Marlsbro House

Design & Access Statement
Architectural Method Statement

July 2026

"a project is a performance in progress"

ARCHER HUMPHRYES ARCHITECTS

Site Address

Marlsbro House
52 - 54 Newton Street
Manchester M1 1ED

Prepared by: Archer Humphryes International Ltd.
Issued: April 2026 - Full Planning Application and Listed Building Application

The Architects' Design & Access Statement should be read in conjunction with:

- Structural Commentary prepared by Civic
- Heritage Impact Assessment prepared by Donald Insall Associates
- Trial Cleaning & opening Up Works Site Notes prepared by Donald Insall Associates
- Planning Commentary prepared by Euan Kellie Planning Consultants
- Acoustic Report
- Crime Investigations Study
- M&E Report
- M&E Sustainability Strategy
- Transport Report/ Servicing Plan/ Waste management plan / Interim Travel Plan
- Damp & Timber specialist Report

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1. Introduction

Aclo Assets Ltd. acquired Marlsbro House in mid-2025 and have appointed the following professional team to bring the building back into use as a high quality, co-working and office space on the upper floors, a restaurant and lounge at Ground Floor, and recording studios, listening room and bar at Basement level.

The assembled team is listed below:

- Client: Aclo Assets Ltd.
- Project Manager & Quantity Surveyor: MAKE (NW) Limited
- Architect: Archer Humphryes International Ltd.
- Heritage and Conservation Architecture Advisor: Donald Insall Associates
- Structural Engineer: Civic
- Mechanical and Electrical Engineers: Ridge & Partners LLP
- Planning Consultant: Euan Kellie Property Solutions
- Damp & Timber Specialist: Hutton & Rostron
- CDM and Health & Safety: TBC
- Fire Consultant: WFST

Client Team:

Hyrum and Barney Cook are Manchester-based entrepreneurs with deep roots in the region. Born in Oldham and raised in Greater Manchester, the brothers have built a significant and active presence in the city through a growing portfolio of businesses and creative ventures.

Hyrum most recently founded Adanola, a global fashion and lifestyle brand headquartered in the Dantzic Building in Manchester's NOMA district. From this base, the brand has scaled internationally while retaining a strong commitment to Manchester as its operational home.

Beyond Adanola, Hyrum and Barney operate multiple Manchester-based enterprises under the Aclo Group. They are now actively seeking to reinvest in the city by re-activating overlooked and underused buildings, transforming them into high-quality, design-led spaces that contribute positively to the surrounding urban fabric.

Their involvement at Marlsbro House forms part of a wider ambition to bring forward thoughtful, commercially robust schemes that celebrate the character of Manchester's built heritage while introducing contemporary workspace and amenities suited to modern tenants.

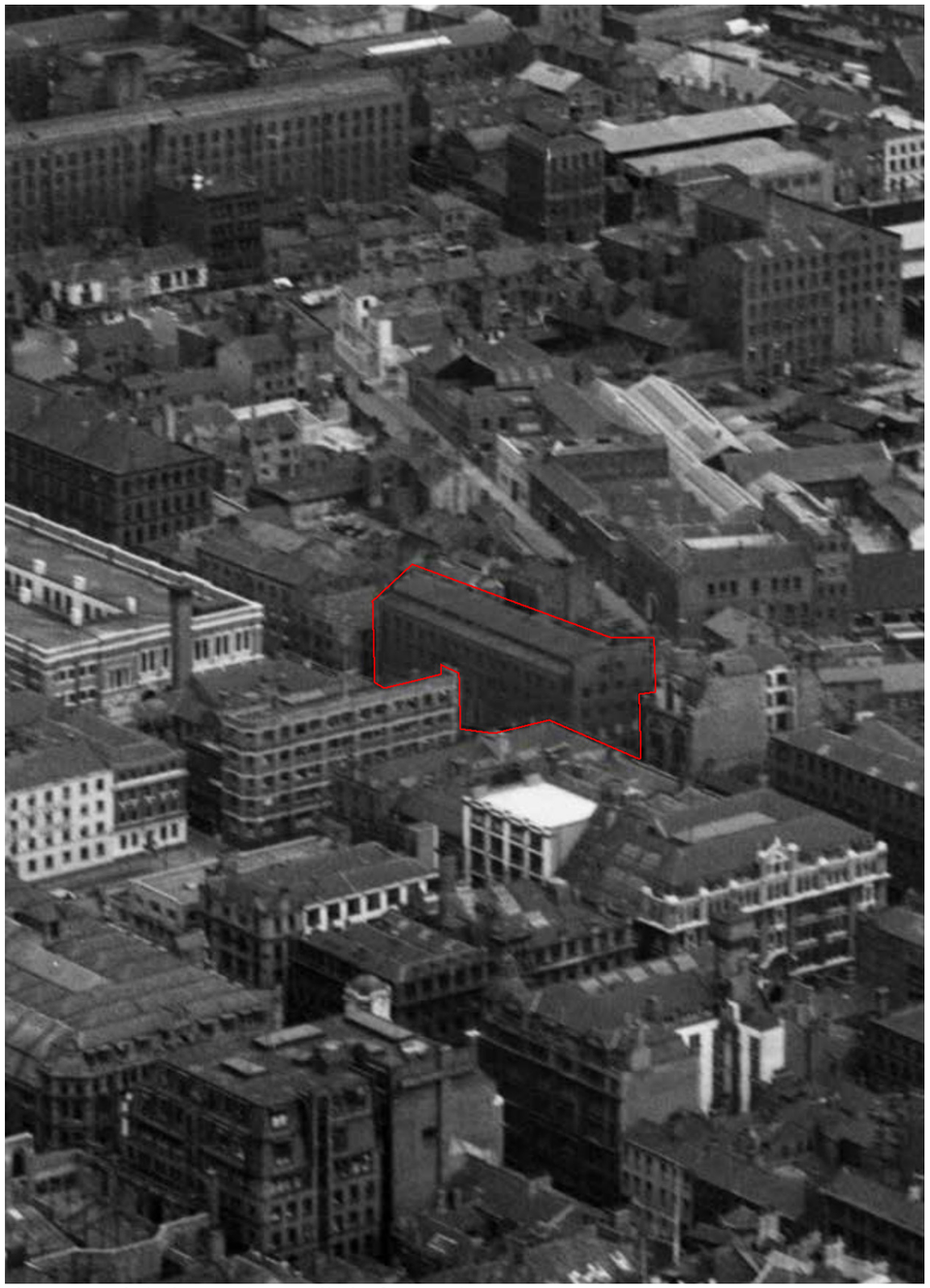


Fig.1 - Aerial view, 1951, Britain from Above

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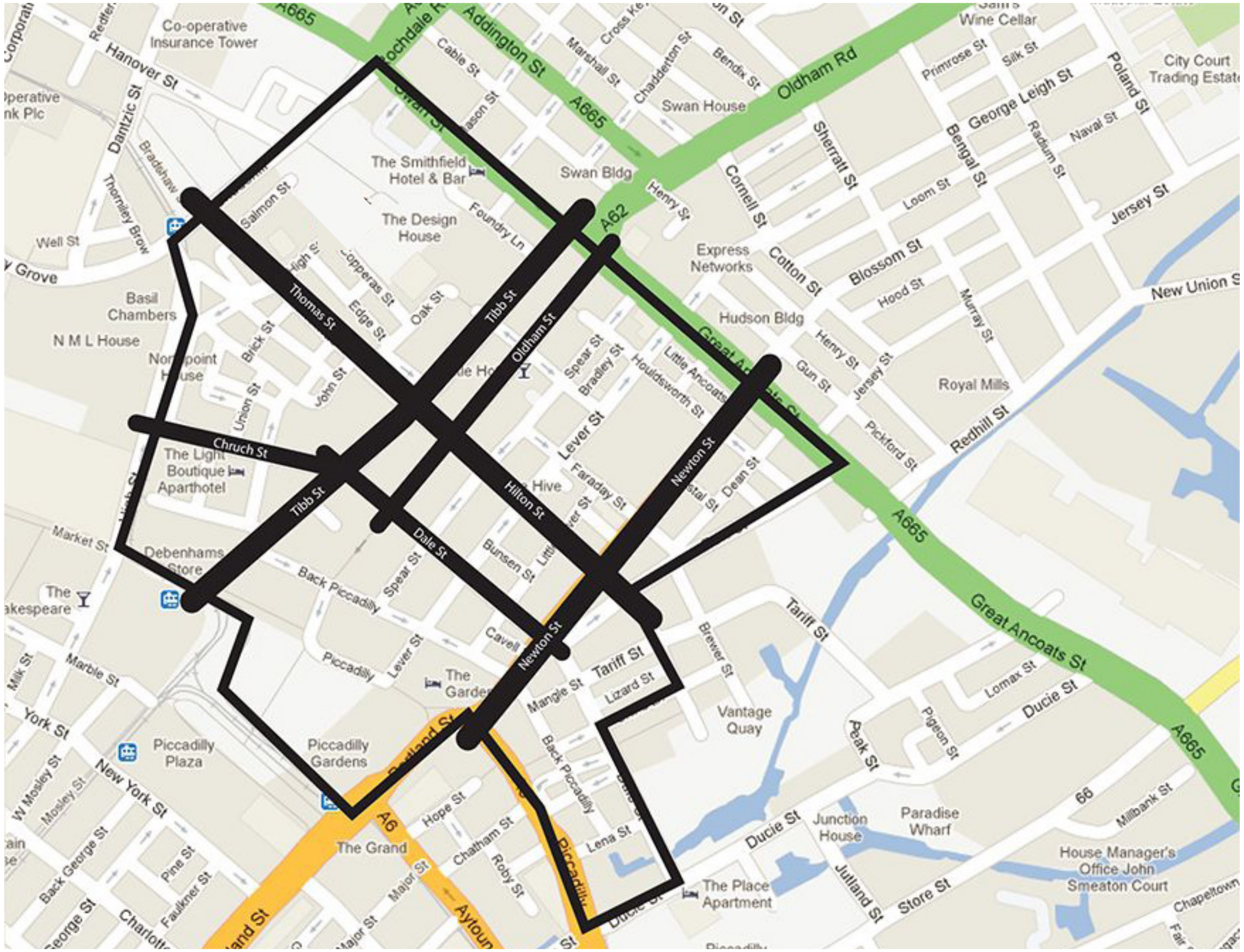


Fig. 2 - Manchester's Northern Quarter



Fig. 3 - Newton St/Hilton Street Corner looking North up Newton St



Fig. 4 - Hilton Street looking West towards Stevenson Square

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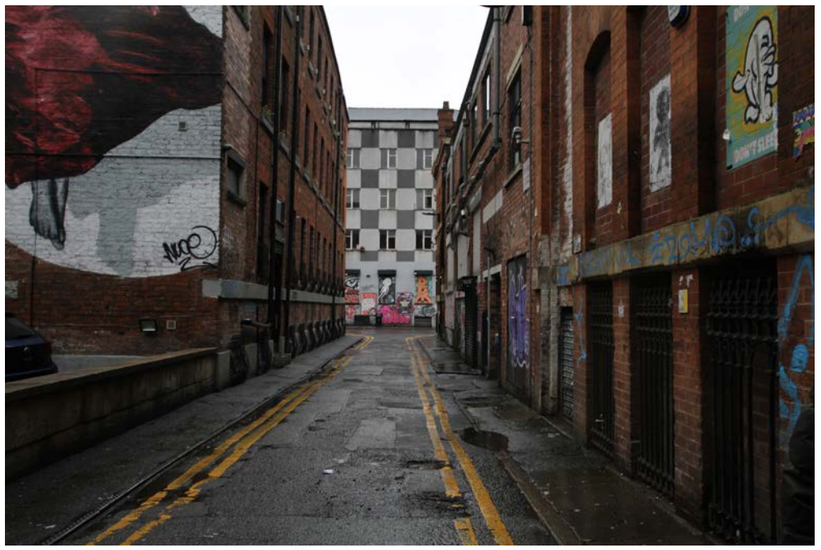


Fig. 5 - View down Bradley's Court



Fig. 6 - View from Port Street across Faraday St Elevation looking South



Fig. 7 - Stevenson Square looking East down Hilton St

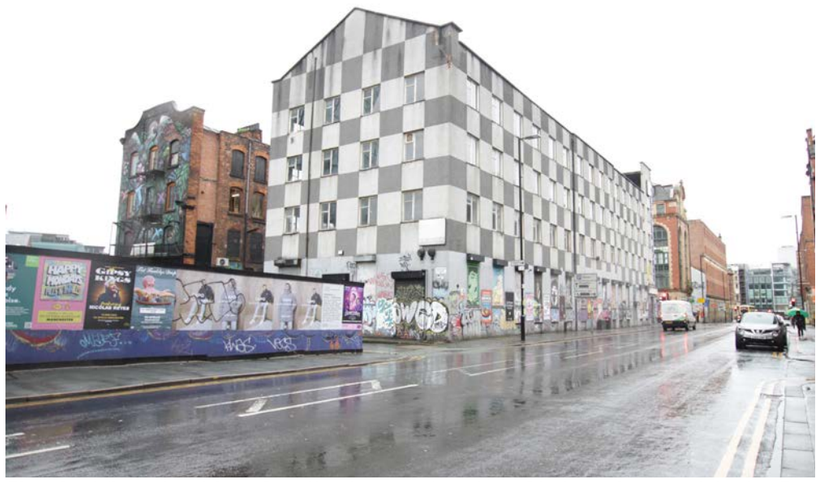
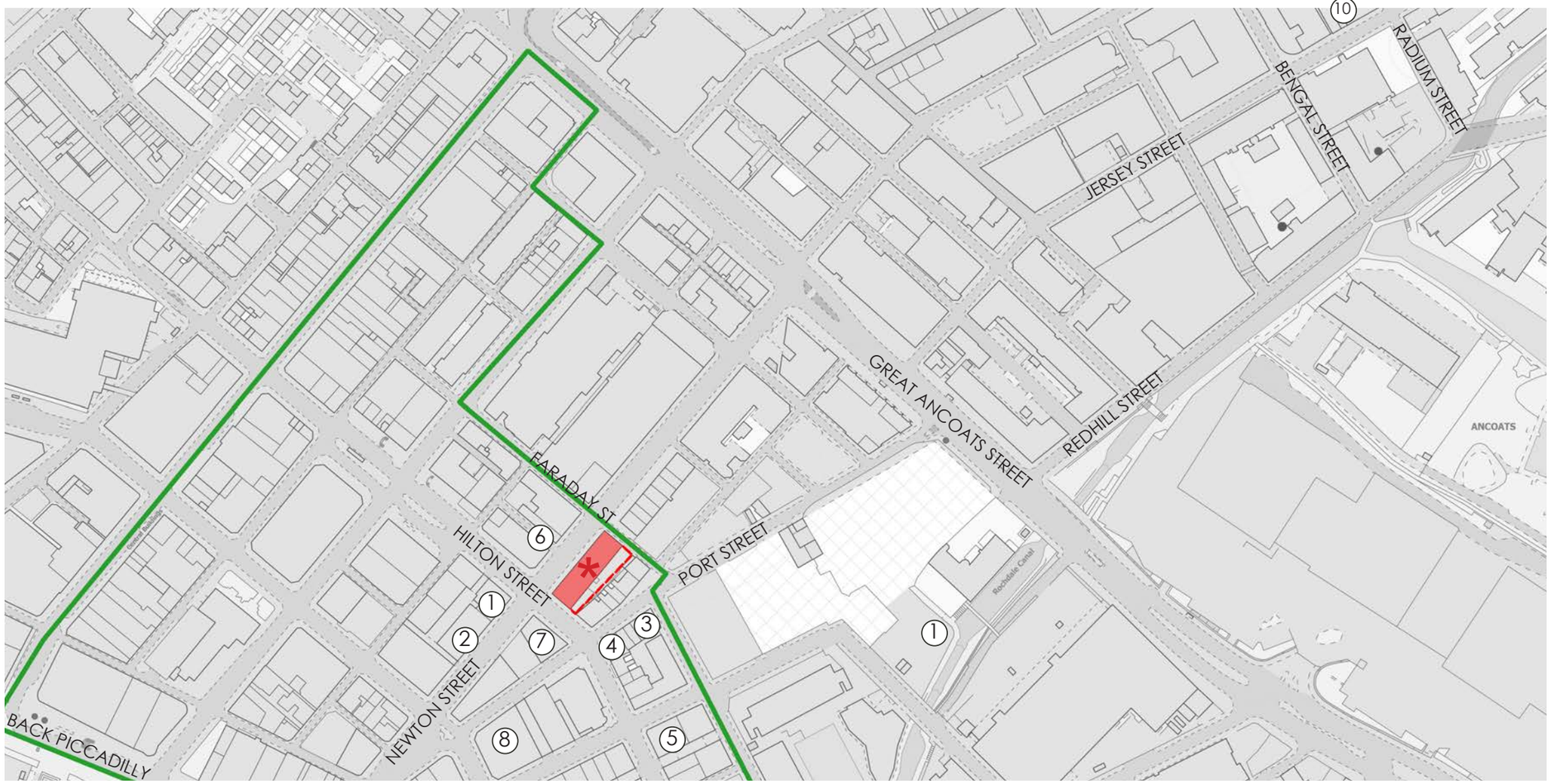


Fig. 8 - View looking South down Newton St showing gable to Faraday St

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1. Introduction





✱ Marlsbro House

1. 45-47 Newton St (Grade II)
2. 49 Newton St (Grade II)
3. 45 Hilton St
4. 50-52 Port St (Grade II)
5. Fourways, 57 Hilton St (Grade II)
6. Bradley's Court
7. 50 Newton Street
8. 35 Dale Street by J.W. Beaumont
9. Brownsfield Mill (Grade II*)
10. Beehive Mill (Grade II*)

Fig. 9 - Marlsbro House & Listed Buildings in close proximity

Stevenson Square Conservation Area *Marlsbro House, 52 Newton Street*

The building was Grade II Listed in 2019 and lies within Manchester's Stevenson Square Conservation Area. The building covers 6 floors, including a basement and attic storey. It has remained vacant for some time, last being used for studios and recording purposes prior to the pandemic. Previous proposals have been drawn up for the site, but the only consented application in recent years relates to the removal of asbestos. This has been carried out in part, but remains to be completed at the 4th floor attic storey where works are due to resume under the new owners.

The building's listing relates in part to its period and method of construction. The floors are of loadbearing joinery, made with structural boards and beams which all remain exposed. The roof is of interest being of an early wrought iron queen post construction. The walls contain cast iron beams and cleats at the corners, all pioneering the design of industrial buildings whose pattern was taken up across both Britain and America in the early 19th Century. The building is constructed of loadbearing brickwork, has a slate roof and regular window pattern. This building type, built close to the pavement or site boundary, is typical of buildings in Manchester's Northern Quarter. In these respects, Marlsbro House contributes significantly to the unique character of the Conservation Area.

The building is located on Newton Street, running North-South between Piccadilly and Great Ancoats Street, it is defined by Hilton Street to the South and Faraday Street to the North. A narrow service yard exists to the East, that can currently be accessed by both Faraday and Hilton Street. Stevenson Square is located immediately to the West, which acts as the nucleus of commercial and social activity in the near vicinity.

Please refer to Figures 2 - 13.

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1. Introduction - Historic Images

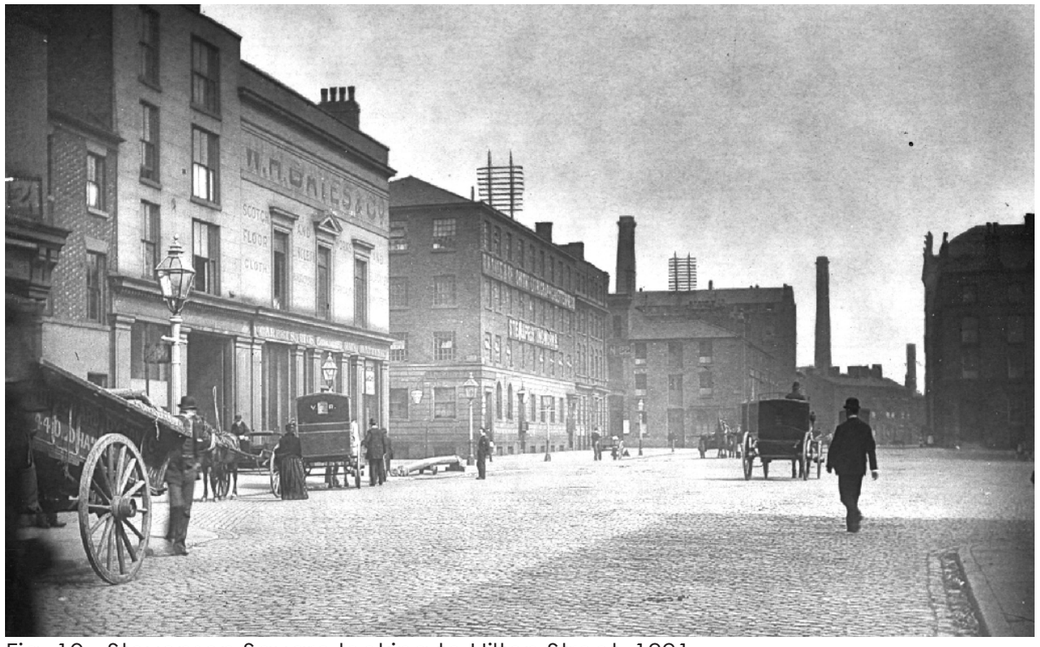


Fig. 10 - Stevenson Square looking to Hilton Street, 1891



Fig. 11 - Hilton Street from Stevenson Square, 1920.



Fig. 12 - Little Lever Street east side of Bradley's Court, 1898.



Fig. 13 - Stevenson Square looking to Hilton Street, 1910.

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2. Project Team & Experience

To deliver the scheme, Aclo Assets Ltd. has assembled an experienced team of consultants ensuring confident and successful delivery of the interventions required and proposed to reinstate and futureproof Marlsbro House.

- Architect: Archer Humphryes International Ltd.
- Structural Engineer: Civic
- Mechanical and Electrical Engineers: Ridge & Partners LLP

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2. Project Team & Experience

ARCHER HUMPHRYES ARCHITECTS

Archer Humphryes are an architecture and interior design studio specialising in hospitality with a wealth of experience particularly in heritage listed buildings. Over 20+ years, Archer Humphryes have carried out projects acting as architects, interior designers and executive interior architects building comprehensive knowledge of the expected level of quality and importance of the shop drawing phase in ensuring the perfect coordination of the interior design with the other interfaces such as MEP and AV. Landmark buildings within characterful locations are the hallmark of Archer Humphryes' portfolio of luxury places to eat, sleep, escape, socialise and work. Thus their body of work primarily features restaurants, hotels, hospitality and listed buildings that the company has revived, respecting the quality of architecture and craftsmanship these buildings embody and championing adaptive reuse to ensure their futures.The experience our design studio has gained in such projects, is shared through all of our staff, demonstrating our ability to undertake various projects.

Native Ducie Street Warehouse, Manchester UK
Grade II Listed
Completed 2019

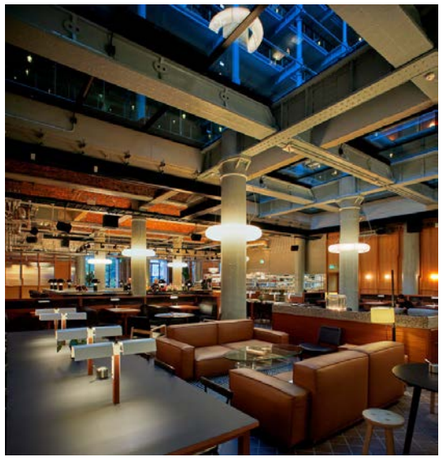
Located in the newly transformed site, Ducie Street Warehouse is on the edge of Manchester's Northern Quarter, occupying eight floors of a vast Grade II listed former Victorian warehouse, 166 beautifully designed apartments offer a variety of living spaces complete with private garden terraces. The building's industrial heritage is prominent throughout. With towering cast-iron columns, a vast central atrium and exposed barrel arched brickwork; each apartment features a fully equipped kitchen and magnificent parquet flooring. Guy Nixon, founder and CEO of Native said: "This has been an extraordinary opportunity to take one of the great icons of Manchester's industrial past and turn it into a major cultural and social destination for the city." Already a triumph in Manchester, the architecture and interior design was intent on revealing the grandeur of the Victorian cotton warehouse embedded in the heritage of the rail and canal network, whilst layering the interior to reveal the cavernous space in isolated pockets. With a rich history, both nuanced and audacious it was important to find a human scale in the narrative with comfort. This was achieved in an architectural language that is reminiscent of a public library where you can have solace in the open plan whilst being part of the community 'living room'- a ground floor social hub Includes an 80-seater restaurant, a Mini-Cini, coffee counter and flexible events and workspaces, providing a unique community centre and all-day hangout.

KOKO Camden, London, UK
Grade II Listed
Completed 2022

"KOKO originally a music theatre by W.G.R. Sprague, has had its' 122 year history re – invigorated." Whilst paying homage to the history of the theatre; the new architectural project has amalgamated the Hope & Anchor pub and former piano factory with an extensive new extension into a transformative complex, becoming a dynamic, future-facing broadcasting experience alongside the full restoration of the theatre, and multiple venues on a singular site. The auditorium is the heart of the project with the adjoining Victorian fly tower, which created an opportunity to become an immersive music venue in its' own right. Laterally linking the galleries to decks of the new social spaces within the adjacent new structure creates an architectural first, where hospitality sits alongside an immersive social and musical environment including a recording studio, artist's lounge, jazz bar, vinyl room, listening booths, bars and dining spaces. A decorative front façade is now complete with the dome reconstruction. Scalloped copings, an open terrace and glazed canopy sheltering guests. The pub retains its faience façade from 1860 and as the building turns into the mews, the upper floors provide a rhythm of aluminium U-sections organising Crittal factory windows sitting above the former piano works. Glazed bottle-green tiles complete the transformation linking the new building with the Hope & Anchor before the building steps back to reveal the dome and reinstated cupola.

Chiltern Firehouse, London, UK
Grade II Listed
Completed 2014

Archer Humphryes was appointed to devise Chiltern Firehouse's architecture and interior design in 2009, and via a deep dive into the building's long history, inspiration was a blend of its heritage with what would be a very modern hotel. A new, independent wing was added (adding 50% to the original mass) stitched to the existing structure, while the Portland stone façade remained. Original ogee arches were added, with carved rosettes, crenelated parapets, gabled buttresses and fluted columns, all of which chimed seamlessly with the building's bombastic Gothic style. To the visitor, it appears a singular expression - respecting its past and future - a romantic silhouette. Interiors in the suites and public spaces evoke a domestic interior and the imaginative arrangement of spaces revives the former derelict building, within the programme of a luxury hotel.





Left: Native Ducie Street Warehouse, Manchester

Right: KOKO Camden, London

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2. Project Team & Experience

Civic Engineers create inspirational places and structures that have a positive impact on the environment and enable people to lead happier and healthier lives. Our 150+ strong team across studios in Manchester, London, Leeds, Glasgow, Edinburgh and Dublin has extensive experience of delivering projects that help to create and transform neighbourhoods and cities and bring significant economic, social and environmental benefits to those places for all that live, work and visit there. We provide civil, structural and transport engineering consultancy services and we've achieved an award-winning reputation for our approach to climate sensitivity and innovation, and for blending technical excellence and emotional intelligence to shape our designs across the built environment. Climate sensitivity and its protection has been a founding feature of our practice since its inception. We realise that the impact we have on our environment and people's lives is profound, interconnected and far-reaching, so we've evolved our guiding principles into 'Our Conscience', a 'living' framework and our response to the ESG agenda, designed to reflect the people we are, how we behave, feel, collaborate and act.

AVRO Mill, Manchester, Town Centre Securities/Urban Splash

A grade II* listed Brownsfield mill building refurbishment and residential conversion maintaining the heritage of the existing building whilst providing a modern and comfortable living environment.
The owners decided to decant the tenants and undertake sufficient repairs to arrest any further decay and protect the historic features and character of the building. The scope involved complete refurbishment
of the brick envelope, including chimney stack, strip and refit the entire roof and replace all windows. We were then appointed to Urban Splash for the redevelopment and fit out of the building into apartments.

Band on the Wall Manchester, Band on the Wall:

Band on the Wall, a "Keep on Moving" project included a £3.5m extension of Manchester's iconic Band on the Wall venue and the restoration of the neighbouring Cocozza Building, jointly funded by the National Lottery Heritage Fund (NLHF) and Arts Council England (ACE). The works also included the provision of flexible studio classroom and rehearsal space, a second smaller performance space and the relocation of the existing entrance and glass frontage of the Picturehouse. Structural engineering aspects of the restoration ofthe derelict Cocozza building incorporated the threading of a new structural steel frame behind the retained and fragile masonry façade as well as proving the existing masonry corbelled foundations for reuse for the change in building use.

Goods Yard, Stoke-on-Trent, Capital & Centric:

The joint venture between developers Capital & Centric and Stoke-on-Trent City Council aimed to revolutionise the historic Goods Yard site and turn it into a community destination that will include a mix of residential homes, a hotel, commercial office and leisure space. The site was a historical Goods Yard for freight via the railway and was used as a transition site for freight being transferred between the railway and the canal. The development included the design of a new 10 storey residential building providing 174 homes as well as a new public and market space, with mezzanines and events space within an existing two storey fan vaulted arch basement. The existing industrial shed has been demolished and replaced with a new two-storey commercial pavilion with public realm at ground level connecting the hub and the residential buildings, as well as providing a connecting route to the nearby station.

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Mackie Mayor, Manchester, Market Operations Limited:

The Grade II listed former meat market is now Manchester's newest foodie destination having undergone careful refurbishment and alteration. The brief was to make as little intervention as possible to maintain as much of the original feel. The new large central staircase needed to accommodate the circulation of people in the building, whilst also complementing the character of the listed building fabric and providing a feature of its own right in a prominent space in the building.

Hotspur Press, Manchester, Manner:

Hotspur Press, which dates back to the 19th century as a waterside textile mill, is a five-storey building with split-level basement, with load bearing brick masonry facade. The building is a key asset in the heart of Manchester city centre, and Manner propose to construct a 36 storey tower providing purpose built student residential accommodation, whilst retaining the prominent Grade Listed masonry façade of the existing building. There will be a new basement constructed to accommodate amenity space over 2 levels. Planning was submitted in December 2023.



Avro, 1 Binns Place, Manchester

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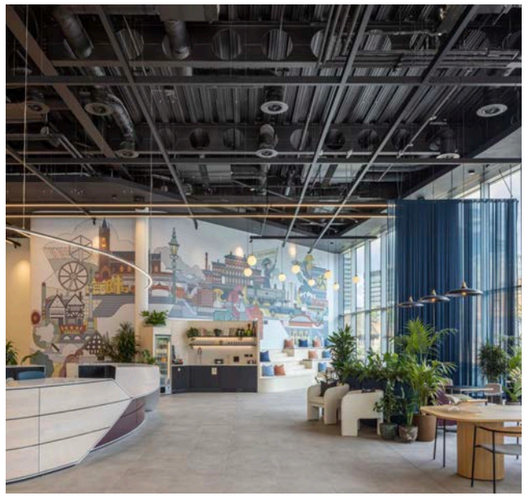
2. Project Team & Experience

RIDGE

Ridge are a multidisciplinary built environment consultancy specialising in Building Services Engineering, delivering innovative and sustainable MEP solutions across hospitality, commercial, residential, healthcare and heritage sectors. Established in 1946, Ridge have developed extensive expertise in both refurbishment and new-build projects, working collaboratively with architects, interior designers and contractors to ensure seamless coordination between all technical disciplines. Their experience includes complex landmark developments such as OBI Property in Goods Yard and Ask Central Limited/X+Why, 100 & 101 Greengate in Manchester, and in London; Battersea Power Station, Alexandra Palace East Wing and Olympia. With a strong focus on sustainability, energy efficiency and long-term building performance, Ridge provide integrated engineering solutions tailored to the operational and design aspirations of each project.

OBI Property
Manchester, Goods Yard

Ridge delivered Building Services Engineering for this 10- storey 29,000 sqm high-quality office accommodation in the Goods Yard development in the heart of Manchester for digital technology tenants. The space serves as central office for Booking.com's car rental business and offer workspace for other companies mainly in the digital technology sector. Booking.com is the scheme's anchor tenant, with floors 2-7 serving as the company's base for their ground transport products (including the Rentalcars.com brand), as well as accommodating call centre workspace across multiple floors. The anchor tenant's global standards that respond to staff wellbeing and the internal environment were crucial to the scheme's success. BREEAM 'Excellent' was the target certification. The design was based upon Booking.com global standards which respond to staff wellbeing and the internal environment. The design has exposed services and acoustically treated slab soffit for a clean look and feel. The space offers open plan office accommodation to the perimeter and central collaborative spaces and meeting rooms using smart technology for the booking and room environmental controls. The fourth floor provides a full cook kitchen and dining experience plus seminar spaces. The building has targeted BREEAM Excellent, and the fitout has been developed to meet these requirements.


Ask Central Limited/X+Why


OBI Property

Ask Central Limited/X+Why, 100 & 101 Greengate

Ridge provided Mechanical & Electrical Engineering services on the development of 100 & 101 Greengate, two multi-storey landmark commercial office buildings located opposite Manchester Cathedral. The scheme was developed over two phases and forms part of the wider Greengate masterplan, which includes commercial offices, residential blocks, car-parking, retail spaces, and public realm works. Alongside delivering 300,000sqft offices space (165,000sqft per building), a retail space to be occupied by Sainsbury's Local, and the adjoining 442-space QPark, Ridge was also responsible for the fit-outs of multiple tenants, including flexible workspace provider, x+why. Ridge provided full mechanical and electrical design duties to the high-profile development, which delivers flexible and robust building services to attract a wide range of tenants from large international organisations to small, independent operators. The buildings meet high environmental standards including a BREEAM Excellent rating, with low energy design features including rooftop photovoltaic panels. Ridge also supported the fit-out of tenants, including x+why, who fitted out three floors of contemporary office space to include meeting rooms, enterprise suites, events spaces, entertainment facilities, showers, and a rooftop area. As a company that prioritises the environment and workers' wellbeing, this was key to the operation of the project and the future of the space. As Building Services Engineers for the Cat. B fit out, we implemented both new and retained existing mechanical and electrical services to align with the requirements of the office floors. This included fan coil units, lighting, fire alarms, small power and data, containment, security systems, HVAC, domestic water, and drainage. Our team ensured that the M&E services were retained as far as reasonably practical, minimising the use of new M&E plant, and reducing new raw materials consumed to support the environmental aims. This X+Why project was awarded winner of the Fit-Out of Workplace category at the BCO North Regional awards 2024 and has progressed to the national awards.

