

Winter's Buildings, 32 St Ann Street, Manchester

Design and Access Statement

bridge
architects

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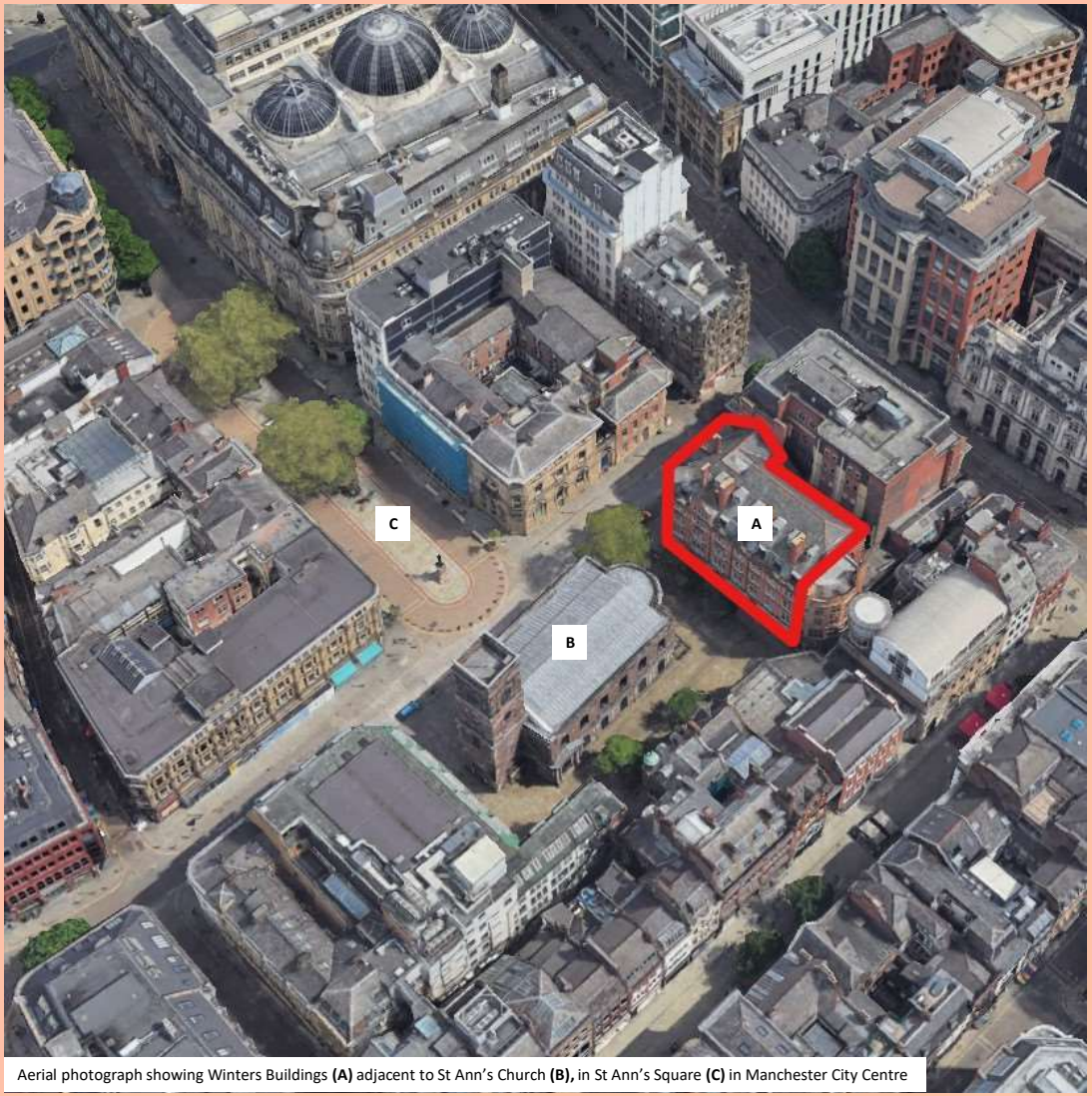
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Aerial photograph showing Winters Buildings **(A)** adjacent to St Ann's Church **(B),** in St Ann's Square **(C)** in Manchester City Centre

This Design & Access Statement outlines the proposed partial change of use and redevelopment of the Winters Buildings; to provide new residential accommodation to the upper floors.

The Design & Access Statement is a requirement of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is specifically required to outline the design principles and processes which have been explored throughout the design process, and illustrate how the proposals address key design criteria.

Furthermore, some of the preliminary design ideas and approaches have been included to explain the iterative process. The statement explains in detail the reasoning and approach behind the design, and includes the following:

- Client brief and aspirations;
- Analysis of the site context and constraints;
- Key design principles of the development;
- Proposed massing, use and quantum of development;
- Appearance and materials;
- Approach to sustainability and carbon reduction;
- Inclusive design measures

This document demonstrates that the design has evolved to create a thoughtfully-designed development, sensitive to it's Grade II Listed Building status and the Conservation Area setting. The report demonstrates that the proposals are in accordance with the relevant National and Manchester City Council planning policy and guidance documents.

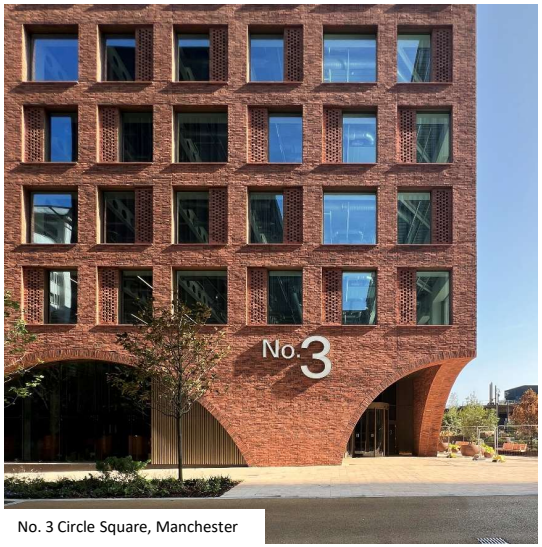
This statement should be read alongside the scheme drawings, planning statement, and all other supporting documents.

1.1 | Client Brief & Aspirations

The client brief is as follows:

- Retain the basement, ground and first floors of the building as retail accommodation, in order to retain the retail activation of St Ann's square.
- Convert the second and third floors of the building, (currently used as retail storage), into 4No large residential apartments, plus a private studio space.
- Convert the top floor of the building, currently used as plant space, into a large penthouse apartment with a private roof terrace.
- Create a new residential entrance at ground floor, whilst retaining the highly-glazed retail frontage.

The project aims to preserve and enhance the qualities of the existing building to positively contribute to St. Ann's Conservation Area, by bringing a currently vacant building back to active use and responsibly sustaining the building for future generations.



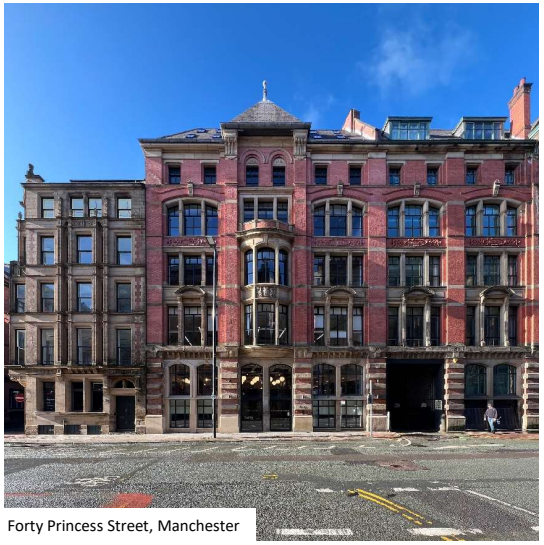
No. 3 Circle Square, Manchester



Hemmings House, Liverpool



Red Walls, Knutsford



Forty Princess Street, Manchester



Private residential estate, Cheshire

Architect	**Bridge Architects**
Project Manager	CubicWorks
Planning Consultant	Paul Butler Associates
Historic Building Consultant	Paul Butler Associates
Structural Engineer	Booth King Partnership
MEP Engineer	Hurstwoods
Fire Consultant	AltFire
Acoustician	Hann Tucker
Odour Assessment	Redmore Environmental
Ecology	Evergreen Ecology
Tree Consultant	Cheshire Woodlands

Relevant Experience:

Bridge Architects is a Manchester based architectural practice, and is committed to producing architecture of the highest quality. The practice largely focuses on high quality residential schemes, and new build and refurbished commercial office accommodation.

The practice is experienced with working on Listed Buildings and on sensitive sites in urban, suburban and green belt contexts. Bridge Architects has won many architectural awards for contemporary residential projects such as Red Walls, Knutsford and the Hemmings House in Woolton, Liverpool (see images left).



Aerial photograph Winters Buildings **(A)** adjacent to St Ann's Church **(B),** and National House **(C)** in Manchester City Centre

The application site is on the corner of St Ann Street and St Ann's Churchyard in Manchester City Centre.

The application site consists of a single building, known as 'Winter's Buildings', originally constructed in 1901. The building has 4 storeys plus accommodation within the roof space and a basement. No external areas are associated with the building, other than a narrow lightwell to the rear of the property in between Winters Buildings and National House.

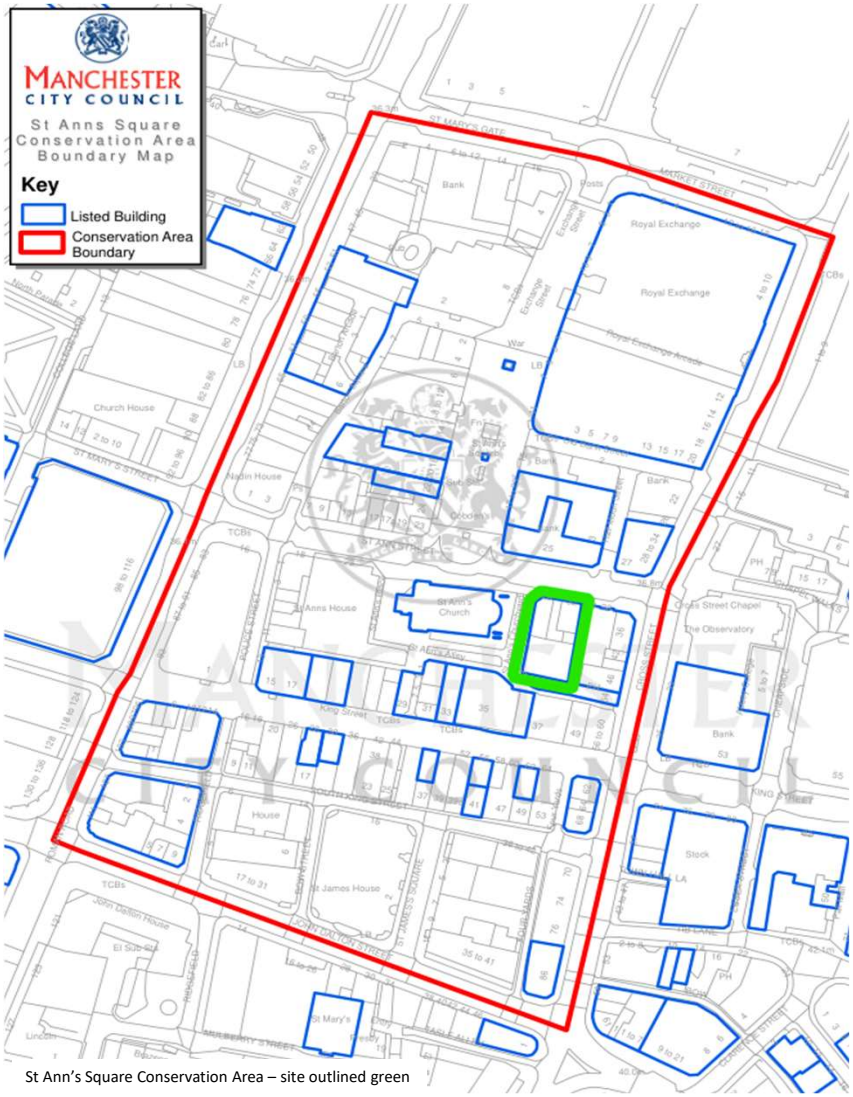
Site address:
Winter's Buildings
1 St Anns Churchyard/ 28-32 St Ann Street
Manchester
M2 7PW



St Ann Street facade



St Ann's Churchyard facade



St Ann's Square Conservation Area – site outlined green

The site is located on St Ann Street in the St Ann's Square Conservation Area in Manchester city centre.

To the west of the site lies the Grade I listed St Ann's church.

To the east of the site lies the Grade II listed National House

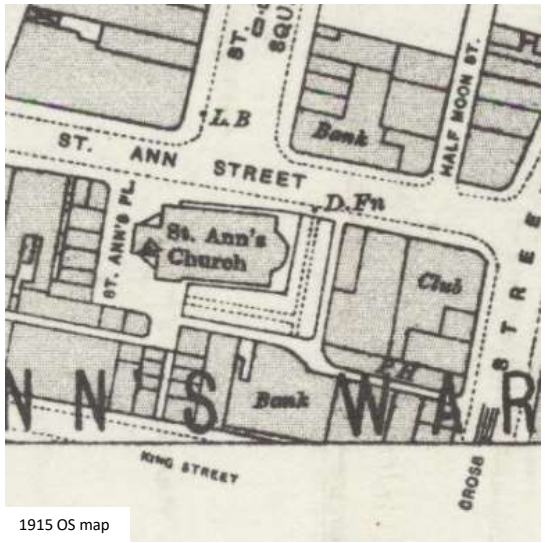
To the north of the site lies the Grade II listed 25 St Ann St (former RBS bank)

To the immediate south of the site (adjoining) lies the rear portion of Mr Thomas Chop House pub.

To the south of the site lies 33-35 King St.



