

DESIGN STATEMENT TO SUPPORT A PLANNING AND LISTED BUILDING CONSENT APPLICATION

FOR

CHATHAM MILL,
LOWER ORMOND STREET,
MANCHESTER

CLIENT – DANIEL JONES
M-One Studios Ltd

DATE – OCTOBER 2020

revised February 2021

application ref: 128758/FO/2020 & 128759/LO/2020

Regulated by RICS

To be read in connection with the following documents

- Drawings
 - T01.A1L - As Existing
 - T02.A3L - North Block - As Proposed
 - T04.A3L - Strip Out
 - T05.A1L – Elevations
 - T06.A3L - Site Location Plan
 - T07.A3L - Building Identification
 - T08.A3L - As proposed
 - T09.A3L - Strip Out Sections
 - T10.A3L – As proposed Sections
 - T11.A3L – As existing Ceiling Plan
 - T12.A3L – As Proposed Ceiling Plan
 - T13.A3L – As proposed Ceiling Plan Sections
 - T14.A3L – Waste disposal plan

- 13102020 MATERIALS STATEMENT Chatham Mill Manchester (SPC10029)
- 13102020 HERITAGE STATEMENT (v3) Chatham Mill Manchester SPC10029
- 13102020 PLANNING STATEMENT (v3) Chatham Mill Manchester SPC10029
- 13102020 WASTE STRATEGY Chatham Mill Manchester SPC10029
- xpelair-ventilation-guide

1. INTRODUCTION

- 1.1. The following design and access statement has been written to accompany a planning application and listed building consent application for works to the ground floor of the north block of Chatham Mill, Manchester.

2. SITE AND BUILDING

- 2.1. The Mill complex known as Chatham Mill sits on the junction of Chester Street, Lower Chatham Street and Lower Ormond Street, in Manchester City Centre.
- 2.2. This is a Grade II listed historic mill and is occupied by a variety of tenants with a variety of current uses.

- 2.3. A history, significance assessment, and a heritage justification for the proposals are contained in a separate Heritage Statement which also accompanies this application.
- 2.4. A full description of the buildings and of the spaces that form the subject of this application can be found in that accompanying Heritage Statement.
- 2.5. A full description of the buildings and of the spaces that form the subject of this application can be found in that accompanying Heritage Statement. The building as laid vacant since September 2019. The most recent previous use for this area of the block was warehouse space. This long standing use has been extent for the last few years, but the requirement for this type of space in city centre has dwindled.
- 2.6. Also, the access and delivery issues that surround such a use are increasingly in conflict with current city centre policy. The last tenants vacated the premises a number of years ago and the space is currently unoccupied.
- 2.7. We have annotated the drawings to make reference to the part of the building.

3. OWNERSHIP

- 3.1. The applicant owns (has a long lease) on other areas of this building which includes the ground floor of the north block.
- 3.2. Unfortunately, the applicant does not have ownership or control of any other parts of the Chatham Mill complex and this has limited the ability to propose any improvements in these locations.
- 3.3. It is considered that the proposal represents a huge improvement and despite the limited scope, it is justified both in planning terms and in heritage terms.

4. BRIEF

- 4.1. Prior to our engagement in the matter, in the understanding that the tight configuration of the mill buildings and the wider locality did not lend itself to high traffic, vehicle intensive uses. The applicant considered a variety of potential uses for the vacant space that have been discounted for the following reasons
 - a. **Manufacturing and workshops**, would perhaps cause concern to local residents other occupants re. noise, traffic issues, dust and the like.
 - b. **Warehousing**, generates a very low rental and creates access and traffic issues to the site and its surrounding locations..
 - c. **Retail**, is unsuitable as the application building is hidden away from main street. In addition the locality is served adequately by a variety of convenience/ general stores, beauty and food outlets.
 - d. **Gym/exercise studio**. The location is already served adequately by a number of national Gym owners.
- 4.2. Our brief was to convert the ground floor of this historic and important space of the block B (*refer to drawing T07.A1L*) to a use that would have negligible impact on the Grade II listed building itself; would have negligible impact on the current owners and tenants with the wider mill development

and would neither inconvenience nor cause nuisance to the occupants of the surrounding buildings. The applicant has run, operated and supplied creative/small business/start ups studios for over 10 years in same premises. The applicant/ building owners, M-One Studios have run creative/small business/start ups studios for over 10 years in same premises. They are experienced and in knowledge that there is increasing unsatisfied demand for small single occupancy micro-office accommodation particularly for ground floor space for businesses of varying sizes.

