Freetrade Exchange Manchester

Clearbell UK Strategic Partnership

Design & Access Statement

February 2022

Clearbell

SECTION 01

Introduction

INTRODUCTION

BUILDING BACKGROUND

Since the Victorian era, Freetrade Exchange has stood proudly on the corner of Peter Street Manchester. An imposing and iconic building, that powerfully represents the architecture of the city, and its rich history.

The building dates back to the 1860s when it was filled with the colourful sights and bustling sounds of a Victorian fabric warehouse.

Behind the Grade II listed facade, lies carefully restored, contemporary Grade A office accommodation. The restoration won a BCO regional award in 2007 which is testament to the job done by the team at the time. However, the building is now vacant and needs upgraded to re-let and restore life to the building securing it's future and longevity.

Floor areas are noted in the table below:

Demise	Sq Ft
Basement	1,045
Basement Storage	867
Lower GF	3,939
Lower GF Storage	452
Ground Floor	4,187
First Floor	5,391
Second Floor	5,295
Third Floor	5,477
Fourth Floor	5,612
Fifth Floor	4,001
NIA	**36,266**

LOCATION

- Prominent position on Peter Street which connects St Peter's Square and Spinningfield
- Resides within Manchester's civic quarter, alongside occupiers such as KPMG, RBS, EY, Barclays & Wework
- Good connectivity to public transport, being located within a 17 minute walk of all four of Manchester's railway stations: Deansgate, Oxford Road, Victoria & Piccadilly.



INTRODUCTION
OVERVIEW

A summary of the development scope pertinent to this application is as follows:

Main Entrance and Reception:

- Existing glazed entrance screen and glazed canopy to be removed and replaced with a new curtain wall system with integrated access door set and set within new powder-coated metal cladding surround.
- Local external modifications required to accommodate the above.
- Full refurbishment and remodeling of the existing reception space including new lighting, flooring, wall finishes and reception desk. New stairs and platform lift to address the existing level changes in the space and the revised layout. (Please refer to visuals and drawings)
- The design intent is to express the buildings existing features like the columns and beams.
- New branding and signage incorporated into the design.
- New external lighting incorporated into the design.

Lower Ground Entrance and Floor plate:

- Existing glazed entrance screen and pass door to be removed and replaced with a new curtain wall system with integrated access door set.
- Local external modifications required to accommodate the above and provide an accessible access and egress.
- The lower ground floor is currently an office space; however, the proposal is to change the use to a commercial Bar unit.
- Strip out of existing tenant fit out with modifications to suit the new main entrance layout.
- Full refurbishment of finishes to CAT A standard, including new raised access floor, new suspended lighting and new non-loadbearing internal partitions to suit new layout. (Please refer to drawings)
- The design intent is to express the buildings existing features like the columns and beams.

Rear Entrance:

- Existing metal roller car-park door and louver to be removed and replaced with new glazed screen and access door set, with new louver over panel.
- Local external modifications required to accommodate the above.
- New structural floor required to existing car lift void. All levels to tie through with street level to provide accessible access and egress for bikes and refuse.
- Full refurbishment and remodeling of the existing space including, flooring lighting and new through lift.
- The design intent is to express the buildings existing features where possible and reference the existing fabric like brickwork etc.
- New branding and signage incorporated into the design.

Basement:

- Full remodeling of the existing basement spaces to provide modern well-being facilities like showers, gym, cycle store and sauna.
- Full refurbishment of the space to include new lighting, flooring, wall finishes, sanitaryware and joinery elements.
- The design intent is to express the buildings existing features where possible (beams and columns) and reference the existing fabric like brickwork etc.
- Building maintenance work will need to be carried out in some areas, specifically at areas of damp.

Office Floor Plates (Level 00 – 05):

- New CAT A refurbishment to existing office floor plates.
- Full refurbishment of finishes including new raised access floor and suspended lighting.
- The design intent is to express the buildings existing features (columns and beams) where possible and reference the existing fabric like brickwork etc. (Please refer to visuals and layouts)
- Full refurbishment and remodeling of the WC's to provide suitable provisions when compared against modern building standards, i.e accessible WC with 1500x1500mm clear maneuvering space. New finishes throughout.

Cores:

- Full refurbishment and remodeling of rear lift lobby to increase Riser provisions and accommodate a Dry Riser outlet in line with current building regulations and fire safety.
- New flooring finishes to both cores excluding the existing rear stone stair well.
- Remodeling of Risers around the central stair well to accommodate new M&E strategy.
- New lighting and wall finishes.

Level 05:

- Removal of existing chillers and encloser to create an infill and extension to the internal office floor plate. (Please refer to plans)
- New CAT A refurbishment to office floor plates.
- Full refurbishment of finishes including new raised access floor and suspended lighting.
- New suspended ceiling system to replace existing.
- The design intent is to express the buildings existing features (columns and beams) where possible and reference the existing fabric like brickwork etc. (Please refer to visuals and layouts)
- Existing roof lights to be replaced

Roof:

- Roof structure and plant zones to be extended on west façade to suit Level 05 infill.
- Full strip out of existing M&E plant to allow for new strategy. (Please refer to M&E information)
- Redundant rear lift over-run encloser to be removed and space freed up for low level plant, with localised new plant screening provided.

M&E Refurbishment works:

- Full plant replacement compliant with current standard.
- New M&E strategy allows for commercial bar unit on the Lower Ground Floor as well as new well-being facilities in the basement.
- Refer to M&E scope and drawings.
- New DDA platform lifts

External works:

- The proposal will look at the existing external lighting scheme and modernise with new energy efficient LED fittings where necessary.
- Fully replace the existing external light fittings with modern alternatives which are more sympathetic to the building's aesthetic.
- Repaint guard rails along the pavement on Peter Street and Southmill Street elevation.
- Repaint window frames on Peter Street and Southmill Street elevation.
- Repaint the area of existing render adjacent to the main entrance.

INTRODUCTION

DESIGN & ACCESS STATEMENT

Entrance Accessibility:

Main Entrance

As part of the proposals, the existing entrance screen and door set are being replaced. However, level access will be maintained via the new glazed screen and integrated access doors. Within the remodeled reception space there is existing level changes to be considered. Level access will be provided via a platform lift which will take users from the main entrance/arrival area level up to the business lounge. There is also stair access. From the business lounge there is full lift and stair access to Lower ground and Levels 1 -5. Lift access to the basement is via the rear lift, which also serves all floors.

Lower Ground Floor

As part of the proposals, the lower ground floor (LGF) is changing use from an office suite to a commercial bar unit. Currently there is a separate, designated entrance to the lower ground floor from Peter Street. However, this is via a flight of stair, with lift access only from the central or rear cores. The proposal is to install a new platform lift within the designated LGF entrance to provide level access from Peter Street, which will be the main entrance to the unit.

Rear Entrance

As part of the proposals, the existing car lift is to be removed and replaces with a new cycle store facility. This includes the formation of a new rear entrance area off Bootle Street. The existing louvre and roller shutter will be replaced with a new glazed screen and integrated door set. Level access will be maintained from the street. The rear lift is to be replaced with a new through-lift to provide level access to the cycle stores on Lower Ground Floor and Basement (please refer to drawings). The rear lift will also be used as part of the refuse strategy for the LGF commercial unit (please refer to drawings for proposed bin store location).

Design Principles:

The current building dates back to the 1860's when it was filled with the colourful sights and bustling sounds of a Victorian fabric warehouse. It is a well-recognised and respected piece of architecture within the Manchester cityscape, sitting proudly on the corner of Peter Street. An imposing and iconic building, that powerfully represents the architecture of the city, and its rich history.

As such a redesign for the main entrance was undertaken to improve and enhance the existing experience of the building at street level, while responding sympathetically to the existing architecture. The building underwent a refurbishment in 2007; however, it was felt that the entrance and canopy no longer responded to the building and it's prime location. The new entrance, with new glazed screen and powder coated metal cladding surround is intended to simplify modern interventions to allow the historic façade to take center stage. The metal clad surround within the existing opening is a subtle design intervention to emphasis the main entrance and arrival point. On review of the main elevation (Peter Street) it was felt that there was confusion over which was the main entrance to the building with three separate entry points, albeit the central door is no longer used.

Within the new reception space, the proposal is to increase the size of the arrival space by pushing out into the office floor. After an initial building appraisal, the existing arrival point was seen to be small and lacked presence. The new reception space looks to create a more generous arrival point and improve the overall building experience by creating interest from street level. Within the remodeled reception, there will also be a business lounge. This is part of the desire to improve facilities within the building to secure it's future as a prime office location.

Elsewhere, new facilities include a well-being suite within the basement. By removing non historical tenant store areas, the space is given a fresh remodel to provide male and female shower changing facilities, gym, cycle store and drying room, sauna and breakout/refuel point. The design of which has been carefully and thoughtfully considered to express existing architectural features and respond to the existing fabric, i.e. exposing brickwork in areas where possible.

The lower ground floor is currently part of the office demise; however, through the building appraisal process, it was acknowledged that the quality of natural day light was too poor to offer a meaningful office environment. Therefore alternative uses where considered, not just in terms of the space available but also considerate of the building and any implications an alternative use will have. The proposal is to change the use over to a commercial bar unit.

On the upper office floor plates, the proposal is to refurbish to provide a contemporary CAT A office floor with new raised access floor and improved WC facilities. As with the general approach to design, considerations have been taken to express and enhance the existing architectural features. Existing columns and beams will be sensitively re-painted to echo the building's historic warehouse function. Introducing brick slip finishes that will match the existing brickwork as far as possible around the new WC core respond to the brick fabric and detailing of the original design as see in the rear stair well.

The modern light-weight extension of Level 05 is to be infilled along the west façade where the existing chiller is currently located. The design decision for this move, is to improve the quality of space and natural light on the top floor (prime floor plate) safe-guarding the future use of the building as prime office accommodation in the heart of Manchester city center.

Given the new M&E strategy for the building, there is an opportunity to improve the existing roof scape and plant. Along Bootle street there is a very high, redundant lift over run enclosure which is to be removed. While the footprint will be re-utlised for new plant, the heights will be much lower and more discreet from street level and neighbouring buildings.

SECTION 02

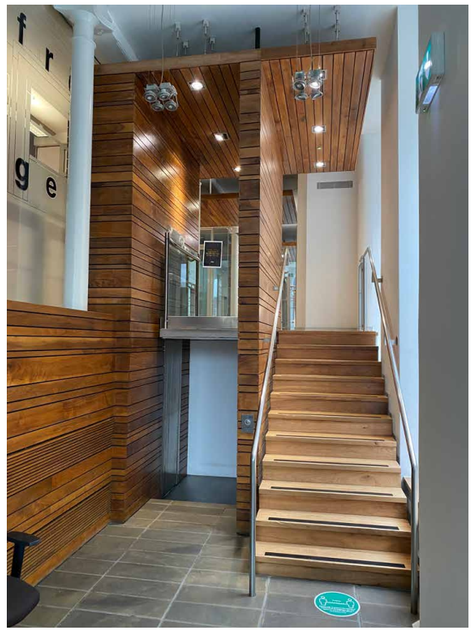
Building Appraisal

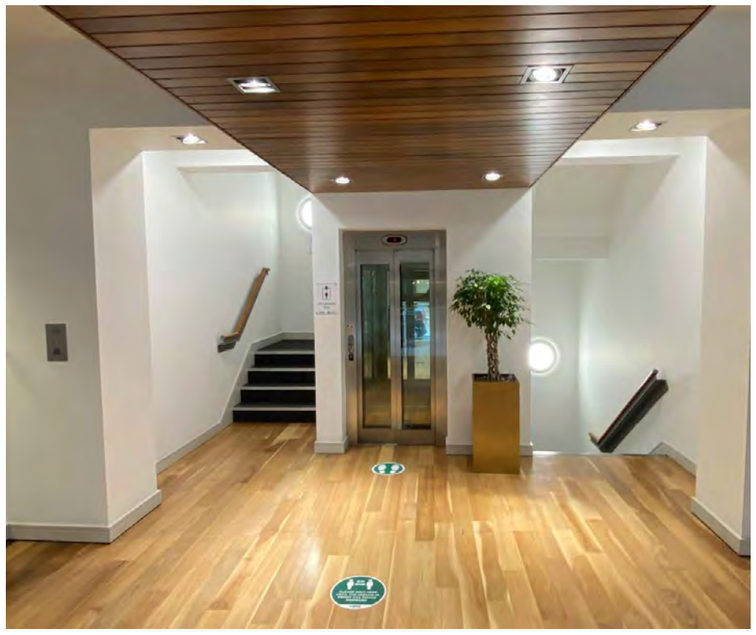
BUILDING APPRAISAL

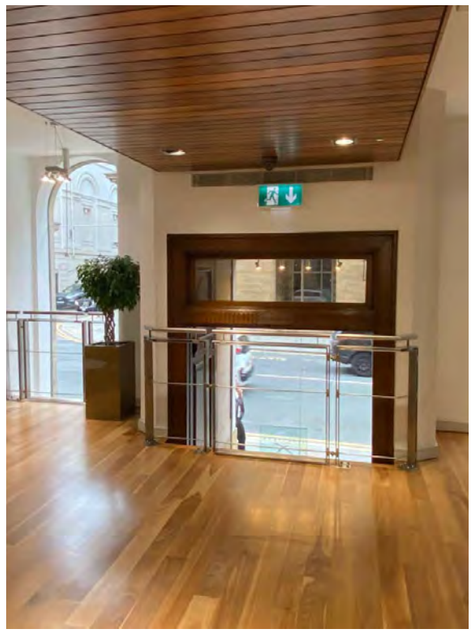
FIRST IMPRESSIONS - ENTRANCE LOBBY & UPPER LOBBY