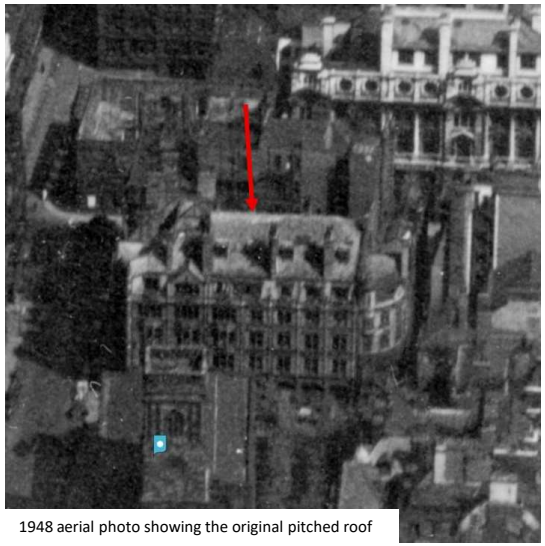
1889 OS map



1915 OS map



1948 OS map



1948 aerial photo showing the original pitched roof

A brief summary of the site history is given here. For a full history and appraisal please refer to the Heritage Statement prepared by Paul Butler & Associates.

Prior to the construction of the current building, the site was previously occupied by other buildings also known as 'Winter's Buildings' (see 1889 OS map). No physical evidence of these buildings remain.

The current Winter's Buildings was constructed in 1901 and designed by J W Beaumont. He also designed the Whitworth Art Gallery and parts of Owen's College (now the University of Manchester).

In 1995 there was a major renovation of the building (047346/FO/CITY1/95), which involved a façade retention, with all historic fabric behind completely replaced with a new concrete frame and steel stairs. At the same time, the roof was completely rebuilt using a new pitched steel frame, (including the dormers and chimneys).



1995 photograph showing the building covered in scaffolding and the chimneys removed as part of the roof re-construction



Existing façade from St Ann's Place c.1890

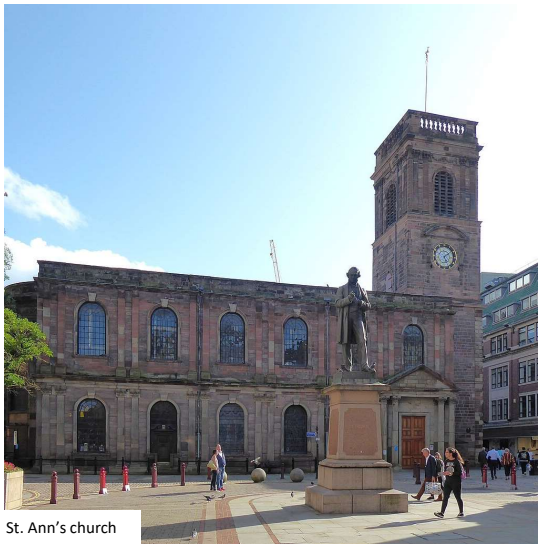
Winter's Buildings was Grade II Listed in 1994.

List Entry

SJ8398SE ST ANN STREET 698-1/27/382 (South side) Nos.28 TO 32 (Even) Winters Buildings

Includes: No.1 ST ANN'S CHURCHYARD. Grocer's shop, cafe and offices, now shops and offices. 1901, by J.W.Beaumont. Probably iron-framed, with cladding of grey granite at ground floor, red brick with buff terracotta above, slate roof. Rectangular plan on corner site, with chamfered corner. Eclectic style with Elizabethan features, and some Art Nouveau decoration. Four storeys and attics, 4 bays plus the corner; with chamfered pilasters and octagonal corner tourelles, frieze over ground floor, band of moulded terracotta panels over 1st floor, plain brick band over 2nd floor, dentilled cornice, brick parapet and gabled dormers to the attic. Wide segmental-headed doorway to 3rd bay, segmental-headed window to corner, and C20 shop windows; 2- and 3-light mullioned windows with terracotta surrounds, including canted oriel at 2nd floor of 1st bay, canted 2-storey oriel over doorway, pairs of 2-light windows to 3rd floor and dormers over 1st and 3rd bays; 2-light windows on all upper floors of corner including attic dormer which has shaped gable with moulded terracotta decoration including "WINTERS BUILDINGS". Tall clustered chimneys. Right-hand return wall, 3 bays in matching style, with 2-storey canted oriels in all bays, then No.1 St Ann's Churchyard, 4 bays in simpler style; and wide segmental-headed windows at ground floor of the whole of this range, with Art Nouveau enrichments.

Listing NGR: SJ8382298342



St. Ann's church



25 St Ann Street



Mr Thomas' Chop House



National House



33-35 King St



Typical 4-storey Georgian buildings with retail at ground floor on St Ann's Sq.

The site is located on St Ann Street in the St Ann's Square Conservation Area in Manchester city centre. The site is surrounded by historic buildings of a variety of ages, all of which are either Grade II or Grade I listed:

To the west of the site lies the Grade I listed St Ann's church, likely designed by a pupil of Sir Cristopher Wren.

To the east of the site lies the Grade II listed National House.

To the north of the site lies the Grade II listed 25 St Ann St (former RBS bank), a bank building with attached managers house, 1848, by J.E.Gregan

To the immediate south of the site (adjoining) lies the rear portion of the Grade II listed Mr Thomas Chop House pub, also constructed in 1901.

To the south of the site lies the Grade II listed 33-35 King St, a 1736 red brick Georgian townhouse with C19 and C20 additions.

The area that is now St Ann's Square was once known as Acresfield and is first mentioned in 1222. During this period, Acresfield was granted an annual fair; the rest of the time the land was used for grazing. This was its use up until the late 17th century when Manchester began to grow into a town.

In 1708 an Act of Parliament was passed for the building of St Ann's Church, this also mentioned that 30 yards wide should be left to accommodate the annual fair.

This later became St Ann's Square from 1820 onwards, when the fair was moved to Shudehill.

During the Georgian period, the area had been dominated by large three storey townhouses, however by the early 20th century, these had been largely demolished and replaced with commercial properties, mostly in use as shops or offices. This started the area's popular association with retail.

In 1996 an IRA bomb exploded on Corporation Street. This destabilised many buildings and they required renovation works in the mid-1990s.

Today the area continues to be a thriving area of central Manchester, known as one of the most popular shopping districts in the city.



Existing façade from St Ann's Place

The existing building is an attractive building dating from 1901, designed in a 'Jacobethan' style by J W Beaumont, who also designed the Whitworth Art Gallery and parts of Owen's College (now the University of Manchester).

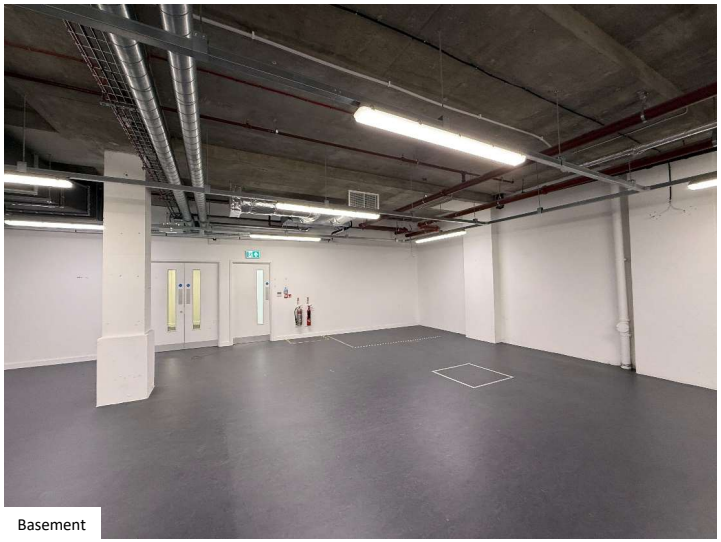
The principal façades face St Ann Street (North) and St Ann's Churchyard (West, with a chamfered corner with curved elements. The elevations are expressed as four and five storeys; predominantly red brick and terracotta, with a grey granite plinth to the ground floor, and decorative scrollwork to the fourth floor parapet. Windows are vertical proportion, 1 over 1 sash windows to the upper floor levels. Large arched-head windows at ground floor provide an open and attractive retail frontage to both principal elevations

The existing building is essentially a façade-retention scheme from the mid-90's, with the façade being the only retained element of the building, along with the roof slates. Behind the façade, no evidence exists of the (presumably) cast iron and timber original building structure. The new structure is a concrete frame, with a regular grid of concrete columns, concrete slab floors and shallow downstand beams. The floor-to-floor heights are good and would support a variety of uses.

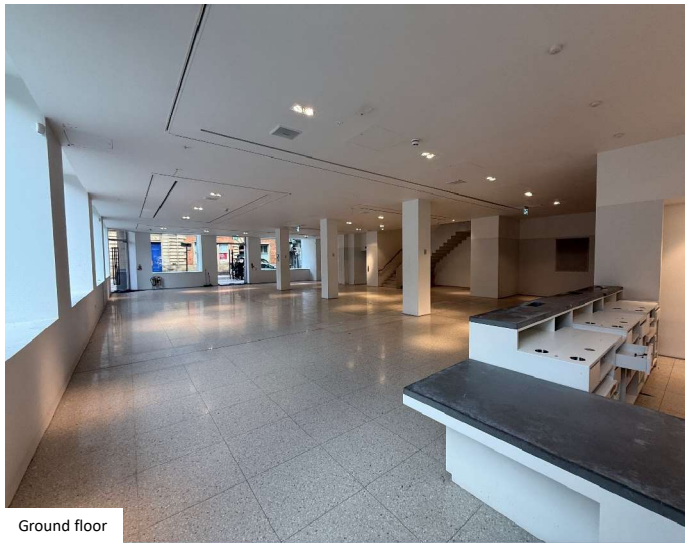
At the fourth (top) floor, the (presumably) timber framed roof has been entirely lost. No evidence of the former roof structure exists, and this has been entirely replaced with a pitched steel frame with new timber rafters over. This space is currently only used as a plant floor and would be suitable for conversion.

It would appear that the chimneys were reconstructed in the 1990's rebuild, as they consist of concrete blockwork internally (at fourth floor level only), with brickwork only appearing where they penetrate through the pitched slate roof. To further support this, the chimneys are absent from the photograph on page 8 showing the building scaffolded in 1995..

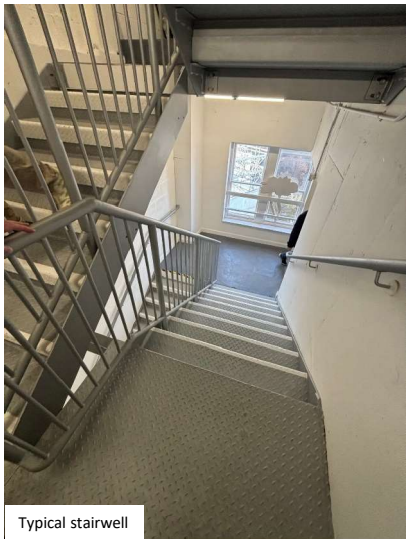
The rear of the building faces a very narrow (2.1m) lightwell. Th lightwell façade is contemporary red brick with modern windows, and is entirely from the 1990's re-build.



