should be informed by,
' Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.

Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.
Located in the Stephenson Square Conservation Area,

3.0 THE BRIEF

3.0 THE BRIEF

The brief from our client was to develop a proposal to convert the upper floors of the property for residential use. We consulted with Julie Twist Properties to agree the most appropriate mix of apartments to ensure they meet the current market needs.

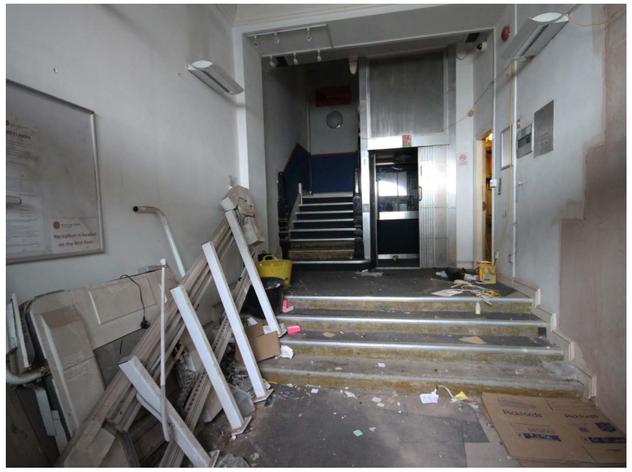
Added to this, we have also encouraged our client to consider a more ambitious set of environmental targets for the development, and we have worked with Clancy Consulting M&E and Element Sustainability to develop these strategies for the scheme.

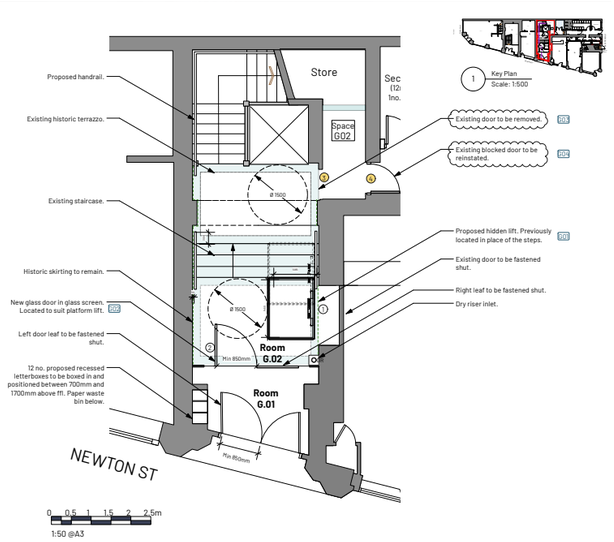
The scope therefore briefly comprises:

Envelope restoration.
High quality residential accommodation comprising 1-, 2- and 3-bedroom apartments all with en-suite bedrooms and kitchens to enable fully self-catered living.
Improved entrance lobby with accessible entrance providing level access to a newly refurbished lift and stairwell.
Internal bike and bin storage for resident convenience.

4.0 DESIGN DEVELOPMENT

4.1 LIFT POSITION





Images- Above: entrance area with steps.
Below: Proposal for platform lift.

Commentary relates to proposed changes in this application.

There is level access from the street, but stepped access in the lobby to reach ground floor and the lift. To address this, alternatives to provide vertical access were explored.

Option 1: Relocate lift within the lightwell.

Positives
Opportunity to insert new lift to meet current accessibility regulations.
Ability to open the staircase.
Opportunity to add additional rooflights over the stairwell to increase light levels into the centre of the floorplate.

Weaknesses
Significant alteration to original floor plan: although the existing lift is modern, it is likely there was always a lift in this location.
Harm to key characteristics: The lightwell was originally designed to be an unobstructed source of light.
Loss of historic fabric: modification/removal of original windows to one wall and modification of the lantern light at ground level required.
Significant alteration to the entrance area to address level issues.

Option 2: Retain lift in current location and provide one platform lift within the entrance area, to side of stair.

Positives
Retains historic form of staircase and lift.
Retain lightwell as a visual and plan form feature.
Allows for level access within entrance area.
Retains part of stepped entrance area.
Opportunity to retain, expose and repair areas of terrazzo flooring currently hidden.

Weaknesses
Limited removal of historic fabric within the entrance area to add platform lift.

We consulted with both the Planning Officer and the Conservation Officer and their preference and ours was to add the platform lift within the entrance area. The removal of the modern metal and glass partition is not considered to be harmful to the heritage value and the insertion of a new partition in glass will ensure light and views are retained.

In conclusion we propose the careful removal of the thickly framed modern dividing screen and door, provision of level access up to the lift via careful insertion of a platform lift to one side of the existing staircase and retention of existing main lift location.