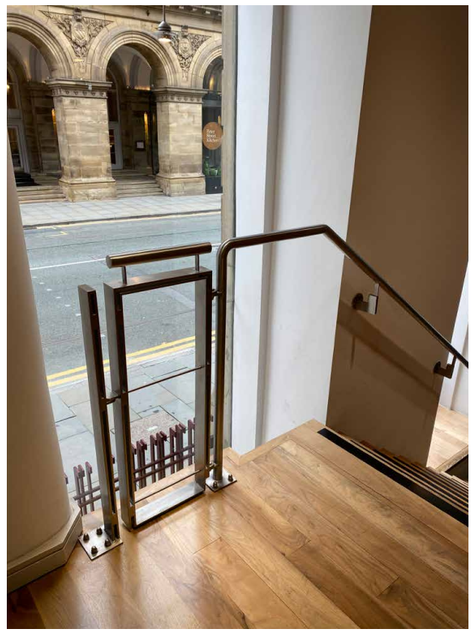












1. Simple entrance screen but a bit dated with the planar glazing and glass canopy design
2. Very basic external architectural lighting.
3. Building branding is very subtle and long.
4. Very shallow & small entrance for a building of this size and stature.
5. Immediate bottle neck at the desk.
6. Lots going on in a very small space but very well detailed and executed.
7. DDA lift dominates the space
8. Basic external architectural lighting around the reception area
9. High quality finishes and in very good condition.
10. Bit too much wood with floors, feature walls and ceilings.
11. Handrail design is non-compliant with the 100mm sphere rule and a bit fussy in its detailing.
12. Due to stair & DDA lift location there is very little protected space that isn't in a general circulation route.
13. Lighting is dated and a bit generic, doesn't highlight the historic features such as columns and column capitals.
14. Odd resolution of the existing main entrance door due to the change of levels.
15. Only one lift accessible via the upper lobby, second lift to the rear of the building.

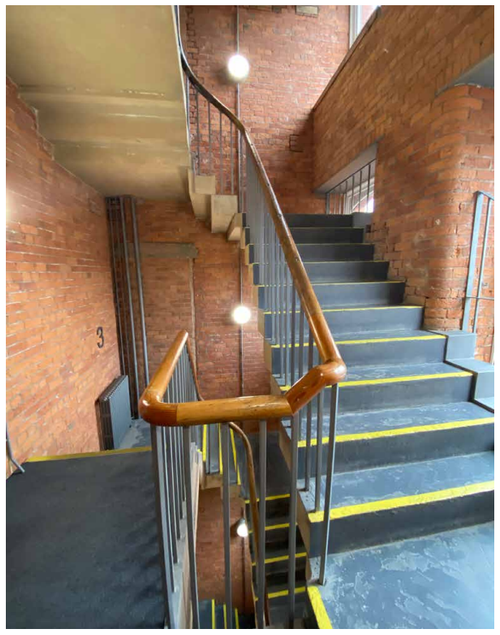
BUILDING APPRAISAL

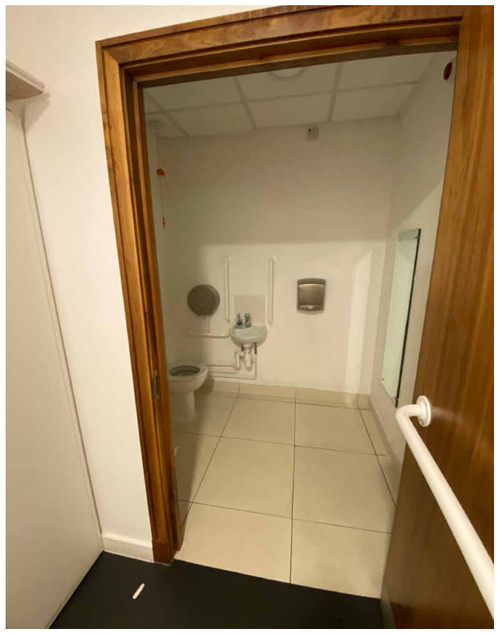
FIRST IMPRESSIONS - TYPICAL FLOORPLATES & CORES









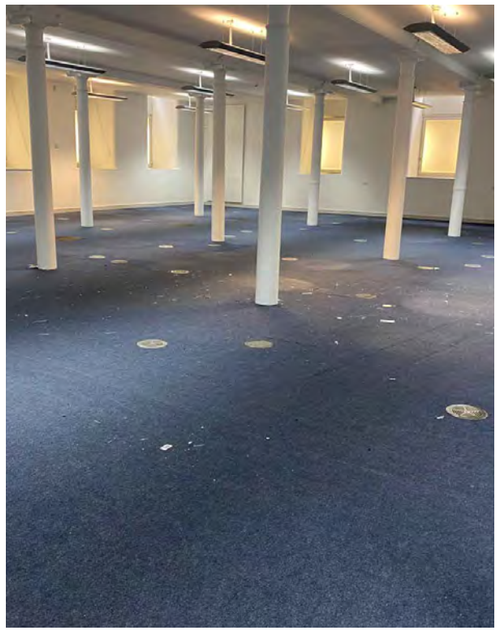


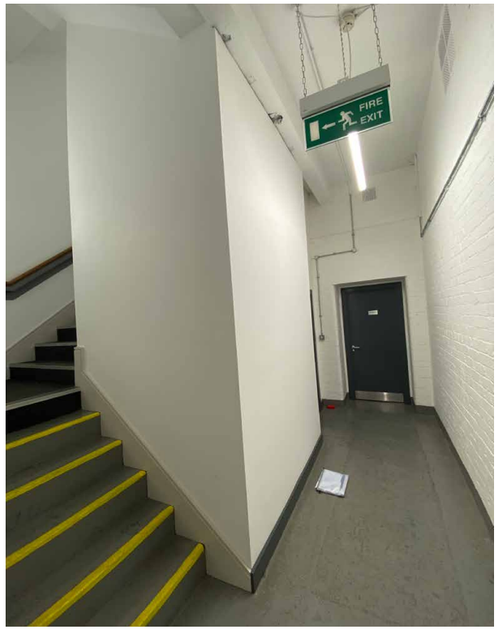


1. Great sense of light & volume to the typical floor plates.
2. Historic columns add character but also create a constraint for space planning.
3. Clean ceiling due to floor servicing strategy.
4. Dated lighting.
5. Busy raised access floor with numerous vents, diffusers & floor boxes. This is the downside of the floor serviced approach.
6. Nice big windows but not openable.
7. Two main risers per floor, one mechanical and one electrical. Both look pretty efficient and full.
8. Toilet finishes vary on each floor but are consistently dated and pretty low spec compared to the rest of the office design.
9. The female toilet has the benefit of a natural daylight from 2 windows.
10. All floors have an accessible toilet adjacent to the Male & Female toilets.
11. Rear stair is very nicely finished in keeping with the historic building.
12. Understated signage.
13. Rear lift lobby is very plain and doesn’t have any design connection to the front of the building.
14. Little or no signage in the rear lift lobby.
15. Core doors feel a bit dated with the dark wood finish.

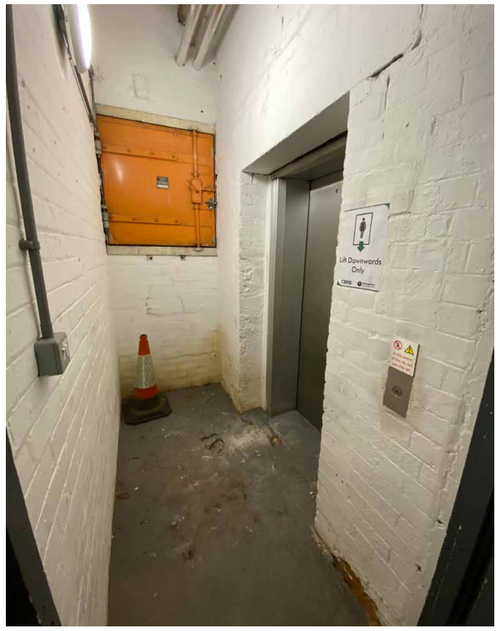
BUILDING APPRAISAL

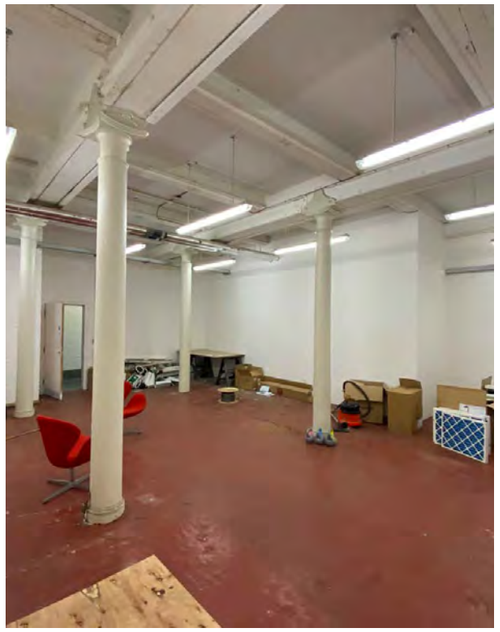
FIRST IMPRESSIONS - LOWER GROUND & BASEMENT









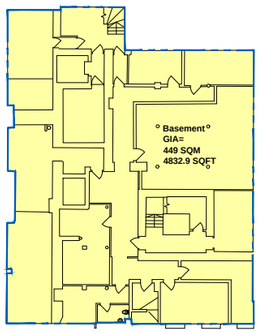




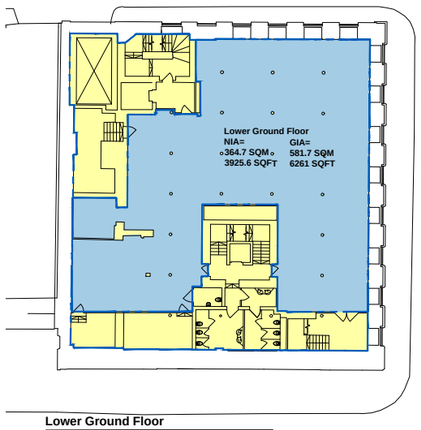
1. More challenged floorplate with significantly lower natural daylight.
2. Lightwell windows to two sides only with no real aspect.
3. Benefits from an independent entrance/ exit to street level.
4. Different WC core to other floors with Accessible WC currently accessed direct from the floor plate.
5. The basement can be accessed by stair only from the upper lobby or by stair and lift from the rear lobby.
6. The rear stair is pretty steep and becomes more functional from ground downwards.
7. The rear lift lobby at the basement level is very narrow with convoluted access to the rest of the basement.
8. Generous height.
9. Ample circulation space.
10. Existing boiler room at the base of the car lift.
11. Sub-station & Switch room to rear.
12. Very basic existing facilities comprising of a single use shower and changing room.
13. Various signs of water ingress and damp to be considered & managed.
14. 3 car platform lift fitted within the triple height shaft.
15. Adjacent rear escape stair.