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3. Site Analysis

The building is 13m wide and 44.5m long running along Newton Street. The centre 4 bays project by approximately one brick course to both front and rear elevations. The ground floor is raised 4 steps above street level, floor-to-ceiling heights are as follows:

Basement:	3068mm
Ground:	3762mm
2nd Floor:	3065mm
3rd Floor:	3138mm
4th Floor:	3173mm

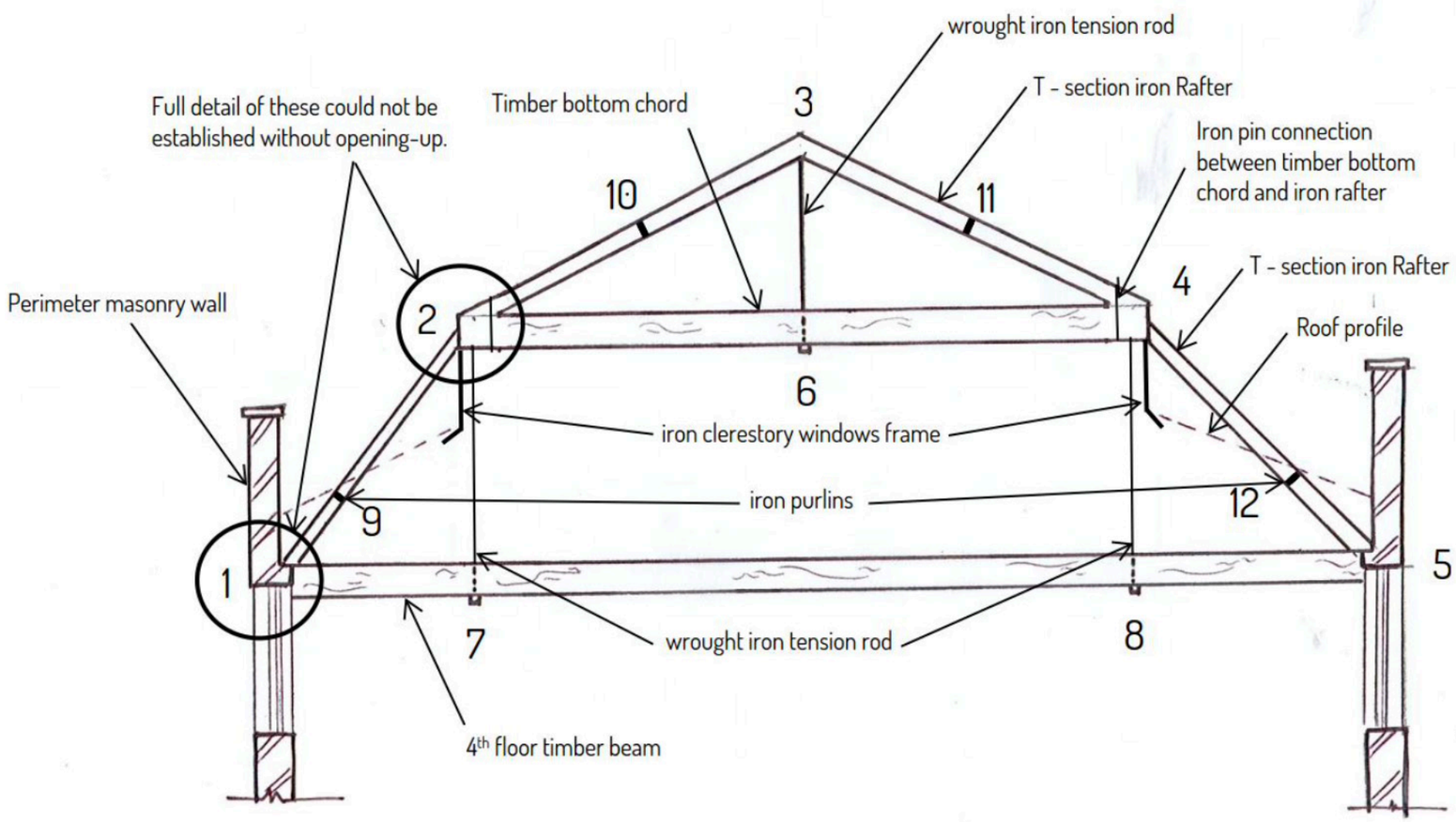


Fig. 14 - Typical Roof Structure section

The walls are of loadbearing masonry with a fair-faced internal brick finish, timber beams span from front to back, being embedded in the masonry at each floor level. The beams are supported at the midpoint with cast iron columns which diminish in diameter rising through the building. The 4th floor has no central post, but the floor area is reduced as it is cut off by the fall of the roof to both front and back. The building's 4th Floor attic storey is defined by its unusual queen post design, refer to Fig. 14. The roof finish breaks to provide a vertical step for continuous clear storey windows, front and back. The diagonal sections of the truss continue unbroken and are visible on the exterior of the roof before meeting the supporting floor below. The rear courtyard is approximately 3m wide at Hilton Street and 6.5m wide at Faraday street, The courtyard is overlooked to the East by the rear of the buildings on Port Street, including the Crown & Anchor pub on the corner of Port St and Hilton St. The pub is currently using the service yard as a beer garden. Currently, the building is striking having being rendered in works carried out in 1960. The front and two side elevations are finished with a checkerboard pattern and the rear elevation, a grey cement render.

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4. Historic Development



Fig. 15 - 1851 Ordnance Survey Map

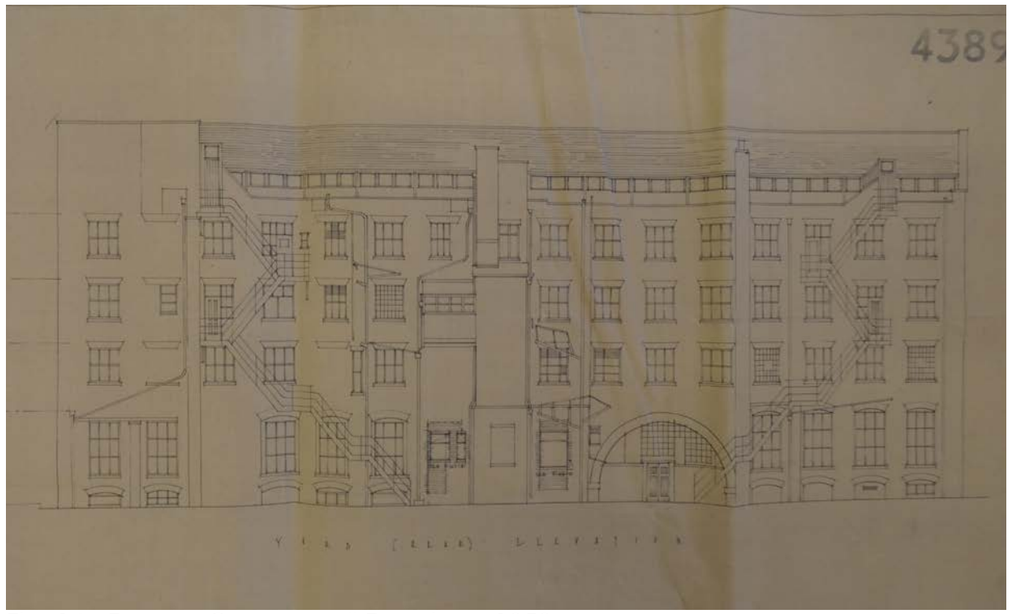


Fig. 16 - Drury & Gommersall Drawings, 1958

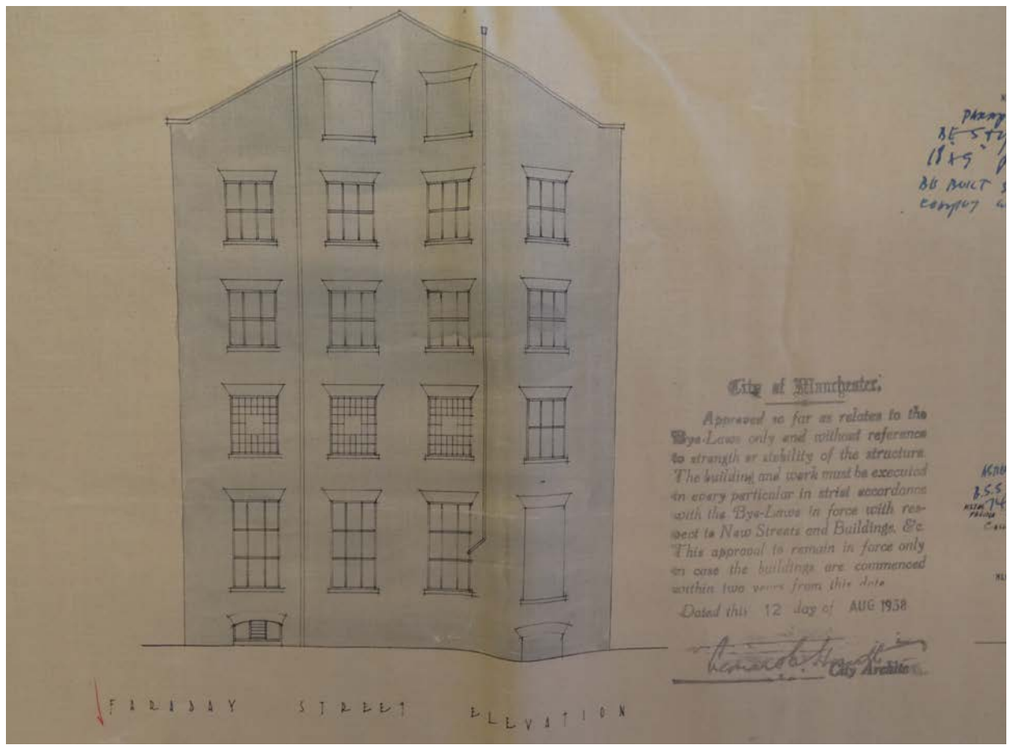


Fig. 17 - Drury & Gommersall Drawings, 1958

The site was first developed between 1780 and 1794, with construction of a square building located centrally with yards to the North and South. This is thought to have been an early cotton mill.

The current footprint was developed as a cotton mill by 1809. This building was totally destroyed by fire in February 1823 and the building was rebuilt in 1824 providing the original fabric we experience today. Refer to Fig. 16 and 17 – showing architect's Drury & Gomersall drawings showing the existing fabric in 1958, prior to its refurbishment in 1960. The existing drawings from the refurbishment are helpful, allowing us to understand the building's condition from that time.

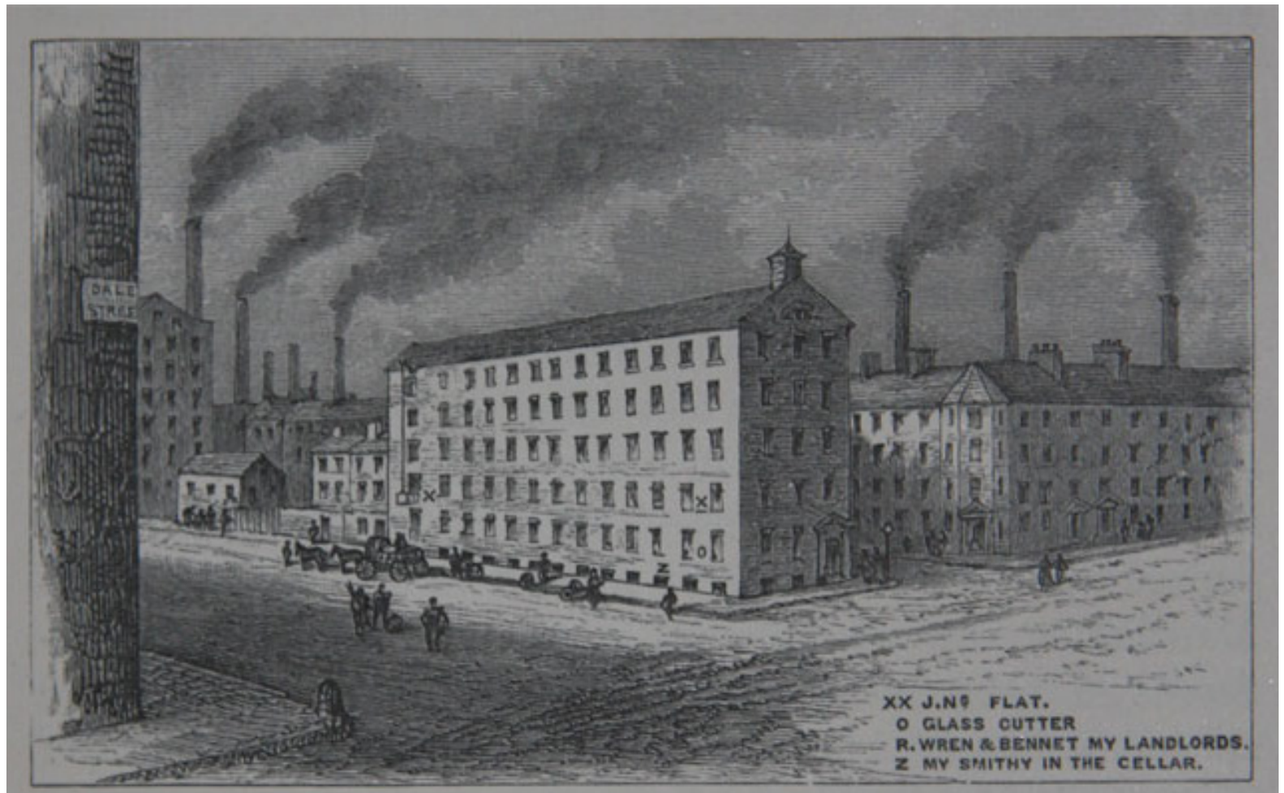
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4. Historic Development

Following completion of the rebuild in 1824, the building contained a variety of mixed uses. Up until 1824 it continued to be used as a cotton mill, from 1824 to 1851 Wren & Bennett occupied the building acting as millwrights and engineers and let part of their building to James Nasmyth – see Fig. 18.

After 1851, the building was used for a variety of uses, including offices, an umbrella factory, a costume factory and a shirt factory; all textile related. During this period, the building was subdivided and the centrally located arched entrances to both Newton St and the rear courtyard introduced. Between 1891 and 1920, the south gable was extended to provide the form of the building as it appears in silhouette today.



MY FACTORY FLAT AT MANCHESTER.

Fig. 18 - Illustration of Nasmyth's Manchester Flat, 1832.

The works in 1960 significantly altered the building's appearance, the windows were replaced with metal casements the external walls rendered with a checkerboard pattern to the front and sides and grey cement to the rear. Please refer to Figures 19 and 20. A new entrance was formed at the corner of Hilton and Newton Street with an area of terrazzo wall cladding and the lift shaft at the building southern end, was extended and the lift overrun added. The building was then used as a textile garment warehouse, this use continued through the 1970s. The building was used as artist studios, recording studios and amenities through to its eventual closure and falling into disrepair.



Fig. 19 - Newton Street, 1967



Fig. 20 - Hilton Street, Little Lever Corner, 1966

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The building's historic uses are typical of other buildings in the Northern Quarter and Manchester in general through the early 19th and 20th centuries, however, as the buildings listing describes, it is its construction that make it relatively rare and marks the development of this kind of industrial building type.

Points of specific interest are:

1.1 The queen post truss, formed in wrought iron sections with the truss piercing the pitched roof at the clear storey level

1.2 The exposed timber beam and structural floorboard construction through levels basement to 4th

1.3 The centrally located single row of cast iron columns alongside their screw-in fixing details and support plates to the underside of the timber beams

1.4 The embedded cast iron beams within the gable walls with exposed corner brackets providing bracing

1.5 The loadbearing masonry facades (currently covered in render) these are arranged in 3 bays, front and back

The building has a number of individual details that are also of note and are defining of buildings within the area, these include:

1.6 Cantilevered Cast iron fire escapes with swing flights at ground floor

1.7 Original internal panelling and timber wainscoting details

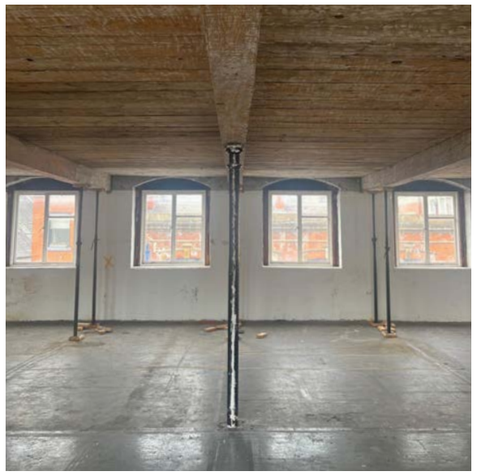
1.8 The arched openings to Newton St and the rear courtyard, currently only visible internally

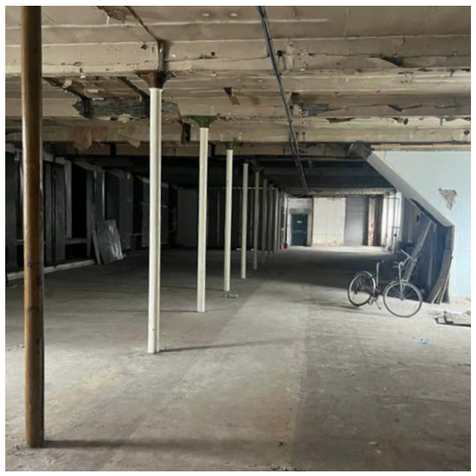
1.9 The building's interior of exposed fair-faced bricks and single column supports

1.10 The building's undivided floorplate allowing the space to be as originally conceived is also a rare and significant feature


1.1


1.2, 1.3, 1.10


1.2


1.3, 1.9


1.4, 1.9


1.6


1.7


1.8


2.11

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5. Scheme Benefits

- The scheme will **secure the long-term conservation of a listed historic building** that has been vacant for over five years and is currently at risk due to water ingress, structural instability and ongoing deterioration. Bringing the building back into sustainable use will remove the threat of further decay and loss.

- Comprehensive repair and conservation works, including roof repairs and the retention and refurbishment of an early queen-post roof structure, will **safeguard important historic fabric** and ensure the continued survival of a significant heritage asset for future generations.

- The removal of inappropriate and damaging cement render, external roller shutters and other poor-quality interventions will **arrest fabric decay** and restore the building's architectural integrity, reversing harm caused by earlier unsympathetic alterations.

- The reinstatement of historic windows and the reopening of the concealed entrance arch on Newton Street will **enhance the legibility of the building's original design and historic function,** revealing a distinctive heritage asset that has long been obscured within the streetscape.

- The refurbishment will result in a **marked enhancement to the character and appearance of the Stevenson Square Conservation Area**, strengthening local distinctiveness and improving the visual quality of this prominent corner site at the junction of Newton Street and Hilton Street.

- Internal works will **better reveal the building's historic plan form, volumes and industrial character,** including exposed mill boards, timber beams, brick walls, columns and ceiling heights, enabling occupiers and visitors to understand and appreciate its historic significance.

- The use of lightweight and highly glazed internal partitions will preserve views through the building, allowing the **scale, depth and industrial origins** of the structure to be appreciated as part of the public experience of the space.

- The introduction of an external secondary means of escape represents a **heritage-led design solution**, avoiding unnecessary intervention in significant internal fabric and allowing historic features to remain exposed, intact and legible.

- The proposed mix of uses, including a ground-floor restaurant, basement bar and music-related uses, will **reintroduce culturally relevant activity** to the Northern Quarter, contributing to its historic identity as a place of creativity and performance.

- The development will generate **increased footfall, activity and natural surveillance**, providing an active frontage to Newton Street and contributing positively to the vitality, safety and vibrancy of the local area.

- The reuse of the building will **eliminate the negative impacts associated with long-term vacancy**, including graffiti, criminal damage and visual blight, thereby improving perceptions of the local environment.

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5. Scheme Benefits

- The introduction of Part M–compliant lifts and improved access will ensure the building is **fully accessible to people of all abilities**, widening public access to a listed building that has historically been difficult to experience.
- Improvements to thermal performance, alongside cycle storage and shower facilities, will **support sustainable modes of travel and reduce environmental impact,** ensuring the building's continued use while aligning with modern sustainability objectives.
- The restoration and reuse of the rear courtyard will bring an underutilised space back into active use, **enhancing amenity for occupiers and visitors** and improving the setting of the heritage asset.

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6. Design Proposal/Principle Interventions

The following provides outline methodologies for proposals with a specific impact on heritage building fabric. These outline methodologies highlight the key principles that works will adhere to, but it is understood (following discussions with MCC) that more detailed methodologies will follow the submission of the consents application. It's understood that these might form part of a condition to any received consents. This is due to the fact that further opening up and progression of the works is required before the full extents of the existing building fabric are known.

Archer Humphryes design proposals follow the brief to provide the following accommodation:

- The basement will include 2nr recording and sound engineering studios, alongside a bar/listening room.
- The ground floor will provide reception area, co-work lounge and restaurant/dining area.
- Floors 1-3 will provide office suites, lounge areas, office support and WCs.
- The 4th floor will provide penthouse office space, studio space and external roof terraces to East and West, agreeing with the buildings central bay.
- The rear courtyard will provide external dining/drinking space and service/plant area.
- The roof will be stripped and replaced with new slates, leadwork and internal structural membrane. The Historic Roof Trusses (queen post trusses) will be retained and strengthened where required, see structural engineer's report.
- Terraces are proposed on the Newton street and courtyard elevations, agreeing with the buildings central bay and sitting within the masonry roof parapet.
- New steel clerestory windows replicating the existing will be reintroduced and timber framed doors opening onto the roof terraces.
- The checkerboard render is to be removed to all sides of the building and where necessary, the brickwork will be cleaned, repaired and repointed. It is envisaged that the existing brickwork will retain a pitted appearance.
- The existing ground floor metal frame windows, single pane, will be removed and replaced with double-glazed windows matching the existing, single pane, fitted with new stone cills. A single pane is acoustic preferable than a multi-paned glazed alternative.
- The existing first floor and above metal frame windows will be removed and the cills dropped to agree with their original level with new double-glazed 3-over-3 heritage sash timber windows, fitted with new stone cills.
- A new secondary fire escape staircase is proposed to replace the existing to the buildings North-East bay required to meet Part B under building regulations.

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6. Design Proposal/Principle Interventions

- The 2-bay arch to Newton St elevation will be reinstated including new steps and disabled lift to the ground floor level and a draft lobby on the Newton St side. The arches will be in keeping with the original brickwork interventions from the 1850s . A duplicate arch will be created on the courtyard elevation in line with the Newton street arch. There was an arch to the rear elevation, however it was off centre and not in line with the historic Newton Street arch, so we are relocating the rear arch by 2 bays to align with the Newton Street Arch providing a visual and physical straightforward link from front to rear. This is common in many other historic Manchester industrial buildings of the period.
- The office entrance at the corner of Newton and Hilton Street will be retained, the existing internal ramp will be removed and a small area of floor will be reduced to pavement level to allow lift 1 to provide level access to the basement and upper floors. A new Part M compliant lift will be installed in the existing shaft. The existing shaft does need to be made deeper to accommodate the Part M lift car.
- In existing lift position 2, A new Part M compliant lift will be installed in the existing shaft. The existing shaft does need to be made deeper and wider to accommodate the Part M lift car.
- A separate disabled sesame type platform lift will be fitted to provide access between the Ground Floor street entrance and the co-work lounge & Restaurant, providing means of entry and egress for wheelchair users at the buildings new main entrance to Newton St
- The existing door position to Faraday St will be retained
- The existing Staircase and Lift Core will be retained accessing the upper office floors from Newton Street entrance
- The existing basement Staircase from the Faraday St entrance will be retained accessing the basement bar listening room and the ground floor and restaurant
- The structural beams and millboards will be treated for damp and timber decay, rotten timber replaced and beams strengthened where required. The exposed underside of the timber floors is to be retained and remain exposed . This has been agreed with the project Fire Consultant (WFST) A new raised access floor with timber plank floor will replace the existing layer of screed, this will be raised on battens/ pedestals and allow for the convenient management of electrical and IT cables below the floor
- A bespoke glazed office partition system will be introduced across floors 1-3 to provide individual office suites with acoustic privacy, while maintaining the open aspect of the single volume floorplates
- It is proposed to run services & ductwork below the existing exposed timber beams for the distribution of tempered air
- A new electrical and comms riser is proposed to be located adjacent to the North lift shaft
- It is proposed to re-hardscape the courtyard area with a cobblestone finish
- A glazed canopy is proposed to provide a sheltered area for the outside dining and drinking to accompany the ground floor restaurant
- New timber, ledge and braced joinery gates are proposed at the North and South boundary of Hilton and Faraday St for security.

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6. Design Proposal/Principle Interventions

To allow the existing building to be used and accessed as proposed, several structural / architectural interventions have to be included. As listed below:

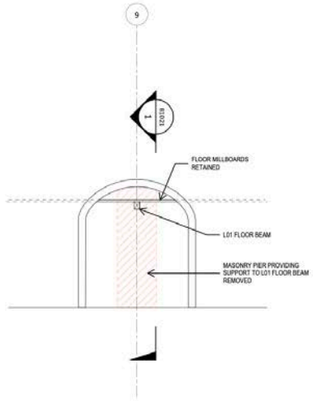
1) Front Elevation: Reinstatement of a concealed Historic Arched Entrance

Historically the front elevation contained a central arch which allowed access to the ground floor. We proposed to expose and reinstate this feature, insert steps and a concealed sesame type Part M platform lift contained within a draft lobby.

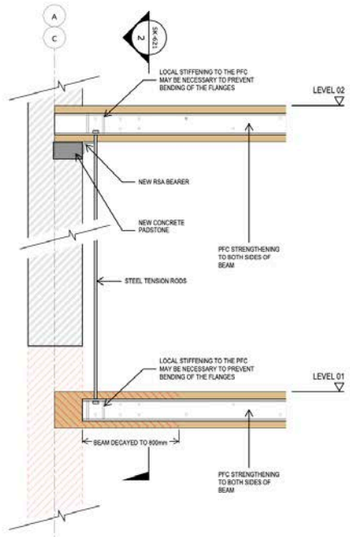
To allow this to happen a structural intervention is required to lower an existing area of Ground floor to Pavement level to allow level access.

Further details of the change in level and the method/arrangement of structural elements can be found in the supporting CIVIC report and drawings.

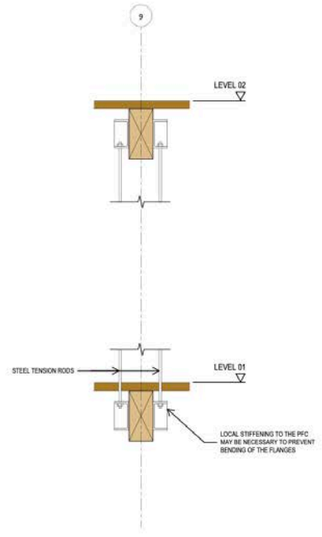
We propose the arch will be edged with a curved profiled brick specials.



ELEVATION ON NEW ARCHED OPENING
(NEWTON ST AND COURTYARD ELEVATIONS)



SECTION 1
SECTION THROUGH NEW ARCHED OPENING



SECTION 2
SECTION THROUGH NEW HUNG-STRUCTURE
SUPPORTING LEVEL 01 FLOOR BEAM



Little Lever St, East side of Bradley's Court, 1898



Proposed Newton St Elevation





Sesame lift example

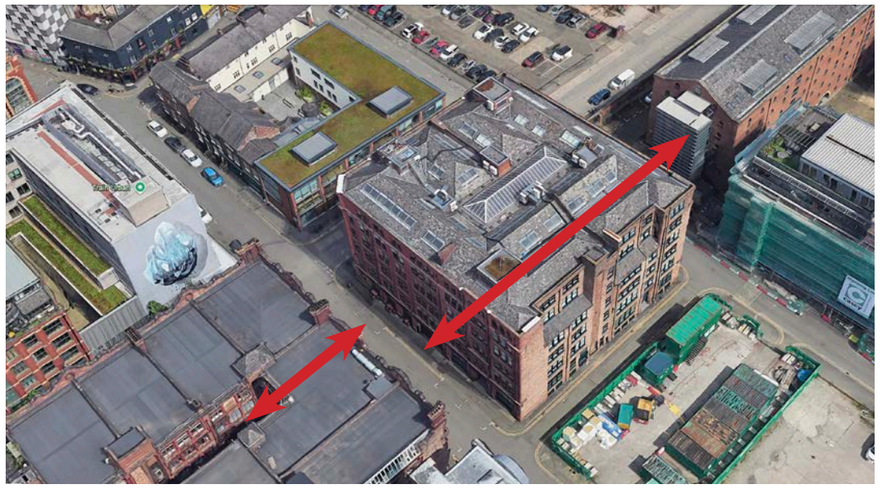
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6. Design Proposal/Principle Interventions

2) Rear Elevation: Reinstatement / repositioning of concealed Historic Arched Entrance

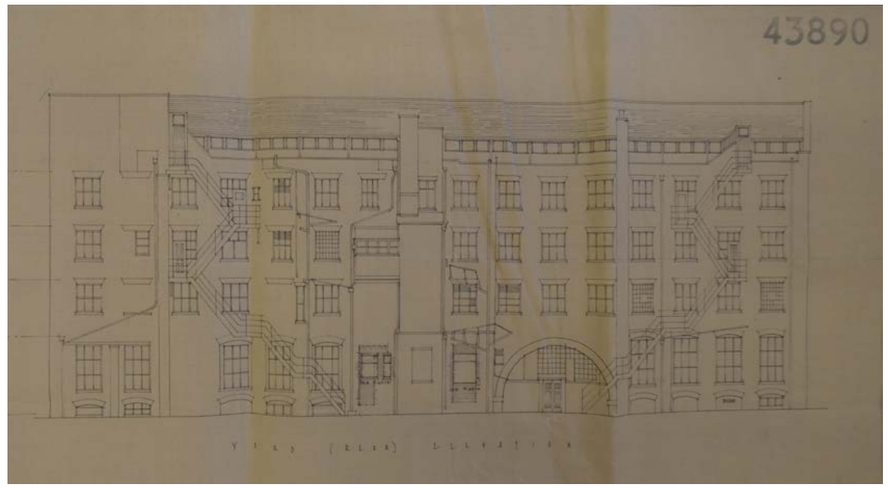
Historically the rear elevation contained an off centre arch which allowed courtyard access to the ground floor. We proposed to expose and reposition this feature. We propose to align this rear arch with the front/main Newton Street elevation to align the opening visually and align the access through the building. A centrally located front to rear access is a common estuary in many Industrial Manchester Buildings such as 30 and 57 Hilton Street.



30 and 57 Hilton St with front to rear through access (Application site visible in top left corner)



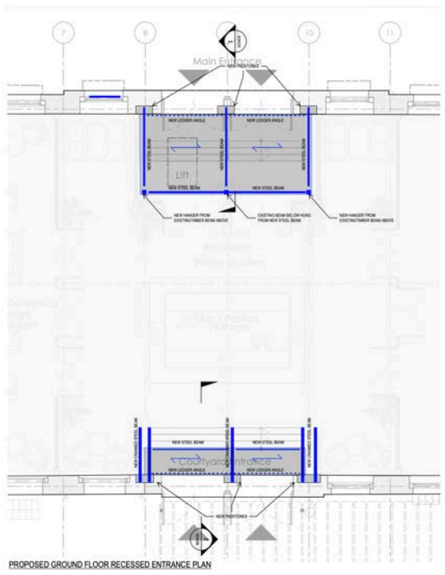
30 and 57 Hilton St entrances with Marlsbro House further down street



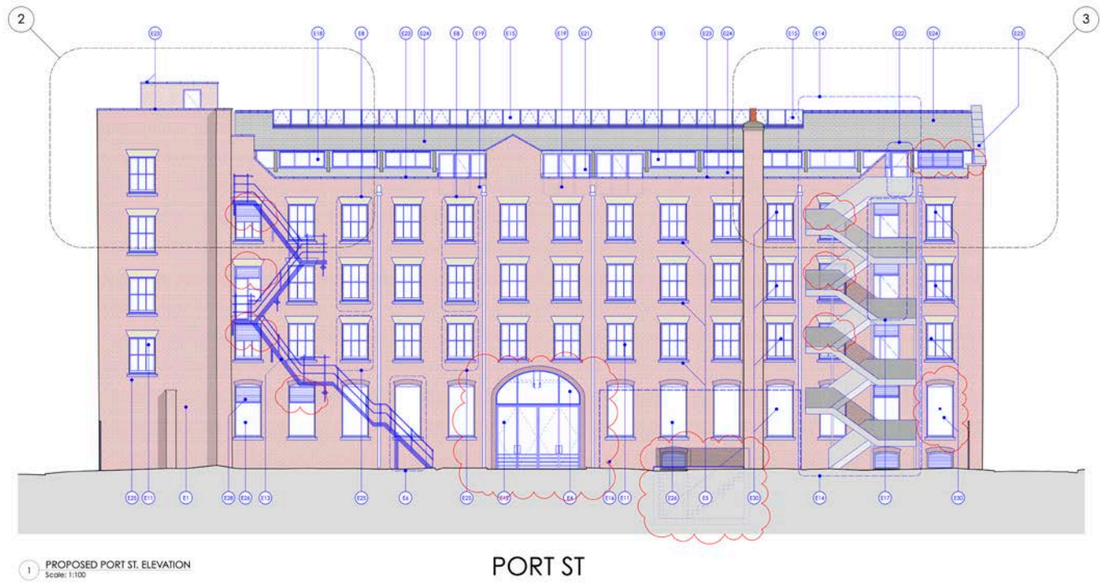
Historic Rear Elevation, July 1958, Drury & Gommersall Drawings

To allow this to happen a structural intervention is required to lower an existing area of Ground floor to courtyard level to allow level access. Further Details of the change in level and the method/arrangement of structural element can be found in the supporting CIVIC report and drawings. We propose the arch will be edged with a curved profiled brick special, to match the front elevation.

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CIVIC Proposed GF Entrance Drawing



Proposed Port St. Elevation

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6. Design Proposal/Principle Interventions

3) South Corner Reception Internal Ground floor level adjustment

The existing reception position, arrangement and level, does not allow convenient or Part M compliant access to any floor in the building. The existing arrangement allows a visitor to access the building by entering the building via a single step, access a pavement level area of reception, 4 steps or a steep ramp has to be navigated before reaching the lift landing.

We proposed to reduce the level of this Lift landing to the principle reception level. In order to do this we need to remove any area of existing structure and rebuild at a lower level.

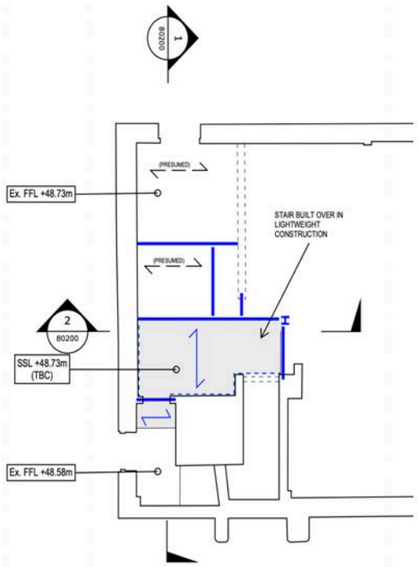
This structure needs to be as thin as possible to maintain usable head height in the basement below, therefore a steel and concrete deck is proposed, which matches the construction supporting the

4) North Corner Internal Ground floor level adjustment/Basement excavation works & Comms Room Insertion

To allow:

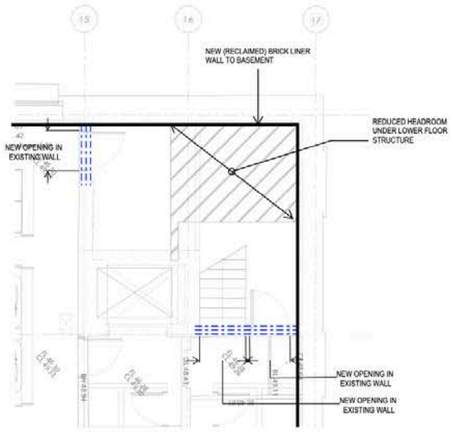
i) access to the basement from North of the ground floor plan
ii) A means of escape from the North end of the basement
iii) additional space for a comms room
iv) additional area at basement level

We propose to remove an area of made ground within the building footprint in the basement. When this area is claimed back fro NIA connected to the basement, we can reinsert the ground floor structure at levels to allow a means of escape from both basement and ground floor and allow an upper level comms cupboard.

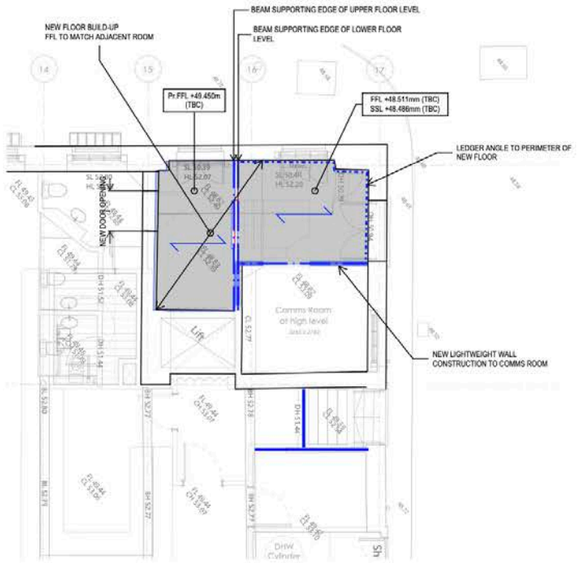


SIDE ENTRANCE
LOWER GROUND FLOOR PLAN

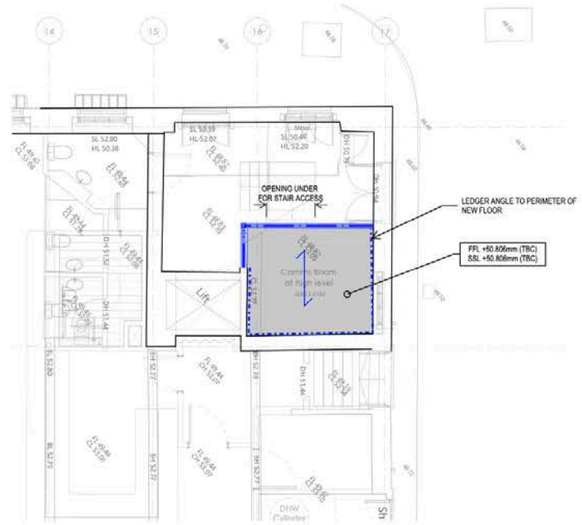
CIVIC Proposed South Corner Drawing



PROPOSED BASEMENT FLOOR PLAN
(OVERLAID ON EXISTING)



PROPOSED L00 FLOOR PLAN
(OVERLAID ON EXISTING)



PROPOSED PLAN AT COMMS ROOM FLOOR LEVEL
(OVERLAID ON EXISTING)

CIVIC Proposed North Corner Drawings

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6. Design Proposal/Principle Interventions

5) Ground Floor - Retaining Original window cill levels

It is evident when viewing the internal building fabric that the window cills were raised 3 courses when the building was rendered and new windows were inserted.