4.2 FIRE STRATEGY

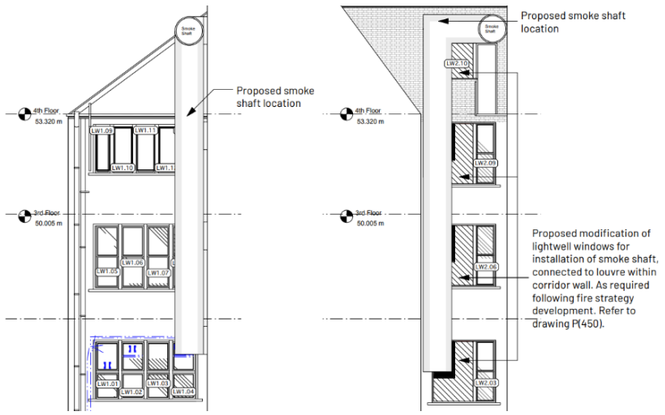


Image: Proposal for lightwell.

As a single stair building, each lobby serving the stair needs to be ventilated in the event of a fire breaking out. As we have reached detailed design stage, it has become apparent that the original proposal for natural ventilation will not be sufficient as a natural smoke shaft must terminate 500mm above the adjacent taller property on the party line. This is not practically possible given the additional height of the neighbouring building and therefore an alternative strategy has been explored.

Option 1: Second duct within floor plate.

Positives
Ductwork limited to interior.

Weaknesses
Greater internal alteration and loss of historic fabric: modifications required to timber panels to form new doorways.
Modification of roof structure.
Visual impact.
Risers cannot be relocated to accommodate the shaft requiring additional internal route.
Steel work required along with cutting through of joists.

Option 2: Second duct within lightwell behind existing windows. Duct to run across at roof level to meet shaft termination and fans.

Positives
Limited internal fabric modifications required.
Horizontal runs moved to roof level so less visible.

Weaknesses
Necessary to vent the duct at each floor via window openings, which requires fabric modifications.
Duct required to run up lightwell, resulting in visual impact.

Option 3: As per option 2 with second duct within lightwell located at far side.

Positives:
Moves shaft away from windows causing less immediate visual obstruction.
Limited internal alterations.

Weaknesses
Necessary to vent the duct at each floor via window openings, which requires fabric modifications.
Duct required to run up lightwell, resulting in visual impact.
Additional runs of duct to connect across lightwell- unsightly and further compromises character of lightwell.

Of these alternatives, Option 2 is considered the least harmful to significance, in visual and terms of loss of historic fabric.

In all options the size of the smoke dampers required is the same. At each floor, two lightwell facing windows will be altered to allow for louvred vents.