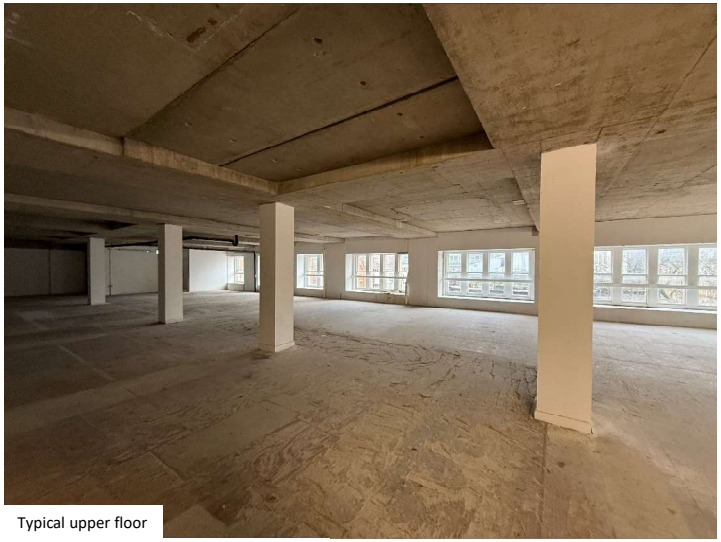
Basement



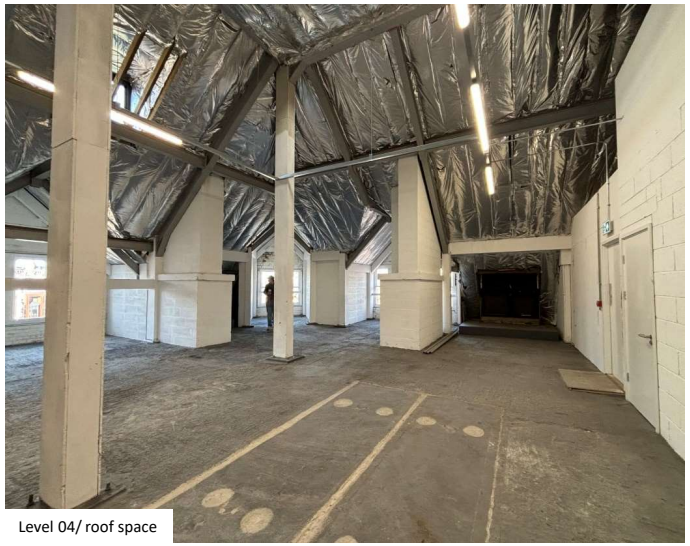
Ground floor



Typical stairwell



Typical upper floor

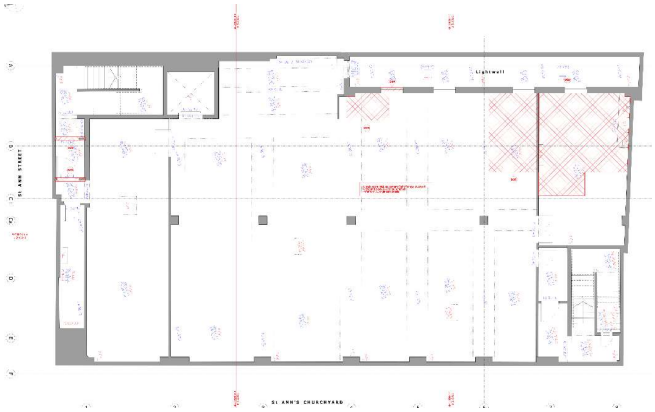


Level 04/ roof space

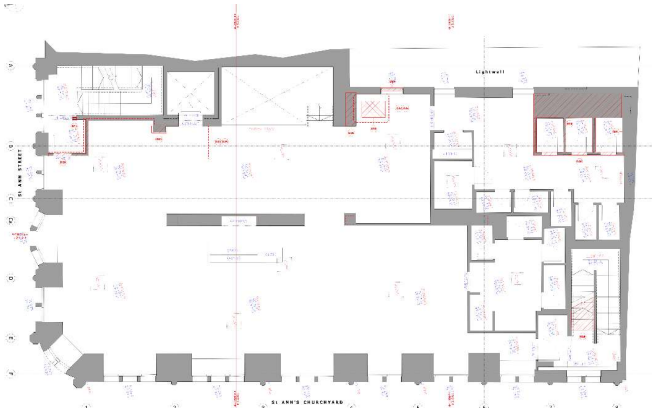


Level 04/ roof space

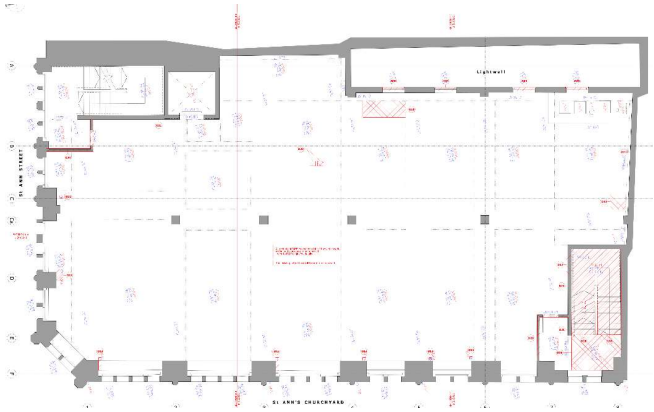
Existing building interior photographs



Existing basement plan



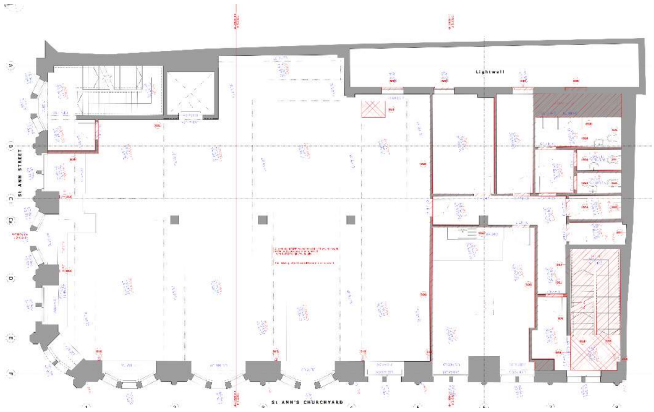
Existing first floor plan



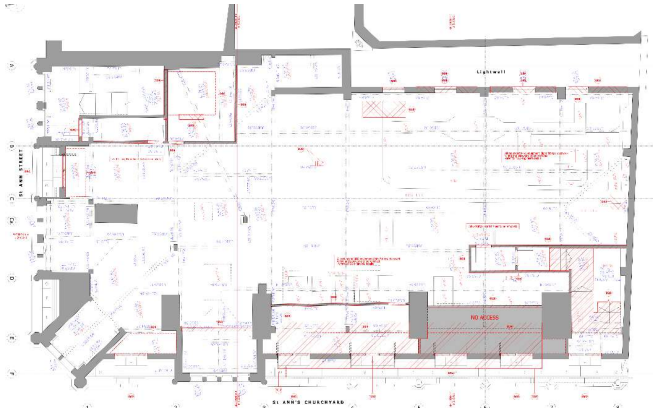
Existing third floor plan



Existing ground floor plan



Existing second floor plan



Existing fourth floor plan

Existing building general arrangement plans

3.0 | Key Design Principals & Aspirations

The key design principals which the design team have followed are:

- The works to the building should be a high-quality refurbishment of a key listed building in Manchester city centre. Minimal, high-quality contemporary interventions should enable the retail to residential conversions on the upper floors.

- A new high-quality residential entrance should be provided at ground floor level to enable dedicated, self-contained access to the upper residential floors.

- Any new interventions should minimise impact on the completeness of the existing façades.

3.1 | Sustainability Philosophy

The key sustainability and energy conservation philosophies of the scheme are summarised below;

- Adaptive re-use of the existing building reduces embodied carbon.
- The Mechanical and Electrical (M&E) strategy has been developed to provide a sustainable, energy-efficient and comfortable residential environment whilst supporting compliance with the Building Regulations and the wider sustainability objectives of the proposed development.
- The design adopts a fabric-first approach by improving the thermal performance of the existing building before incorporating high-efficiency building services. This reduces the overall energy demand of the development and enables the proposed mechanical and electrical systems to operate efficiently throughout the building's lifecycle.
- The proposed services have been selected to minimise operational energy consumption, reduce carbon emissions, improve indoor environmental quality and provide occupants with simple, reliable and easily maintainable systems.

The proposed Mechanical and Electrical strategy has been developed to deliver a modern, efficient and sustainable residential development that is appropriate for the refurbishment and conversion of the existing building.

By combining thermal improvements with energy-efficient ventilation, heating, cooling and lighting systems, the development will minimise operational energy use, improve occupant wellbeing and support compliance with current Building Regulations. The strategy reflects current best practice in residential building services design and aligns with the sustainability objectives of Manchester City Council and the Greater Manchester Combined Authority.

4.0 | Planning Process

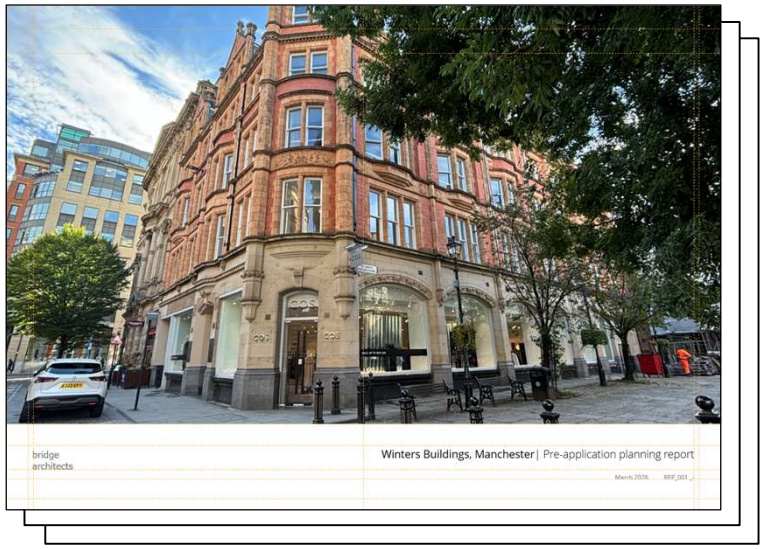
The design team have engaged with MCC planning department ahead of a formal planning submission.

Bridge Architects have prepared all of the planning drawings and reports discussed to date.

Pre-application dialogue with MCC has been co-ordinated through Bridge Architects and Don Murphy at Paul Butler Associates (planning consultants).

Dialogue has been had with MCC planning officers:

- Jack Naven — Career Graded Planning Officer
- Jennifer Atkinson — Strategic Planning and Project Lead
- Dave Roscoe — Deputy Director of Planning



Report prepared for pre-app meeting #1

Pre Application Meeting 1: Manchester Town Hall - 4th March 2026

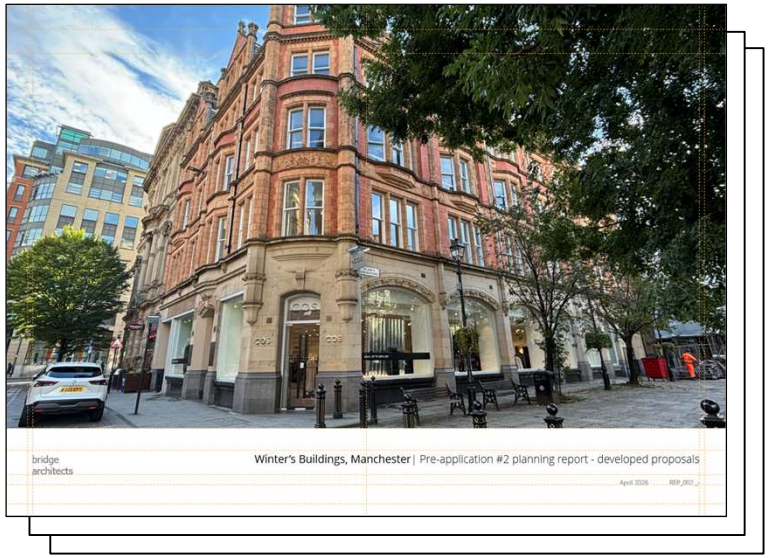
A pre- application meeting was held at the Town Hall to present preliminary design proposals and establish the acceptability of the Change of Use proposals for residential uses to the upper floors.

Feedback was positive and the acceptability of Change of Use was established. It was noted that any changes that would impact on the design of the historic fabric would need to be worked through via detail design proposals.

Acknowledging that the roof structure is entirely new, the LPA raised concerns regarding the roof alterations required to accommodate the proposed external terrace and new full height window openings. It was suggested that the design should be amended to reduce the 'bulk and visual impact' of the new openings and associated new dormer, and that the extent of the alterations to the existing roof should be reduced to minimise impact on the 'completeness' of the roof's original form and materials.

Loss of original windows was raised as a concern and it was suggested secondary glazing should be considered to meet the thermal and acoustic performance requirement for the residential floors. It was agreed that windows associated with retail floors were best retained as existing.

Clarification on the M&E strategy for the building was requested and it was agreed that this would be progressed with the developing design proposals.



Report prepared for pre-app meeting #2

Ongoing pre-application correspondence:
A second pre-application design pack was submitted to the LPA on 5th May by email. This included developed design proposals that addressed the comments raised in the pre-application meeting 1 and included detail drawings for the proposed works associated with the roof terrace.

Email feedback was received from the LPA on 2nd June 2026. This acknowledged the visual improvements to the roof terrace and associated new dormer and the acceptability of the developed proposals. Further clarity was requested on the detailing of the new residential entrance door and screen, and it's position relative to the existing moulded granite plinth at ground floor level and the impact of the residential entrance on the shop front glazing adjacent.

Proposals to upgrade the existing windows with new double glazed units were deemed acceptable, subject to the planning submission demonstrating that the windows can be adapted without damage, and that the frames are adequate to take the increase in section together with there being capacity in the weight boxes to take the additional load. Clarity was requested on the proposals to re-instate the 'missing' section of roof (following the façade retention scheme).

Pre application meeting 2: On site at Winters Buildings – 22nd June 2026
A second pre-application meeting was held on site with the LPA (Jennifer Atkinson and Jack Naven). Bridge Architects presented the second further developed design pack and details were reviewed in the context of the site.

The proposals were received favourably with some minor refinements suggested. The scope of the application submission requirements were discussed, and it was noted that the residential refuse strategy would need to be carefully addressed. Further discussion was had around the windows to the residential floors and it was noted that new double-glazed units within the existing frames would not achieve the acoustic performance required following noise assessment findings.

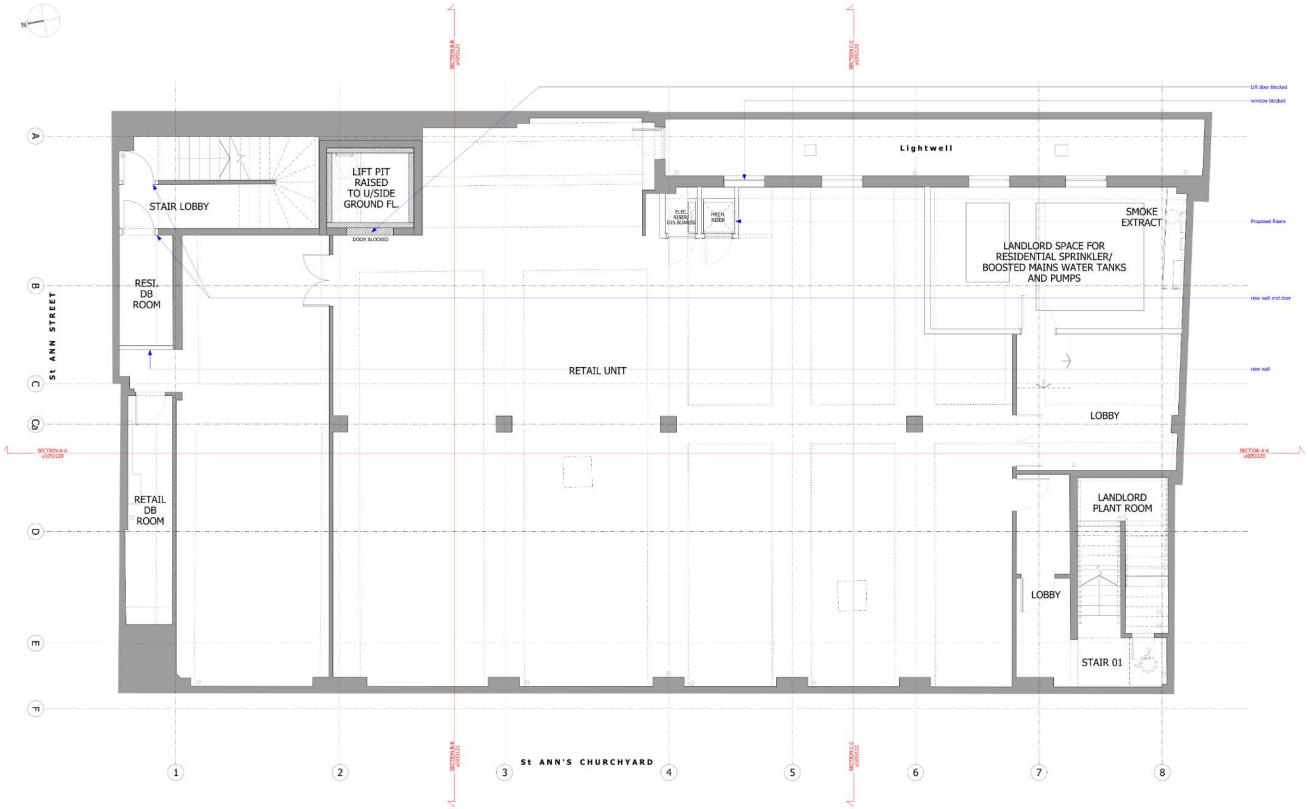
It was agreed that secondary glazing would need to be explored and/or replacement sash windows on the basis that section sizes would not materially differ rom those of the existing windows.

