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Design and Access Statement

In Support of an Application for Full Planning Permission

The Lexicon, 10–12 Mount Street, Manchester, M2 5NT

Applicant	PD Properties Ltd (c/o Mr Andrew Joseph, Mr Michael Joseph)
Agent	Studio_néo
Site Address	The Lexicon, 10–12 Mount Street, Manchester, M2 5NT
Local Planning Authority	Manchester City Council
Proposal	Phase 1 (Category A) works to an existing roof terrace at First Floor level: raised pedestal porcelain tile paving to the whole existing roof area, an additional-height solid filmed safety glass balustrade with PPC aluminium handrail , tenancy division screens, new low key lighting to the terrace floor and a new door formed in the elevation (replacing an existing window) to provide terrace access to one tenancy, the existing tenancy already has potential access via the existing roof maintenance door. – no change of use proposed
Application Type	Full Planning Permission
Date	September 2026
Document Reference	V3

Prepared by Studio Néo on behalf of PD Properties Ltd

SECTIONS 1-8 plus APPENDIX A

1.0 Introduction

This Design and Access Statement (DAS) has been prepared by Studio Néo on behalf of PD Properties Ltd (contact: Mr Andrew Joseph) in support of a Full Planning Permission application to Manchester City Council. It relates to The Lexicon, 10–12 Mount Street, Manchester, M2 5NT, and comprises Category A** enabling works to an existing roof terrace at First Floor level, including raised pedestal paving, an additional-height safety balustrade, tenancy division screens, the introduction of low-key and low-level lighting to illuminate the immediate paved areas only and a new door formed in the elevation to provide terrace access to one tenancy, to enable future amenity use of the terrace by building tenants.

**Category A works relate to phase 1 where the Landlord will provide base level works to enable the use of the terrace by tenants. Phase 2 will be subject to a separate Planning Application once tenants' usage patterns are established and the space will then be populated by external planters and fixed seating to suit those usage patterns.

Therefore, the population of the terrace with furniture, planting and other amenity items (Category B fit-out) does not form part of this application so that this application relates solely to the Phase 1 enabling works described above.

The Statement has been prepared in accordance with Article 9 and Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and with the National Planning Policy Framework (NPPF), and sets out the design principles and concepts applied to the proposed development, together with an assessment of how issues of access have been dealt with.

The Statement should be read alongside the accompanying application drawings, plans and supporting documents submitted as part of this application.

2.0 Site Description and Context

2.1 Site Location

The application site comprises part of The Lexicon, a multi-let commercial office building located at 10–12 Mount Street, within Manchester City Centre. The building fronts Mount Street to the south of St Peter's Square and sits within Manchester's established central business district, in close proximity to St Peter's Square Metrolink stop, the Manchester Central Library and Town Hall complex, and a range of complementary office, retail and hospitality uses.

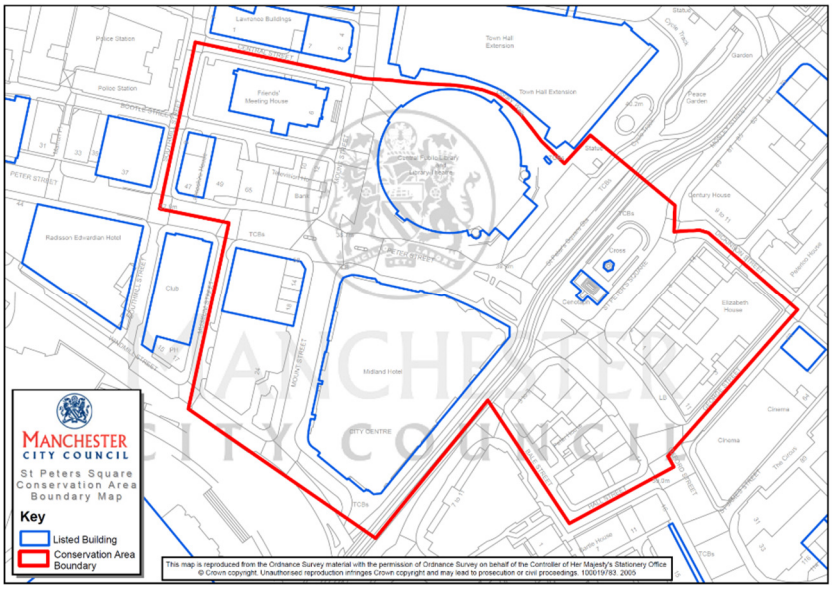
2.2 Site and Building Description

The Lexicon is an established office building providing multi-storey commercial accommodation let to a range of occupiers, arranged over 10 storeys in total. The application relates to external flat roof space at First Floor level, approximately 4.3 metres above external pavement level, comprising 94 m² gross external floor area (GEFA).