We proposed to retain the original window cill levels by removing the 3 courses. This will allow the original and true building elevation to be revealed and correct window sizes with 3 over 3 format to be displayed.



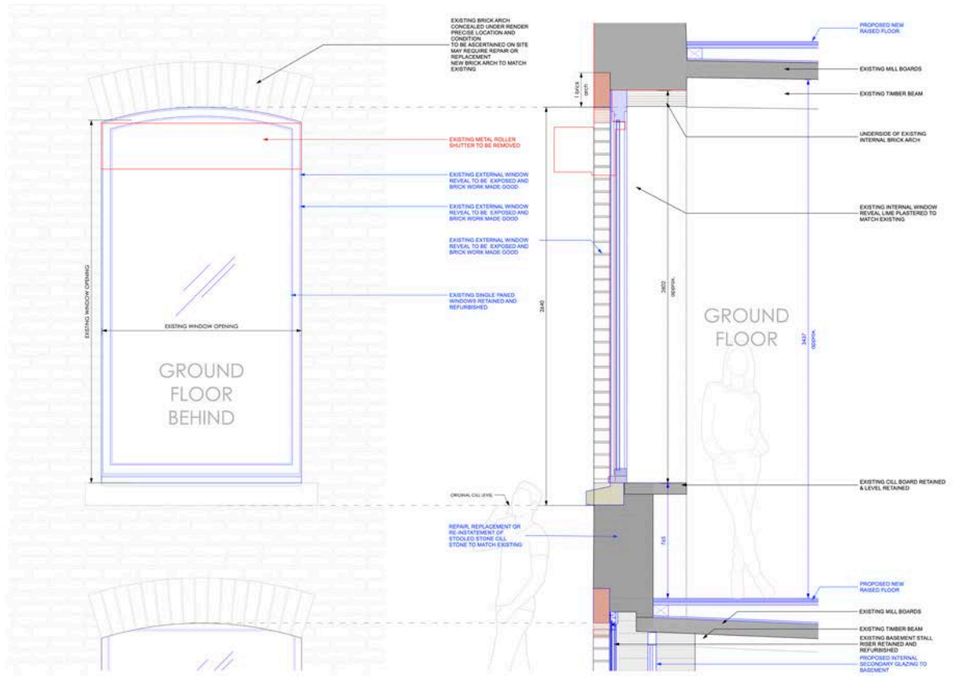
Historic Rear Elevation, July 1958, Drury & Gommersall Drawings



Existing Internal Site Photographs of windows on Newton Street Elevation



Existing External Site Photographs of windows on Newton Street Elevation





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6. Design Proposal/Principle Interventions

6) Renewal of basement slab/damp proofing of basement

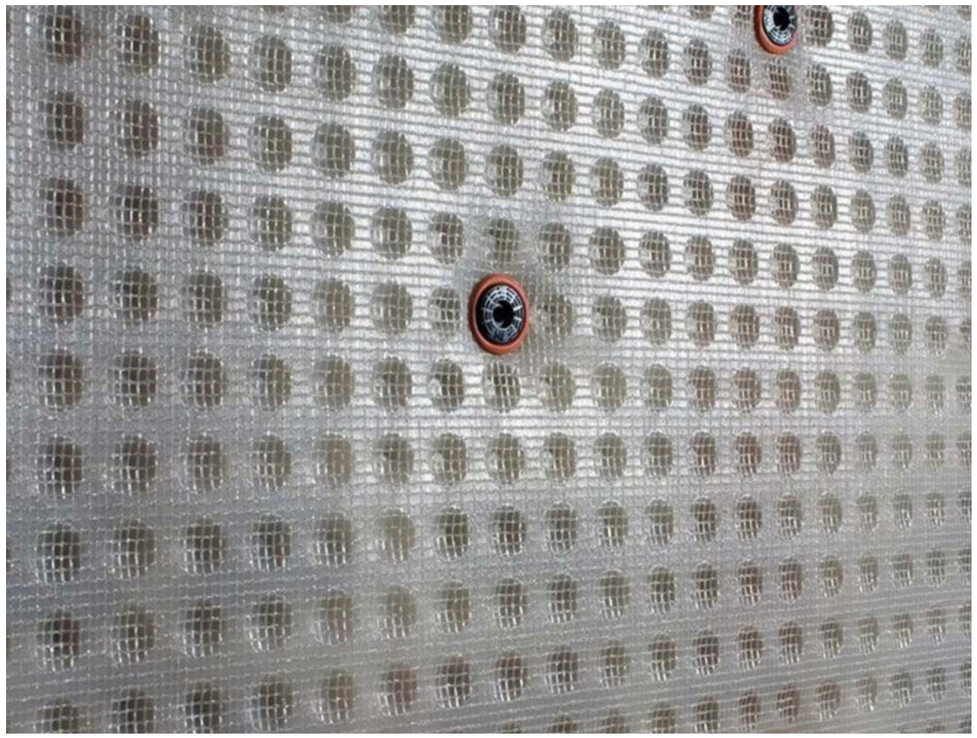
Through site investigation it is evident that the basement retaining walls are a source of ground water penetrating into the building. The penetrating damp is also held back by modern paints trapping moisture in the brickwork which has caused further damp issues.

It is proposed to strip off these layers of modern paints to allow the brickwork to breathe and dry out. We proposed to install damp proofing to the basement walls, in the form of a cavity drainage system. This will allow ground water to percolate through the retaining existing brick walls and be collected and pumped away.

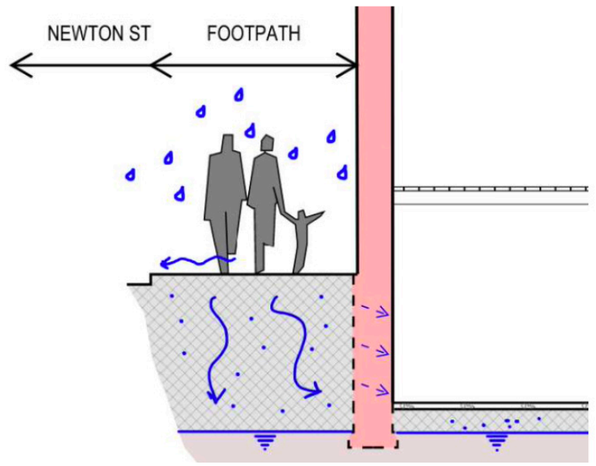
Internal: Lower Ground Floor tanking detail Methodology

Proposed method: Tanking system to be a non-intrusive method, allowing moisture to travel down the back of an 'egg-crate' type system and into a controlled below-screed perimeter drainage channel. A minimal number of fixings required into historic masonry in order to fix this system securely in place. No tanking material would be plastered directly onto historic wall; which would block the flow of moisture and likely cause damp issues elsewhere in the building.

Accredited conservation architect to review during works to ensure that fixings are a minimal number as designed.



Example Cavity Drainage System - Fixings are between 13-15 fixings per sq metre dependant on membrane manufacturer (eg, sika & Newton) fixings into the brickworks 10mm drill bits for drilling x 60mm depth



Current basement water ingress route

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6. Design Proposal/Principle Interventions

6) Renewal of basement slab/damp proofing of basement (continued...)

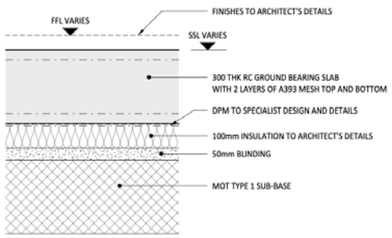
Site investigations have also revealed that the existing basement slab is a groundbearing concrete cover of approx 100mm. This is insufficient to allow the basement area to be brought back in use. We propose to remove this slab, reduce the formation level and insert a new modern insulated slab protected against water penetration.

By providing both cavity drainage and a new basement slab we are insuring the basement can be occupied and be a healthy space for occupiers, visitors and guests allowing us to reintroduce the music use in to Marlsbro House. This approach has been successful in similar industrial buildings in Manchester including AVRO.

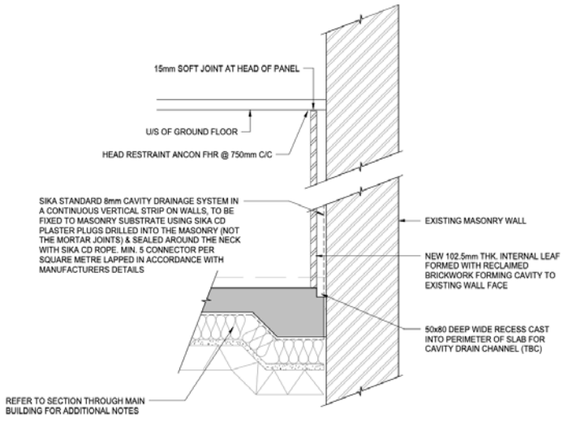
Section C2 of the building regulations involves the building's resistance to moisture. It directly mentions creating a barrier against groundwater and the weather. A building's resistance to moisture involves protection against both the property and its inhabitants from ground moisture, precipitation, condensation, and water spillages from fixed appliances and building services.



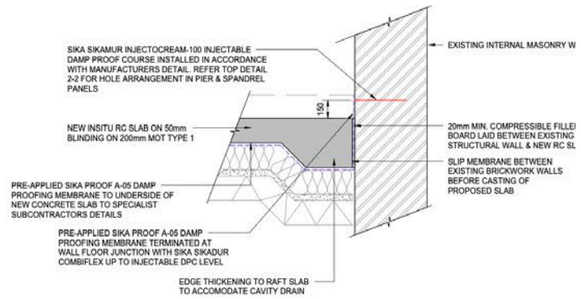
Avro, 1 Binns Place, Manchester



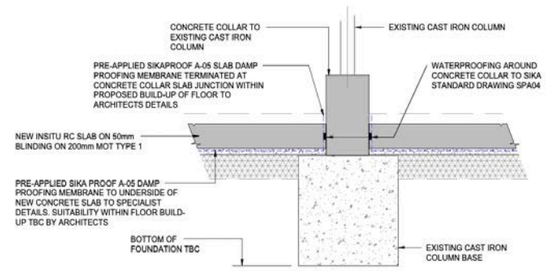
TYPICAL BASEMENT SLAB BUILD-UP (TBC)
SCALE: 1 : 10



TYPICAL SECTION THROUGH BASEMENT WALL TANKING (TBC)
SCALE: 1 : 20



TYPICAL NEW GROUND BEARING SLAB PERIMETER DETAIL
SCALE: 1 : 20



SECTION THROUGH NEW SLAB CONCRETE & CAST IRON COLUMN
SCALE: 1 : 20

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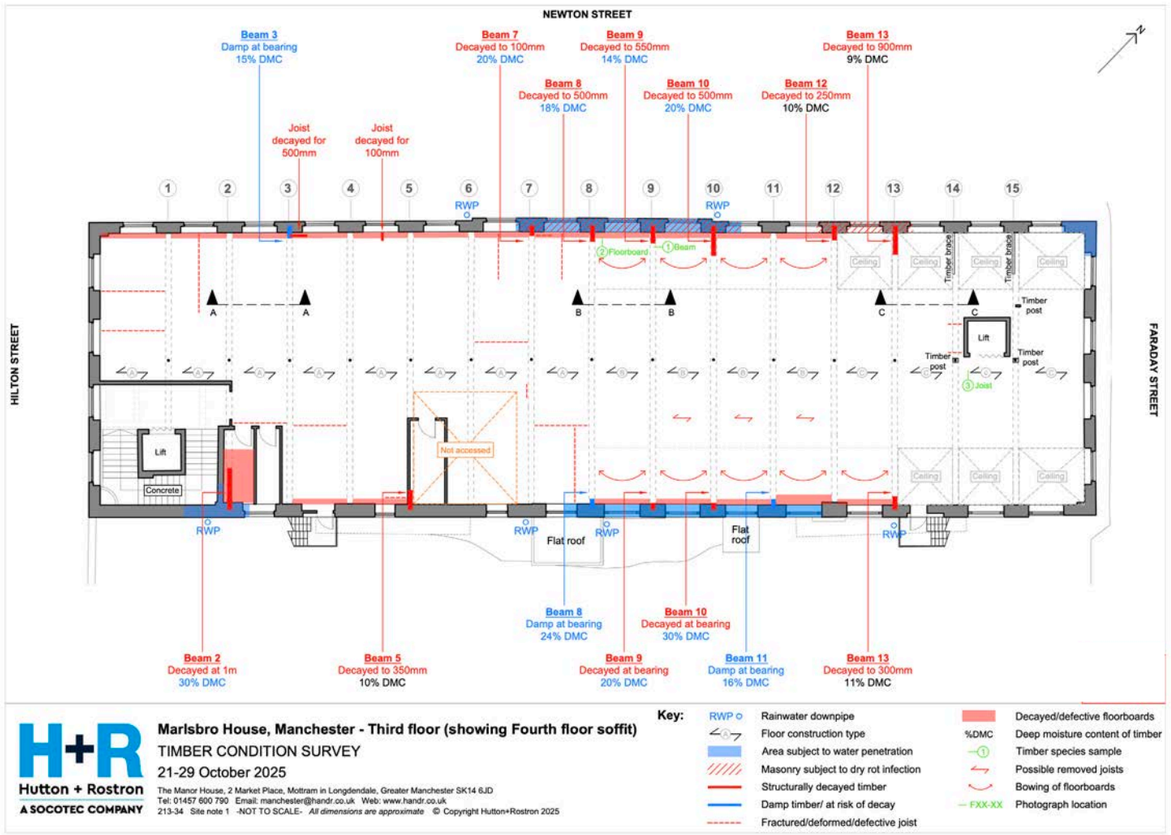
6. Design Proposal/Principle Interventions

7) Retention and saving of existing historic floor beams, mill boards & cast iron columns

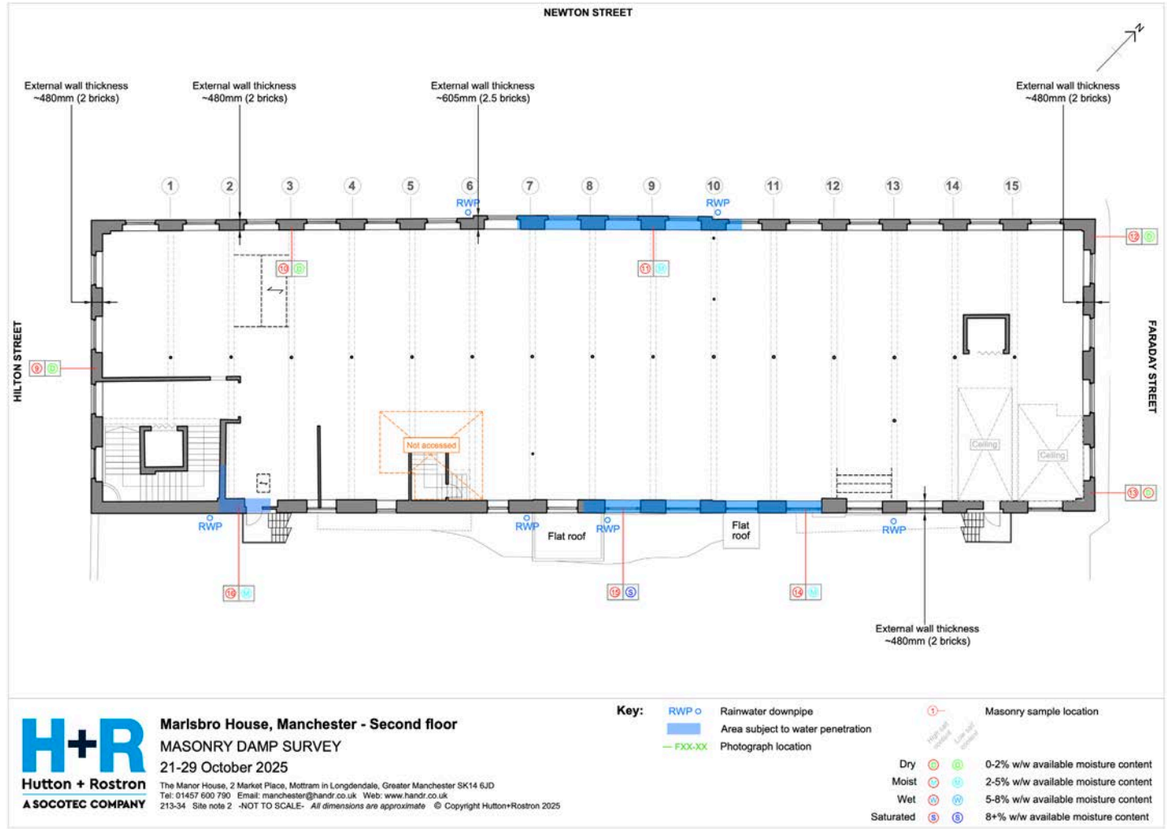
It is a major benefit of our scheme and to the building that we can save and use the existing Timber beams, mill boards & cast iron columns. Though the past recent years of use, rainwater has entered the building via a failing roof, along with events in the building's history where there are areas of fire damage and unconsidered alteration to the building.

We believe we have saved the building in time to allow the timber elements to be saved and reused. However, to allow this to happen we do have to reinforce the beams to prevent them from over deflecting and to allow them to hold up the proposed uses in the building above.

The areas of damage occurs at every floor and can be identified in the images below. A survey carried out by our timber and brickwork specialists Hutton And Rostron. In these areas, structural intervention that were identified can be seen in our RCPs and our structural engineers report and drawings.



Hutton + Rostron Timber Condition Survey



Hutton + Rostron Masonry Damp Survey

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6. Design Proposal/Principle Interventions

7) Retention and saving of existing historic floor beams, mill boards *continued..*

To reduce the loadings on the existing timber elements, we propose to remove the top layers of the floor building up. We propose to remove any remaining floors finishes, 20mm of screed and any floor boards remaining. We will be retaining the timber beams and the mill boards spanning between. Our proposed floor build up will then sit on the top of the exposed mill boards.

Internal: Lower Ground Floor floor screed removal Methodology

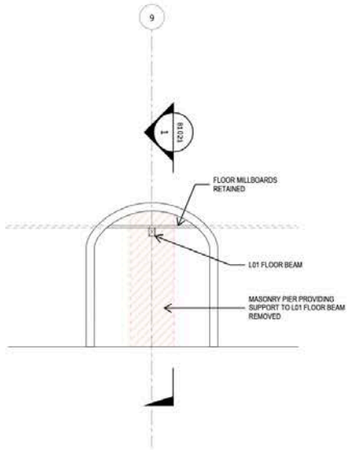
Proposed method: Careful removal using hand tools only, in a way which removed modern screed but doesn't damage historic timber below. If any signs of damage to the timber substrate become evident, works are to stop immediately and are to be reviewed by accredited conservation architect. Accredited conservation architect to review works incrementally.

Notes from trial strip-out areas: NB; no other trials were tested as the hand-tools method was so successful.

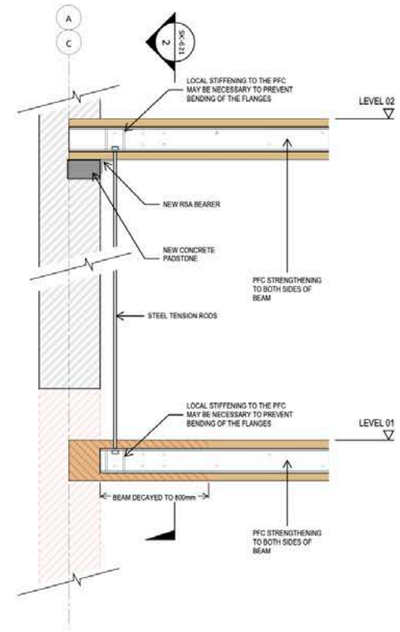
The existing beams and mill boards are of sufficient size and ratio that they provide 1-hour compartmentation between floors. Our structural engineers have carried out an assessment of the timber and strength charictisics:

"Timber beams charring – The beams have been assessed in the accidental fire design situation (R60) alongside the ultimate and serviceability limit state checks. The checks assume no additional fire protection to the timber beam, with charring on three sides (two vertical edges and the underside). Typically, where beams need strengthening for the ultimate limit state they also need strengthening for the fire design situation, therefore the steelwork providing the strengthening will require fire protection. Where beams are not shown to be strengthened, they have been assessed as adequate for the fire design situation."

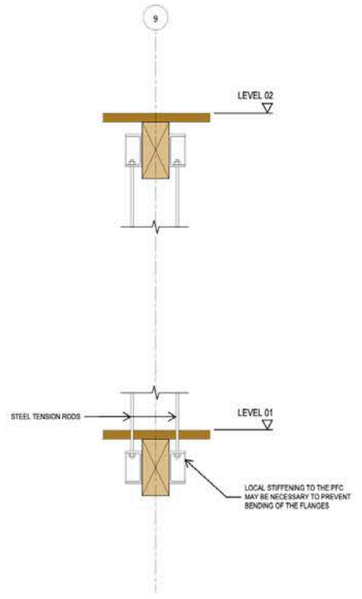
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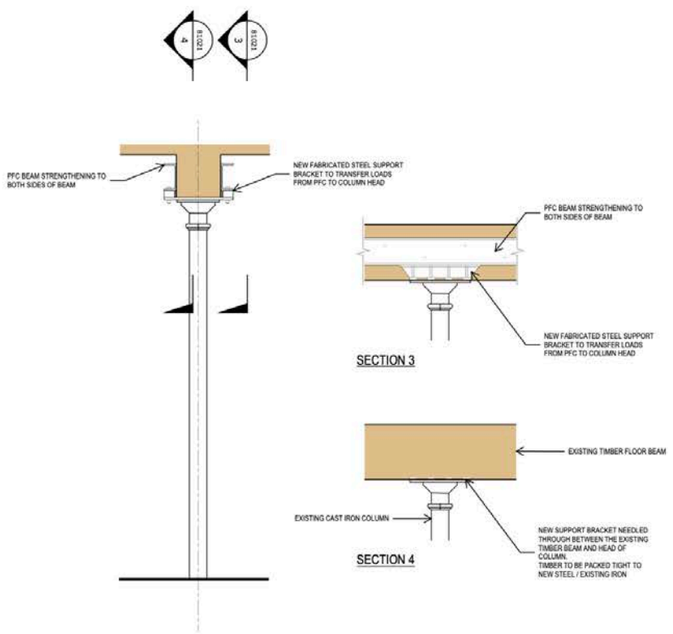
ELEVATION ON NEW ARCHED OPENING (NEWTON ST AND COURTYARD ELEVATIONS)



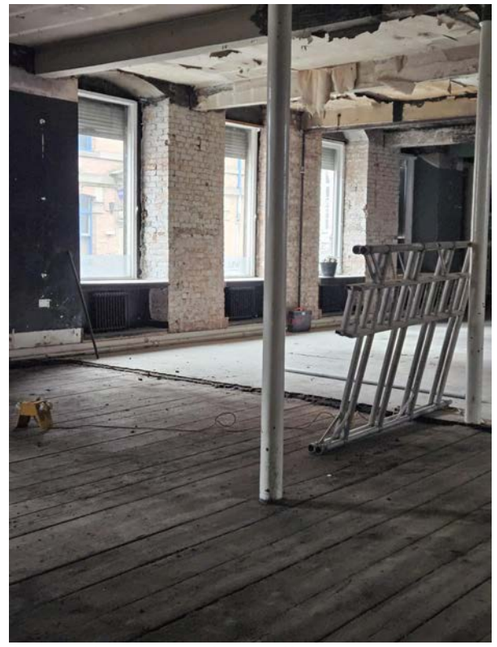
SECTION 1
SECTION THROUGH NEW ARCHED OPENING



SECTION 2
SECTION THROUGH NEW HUNG-STRUCTURE SUPPORTING LEVEL 01 FLOOR BEAM



EXISTING BEAM - COLUMN BEARING STRENGTHENING DETAIL



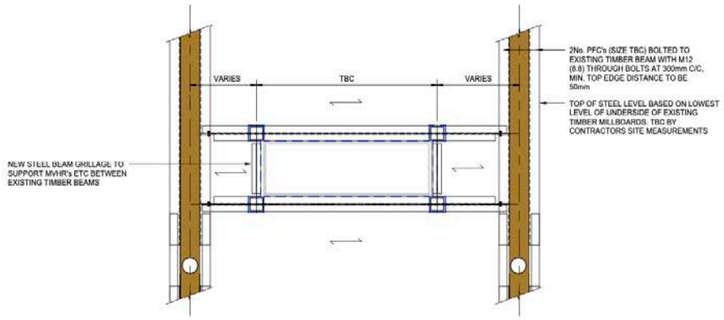
Screed Removal Result

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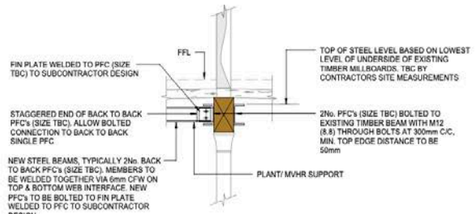
6. Design Proposal/Principle Interventions

During proposed works if any areas of existing floor construction are deemed a concern, ie, thinner, damaged, any gaps or holes within mill boards, or existing openings, we will provide a fire compartmentation above the existing floor structure, by means of a 12mm Fire Board layer. These methods have also been confirmed and accepted by our Fire Consultant (WFST).

In certain areas we are suspending Mechanical and Ventilation plant from the ceilings. In these areas it is proposed a secondary framework is connected back to the mean structural timber beams.

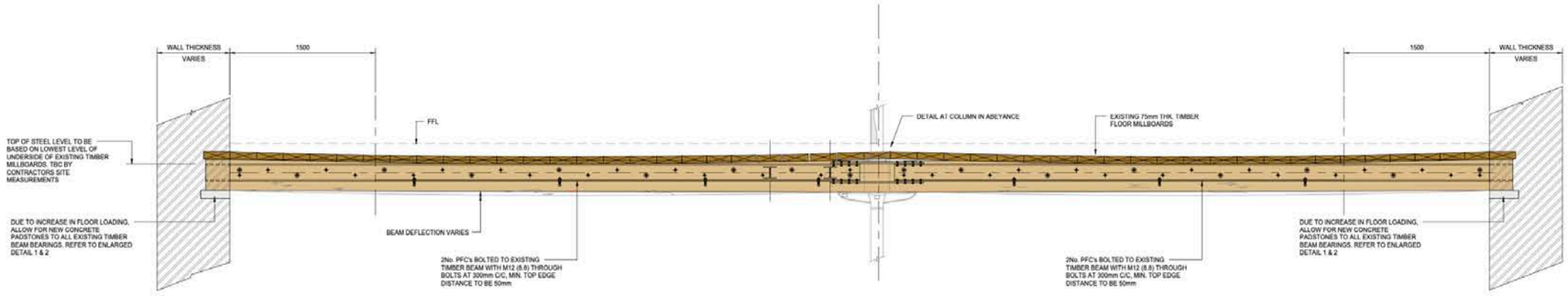


TYPICAL PLAN

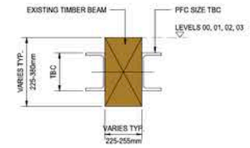


SECTION THROUGH EXISTING TIMBER BEAM

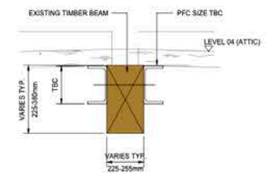
SUPPORT TO PLANT/ MVHR
SCALE: 1 : 20



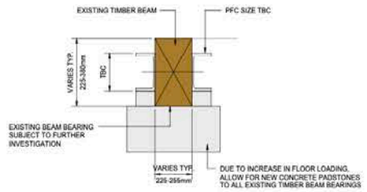
TYPICAL ELEVATION ON MAIN BUILDING FLOOR STRENGTHENING
SCALE: 1 : 20



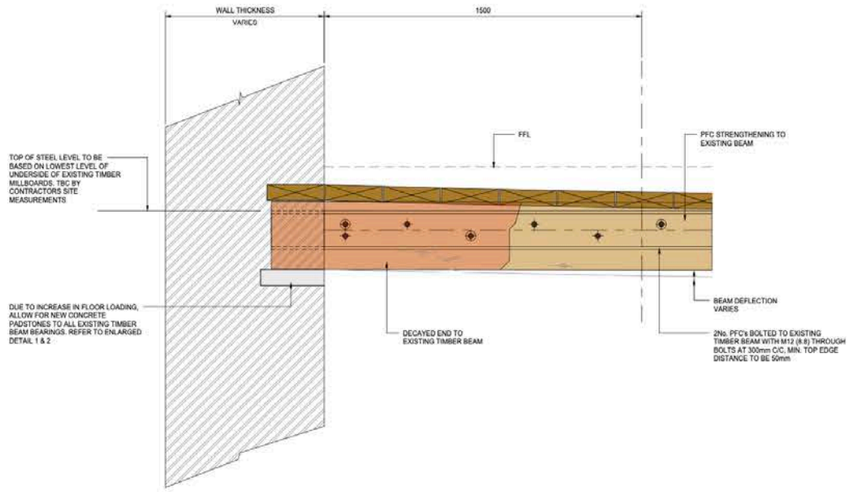
TYPICAL TIMBER BEAM STRENGTHENING DETAIL SECTION - DETAIL 1
SCALE: 1 : 10

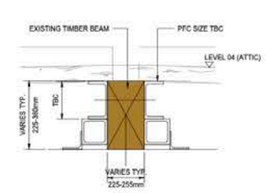


TYPICAL TIMBER BEAM STRENGTHENING DETAIL SECTION - DETAIL 2
SCALE: 1 : 10



ENLARGED DETAIL 1
SCALE: 1 : 10





TYPICAL TIMBER BEAM END BEARING STRENGTHENING DETAIL SECTION - DETAIL 3
SCALE: 1 : 10

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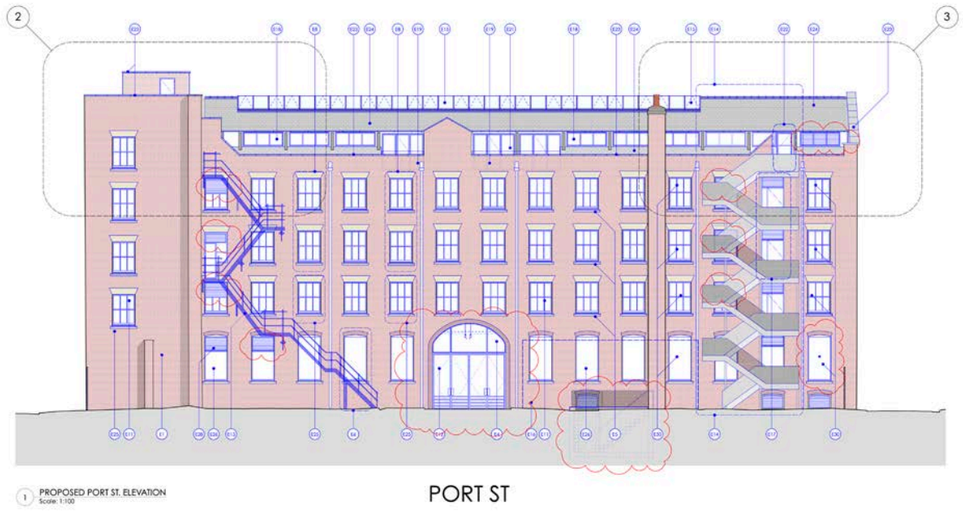
6. Design Proposal/Principle Interventions

8) Proposed Rear Secondary Means of Escape

The existing building currently has 2no. External means of escape staircases on the rear elevation. However, these are currently unusable due to deterioration and structure failings making them currently non-compliant with means of escape requirements or Park K for use as staircases.



Existing Port Street Elevation

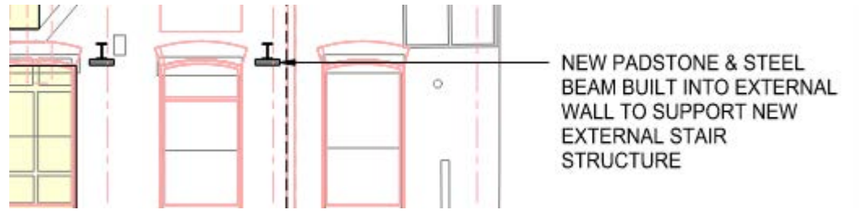


Proposed Port Street Elevation

We propose to retain and refurbish the Southern staircase to retain the building character and to remove and replace the Northern staircase. We propose this as we require a usable secondary means of escape from the North of the building, due to travel distances and the length of the building. The current staircases do not allow a safe evacutaion for occupiers and visitors.

A new internal staircase would require removal and loss of existing historic mill boards and adaption and adjustment of existing historic beams. We propose to retain as much existing fabric as possible and insert an external means of escape on the rear of the building.

The staircase will need a structural connection to the fabric of the building, and this detail can be seen within the structural engineers drawings and report.



Extract from CIVIC drawing showing structural connection

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8) Proposed Rear Secondary Means of Escape (continued...)

External - Removal of fire stair Methodology

Proposed method: Existing stair to be removed without causing damage to historic brickwork. Existing ferrous fixings into masonry to be removed (as evidence of cracking around fixings suggests fixings are expanding and blowing the brickwork). Pockets to be filled with new brickwork to match existing like for like, including replacing any blown or cracked brick around the pocket.

If any signs of new damage to the brickwork become apparent during works, works are to stop immediately and are to be reviewed by accredited conservation architect.

Accredited conservation architect to review works incrementally.



Existing Rear Staircase



Cracks in wall as result of steelwork expansion and movement

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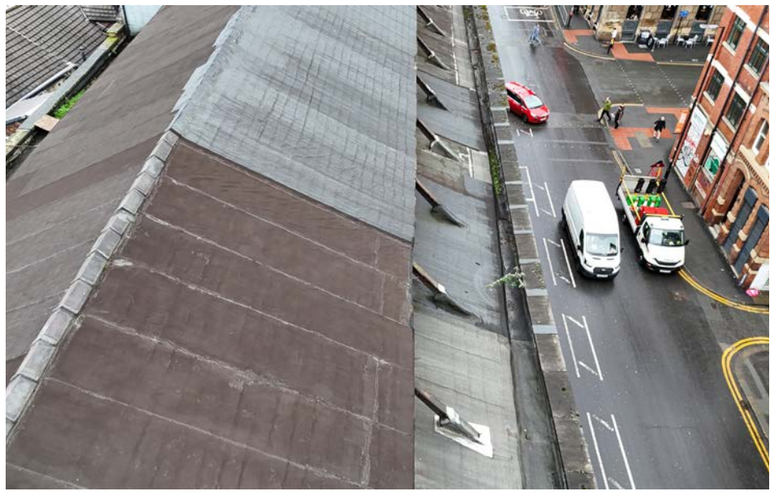
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6. Design Proposal/Principle Interventions

9) Retention and saving of existing historic roof trusses, metal and timber purlins

It is a major benefit of our scheme and to the building that we can save and use the existing timber roof trusses and purlins.

Though the past recent years rainwater has entered the building via the failing roof fabric. The design of the existing roof structure was also inadequate, which contributed towards its eventual failing, further explained within the structural engineers report. There are elements of the roof which have reached the end of their life, items have failed due to structural stress and items have rotted away or deteriorated due to rain water ingress.



The asphalt roof covering which was previously installed to stop rainwater from entering the building. Removal of this asphalt will unfortunately damage the slates beyond their reuse, however this is unavoidable due to the condition of the roof.