- 4.3. It is noted that other parts of this complex have already been granted listed building consent **and has been** converted into managed individually lettable office workspaces by others. The configuration is similar in style and substance to the application proposal.
- 4.4. With its location and proximity close to the universities It is felt that the vacant application space (building B) perfectly lends itself well to a characterful office use that would attract occupiers eager to participate in the Council's knowledge to city initiative.
- 4.5. All of the above was confirmed and acknowledged most recently when Manchester City Council granted LISTED BUILDING CONSENT for internal alterations to form boardroom, meeting room and shower room within 'Office A' at first floor level of Chatham Mill (application reference 122234/LO/2018) thus consenting to managed office workspaces at Chatham Mill similar in style to the applicants proposal.
- 4.6. In essence, the brief was driven by the existing dilapidated historic fabric of the building and the need and requirements to provide private and Covid secure office spaces with minimal intervention to that fabric and the general locality.
- 4.7. The application proposal considers the other mill occupants as well as the occupants of the surrounding buildings. Additional traffic within and around the application will be negligible as it is envisage that only tenants vehicles will use the site. The nature of the application building does not lend itself to uses that require large storage of materials. Consequently it is envisaged that the current arrangements for deliveries and services vehicles will continue to be restricted to light vehicles only, current parking provision will not be altered by the application. Outside of business normal hours the site is secured by gates positioned at the entry and egress points. Parking on site is restricted to permit holders only. The applicant employs an independent car park security company to monitor and manage unauthorised parking. It is not intended to alter this

arrangement. Refuse lorries already attend the site weekly under an existing agreement. The application proposal will not alter the existing parking and servicing arrangement.

5. DESIGN DEVELOPMENT

- 5.1. As noted, the overall concept for the space has been driven by the heritage issues associated with this building.
- 5.2. The works proposed (*refer to drawing T08.A1L*) only to the ground floor of blocks B and C (*refer to drawing T07.A1L*) to reveal the large open space as it was intended when the building was constructed involving the removal of the non-original, deleterious and inappropriate fabric that was inserted in the latter part of the 20th century (*refer to drawing T01.A1L*). As well as a proposed alteration to enlarge an existing opening to one original structural wall.
- 5.3. All existing historic features are to be retained and restored.
- 5.4. The heritage report included within this application fully justifies the removal of this unsympathetic and intrusive fabric.

6. ENTRANCE

- 6.1. The existing entrance to the area is via door (D1) to the North elevation of the subject building. This arrangement is unacceptable from an inclusive access perspective and is inconsistent with neither the Manchester City Council Design for Access 2 initiative nor The Equalities Act (2010). The existing door (D3) to the east elevation is currently compliant with the Equalities Act 2010 as well as Manchester City Council Design for Access 2 initiative, and consequently is proposed to be utilised as the entrance to the area. This is a positive design choice as the demise will have the benefit of a level entrance. The original door opening will be overhauled but it will not be altered.