4.3 APARTMENT LAYOUT

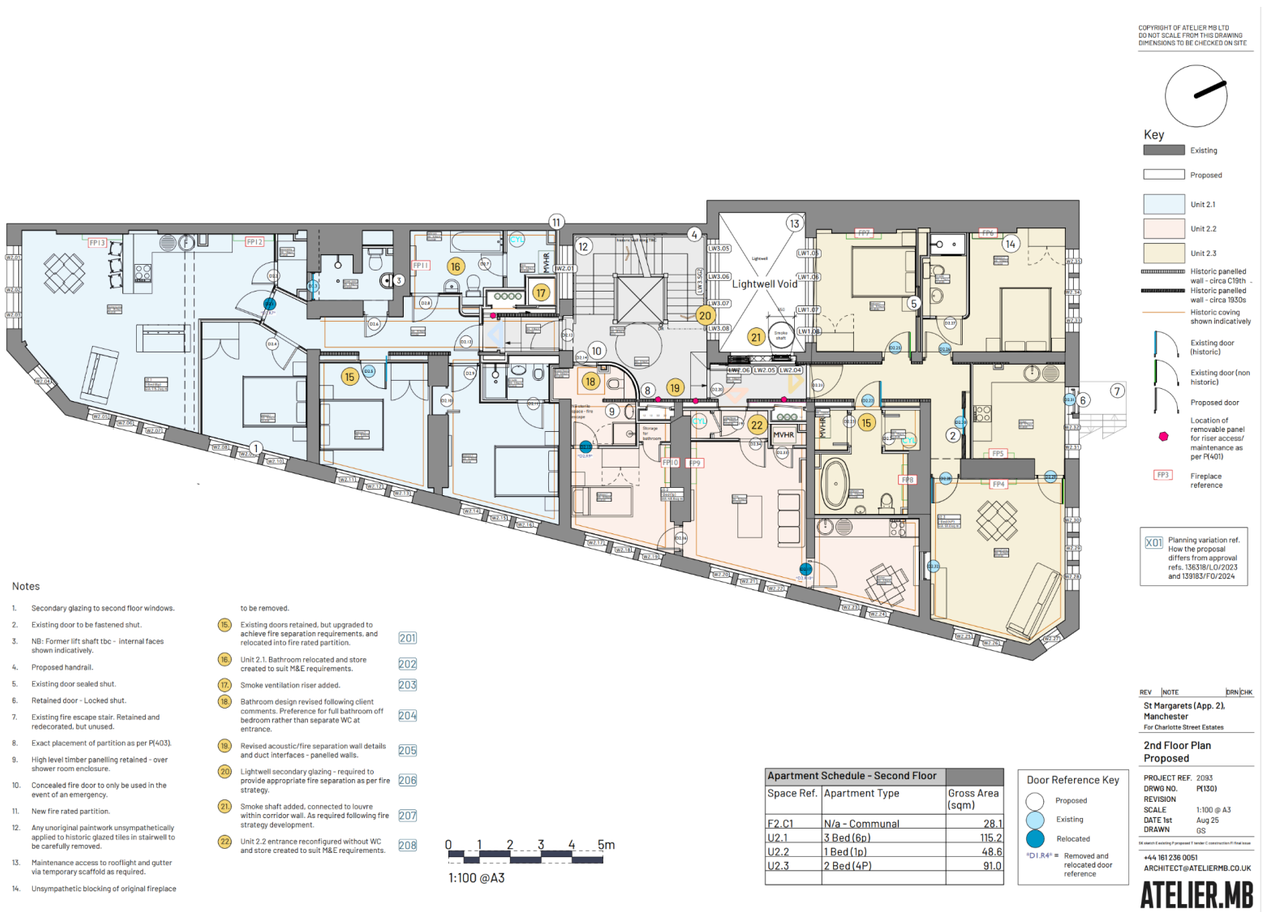


Image: Second floor proposal.

Minor refinements to layouts have been proposed to ensure the apartments continue to offer a high level of accommodation alongside the necessary changes to accommodate M+E and fire safety requirements. The principal strategy follows that of the previous approved scheme:

Layouts prioritise the removal of modern partitions and minimising the introduction of new partitions.

The apartments are designed to work around the existing central corridor, which is considered a key feature.

Layouts maximise relationships with existing windows and new walls avoid junctions with windows.

Where partitions are altered, care has been taken to avoid junctions with windows and fireplaces.

4.4 BIKE AND BIN STORAGE

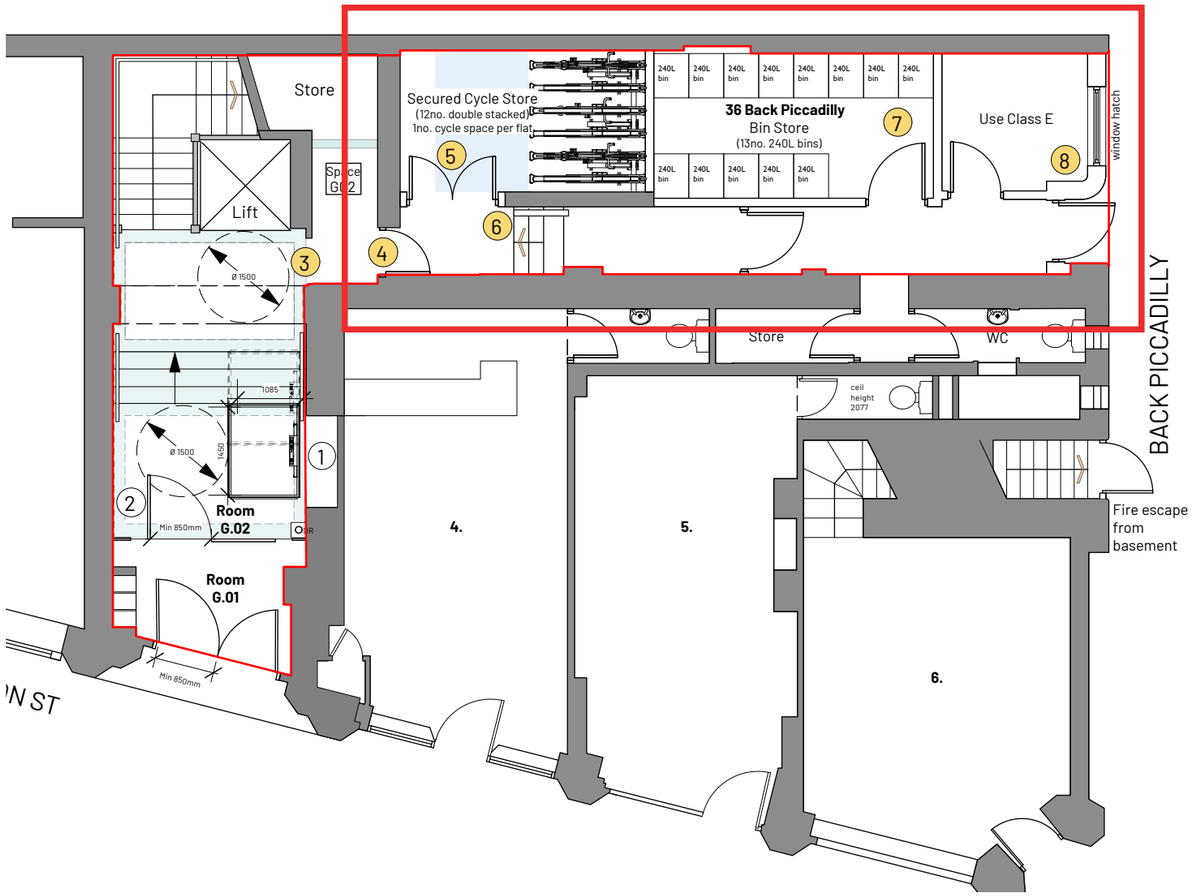


Image: Bike and bin store locations- basement and ground floors.