From earlier photographs by building surveyors, sarking boards have failed, delaminated and are falling away, these cannot be saved.

Image taken in 2017.



Some metal purlins appear to be salvageable, however further investigations will be required, when our engineers and surveyor are able to re-enter the building following the removal of the asbestos.
Image taken in 2017.

It is our intention to save, repair and reuse what we we can, where it is possible. However we can only do this were it is guaranteed that the item is capable of maintaining the structural and weatherproofing required to further the building's life.

We believe we have saved the building in time to allow the metal and timber queen post trusses to be saved and retained. However to allow this to happen we do have to reinforce the queen post structure to prevent them from over deflecting and to allow the roof to be reinstated to provide a weatherproof envelope.

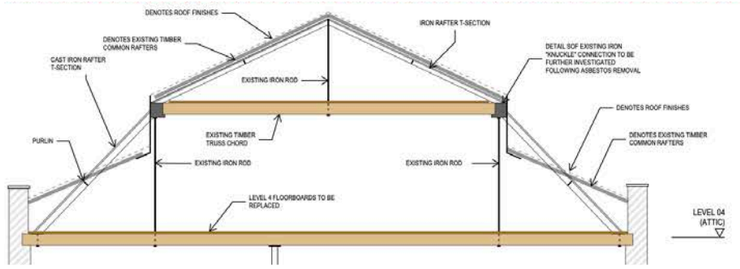
Once asbestos has been removed, a survey will be carried out by our timber specialists Hutton And Rostron.

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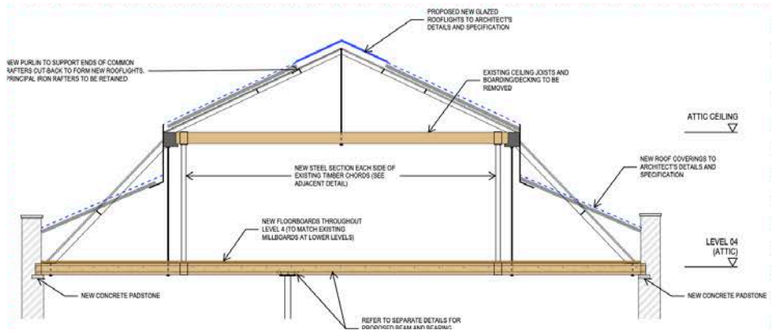
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6. Design Proposal/Principle Interventions

Our structural engineers have proposed a structural intervention that can be seen in proposed plans, sections and visuals. They have proposed the insertion of a pair of PFCs offset from the retained clerestory window line.

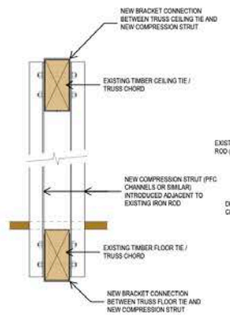


EXISTING (INDICATIVE) ROOF SECTION

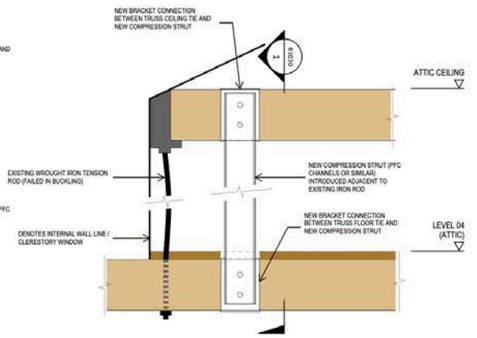


PROPOSED (INDICATIVE) ROOF SECTION

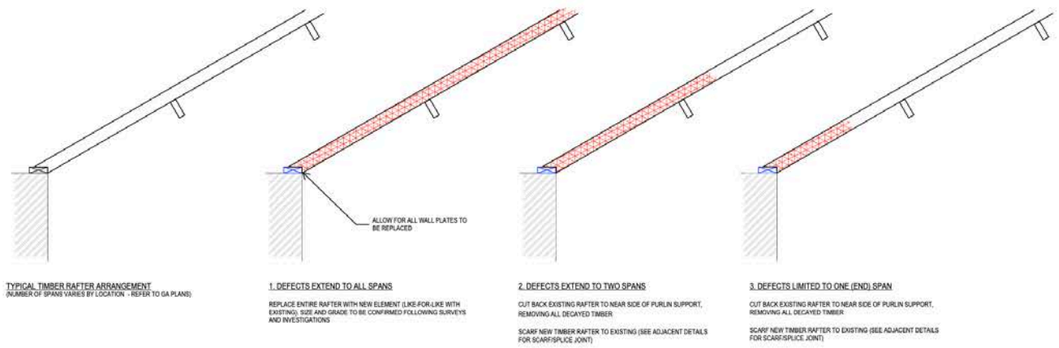
NOTE:
THE CONDITION OF THE ROOF STRUCTURE IS CURRENTLY UNKNOWN AND THEREFORE THE EXTENT OF REPAIR AND REPLACEMENT WORKS REQUIRED TO ADDRESS STRUCTURAL DEFECTS IN THE ROOF IS YET TO BE CONFIRMED



SECTION 1
ROOF TRUSS REMEDIAL DETAIL



DETAIL ELEVATION
ROOF TRUSS REMEDIAL DETAIL



TYPICAL TIMBER RAFTER ARRANGEMENT
(NUMBER OF SPANS VARIES BY LOCATION - REFER TO GA PLANS)

1. DEFECTS EXTEND TO ALL SPANS

REPLACE ENTIRE RAFTER WITH NEW ELEMENT (LIKE-FOR-LIKE WITH EXISTING, SIZE AND GRADE TO BE CONFIRMED FOLLOWING SURVEYS AND INVESTIGATIONS

2. DEFECTS EXTEND TO TWO SPANS

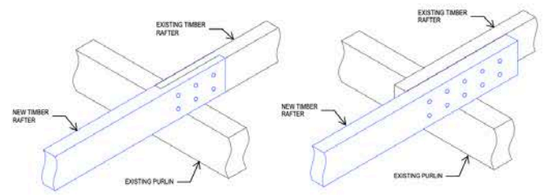
CUT BACK EXISTING RAFTER TO NEAR SIDE OF PURLIN SUPPORT, REMOVING ALL DECAYED TIMBER

SCARF NEW TIMBER RAFTER TO EXISTING (SEE ADJACENT DETAILS FOR SCARF/SPLICE JOINT)

3. DEFECTS LIMITED TO ONE (END) SPAN

CUT BACK EXISTING RAFTER TO NEAR SIDE OF PURLIN SUPPORT, REMOVING ALL DECAYED TIMBER

SCARF NEW TIMBER RAFTER TO EXISTING (SEE ADJACENT DETAILS FOR SCARF/SPLICE JOINT)



SIDE HALF-LAP BOLTED JOINT

FULL-LAP BOLTED JOINT

JOINTS TO BE LOCATED OVER SUPPORTING PURLIN.

TIMBER RAFTER REPLACEMENT - TYPICAL DETAILS

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6. Design Proposal/Principle Interventions

10) Proposed Insertion of Roof Terraces

It is envisioned with review of the previous photographs, that not all of the roof structure may be saved.

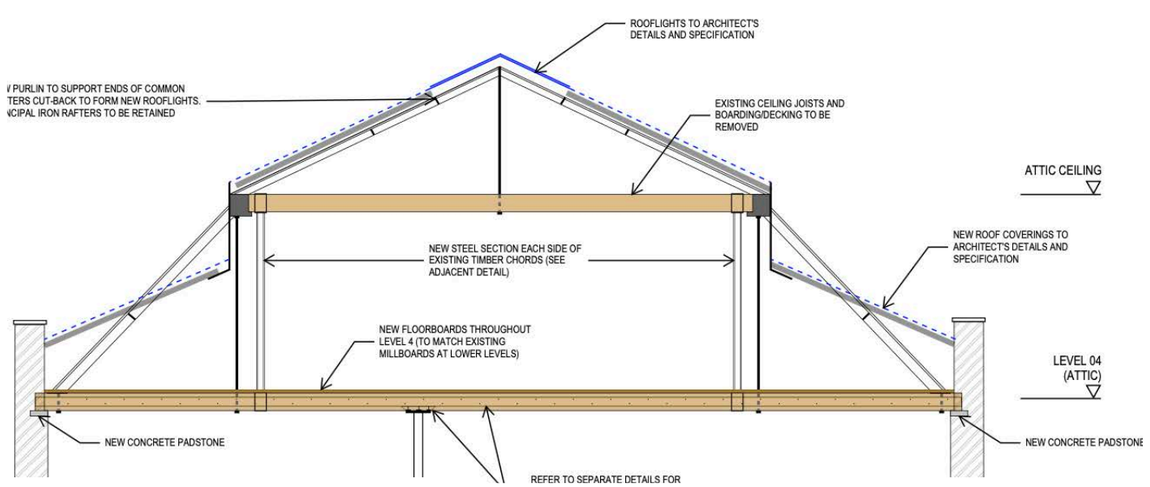
The existing queen post arrangement in its current form is not appreciated in any other way than our section drawings. We propose to expose this unique and historic queen post arrangement, by introducing roof terrace to the front and rear elevation. By inserting these terraces, occupiers and visitors can now appreciate the queen post arrangement and read the roof structure, with the help of exposing the upper roof structure from East to West in its entirety.

Currently the queen post arrangement is not evident, through removal of the ceiling boards and the insertion of a front and back terrace, the entirety of the roof structure will be visible and appreciated. This is a unique opportunity to enable visability of historic structure as opposed to concealing it.



For illustrative purposes only, terrace doors and MEP plant removed





PROPOSED (INDICATIVE) ROOF SECTION

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6. Design Proposal/Principle Interventions

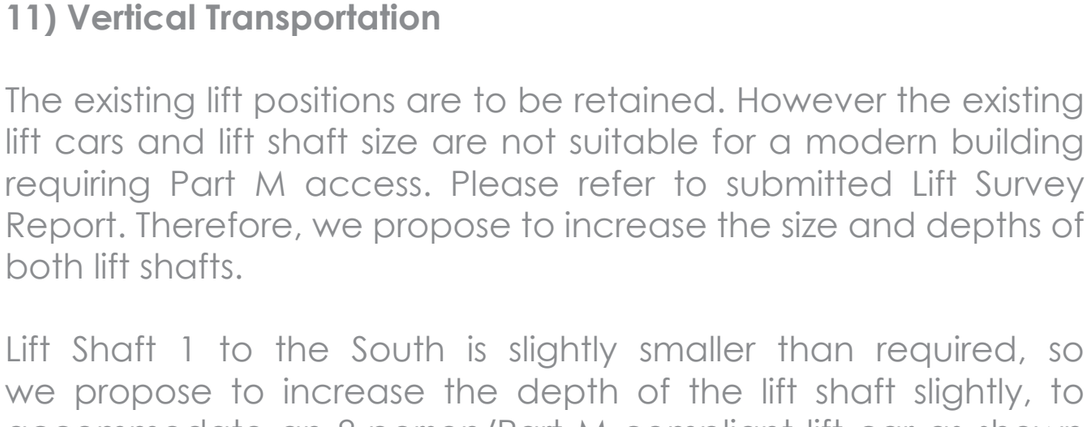
11) Vertical Transportation

The existing lift positions are to be retained. However the existing lift cars and lift shaft size are not suitable for a modern building requiring Part M access. Please refer to submitted Lift Survey Report. Therefore, we propose to increase the size and depths of both lift shafts.

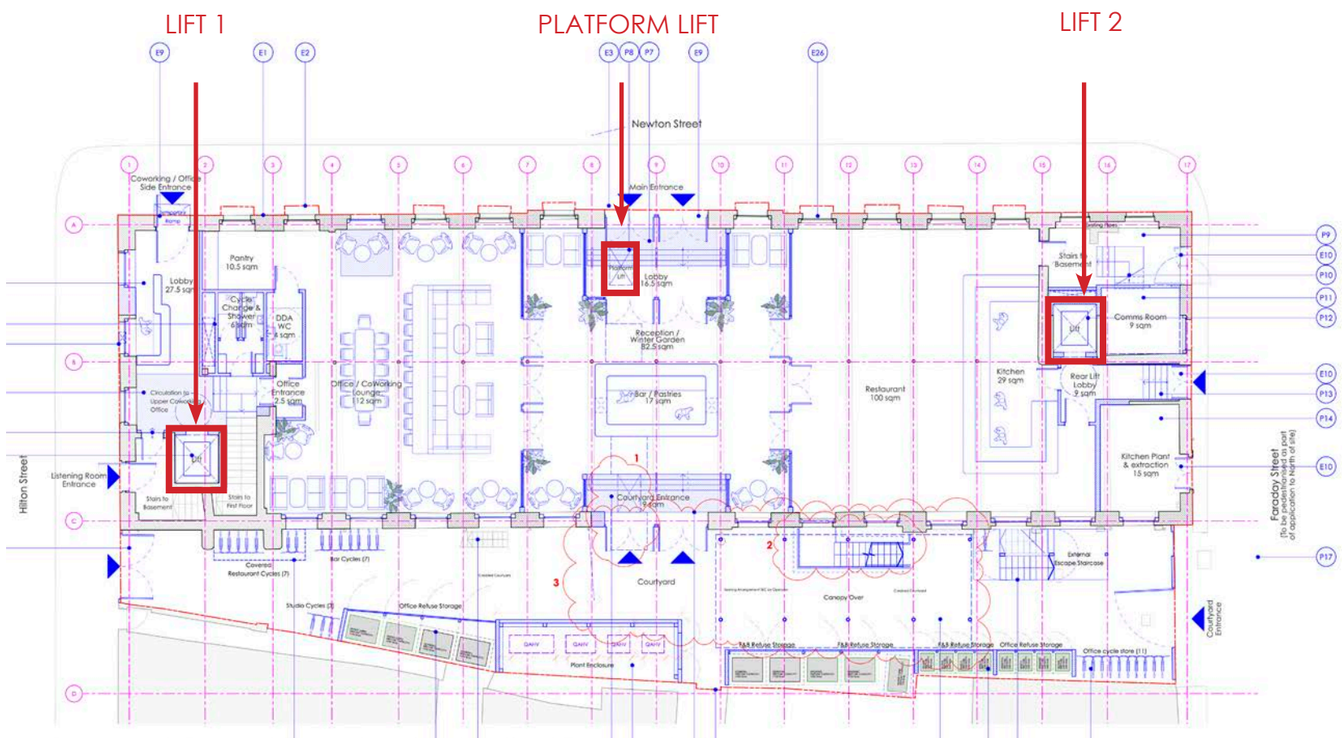
Lift Shaft 1 to the South is slightly smaller than required, so we propose to increase the depth of the lift shaft slightly, to accommodate an 8-person/Part M compliant lift car as shown on the proposed plans.

Lift Shaft 2 to the North is very small for current standards, so we propose to increase this to also accommodate an 8-person/Part M compliant lift car. While increasing this existing aperture, we propose to increase slightly further to allow us to include a comms riser and if required in the future, a ventilation duct serving all floors.

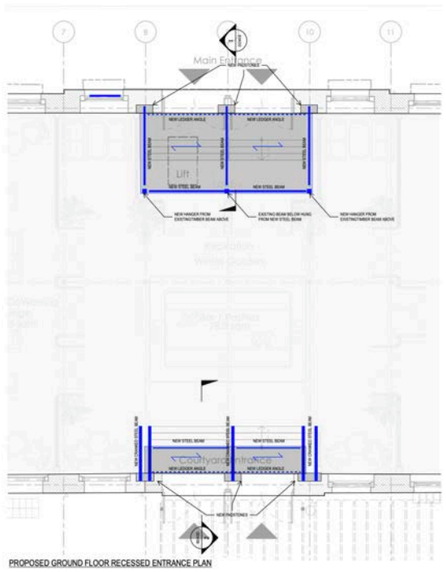
To provide Part M compliant access to the Ground floor restaurant and shared work areas at Ground floor level, we propose a sesame type platform lift from Newton Street.



Sesame lift example



Proposed Ground Floor showing Vertical Transportation



CIVIC Proposed GF Entrance Drawing

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6. Design Proposal/Principle Interventions

12) Existing Building, External Rendering & Internal Finishes

The existing building's brick walls are currently rendered externally all floors and internally:

- Basement, plastered and painted with modern paints
- Ground, plastered and painted with modern paints
- 1st, 2nd and 3rd painted with modern paints
- 4th, exposed wainscoting timber panels and timber structural elements.

Our proposals which have already been welcomed by MCC include:

Exterior removal of render in its entirety to expose the historic brickwork. Following full removal of render, an erosion of brick cleaning will be required to ascertain what action is needed where. This could include, reinstatement of missing bricks, removal and replacement of overly damaged brickwork, retention of pecked brickworks, breaking out and repointing of mortar with a suitable lime mortar.

Basement - Insertion of cavity drainage with secondary internal wall in brick, reclaimed brick from other locations around the existing building.

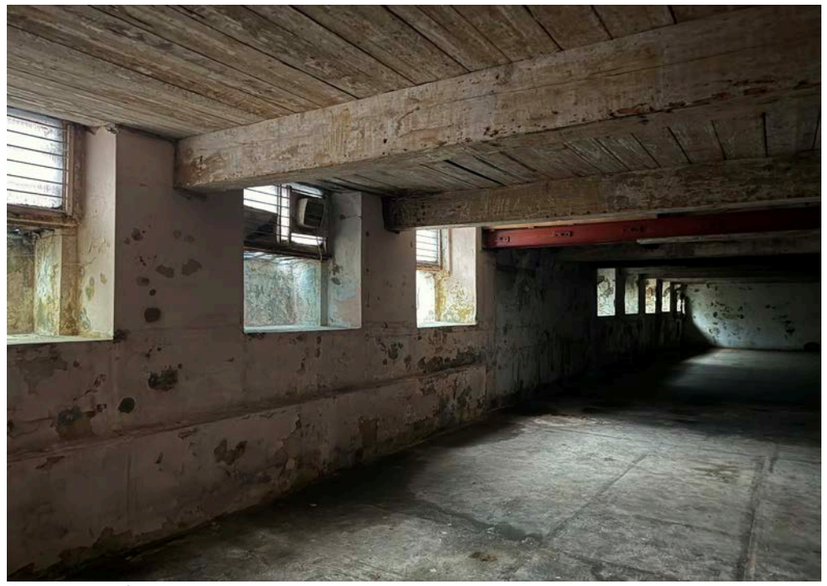
Ground - Existing plaster with modern paints to be removed. Replastered with lime plaster and lime based paint.

1st, 2nd and 3rd Floors - Modern paints to be removed as per previously approved trial methods then repainted with a lime wash.

4th Floor - wainscoting timber panels to be removed and disposed of due to impregnated asbestos. These timber panels will be replicated with new and painted. The retained timber structural elements will be blasted from previous layers of paint as previously approved method and stained/repainted.

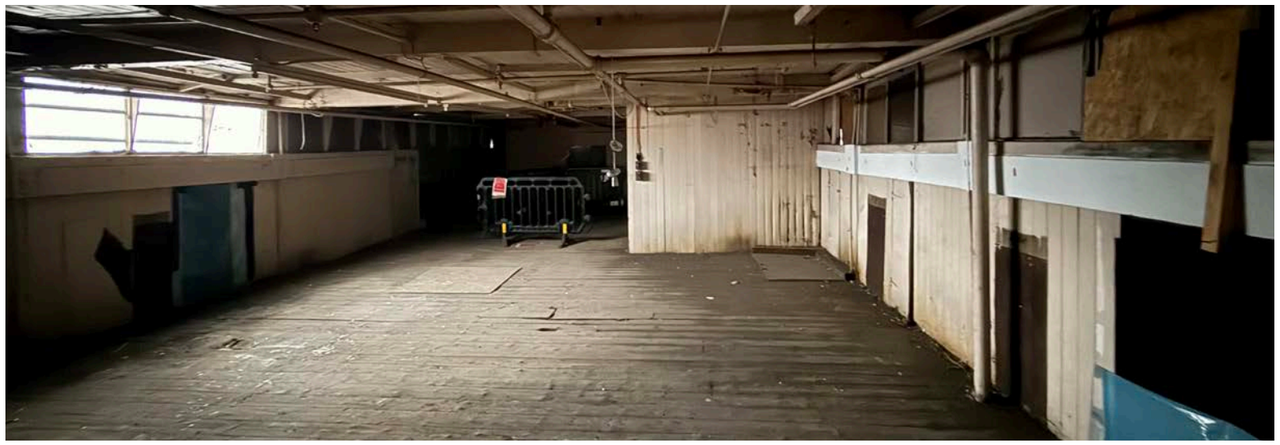
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Exterior render removal


Basement


Ground Floor


1st, 2nd & 3rd Floors


4th Floor wainscoating

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6. Design Proposal/Principle Interventions

12) Existing Building, External Rendering & Internal Finishes (continued...)

External – Removal of modern render and associated brick repairs Methodology

Proposed method: Existing modern cementitious render to be removed without causing any unnecessary damage to the existing brickwork.
Brickwork to be cleaned to remove as much staining from modern render as possible. Conservation repairs to be undertaken to historic brickwork in order to prevent water ingress, further deterioration, reverse inappropriate modern repairs, and allow brickwork to remain exposed as the final external walling finish.

Details:

Render removal – Trial areas have shown that hand tools can successfully remove the modern cementitious render without causing unnecessary damage to the brickwork. This is true of both the render to the front elevations and the rear elevation.

Brick cleaning – Following removal of the render, the following trial cleaning areas will be required to ascertain the most appropriate cleaning method.

Hand cleaning – A trail of simple soap and water would be beneficial, to see if very low impact methods have any effect.

DOFF / steam system – This method is not expected to remove all of the staining, but trails of different pressures, to various areas of masonry, might well take off the darker areas.

Torq cleaning – Similar to the above, this method includes a lightly abrasive power and so would be expected to remove some of the cementitious staining.

NOTE: Quill blasting, sandblasting and other abrasive methods should be avoided. Internal historic quill blasting has shown that can damage the brick face. Also, on an external environment a wet system will likely be easier to manage.

NOTE: A chemical treatment such as a poultice or latex is an option would be cost and time prohibitive due to the labour intensity across such large elevations.


Brick Cleaning


Results of Render Removal

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6. Design Proposal/Principle Interventions

12) Existing Building, External Rendering & Internal Finishes (continued...)

Condition survey & proposed repairs – Trials have shown a number of key things regarding the condition of the existing brick wall behind the modern render. These are summarised below, although it is noted that a full condition survey and proposed repairs would be required following the removal of the render. As such the below is indicative only.

Conservation repairs (1) Brick – The brick faces are in relatively good condition, not sparrow-pecked to apply the modern render, and not unduly damaged in the removal of the render. A number of bricks have been lost or notably damaged, and so would need to be replaced like-for-like; but this number is not prohibitively high.

Conservation repairs (2) Stone lintels and sills- Stone lintels and sills have been hacked away to allow for the application of the modern render. A high number of these will require replacing or reinstating with a like-for-like stone specification. Sample analysis will be required to ascertain stone type.

Conservation repairs (3) Pointing and pinning– Sample analysis would be required to ascertain the current mortar composition, but it's expected that large areas will require repointing in a lime mortar (either hot mix or a softer hydraulic lime mix). Some areas of brick do appear to have lost all mortar and/or are cracked, which may require some pinning (structural engineer to advise).

Conservation repairs (4) Low quality alterations-

Some non-original brick 'patched in' areas of brick are apparent, to a lower quality than expected for a listed building. These would be replaced with brick to match the surrounding historic specification (and a lime based mortar as in the 'pointing' section above.

Some stone lintels have been replaced with concrete. These would have stone lintels reinstated.







Results of Render Removal

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6. Design Proposal/Principle Interventions

12) Existing Building, External Rendering & Internal Finishes (continued...)

Internal – Paint cleaning from timbers Methodology

Proposed method: Light sandblasting; ensuring that sand type and pressure are sufficient to remove paint and notable staining, but without damaging the historic timber. If any signs of damage to the timber become evident, works are to stop immediately and are to be reviewed by accredited conservation architect. Accredited conservation architect to review cleaning incrementally during works.

Details: The trial deemed most successful included a 70psi pressure and a light sand. See image below for results.



Trial Timber Cleaning
RED AREA 50psi
GREEN AREA 70psi

Notes from discounted trial cleaning areas: Trials with a 50psi failed to remove paint from the timber. As there is a patchwork of unsightly modern paints across all internal timbers, this was seen as unsuccessful in resoring the original exposed-timber aesthetic.

A small trial was undertaken with a heavier sand at 70psi (on a board which is due to be removed) and there appeared to be a risk of damaging the surface of the timber, and so was discounted.

No trials with any water or steam based solution were tested, due to the risk of introducing water into historic timbers.

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Internal – Paint removal from masonry Methodology

Proposed method: Sandblasting; ensuring that sand type and pressure are sufficient to remove paint and notable staining, but without damaging the historic brick. If any signs of damage to the brick face become evident, works are to stop immediately and are to be reviewed by accredited conservation architect. Accredited conservation architect to review cleaning incrementally during works.

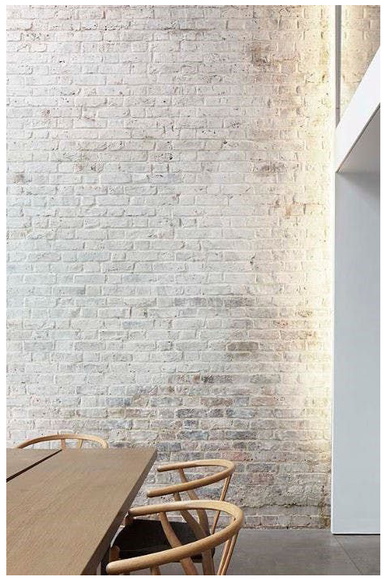
Details: The trial deemed most successful included a 70psi pressure and a heavy sand. See image below for results.

Notes from discounted trial cleaning areas: Image shows that the adjacent cleaning trial (understood to be quill or water blasting, by others prior to this project) had notably damaged the face of the brick. By contrast the sandblasting test left the brick undamaged. As such no variations on the sandblasting test were required and no water based cleaning methods tested.

Internal – New finish to exposed brick Methodology

Proposed method: Application of a lime wash or a shelter coat; to provide clean pale surface finish (suitable for the building's new use), but in an historically sensitive breathable material which also allows the form of the historic brick to remain visible. Accredited conservation architect to review application incrementally during works.

- **Details:** Finish expected to be closer to the proportions of a sheltercoat; approx. 3 coats comprising clean water and lime putty, with a small amount of stone dust.



Example limewash finish

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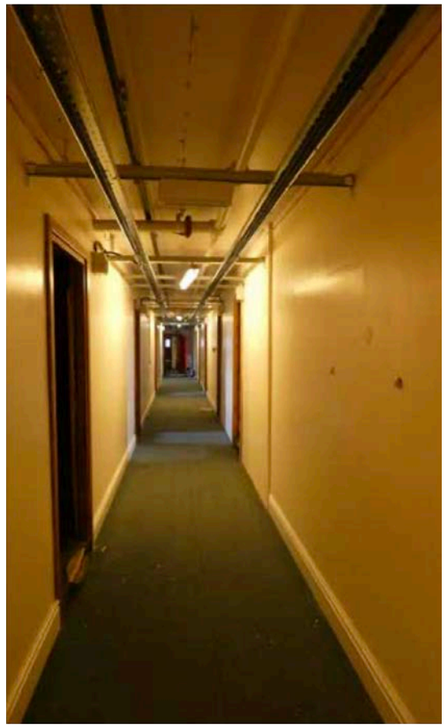
6. Design Proposal/Principle Interventions

13) Timber Beams Finish

As per the Investigation works in Section 7, The existing timber beams are to be retained and repaired where stated in the H&R timber report The beams will have their existing layer of modern paint removed via the agreed method that was demonstrated as acceptable during the Investigation works.



Trial Timber Cleaning
RED AREA 50psi
GREEN AREA 70psi



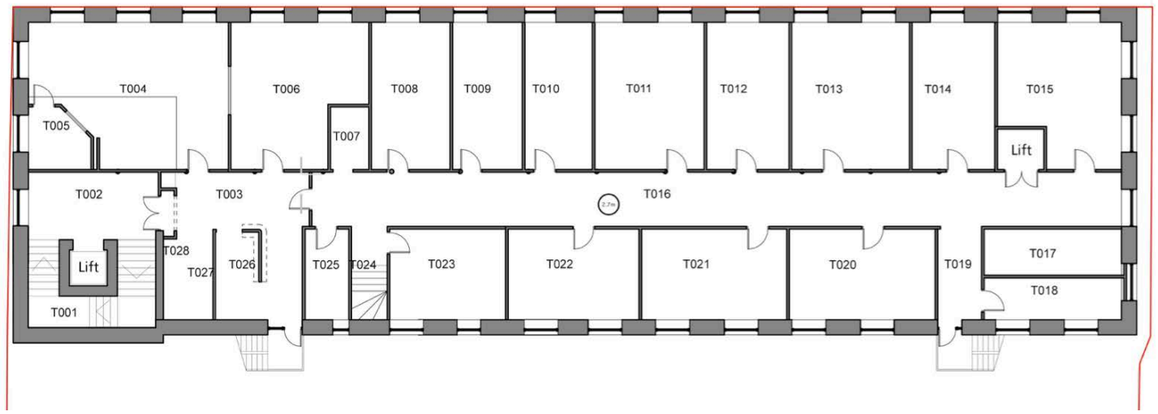
Previous existing corridor



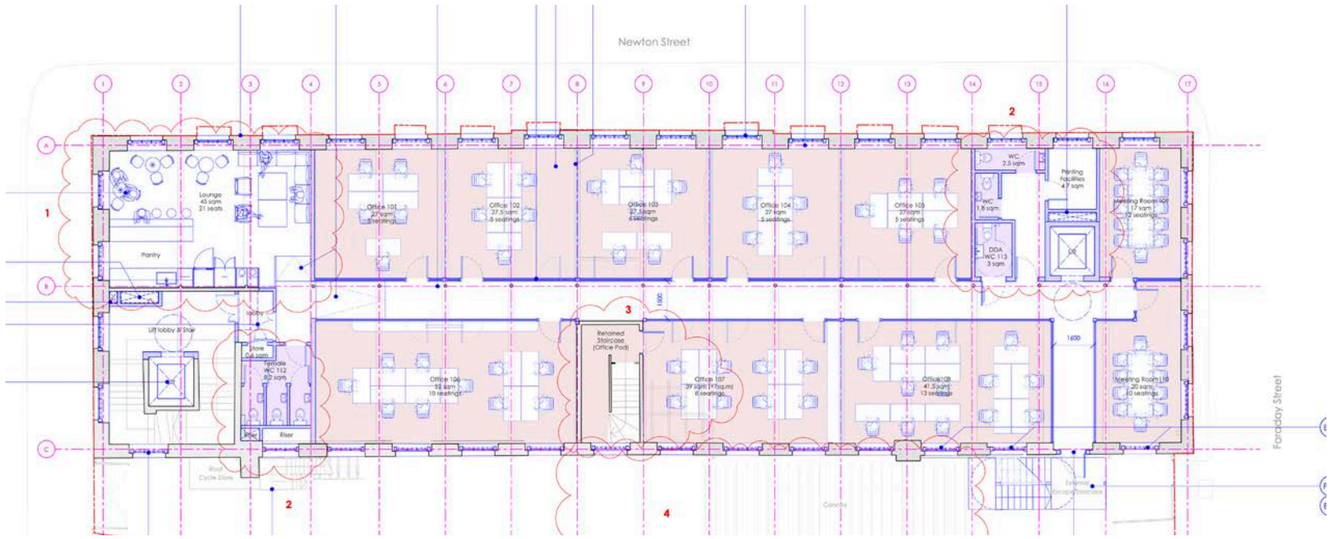
Proposed corridor

14) Subdivision of Floorplate

For the office floors 1 to 3, we are proposing to decrease the amount of partitioning as the previous building had in place. The subdivision will be mostly glazed partitions allowing for transparency across the floorplate and as little visual interference to the existing heritage aspects of the building's interior as possible.



Previous subdivision of building



Proposed subdivision using glazed partitions

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6. Design Proposal/Principle Interventions

15) Other Historic Items

As well as exposing and celebrating the historic brick walls externally and internally and the unique queen post roof truss, we also intend to retain and display several existing items from around the building.

This includes:

- Large Diameter Water Pipes / and gate valves.
- Large Diameter Fire Alarm bells
- Historic Lift 1 multi-leaf lift car and landing gates
- Historic Lift Motor and pulleys,
- The second North lift features traditional timber hoist guide rails and a wooden lift car, both of which are of notable aesthetic and historical interest. The craftsmanship and material quality remain visually impressive, contributing to the building's character.

We are working closely with our Interior Designers to find locations to display these objects as remnants from the past.

Possible locations include:

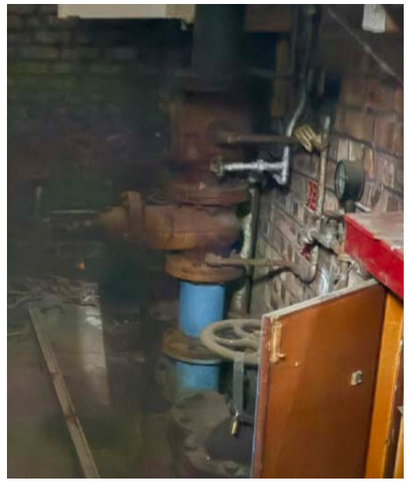
- Reception
- Basement pavement light recesses
- Large Diameter Water Pipes / and gate valves could be retained inside within the North internal Means of escape landing
- The Historic Lift Motor and pulleys, may be able to be left in position.
- The second North lift wooden car panels could be reused or displayed at the Main lift landing areas.















Various Historic Items for Display

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16) Retention and saving of Existing historic floor / roof beams

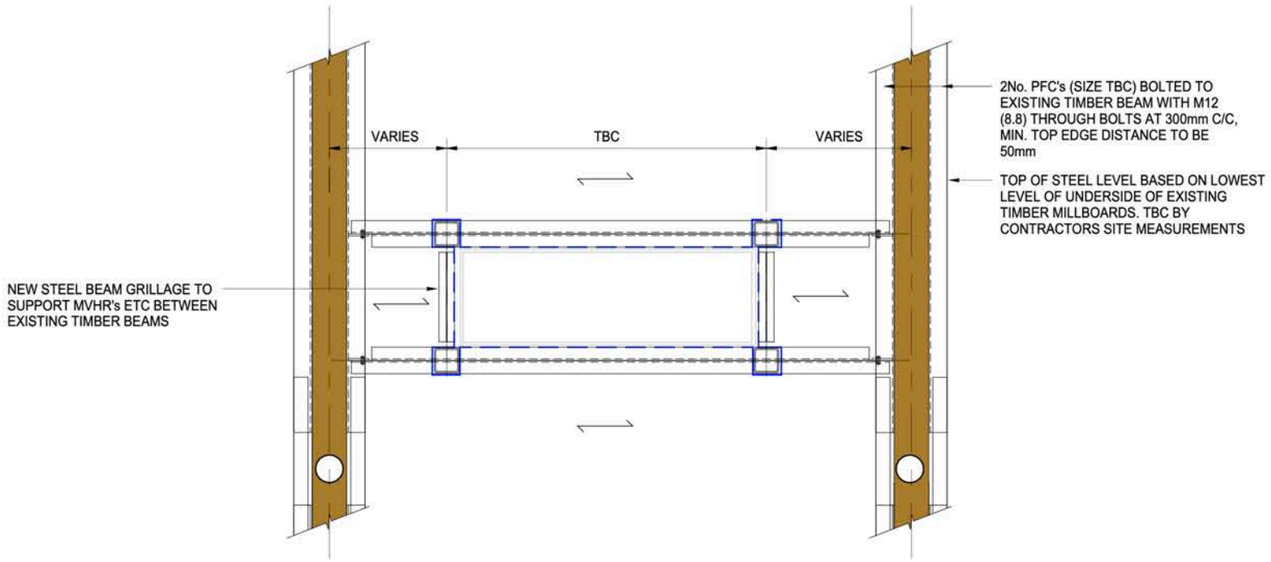
This 4th floor level of the building was originally not used during the buildings life as a Mill, it was later adapted for storage use. Floor boards were laid on the lower horizontal element. However, this was only suitable for light loading of light goods. Currently these floor boards are weak and inadequate for reuse. So we propose to reuse the floor beams, remove existing floorboards and replace with new, more in keeping and thickness with the mill boards on the floors below.