7. REQUIREMENT FOR SUBDIVISION *(refer to drawing T08.A3L)*

- 7.1. Following advice from agents and in common with many other similar sized buildings in this part of the city, there is a demand for small lettable individual office suites appealing to small and micro business tenants. To satisfy this demand, the space is proposed to be subdivided to create small, self-contained, Equally accessible, Covid secure and consequently desirable and lettable individual office suites appealing to small and micro business tenants.
- 7.2. In response we have shown the space split into 11 offices facilities. With the above in mind the proposal is to meet the demand for individual studio type offices that would serve a variety of creative businesses. The proposal provides for 11 individual offices with shared meeting, kitchen and WC, of which two offices are to be located within the centre of the floor space. The original red brick walls, iron columns, non-original historic doors and windows are proposed to be retained and visible. Further, it is intended to remove all materials of no historic significance I.E. non-original and non-historic elements, and therefore to reveal historic parts of the building that have been covered for many years. Thus, the proposal has been designed to complement and be sympathetic to the buildings historic past and does provide views of the buildings original features and volume.
- 7.3. Where partitions have been inserted, they have been carefully detailed to ensure compliance with current statutory requirements and to have negligible impact on the building fabric and its aesthetics. The design proposal is to allow maximum appreciation an understanding of the original spaces. The subdivision and the method of subdivision is justified in the accompanying heritage statement.
- 7.4. The heritage report fully justifies the removal of this unsympathetic and intrusive fabric.

8. REPAIRS

- 8.1. A substantive repair programme has been undertaken in 2016 to other parts of the Mill and which formed part of a previous application approval decision. This proposal is to continue with the refurbishment of the Mill restoring to its formal visual appearance whilst also carefully considering the evolving demands of the local economy.
- 8.2. Only necessary local repairs to exposed brickwork, pointing, doors and windows are to be undertaken.

8.3. The repairs, as they are like for like repairs, do not require Listed Building Consent.

9. MECHANICAL AND ELECTRICAL

- 9.1. As with any commercial office proposition, there is a need to provide appropriate mechanical and electrical (M&E) provision.
- 9.2. A proposed scheme is to be designed. However broadly, a sprinkler system that serves the entire Mill including the [application subject] Blocks B and C is currently installed and is fully operational. It is not intended to remove the sprinkler system, however the proposed reconfiguration may require minor alteration.
- 9.3. Throughout the building there will be a need to install sustainable heating. Comfort cooling will primarily be achieved utilising the building fabric. It is not intended to install a mechanical cooling system. Natural ventilation will be provided by the numerous openable windows. Mechanical Ventilation to the WC block will be by means of a multipoint ducted “silent” extract system such as or comparable to the Xpelair Xplus 2 range (*refer to Xpelair product literature*). The Xplus 2 is a high performing central extract system designed to continuously extract stale, moist air from domestic kitchens, bathrooms and commercial wet rooms. (Refer to Xpelair Product Literature). The advertised sound pressure level of the product is 47dB@3m. This corresponds to the generally acceptable sound emitted from a quiet street in a residential area.
- 9.4. As with the overall design, the concept is to have minimal intervention to the historic fabric.
- 9.5. All power and mechanical ducting will be face fixed to the fabric. All electrical distribution will be via metal conduits and power poles. No suspended ceilings or raised floors are proposed.
- 9.6. Please refer to the heritage statement for a justification for these installations.

10. ACCESS STATEMENT

10.1 The existing doorway (D3) that is proposed to be utilised as an ambulant disabled entrance, is currently fully compliant with the Equalities Act 2010 and it also complies with requirements of the Design for Access 2. Consequently, no alteration is required as this affords level access to all areas. In addition there is to be a Equalities Act 2010, and Design for Access 2, compliant welfare facilities. All new doors will have minimum clear 750mm openings. The scheme is therefore fully accessible and in compliance with the requirements of the Design for Access 2 which provides a set of good practice standards in this respect.

10.1. Additional traffic within and around the application will be negligible as it is envisaged that only tenants vehicles will use the site. The nature of the application building does not lend itself to uses that require large storage of materials. Consequently it is envisaged that the current arrangements for deliveries and services vehicles will continue to be restricted to light vehicles only, current parking provision will not be altered by the application. Outside of business normal hours the site is secured by gates positioned at the entry and egress points. Parking on site is restricted to permit holders only. The applicant employs an independent car park security company to monitor and manage unauthorised parking. It is not intended to alter this arrangement. Refuse lorries already attend the site weekly under an existing agreement. The application proposal will not alter the existing parking and servicing arrangement.