BUILDING APPRAISAL

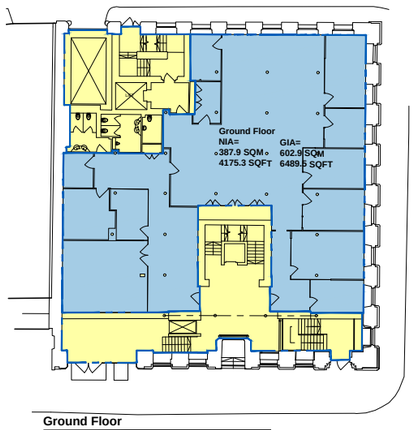
EXISTING NIA SUMMARY



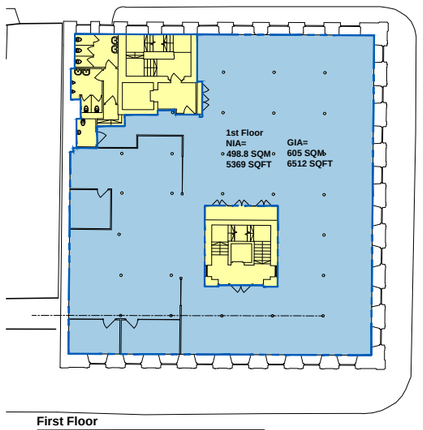
Basement
1:200



Lower Ground Floor
1:200

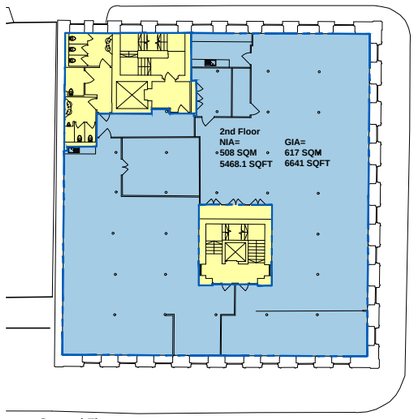


Ground Floor
1:200

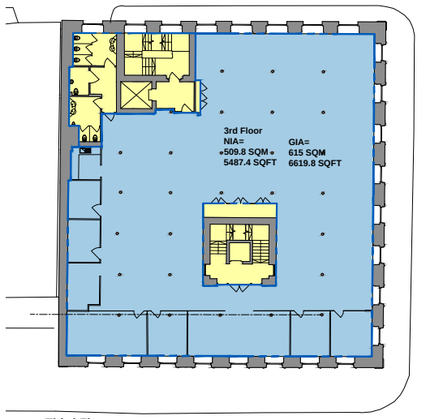


First Floor
1:200

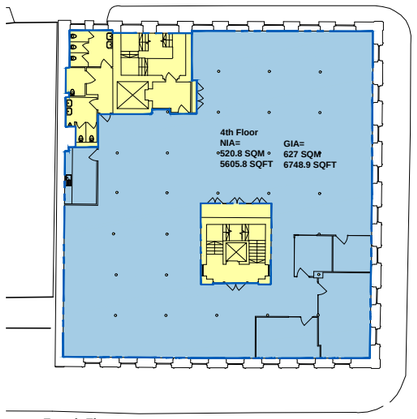
Floor Level	EXISTING NIA (SQFT)
Basement	N/A
Lower Ground Floor	3925.6
Ground Floor	4175.3
First Floor	5369.0
Second Floor	5468.1
Third Floor	5487.4
Fourth Floor	5605.8
Fifth Floor	3960.0
TOTAL	33,991.2



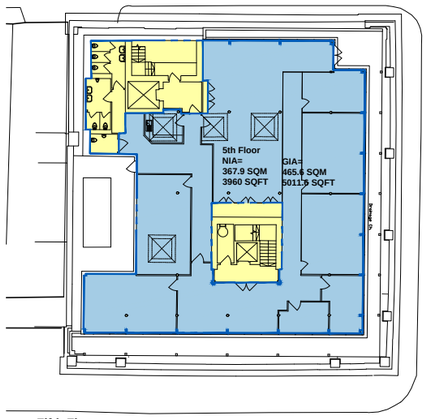
Second Floor
1:200



Third Floor
1:200



Fourth Floor
1:200



Fifth Floor
1:200

PLEASE NOTE: AREAS GIVEN ARE MEASURED FROM THIRD PARTY DRAWINGS AS A DESKTOP EXERCISE AND ARE NOT VERIFIED BY MLA. AREAS SHOULD BE MEASURED AND CONFIRMED ON SITE BY A SPECIALIST SURVEYOR PRIOR TO PUBLISHING THIS INFORMATION.

Key:

Net Internal Area

Gross Internal Area

BUILDING APPRAISAL

SANITARY PROVISION

1. Having assessed the current toilet provision against an Occupancy Load Factor (OLF) of 1/6sqm the building provides more than adequate provision.
2. The provision based on OLF is 532 people and the sanitary provision caters for 745 people.
3. All floors comply on a floor-by-floor basis.
4. There is an opportunity to reduce and rationalise the provision.
5. The provision is very close to BCO guidelines.

Text - Denotes Manual Entry Field

- Denotes Auto-complete Entry Field

Compliance Methods			Existing TH Analysis			Proposed TH Analysis			BCO Analysis	
OLF			1/6.0m²			1/10.0m²			1/10.0m²	
Total Occupancy (realtive to OLF)			532 People			319 People			239 People	
Level	NIA (m²)	NIA (ft²)	Number of Exisitng WC's & WHB's /Floor (if Applic.)	Existing Occupancy/ floor based on OLF	Existing Occupancy/ floor based on Sanitary Provision	Number of WC's & WHB's /Floor	Existing Occupancy/ floor based on OLF	Existing Occupancy/ floor based on Sanitary Provision	Number of WC's & WHB's /Floor	Number of WC's & WHB's for BCO req'd/ Floor
Basement	0.0	0	0	0	0	3	0	50	3	0
Lower Ground	407.9	4,391	7	68	125	5	41	100	5	5
Ground	389.0	4,187	5	65	80	5	39	100	5	5
Level 1	500.8	5,391	6	83	120	5	50	100	5	7
Level 2	491.9	5,295	6	82	105	5	49	100	5	5
Level 3	508.8	5,477	6	85	105	5	51	100	5	7
Level 4	521.4	5,612	6	87	105	5	52	100	5	7
Level 5	371.7	4,001	6	62	105	5	37	100	5	5
Sub Total	**3,191.6m²**	**34,354 ft²**	**42 WC's**	**532 People**	**745 People**	**38 WC's**	**319 People**	**750 People**	**38 WC's**	**41 WC's**

BCO Cycle provision	10%	**24**	Lower Guidance
BCO Cycle provision	15%	**36**	Upper Guidance
BCO Shower Provision	1/100 Staff	**3**	*Based on occupancy at 1/10.0m²
BCO Shower Provision	1/100 Staff	**6**	*Based on occupancy at 1/6.0m²

SECTION 03

Main Entrance & Reception

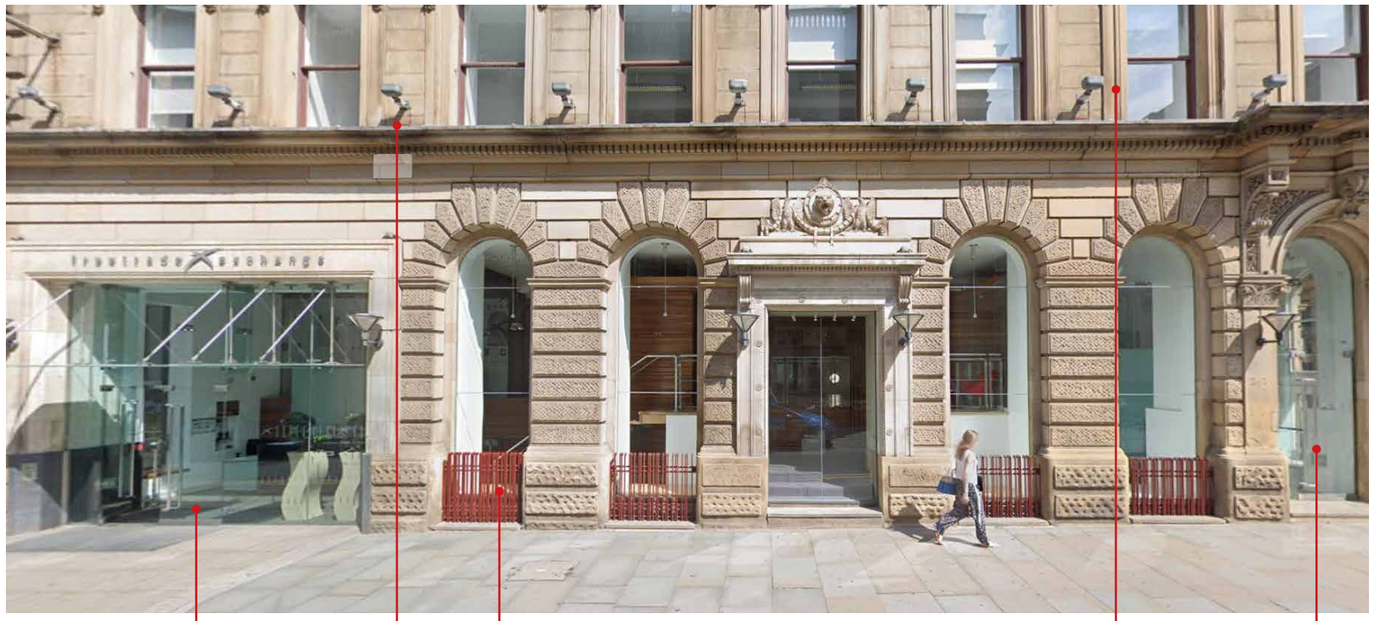
MAIN ENTRANCE & RECEPTION

SOUTH ELEVATION





Repaint side panel at entrance and allow for new signage opportunities



Replace existing entrance screen and canopy

Remove external lighting

Repaint existing guardrails

Repaint existing window frames

Replace existing entrance screen.

MAIN ENTRANCE & RECEPTION

MAIN ENTRANCE



SIGNAGE OPPORTUNITY

NEW MODERN GLOBE EXTERNAL LIGHTING.

NEW GLAZED SCREEN WITH DOORSET.

REPAINT EXISTING GUARDRAILS

LINE OF NEW GLAZED SCREEN TO MATCH EXISTING.



EXTERNAL LIGHTING

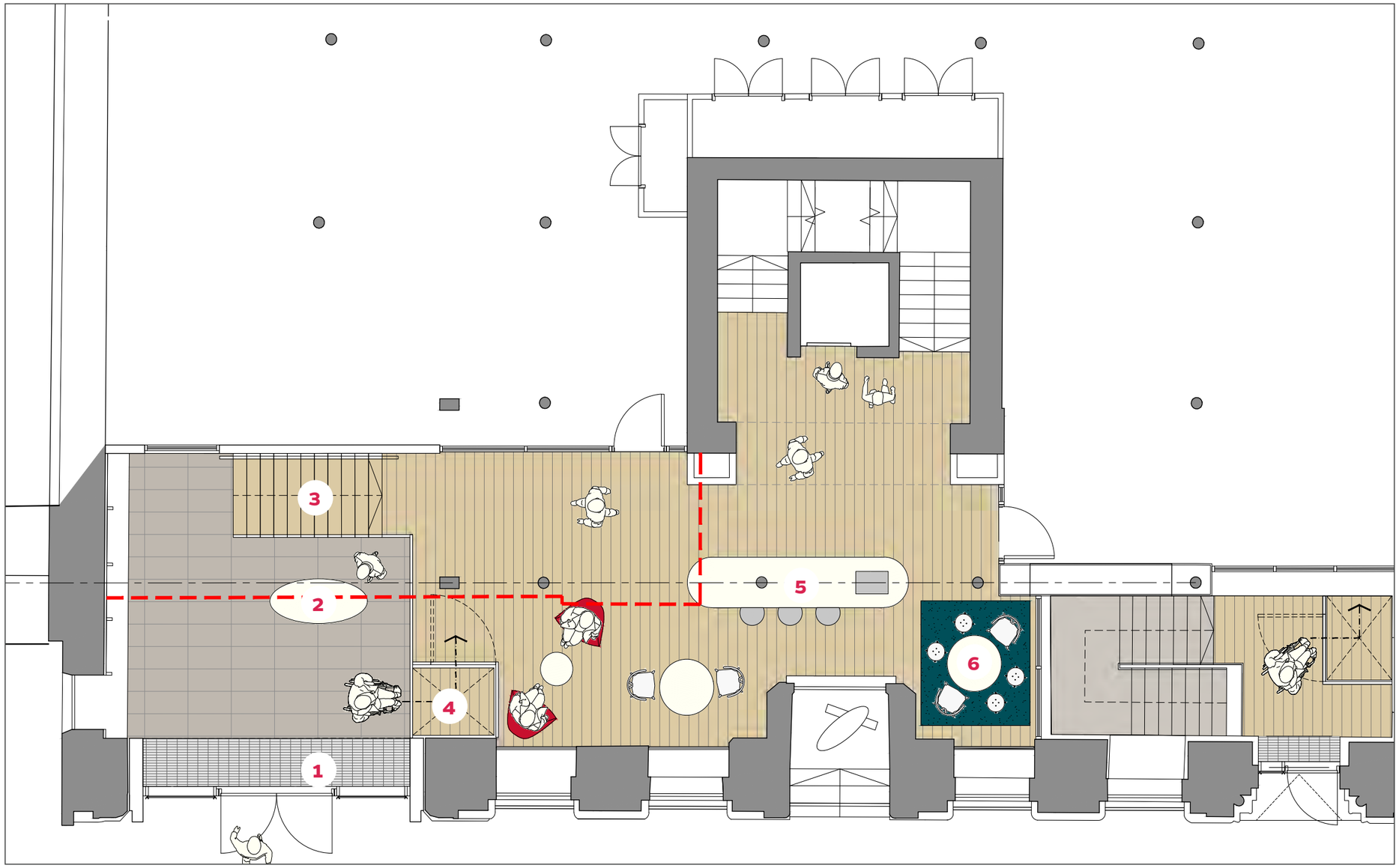




SIGNAGE OPPORTUNITY.