ST PETERS SQUARE CONSERVATION AREA

Records held by Manchester City Council's Listed Buildings Register indicate that the building at 10–12 Mount Street is not itself statutorily listed. Nearby heritage assets in the immediate vicinity include the Grade II* listed Lawrence Buildings (2–4 Mount Street) and the Grade II listed Friends' Meeting House, Mount Street.

The Building is included within the St Peter's Square Conservation Area, as the below map indicates. Note: the building is referred to as “Television House” on the map – it has been renamed “The Lexicon” for some time.



The building includes an existing flat roof/balcony area at First Floor level, enclosed by a concrete parapet with an aluminium capping profile at approximately 800mm in height, which is visible in elevation from Peter Street to the north. This area is currently unused as amenity space; an existing doorway onto the terrace at the opposite (eastern) end of the elevation currently serves one tenancy but is used only for maintenance purposes.

2.3 Surrounding Context and Connectivity

The site benefits from excellent sustainable transport connectivity, being within short walking distance of St Peter's Square Metrolink stop, Manchester Oxford Road and Manchester Piccadilly railway stations, and numerous bus routes serving the city centre. The surrounding townscape is characterised by a mix of Victorian, Edwardian and later commercial buildings of varying scale, reflecting the historic evolution of Manchester's central business district. Key buildings include the earliest building in the area Friends Meeting house (1830) The Lawrence Buildings on the corner of Central Street and Mount Street (1874) The Midland Hotel (Victorian-1903) the Former YMCA building (St. Georges House) in brown terracotta on the corner of Mount Street and Peter street,(1911) Central Library (1934) and the Town Hall Extension (also 1934) The Peace Garden and a fine example of a typical Manchester Warehouse (Lancashire House) at the junction of Southmill Street and Peter Street.

3.0 Planning Policy Context

The application is to be determined in accordance with the statutory development plan for Manchester, comprising the Places for Everyone Joint Development Plan (adopted 21 March 2024) and the saved policies of the Manchester Core Strategy (2012, as amended by the 2024 Addendum), together with the National Planning Policy Framework (NPPF) as a material consideration. The following policies and guidance are considered particularly relevant to the roof terrace element of this proposal:

- NPPF Chapter 12 (Achieving well-designed places), which requires development to be sympathetic to local character, to function well, and to create safe, inclusive places, and NPPF Chapter 8 (Promoting healthy and safe communities), relevant to the provision of high-quality amenity space for building occupiers;

- Places for Everyone Policy JP-D1 (Sustainable Design), which sets out design principles that new development, including alterations to existing buildings, is expected to meet;
- Manchester Core Strategy Policy EN3 (Heritage), given the proximity of the Grade II* listed Lawrence Buildings and Grade II listed Friends' Meeting House on Mount Street, and the site's location within the St Peter's Square Conservation Area, notwithstanding that the host building is not itself listed – considered further in the Heritage Statement at Section 4.0 below;
- The Core Strategy's Environment policies more generally, which seek a high standard of design and seek to protect the amenity of building occupiers and neighbouring uses, including matters of overlooking, privacy, noise and visual impact – relevant to the introduction of amenity space at roof level in a dense city centre context;
- Manchester's Guide to Development supplementary planning guidance, relevant to alterations to elevations and roofscapes of existing commercial buildings in the city centre;
- Approved Document K of the Building Regulations (protection from falling, collision and impact), relevant to the design of the balustrade guarding height.

Roof terraces on city centre commercial buildings are typically assessed against three principal considerations: (i) visual impact on the roofscape and streetscene, including views from surrounding public vantage points; (ii) amenity impact, including noise breakout and overlooking of neighbouring occupiers; and (iii) safety, including guarding and means of escape. In this instance, the terrace is located at First Floor level (approximately 4.3 metres above pavement level) rather than at the top of the building, which – given the building's overall height of 10 storeys – significantly limits its visual prominence within the wider Manchester skyline and roofscape when compared with a rooftop terrace at parapet level. The provision of tenancy division screens is intended to manage privacy and the orderly use of the space between adjoining occupiers, and the Phase 1 scope (hard landscaping and safety works only, with no furniture, planting, amplified sound or catering use proposed) is considered to minimise potential amenity impacts at this stage, pending any Phase 2 application once the detailed fit-out and management arrangements for the terrace are established.

The proposal is considered to accord with the above policy framework by making efficient use of existing commercial floorspace and roof area within a highly sustainable, well-connected city centre location, without material harm to the character or appearance of the building, the amenity of neighbouring occupiers, or the wider streetscene.