Following further design development, the cycle and bin storage provisions have now been accommodated at ground floor level within the former takeaway unit at 36 Back Piccadilly. This arrangement provides direct street-level access and removes the need for the basement platform lift previously proposed for transporting bins and bicycles.

The revised arrangement offers a more practical and accessible solution for residents. The bin and cycle stores are accessed via a new doorway created from the apartment lobby into the storage area, providing both internal resident access and direct external access from Back Piccadilly via a new secure access door incorporated within the proposed reconfigured facade.

The cycle store provides 12 no. cycle spaces (one space per apartment) arranged in a double-stacked configuration within a secure internal store.

The refuse storage facilities have been designed in accordance with the Council's waste management requirements and include provision for 13 no. 240L bins.

5.0 PROPOSALS

5.1 RESPONSE TO HERITAGE SIGNIFICANCE

Evidential value
Predominant retention of plan form – new apartments incorporate the existing central corridor, and the lightwell, stair and lift cores remain as existing. Very little change to existing partitions. Where possible, we have used the existing partition layout, adding a secondary wall where necessary for fire protection and preserving views the original partition as far as possible.

Historical Value
Very little change externally, localised repairs and restoration of damaged fabric as necessary and then upgrade of the envelope internally only to reduce carbon load in use. Minor roof modifications to facilitate this.

Aesthetic value
As above, very little change to plan form and envelope design but with the benefit of envelope repairs. Layouts designed to retain fireplaces which will be restored. Fabric upgrade internally to meet necessary fire and acoustic properties designed such that the majority of the existing cornices are retained, whilst the lower quality skirtings will be replicated at a higher level. Where secondary partitions are required, these are designed to be removable and in the majority of cases the historical cornicing can remain behind.

Communal value
The building has always been used for private commercial use, and a change to residential will, in essence, not alter this relationship with the wider public. There is a clear public benefit to retaining the building in long term viable use and preserving it as a valued part of the Conservation Area and streetscene.

Existing Fabric Treatment
Timber corridor partitions will be retained wherever possible and repaired where necessary.

Layout
The existing layout has been retained in principle, with a central corridor served by the main stair/lift core. Openings in historic fabric and new partitions have been kept to a minimum.

In accordance with the Heritage Statement, we have designed the conversion works such that minimal alteration is required to the existing plan form by retaining lift location, primary circulation routes and lightwell.

Removal of Detrimental Fabric
Non-historic fittings will be removed throughout (i.e., sanitary/kitchen fittings and furniture). Non-historic lightweight partitions will be removed. Most of the lightweight partitions are timber framed and have some heritage significance. However, where modern stud walls have been added in recent years, these will be removed.

Historic Features
Internal historic features will predominantly be exposed, retained and repaired. The layouts are designed to incorporate these features – such as the location of fire places within bedrooms and living rooms where they can be fully appreciated.

Where unnecessary in the new layout, existing doors will be locked shut but remain visible.

The historic internal masonry load bearing walls will have minimal intervention. Most of these walls have existing doorways within. These will be repurposed as required to suit the apartment layouts. Where necessary, localised additional openings are proposed.

As alluded to above, we will utilise the existing subdivisions as far as possible. We will retain most of the historical fabric.

Many of the lightweight partitions are historical if not original. These are timber and glass panelled screens. These will be retained where possible and exposed and utilised as part of the character of the newly created spaces.

Historic doorways, doors and their joinery are to be retained and exposed where possible. Where sealing off existing doorways is considered unavoidable, this will be done such that the former opening and reveal details remain exposed. This may be by simply locking shut the panelled door and boarding over the other side to upgrade the fire/ acoustic separation.

Many of the spaces have historic decorative plaster cornices, and profiled timber skirtings. These will be retained and exposed in most cases.

Retained fabric will be repaired in accordance with like for like techniques and materials.

Upgrading Fabric
Minimal intervention is proposed to the external envelope. Repairs will be undertaken as required. Window frames will be replaced or upgraded to suit the needs of the residential use.

Existing timber sash windows to be upgraded with secondary glazing. This will improve the thermal and acoustic properties.

Existing steel casement windows will be upgraded with secondary glazing. This will improve the thermal and acoustic properties.

Existing timber casement windows are to be refurbished and upgraded with secondary glazing.

The roof fabric is to be upgraded with additional insulation internally.

The internal floors will be upgraded on the upper face to achieve the required fire and acoustic improvements. This will enable the cornicing to remain exposed and unaltered at ceiling level.