MAIN ENTRANCE & RECEPTION

PROPOSED PLAN



1. New entrance screen & doors
2. Concierge desk.
3. Wide stair to upper level
4. DDA platform lift
5. Coffee bar & informal meeting/ breakout
6. Informal meeting area

Red dashed line area indicative of existing reception area footprint

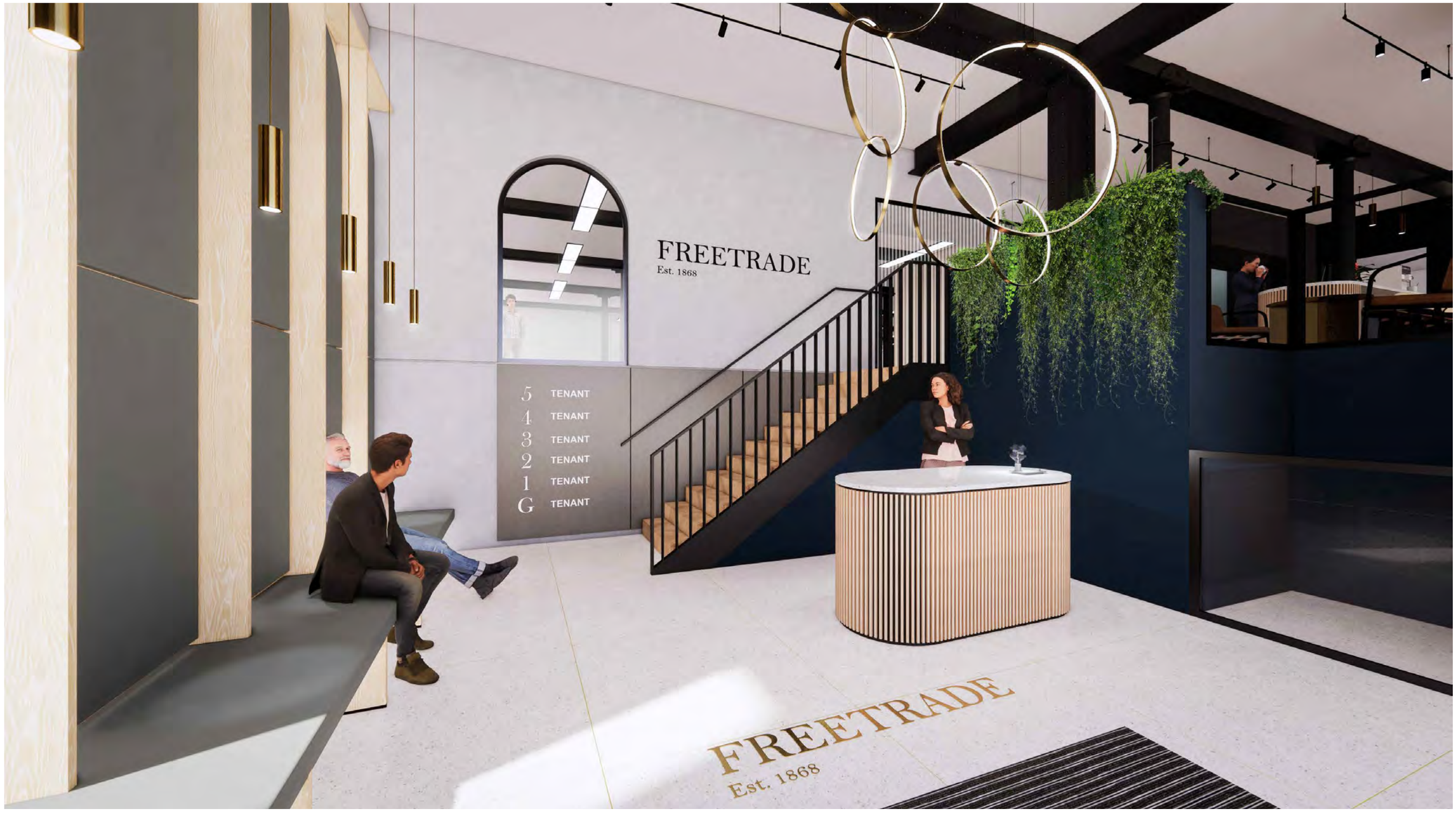
MAIN ENTRANCE & RECEPTION

RECEPTION



MAIN ENTRANCE & RECEPTION

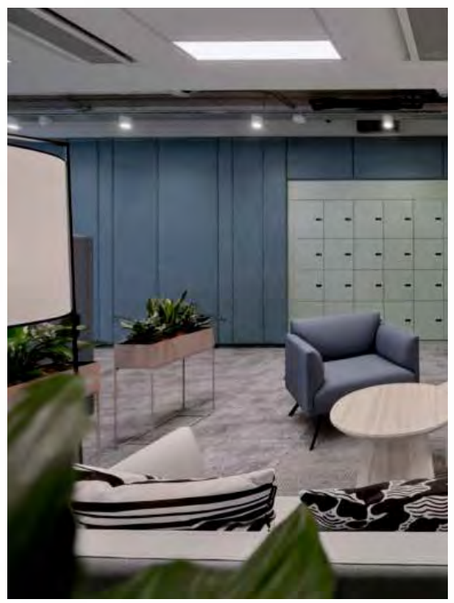
RECEPTION



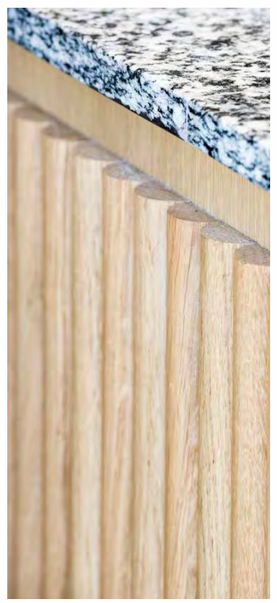
MAIN ENTRANCE & RECEPTION

RECEPTION





FABRIC WALLS - KVADRAT SOFT CELLS



JOINERY - TIMBER FIN



BRANDING OPPORTUNITIES

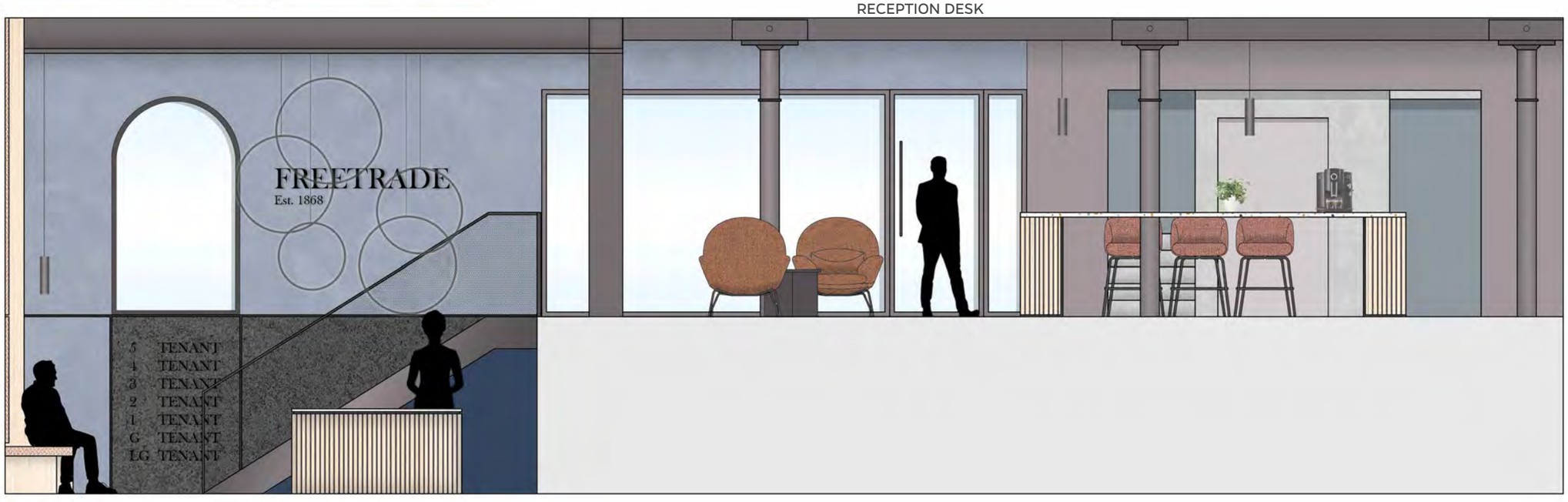






UPHOLSTERY

RECEPTION DESK



MAIN ENTRANCE & RECEPTION

COFFEE BAR & INFORMAL MEETING AREA



MAIN ENTRANCE & RECEPTION

COFFEE BAR & INFORMAL MEETING AREA



SECTION 04

Lower Ground Floor

LOWER GROUND FLOOR

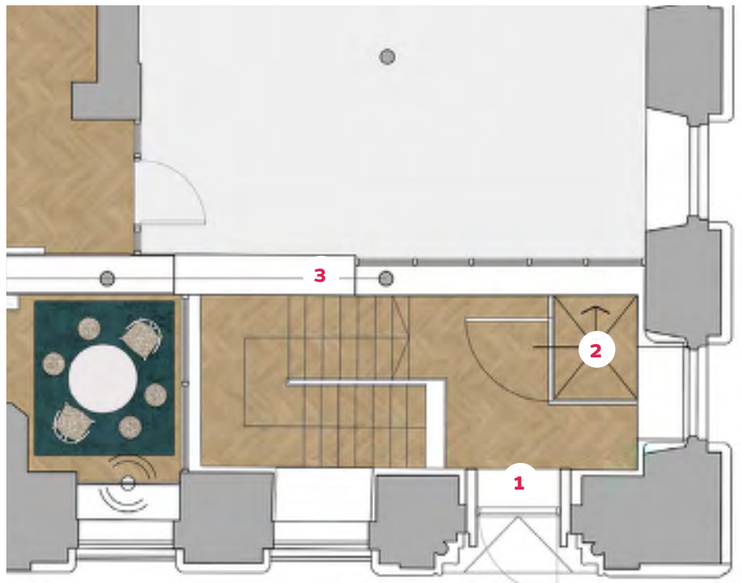
ENTRANCE

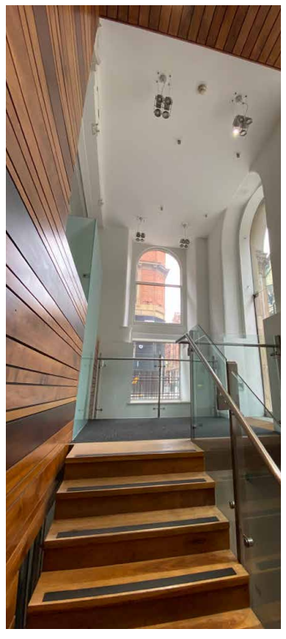


The architecture lends itself to creating a unique branded entry to the Lower ground floor. The key to this is compartmentation and accessibility. A standalone use would have to provide a platform lift. The current entrance threshold is raised so there may be some localised changes externally and/or floor & stair adjustments internally to facilitate this approach.

