

The Tootal Buildings

SCOPE OF WORKS

LISTED BUILDING APPLICATION FOR
RECEPTION REFURBISHMENT

BROADHURST
56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 02

AIS

The Tootal Buildings

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INTRODUCTION

This scope of works document has been produced on behalf of our client in support of the Listed Building application for the refurbishment of the ground floor reception area, second and third floor office suites in Broadhurst at The Tootal Buildings. The statement has been prepared in the context of outlining the proposed works and gives a proportionate level of detail appropriate to the relatively limited scope of the proposed works, which are broadly updating modern fixtures and fittings and applied finishes.

Name of the scheme: 56 Oxford St, Manchester M1 6EU.

Applicant: AIS, St. Paul's House, 10 Warwick Lane, London, EC4M 7BP.

Broadhurst part of the Tootal Broadhurst & Lee building is a Grade II* listed building with construction completed in 1898. The building is Neo-Baroque in style in red brick striped with orange terracotta. The eponymous building provided offices and a warehouse for the textile manufacturers. Over the years, the lobby, internal office and ware room spaces have been substantially altered and few historic finishes or features have survived. The property has recently undergone a rebrand with the previous owners renaming Churchgate & Lee House as The Tootal Buildings and Churchgate is now known as Broadhurst.

The building is located in a popular position in the city which has seen much development over the last few years, including Grade A office accommodation at the recently finished One St. Peters Square

Listing NGR: SJ8402497647

Broadhurst offers commercial office accommodation to multiple tenants for which the communal reception area was reconfigured and refurbished in 2002 to include a café and breakout seating. The new owners wish to mark the change of ownership by updating the decorative finishes in the reception lobby in order to contribute to the grandeur of the building. The second and third floor offices suites have recently been vacated, offering the perfect opportunity to update and enhance the facilities. In recent years, a benchmark has been set for standards around the city and it was our clients desire to offer their tenants a unique and original facility which reflects a sense of place and history.



Churchgate House 1900
(Historic England)



Aerial view of Churchgate House 1926
(Manchester Library Archives)

BROADHURST

RECEPTION & LOBBY

EXISTING PHOTOGRAPHS: MAIN ENTRANCE & LOBBY



Front entrance on Oxford Street



Photographs of existing ground floor lobby, illustrating the extent of modern interventions within the space.



Ground floor lobby and main staircase as existing with original wall tiling



EXISTING PHOTOGRAPHS: LOBBY & CAFÉ



Photographs of existing ground floor lobby, illustrating the extent of modern interventions within the space.