Missing cornicing will be reinstated to match historic precedents existing elsewhere within the building.

Missing skirting will be reinstated to match historic precedents existing elsewhere within the building.

5.2 INTERVENTIONS



Image: Extract of proposals for roof interventions to support fire strategy.

As explained in the Heritage Report, the spatial layout is part of the historical significance of the space. Therefore, the proposed apartment layouts are designed to minimise the additional subdivision. The floorplate already has a significant number of subdividing walls, forming cellular spaces. This is one of the characteristics which supports conversion to apartments.

To meet modern fire and acoustic requirements, some secondary partitions have been required to the existing panelled partitions. The gap between will be used as a service riser and to incorporate accent lighting.

Where possible, new kitchen and bathroom fittings are located away from windows and original features. The spaces are laid out to avoid fireplaces.

New openings have been necessary but these instances have been minimised and their contemporary nature will be made evident at a detailing level.

Roof level interventions are positioned away from areas visible from street level.

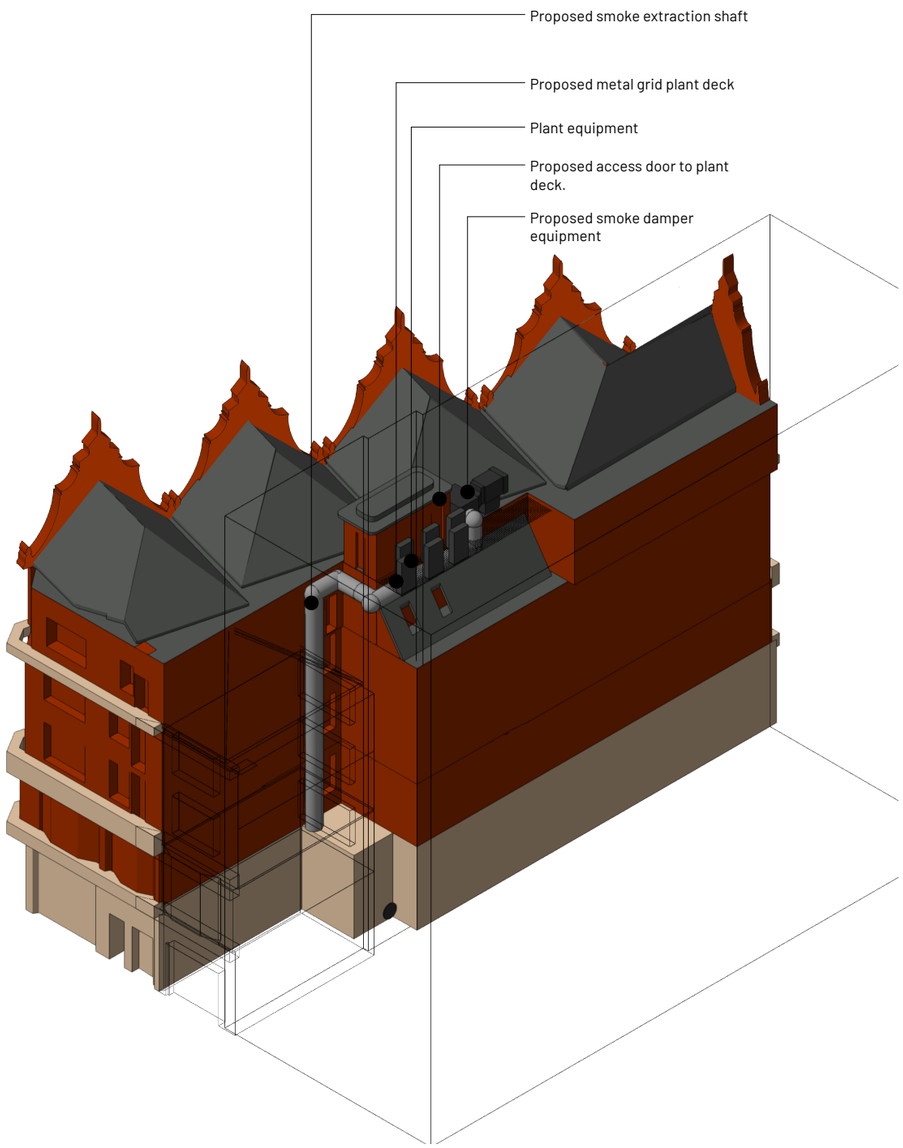


Image: Roof axonometric showing smoke shaft and plant equipment.

Roof Access Strategy

The existing arrangements for accessing the roof for maintenance and cleaning purposes comprise a series of non-original external ladders and platforms located within the lightwell. These additions contribute to visual clutter and detract from the character and appearance of the lightwell.

The proposals seek to rationalise these arrangements through the removal of the existing external access structures and associated fixings. Access to the roof plant deck will instead be provided internally via a new ceiling hatch at fourth floor level, leading directly into the lift shaft enclosure. A new opening from the enclosure will provide access onto the roof plant deck for maintenance personnel.