1. New entrance door with ramped threshold.
2. Discreet platform lift (Installation subject to occupiers requirements)
3. Enhanced wall and screen construction to create separate compartment.

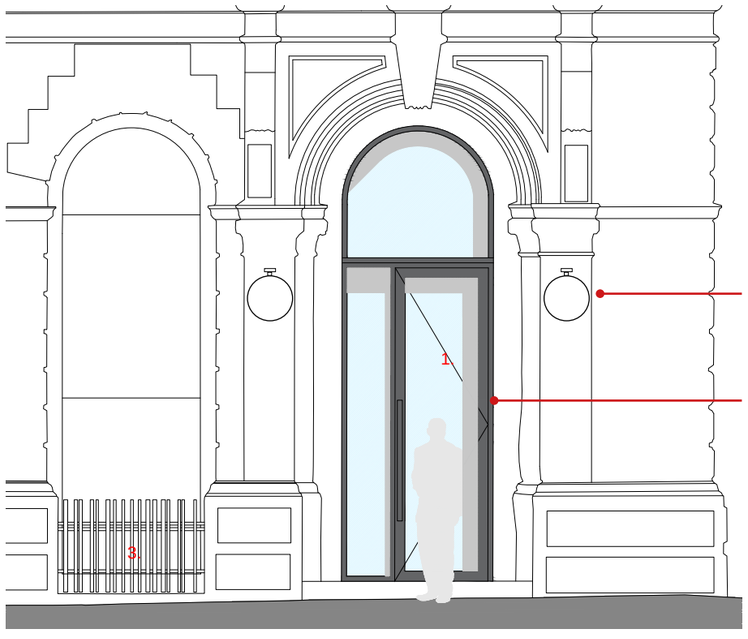
PROPOSED: GROUND FLOOR







EXISTING



LOWER GROUND FLOOR



LOWER GROUND FLOOR
CHANGE OF USE

BAR

- Well suited to a stand alone bar offer
- No significant extract route required
- Alterations to access required.
- DDA platform lift required









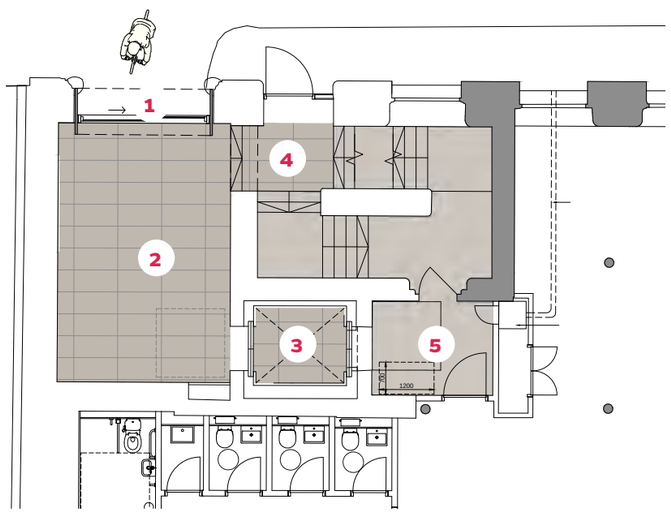
SECTION 05

Rear Entrance

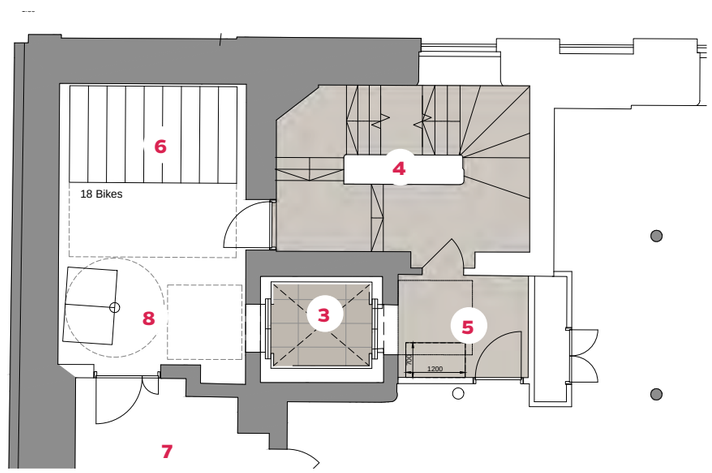
REAR ENTRANCE

PROPOSED PLANS

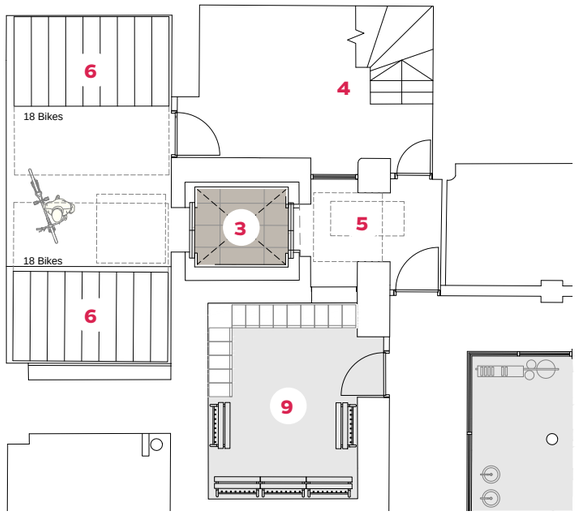
GROUND FLOOR



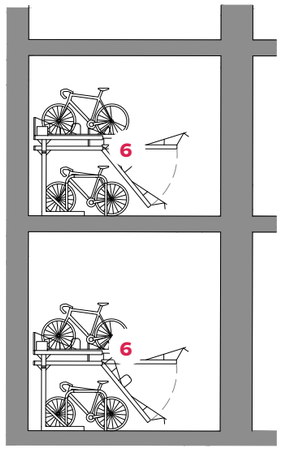
LOWER GROUND FLOOR



BASEMENT



POTENTIAL BIKE STORE



1. Line of new curtain wall system with integrated access door set
2. Arrival / Rear entrance
3. New through lift for cycle and refuse access
4. Existing rear stairwell (Escape stair)
5. Lift lobby with new dry riser outlet & refuge point
6. Double stacked bike racks (circa 50-54 spaces compliant with BCO criteria)
7. Bin storage for commercial unit (Lower ground)
8. Cycle repair station
9. Drying room

REAR ENTRANCE
NORTH ELEVATION



Louvre panel to be replaced with new dry riser outlet

Retain door and fan light

New openings in facade for new ventilation grilles to WC core - Refer to Proposed Elevations

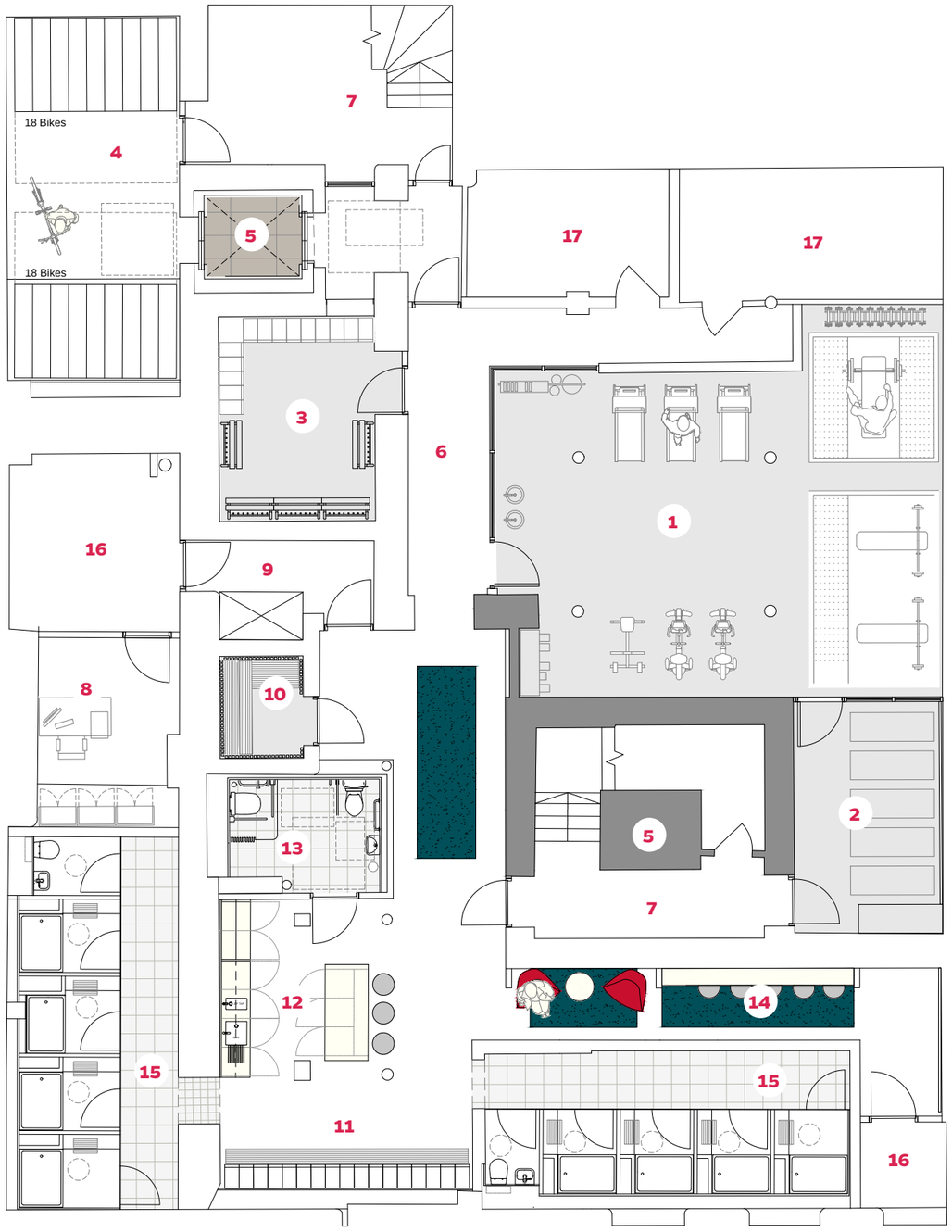
Remove roller door & renew louvre

SECTION 06

Basement

BASEMENT

PROPOSED PLAN

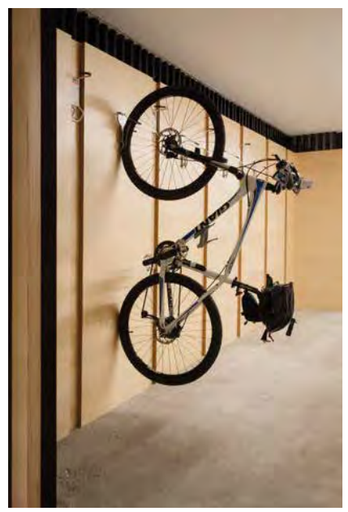


1. Gym studio
2. Yoga / Barre studio
3. Drying room
4. Bike store
5. Lift
6. Circulation
7. Stairs
8. BM Office
9. Sauna plant
10. Sauna
11. Lockers
12. Tea prep / Vending
13. Accesible WC & Shower
14. Vanity / Hair dryer
15. Showers & Changing facilities
16. Store
17. Service plant