The existing beams and new mill/floor boards will be of a sufficient size and ratio that they will provide 1 hour compartmentation between 3rd and 4th floors. Our structural engineers have carried out an assessment of the timber and strength characteristics:

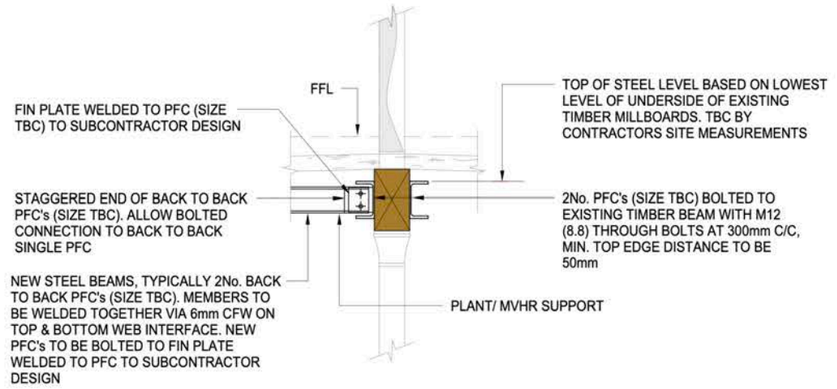
"*Timber beams charring – The beams have been assessed in the accidental fire design situation (R60) alongside the ultimate and serviceability limit state checks. The checks assume no additional fire protection to the timber beam, with charring on three sides (two vertical edges and the underside). Typically, where beams need strengthening for the ultimate limit state they also need strengthening for the fire design situation, therefore the steelwork providing the strengthening will require fire protection. Where beams are not shown to be strengthened, they have been assessed as adequate for the fire design situation.*"

This method has also been confirmed and accepted by our Fire Consultant (WFST).

In certain areas we are suspending Mechanical and Ventilation plant from the ceilings. In these areas it is proposed a secondary framework is connected back to the main structural timber beams.



TYPICAL PLAN



SECTION THROUGH EXISTING TIMBER BEAM

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Proposed Visuals



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6. Design Proposal/Principle Interventions

We have considered **Alternative Options,** in regard to the rear staircase, ventilation riser, window formats to the upper floors and mid existing staircase. Further details can be found in Appendix 4.



Staircase Orientation 1, Upper Floor Windows 2 over 2,
Ground Floor Windows 9 pane



Staircase Orientation 2, Upper Floor Windows 2 over 2,
Ground Floor Windows 1 pane



Roof over staircase



Plantroom over staircase

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6. Design Proposal/Principle Interventions

Alternative Option Considered: Mid Existing Staircase Removal

During the planning application process it was suggested that we investigate if we could retain the existing centrally located staircase. We did consider this option early in the process however:

- Deemed wasteful of floor plate & materials due to the need a new staircase at the north end anyway, so we would have 3 staircases.
- Upper floors are currently cordoned off due to it being structurally unsafe.
- The current width, rise and going are not part B compliant, therefore a complete new staircase would need to be constructed
- The internal staircase would need to penetrate through each floor compartment therefore it would have to constructed in a fire compartment with fire rated walls.
- It lands at Ground Floor level where we feel there is more benefit to the scheme to connect visually and with circulation from and back of the building
- Does not benefit the accessibility of occupiers/ visitors movements around the building anymore than the north and south staircase locations
- We can retain and reuse the existing historic panels and elements that are of greater interest.



First Floor



Ground Floor



Upper Floor

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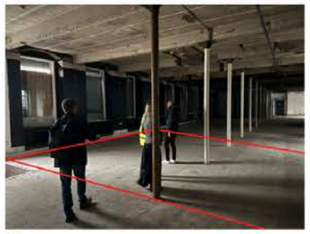
7. Building Investigation Works (Refer to Appendix 1: Investigations Drawings)

During the project development, investigation works needed to be carried out to the building to inform our architectural and structural design decisions. These works were discussed and agreed with Angela Leckie and Paul Mason from MCC during January 2026 and were agreed late January 2026. The Investigation works proposed were deemed of minor nature that didn't affect the listed building, therefore did not require a Listed Building Consent/ Application. The drawings submitted highlighting the investigation works to MCC can be viewed under Appendix 1 of this Design and Access Statement.

The works carried out were:

- Trial Pits (Internal and External)
- Partial Screed removal at Ground Floor level (Internal)
- Trial Holes in the cast iron columns (Internal)
- Internal Timber panel cleaning trials (Internal)
- Internal Brick cleaning trials (Internal)
- Partial Render removal to rear corner of building (External)

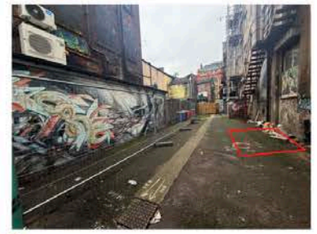
The results of the investigation works can be reviewed within Donald Insall Report : Heritage Commentary on the proposed Investigation works. Submitted with this application.


1.


2.


3.


3.


4.



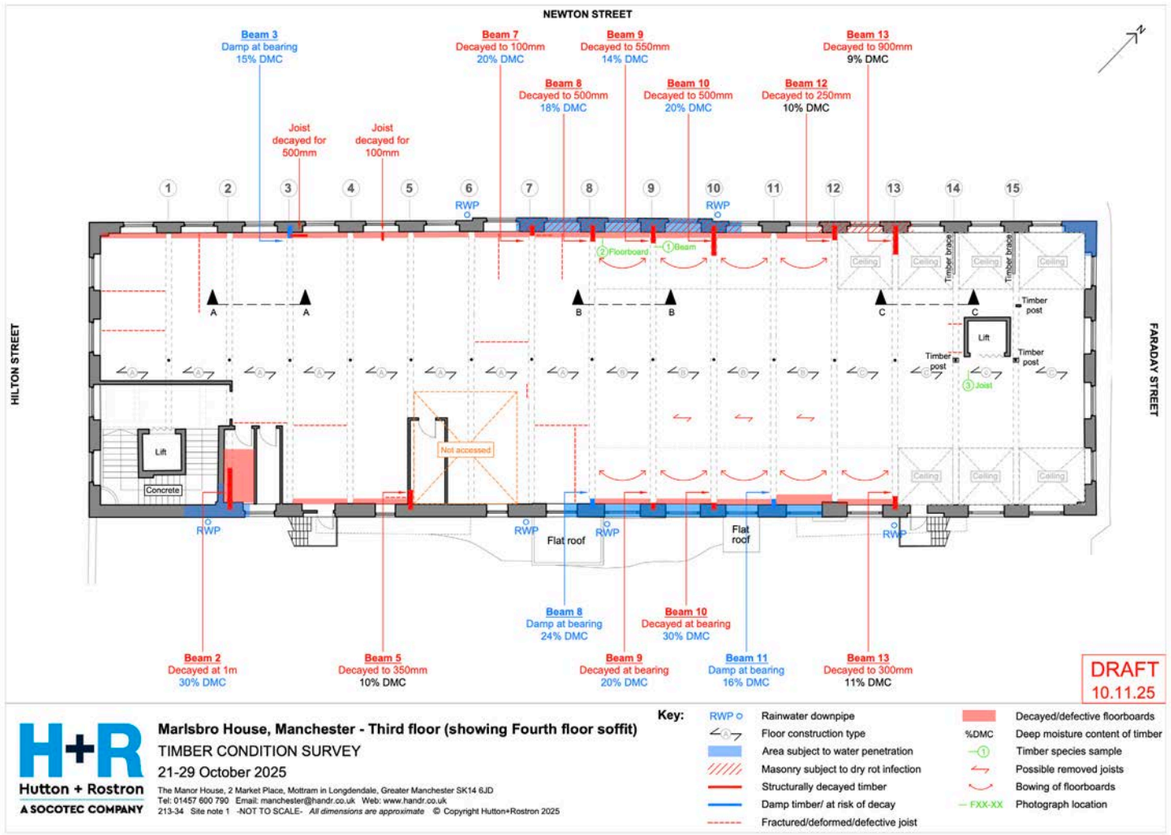
Example of a submitted investigation works drawing

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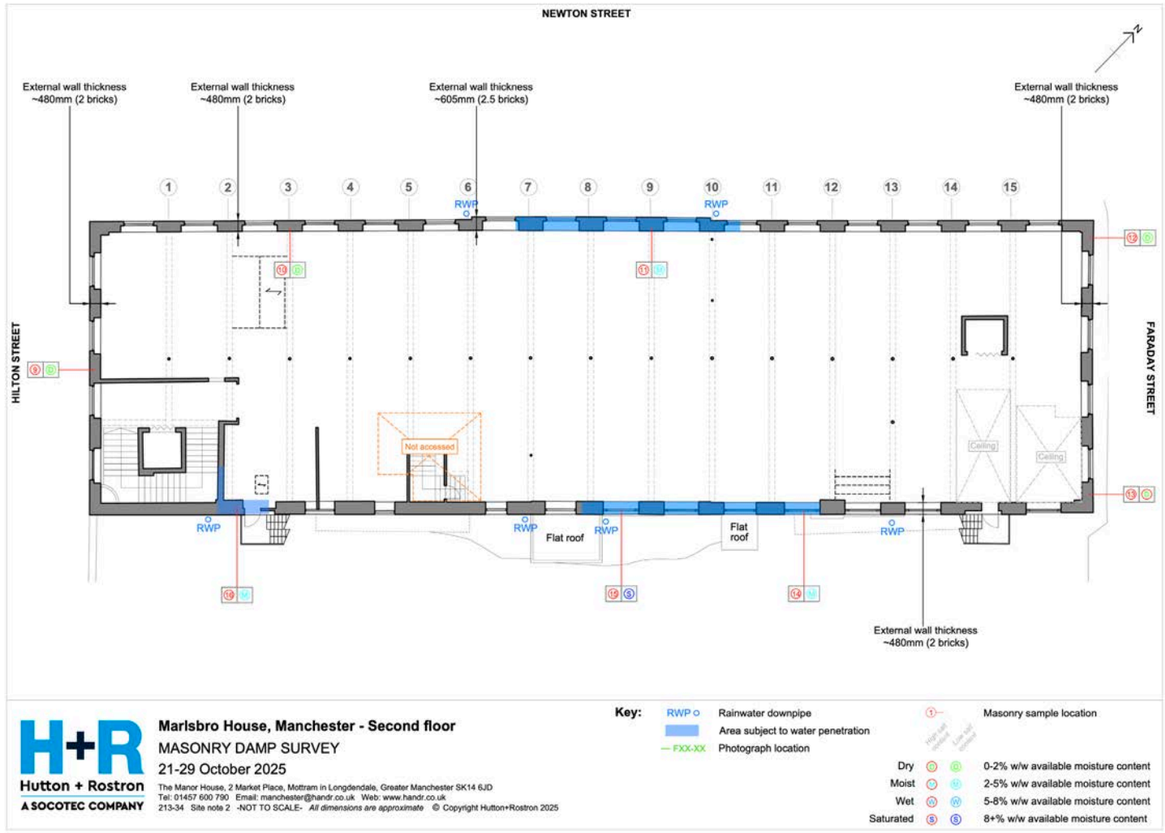
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7. Building Investigation Works (Refer to Appendix 1: Investigations Drawings)

Other non intrusive surveys were carried out to inform structural interventions. These included a "Masonry Moisture Survey" and a "Timber condition Survey" both carried out by 'Hutton and Rostron'. Both reports are submitted with this application. Both reports also informed the structural solutions proposed and can be reviewed within our Structural Engineers report from CIVIC, also submitted with this application.



Hutton + Rostron Timber Condition Survey



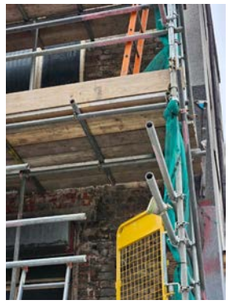
Hutton + Rostron Masonry Damp Survey

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7. Building Investigation Works (Refer to Appendix 1: Investigations Drawings)



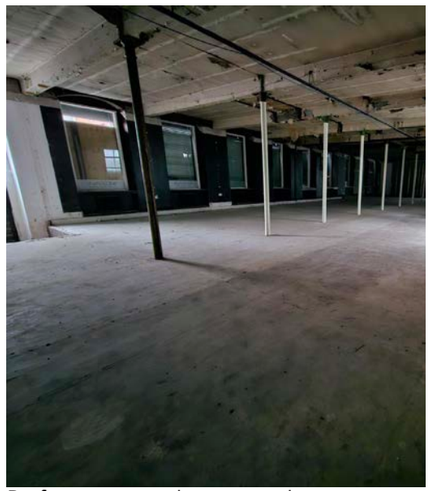




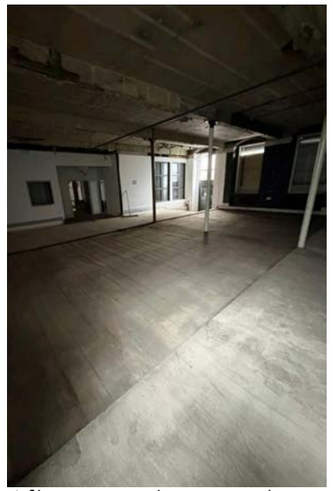




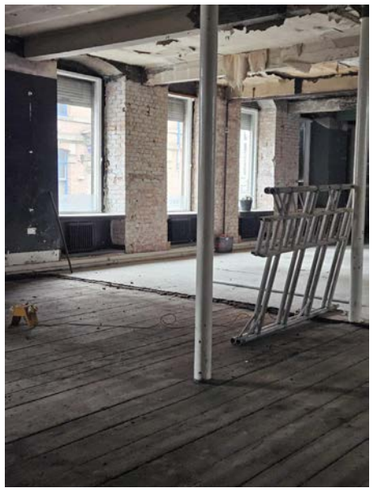
Various Investigation works photographs



Before screed removal



After screed removal






The above photographs show successful screed removal on the ground floor which came out very easily and had no affect on the surrounding historic fabric, as well as successful internal brick clean results.

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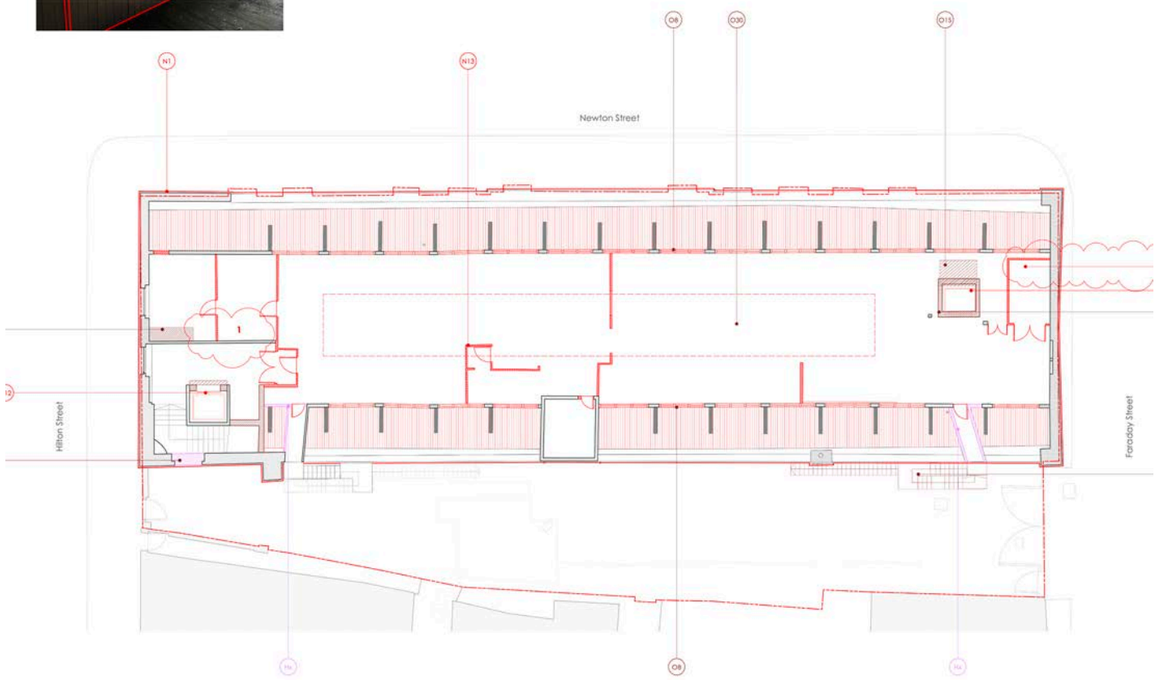
8. Removal of Asbestos Impregnated Timber Panelling at 4th Floor

The building as obtained by our clients had areas of Asbestos remaining at 4th floor level, which meant part of the building was/is unsafe to enter due to hazardous materials. The 4th floor is currently 'secured off' from entry. No access was possible by the building surveyors or the design team. Therefore some structural elements/ solutions of the design are based on worst case scenarios. For info on this please see our structural engineers reports submitted with the application.

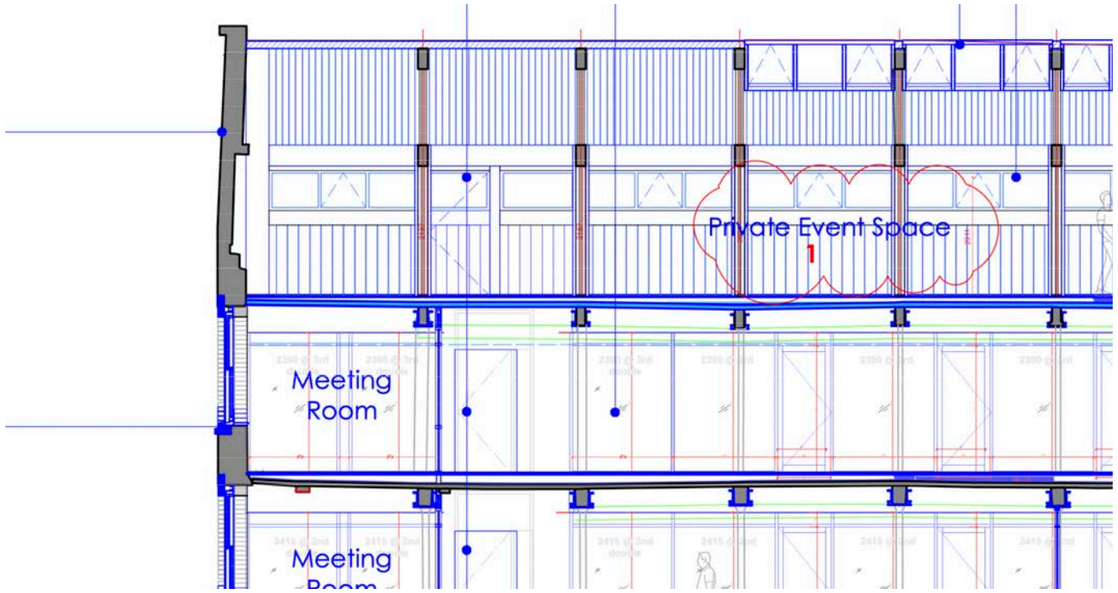
The removal of the timber panelling (wainscoting) impregnated with asbestos was discussed with Angela Leckie and Paul Mason from MCC during late January & early February 2026. A Listed Building Application for the removal of these timber panels was submitted on 12th February, validated on 20th February and APPROVED on 13th April 2026. A programme of works to remove these timber panels has commenced.

We have proposed the 'wainscoting' is reproduced in the same material, section, size and orientation in our proposals to ensure the building maintains its original feel.





Example of submitted LBC Demolition drawing



4th Floor proposed internal elevation

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9. Pre-Application Process

We have attended several meetings and correspondence with MCC and the heritage department. We received written Pre-Application feedback (dated 16/04/2026) from our meeting held on 01/04/2026.

Pre-Application Meetings held with attendance by Angela Leckie and Paul Mason.
10/12/2025
29/01/2026
01/04/2026

The feedback made a series of recommendation and observations which we have reviewed and actioned in the following ways:

Pre-Application Recommendations & Comments from A.Leckie	Actions/Responses
ROOF	
The roof structure has significance and taking away two sections on each side will remove original fabric and expose the structural elements and other building elements in this area, which will then require waterproofing, which in a building of this age and construction could prove to be quite invasive, and also put the building at risk. The preference would be to retain the historic roof form intact and if additional levels of natural light are required then the introduction of rooflights could be looked at.	*Roof terraces are achieved whilst maintaining all primary roof trusses structure locations.* *Primary roof structure is proposed to be retained where possible, and repaired/replaced only where damaged due to current water ingress through damage roof fabric.* *The roof original and fabric has decayed and has 'failed'. The roof (apart from the timber queen post roof trusses and some metal purlins that we seek to retain) is already leaking and letting substanial amounts of rainwater into the building, helped by several missing gutters from the upper roof. Our new roof will not allow rainwater into the building. We can direct the rainwater into suitably sized RW gutters and take RW away from the building via suitable sized RW pipes.* *We also propose to introduce an external terrace area here as we have lost substantial (twice as much) amount of uutdoor amenity space on the ground floor courtyard due to the need for plant space within an acoustic enclosure, refuse areas for multiple uses and cycle storage for multiple uses.* *What we propose is not invasive or putting the building at risk, what we are proposing saves the building from eventual collapse and loss.*

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The removal of sections of roof will cause harm and this harm will need to be fully justified. There needs to be a clear and convincing case that demonstrates that the intervention is necessary to ensure the sustainable reuse of the asset. If the scheme can be delivered without the removal of sections of the roof and associated harm then this should be the starting point.	*The harm has already happened. Sections of the roof are already missing and letting in rainwater, which has damaged the building already. Beam ends have rotted away, see Hutton and Rostron Reports.* *The scheme needs to be delivered with the roof terraces so our occupiers have usable and pleasant outdoor amenity space with views over Manchester.*
If the need for the roof terraces could be justified and agreed then the detailed design would need reviewing and any edge protection needs to be considered and should be as lightweight as possible. Ideally in frameless glass set back from the parapet.	*Agreed. We have provided details that show a frameless glass edge protection set back from the parapet.*
The gable end parapet detail with new stones will need to be detailed.	*Agreed, we can agree the details via condition.*
New external rooflights and windows will need to be detailed.	*Agreed. We have provided details that show a flush mounted 'Standard Patent Glazing' heritage roof light.*
Details of repair works and alterations to the roof, samples of roof materials etc will need to be detailed, presented and agreed. Any structural works either the roof or the floor, walls and other elements will need to be detailed and presented. It is assumed that some of this work can only take place following the asbestos removal and when the engineers have full access to survey and develop any proposals.	*Agreed, we can agree the details via condition.*
WINDOWS	
Any loss of original fabric will need to be recorded. Can any of the existing original attic windows be retained?	*Agreed, specialist will need to review and confirm if the clerestorey windows can be refurbished. Our environmental stratgey will suffer slightly as they are single glazed.*
The reason for creating larger windows doesn't seem to be justified. The proposed ground floor windows are shown as being too low and should be reinstated to the original proportions, these windows should be reinstated as sliding sashes rather than large panes, so that they match the reinstated windows above.	*Agreed, we have changed to original size, so Cills and Head as per existing.* *We will retain & refurbish the existing Ground Floor single-paned windows to the Front Elevation, so we can differentiate the offices above from the F&B at Ground. The Ground Floor spaces will be more transparent and accessible/welcoming.*

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9. Pre-Application Process

The reinstatement of sliding sash windows rather than returning the windows back to their original metal framed design would be an improvement on the current window design. The proposal would return the building to a historic pattern and detail but not the original and this decision needs to be fully justified. There is evidence of previous timber sliding sashes, and also of the original metal frames so any reinstatement would be evidence based rather than a conjectural reinstatement. The applicants should set out in more detail the approach and consider the option to reinstate back to the original metal frames, this will enable us to fully review.	*Agreed. The 1st to 3rd floor windows we will revert to the 3 over 3 timber sliding sash windows that are identifiable on historic elevational drawings.* *We did consider at an earlier point 2 over 2 sliding sash windows but we all agreed the 3 over 3 looked better on this Industrial building.*
The removal of render and internal opening up work will hopefully reveal the original opening and design. The final design and detailing of the window will need to be developed and reviewed.Ideally in frameless glass set back from the parapet.	*Agreed, we can agree the details via condition.*
The windows and doors to the gable end appear more like they've been boarded up are of concern. The design of the doors and should be looked at and the comms room window retained as a glazed window.	*Not boarded up, we have adapted the elevations and CGIs to help. To the North elevation, we have a 'Comms Room' a 'Plant Room' , a Means of Escape and and BOH Access. We have amended the 'Comms room' window to show a glass outer/but solid inner, ie. a Spandral Panel.*
New glazing, doors and frames to the archways will need to be fully detailed. Frames should be a slim as possible.	*Agreed. We have provided further detail of the central arch, to show the reveal brick profile. We agree the frame will be as slender as possible in a Metal Framed system.*
FIRE ESCAPE	
The removal would cause harm and the proposed replacement appears quite bulky especially with the service riser. There is a need to look at options for removing the service riser and dealing with extract at low level with a more sophisticated system. If a staircase is needed then why can't the existing be refurbished and brought up to modern standards. If there is justification for a new staircase then we'll need to look at the detailed design.	*We have, following your advice, removed the rear Vertical Flue Riser by positioning the Kitchen Plant at Ground Floor next to the Kitchen. This negates the need for a vertical riser and a roof top plant area. We also flipped the staircase so the top landing projects less.* *Further Staircase Design Details, we can agree via condition. The 2no. existing Historic Fire Escape Staircases, are not suitable for reuse due to them not complying with modern safety regs. The step pitch and open and high risers would also be uncomfortable to use.* *We proposed to retain and refurbish the South external fire escape staircase. Elements which can be saved from the North external fire escape staircase can be refurbished and reused where required.*

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FENCE & PLANT ENCLOSURE TO YARD	
This element appears quite functional to the external view and we would like to see improvements in the quality of this. The various enclosures to service areas, plant, pergola frame and refuse storage all impacts on the yard and setting of the building and needs to be designed to present an acceptable setting to the asset.	*Agreed. We have provided further details of the external area, including as requested, the Courtyard Canopy, The acoustic enclosure and the Refuse Store enclosures.*
RENDER REMOVAL	
We support the principle of the full removal of the render to expose the bricks. We'll need to agree the repairs and reinstatement works and also control any discoveries in case there is anything revealed as part of the removal. We'll also need full details of the exposed arch opening, typical window opening, head and cill details when these are known following the removal of render.	*Agreed, via condition*
EXISTING STAIRCASE	
Existing staircase. Loss of significant staircase is of concern. This should be retained unless overwhelming justification. The screens surrounding it could be retained and reused as part of internal fit out. There will need to be a discussion about the extent of retention and viability and whether the whole or sections can remain in situ.	*The existing central staircase is in part 'demarcated' and not accessible as it is structurally unsafe. It would have to be rebuilt in modern materials and to Building Regulations Part B dimensions and be fire enclosed, so none of the Historic Staircase would be apparent.* *The existing South staircase is to be retained as this has a 'Part M' accessible lift enclosure. We need a Means of escape at North End of the building, due to the length of the building. This North MOE would still be needed even with a centrally located staircase.* *We suggest that an improved Ground floor legible link from front to back is more of a benefit to the scheme than 'recreating' an unneeded 3rd MOE from the middle of the building.* *There are historic timber panels on the internal faces, these can be saved, lightly refurbished if required and displayed elesewhere in the proposals. This is stated within our Design and Access Statement.*

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9. Pre-Application Process

PARTITIONS	
Partitions. Amount of subdivision is considered to be excessive and the spaces should be more open plan with much larger areas kept free of enclosure. The push towards a more cellular approach for smaller units is based on a business case which states that larger more open plan units are not lettable, but we will need more evidence of this and that larger more open plan spaces are not workable. Examples such as Neptune Mill which was recently converted into more open plan offices with minimal subdivision are evidence of demand for larger spaces within a listed building.	*Our Clients have carried out market research that demonstrates that there is a 'small office' need. A small office that can adapt into a larger office when required will provide business an opportunity to expand without the need to relocate.* *There is a need for these smaller spaces in Manchester and this, along with the flexibility to stay put and grow in size is what we are providing.*
The partitions are glazed but have a timber frame which comes across as quite bulky in the visuals. A lighter weight fully glazed solution would provide a more open feel and this should be explored.	*Agreed. As requested we have reduced frame dimensions, so they read as lighter interventions within the spaces.* *The final partition system can be agreed by condition.*
DEMOLITION & ALTERATIONS TO GROUND FLOOR	
Demolition and alterations to ground floor. We'll need to see full details of all modifications to the building especially where there are significant interventions and alteration including the roofworks and ground floor. Details, methodologies and structural works will need to be submitted. Can we clarify what the light blue elements are please? Is this new structural steel / concrete as it could have ahigh visual impact. We will have to look futher at the impact on original fabric in this location once we have that confirmation.	*Agreed. As requested we have included detail within our Design and Access Statement that describes each structural intervention at Ground floor.* *The Blue element circled is a Structural steel intervention to 1) strengtheneing the beam and ii) provide a structural step to allow circulation from Newton Street through the middle of the building to the courtyard.*
There is a note stating that pavement lights will be removed. If these are original then they should be retained and repaired- this was discussed in the meeting and we think confirmed that they were to be retained.	*Agreed, we now propose to retain and refurbish if they salvageable.*
If any original millboards are to be removed then this should be minimal and we need to see some of these set aside for reuse for repairs. We need to look at the areas proposed for removal and also look in detail where areas of historic beams are proposed for removal and see what impact this has.	*Agreed, we seek to retain as much existng Mill Boards and Beams as possible. In some locations identified they are rotten - they need to be removed and repaired with Splice details. In some areas we are infilling failing floor boards with new Mill boards, so the floors can be safely used. In all locations if a timber element can be saved , it will be reused somewhere else.*

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Would it be possible to retain the cold room?	*It is however unrelated to the historic mill character that the scheme seeks to better reveal and celebrate and as such it is considered that the impact of its loss would be mitigated by the benefits its removal would bring.*
EXPOSED SURFACES	
The images show the underside of the floorboards exposed. We'll need to ensure at application stage that it has been agreed with building control and fire engineers that the boards can be on show rather than underdrawn. Will there be a need for intumescent paint?	*Agreed, we have confirmed with our SE and our Fire Consultant that we can have exposed timber elements. Our SE has confirred 'charring rates' are acceptable to allow the fire compartmentation we require. This is mentioned in our Design and Access Statement .*
The intention is to expose the brickwork and remove all of the paint. It would be helpful to have a section retained as an historic record of the finishes and leave a 'window' of original painted surfaces somewhere visible. The sample removal seems to have been successful. We will need to have careful control over this to ensure there is no damage to the surface especially if there are weaker areas of brick. There should be a stop point if damage becomes evident.	*Agreed, we will identifiy an area to retain.*
DAMP PROOFING OF BASEMENT	
This is an area of concern in relation to which we will need further details and justification. The starting point would be to deal with the source of dampness and keep the walls exposed as much as possible.	*Agreed, we now propose to retain and refurbish if they salvageable. As described in the Design nd Access statement section , to achieve a safe healthy basement environment, the Ground Water which infiltrates the basement walls have to be captured and removed. A basement cavity drainage system is the only healthy way to do this. We can not deal with the source of the dampness as the source is Ground Water from outside our application site. The building immediately abuts the public footpaths on three elevations therefore excavation to treat the external retained face of the wall is not possible. Treating the rear elevation externally would mean excavating within the public sewer easement which would risk damaging the public assessment and unlikely to be agreed with United Utilities.*

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LIFT MECHANISM AND FEATURE OF HERITAGE VALUE	
The historic lift mechanism is of significance and should be retained and exposed. A full audit should be undertaken of any original or historic fixtures and fittings, switches, sprinklers, services, brackets etc and a strategy developed for their retention in situ, or if justified their relocation within the scheme. As referred to above, would it be possible to retain the cold room?	*Agreed, we can retain and reuse Historic Items somewhere, ID to advise. We have included a section in our Design and Access Statement that identifies some items that could be saved and reused, however there may be more.* *Sprinklers should be removed as the remaining pipes would compromise acoustics between rooms, and complicate fire strategy by confusing Fire Department when they enter the building.*
M & E	
There needs to be a clear M and E strategy that minimises interventions and carefully considers the look and feel of any new services. For instance is this to be fed through a raised floor or through surface mounted cabling. We wouldn't want to see long runs of dado trunking on the exposed brick wall. Full details of this will need to form part of the applications and a 'mock-up' visual should be included to illustrate the look and feel.	*We agree, there will be no Dado trunking on the brick or partition walls. All Electrical services will be serviced from the void within the raised floor.* *A 'look book' of example images could be produced, if this would help?*
The RCP's show large extent of ducting which is shown on the CGI's and on the sections. These also terminate at windows at the rear and gables and this will result in windows becoming vents, the design should not be a standard louvre design which is currently shown on the elevations. The Faraday elevation doesn't show and louvres but there is ducting terminating at these points.	*Agreed we have substituted a standard louver detail to a slotted profile arrange. See submitted windows details.* *High level Louvers above windows would only be louvered where absolutely nessesary. The alternative would be Vertical ducts through the building. This would result in 1) more plant, 2) loss of Floor area 3) loss of Historic Mill Boards.* *We have positioned Louvers on secondary elevations where possible.*
Ducting appears very congested around the central corridor which would impact on the space especially is the corridor is full glazed. This appears to be very close to the columns and would visually have a significant impact. A more open plan arrangement would allow more flexibility and enable the ducting to be set away from the central columns.	*We agree, we have relocated the high level central office duct and pipe tray within the office areas, away from the central corridor and away from the existing historic Central column so its full height can be appreciated.*
How are vents through the basement to the exterior dealt with? This appears to be through louvres which again will need to carefully designed.	*Agreed, Louvers agreed via condition.*

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10. External/Landscaping Areas

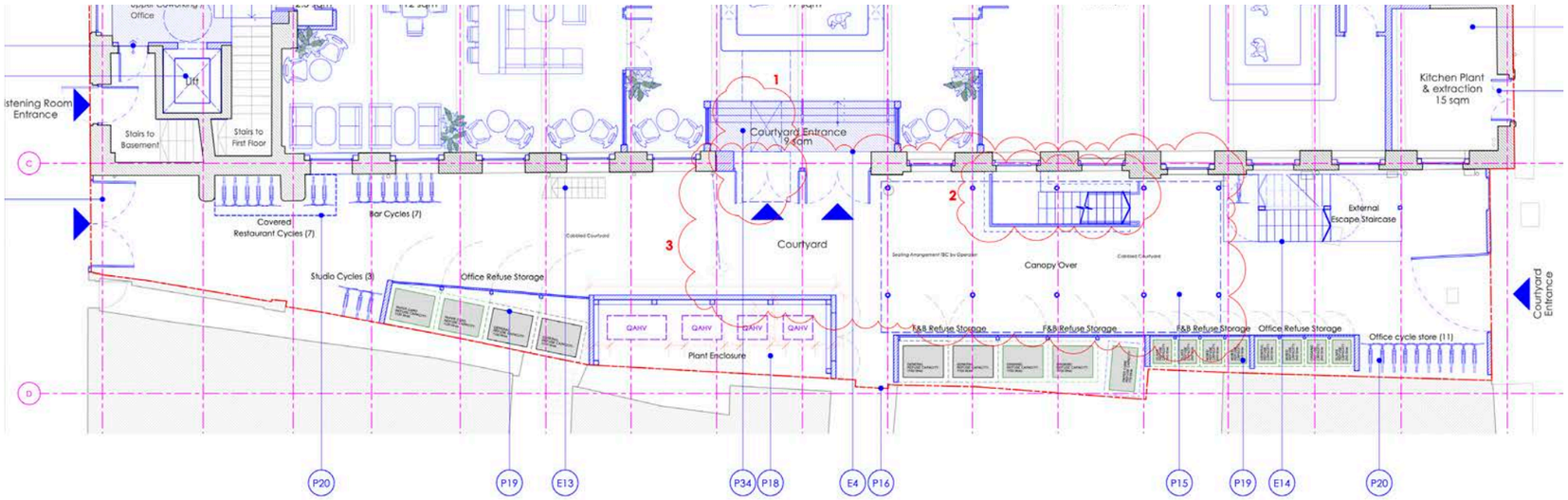
There is little scope for bedded soft landscaping in the rear courtyard due to its city centre location and being a confined and overshadowed environment. However, there is opportunity for hard landscaping improvements and courtyard environment improvements to provide a pleasant external environment to customers and occupiers who have access to the offices and restaurant.