This approach simplifies the roof access strategy, reduces the visual impact of non-original elements within the lightwell, and provides a more discreet and appropriate means of accessing roof-mounted plant equipment.

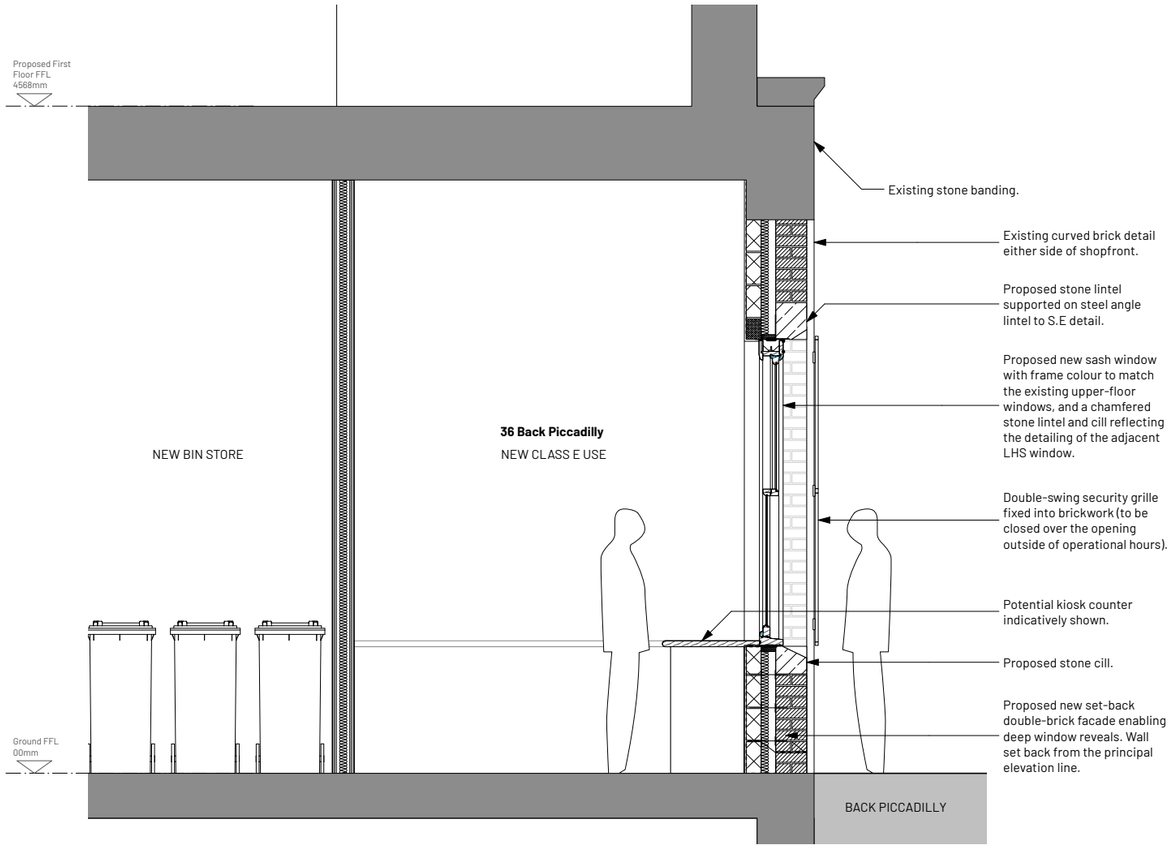


Image: Proposed section through 36 Back Piccadilly elevation.

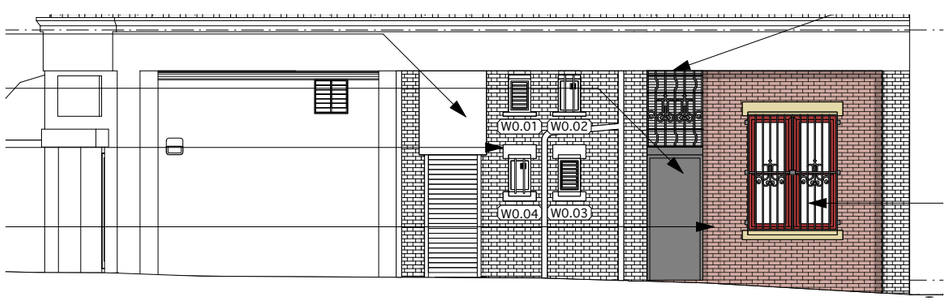


Image: Proposed elevation of 36 Back Piccadilly elevation.

As part of the proposals, the existing non-original former takeaway shopfront at 36 Back Piccadilly will be removed and replaced with a new reconfigured facade designed to better reflect the architectural character and material language of the listed building and wider Conservation Area.