BASEMENT
REFRESH AREA

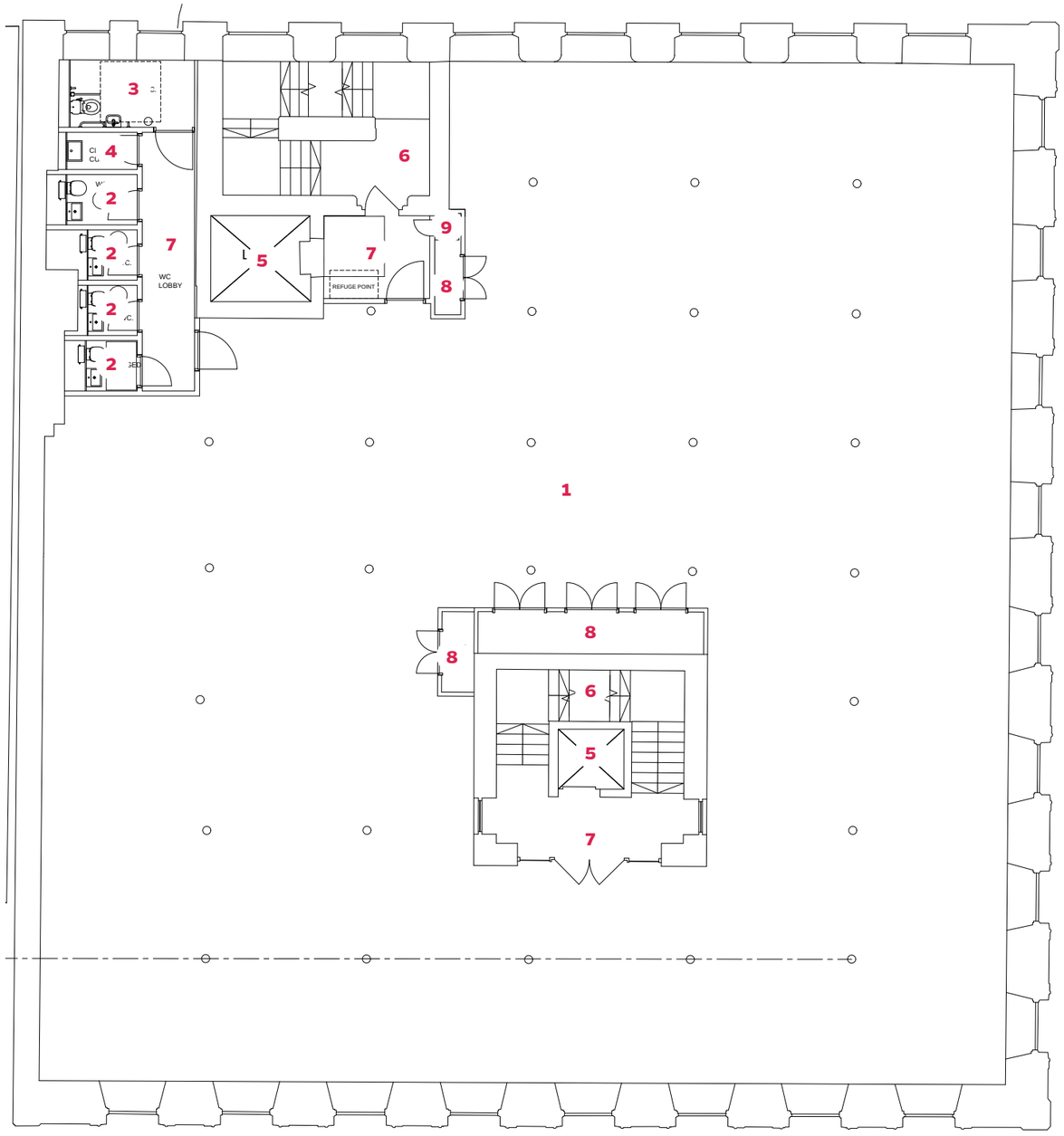


SECTION 07

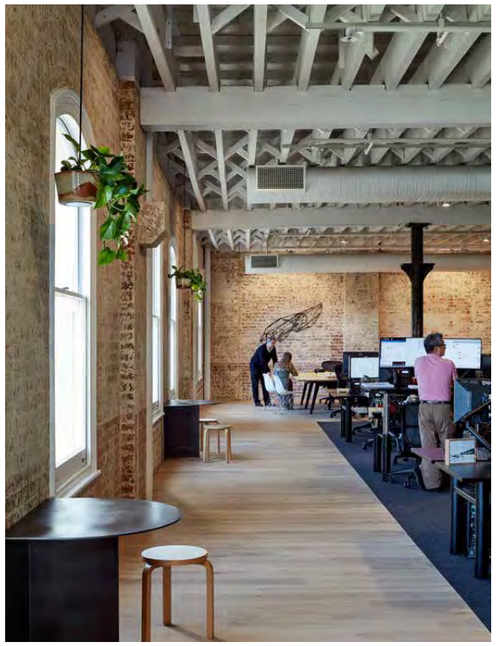
Typical Floor

TYPICAL FLOOR

PROPOSED PLAN



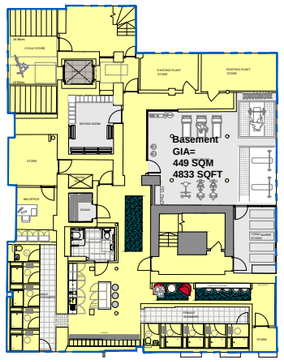
1. Refurbished CAT A Office
2. Toilets
3. Accesible toilet
4. Cleaners room
5. Lift
6. Stairs
7. Lobby
8. Service riser
9. Dry riser



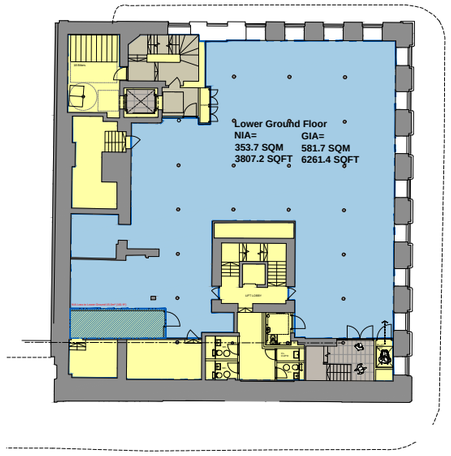


TYPICAL FLOOR

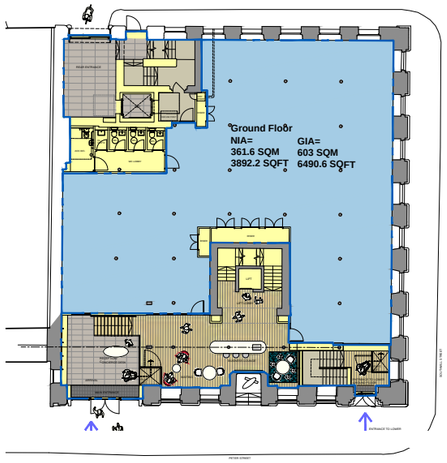
PROPOSED NIA SUMMARY



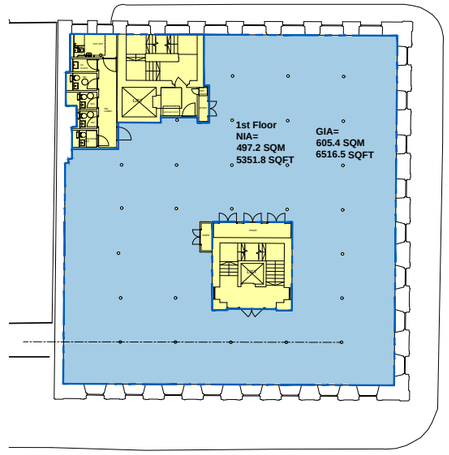
Basement
1.200



Lower Ground Floor
1.200

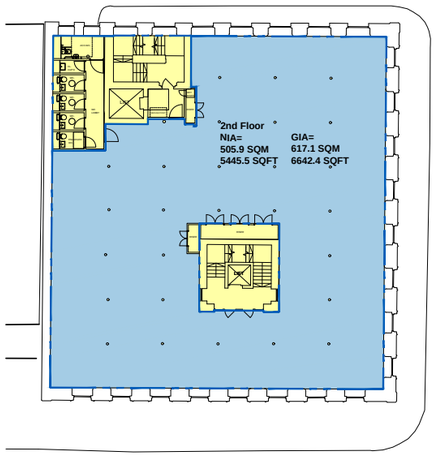


Ground Floor
1.200

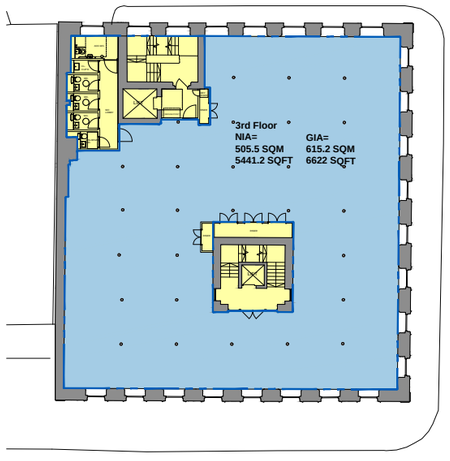


First Floor
1.200

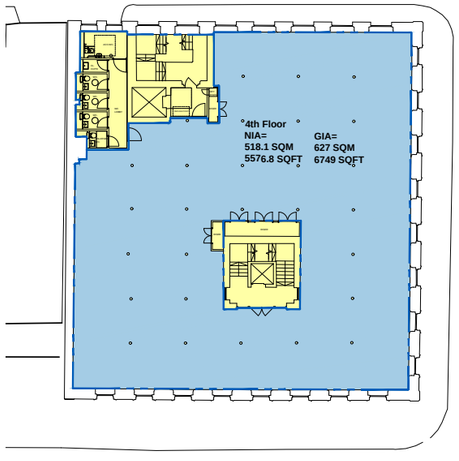
Floor Level	EXISTING NIA (SQFT)	PROPOSED NIA (SQFT)	+/- (SQFT)
Basement	N/A	N/A	N/A
Lower Ground Floor	3925.6	3807.2	-118.4
Ground Floor	4175.3	3892.2	-283.1
First Floor	5369.0	5351.8	-17.2
Second Floor	5468.1	5445.5	-22.6
Third Floor	5487.4	5441.2	-46.2
Fourth Floor	5605.8	5576.8	-29.0
Fifth Floor	3960.0	4373.4	+413.4
TOTAL	33,991.2	33,888.1	-103.1



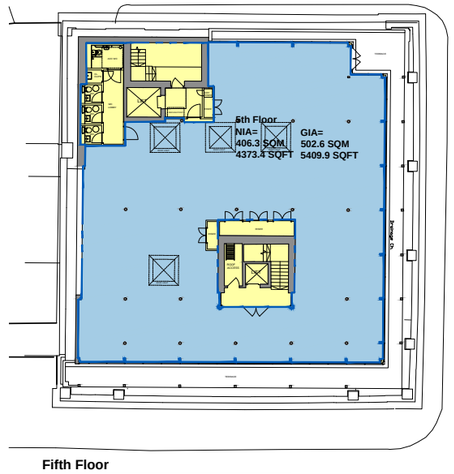
Second Floor
1.200



Third Floor
1.200



Fourth Floor
1.200



Fifth Floor
1.200

Key:

Net Internal Area

Gross Internal Area

PLEASE NOTE: AREAS GIVEN ARE MEASURED FROM THIRD PARTY DRAWINGS AS A DESKTOP EXERCISE AND ARE NOT VERIFIED BY MLA. AREAS SHOULD BE MEASURED AND CONFIRMED ON SITE BY A SPECIALIST SURVEYOR PRIOR TO PUBLISHING THIS INFORMATION.