The design of the solid filmed glass balustrade in a matching colour to the building metalwork (PPC aluminium grey) and cladding, together with the set-back positioning of the new guarding means that the additional height balustrading is significantly reduced in size and scale and blends in well with the existing façade.

4.0 Heritage Statement

4.1 Purpose and Scope

This Heritage Statement has been prepared in response to Manchester City Council's letter of 28 September 2026 (application reference PLA-2026-001664), which requested that the Design and Access Statement be amended to reference the policies in Chapter 20 of the National Planning Policy Framework (NPPF, August 2026); to assess the significance of nearby listed buildings and the Conservation Area; to set out the items of work proposed and explain how each may affect that significance; to assess the level of harm for each item of work and overall; and to outline the means by which any harm would be mitigated.

In accordance with NPPF Policy HE5, the level of detail provided is proportionate to the importance of the heritage assets concerned and no more than is sufficient to understand the potential effect of the proposal on their significance. The Phase 1 works are confined to an existing flat roof at First Floor level of an unlisted, twentieth-century office building, and the assessment has been scaled accordingly. It draws on the National Heritage List for England entries for the listed buildings, Manchester City Council's published description and development guidance for the St Peter's Square Conservation Area, and the existing building survey and application drawings.

4.2 Legislative and Policy Framework

Statutory duties

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The NPPF confirms that it does not displace these statutory obligations.

National Planning Policy Framework (August 2026) – Chapter 20

The NPPF published in August 2026 replaced the December 2024 Framework. National policy for the historic environment is now set out in Chapter 20 (Conserving and enhancing the historic environment), which comprises Policies HE1 to HE10. Policies HE1 to HE3 relate principally to plan-making; Policies HE4 to HE10 are the national decision-making policies. Those relevant to this application are:

- **Policy HE4 (Securing the conservation of heritage assets)** – sets the overarching expectation that heritage assets are conserved in a manner appropriate to their significance.
- **Policy HE5 (Assessing effects on heritage assets)** – requires proposals to be supported by an assessment of the significance of the heritage assets affected, including any contribution made by their setting, and of the potential effect of the proposal on that significance. The effect is to be identified as a positive effect, no effect, harm, substantial harm or total loss. It is the effect on significance, rather than the scale of the development itself, that is to be assessed. The former category of 'less than substantial harm' no longer forms part of national policy and has not been used in this Statement.
- **Policy HE6 (Proposals affecting designated heritage assets)** – requires substantial weight to be given to the conservation of designated heritage assets (the more important the asset, the greater the weight), irrespective of the level of effect. Proposals having a positive effect should be supported. Any harm is a matter of considerable importance and weight and should be weighed against the public benefits of the proposal. Substantial harm and total loss remain subject to a more demanding test, which is not engaged by this proposal.
- **Policy HE9 (Conservation Areas)** – requires development within a conservation area to take account of its special architectural or historic interest in its design, and to retain and conserve buildings and other features which make a positive contribution to its character or appearance where possible.

Policy HE7 (non-designated heritage assets) is not considered to be engaged: The Lexicon is not understood to be identified by the Council as a non-designated heritage asset. Policies HE8 (World Heritage Sites) and HE10 (heritage assets with archaeological interest and loss of heritage assets) are not engaged, as the site is not within or near a World Heritage Site and the works involve no ground disturbance or loss of any heritage asset.

Development plan and local guidance

At the local level, Places for Everyone Policy JP-P2 (Heritage) and Manchester Core Strategy Policy EN3 (Heritage) seek to conserve and enhance the historic environment, including the character of conservation areas and the setting of listed buildings. The Council's published guidance for the St Peter's Square Conservation Area advises that development should pay attention to the area's special architectural and visual qualities, that heights should respect and relate to adjacent buildings and spaces, and that proposals should respond to the character of the conservation area as a whole. Manchester's Guide to Development provides further guidance on alterations to existing buildings within conservation areas.

4.3 Heritage Assets Considered

The heritage assets considered in this Statement, having regard to the location and nature of the works, are set out below.

Heritage asset	Designation	Relationship to the application site
St Peter's Square Conservation Area	Conservation Area (designated December 1973)	The application site lies within the Conservation Area. The Lexicon is shown on the Council's conservation area map under its former name, Television House.
Lawrence Buildings, 2–4 Mount Street (incl. 7 Central Street)	Grade II* listed building (NHLE 1220257, listed 3 October 1974)	Located on Mount Street, within the same street frontage as The Lexicon. Its principal elevations face Mount Street and Central Street. The Phase 1 works are on the Peter Street-facing elevation of The Lexicon at First Floor level.
Friends' Meeting House, 6 Mount Street	Grade II listed building (NHLE 1291062)	Located close to The Lexicon on Mount Street. Its principal (portico) elevation faces Mount Street. The Phase 1 works are on the Peter Street-facing elevation of The Lexicon at First Floor level.