The proposed frontage adopts a recessed brick facade set back from the principal elevation line and framed by the existing curved brick detailing to the frontage edges. Brick has been selected in response to the existing red brick fabric of the existing building.
A new timber framed sash window is proposed, with frame colour and proportions designed to reflect the existing upper floor windows. The window will incorporate deep reveals with a stone lintel and cill, taking reference from the adjacent left-hand side window detailing.

To provide security outside operational hours, the shopfront window will incorporate a decorative metal grille designed to reflect the existing railings along Back Piccadilly.

A new recessed access door is proposed within the frontage, providing access to the Class E unit together with the apartment cycle and bin stores. A louvred ventilation panel is proposed above the doorway, with a decorative metal railing positioned in front to match the existing adjacent railing detailing.

5.3 SERVICES STRATEGY

Modern services will be designed into the existing fabric. Where possible the routes will be concealed within the wall and floor construction. Where this is not feasible or appropriate, services will be exposed as modern interventions. For example, the contemporary services run as designed elsewhere within the Piccadilly Estate by AtMB.

In conjunction with fire engineer, we propose an additional internal shaft, the location of which has been selected to be sat towards the back of the building, to avoid additions at roof level being visible from street level.

6.0 PLANNING STATEMENT

6.1 PLANNING STATEMENT

In accordance with The National Planning Policy Framework (NPPF, updated 2024) this scheme protects the grade II listed heritage asset. The changes made are necessary to change the use of the building into apartments and thus ensure its ongoing viability and contribution to the wider community and its economic vitality. The development facilitates the ongoing positive contribution of the asset to the local character and distinctiveness of place.

In accordance with Manchester's Core Strategy Development Plan the scheme adheres to the principals outlined in EN1, EN3 and CC9. The proposals are considered to be in accordance with Places for Everyone.

Proposals consider the heritage asset's significance, utilising these characteristics to maintain and enhance the distinctive character of the locality.

7.0 TECHNICAL DESIGN

7.1 SUSTAINABILITY

As a practice we operate a 'fabric first' approach when considering how to reduce the C02 use of a building in use. However, when in the context of Historic properties, we recognise that traditional construction methods and historically significant fabric usually limits the opportunities in this respect. Done incorrectly, and well meaning 'upgrades' can cause more harm than benefit to historic fabric. We HAVE worked with an M&E consultant to develop a holistic strategy to further reduce the operational C02 without significant detriment to the heritage significance value of the property.

The inherent re-use of existing buildings offers significant savings on embodied carbon, and indeed the benefits of the existing fabric are often much greater in terms of in-use energy need than is often realised. Recent Historic England research revealed: "the measured performance of solid brick walls was a third better than the performance predicted by energy-performance models."

In conjunction with our in-house Sustainability Strategy documentation, we have used the Sustainable Traditional Buildings Alliance (STBA) Responsible Retrofit Guidance Wheel to review the potential options with regards to the upgrade and modification of fabric to St Margaret's Chambers.

Each aspect of potential upgrade has been considered in the context of the building specifics and whether the 'retrofit' options available will be of overall benefit to the building and its significance.

A few key proposals are outlined below:

Windows

Please refer to drawing package for further details. In some instances, it is considered preferable to retain the existing fabric (retention is always preferable in heritage terms) with new slim secondary glazing installed internally to upgrade both the thermal properties and acoustic properties of the windows.

Originally we had considered the steel windows to be later additions, but further to opening up works we conclude that timber sashes cannot fit within these openings due to the design at the top of the windows. Therefore internal secondary glazing is proposed in these locations, offering improved thermal and acoustic insulation. Visually, the difference from ground level will be minimal as the secondary glazing will mirror the existing fenestration pattern.

Walls

Externally it would not be appropriate to add an insulated render in heritage terms.
Internally, this is also discounted as an option. Not only because of the loss to historic detailing (skirtings, window reveals), but also the difficulty in profiling internal insulation around the bays and various existing partitions that are to be retained. There would be a high risk of causing cold bridging which could lead to cold spots and internal condensation.

Roof

Prior to our client taking ownership of the property, it is understood that a lot of work was done to repair the roof including the installation of a breathable membrane, and renewal of lead flashings. Parts of the roof are already insulated at ceiling level. It is proposed to install insulation underneath the rafters in other locations. There are no decorative features internally to be lost. This option also allows most of the work to be carried out internally, and the existing roof line does not need to be lifted.

To further reduce operational CO2 where possible, we propose to improve the insulative properties of the existing fabric beyond the standards required by current Building Regulations. We will also propose the installation of efficient light fittings, the majority of which will be designed to take LED fittings only; and the installation of thermally efficient rooflights to reduce the need to use artificial lighting during daytime.

Construction Waste
A site waste management plan will be prepared by the contractor which will detail a target percentage of waste to be diverted away from landfill will be established for the construction phase of the development; and A site waste management plan will identify opportunities to minimise waste generation and divert construction waste from landfill.

Operational Waste
Waste/recycling storage and collection will be provided in accordance with MCC standards. Please refer to separate documentation.

