



Corner Block Shower Block

Design & Access Statement
27.09.2021 Rev 00

Corner Block,
Quay Street,
Manchester,
M3 3HN



ARCHITECTURE × INTERIOR

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Company No: 11847325

Corner Block, Shower Block

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1.0 Introduction

The proposal involves the creation of a new shower block under the existing undercroft at the rear of Corner Block, Manchester. This will serve the tenants within the building and have direct access from the car park if people cycle to work. DDA provision is already accounted in the building, with 2no showers provided, these are accessed via the main entrance off Quay St. The proposed new shower block area measures circa 580 sqft.

Externally there are minor modifications, including the installation of a new sheltered bike store. The proposed enclosure shall follow the building line and be finished in render as shown on proposed elevation on page 6.

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2.0 The Application Site and Surrounding Area:

The proposal relates to Corner Block, formerly known as Overseas House. The building is located at the junction of Deansgate and Quay Street. There is access to the car park off Artillery Street. The building currently serves as a commercial office block over 6 floors with a convenience store located on the ground floor.

Site Plan: Corner Block



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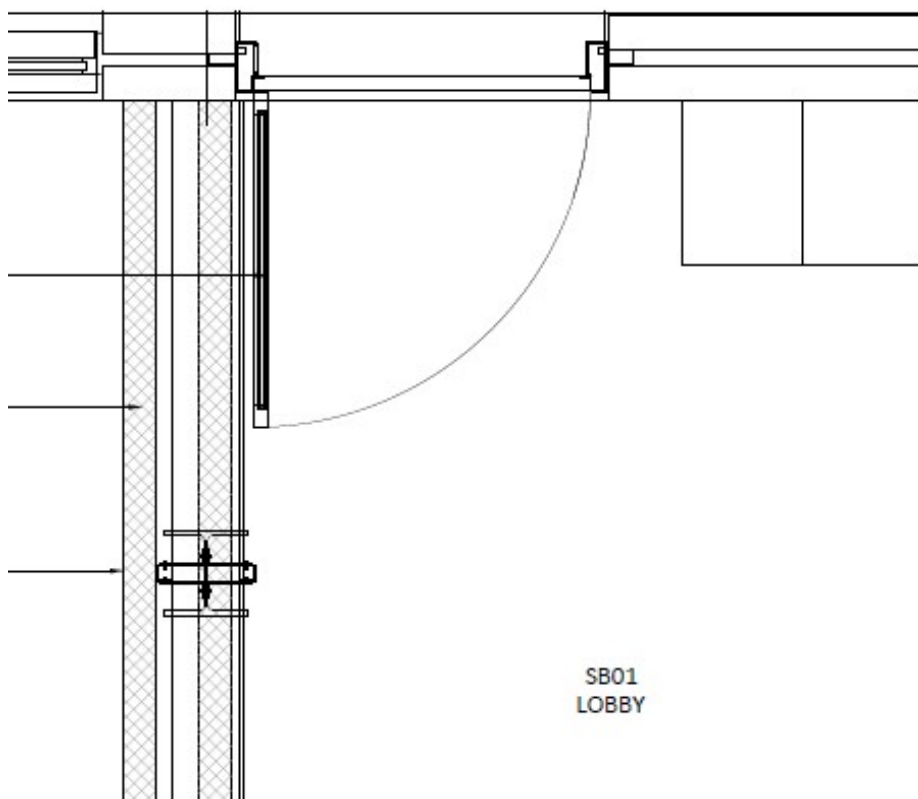
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3.0 Proposed Development

The proposed development will be a new shower block built under the existing undercroft at the rear of the building, with access from the car park which you enter off artillery street. The intention is to create new showers and amenity for the tenants within the building.

The proposed shower block is to extend to the same footprint as the building, enclosed with a new lightweight SFS system which will be rendered in mid grey. There will be a new access controlled door entering into a lobby from there you can enter the shower area or head directly into the circulation route to the office floors or reception.

The proposed works are intended to have minimum effect on the fabric of the building, whilst providing opportunity for sympathetic usage and to provide a solution for new amenities to the tenants.

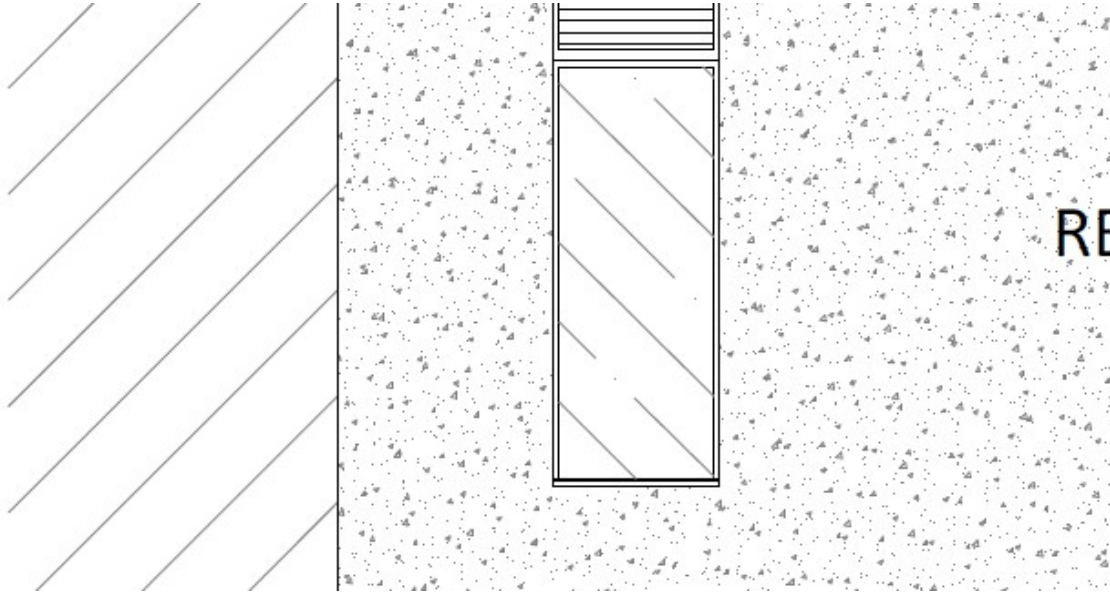


Corner Block: Proposed Shower Block Plan

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Corner Block: Proposed Elevation from Car Park

4.0 Access

Access to the proposed shower block is from the existing car park, which you access off Artillery Street. There is level access into the lobby and stepped access into the building and circulation areas. DDA access is via the main entrance off Quay St, where there is an access route for 2 no DDA showers already in situ within the building.

5.0 Summary and Conclusions

The location, current use of the building and site have been summarised and proposed plans have been introduced. The scheme seeks to add additional shower facilities to the tenants within the building and creates a more luxury office environment and offer from the landlord.

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