10.2

11. REUSE AND ENVIRONMENTAL STATEMENT *(read in conjunction with waste strategy statement)*

11.1. Waste from the development will be segregated into separate recycling bags. These bags will be paper, glass, plastic and general unrecyclable refuse. These recycle bags will be collected daily by private refuse companies and general waste placed within three existing 1100 litre containers currently serving Chatham Mill. B1 uses do not generate significant waste and it is not envisaged that any bags will be left at the end of the working day.

11.2. Refuse lorries already attend the site on a weekly and empty the three existing 1100 litre containers under an existing agreement. The application proposal will not alter the existing parking and servicing arrangement.

12. TRAFFIC MANAGEMENT

- 12.1. Chatham Mill is currently used for a variety of uses and traffic management throughout the mill is currently provided for. The nature of the application building does not lend itself to uses that require large storage of materials. Consequently it is envisaged that the current arrangements for deliveries and services vehicles will continue to be restricted to light vehicles only. Outside of business normal hours the site is secured by gates positioned at the entry and egress points. A one-way traffic flow is already in place. Limited parking on site is restricted to permit holders only and local public parking provision will adequately accommodate any minor overflow parking. The applicant employs an independent car park security company to monitor and manage unauthorised parking.
- 12.2. It is envisaged that any small increase in traffic resulting from the application proposal (provision of small individually lettable office units) will have negligible impact on existing arrangements. Consequently, it is envisaged that the existing provision will remain adequate. The proposal does not intend to alter any of the existing parking, and traffic flow arrangements.

13. CONCLUSION

- 13.1. This scheme seeks to reveal the original open warehouse spaces with a use that is both sustainable and sympathetic to the historic building, whilst also satisfying the evolving demands of the local economy.
- 13.2. Although limited to the space in the control of the applicant, it continues a positive precedent for the continued evolution of the building and furthermore does not prejudice similar proposals to any other floor.

APPENDIX:

Basic Repair Specification

1. Original plastered walls to be carefully rubbed down to remove all loose material and debris.

2. Original bricks to be carefully rubbed down to remove all loose material. Existing painted original brickwork to be lightly sandblasted carefully to avoid the existing plastered surfaces. Once cleaned off, repoint mortar only where missing with a lime rich mortar.
3. Non-original plasterboard boxing to steel beams and columns to be carefully removed. Steelwork to be lightly shotblasted and repainted for fire protection.
4. Any non-original non-historic suspended ceilings will be carefully removed and carted off site. Take special care to carefully remove all fixings to ceilings and walls to ensure no damage to original surfaces.
5. Existing original main entrance doors to be preferably be overhauled to match exactly in size, design and wood species.
6. Non-original galvanised internal metal security mesh and blinds on windows to be carefully removed taking care not to damage existing window frames. Glazing to be cleaned and scraped to remove paint and dirt build up.
7. Non-original wall tiles to be retained and protected.
8. Non-original/ non-historic light fittings to be carefully removed and carted off site. All associated wiring to be carefully removed and carted off site. Take extra care not to damage existing surfaces.
9. Existing sprinkler system to be retained, to satisfy insurance requirements, rubbed down and redecorated.
10. Non-original concrete floor to be patched repaired, as necessary.
11. Original timber beams and joists to be retained, rubbed down and repainted.
12. Timber beam enclosures to be replaced by new plasterboard encasement to achieve compliance with the building regulations Approved Document B and Regulatory Reform (Fire Safety) Order 2005.
13. Warped, non-original plasterboard and asbestos containing sheeting to be carefully removed and re-instated with new complaint 30 minute fire rated plasterboard and skim to required fire rating.

14. Non original/ non-historic partitions to be carefully removed and carted off site.
15. All original metalwork features to be retained. Steelwork to be lightly shot-blasted and repainted.
16. Corrosion on window lintels to be repaired and lintel to be repainted.
17. Non original galvanised internal metal security mesh and blinds on windows to be carefully removed taking care not to damage existing window frames. Glazing to be cleaned and scraped to remove paint and dirt build up.