We propose a covered outdoor seating area under a metal and glass canopy - open on all sides. However we seek to have this design, size and location approved by condition, following approval of the application.

There is an acoustic enclosure proposed centrally located at the widest part of the courtyard, while avoiding the retained neighbouring fire escape from 39-41 Port Street.

There are a couple of refuse enclosures which would be for the F&B and Office uses proposed in the development. Each containing provision for general waste and separate containers for glass plastic, organic, paper/card.

There are a couple of locations for cycle storage. One location for Office users arriving by cycle. There is office user changing and showering facilities. One location for bar/restaurant users arriving by cycle. These are in separate areas for security.



Proposed Courtyard Plan

All these courtyard areas and facilities are behind a secure gate line at the North and South of the site.

The calculations and total numbers of cycle required and Refuse Container numbers/ sizes, based on areas, can be viewed under Appendix 3 of this Design and Access Statement.

Our transport Consultant (SK Transport) has also collated a Transport assessment, which should be read in conjunction with the above. Submitted with this application. This states how the eurobins are moved, by whom and when.

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10. External/Landscaping Areas

External Courtyard

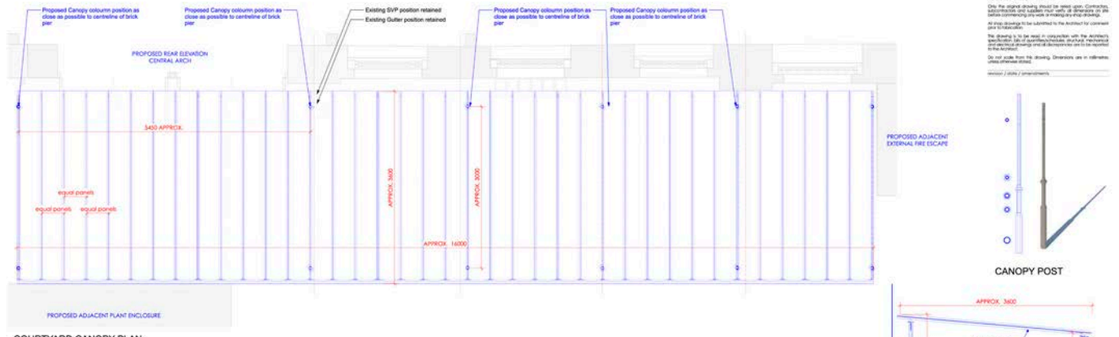
The currently underused and inaccessible rear courtyard.

Further to the central arches which lead occupiers and visitors through the building from Newton Street to the rear, we proposed a metal framed ornate rear canopy to the extent shown on the proposed plans.

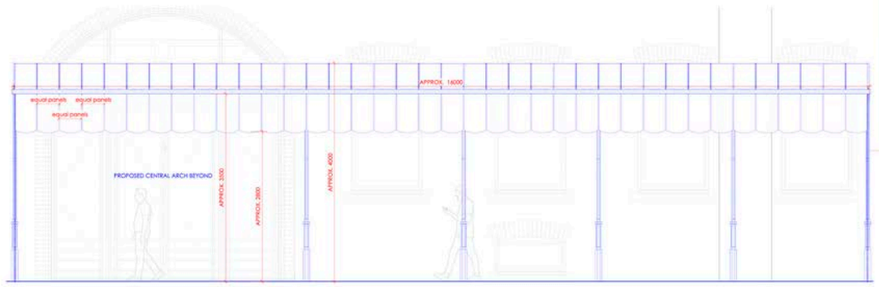
We propose a canopy similar in style to the images below, however we will, of course, provide shop/manufacturer drawings of the canopy structure, specification and details to MCC for approval prior to placing any orders or installation.



Example of courtyard canopy

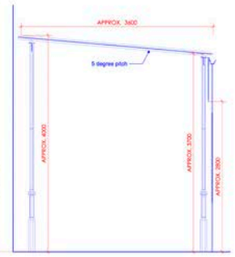


COURTYARD CANOPY PLAN



COURTYARD CANOPY ELEVATION

CANOPY POST



COURTYARD CANOPY SIDE ELEVATION

PLANNING

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11. Access Strategy (Refer to Appendix 2: Access Strategy Drawings)

The existing building already has a compromised access arrangement, which is typical to historic Building in Manchester and generally.

The Ground floor is actually an Upper Ground floor, by the fact that it is raised 4 steps above pavement level. The existing location of these 2 sets of steps are; one within the main entrance to the South, then internal steps up to the Upper Ground floor lift landing. The second set of steps is a back of house entrance to the North with recessed external steps, which creates an insecure niche or hiding place, this was shuttered off by the later introduction of a roller security shutter.

Our proposals aim to increase accessibility for all. The office floors access via the South end of the site and would receive level access by dropping a section of Upper Ground floor level to Pavement level. So the Lift 1 position could be accessible by all occupiers/ visitors no matter if they have mobility issues. The Lift 1 position lift shaft does need to be made deeper slightly to allow an 8 Person/ Part M compliant lift to be installed.

The Ground floor restaurant and shared work space would be accessible through the opening up of a historic existing Arch at Ground Floor, located front and centre of the main elevation on Newton Street. A new set of steps and a sesame type concealed platform lift would enable access between pavement and Upper ground floor level. A duplicate/mirrored arch and set of steps on the back elevation would then allow visitors/customers access to the external courtyard and covered area.

Part M compliant WC facilities are available at Ground Floor, First and Third floor levels, ensuring that a disabled restaurant customer or office occupier is on the same floor as accessible toilet facilities or they have to travel maximum 1 floor up or down (via part M compliant lift) to get access to an accessible toilet facility.

There are no ramps proposed in our scheme, the areas between lift 1 and the office areas are highlighting areas of floor that are shallow inclined (shallower than 1 in 20) to deal with undulating existing structural levels, a raised accessible floor for services and acoustic insulation between floors. The raised floor provides a space for fire compartmentation, acoustic compartmentation and concealed services to ensure we keep the exposed Historic ceiling as free from mechanical ventilation plant and electrical cable ways as much as possible.



Sesame lift example

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12. Safety/Crime Impact Statement

We have consulted with Greater Manchester Police and have obtained a 'Crime Impact Statement'. This has been submitted with this application.

They have supported our scheme by stating: Para 3.2 "….*would make a positive contribution to the prevention of crime and fear of crime.*" for the following reasons:

- *The site is located on in a prominent location on the junction of Newton Street and Hilton Street, allowing for high levels of passive surveillance.*
- *The proposed development site will bring the building back into active use, generating activity in the area and an active frontage to Newton Street. The ground floor restaurant and basement bar will generate a mix of activity within the building.*
- *The main entrance will be located on Newton Street where it will be easily seen from the public highway/footway.*
- *The main entrance will be overlooked from within the building from the reception desk which is positioned centrally within the entrance lobby.*
- *The building has been vacant for over five years and has been defaced extensively at ground floor with graffiti. There has also been some criminal damage to the building over the years, such as damage to shutters/glazing.*
- *The appearance of the building and external roller shutters is of poor quality and does not contribute to the urban fabric of the area, which can potentially make people feel unsafe when travelling through the area and make people fearful of criminality. The refurbishment of the building and high quality design will improve the street scene remarkably.*
- *The cycle stores in the secure courtyard will allow workers and those visiting the building to securely park their bicycles. The provision of showers will encourage people to cycle to work.*
- *The courtyard area to the rear of the building will be secured at both sides of the building (Faraday Street & Hilton Street) restricting access to legitimate users.*

The report goes on to make several recommendations. We would seek to include all recommendations made for this scheme where possible, some of which we have already included (eg, Para 7.1.9 - WC cubicle doors) and/or confirmed the feasibility of providing (Para 3.3.2-Basement lights to have a 1.5mm PVB interlayer). The majority of recommendations are managerial and operational, however we & our client/operators would look to include all where possible.

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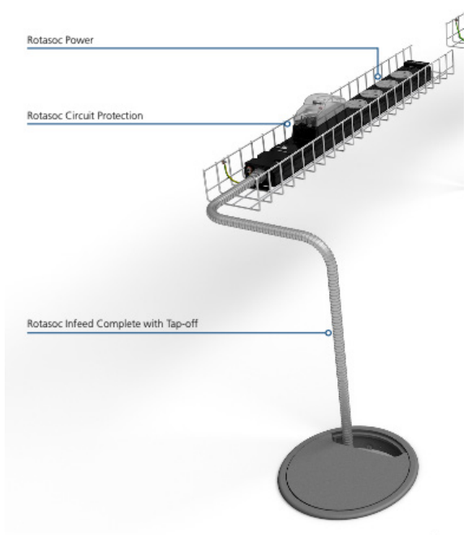
13. Mechanical, Electrical & Plumbing Strategy

Power Distribution around Building

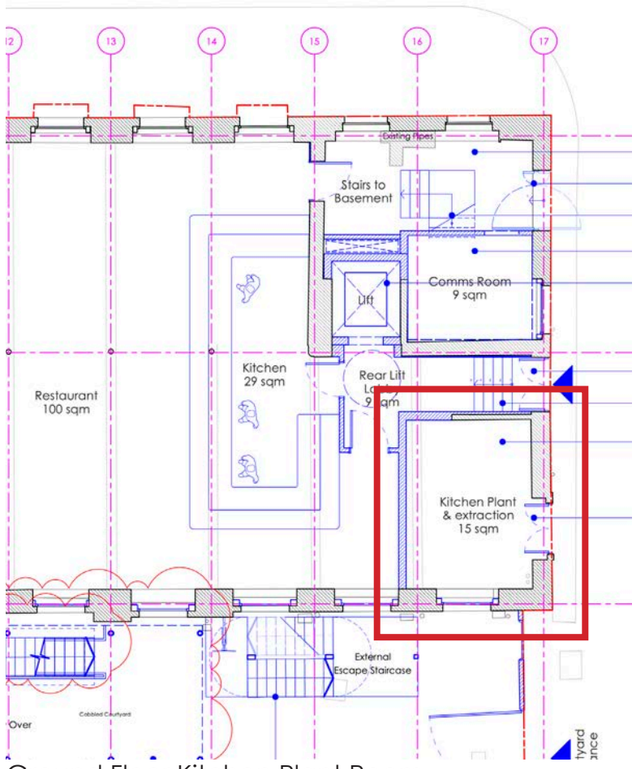
We have worked closely with our MEP consultant (RIDGE) and their sustainability statement has been submitted with this application.

We have worked closely with RIDGE to reduce the amount of visible ceiling mounted Mechanical ventilation, electrical equipment, cable trays, and the other usual ceiling mounted equipment.

Ventilation equipment generally does have to be ceiling mounted to ensure sufficient and efficient distribution of air. However we have concealed the supporting electrical supplies serving these units where possible within the floor void on the floor above. The electrical distribution that would supply power to the office desks would also be concealed within this floor void, with only minimal small circular outlets at regular intervals to allow power connections where required. See example below.



Floor void electrical outlet



Ground Floor Kitchen Plant Room

Mechanical Extraction, Ventilation Plant & Ducting

We have concealed mechanical plant from occupiers and from pedestrians at street level and roof level where there is sufficient existing screening in the form of the projecting tall parapets, at the South end of the roof plan.

The remainder of the buildings proposed plant requirements are either externally located at Ground floor level courtyard within an acoustic enclosure, or internally at Ground floor level at the North end of the building.

Kitchen Extract Plant - Previous Location

We previously developed the scheme with options to locate the kitchen extract plant on top of the new external escape staircase or on the parapet level next to the new external escape staircase within an acoustic enclosure. This was done to separate out a 'fire risk' & a 'potential noise source' from the building's interior.

These previous options also included a ground to roof enclosed service riser. This along with the plant enclosure at roof ridge level meant the staircase looked top heavy. We decided to relocate the kitchen plant internally at Ground floor level, next to the kitchen at the North end of the building. This would remove the need for a ground to roof enclosed service riser, which would add apparent mass and volume to the external facade and to the top of the building.

These previous options can be viewed under Appendix 4 of this Design and Access Statement.

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14. Sustainability, Energy, Low Carbon and Environmental Strategy

Energy and low carbon Strategy

Our strategy has sought to reduce the carbon emissions for the building using a Lean, Mean & Green approach and these findings have been applied to the Proposed Development.

The Proposed Development has been designed with U-values and air permeability that match or are lower than the minimum Building Regulations U-values which is essential in reducing the initial demand for energy and associated CO2 emissions of the building from the outset using passive measures, this will result in less energy required to maintain comfortable conditions inside the building as well as the building performing better as an insulator. Adopting this approach will also allow the Proposed Development to maximise the use of natural sources of cooling and ventilation which will assist in maintaining comfortable conditions within the internal spaces and will also allow the heating and cooling system to perform more efficiently.

Various renewable and low zero carbon technologies have been assessed, and the best technologies adopted to the Proposed Development are:

- Air Source Heat Pump (ASHP) to provide hot water to the kitchen and point of use electric water heaters for changing rooms, WCs and sinks.
- VRF ASHP to provide space heating and cooling to the office and amenity areas.
- High efficiency LED lighting throughout. Lights in communal spaces will be coupled with demand operated lighting where appropriate via daylight diming and absence/presence detection which turns lights off when no occupancy is detected.
- High efficiency/Low specific fan power (SFP's) ventilation fans which will used to reduce the energy consumption of the Proposed Development's air handling systems.

Sustainability

The proposed lighting and ventilation strategy delivers strong sustainability benefits by significantly reducing energy demand and associated carbon emissions. The replacement of existing fittings with low-energy LED luminaires improves electrical efficiency, longevity, and adaptability, reducing both operational energy use and maintenance waste. The installation of local MVHR units enables heat recovery from exhaust air, lowering heating loads while providing consistent fresh air with minimal ductwork and material use. High-efficiency kitchen extract systems with filtration and odour control improve performance while limiting unnecessary air loss, supported by monitored CO and CO2 levels to ensure safe and efficient operation. The tempered make-up air system, providing 85% air replacement via a compliant, inverter-driven AHU with heat pump technology, further optimises energy use in line with Approved Document L, supporting a low-carbon, resource-efficient building design.

Proposed development to focus on passive design, enhancing insulation, energy efficiency measures and removal of fossil fuels.

Submetering approach to support compliance with Building Regulations Part L and to allow future monitoring of energy use across landlord and tenant areas.

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14. Sustainability, Energy, Low Carbon and Environmental Impact

Environmental

The proposed lighting and mechanical systems deliver significant internal environmental benefits by enhancing energy efficiency, indoor air quality, and occupant comfort. The use of low-energy LED luminaires with appropriate controls reduces electrical consumption while providing high-quality, adaptable lighting suited to user needs, supporting wellbeing and visual comfort. The introduction of local MVHR units on each floor enables continuous supply of fresh air while recovering heat from exhaust air, reducing heat loss and maintaining stable internal temperatures. Effective air management measures, including cross-talk attenuators and targeted kitchen extract systems with odour control and filtration, help minimise noise transfer and improve internal air quality. Carbon monoxide and carbon dioxide monitoring further safeguards occupant health. Together with the high-efficiency, tempered make-up air system compliant with Approved Document L, these measures create a healthier, more comfortable, and environmentally responsive internal environment while minimising energy use.

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15. Cleaning & Maintenance

Window Cleaning

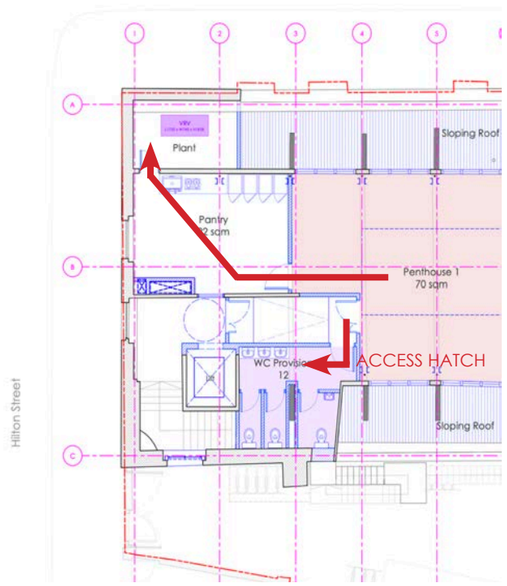
- Ground floor double-glazed windows and doors on all elevations - can be cleaned externally from pavement/courtyard level and internally from Ground floor level
- 3-over-3 timber sash double glazed windows - panels fixed on a locking system, openable by maintenance team only. Structural fixings of eyebolts at low level adjacent to every other window to provide mansafe system to allow external window cleaning from inside
- 4th Floor Clerestory windows , each bay is divided into 3, as per existing. The outer panels would be opening to allow cleaning of the adjacent external panels from the building interior. Window cleaner would work from interior
- 4th Floor Rooflights, each bay is divided into 3, to line through with the brick reveals & clerestory window panels. The middle roof light on each roof pitch would be fixed to allow cleaning from the adjacent external roof lights from the building interior. Window cleaner would work internally from a temporary mobile platform.

Rooftop Plant Maintenance

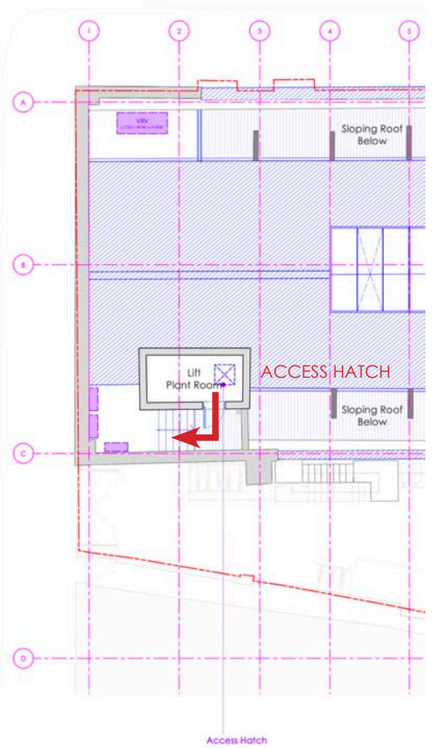
The plant area at 4th floor South West corner is easily accessible via the 4th floor pantry/lounge area, through a normal standard external plant room door. The plant area is then surrounded on each side by either existing brick parapet wall or an acoustic and visual screening.

The plant area at lift over run level at the South East corner is accessible via the 4th floor WC Area, through a normal sized ceiling access panel. The plant area is then surrounded on each side by either existing brick parapet wall or the existing brick clad lift over run.

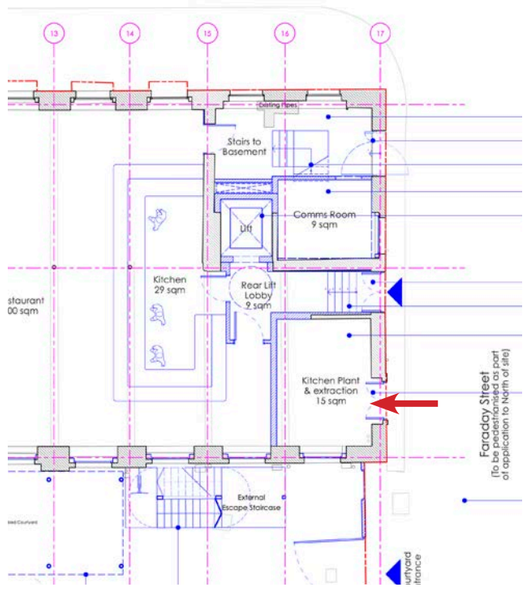
All other areas of plant (Kitchen plant, ground floor internally at north corner & Office VFRs located in an acoustic enclosure in the courtyard) are accessible without man safe systems or platforms.



4th Floor plan showing access to plant through pantry and to lift plant room through 4F WC



Roof plan showing Plant Room



Ground Floor Kitchen Plant Room

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16. Amount/Areas

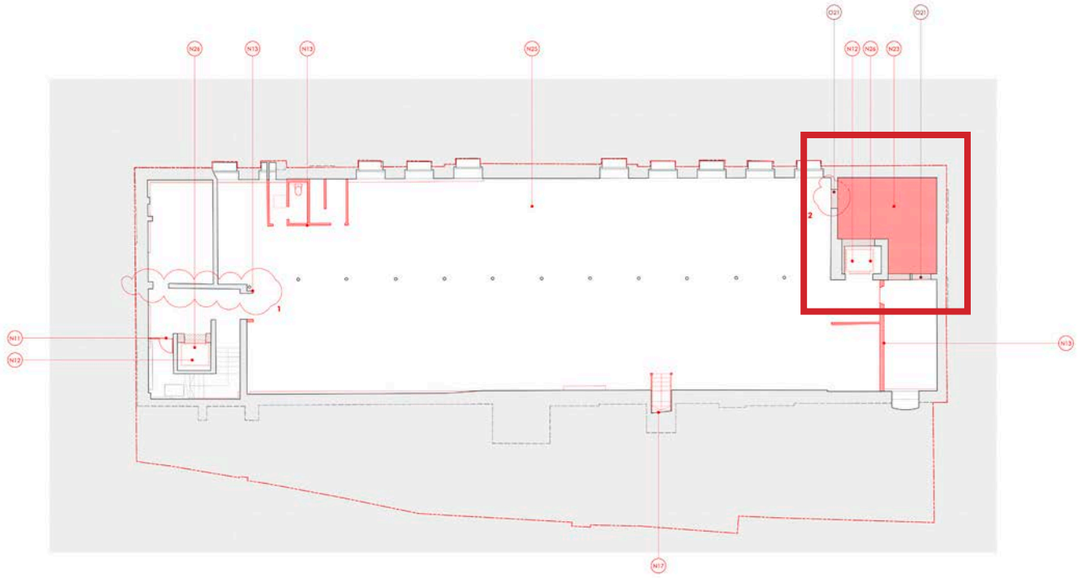
The proposed developments number of persons, per use, are scheduled below:

- Office: Grd & 4th floor - 60 PAX per floor
- Office: 1st/2nd/3rd - 100 PAX per floor
- Restaurant: 72 PAX (TBA with operator)
- Listening Lounge: 70 PAX (TBA with operator)
- Recording Studio: 10 (TBA with operator)

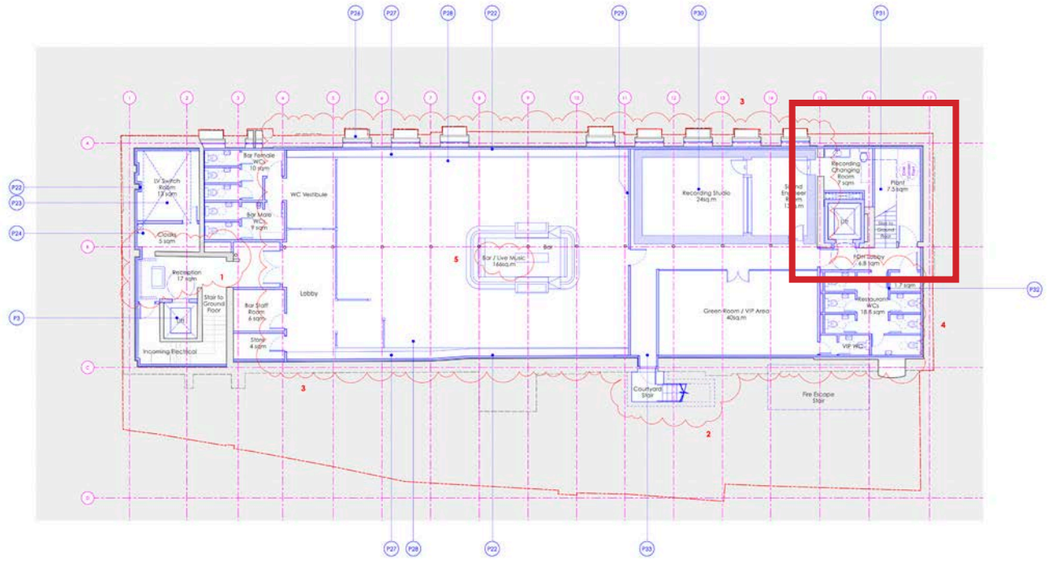
The existing building and proposed developments floor areas are scheduled in tabular form in Appendix 3 of this Design and Access Statement.

But to summarise, the existing building volume is maintained, no extensions to the building fabric is proposed ie., no increase in Gross External Area.

Basement is confined by the existing buildings footprint, ie. the earth retaining basement walls. There will be a small increase in NIA, due to proposed excavation of made ground to the North-West corner of the site. This will extend the floor plan to the existing building's footprint. This will be imperceptible externally.



1 Demolition Basement Floor Plan
Scale: 1:100

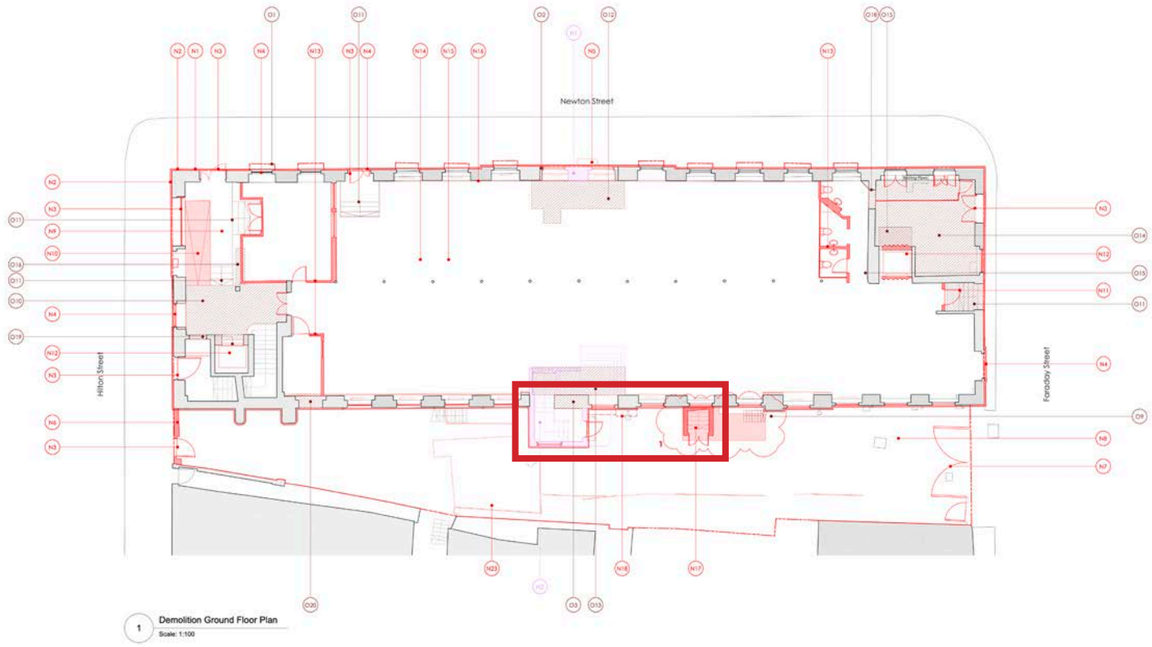


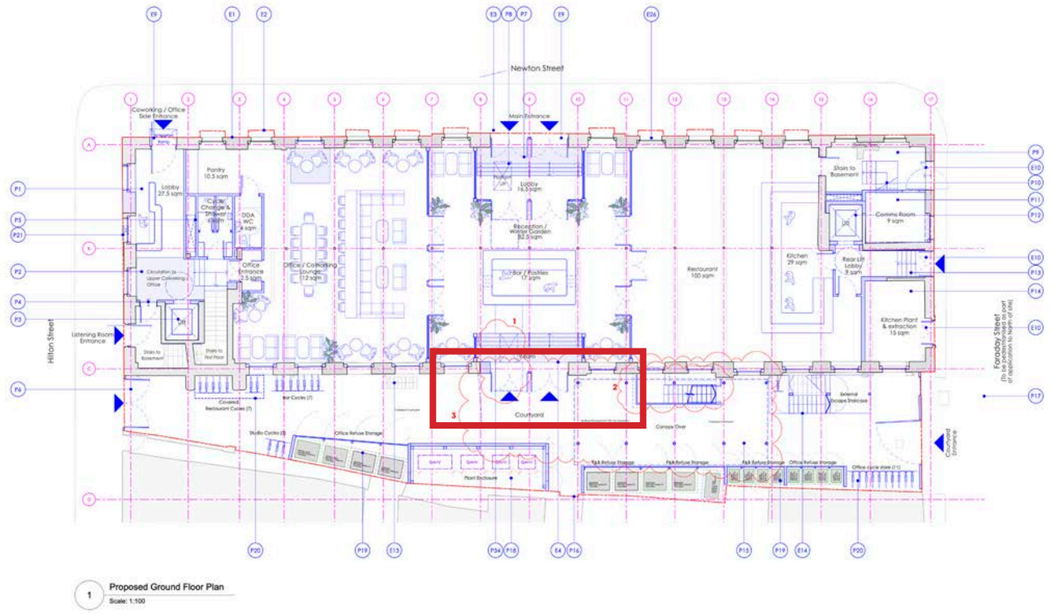
1 Proposed Basement Floor Plan
Scale: 1:100

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16. Amount/Areas





Ground floor is confined by the existing external walls/building fabric. There will be a small reduction in area, due to the removal of a non-historic extension to the rear of the building that was not in keeping with the building shell. This will not affect any street scenes.

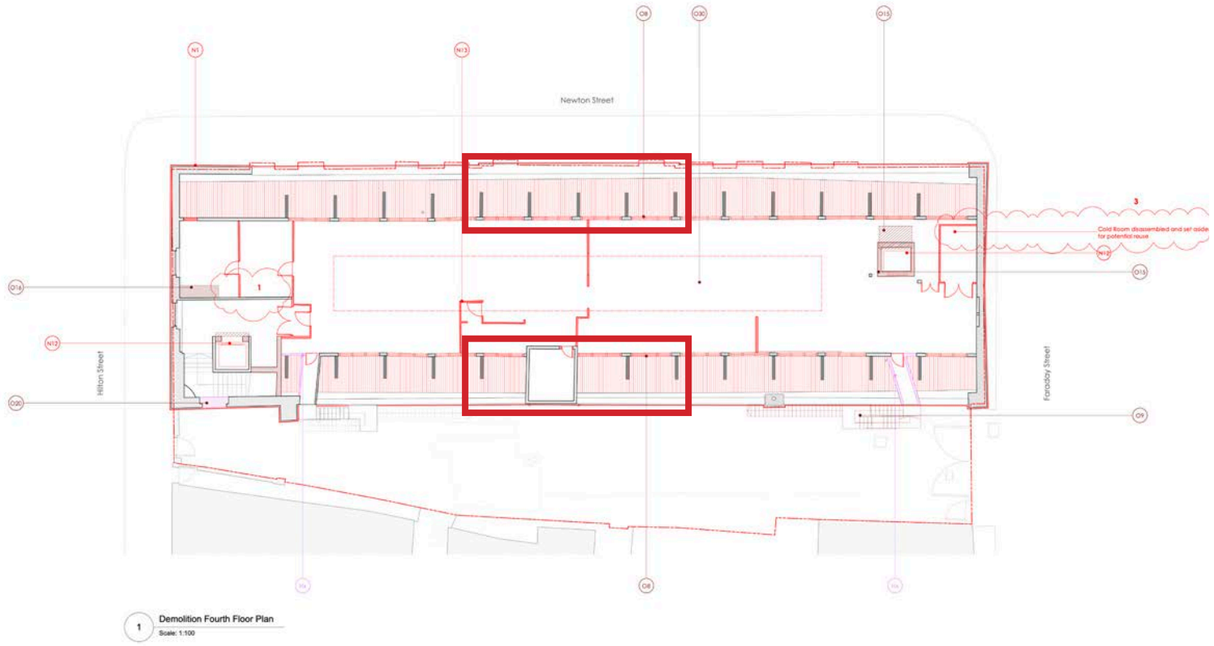
Rear Courtyard/ External Area is confined by the site boundary line and perimeter boundary walls. There will be a reduction in usable external area due to the external acoustic plant enclosure, external secondary mean of escape staircase & multiple refuse enclosures and cycle storage areas for the separate uses.

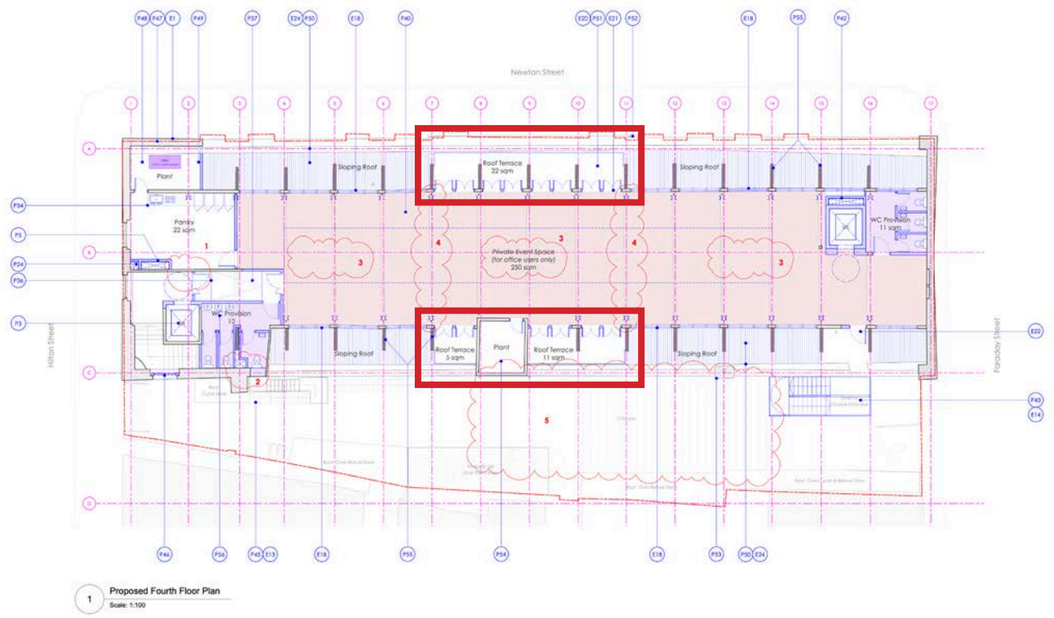
First to Third floors are defined by the existing external walls/ building fabric.