5.0 | Proposals / Specification of works

This section sets out the works for which consent is sought and should be regarded as a 'Specification of Works' as per the requirements of MCC's Validation Checklist for Listed Building Consent applications.

As the refurbishment interventions are modest and do not include additional or removed volume, height, massing etc, this section of the report will deal with the individual interventions as follows:

5.1 Intervention #1 – Proposed plans
5.2 Intervention #2 – Windows and secondary glazing
5.3 Intervention #3 – Formation of new ground floor residential entrance
5.4 Intervention #4 – Formation of new roof terrace and dormer alterations.
5.5 Intervention #5 – Removal of flat roof and re-instatement of pitched roof
5.6 Intervention #6 – Thermal upgrade to façades and roof.
5.7 Intervention #7 – Plant room ventilation



Proposed basement plan

Proposed changes to floor plans - summary:

Basement floor:

- The majority of the space is retained as retail storage.
- A new residential sprinkler tank room is required; this has been positioned adjacent to the lightwell where there is an existing riser.
- Stair 03 is changed to be service access only.
- Lift access is removed at this level.

Ground floor:

- The majority of the space is retained as retail floor.
- Stair 03 is amended to be service access only to basement, accessed via a door.
- A new residential entrance is proposed (top left) giving access to the lift and Stair 03. Stair 03 will be upgraded up to first floor level.

First floor:

- The majority of the space is retained as retail floor.
- A service corridor is added to stair 03 for maintenance access to the lift.

Second floor:

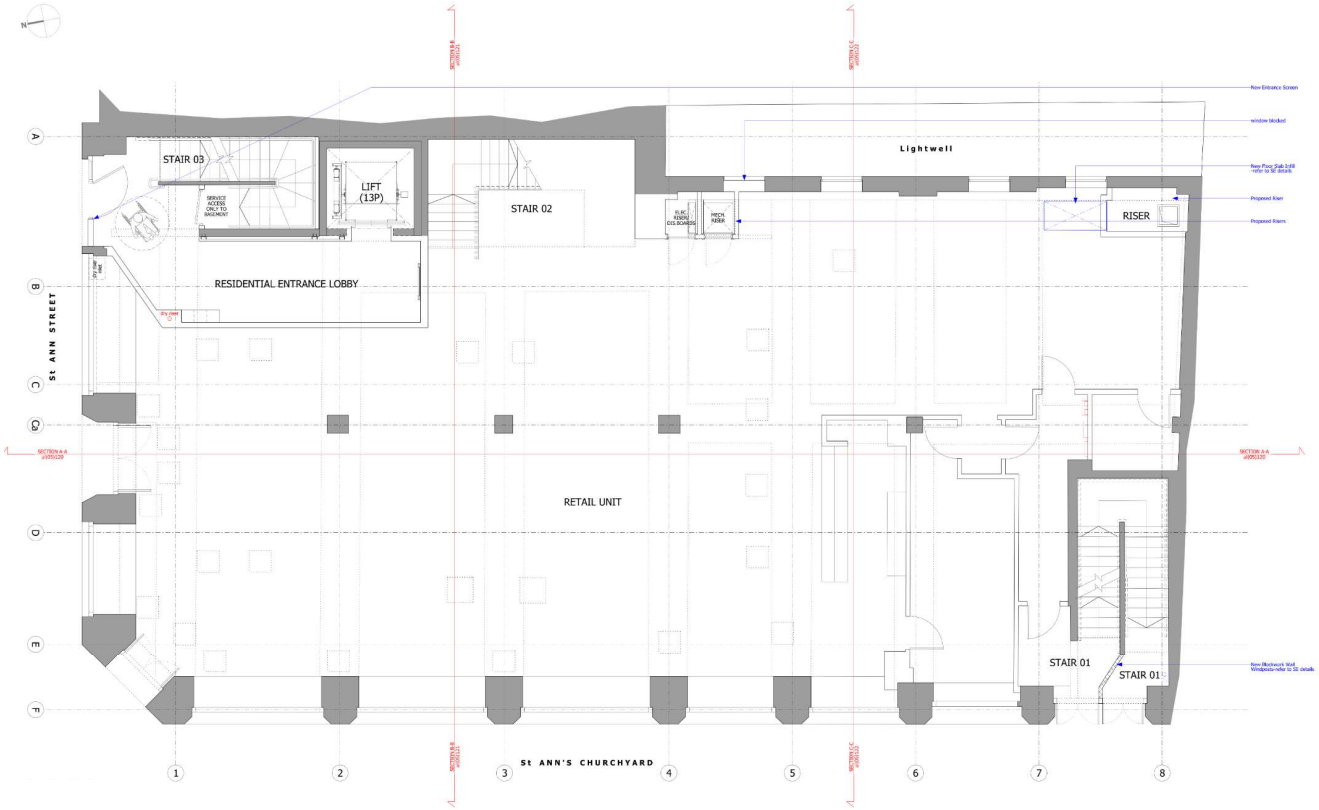
- A change of use is proposed to convert this space into two large apartments and a private studio space (overlooking the lightwell).
- Stair 01 (bottom right) is proposed to be removed and the floor slab infilled, as it is no longer required to serve the residential floor levels.

Third floor:

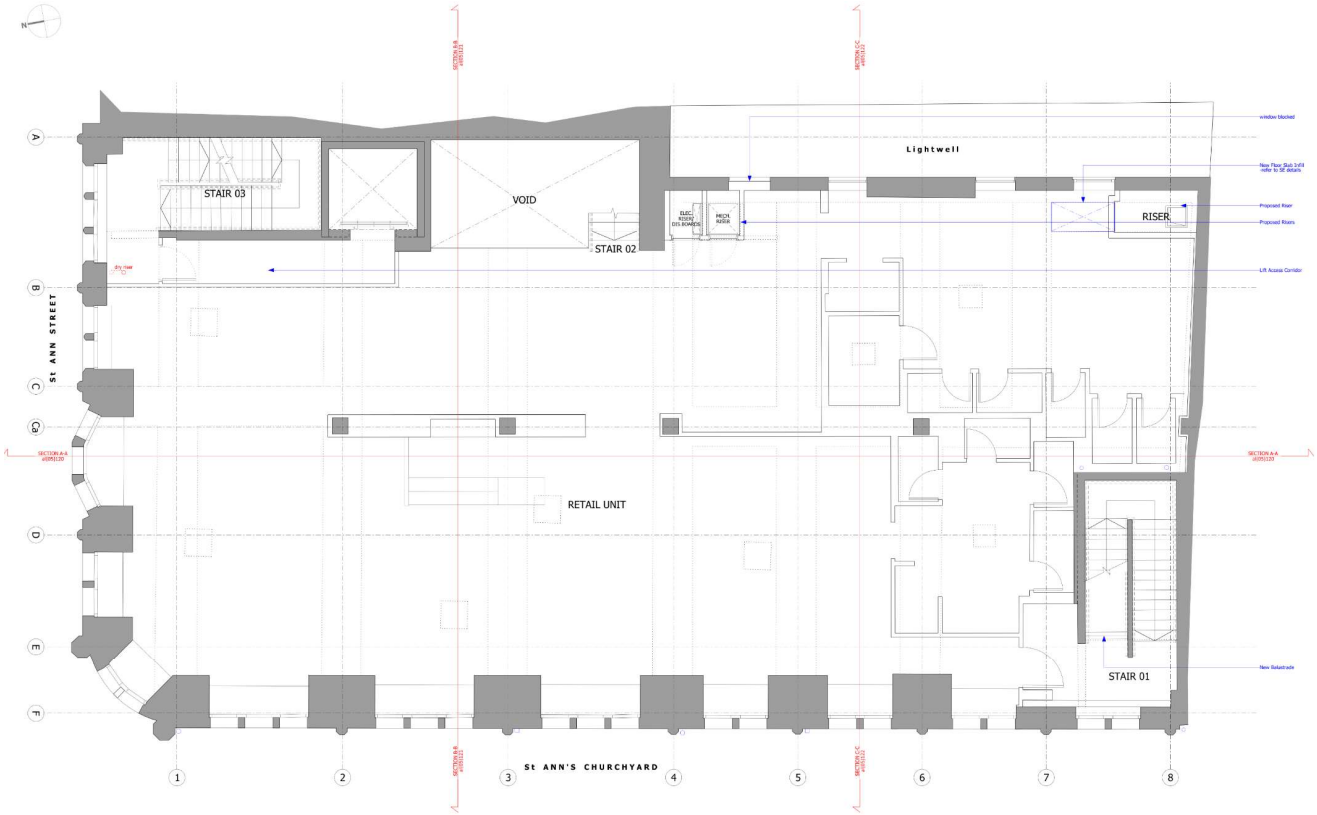
- A change of use is proposed to change this space into two large apartments.
- Stair 01 (bottom right) is proposed to be removed as it is no longer required.

Fourth floor:

- A change of use is proposed to convert this space into one large apartment with an external roof terrace.
- Stair 01 (bottom right) is proposed to be removed as it is no longer required.
- The plant space is reduced and reconfigured to the top right corner.
- The lift is extended up to this floor level.