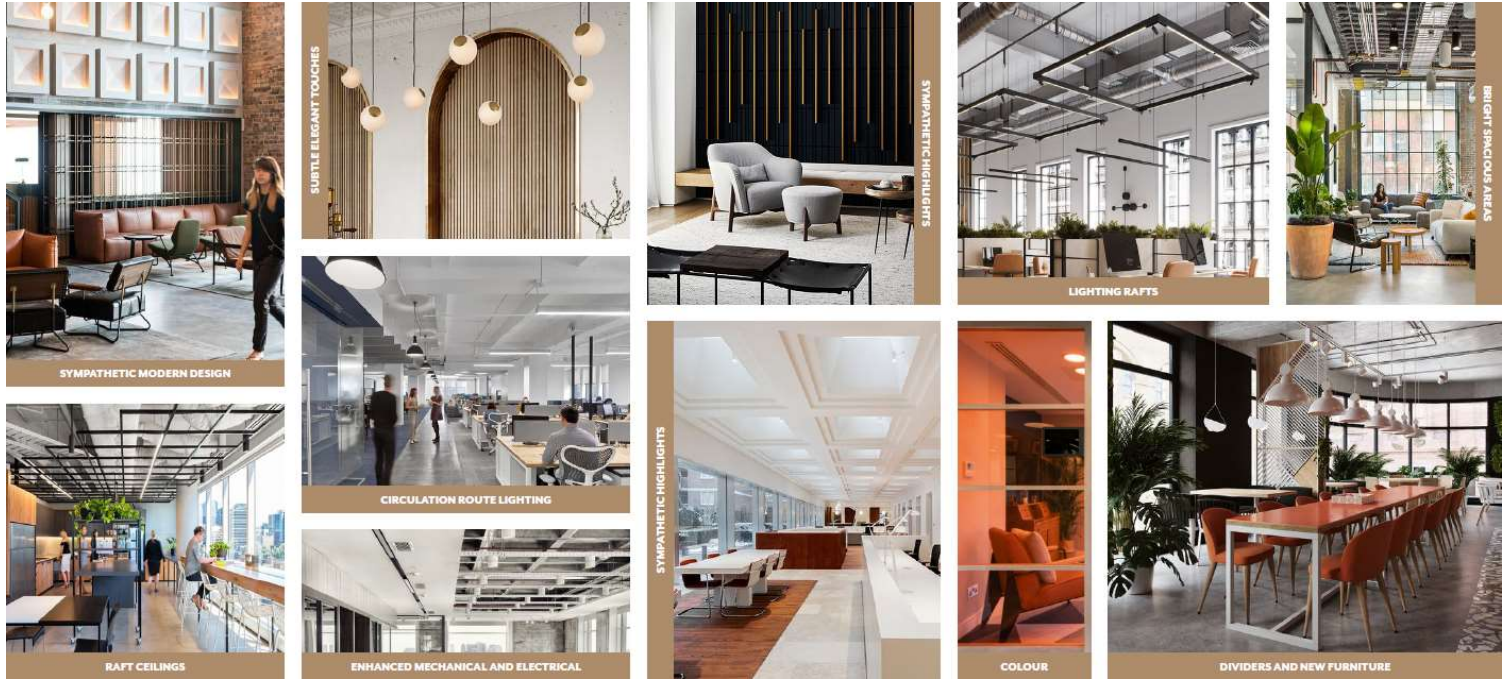
THE PROPOSAL: RECEPTION & LOBBY

The ground floor lobby is used for multiple purposes, including concierge, informal meetings and houses a café and associated seating. There have been some recent interventions to the ground floor lobby, namely being the repositioning of the reception with new feature desk and back fitting, decoration, new lounge chairs and occasional tables. The client wishes to build on these and enhance the lobby further to provide a cohesive space for tenants and visitors to enjoy. An outline of the proposals can be found below, which are referenced on the following plans;

1. Alterations to recently installed reception signage.
2. Remove modern oak feature wall. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
3. Remove modern oak feature wall and existing banquette seating. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
4. Laminated joinery wall to be replaced with new. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
5. Remove modern oak feature panel. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
6. Remove existing café station and reconfigure.
7. Alterations to booth seating; new upholstery and stain finish to wood.
- ~~8. New living wall at the entrance lobby, on both sides of staircase walls. OMITTED~~
9. New joinery wall with acoustic panels and living wall
10. New Crittal style glass divider to be secured into existing structure.
11. New laminate joinery inserts within bookshelf to replace existing red panels.
12. Columns to be re-painted and metal plates re-coloured, fixings in same position as existing
13. Café counter to be repositioned as shown on plan and finishes updated.
14. Booth finishes updated
15. Alterations to recently installed reception backfitting and tenants board introduced.
16. Staircase to be refurbished. Modern glass and stainless steel fittings replaced with new handrails and balustrade in simple design and brass finish. Nosings and carpet replaced.
17. Re-decorate walls to refresh current painted finish.
18. Graphics applied to painted walls.
- ~~19. Modern ceramic floor tiles removed and replaced with new ceramic tiles to front reception with a mosaic TBL marque inside the inner lobby doors. Beyond reception a herringbone timber floor with inset rugs is proposed, refer to floor finishes plan for details~~
20. Various ceiling lights, pendants, floor lamps, feature ceiling items throughout, refer reflected ceiling plan for details. Existing fixing positions to be used.

Please refer to Stephen Levrant Heritage Architecture for an assessment of how and to what degree the proposed works may have on the heritage assets of the space.

THE PROPOSAL: GROUND FLOOR LOBBY



Precedent images.



Design concept imagery.

BROADHURST BUILDING - GROUND FLOOR - RECEPTION

A diagram of a circle with a horizontal radius. The radius is a line segment from the center of the circle to the right edge, labeled with a blue 'r'.

FLOOR PLATE AREA: XXXX SQFT

[illegible]