Other listed buildings within the wider Conservation Area, including the Central Library, Town Hall Extension, Midland Hotel and former YMCA, contribute to the significance of the Conservation Area and are considered as part of the Conservation Area assessment below. Given the modest scale and First Floor position of the works, they are not assessed individually.

4.4 Assessment of Significance

4.4.1 St Peter's Square Conservation Area

The St Peter's Square Conservation Area was designated by Manchester City Council in December 1973. Its principal character is one of civic grandeur, with some commercial property, and its boundary was drawn to include a number of distinguished buildings beyond the Square itself. Its significance derives from:

- **Historic interest** – the area was open fields on the edge of the Georgian town until St Peter's Church was built in 1788 (demolished 1907). It is internationally associated with the Peterloo Massacre of 16 August 1819 on St Peter's Field, around Peter Street and Windmill Street. The later memorial cross, and Sir Edwin Lutyens' Cenotaph and garden of 1924, mark this layered civic and commemorative history.
- **Architectural interest** – a concentration of high-quality civic and commercial buildings spanning the nineteenth and twentieth centuries, including the Friends' Meeting House (the earliest building in the area, completed 1830), the Lawrence Buildings (1874), the Midland Hotel (1898–

1903), the former YMCA (1909–11), the Central Library (1934) and the Town Hall Extension (1938).

- **Townscape character** – buildings aligned to the back of pavement, giving linear, well-enclosed streets; strong corner emphasis; and deeply modelled façades. The Council's guidance identifies the dominant qualities of the Central Library, Midland Hotel and Town Hall Extension as defining features, and notes that the replacement of some more recent and less architecturally interesting buildings would be acceptable provided those qualities are not diminished.

The key elements of the Conservation Area's significance are therefore its civic set-piece buildings and the space of the Square, its historic associations, its high-quality Victorian and Edwardian frontages, and its street pattern and building lines. The more recent twentieth-century commercial buildings within the area, of which The Lexicon is one, generally make a neutral contribution by maintaining street enclosure and the area's commercial function, rather than contributing to its special architectural interest.

4.4.2 Lawrence Buildings, 2–4 Mount Street (Grade II*)

The Lawrence Buildings were built in 1874 to designs by Pennington and Bridgen as offices for the Inland Revenue. The building is of sandstone ashlar with a slate roof, in an elaborate Gothic style: four storeys and attics, with a chamfered corner with tourelles and a slated spirelet, a tall crocketed gable, a canopied statue niche, a carved corner doorway flanked by lions bearing shields of arms, and an elaborately decorated two-storey canted oriel. Its significance lies principally in its architectural and artistic interest – the quality and richness of its Gothic Revival façades and carved detail to Mount Street and Central Street – and in its historic interest as a purpose-built government office forming part of the Victorian civic development around Albert Square and the Town Hall. Its Grade II* status places it among the more important listed buildings nationally.

Its setting contributes to its significance principally through the Mount Street and Central Street streetscapes, from which its principal façades are experienced, and its relationship with the civic buildings around Albert Square. Later twentieth-century commercial buildings in the vicinity form part of a neutral backdrop and do not contribute materially to its significance.

4.4.3 Friends' Meeting House, 6 Mount Street (Grade II)

The Friends' Meeting House was built in 1828–30 to designs by the Manchester architect Richard Lane, himself a Quaker, and was later altered, including by Alfred Waterhouse in the 1860s. It is a Greek Revival building whose Mount Street front, with its Ionic portico, is modelled on the Temple on the Ilissus; when built it was the largest Quaker meeting house in the country. Its significance lies in its architectural interest as a fine and restrained example of Lane's Greek Revival classicism; its historic interest, including the Quaker presence on the site since 1795, the association of the earlier meeting house with the care of those injured at Peterloo in 1819, and its role as the earliest surviving building in the Conservation Area; and its communal value as a continuing place of worship and community venue.

Its setting contributes to its significance chiefly through its Mount Street frontage, raised above street level and approached by steps and a forecourt, which allows its classical proportions to be appreciated. The surrounding later commercial buildings provide enclosure but do not themselves contribute materially to its significance.