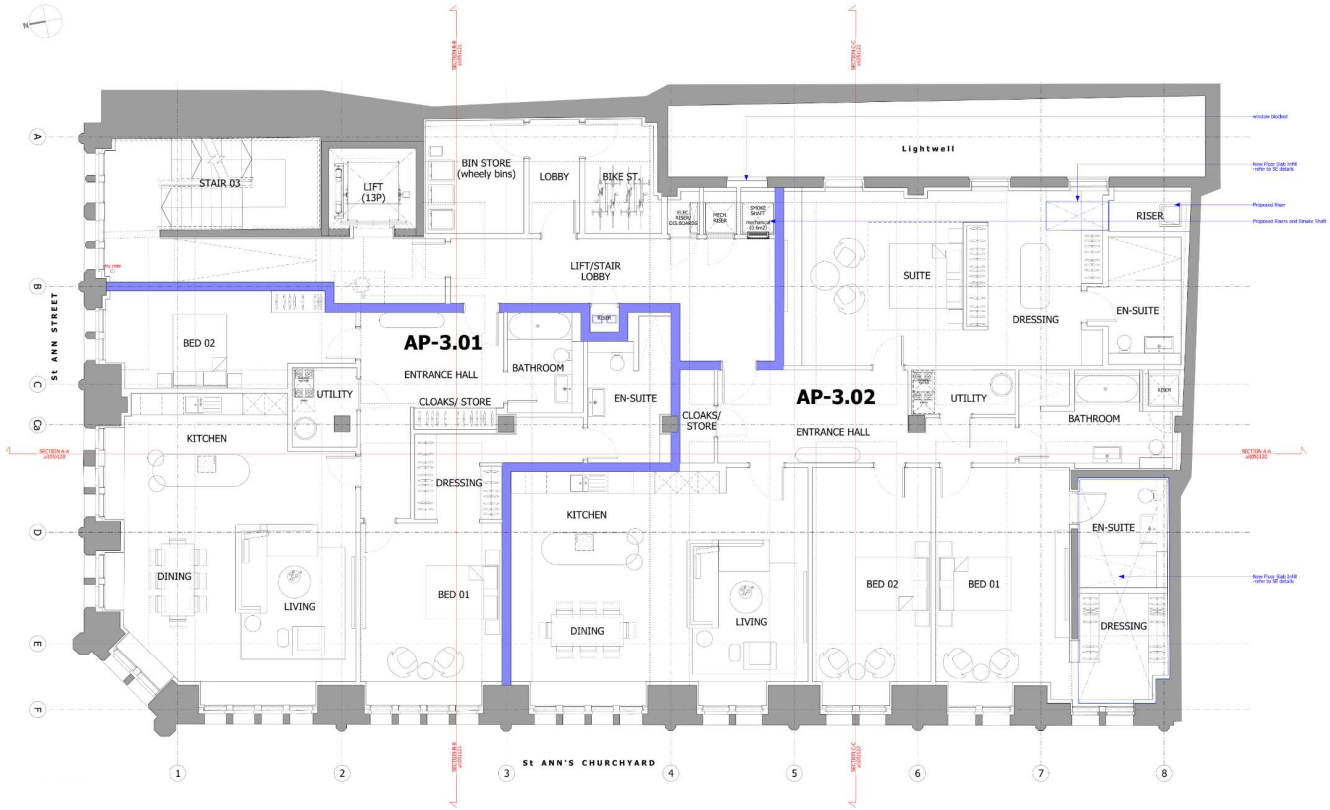
Proposed ground floor plan



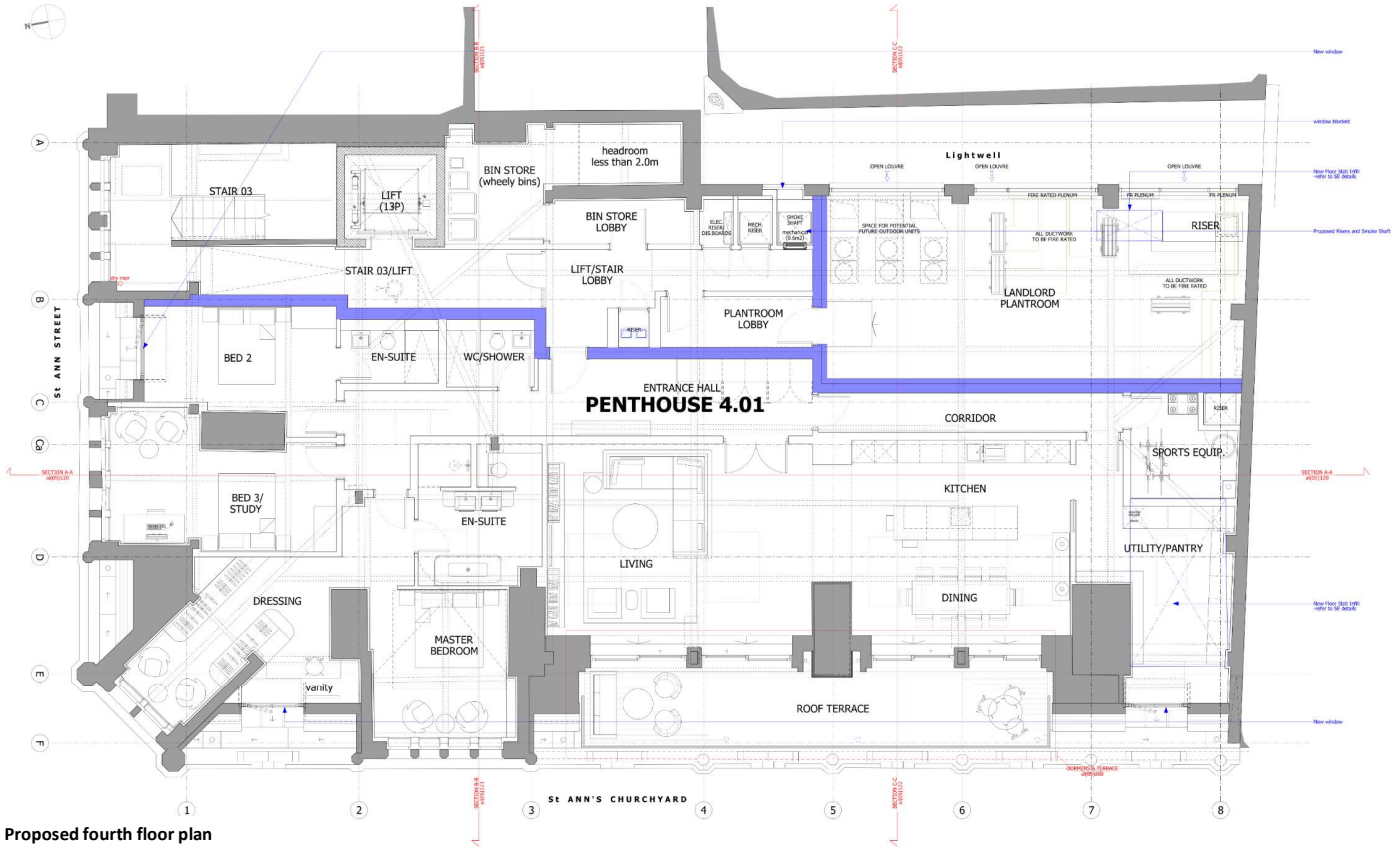
Proposed first floor plan



Proposed second floor plan



Proposed third floor plan



Proposed fourth floor plan

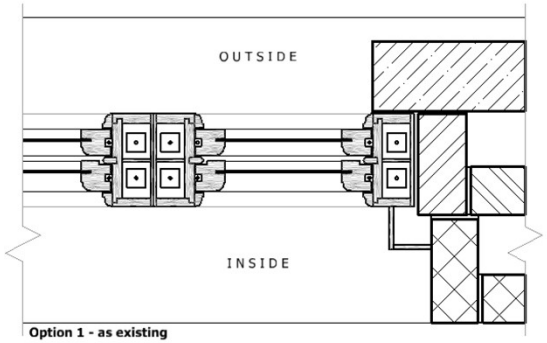
Extent of existing window repair and upgrade to proposed residential floors



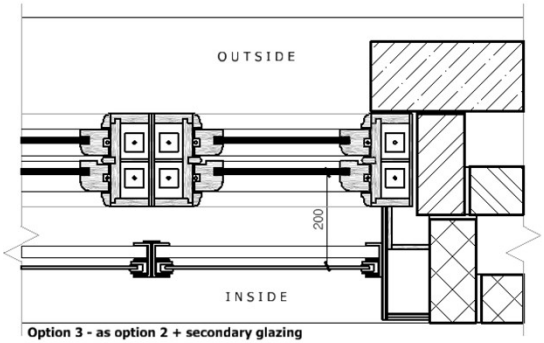
St Ann Street Elevation



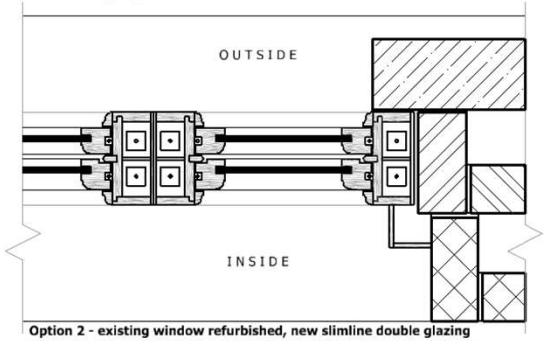
St Ann's Churchyard Elevation



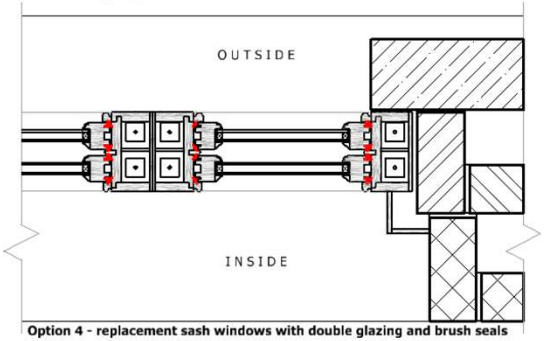
Option 1 - as existing
Acoustic rating - approx 21dB reduction



Option 3 - as option 2 + secondary glazing
Acoustic rating - approx 38dB reduction



Option 2 - existing window refurbished, new slimline double glazing
Acoustic rating - approx 21dB reduction (no improvement due to air gaps remaining)



Option 4 - replacement sash windows with double glazing and brush seals
Acoustic rating - approx 31dB

5.2 | Windows and secondary glazing

Retail floor levels (ground and first floor levels)
Windows and glazing to the retail floor levels will be retained as existing.

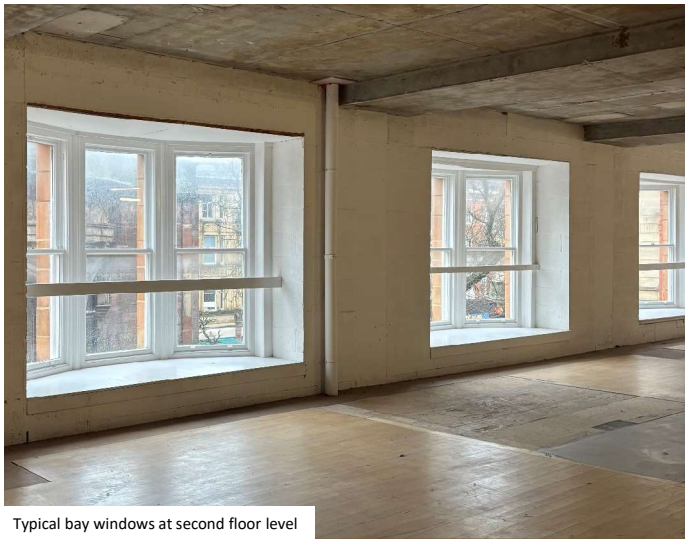
Residential floor levels (second, third and fourth floor levels)
A number of options have been explored for upgrading or replacing the existing timber sash windows to the residential floor levels. The existing windows are thought to be the same age as the original building, albeit they are considered to be in generally good condition, all are painted shut/ non-opening, and with missing operating gear. The existing sash windows are all single glazed, with contemporary kite-marked glass.

The residential ventilation strategy requires the windows to open for natural ventilation purposes.

Our Client's preference was to replace the existing sash windows with new replacement sash windows in order to improve the thermal and acoustic performance of the windows (see option 4 below right). However, we have been unable to find replacement sash windows that meet the required acoustic performance.

Specialist sub-contractor survey work (by Quadriga) has demonstrated that the existing contemporary single glazing can be replaced with slimline double-glazed units within the section of the original timber sash windows, (see Option 3 below right). This will allow historic fabric to be retained, allowing traditional profiles and sightlines to be maintained whilst improving thermal comfort and performance. However, in order to meet the required acoustic performance supplementary internally fitted secondary glazing will also be required.

Replacement slimline double-glazed units are proposed to replace the existing contemporary single glazing within the original painted timber sash windows to the residential second, third and fourth floors. The works to the windows will also include, local repairs, returning all sashes to working order and rubbing down (due to the likelihood of lead paint) and re-decoration.



Typical bay windows at second floor level



Typical 'straight' grouped windows at third floor level



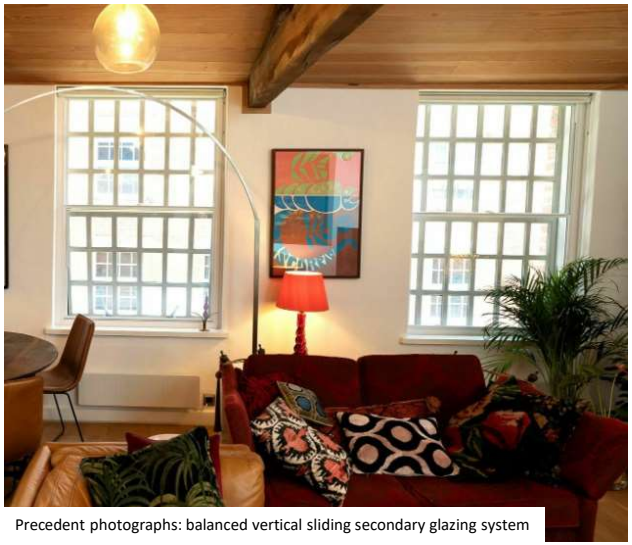
Typical existing steel bar across the windows (all levels)



BS Kite markings to contemporary single glazing in existing sash windows

Please see photographs left of the existing windows

It is proposed to remove the existing steel 'guarding' bars to the windows. The lower sash will be fixed shut and be fitted with safety glazing to form the guarding. Only the upper sash pane will move. All proposed window repairs and upgrades will be carried out on site.





Precedent photographs: balanced vertical sliding secondary glazing system





Precedent photographs: horizontal sliding secondary glazing system

Secondary glazing strategy

The visual impact of secondary glazing has been considered. New secondary glazing will be positioned internally, and offset from the original glazing with a cavity of approximately 200mm; which is necessary in order to achieve the required acoustic performance.

There are 2 primary window arrangements which include sliding sashes set in a bay window configuration, and sliding sashes set in straight groups of 2, 3 or 4 windows. The design intent is that the same secondary glazing solution will be appropriate to both configurations, so that the aesthetic will be visually consistent from the interior spaces.

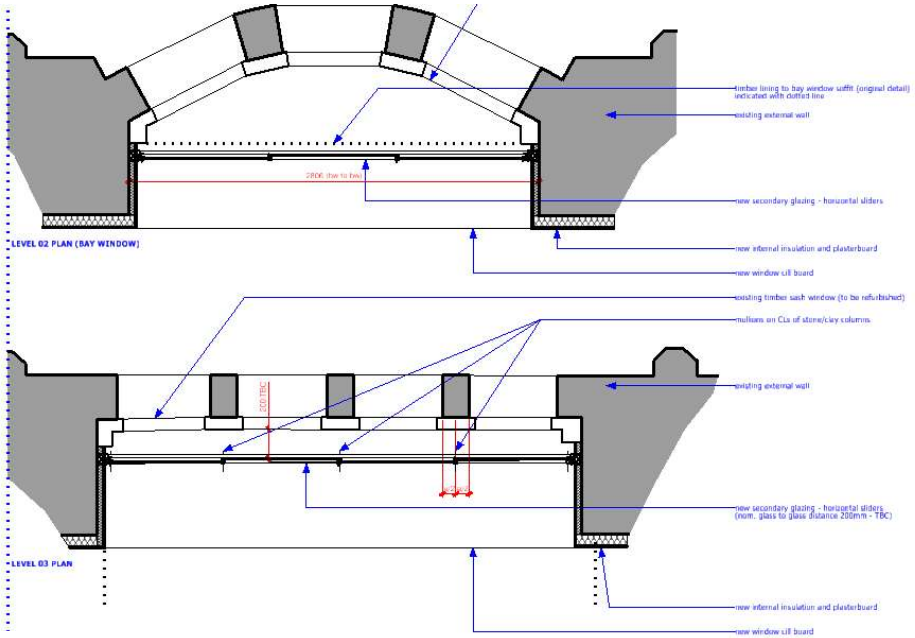
Secondary glazing options which include horizontal sliding systems and vertical sash sliding systems have been reviewed. Secondary glazing must be openable to achieve the free vent area requirements for natural ventilation of the residential spaces and allow the primary glazing to be openable manually.

Detailed sections have been produced for each window configuration identifying the secondary glazing type, in order to determine which secondary glazing type will have the least impact aesthetically whilst achieving the acoustic performance requirements.