CONTRACT

XLB

Broadhurst Building, 56 Oxford Street,
Manchester M1 6EU

Broadhurst Building (01) ground floor
Reception
Floor Finishes Plan

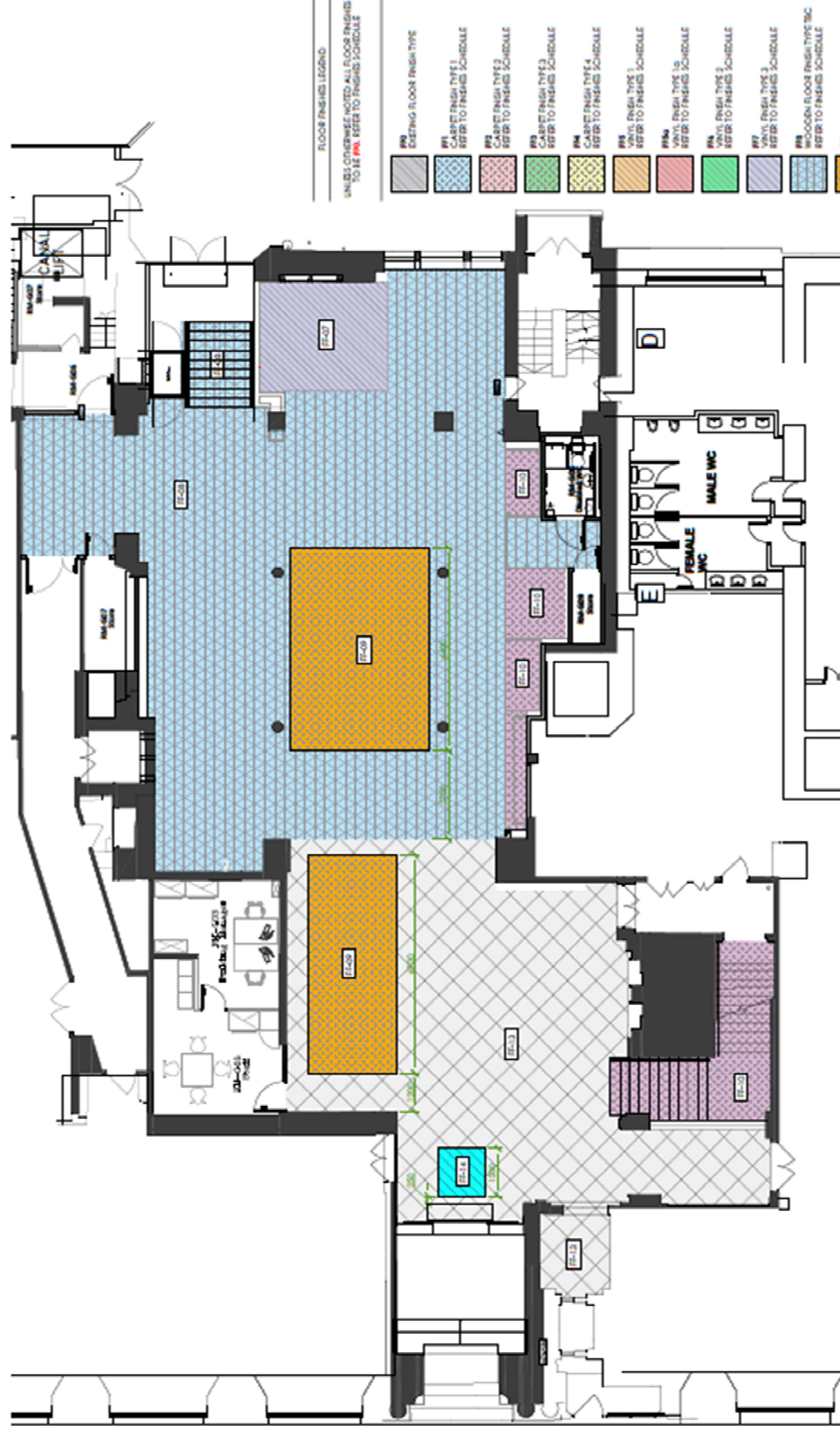
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PROJECT NO. BLDG. FLOOR DETAIL REV.
21-11249 - 01 - 00 - FF - REV B

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UNLESS OTHERWISE NOTED ALL FLOOR FINISHES TO BE **PRO.** REFER TO FINISH SCHEDULE.

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|---|--|
|  | P00
EXTINGUISH FLOOR FINISH TYPE
REFER TO FINISHES SCHEDULE |
|  | P01
CARPET FINISH TYPE 1
REFER TO FINISHES SCHEDULE |
|  | P02
CARPET FINISH TYPE 2
REFER TO FINISHES SCHEDULE |
|  | P03
CARPET FINISH TYPE 3
REFER TO FINISHES SCHEDULE |
|  | P04
CARPET FINISH TYPE 4
REFER TO FINISHES SCHEDULE |
|  | P05
VINYL FINISH TYPE 1
REFER TO FINISHES SCHEDULE |
|  | P06
VINYL FINISH TYPE 2
REFER TO FINISHES SCHEDULE |
|  | P07
VINYL FINISH TYPE 3
REFER TO FINISHES SCHEDULE |
|  | P08
WOODEN FLOOR FINISH TYPE 1
REFER TO FINISHES SCHEDULE |
|  | P09
CARPET FINISH TYPE 5
REFER TO FINISHES SCHEDULE |
|  | P10
CARPET FINISH TYPE 6
REFER TO FINISHES SCHEDULE |
|  | P11
TILE FINISH TYPE 1
REFER TO FINISHES SCHEDULE |
|  | P12
FINISH TYPE 1
REFER TO FINISHES SCHEDULE |



Photographs relating to item 8 in AIS scope of works.



Photographs relating to item 8 in AIS scope of works.



Photographs relating to item 16 in AIS scope of works.

THANK YOU

PLEASE REFER TO SLHA HERITAGE STATEMENT
FOR AN ASSESSMENT OF THE PROPOSED WORKS.