TYPICAL FLOOR

TYPICAL FLOOR WITH EXPOSED SERVICES



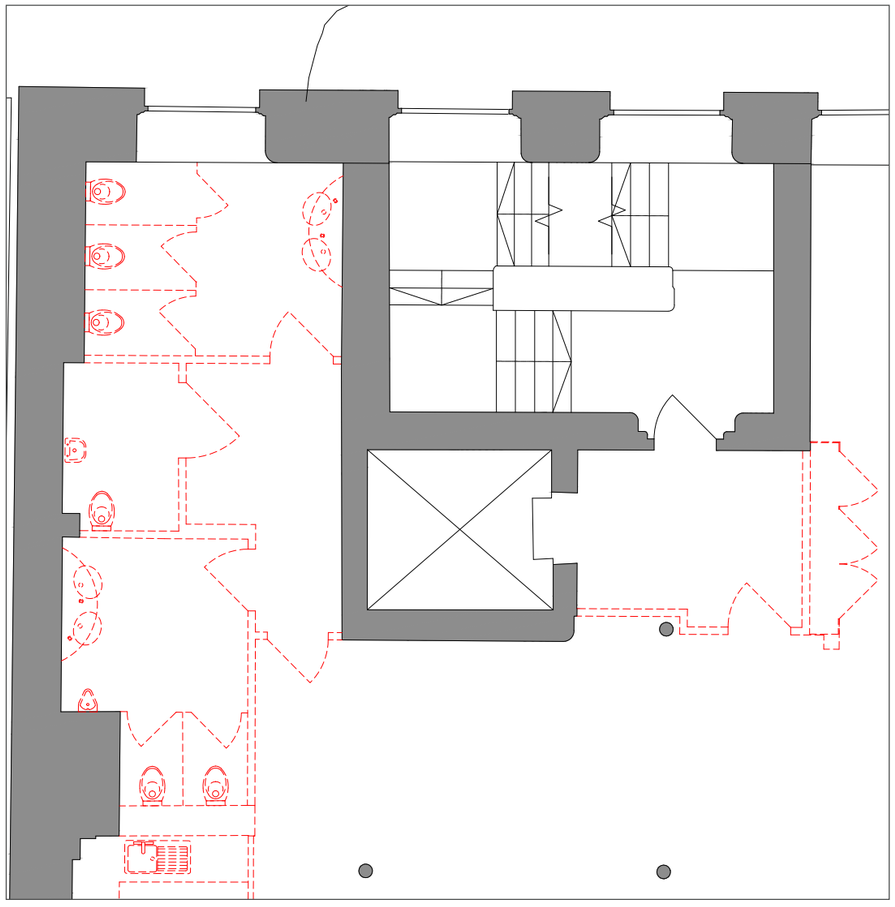
TYPICAL FLOOR

TYPICAL FLOOR WITH EXPOSED SERVICES

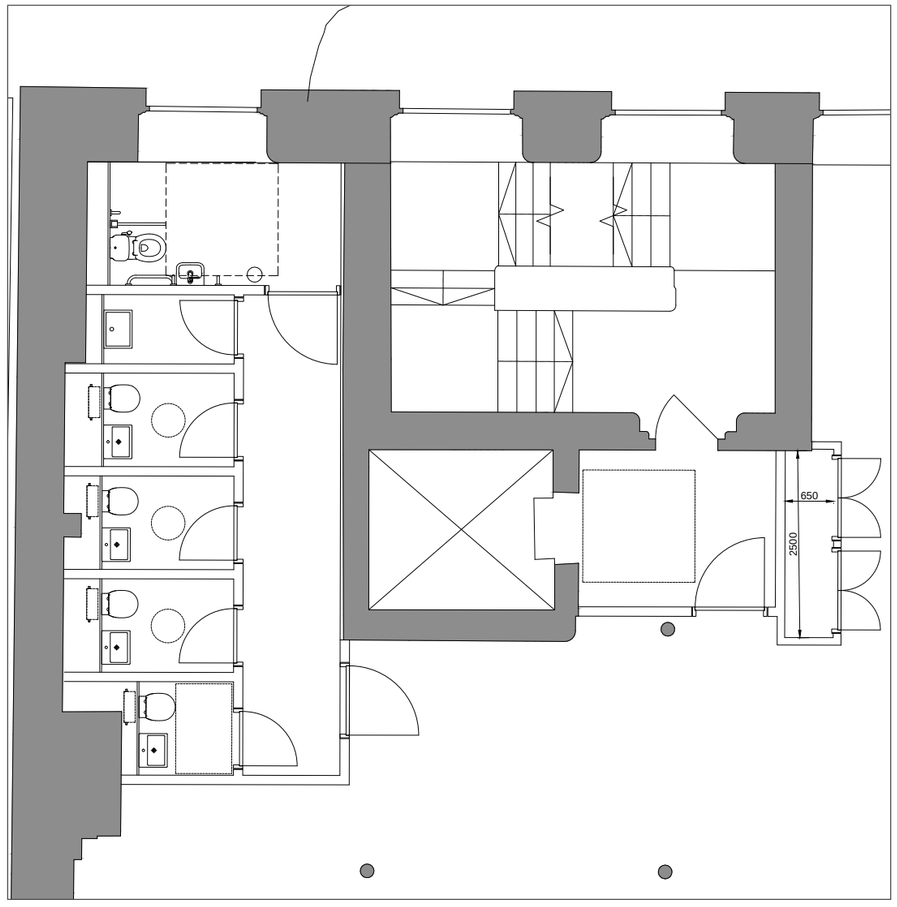


TYPICAL FLOOR
PLANS

EXISTING



PROPOSED







- Part M allows a degree of flexibility around the Occupancy Load Factor (OLF). Assumed as 1/10m^2
- With an OLF of 1/10m^2 a typical floor occupancy is circa 50-55 people.
- Using BS 6465-1 46 and 80% utilisation 60 people require 4 No. WC's + 1 No. Accessible WC.
- Assumed as a gender neutral design.
- Acc. WC makes best use of the window.
- Incorporates a Cleaners Cupboard on each floor
- Approx NIA loss 0.9 SQM per floor to accommodate WC layout and increased rear riser.

TYPICAL FLOOR

WC



TYPICAL FLOOR

PROPOSED SANITARY PROVISION

1/10.0m²	- Defined Occupancy Load factor (OLF)
80%	- Utilisation Factor %

Floor	Net Area (m²)	Design Occupancy based on OLF	Design OLF (inc. Acc. WC provision)	No. of WC's Req'd	No. of WHB's Req'd	No. of Accessible WC's	Occupancy from Acc. WC's/Floor	Total Number of WC's & WHB's Provided/Floor
		1/10.0m²	1/10.0m²					
Basement	0	0	-5	1	1	1	5	2
Lower Ground	408	41	28	3	3	1	5	4
Ground	389	39	26	3	3	1	5	4
Level 1	501	50	35	4	4	1	5	5
Level 2	492	49	34	4	4	1	5	5
Level 3	509	51	36	4	4	1	5	5
Level 4	521	52	37	4	4	1	5	5
Level 5	408	41	28	3	3	1	5	4
TOTALS	**3,228 sqm**	**323**	**218**	**26 WC's**	**26 WHB's**	**8**	**40**	**34**

Summary:

258 People	**Total Occupancy Capacity (inc. Acc.WC's)**
34 WC's	**Total No. of Wc's & WHB's (inc. Acc.WC's)**
8 WC's	**Total No. of Accesible WC's**
3	**Total No. of Showers Req'd @ 1/100 Staff**

NOTES

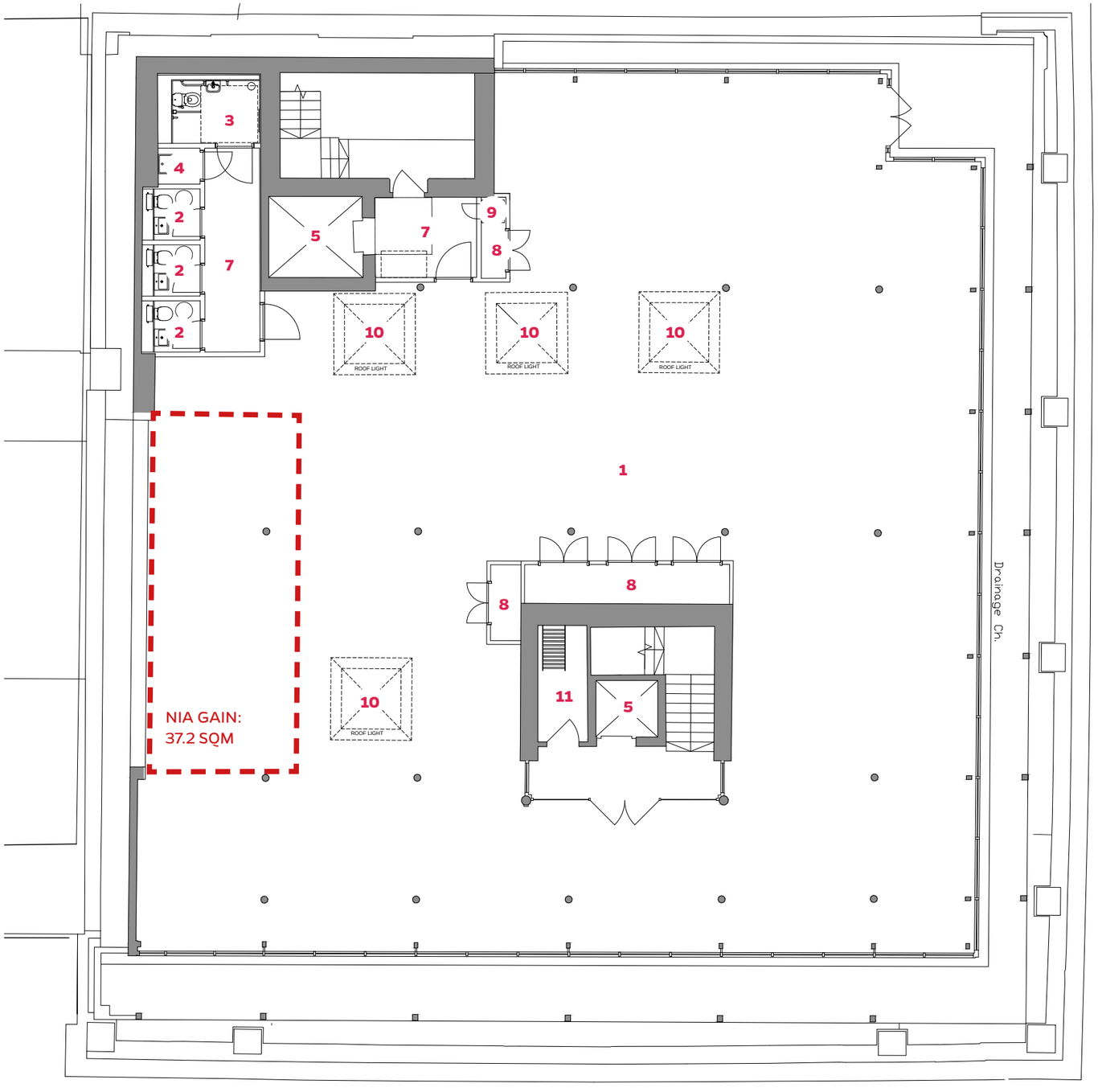
- If unisex provision may be based on 100% of the population, if male/female 120%.
- For normal density Offices a utlisation factor of 80% can be applied
- If there are four or more cubicles in the group one must be enlarged to be accessible by the ambulant disabled. It must have an outward opening and cubicle width of to 1200 mm wide.
- In addition a fully wheelchair accessible. unisex WC must be provided per floor.
- All disabled accessible WCs should have appropriate accessories and fittings for limited dexterity use and must provide visual contrast.
- Fully accessible disabled WCs can be included in the overall WC calculations.
- Calculations should be based on a floor-by'floor provision as opposed to a whole building calculation.
- Washrooms should be located no more than 100 m away from users. with a minimum travel distance of 40 m for wheelchair users.
- Typical WC cubicles are 1600mm x 900mm. this will vary to reflect particular site conditions and constraints.