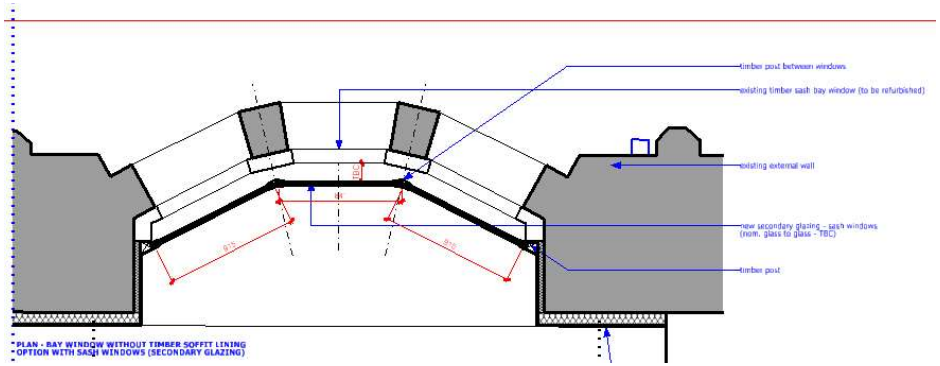
Two secondary glazing arrangements have been reviewed:
- Horizontal sliding panels
- Balanced vertical sliding sashes (tilt in)

For both arrangements local boxing out/ new linings (in painted timber) are required to create sufficient reveal/ cavity depths for the new secondary glazing; due to the limited significance of internal spaces this is not considered detrimental.

The proposed system type has been selected so that it is perceived to have the least visual impact, offers the best ease of use and ability to clean.



OPTION 1: Horizontal sliding panels



OPTION 2: Balanced vertical sliding sashes (tilt in)

Secondary glazing strategy

OPTION 1:
Horizontal sliding panels

Pro's:
- Appear visually detached/ separate from primary windows
- Set back secondary glazing system (which allows the historic frames to be more visible in isolation).

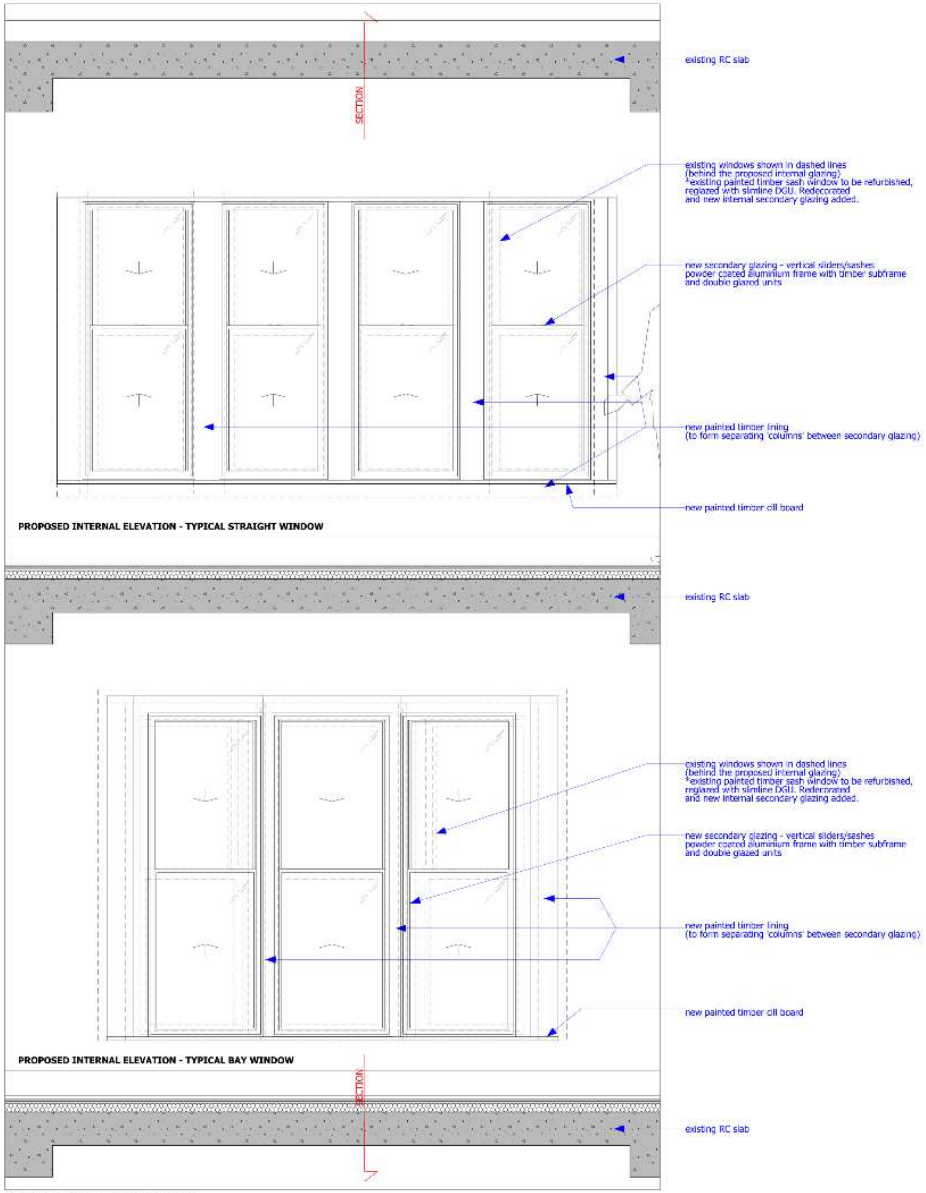
Cons's:
- Does not work aesthetically with bay windows
  interior spatial and aesthetic benefit of bay window with deep reveal is lost.
- Difficult to clean cavity face of secondary glazing panels
- Reach to open primary glazing in bay window configuration excessive.

OPTION 2:
Balanced vertical sliding sashes (tilt in)

Pro's:
- Appear aligned with original sashes with fenestration pattern replicated
- Secondary glazing uses the same '1 over 1' arrangement to minimise external unsightliness.
- System works for both straight and bay window configurations
- Tilt operation allows secondary sashes to open for easier cleaning
- Reach to open primary glazing minimised
- Allows spatial and aesthetic benefits of bat windows to be retained

Cons's:
- Additional joinery elements do have minor impact on historic fabric.

For the reasons outlined above Option 2 is deemed as the most appropriate secondary glazing strategy

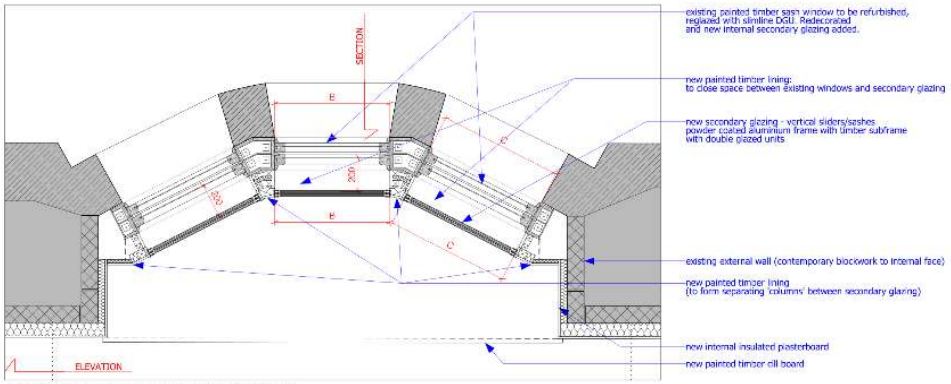


PROPOSED INTERNAL ELEVATION (1:20)

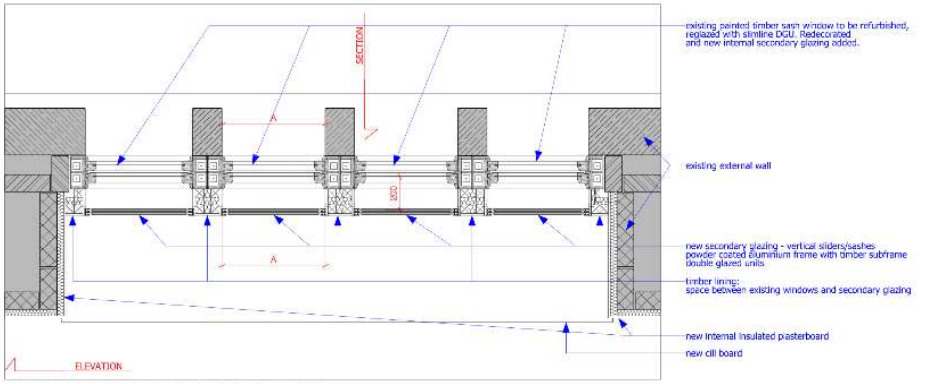
Secondary glazing detail proposals

The design proposals for installation of proprietary balanced vertical sliding sashes (tilt in) require additional painted timber joinery elements to be added internally. This is required so the sliding sashes can be fitted to visually align with the original sashes to which they relate (below).

Each new secondary sash window will be site measured prior to fabrication to ensure that horizontal meeting rails align with those of the original sashes as illustrated (left).



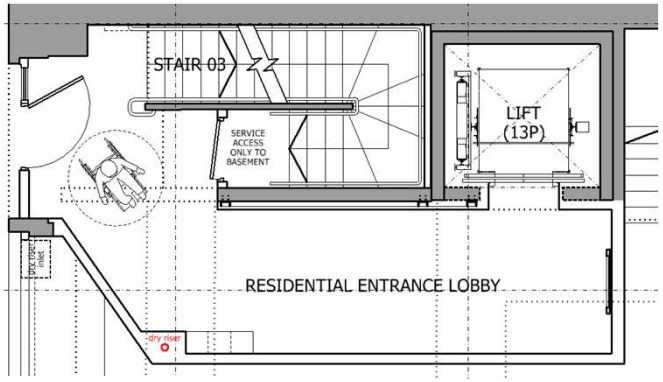
PROPOSED PLAN AT LEVEL 02 - TYPICAL BAY WINDOW (1:20)



PROPOSED PLAN AT LEVEL 03 - TYPICAL STRAIGHT WINDOW (1:20)

5.3 | Formation of new ground floor residential entrance

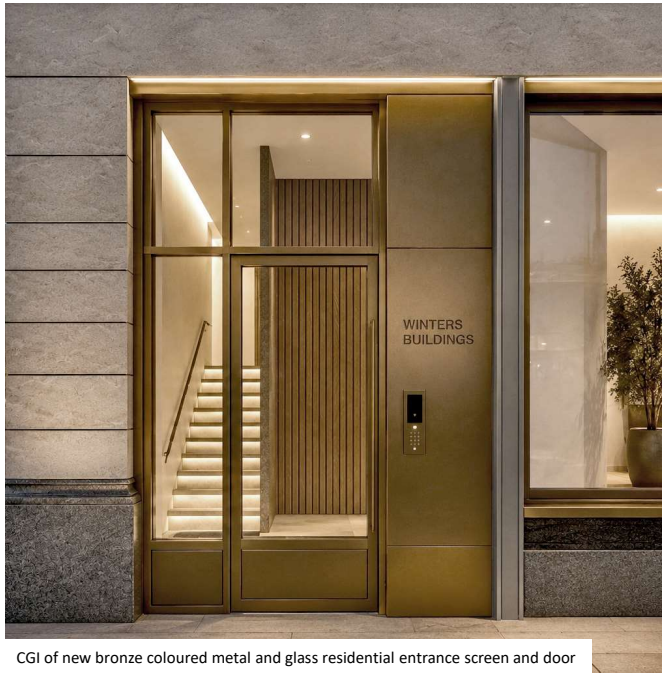




Proposed plan of new residential entrance



St Ann Street Elevation – existing fire exit doors



CGI of new bronze coloured metal and glass residential entrance screen and door

A new residential entrance is to be created within the opening associated with the former retail unit means of escape from the basement and upper floors.

The existing arrangement comprises 2 sets of contemporary timber double doors with beading applied to represent panelling. The existing doors are of poor quality and are non-original to the building. They are set back and open outwards (for means of escape) with a bollard to the centre of the opening. The recessed entrance provides an ad-hoc covered space for rough sleepers.

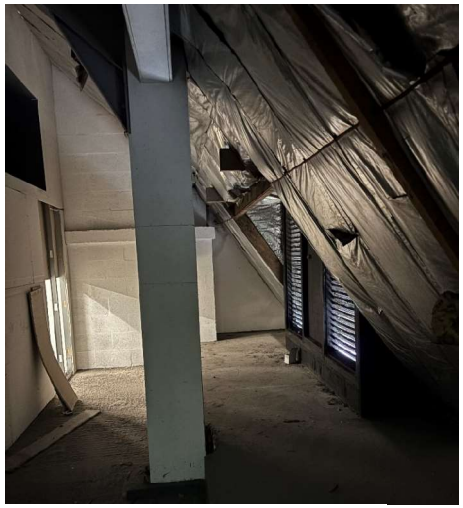
The proposals involve retention of the existing shop front in its current configuration with a new residential entrance door and screen set flush to the main façade in lieu of the double door sets.

The new door and screen are designed to conceal an existing concrete downstand beam that forms part of a structural shear wall internally.

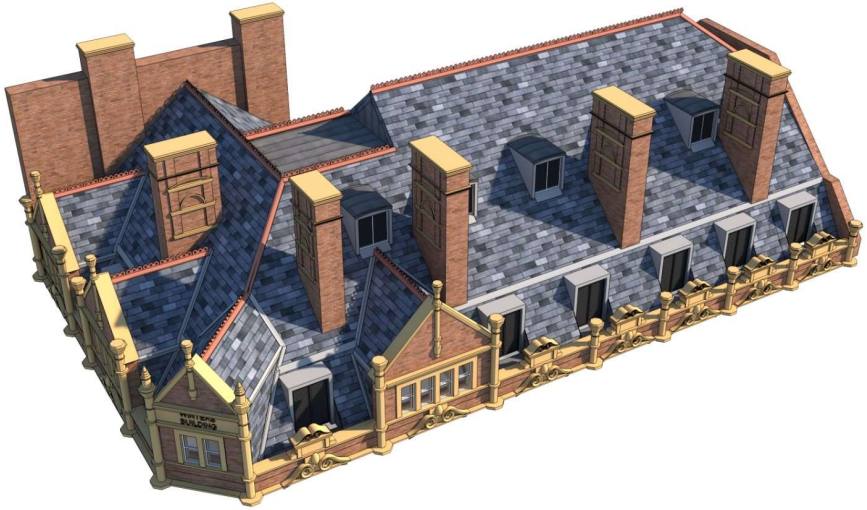
The new door is designed as a contemporary intervention within the façade, and does not resort to pastiche. The door and side panels will be finished in a bronze-coloured metal, and will incorporate a glazed transom panel over the door.