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16. Amount/Areas

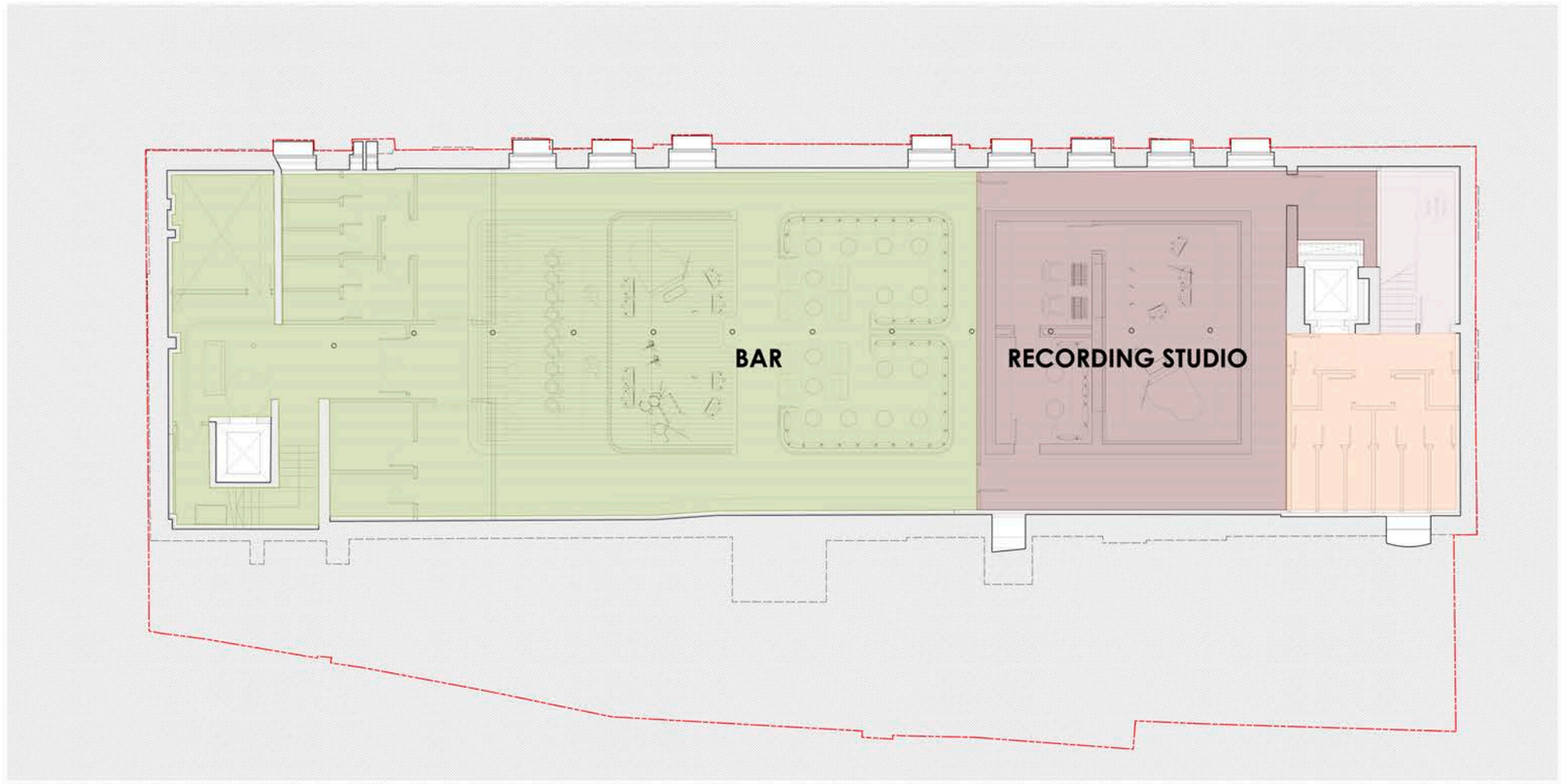




Fourth floor area is approximately 280sq.m (building survey is not completed due to the presence of hazardous materials, see section 6. We proposed to replicate this 4th floor area. Additionally, we propose to introduce external space in the form of 3no. Roof terraces to the long East and West elevations. This will recover approximately one half of the lost external area at ground floor courtyard level while improving the occupiers working environment by providing external amenity space and views across Manchester.

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17. Land Use



Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace

1 Proposed Land Use Basement Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

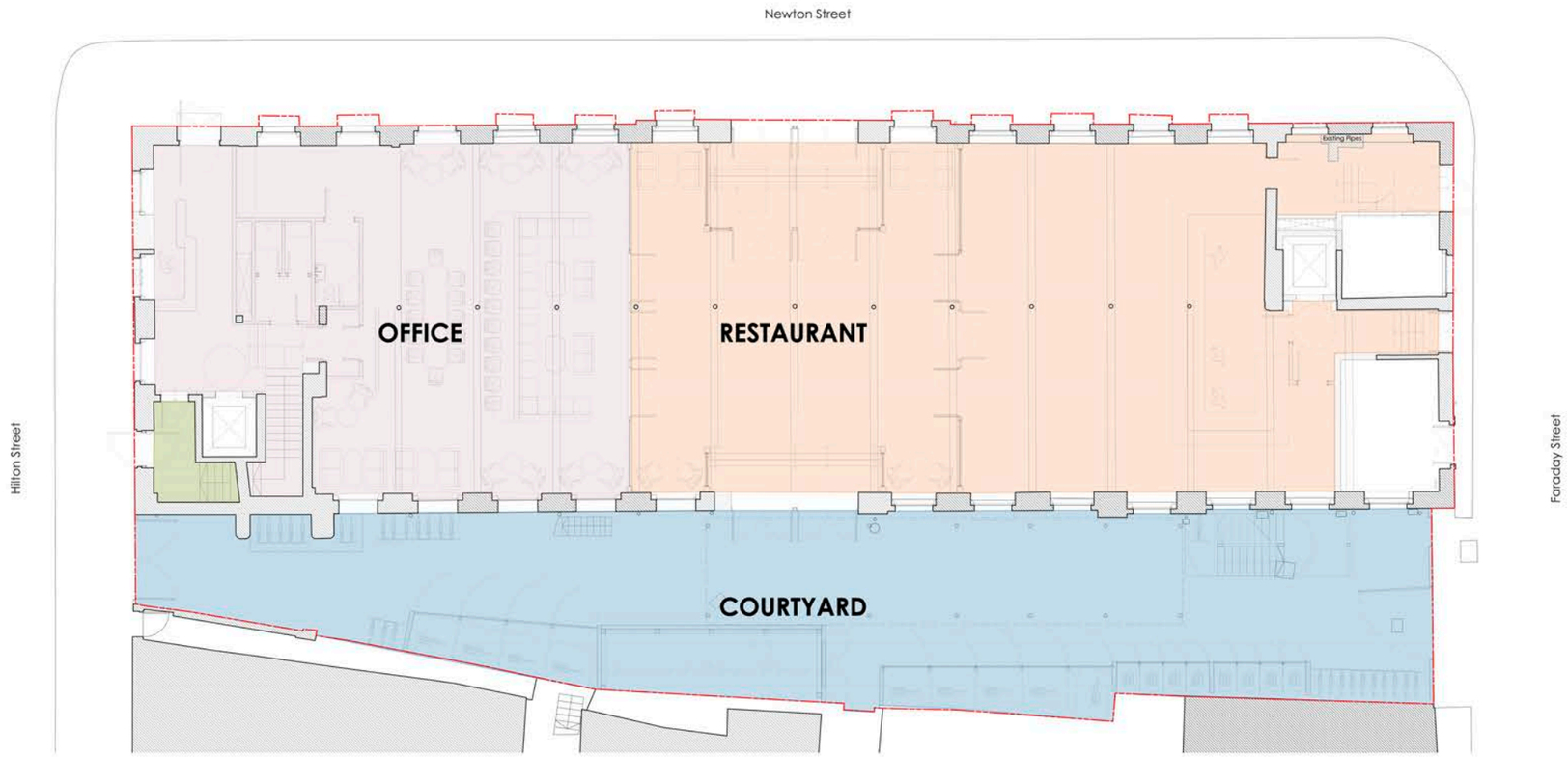
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17. Land Use

Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace



1 Proposed Land Use Ground Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

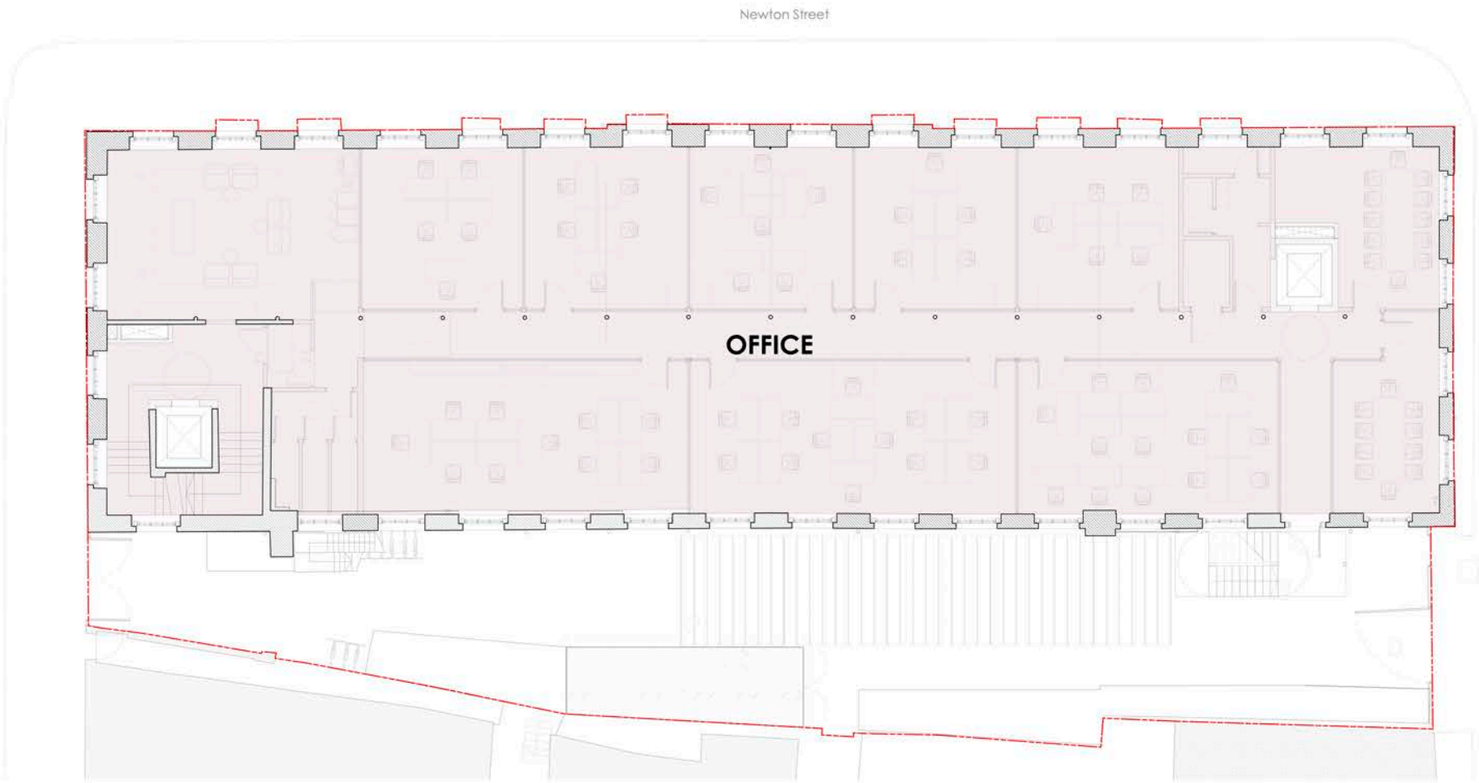
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17. Land Use

Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace



1 Proposed Land Use First Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

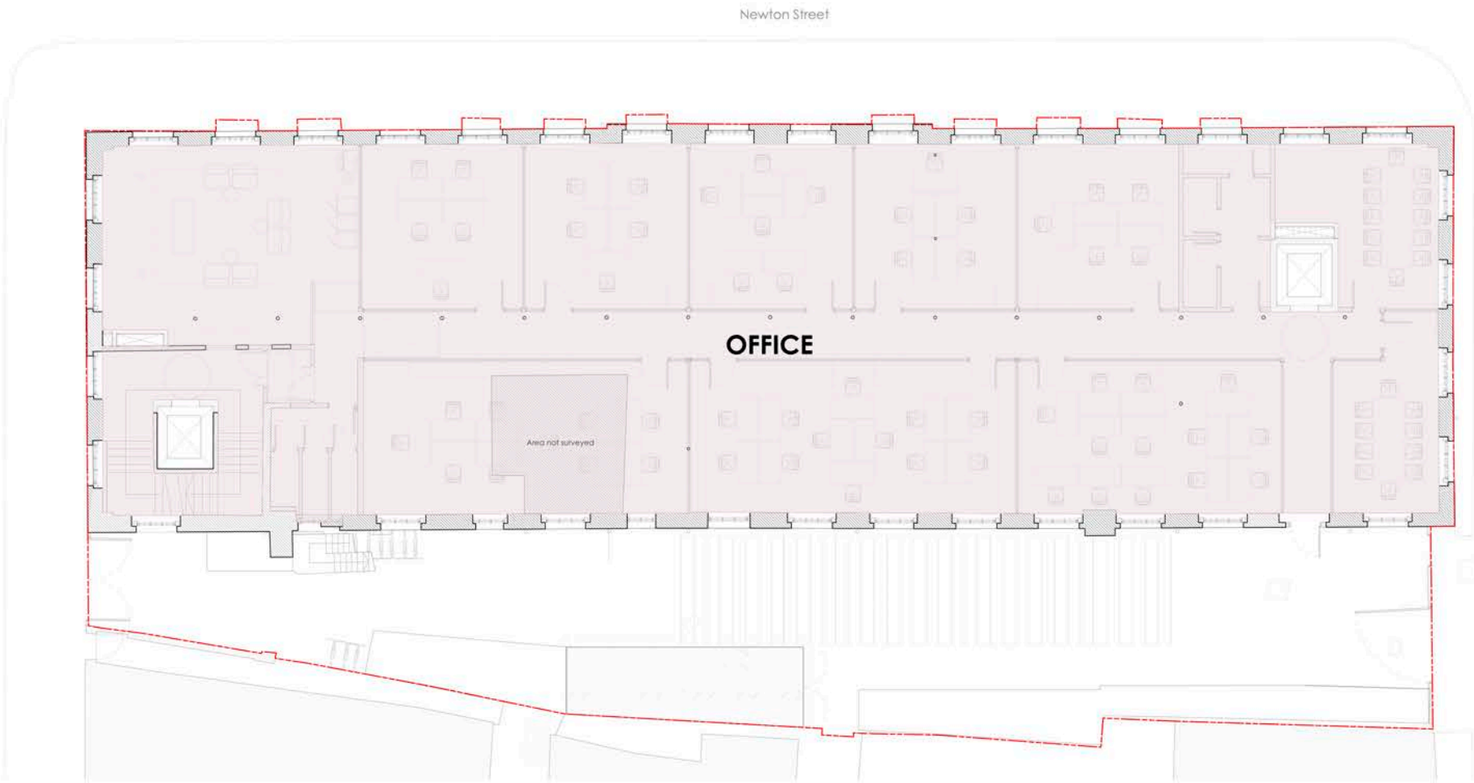
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17. Land Use

Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace



1 Proposed Land Use Second Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

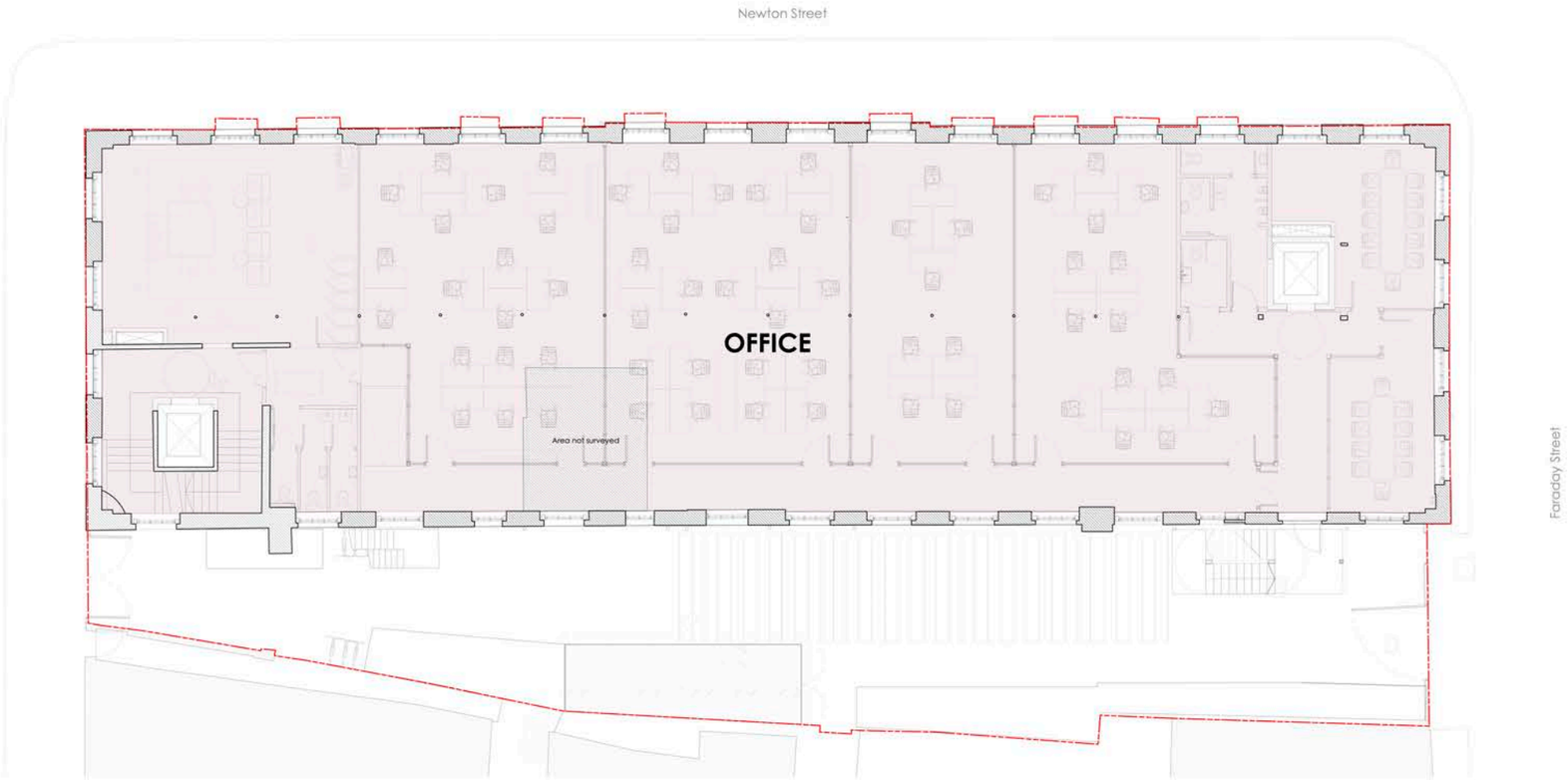
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17. Land Use

Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace



1 Proposed Land Use Third Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

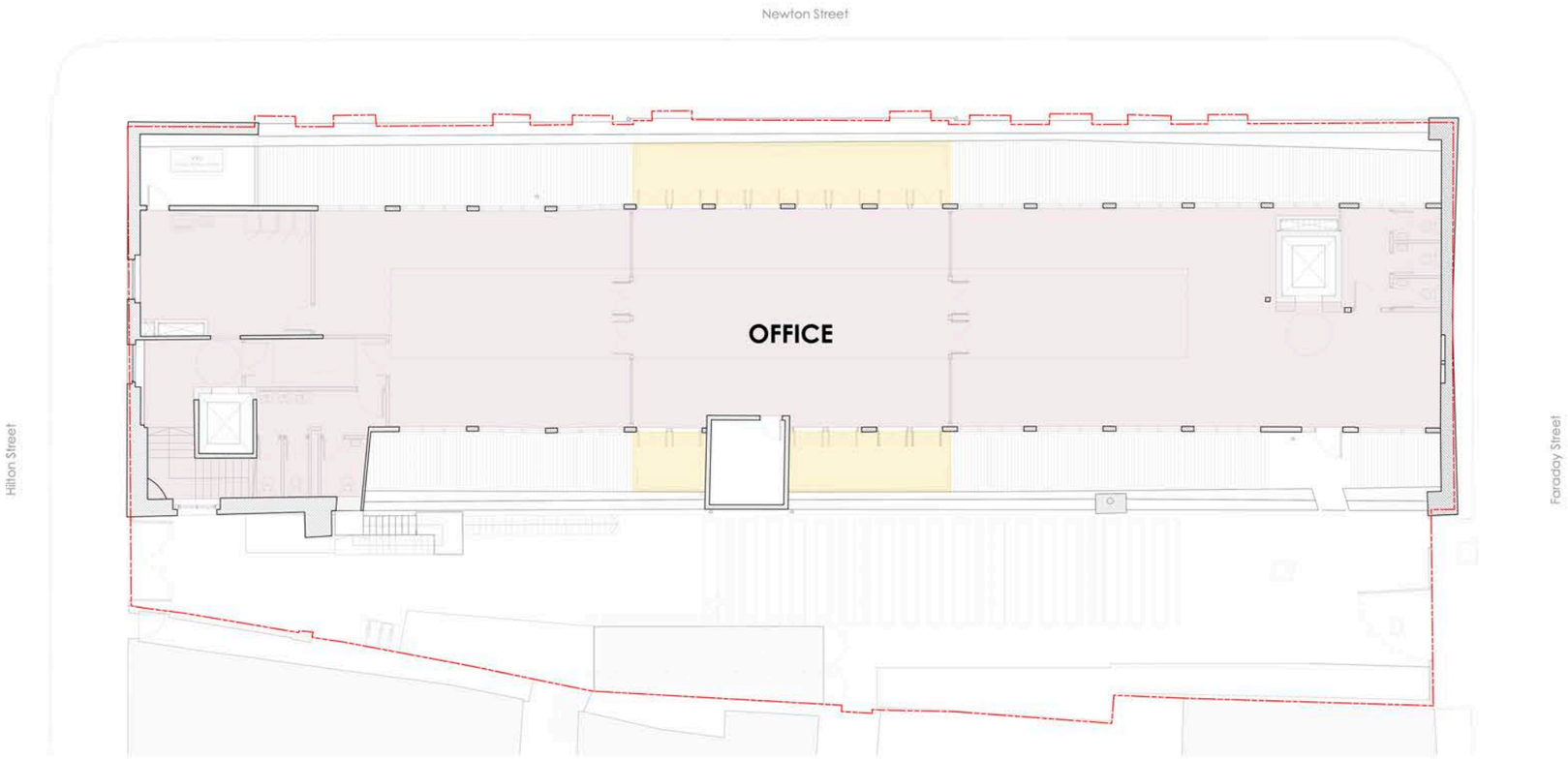
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17. Land Use

Key:

- Office / Coworking
- Restaurant
- Courtyard
- Bar
- Recording Studio
- Terrace



1 Proposed Land Use Fourth Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

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18. Conclusion

The proposed scheme represents a comprehensive and sensitive response to the challenges facing this vacant and deteriorating listed building. By securing its repair, conservation and viable long-term use, the development will not only safeguard a significant heritage asset but also reverse the harm caused by years of neglect and unsympathetic alteration. The careful restoration of historic fabric, alongside the reinstatement of key architectural features, will enhance the building's legibility and reinforce its contribution to the character and appearance of the conservation area.

Equally, the introduction of active, culturally relevant uses and improved accessibility will ensure the building once again plays a meaningful role within the local community, generating vitality, increasing footfall and improving perceptions of the area. Sustainability measures and thoughtful design interventions further support the building's future resilience without compromising its historic significance.

Overall, the scheme successfully balances conservation with regeneration, delivering clear heritage, social and economic benefits while securing the long-term future of an important and distinctive part of Manchester.

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Appendix 1: Investigations Drawings

Investigations Plans
Investigations Elevations
Investigations Sections

Drawings be read in conjunction with:

- *Structural Commentary prepared by Civic*
- *Heritage Commentary prepared by Donald Insall Associates*
- *Trail Cleaning & opening Up Works Site Notes prepared by Donald Insall Associates*

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1.



2.



3.



3.



4



1 Investigation Works Ground Floor Plan
Scale: 1:100

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revision / date / amendments

A / 28/01/26 / Scope ammended to reflect discussion with MCC

0 1 2 3 4 5 8m

FEASIBILITY

ARCHER HUMPHRYES ARCHITECTS

Basement
Central House
142 Central Street
London EC1V 8AR
United Kingdom
T: +44 (0)207 251 8555

project title
Marlsbro House
Manchester

drawing title	scale	date
Investigation Works Ground Floor Plan	1:100 @A1	05.01.26
	drawn by DC	checked by DA
drawing no. AHA/MHM/ IW/100	revision A	

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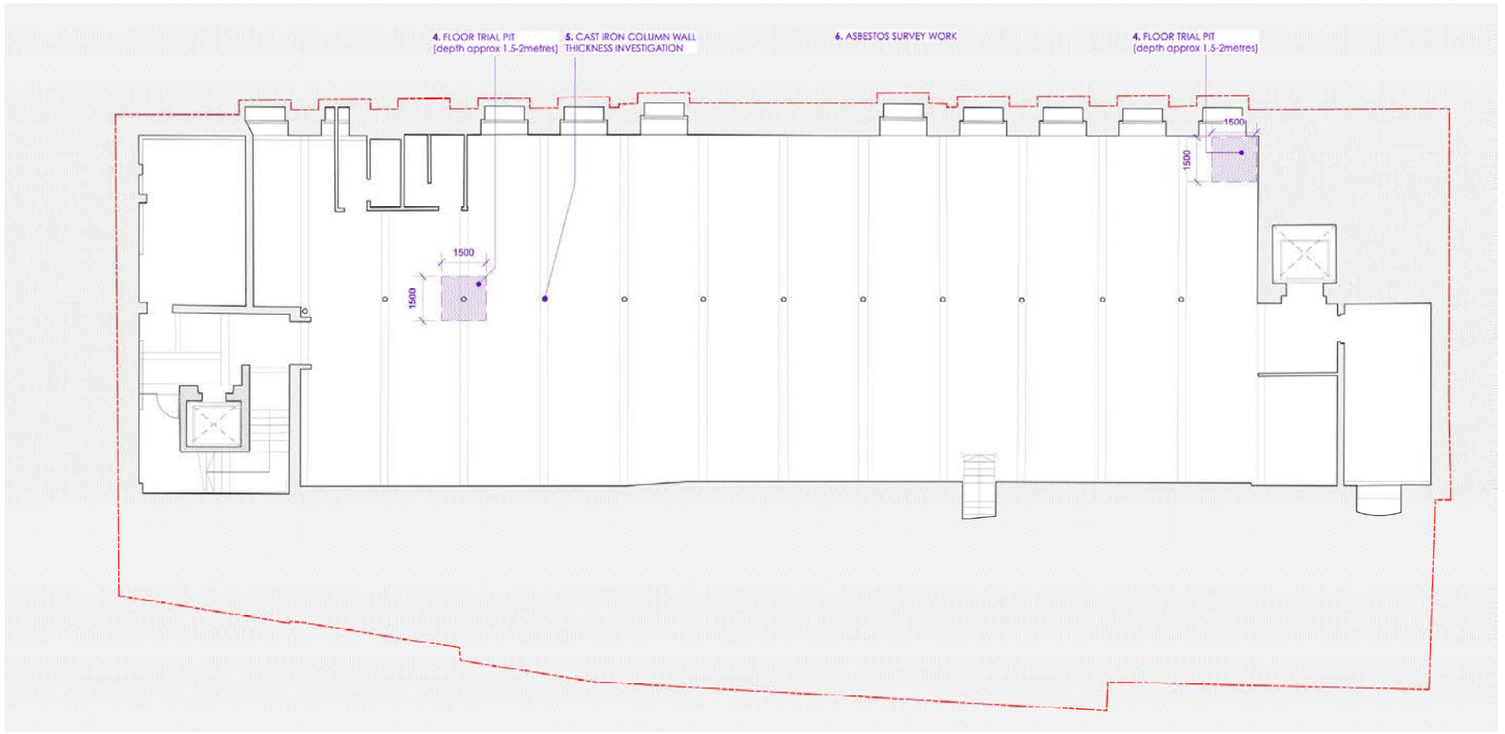
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4



1 Investigation Works Basement Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

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project title: Marlsbro House Manchester		
drawing title: Investigation Works Basement Floor Plan	scale: 1:100 @A1	date: 05.01.26
	drawn by: DC	checked by: DA
drawing no.: AHA/MHM/ IW/099	revision: A	

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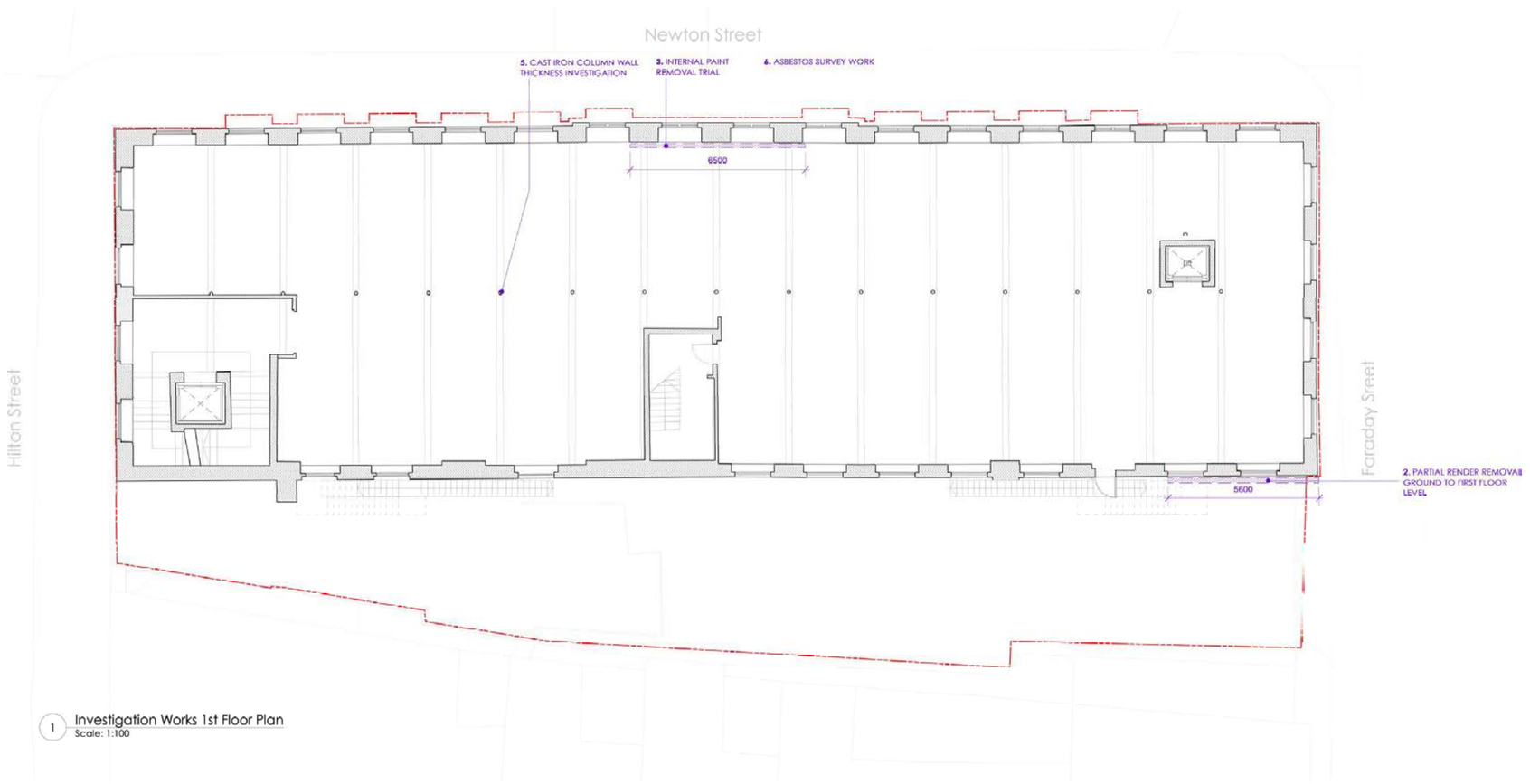
2.



3.



5



1 Investigation Works 1st Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

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United Kingdom
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project title: Marlsbro House Manchester		
drawing title: Investigation Works First Floor Plan	scale: 1:100 @A1	date: 05.01.26
	drawn by: DC	checked by: DA
drawing no.: AHA/MHM/ IW/101	revision: A	

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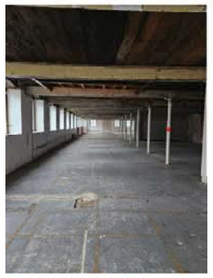
All shop drawings to be submitted to the Architect for comment prior to fabrication.

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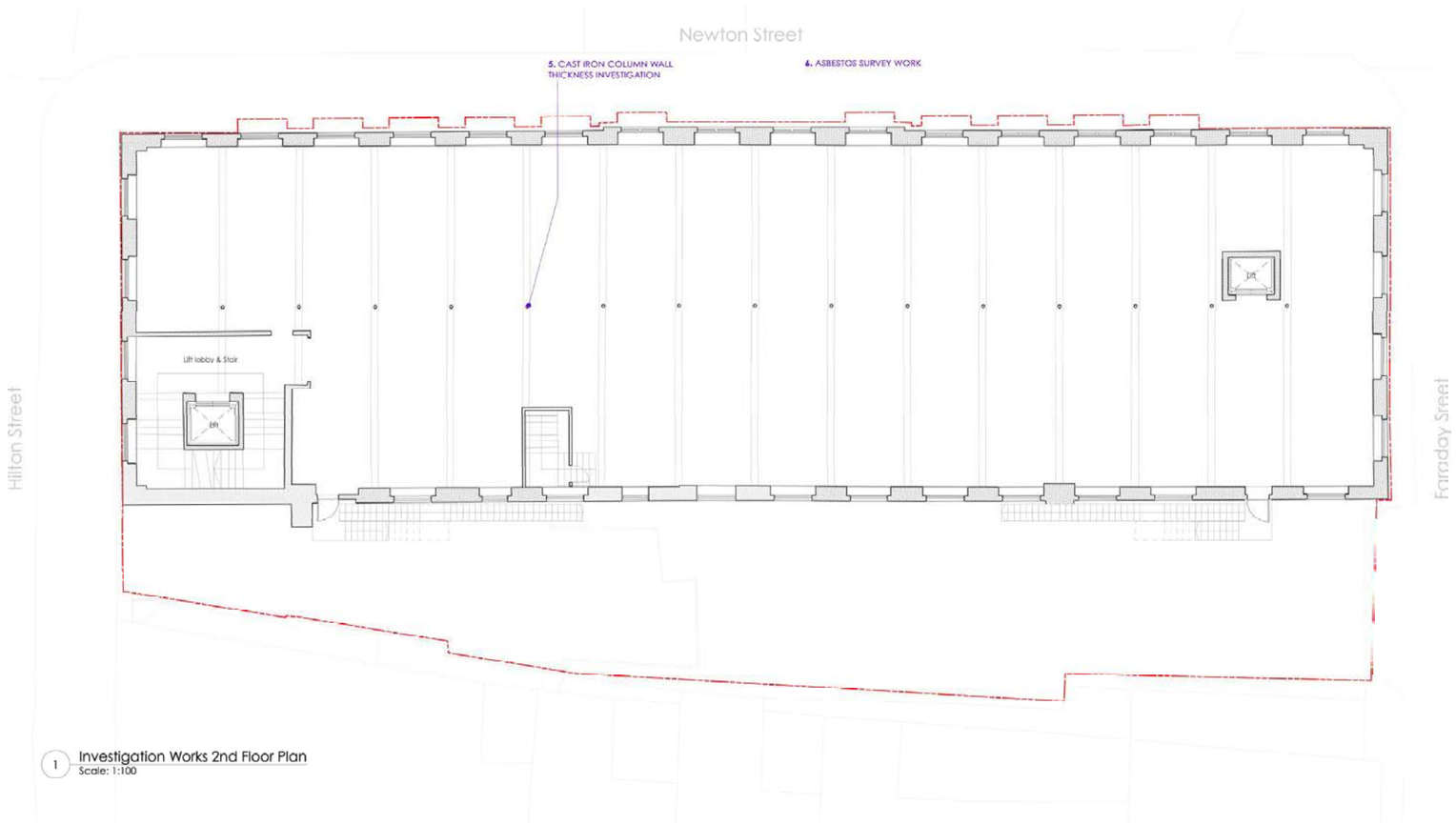
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A / 28/01/26 / Scope ammended to reflect discussion with MCC



5



1 Investigation Works 2nd Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

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Basement
Central House
142 Central Street
London EC1V 8AR
United Kingdom
T: +44 (0)207 251 8555

project title: Marlsbro House Manchester		
drawing title: Investigation Works Second Floor Plan	scale: 1:100 @A1	date: 05.01.26
	drawn by: DC	checked by: DA
drawing no.: AHA/MHM/ IW/102	revision: A	

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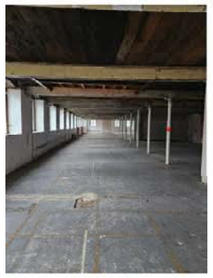
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This drawing is to be read in conjunction with the Architect's specification, bills of quantities/schedules, structural, mechanical and electrical drawings and all discrepancies are to be reported to the Architect.