SECTION 08

Fifth Floor

FIFTH FLOOR

PROPOSED PLAN



1. Refurbished CAT A Office
2. Toilets
3. Accesible Toilet
4. Cleaners room
5. Lift
6. Stairs
7. Lobby
8. Service riser
9. Dry riser
10. Roof light above
11. Roof access ladder



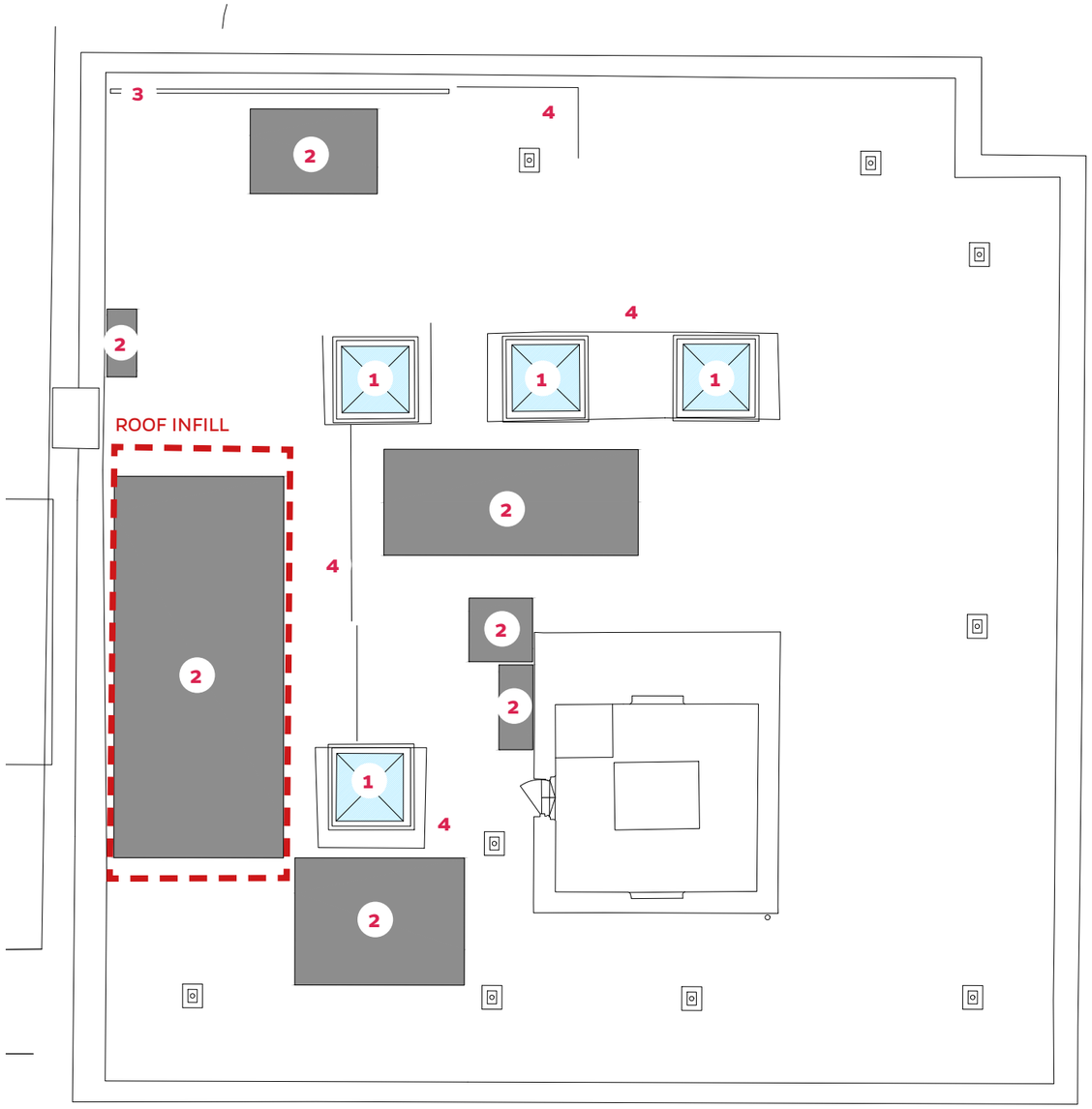


EXISTING CHILLERS TO BE REMOVED
AND AREA INFILLED INCREASING NIA

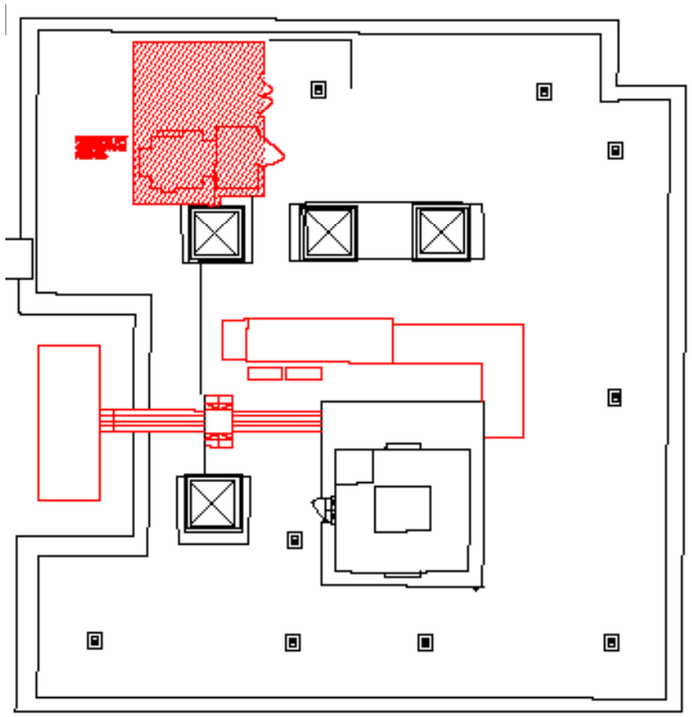
SECTION 09

Roof

ROOF
PROPOSED PLAN



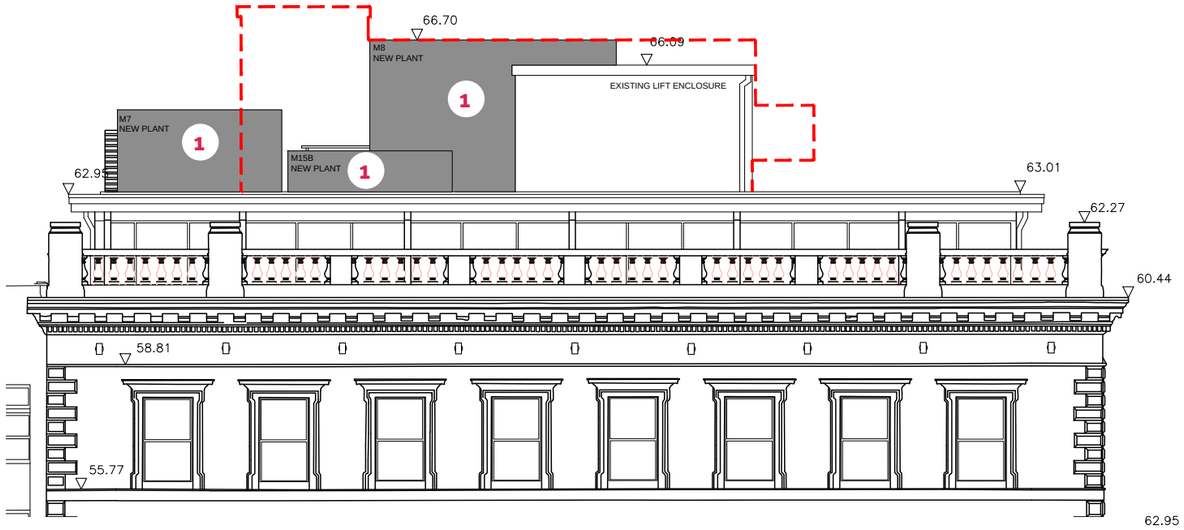
1. Roof light
2. New plant
3. New plant screening
4. Handrail

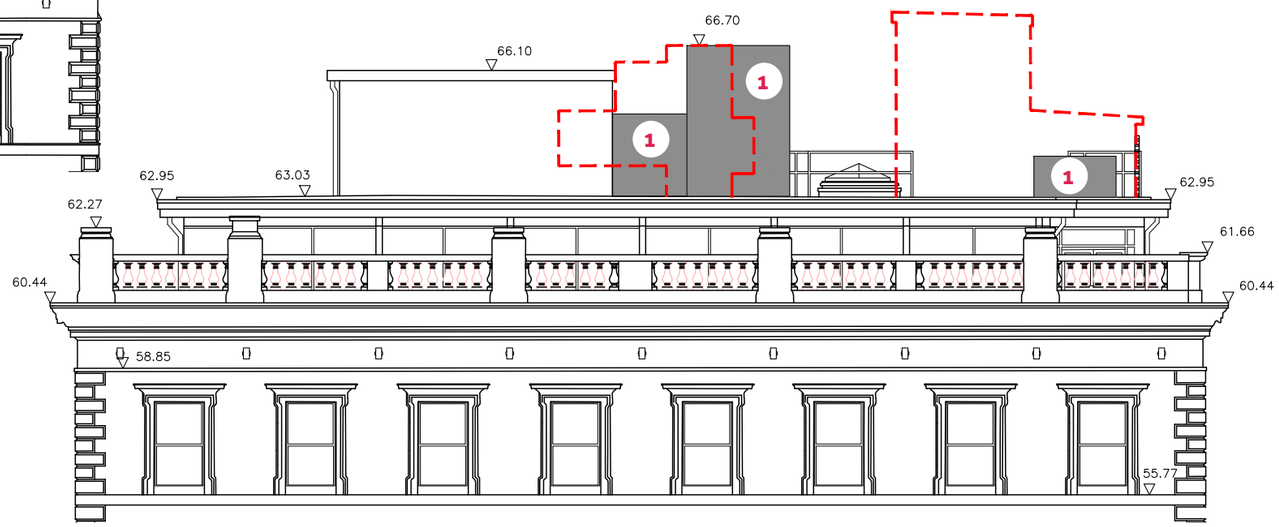


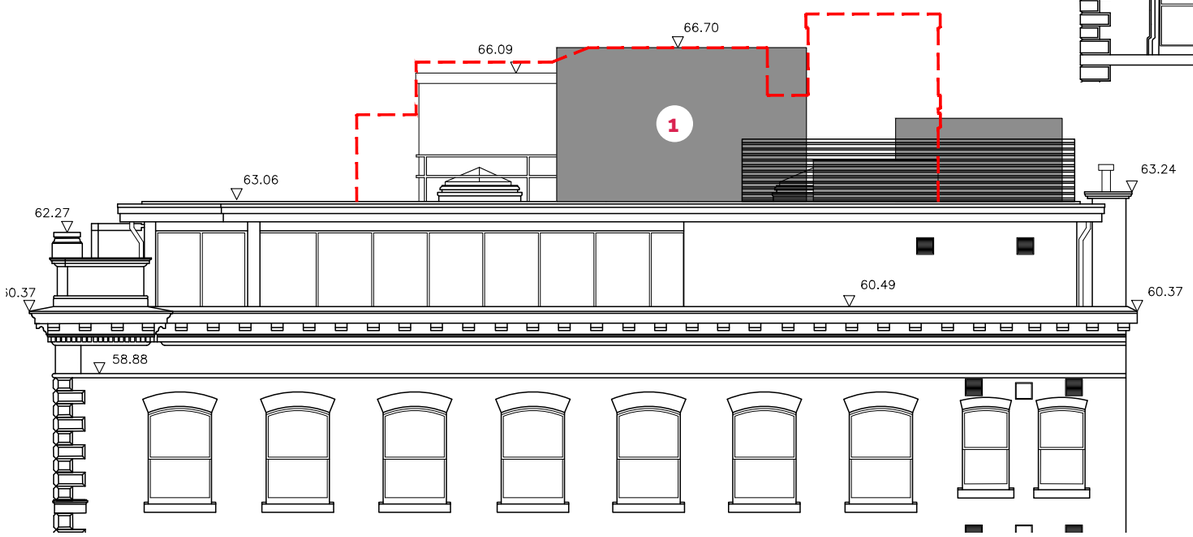
Red line indicates areas removed from existing plan

ROOF

PROPOSED ELEVATION







1. New plant

Dashed red line indicates the hieght and position of existing plant to be removed

SECTION 10

REFUSE STRATEGY

REFUSE STRATEGY

Office tenants and waste generated within the common area of the building:

- Refuse collection will be organised by the building management on a daily basis
- Daily evening bag waste collection service from Bootle Street between 9pm and 10pm will be provided for office occupiers. Refuse sacks will be supplied where all tenants are required to bring their rubbish and place outside the rear of the building by 8pm. Waste will be segregated with colour coded refuse sacks provided for different waste streams.
- Collection will be undertaken by a licenced waste carrier with a zero waste to landfill policy
- Building management will review area to ensure and waste spillages or litter is cleaned on a daily basis
- Specific waste management obligations will be detailed in the tenants leases

Retail / Leisure Use:

- The refuse store is located in the lower ground floor providing the retail / leisure tenants primary access for segregated waste stream for food, general and mixed recycling waste. Staff will use the goods lift to take bins to ground level and bring them through the rear service doors onto Bottle Street on day of collection, Wednesday, Thursday, Friday, Saturday and Sunday mornings. Bins will be returned to the bin store following collection to ensure they are not a hindrance on Bootle Street.
- Building management will review area to ensure any waste spillages or litter is cleaned on a daily basis
- Specific waste management obligations will be detailed in the tenants lease committing the tenant to segregated waste and procedures

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