The screen will also incorporate access control and video entry systems.

The new dry riser inlet is required to serve the residential accommodation. The inlet box will be a concealed type with the inlet box door clad to match the façade material into which it is set.



Existing internal louvred dormers within roof space



Rooftop alterations: existing arrangement



Rooftop alterations: proposed arrangement as presented at pre-app #1

Roof terrace and dormers - design development

A number of options for the roof terrace have been developed during the pre-app design stages in order to arrive at the submitted design proposal, which has been deemed to be acceptable by the LPA.

The existing roof space is used a plant room within the pitch of the roof. There are high and low level dormers set within the roof. The upper dormers are glazed and the lower dormers contain supply and extract louvres associated with the existing plant and equipment.

The proposals involve locally reconfiguring the lower level dormers and roof to St Ann's Churchyard façade in order to create a new roof terrace and with direct access from the new roof top apartment. A new cantilevered structural glass balustrade will sit to the rear of the existing decorative stonework.

From the proposals presented at pre-app #1 and subsequent LPA feedback; the extent of the new dormers facing onto the roof terrace has been adjusted as described overleaf;

5.4 | Formation of new roof terrace and dormers



Axonometric CGI showing extent of proposed dormers and roof terrace



Proposed elevation facing St Ann's Churchyard

- Dormer height nominally reduced, whilst still maintaining sufficient headroom to access the proposed roof terrace. This brings the openings further down the existing roof slope.
- The decorative portal-framing surrounding the dormers has been reduced and its profile finessed to minimise its visual bulk whilst still providing adequate zones for thermal insulation and drainage. The materiality of the decorative portal has been adjusted to grey PPC metal work so it blends more with the existing slate roof covering.
- The overall width of the 2 new dormers has been reduced. The existing pitched roof is now shown retained to the front face of the existing chimneys and 600mm beyond, so that the dormers appear more 'nestled into' the existing roof scape.
- Drainage design has been considered; a gutter is incorporated into the decorative portal and new downpipes are shown concealed adjacent to the central chimney to serve the main roof. These new downpipes will discharge below the new roof terrace, which has drainage outlets that connect into the existing rain water drainage system.

The axonometric CGI and the proposed St Ann's churchyard elevation (left) show the extent of the proposed dormers and the roof terrace.

Note that the lower portion of the chimney between the new dormer openings (where now exposed), will be clad in red brick slips to match the original brickwork in order to cover its modern blockwork base.

Please refer to the detailed planning drawings which have been developed in detail following further more extensive dimensional surveys of the existing roof structure and fabric. These demonstrate that the proposals have been designed to optimise working with the existing structure, practical and dimensional constraints in order to minimise the impact of the proposed new terrace and door openings onto it.



CGI from St Ann’s Place showing proposed new reconfigured dormers and roof terrace

5.5 | Removal of flat roof and re-instatement of pitched roof



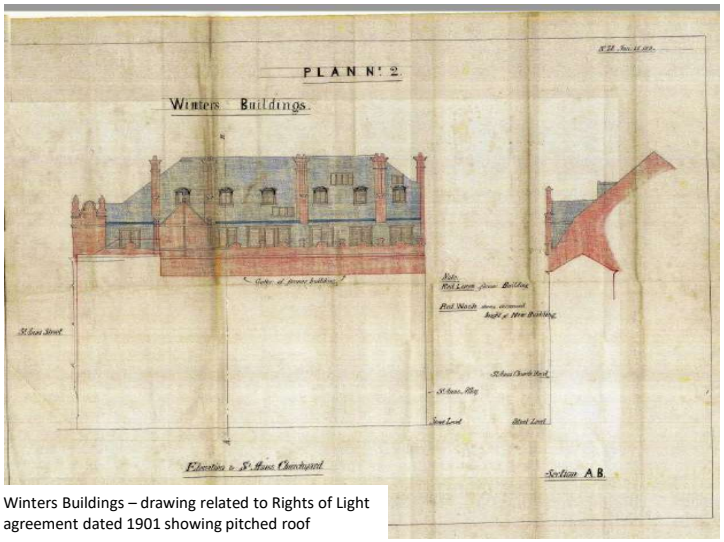


Winters Buildings 2026 – photographic roof survey

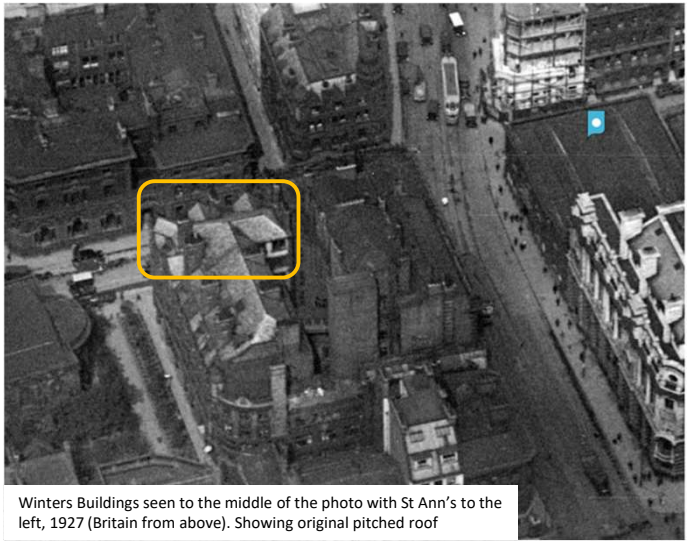
The existing roofscape includes a portion of flat roof. The flat roof area is covered in lead and includes a proprietary polycarbonate domed access hatch/ roof light.

From internal inspections this section of roof appears to be the source of some water ingress.

5.5 | Removal of flat roof and re-instatement of pitched roof



Winters Buildings – drawing related to Rights of Light agreement dated 1901 showing pitched roof



Winters Buildings seen to the middle of the photo with St Ann's to the left, 1927 (Britain from above). Showing original pitched roof

Original drawings and photographs show that this portion of roof was originally designed to be pitched.

It is unclear why the roof was re-modelled as part of the 1995 façade retention works to include a flat section, as it serves no apparent purpose.

The proposals involve re-instatement of this portion of roof in a pitched form, covered with slates to match the original. Existing decorative ridge tiles will be salvaged for re-use.

The proposals will also serve to address the issues with water ingress and improve the long views toward the building from the surrounding streets.



St Ann's Churchyard elevation - existing



St Ann's Churchyard elevation – proposed – showing area of pitched roof to be re-instated

5.6 | Thermal upgrade to façades and roof/ Acoustic upgrades to floors

Thermal upgrades

New thermal laminate plasterboard is proposed to the internal face of the external walls. This will provide enhanced U-Values; in order to meet the requirements of Approved Document L (Volume 1: Dwellings).

The visual impact of new linings is considered negligible, particularly as the internal spaces are of very limited historic significance.

New insulation will also be added to the rear of plasterboard MF ceilings at the new penthouse level to achieve the required U-values.

The upgrades to the existing windows (new slimline double glazed units to existing frames and secondary glazing, as detailed in chapter 5.2 will also serve to improve the overall thermal performance of the existing fabric in relation to the new residential units.

Acoustic upgrades to internal floors

The residential floors at second, third and fourth floor levels will be upgraded to meet/ exceed the requirements for acoustic separation between occupancies.

The existing floor slabs are contemporary concrete slabs with downstand beams, overlayed with a plywood raised access floor.

The existing raised access floor is to be removed and an acoustic floor build up will be installed in lieu.



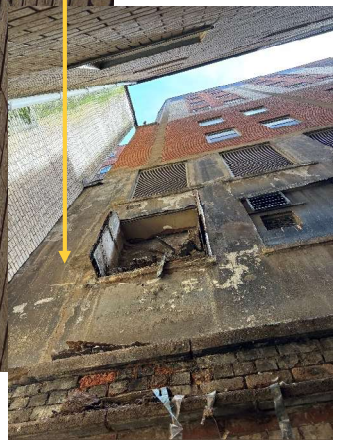


National House– rear façade shown exceeding the height of Winter's Buildings in the foreground

Winter's Buildings– rear facade

Thomas' Chop House– rear facade + flue

National House – rear facade





Existing plant with intake and extract louvres to low level dormers

The rear façade of Winter's Buildings is of entirely contemporary construction and is not visible from the public realm. The only access to it is via a small access hatch at basement level from Winter's Buildings.

The lightwell itself is within the Applicant's demise. The flue from the adjacent Thomas' Chop House discharges up through the lightwell, and the rear wall of National House (located on Cross Street) forms the eastern edge of the lightwell. The rear façade of National House exceeds the height of the rear façade of Winter's Buildings, and as such it cannot be seen from the wider street scene.

All windows to the lightwell have opaque glazing, to provide natural light internally, but with no direct view to outside.

The proposals involve re-configuration of the existing plant room at fourth floor level to form space for a residential apartment at this level. The new plant area will accommodate plant associated with the residential floor plates and the retail demise.

The plant room will need to be ventilated directly to outside air in order to the plant and equipment contained within it to perform correctly.

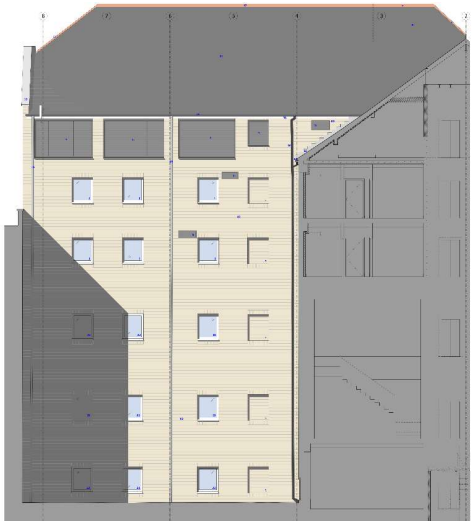
The proposals involve increasing the structural opening sizes of the existing windows at fourth floor level to provide the additional extract vent area required. However, due to the poor odour conditions within the lightwell (as a result of kitchen flue installations associated with Thomas' Chop House and the adjoining Italian Restaurant; fresh intake air for the apartments cannot be taken from the lightwell.

In order to overcome the poor air quality air issue, residential air intact ductwork is to be routed within the roof space (internally) to 2 of the high level dormers to the St Ann's Churchyard elevation.

5.7 | Plant room ventilation



Existing lightwell facade



Proposed lightwell façade – showing increased opening for louvres to fourth floor plant room and louvres in lieu of windows to new smoke shaft.



Proposed St Ann's Churchyard elevation – showing 2no. existing dormers with louvred faces for air intake

The proposals involve increasing the structural opening sizes of the existing windows at fourth floor level to provide the additional extract vent area required. However, due to the poor odour conditions within the lightwell (as a result of kitchen flue installations associated with Thomas' Chop House and the adjoining Italian Restaurant; fresh intake air for the apartments cannot be taken from the lightwell.

In order to overcome the poor air quality air issue, residential air intact ductwork is to be routed within the roof space (internally) to 2 of the high level dormers to the St Ann's Churchyard elevation.

Please see the lightwell-elevation (left) showing the extent of the new louvred openings in the plant room

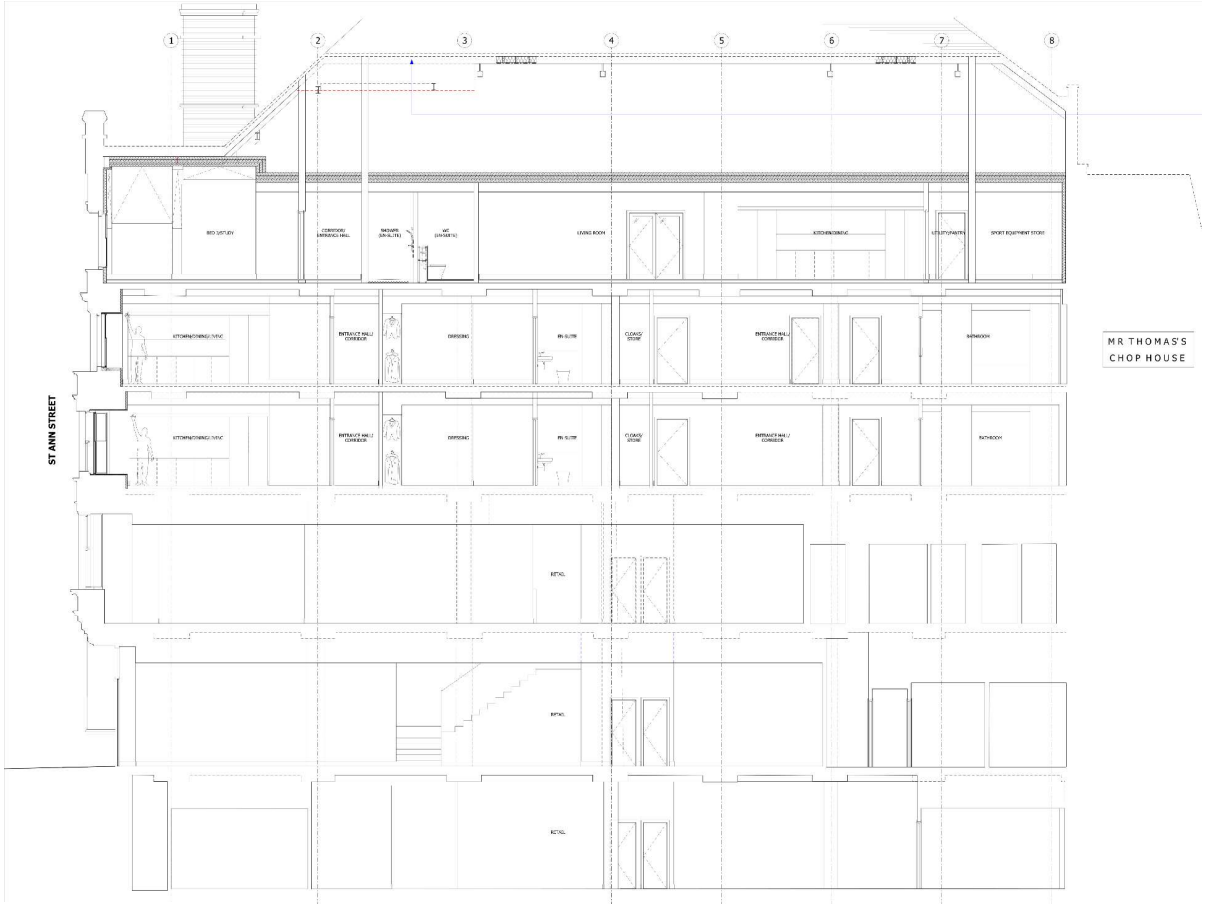
Please see the St Ann's Churchyard Elevation (left)showing the louvred openings to the existing high level dormer windows.