Responsible Materials Specification and Sourcing
The following principals will be adhered to:
Responsibly sourced timber (FSC or PEFC certified).
Responsibly sourced materials (BES 6001 certified where available).
Locally sourced where feasible and viable
Specified to avoid use of toxic materials e.g., VOCs.
Health and Well-being.

Lighting
As this is an existing Listed building, natural lighting levels are largely dictated by the current building fabric. However, the scheme is designed to ensure that these lighting levels are not compromised, and living spaces are in the daylit spaces. In additional, rooflights have been added to the rear of the floorplate to illuminate the darker spaces on the 4th floor.

Ventilation
Existing sash windows will be repaired and retained. However, the acoustic report (PDA) included in this application confirms that the external noise sources in this city centre location prevent the opening of these windows as the only means of ventilation. Therefore a mechanical ventilation system with heat recovery has been proposed instead. The windows will remain openable for irregular purge ventilation purposes. Secondary glazing will be openable but also offer acoustic and thermal benefits.

Pollution Control
To reduce emissions of gases with high global warming potential (GWP) and nitrogen oxide (NOx) into the atmosphere, the building will be specified with:
Insulating materials with a GWP if less than 5.
Full electric energy
(zero NOx emissions from building).

Transport
Location benefits from an excellent network of nearby bus, tram and train services. The site is also on a pedestrian route and will have cycle storage in accordance with MCC standards.

Water Conservation
We propose to reduce water consumption below that required by the statutory Building Regulations by fitting the scheme with water efficient fittings, and A rated appliances where provided.

7.2 M&E APPROACH

The scheme will incorporate a full ducted mechanical ventilation with heat recovery system.

Heating will be provided by radiators, and the systems will be powered by electricity.

Due to the limitations imposed on the upgrade of the existing floors, most services will be exposed. However, we will utilise the service routes created whilst upgrading some of the walls, to run cabling and ducts where possible.

7.3 WASTE AND DELIVERIES

A Waste Management Strategy and accompanying site plan have been prepared to demonstrate how refuse storage, collection arrangements and deliveries will operate within the development.

Refuse storage is provided at ground floor level within 36 Back Piccadilly, allowing bins to be moved directly to the collection point at street level without the need for a lift. Waste collection vehicles will continue to utilise the existing loading bay on Newton Street adjacent to the building.

7.4 CYCLE STORAGE

Internal cycle storage will be provided at ground floor level within 36 Back Piccadilly, accessed from the apartment lobby and via a new access door from Back Piccadilly within the proposed reconfigured facade.

The number of cycle storage spaces provided is 1 per apartment, 12 no. in total, in accordance with MCC standards outlined within the Core Strategy document.

7.5 SECURITY

Access to the building will be controlled with fob and video/audio intercom at the main entrance door. The door providing access to the cycle and bin stores will also be secured via fob access control. The postal service will have access to the outer lobby to deliver post into individual postal boxes. CCTV will be installed in the main entrance lobby.

The construction of new doors and partitions will follow Secured by Design recommendations.

8.0 ACCESS STATEMENT

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Vertical circulation
The existing property has level access from street level, however there are 4 no. steps up to the lift. Our proposals include a new platform lift which enables level transition from street level to the main lift. The main lift is existing and does not fully comply with current accessibility standards. However, the lift shaft cannot be enlarged as it is restricted by the existing staircase dimensions.

Horizontal circulation
Corridor widths and doorways comply with Building Regulation standards. Most kitchens and bathrooms comply with Building Regulations part M standards. Any deviation is because of the limitations imposed by the geometry of the existing listed building.

9.0 CONCLUSION

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In summary, our proposals achieve the following:
- Conversion of vacant grade II C19th property from learning (class F) to residential use (class C).
- Upgrade and repair of existing fabric to reduce energy in use whilst maximising retention and re-use of existing fabric and by extension the embodied carbon.
- Creating 12 no. bespoke 1, 2 and 3 no. bedroom apartments to meet the city centre need.
- Designed around and with the heritage significance to reveal and enhance the unique characteristics of the existing fabric.
- Revealing and renovating existing significant decorative fabric such as terrazzo floors and timber panelled walls.
- Integral refuse and bike storage.
- Enhancement of the former 36 Back Piccadilly frontage with a new brick facade, timber sash window and secure access door.
- External repair package.

The public benefits brought by the proposals are as follows:
- Package of envelope repairs to heritage asset ensuring long term protection and aesthetic improvements to the street scene.
- Internal renovation of heritage asset
- Heritage asset brought back into fully active use
- Improved accessibility
- Creation of high-quality residential accommodation in the city centre
- Reduced carbon usage in operation

Proposals are a positive response to heritage significance, planning policy, legislative requirements and the aim of providing high quality and characterful residential accommodation within a listed city centre asset. They are designed to enhance the listed building and the Conservation Area and alternative options have been considered at every relevant opportunity in order to identify the most viable and least harmful design solution.

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