4.4.4 The Lexicon (host building)

The Lexicon (formerly Television House) is an unlisted, ten-storey, twentieth-century office building. It does not share the architectural quality of the listed buildings described above and is considered to make a neutral contribution to the character and appearance of the Conservation Area, through the maintenance of the street building line and enclosure and the continuation of the area's

commercial function. The First Floor flat roof/balcony and its concrete parapet with aluminium capping are secondary, utilitarian elements of the building with no identified heritage interest in themselves.

4.5 Items of Work and Assessment of Effect

In accordance with Policy HE5, each item of work is set out below, together with an explanation of how it may affect the significance of the heritage assets identified in Section 4.3 and the resulting level of effect, expressed using the categories set out in Policy HE5 (positive effect, no effect, harm, substantial harm or total loss).

Item of work	Effect on significance	Level of effect (Policy HE5)
1. Raised pedestal paving Porcelain tiles on adjustable pedestals over the existing roof membrane, across the whole roof area.	The paving sits below the line of the existing 800mm parapet and is not visible from the street or from any public vantage point. No fabric of heritage interest is affected, and the system is fully reversible.	Conservation Area: No effect Lawrence Buildings: No effect Friends' Meeting House: No effect
2. Additional-height safety balustrade Solid, internally filmed laminated safety glass (grey RAL interlayer) with PPC aluminium handrail, set back behind the existing parapet, raising the guarding to 1,100mm above deck level (approximately 500mm above the existing parapet capping).	This is the only element of the proposal readily perceptible from the public realm. It will be seen from Peter Street as a slim, colour-matched grey band above the existing parapet at First Floor level, read against the host building's own façade rather than the skyline. It introduces a minor new horizontal element to an unlisted building that makes a neutral contribution to the Conservation Area. It does not alter any building of positive contribution, the street pattern or building line, or the setting of the Square's principal civic buildings. It is not seen in the Mount Street views from which the principal façades of the Lawrence Buildings and Friends' Meeting House are experienced, and does not affect the contribution made by their settings.	Conservation Area: Harm, at the very lowest end of the scale and localised to the immediate Peter Street frontage of the host building (identified on a precautionary basis) Lawrence Buildings: No effect Friends' Meeting House: No effect
3. Tenancy division screen Clear glass screen at right angles to the elevation, matching the balustrade detailing.	Set back within the terrace and seen end-on from the street, the transparent screen is not visually prominent and does not affect the appearance of the building in views from the public realm.	Conservation Area: No effect Lawrence Buildings: No effect Friends' Meeting House: No effect
4. New terrace door replacing an existing window Single door formed within an existing window module on the terrace elevation.	The opening is formed within the existing fenestration module of an unlisted building and is detailed to match the proportions, materials and finish of the surrounding windows, so the rhythm of the elevation is retained. At First Floor level it is largely screened by the parapet and balustrade. No works are proposed to the Mount Street elevation.	Conservation Area: No effect Lawrence Buildings: No effect Friends' Meeting House: No effect
5. Terrace lighting Surface-mounted 120 x 120mm IP65 LED downlighters on the existing cladding at mid-window height (maximum 700 lumens per fitting), and a recessed LED strip within the balustrade handrail.	Uncontrolled external lighting could alter the night-time character of the area. The proposed lighting is low in output, directed downwards to illuminate the terrace paving only, with no uplighting and no light directed to the street, and would be seen within an already lit city-centre commercial environment. The fittings are small in scale and mounted on the modern cladding of the host building.	Conservation Area: No effect (subject to the mitigation in Section 4.6) Lawrence Buildings: No effect Friends' Meeting House: No effect

Item of work	Effect on significance	Level of effect (Policy HE5)
6. Internal ramped platform and threshold works	Internal works to an unlisted building, together with removal of the external threshold upstand behind the parapet. Not visible from the public realm.	All assets: No effect
7. Construction activities (temporary) Crane lifts, tower scaffold / MEWP access from Peter Street, as set out in Appendix B.	Short-term and fully reversible, with no lasting change to any heritage asset or its setting.	All assets: No effect

4.6 Mitigation

The following measures have been incorporated into the design, or are offered to be secured by condition, to avoid or minimise any harm:

- **Siting and retention of fabric** – the existing concrete parapet and aluminium capping are retained, and the new balustrade is set back behind the parapet line so that its apparent height in street views is reduced.
- **Minimum necessary height** – the guarding height is limited to 1,100mm above deck level, the minimum required to provide safe guarding under Approved Document K, and no higher.
- **Materials and colour** – solid grey-filmed glass and PPC aluminium colour-matched to the existing metalwork and cladding, avoiding reflective clear glazing or contrasting materials on the street-facing edge. Clear glass is used only for the division screen, which is set back and seen end-on.
- **Door detailing** – the new door matches the proportions, materials and finish of the adjacent windows and is formed within an existing opening module.
- **Lighting controls** – downward-directed, low-output fittings with no uplighting or light spill beyond the terrace. The applicant would accept conditions requiring approval of the fitting specification and finish (to match the cladding) and restricting hours of operation.
- **Control of future change** – furniture, planters, parasols, signage and any other amenity items are excluded from this application. Any Phase 2 proposals will be the subject of a separate application with its own heritage assessment.
- **Reversibility** – the pedestal paving and balustrade are mechanically fixed, lightweight installations that could be removed without loss of historic fabric.
- **Approval of details** – the applicant would accept a condition requiring submission of samples or specifications of the glass interlayer colour and handrail finish before installation.

4.7 Overall Assessment of Harm and Planning Balance

Taking the items of work together, the overall effect of the proposal is assessed as follows:

- **Lawrence Buildings (Grade II*)** – no effect. The significance of the building and the contribution made by its setting are preserved, satisfying the duty under Section 66(1) of the 1990 Act.
- **Friends' Meeting House (Grade II)** – no effect. The significance of the building and the contribution made by its setting are preserved, satisfying the duty under Section 66(1) of the 1990 Act.

- **St Peter's Square Conservation Area** – overall, harm at the very lowest end of the scale, arising solely from the visibility of the additional-height balustrade on the Peter Street frontage of an unlisted building of neutral contribution. No building or feature making a positive contribution to the Conservation Area is altered or lost, and the proposal does not amount to substantial harm or total loss.

In accordance with Policy HE6, substantial weight is given to the conservation of the Conservation Area, and the identified harm, although very limited, is a matter of considerable importance and weight. It falls to be weighed against the public benefits of the proposal, which include: bringing an existing, unused roof area into beneficial use as outdoor amenity space, supporting the continued attractiveness, occupancy and viability of commercial office floorspace in the city centre (to which substantial weight is given under NPPF Policy E2); a material improvement in safety, replacing an 800mm parapet with compliant guarding; and benefits to the health and wellbeing of building occupiers. Securing the long-term occupation of the building also supports its ongoing maintenance within the Conservation Area.

These public benefits are considered to clearly outweigh the very low level of harm identified. The design takes account of the special architectural and historic interest of the Conservation Area and retains all features of positive contribution, in accordance with Policy HE9. The proposal is therefore considered to accord with Chapter 20 of the NPPF (Policies HE4, HE5, HE6 and HE9), Places for Everyone Policy JP-P2 and Manchester Core Strategy Policy EN3, and to satisfy the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.0 Design Statement

5.1 Use

The application site currently falls within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), and no change of use is proposed. The application seeks Full Planning Permission for the Category A works to the existing flat roof area at first floor level- approximately 96 m² of existing floorspace to provide office amenity space for tenants within Use Class E(g)(i) (offices to carry out any operational or administrative functions). As the proposed use falls within the same Use Class as the existing lawful use, the principle of the use itself is well established; permission is sought on account of the alterations to the existing balustrade (parapet), the insertion of a new access door, low key terrace lighting and internal access alterations described in this Statement. The proposed use is considered wholly appropriate to the building's established function as a commercial office premises and to its city centre location.

5.2 Amount

The internal fit-out element of the proposal relates to approximately 96 m² gross internal area (GIA) of roof area at First Floor level. The roof terrace element relates to the existing flat roof/balcony area at the same First Floor level (approximately 4.3 metres above external pavement level), the extent of which is shown on the accompanying roof plan. No increase in the overall footprint of the building is proposed.

The small scale nature of the roof terrace proposals will not affect the requirement of the Conservation Area to respect the dominant qualities of the surrounding significant buildings listed above in section 2.3.

5.3 Layout

At roof level, the whole of the existing first floor roof area is to be paved using a raised pedestal decking system with a porcelain tile finish, together with the installation of the additional-height safety balustrade described in Section 5.4 below. There will be new 120x120 square IP65 rated LED downlighters surface mounted onto the existing Peter Street cladding at mid window height to illuminate the immediate floor area only of the terrace. The lighting is all downwards to as maximum lumen output of 700 lumens per fitting. The new PPC aluminium balustrade to the glass guarding will have an internal recessed 1000 lumens/per linear metre LED strip to illuminate the paving only at the outer edge of the terrace. No illumination or light leaks to the street are envisaged. There are no further layout details proposed at this stage – furniture, planters and other amenity items will form part of a separate, future Phase 2 application once tenant requirements have been established.