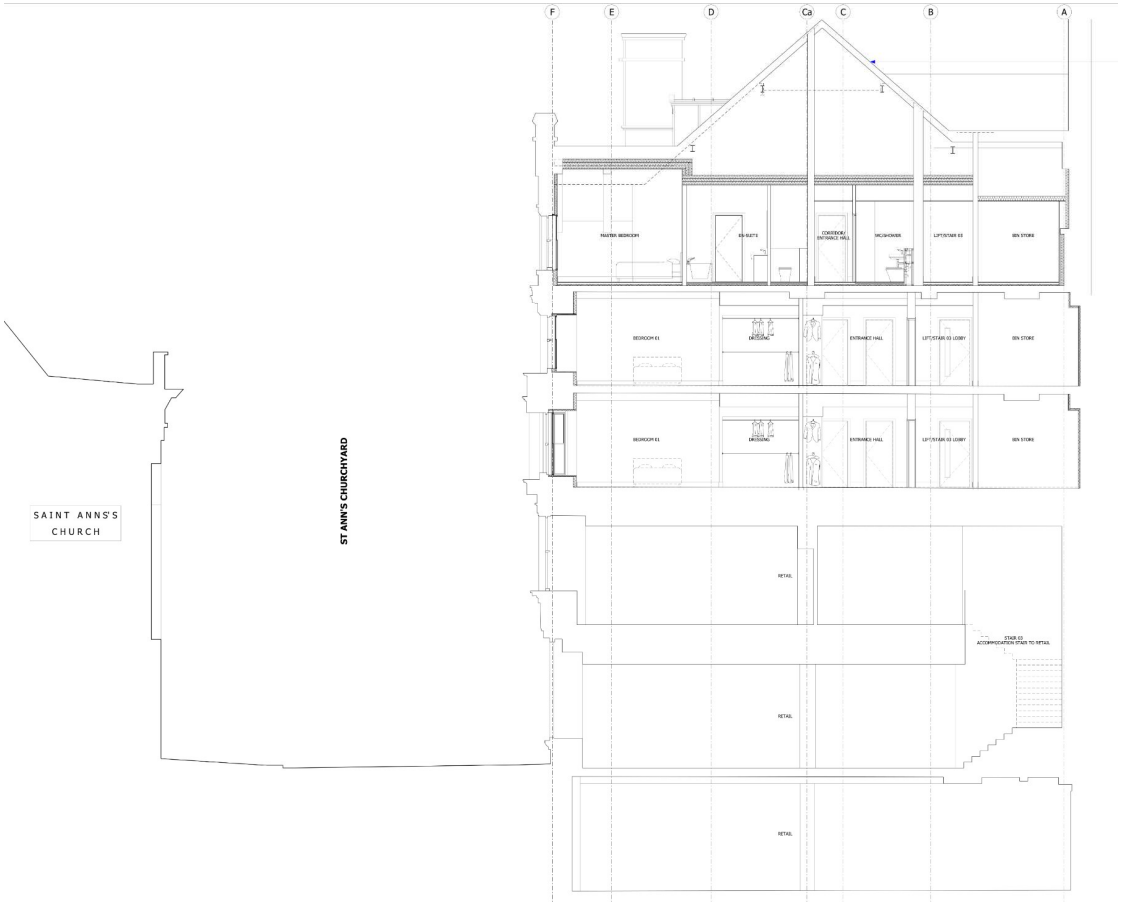
Proposed St Ann Street Elevation



Proposed St Ann's Churchyard Elevation



Proposed section A-A



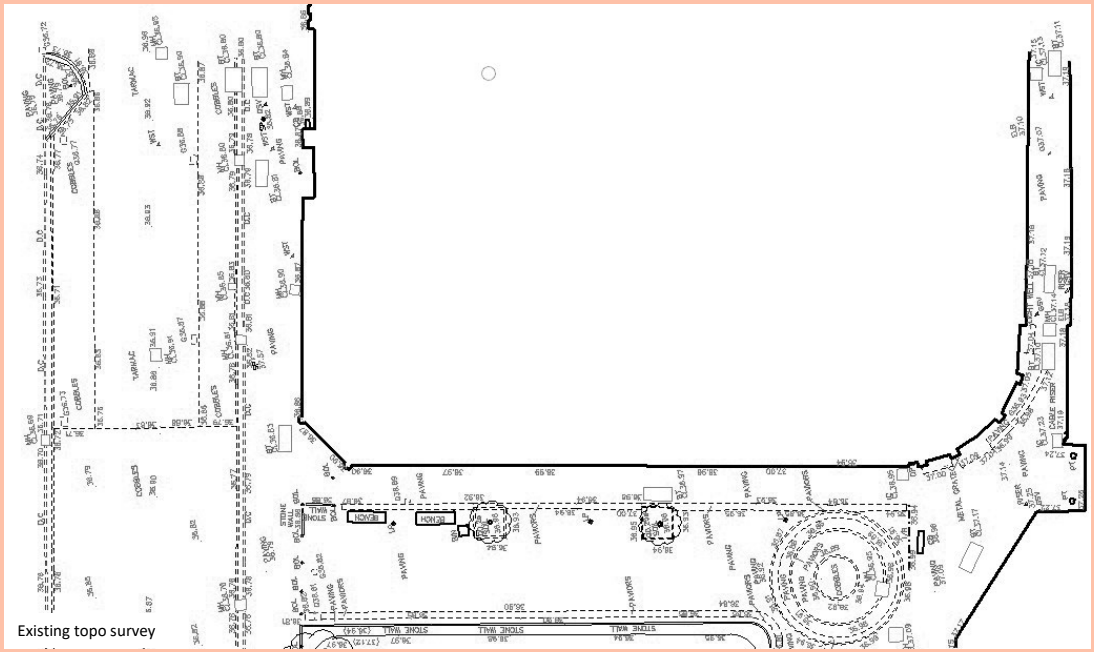
Proposed section B-B



Proposed section C-C

6.0 | Landscape

No external landscaping works are proposed as part of the proposed building refurbishments.



Existing topo survey



Photograph showing existing external landscaping

Building Fabric

As part of the conversion works, the external walls will be thermally upgraded where practicable, having regard to the constraints associated with the existing building and any heritage requirements.

Improving the thermal performance of the building envelope will:

- Reduce transmission heat losses;
- Improve occupant comfort;
- Reduce annual heating demand;
- Lower operational carbon emissions; and
- Contribute towards compliance with the energy efficiency requirements of Approved Document L.

The enhanced building fabric forms the basis of the overall energy strategy and complements the proposed high-efficiency building services.

Ventilation Strategy

Each apartment will be provided with an individual Mechanical Ventilation with Heat Recovery (MVHR) system. The MVHR units will continuously supply filtered fresh air to habitable rooms whilst extracting stale air from kitchens and bathrooms. Heat recovered from the extracted air will be transferred to the incoming fresh air through high-efficiency heat exchangers, significantly reducing ventilation heat losses.

The selected units will incorporate:

- High heat recovery efficiencies (typically in excess of 90%);
- Low Specific Fan Power (SFP);
- Variable-speed EC fan motors;
- Summer bypass functionality; and
- Low noise operation suitable for residential environments.

The ventilation strategy will improve indoor air quality, minimise condensation risk and comply with the requirements of Approved Document F.

Space Heating

Space heating within the apartments will be provided using high-efficiency LOT 21 compliant electric panel heaters.

The heating appliances will incorporate intelligent electronic controls including programmable timers, adaptive start, open-window detection and accurate thermostatic temperature control, enabling efficient operation whilst reducing unnecessary energy consumption.

The significantly reduced heating demand achieved through the upgraded building fabric and heat recovery ventilation makes this approach both practical and energy efficient.

Penthouse Heating and Hot Water

The penthouse apartment will be served independently by a Mitsubishi Ecodan Air Source Heat Pump.
The heat pump will provide:

- Low-temperature underfloor heating throughout the penthouse; and
- Domestic hot water via a dedicated insulated hot water cylinder.

The use of an air source heat pump represents a low-carbon heating solution capable of delivering high seasonal efficiencies whilst significantly reducing operational energy consumption compared with conventional direct electric heating. The underfloor heating system has been selected to operate at low flow temperatures, allowing the heat pump to achieve optimum seasonal performance.

Domestic Hot Water

Domestic hot water within the apartments will be generated using individual high-performance electric hot water cylinders with low standing heat losses. The penthouse hot water cylinder will be heated by the Mitsubishi Ecodan Air Source Heat Pump, further improving overall system efficiency through the use of renewable energy technology.

Comfort Cooling

All apartments will be served by high-efficiency inverter-driven fan coil air conditioning systems. The selected systems will achieve excellent seasonal Coefficients of Performance (COP) and Energy Efficiency Ratios (EER), ensuring low energy consumption during operation whilst maintaining comfortable internal temperatures during periods of elevated external temperatures. Individual controls will allow occupants to regulate internal conditions independently, enhancing comfort while minimising unnecessary energy use.

Lighting

The development will utilise energy-efficient LED lighting throughout all apartments and communal areas. Lighting has been selected to minimise energy consumption whilst providing appropriate illumination levels in accordance with current guidance.

Communal areas will incorporate automatic lighting controls, including occupancy sensors and daylight-responsive switching where appropriate, reducing unnecessary electrical consumption during periods of low occupancy.

Controls and Energy Management

Building services will incorporate intelligent controls designed to optimise energy performance and occupant comfort. These will include:

- Programmable heating controls;
- Individual room thermostats;
- MVHR boost controls;
- Weather compensation for the air source heat pump;
- Time scheduling where appropriate; and
- Occupancy-based lighting controls within communal areas.

The proposed control philosophy ensures that systems operate only when required, reducing both energy consumption and operating costs.

Sustainability

The proposed development adopts a balanced and pragmatic sustainability strategy through the combination of improved building fabric and high-efficiency building services.

The principal sustainability measures include:

- Thermal upgrading of the existing building envelope;
- High-efficiency MVHR systems providing continuous fresh air with heat recovery;
- LOT 21 compliant electric heating appliances;
- High-efficiency inverter-driven fan coil air conditioning;
- Mitsubishi Ecodan Air Source Heat Pump serving the penthouse underfloor heating and domestic hot water;
- Energy-efficient LED lighting throughout;
- Intelligent building controls; and
- Reduced operational energy demand and associated carbon emissions.

Collectively, these measures improve the environmental performance of the development whilst providing comfortable, healthy and energy-efficient homes for future occupants.

Retail access and internal vertical circulation

Access to the publicly accessible retail space from back of pavement is unchanged by the proposals, with the main entrance doors retained as existing to St Ann Street and the St Ann Street/ St Ann's Churchyard corner.

The retail service access/ means of escape doors to St Ann's Churchyard also remain unchanged. Stair 01 extent will be reduced to serve basement, ground and first floor retail levels only.

Note that a new lift will be required to serve the retail floor plates between basement, ground and first floors, and an additional stair will be required to connect basement and ground floor retail spaces. The design and position of the new lift and stair (together with fit-out proposals) will be covered by a separate application; to suit the incoming retailer requirements.

Residential access and internal vertical circulation

The existing retail means of escape doors to St Ann Street are redesigned to provide level threshold access to a new residential entrance lobby. Access to the residential floors will be via a new (unmanned) entrance lobby at ground floor level, with access control and video entry systems. The new lobby will provide dedicated residential access to the existing lift and existing Stair 03.

Internally the current passenger lift car and shaft are to be retained, refurbished and extended to serve the residential floor levels only, providing inclusive access to the new residential floor plates.

Stair 3 will serve the residential floor levels only and provide landlord access to a basement plant room.

Dedicated cycle storage facilities are to be provided on each of the residential floor plates.

Residential layouts

Level access is provided throughout all residential floorplates, with the exception of the new roof terrace, which is approximately 150mm higher than the internal finished floor level. The level difference is as a result of the new thermal insulation; waterproofing and terrace floor finish which need to sit above the existing structural slab.

All communal circulation, corridors and doorways have been suitable sized. Internally apartment layouts will comply with the requirements of Approved Document M4(1) Visitable Dwellings.

9.0 | Servicing and refuse strategy

Retail servicing access and refuse strategy is unchanged by the proposals.

Due to the constrains of the existing building and site refuse stores are provided for the apartments at each residential floor level.

Each residential floor will have a dedicated bin store.

Each bin store to each floor features an internal access door from the residential part of the development to allow residents internal access to the storage area. Each will be connected to the residential area by a lobby, so as to prevent nuisance odours entering the residence. All doors leading to the bin stores will be 1010mm doorsets, which give 870mm clear width, which is more than enough to accommodate a 580mm wide 240ltr wheely bin.

The stores will have permanent signage that promotes recycling and outlines what should go in each bin.

All waste stores will have adequate artificial lighting. The floor will be a surface that can be easily cleaned. 'Bump Strips' will be placed around the edge at bin height to prevent damage caused when using the bins and doors will have a facility to be held open during collection.