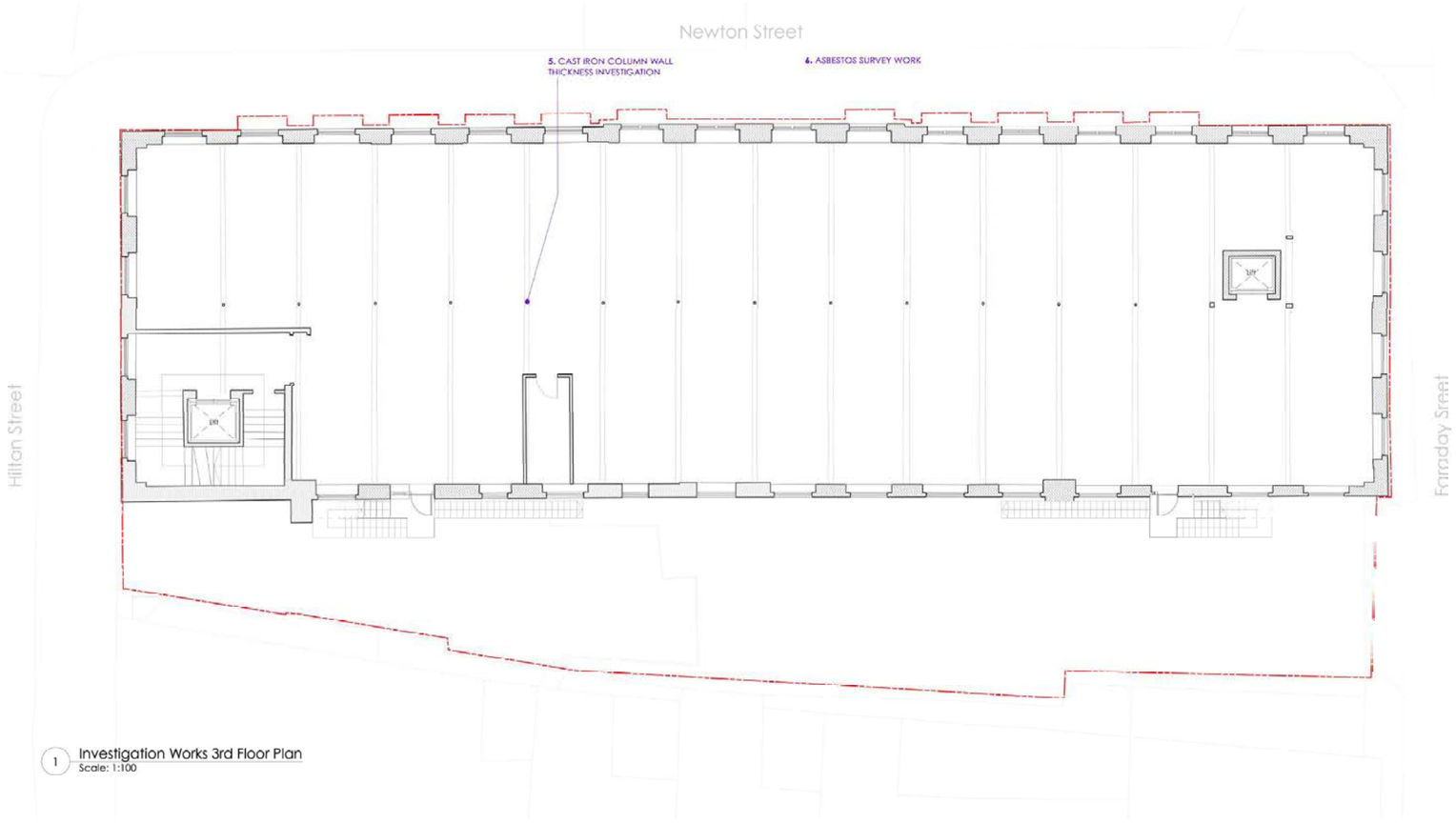
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5



1 Investigation Works 3rd Floor Plan
Scale: 1:100

0 1 2 3 4 5 8m

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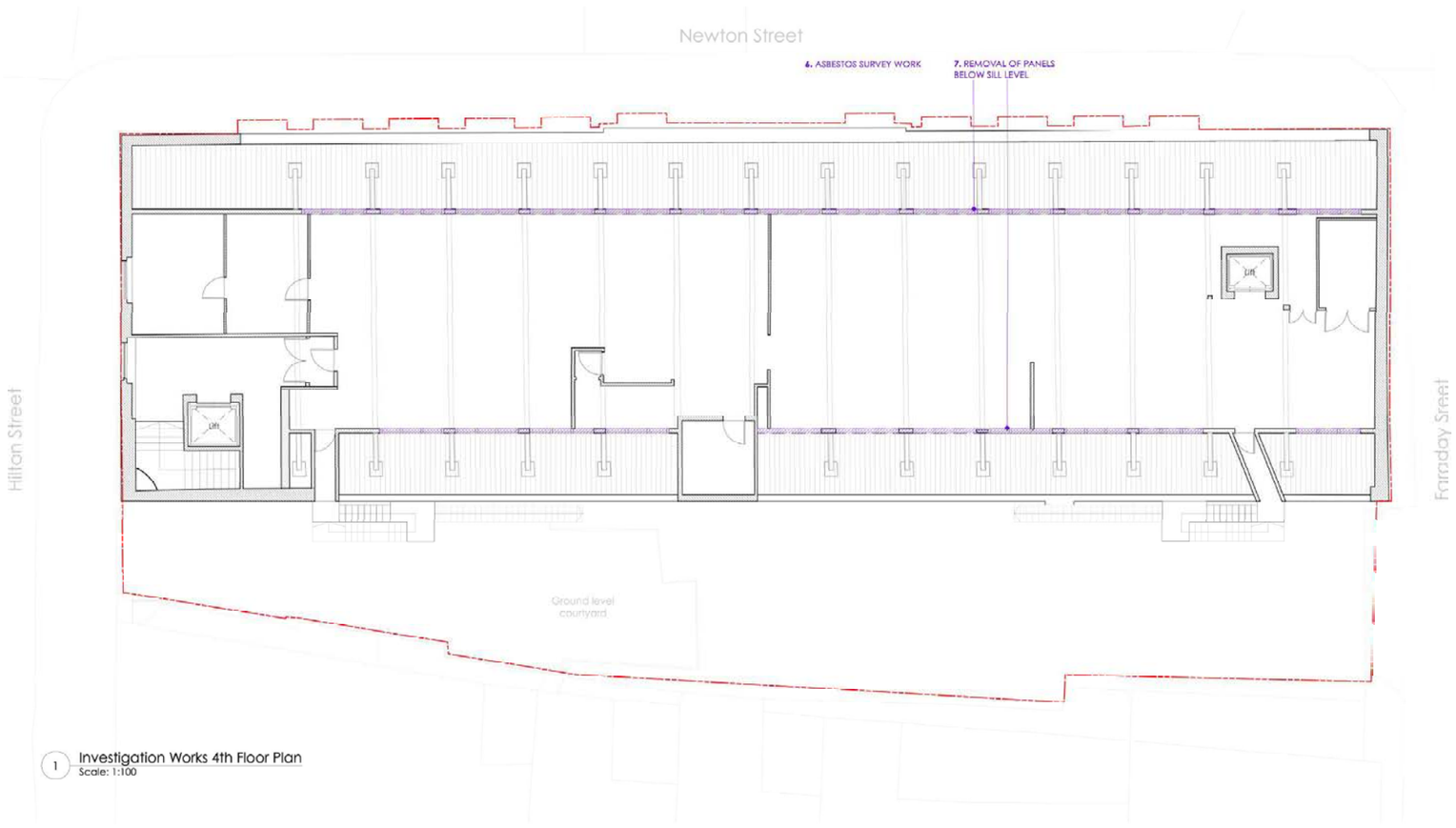
Basement
Central House
142 Central Street
London EC1V 8AR
United Kingdom
T: +44 (0)207 251 8555

project title
Marlsbro House
Manchester

drawing title	scale	date
Investigation Works Third Floor Plan	1:100 @A1	05.01.26
	drawn by DC	checked by DA
drawing no. AHA/MHM/ IW/103	revision A	



7.



1 Investigation Works 4th Floor Plan
Scale: 1:100

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0 1 2 3 4 5 8m

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project title
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Manchester

drawing title	scale	date
Investigation Works Fourth Floor Plan	1:100 @A1	05.01.26
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drawing no. AHA/MHM/ IW/104	revision A	

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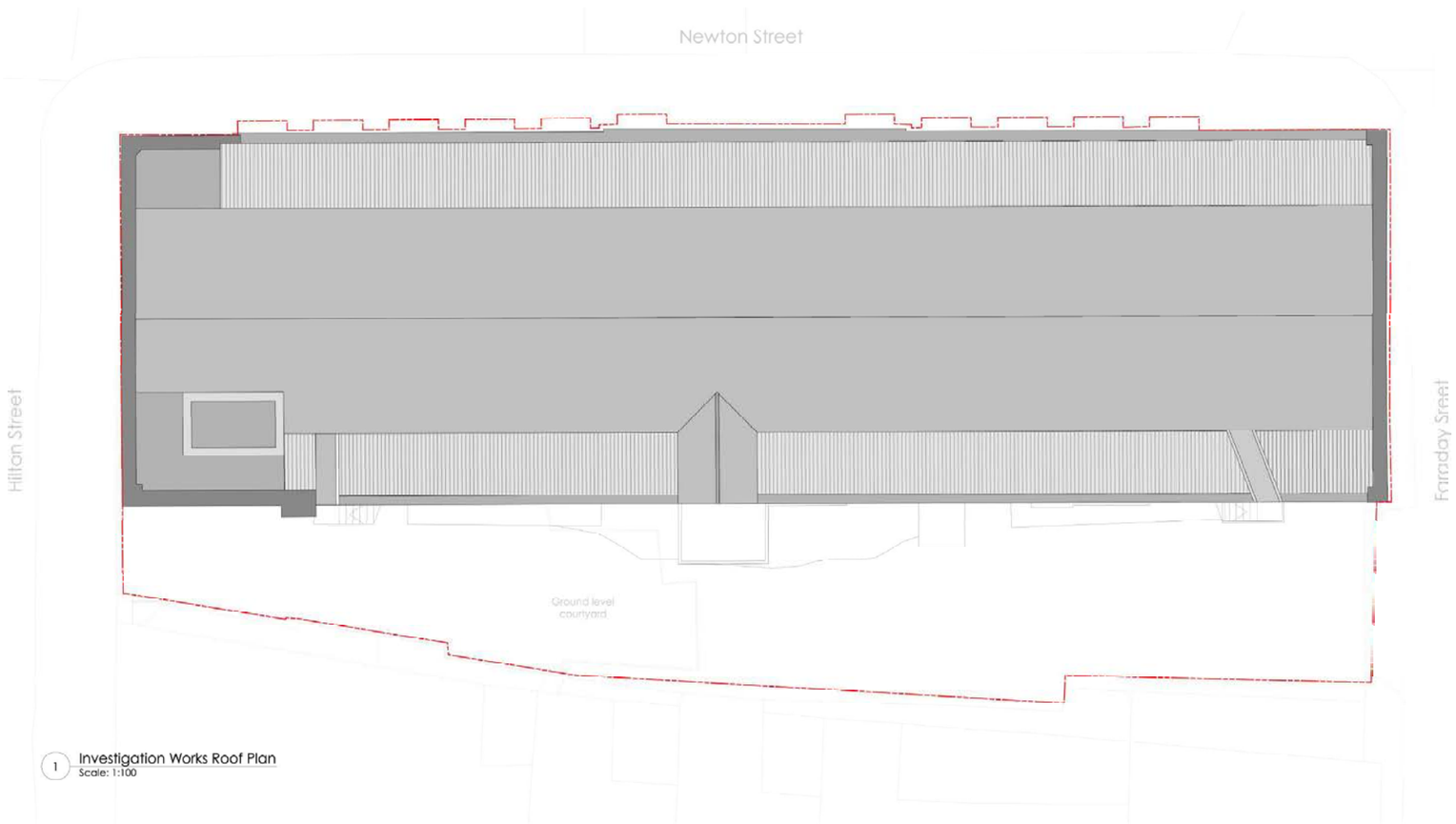
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1 Investigation Works Roof Plan
Scale: 1:100

0 1 2 3 4 5 8m

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project title
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Manchester

drawing title	scale	date
Investigation Works Roof Plan	1:100 @A1	05.01.26
	drawn by DC	checked by DA
drawing no. AHA/MHM/ IW/105	revision A	

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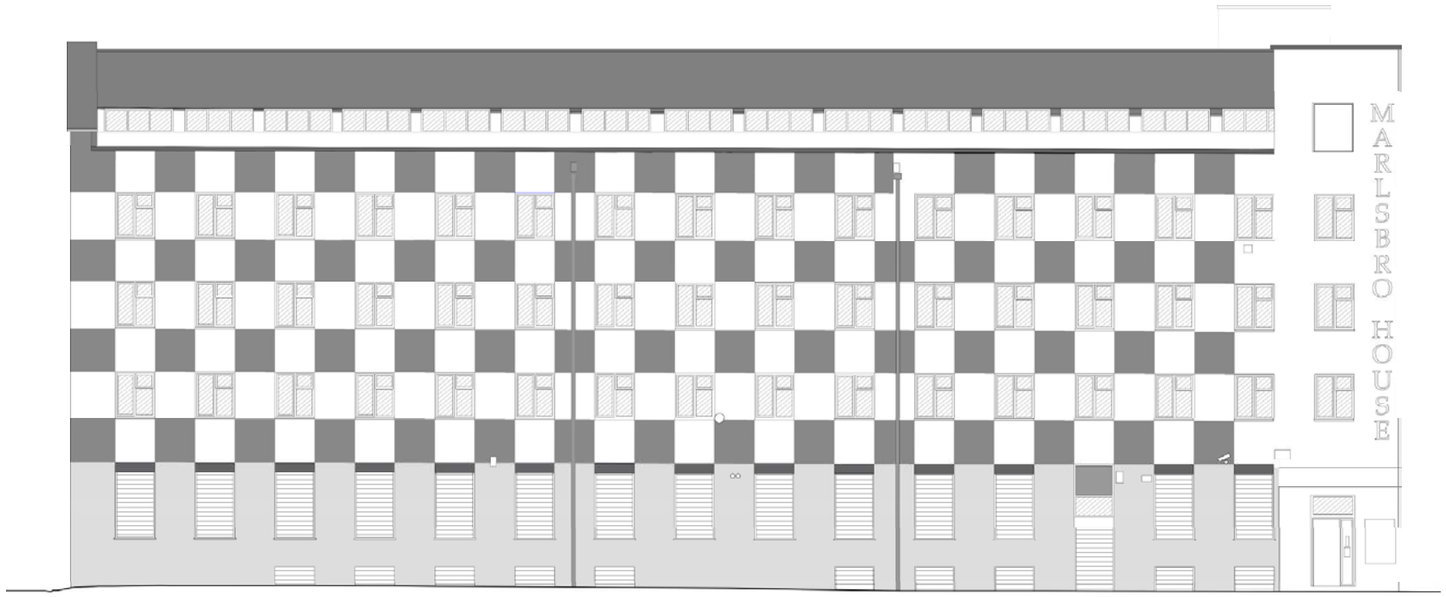
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1 Investigation Works Newton Street Elevation
Scale: 1:100

0 1 2 3 4 5 8m

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United Kingdom
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project title
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Manchester

drawing title	scale	date
Investigation Works Newton Street Elevation	1:100 @A1	05.01.26
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1 Investigation Works Hilton Street Elevation
Scale: 1:100

0 1 2 3 4 5 8m

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Basement
Central House
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United Kingdom
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project title: Marlsbro House Manchester		
drawing title: Investigation Works Hilton Street Elevation	scale: 1:100 @A1	date: 05.01.26
	drawn by: DC	checked by: DA
drawing no.: AHA/MHM IW/201	revision: -	

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2



1 Investigation Works Port Street Elevation
Scale: 1:100

0 1 2 3 4 5 8m

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Central House
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United Kingdom
T: +44 (0)207 251 8555

project title: Marlsbro House Manchester		
drawing title: Investigation Works Port Street Elevation	scale: 1:100 @A1	date: 05.01.26
	drawn by: DC	checked by: DA
drawing no.: AHA/MHM IW/202	revision: A	

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revision / date / amendments

- / --/--/-- - -



1 Investigation Works Faraday Street Elevation
Scale: 1:100.

0 1 2 3 4 5 8m

FEASIBILITY

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United Kingdom
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project title
Marlsbro House
Manchester

drawing title	scale	date
Investigation Works Faraday Street Elevation	1:100 @A1	05.01.26
	drawn by DC	checked by DA
drawing no. AHA/MHM IW/203	revision -	

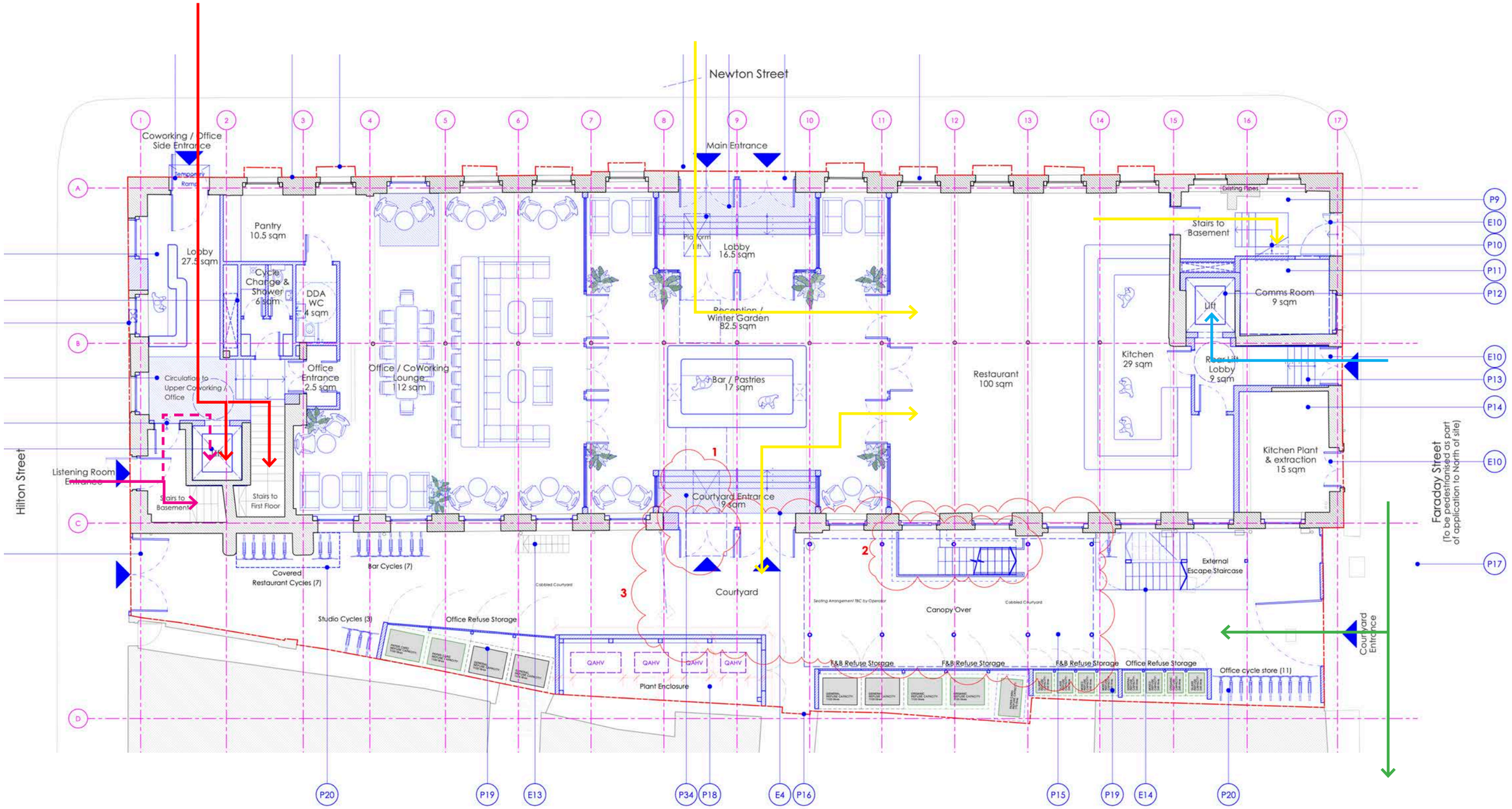
Appendix 2: Access Strategy Drawings

Drawings be read in conjunction with:

- *Structural Commentary prepared by Civic*
- *Heritage Commentary prepared by Donald Insall Associates*
- *Trail Cleaning & opening Up Works Site Notes prepared by Donald Insall Associates*

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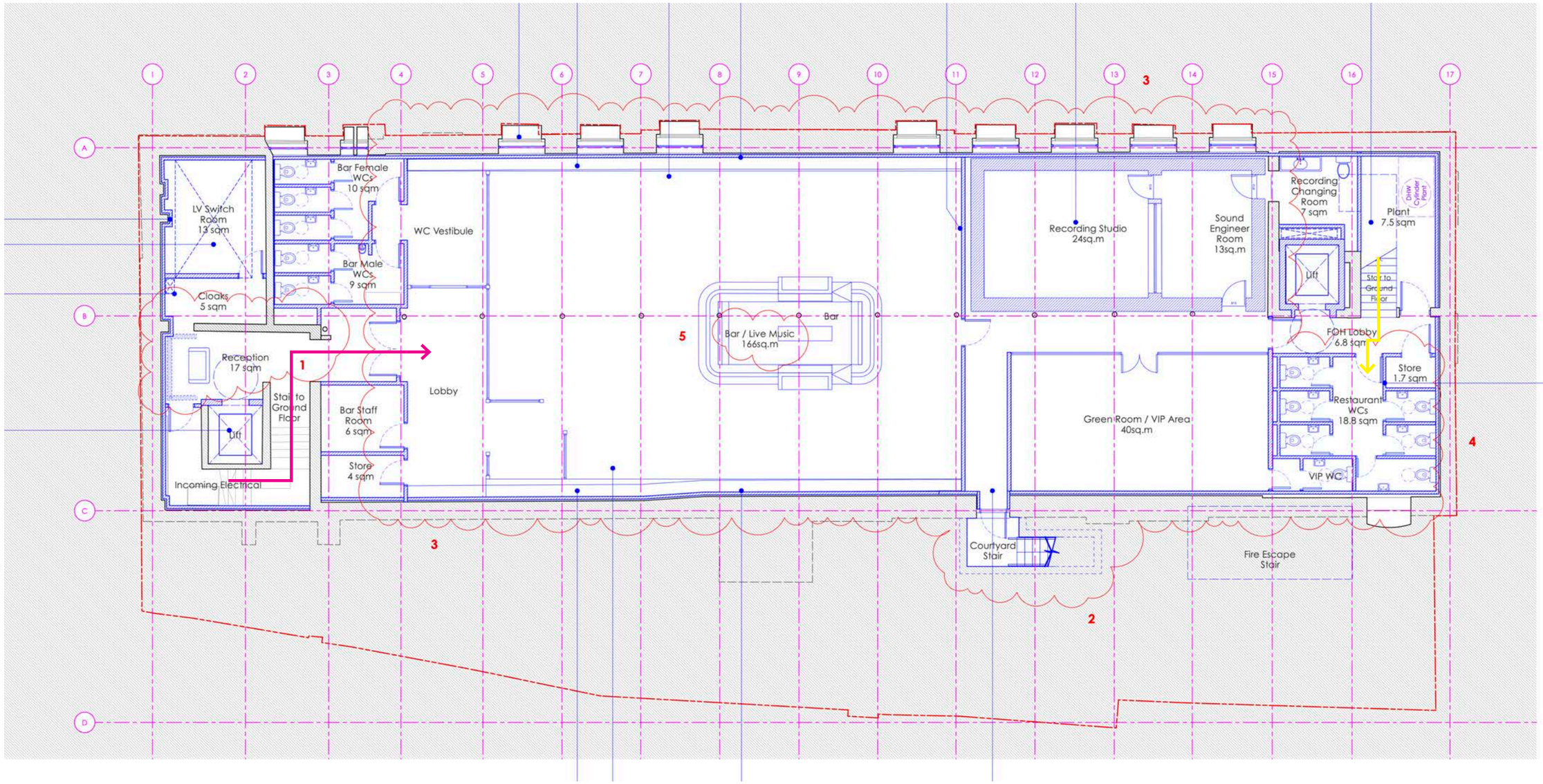
Ground Floor



- Main Office & Visitor Route
- Restaurant Guests Route
- Bar Guests Route
- Services Access
- Office Users Only Route

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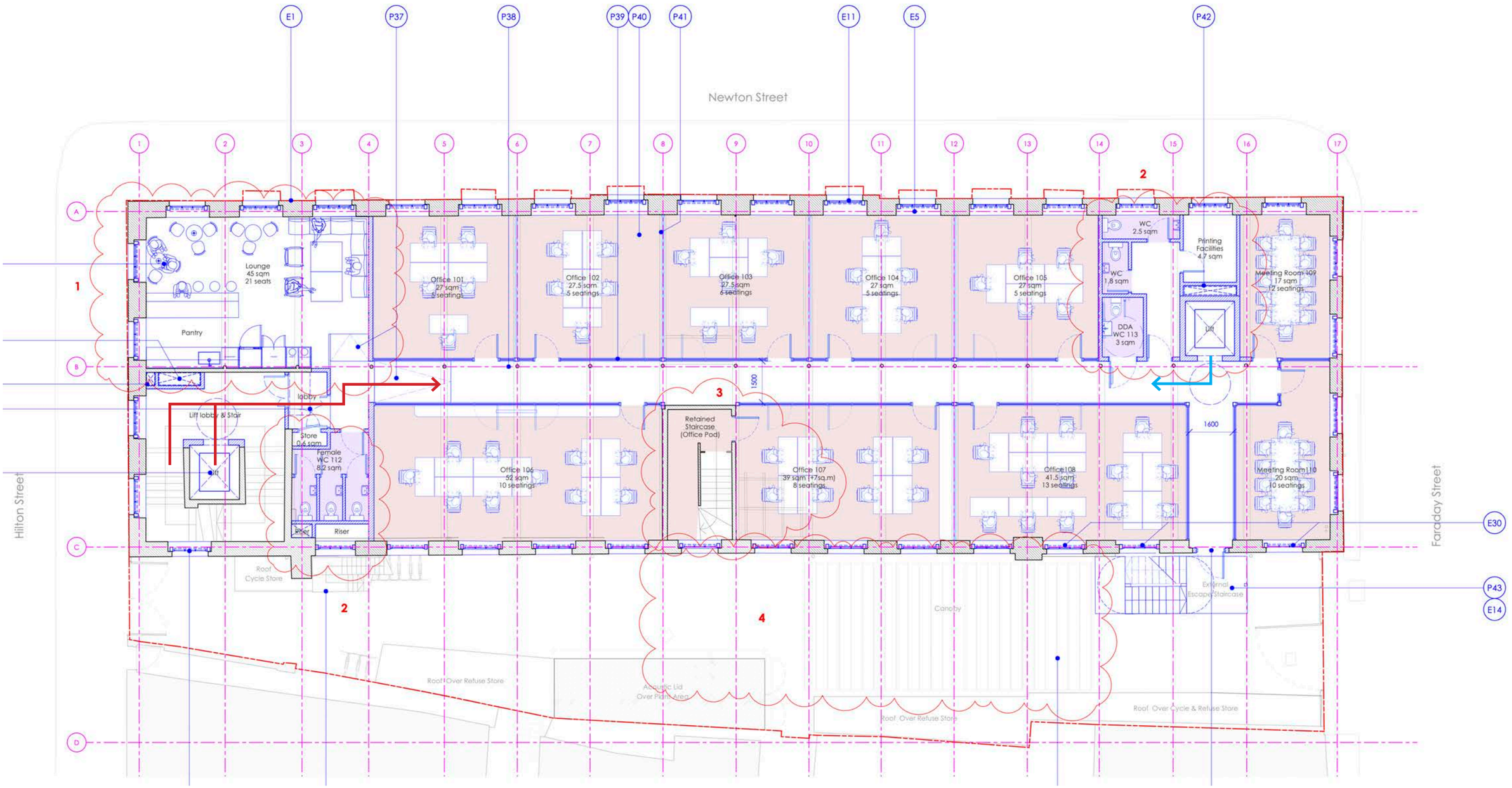
Basement Floor



- Main Office & Visitor Route
- Restaurant Guests Route
- Bar Guests Route
- Services Access
- Office Users Only Route

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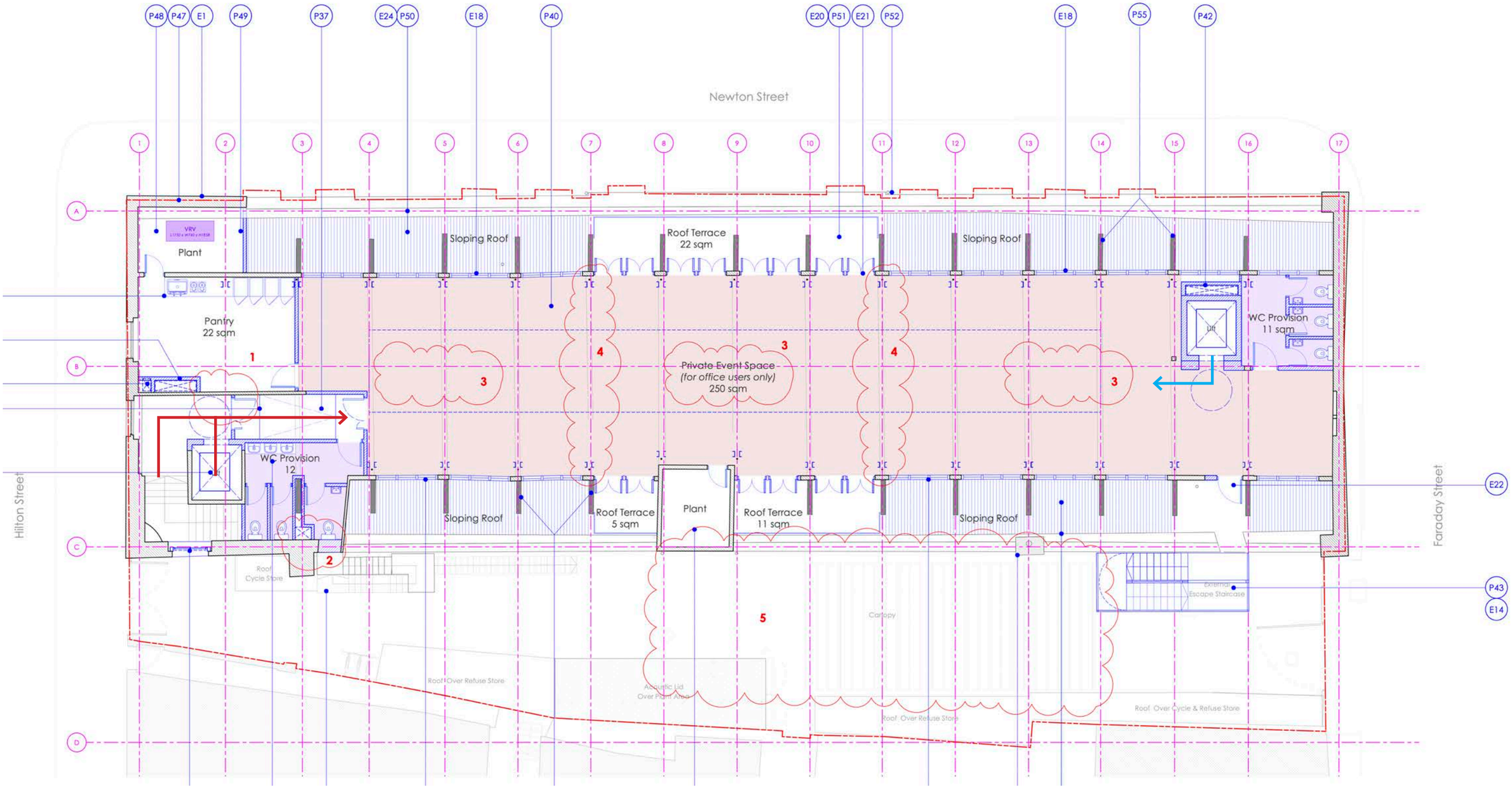
1st to 3rd Floor



- Main Office & Visitor Route
- Restaurant Guests Route
- Bar Guests Route
- Services Access
- Office Users Only Route

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4th Floor



- Main Office & Visitor Route
- Restaurant Guests Route
- Bar Guests Route
- Services Access
- Office Users Only Route

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Appendix 3: Schedules & Calculations

Schedule of Areas
Cycle Storage & Refuse Store Calculations

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Schedule of Areas

ARCHER HUMPHRYES ARCHITECTS

Central House, 142 Central Street, London EC1V 8AR
Tel: 020 7251 8555

AREA SCHEDULE

Client:

Project: Marlsbro House Manchester

Project Ref: MHM

Floor	NIA Areas (SQM)	NIA Areas (SQFT)
Basement Level	*464.00*	4994.5
Ground Level	*469.00*	5048.3
1st Floor Level	*450.00*	4843.8
2nd Floor Level	*459.00*	4940.7
3rd Floor Level	*459.00*	4940.7
4th Floor Level	*281.00*	3024.7
Total Area	**2582.00**	**27792.6**

GEA Areas (SQM)	GEA Areas (SQFT)	External courtyard	External courtyard
582.00	6264.6		
583.90	6285.1	*249.00*	2680.2
583.10	6276.5		
582.60	6271.1		
582.60	6271.1		
371.60	3999.9	*33.30*	358.4
3285.80	**35368.4**		

Building Volume (M3)	(FT3)
10,847.60	383,082.99
10,847.60	**383,082.99**

Ex GEA Areas (SQM)	GEA Areas (SQFT)
582.00	6264.6
593.80	6391.7
583.10	6276.5
582.60	6271.1
582.60	6271.1
371.60	3999.9
3295.70	**35474.9**

Floor	Office Areas (SQM)	Office Areas (SQFT)	Restaurant Areas (SQM)	Restaurant Areas (SQFT)	Bar Areas (SQM)	Bar Areas (SQFT)	Recording Areas (SQM)	Recording Areas (SQFT)	External Areas (SQM)	External Areas (SQFT)
Basement Level	*14.00*	*150.70*	*33.00*	*355.21*	*284.0*	*3057.0*	128	1377.8	*0.00*	*0.00*
Ground Level	*175.00*	1883.7	*302.00*	3250.7	*7.00*	75.3	*0.00*	0.0	*249.00*	2680.2
1st Floor Level	*503.00*	5414.3	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0
2nd Floor Level	*510.00*	5489.6	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0
3rd Floor Level	*509.00*	5478.9	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0
4th Floor Level	*325.00*	3498.3	*0.00*	0.0	*0.00*	0.0	*0.00*	0.0	33.30	358.4
Total Area	**2036.00**	**21915.5**	**335.00**	**3605.9**	**291.00**	**3132.3**	**128.00**	**1377.8**	**282.30**	**3038.7**

Floor	Ex GIA Areas (SQM)	GIA Areas (SQFT)	Prop GIA Areas (SQM)
Basement Level	*482.00*	*5188.25*	*506.75*
Ground Level	*518.00*	5575.8	*511.00*
1st Floor Level	*517.00*	5565.0	*517.00*
2nd Floor Level	*522.00*	5618.8	*522.00*
3rd Floor Level	*522.00*	5618.8	*522.00*
4th Floor Level	*343.00*	3692.1	*343.00*
Total Area	**2904.00**	**31258.7**	**2921.75**

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Refuse Store & Cycle Store Calculations

2036.00	Office Area
2.60	LITRES PER PERSON
5294	LITRES REQUIRED
5360	LITRES PROVIDED, see table below

OFFICE REFUSE

	GENERAL	RECYCLE			
41.0%	2200	2200	PAPER	70%	41.0%
		240	GLASS	8%	4.5%
		240	MIXED	8%	4.5%
		240	ORGANIC	8%	4.5%
		240	GENERAL	8%	4.5%
41%	2200	3160		100.00%	**59.0%**
	5360				
	LITRES				

F&B REFUSE

1500	LITRES PER 20 PAX	USING GD04
80	PAX	
6000	LITRES REQUIRED	
75	LITRES PER PAX	USING BS5906
80	PAX	
6000	LITRES REQUIRED	
2200	GENERAL	*36%*
2200	ORGANIC	*36%*
770	PAPER CARD	*13%*
480	GLASS	*8%*
480	MIXED	*8%*
6130	**LITRES**	*100.00%*

Cycles

1 per	200.00	1 per	50.00	1 per	50.00	1 per	50.00	1 per	50.00
	10.18		6.70		5.82		2.56		5.65
	11.00		**7.00**		**6.00**		**3.00**		**6.00**

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"a project is a performance in progress"

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