A division screen will be installed at right angles to the main elevation to split the terrace into separate tenancy areas, so that each area of the roof is accessible only to the tenant it serves. To provide access to the terrace from the far tenancy, a new door will be inserted in the elevation, replacing an existing window. The tenant at the opposite end of the elevation already benefits from an existing doorway onto the terrace, which is currently used for maintenance purposes only.

To provide inclusive, step-free access to the terrace, the existing internal floor-to-terrace threshold to the proposed new doorway (approximately 120mm) will be addressed by a new internal ramped platform, and the raised external threshold at the terrace door will be removed. Further detail on this approach is set out in Section 6.3 (Inclusive Access) below.

5.4 Scale, Size and Massing

The proposed works are limited to modest alterations at First Floor roof level and do not increase the footprint, height or massing of the building itself, which comprises 10 storeys in total. The Phase 1 (Category A) works comprise: (i) a raised pedestal decking system with a porcelain tile finish, incorporating an appropriate slip rating, laid over the existing flat roof membrane; and (ii) an additional-height balustrade, provided for safety reasons and formed from solid internally filmed safety glazing (2 layers of 10.8 laminated glass with an interstitial layer of solid RAL coloured grey film) , positioned slightly behind the existing parapet line.

The existing parapet is of concrete construction with an aluminium capping profile and stands at approximately 800mm in height. The new balustrade will increase the overall guarding height to 1,100mm above the new decking level – an increase of approximately 500mm above the existing parapet, as shown on the submitted elevation facing Peter Street.

The single new door opening, replacing an existing window in the elevation, is a modest and proportionate alteration matched in scale to the existing window openings on that elevation, and is required solely to provide terrace access to the tenancy that does not otherwise benefit from an existing doorway.

Given the modest scale of these interventions, their setback and low-level position within a 10-storey building, and the solid colour glazed appearance of the balustrade, the proposal is not considered to result in a material change to the scale, bulk or massing of the building as perceived from surrounding public vantage points, including from Peter Street and the wider streetscene.

5.5 Landscaping

At Phase 1, landscaping works are limited to hard landscaping only, comprising the raised pedestal porcelain tile deck finish described above across the whole of the existing roof area. No soft landscaping, planters or amenity furniture are proposed as part of this application. Should tenant demand and occupancy pattens be established, a Phase 2 application is anticipated to bring forward the population of the terrace with planting, seating and other amenity items, which would be assessed on its own merits at that stage. No changes to landscaping, public realm or boundary treatments at ground level are proposed.

5.6 Appearance

The proposed works are predominantly limited to the internal fit-out and the roof terrace enabling works described above; the wider external appearance of the building will remain largely unchanged. At roof level, the palette of a porcelain tile deck finish and a solid colour filmed glass balustrade has been selected to provide a durable, low-maintenance and visually recessive treatment; the balustrade's setback position behind the existing parapet and its minimal increase in height, are intended to minimise its visual prominence in views from Peter Street and the surrounding streetscene while meeting the necessary safety requirements.

The tenancy division screen will be constructed to match the material and detailing of the new balustrade (except the glass will be clear glass) , providing a consistent and coherent appearance across the terrace as a whole. The single new door opening, formed by replacing an existing window in the elevation, will be detailed to match the proportions, materials and finish of the surrounding fenestration as closely as practicable, to preserve the rhythm and character of the elevation as viewed from Peter Street.

The materials chosen blend with the existing and therefore accord with the Conservation Area requirement to relate to the existing host building in terms of materials used.

6.0 Access Statement

6.1 Vehicular and Cycle Access

Vehicular access to the site remains unchanged and is taken from the existing arrangements serving The Lexicon. The city centre location benefits from limited on-site car parking, consistent with Manchester City Council's parking standards for sustainable, highly accessible sites; occupiers and visitors are encouraged to travel by public transport, on foot or by cycle. Existing cycle parking provision within or associated with the building will continue to serve the proposed floorspace.

6.2 Pedestrian Access

Pedestrian access to the application floorspace is via the building's existing main entrance and common parts from Mount Street, which will continue to serve all occupiers of the building. No alterations to the principal means of pedestrian access are proposed.

At roof level, each tenancy area of the terrace will be accessed independently and exclusively by its respective tenant: the existing doorway at the southern end of the elevation will continue to serve one tenancy, while the new door replacing an existing window will serve the tenancy at the opposite end. The division screen ensures each tenant has access only to their own area of the terrace.

6.3 Inclusive Access

The proposed layout has been designed with regard to the principles of inclusive design set out in Part M of the Building Regulations and BS 8300, so far as they can reasonably be applied within the

constraints of the existing building fabric. This includes level, step-free access from the building's common parts, door widths and circulation routes suitable for wheelchair users, and appropriately located accessible sanitary facilities. Existing lift access within the building will continue to serve the application floorspace.

Specific attention has been given to achieving level access onto the terrace from the new door**. Externally, the existing raised threshold at the terrace door will be removed and replaced with a level threshold detail, avoiding any upstand between the internal floor and the new terrace deck. Internally, an existing floor-to-terrace threshold height of approximately 120mm will be addressed by the introduction of an internal ramped platform, allowing wheelchair users and other building occupants with mobility impairments to access the terrace directly and independently from within the office floorspace, without reliance on the external route alone.

** Due to the existence of an existing continuing lease on the tenancy with the existing maintenance door access it is not possible at this time to create a level access as we cannot amend the existing layout of the incumbent tenant. However, upon a tenancy change this situation could be revisited and replanned.

Access to the roof terrace will be via the building's existing common parts. The new paved deck finish will provide a level, step-free surface with an appropriate slip rating, and the new balustrade has been designed to provide safe guarding for all users in accordance with Building Regulations requirements for terraces and roof areas accessible to building occupants.

6.4 Emergency Access and Servicing

Means of escape, fire safety strategy and servicing arrangements will accord with the existing building strategy and relevant Building Regulations, details of which will be finalised at the technical design stage in consultation with the appointed Building Control body and, where relevant, the fire authority.

7.0 Sustainability,Wellbeing and Biodiversity

The reuse of an existing commercial roof space within a highly accessible city centre location represents a sustainable approach to development, providing wellbeing for tenants without the need for new land-take.

The existing flat roof with its hard surfaces and limited floor area (supporting both the de minimis 25m2 of on-site habitat affected and the 0.2 hectares of site area) currently supports no wildlife habitats. Therefore, we do not propose any Biodiversity net gain in this application. However, should phase 2 be proposed it is possible that some natural habitats could be introduced at that stage.

8.0 Conclusion

This Design and Access Statement demonstrates that the proposed development at The Lexicon, Mount Street, Manchester represents an appropriate and well-considered scheme for the re-use of existing commercial floorspace. The proposal has been designed to respect the character and appearance of the host building and the St Peter's Square Conservation Area, to provide an inclusive and accessible working environment, and to accord with national and local planning policy relating to sustainable development, heritage and high-quality design within Manchester city centre.

Studio néo therefore respectfully requests that Manchester City Council grants Full Planning Permission for the proposed development.

APPENDIX A

items considered in the planning assessment but deemed as not being required for this application as follows: -

- Acoustic Assessment (no additional plant or noise generating equipment)
- Landscaping (The CAT A scheme is a baseline for future landscaping considerations and Landscaping is excluded from this Application).
- Refuse/Waste strategy (there is no increase in occupancy to generate a revised waste strategy)
- Ecology/Bat Survey (Works are to an existing flat roof area devoid of any existing biodiversity or natural habitats)
- Daylight/Sunlight Assessment (The works are to first floor level and the impact of the proposals is so minimal that daylight/sunlight considerations are not considered.

APPENDIX B

Construction management plan

GENERAL MANAGEMENT

Normal Working Hours between 08.00AM to 17.00PM for non-noise generating works (new pedestals, drainage g-rilles, paving, installation of glass panels, cappings, electrical works)

Out of Hours works-between 20.00PM-12.00 midnight or weekends Saturdays 09.00 to 17.00 (drilling new glass wall fixings, noise generating works generally, fixing of new light fittings to existing cladding and electrical drilling works)

Materials deliveries/Waste removal- large, heavy quantities or items that could damage existing finishes- via wagon flat back crane lift from Peter Street.

Materials Deliveries/Waste removal-minor items, tools etc- via access door to flat roof and existing tenancy or tower scaffold access/MEWP to pavement Peter st.

PHASES/METHODOLOGY

- EXISTING MAINTENANCE AND REPAIRS- patch repair existing felt roof, preparation works and patch repairs/painting to existing parapet render. Maintenance works-normal working hours
- ELECTRICAL FIRST FIX- out of hours working
- PEDESTAL, PAVING AND DRAINAGE INSTALLATION-normal working hours
- GLAZING FIXINGS, CHANNELS-out of hours working
- GLASS BALUSTRADES AND ALUMINIUM LED CAPPING/HANDRAIL-normal working hours

- WINDOW REMOVAL AND INSERTION OF NEW DOOR-out of hours working
- ELECTRICAL SECOND FIX
- TENANTS GLASS SCREENS-normal working hours
- CLEAN, SNAG AND CLOSE OUT-normal working hours.

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