

FOURTH FLOOR 18 HILTON STREET MANCHESTER NORTHERN QUARTER

1. USE OF THE BUILDING

2. SCALE AND AMOUNT OF DEVELOPMENT

3. LAYOUT AND APPEARANCE

All non-original elements such as plasterboard partitions and false ceilings (with the exception of the main upper level fixed plasterboard ceiling which extends throughout the whole area) are to be removed back to an open space shell. All non-original floorcoverings (apart from possibly the area outside the passenger lift which will become the new Reception area) will be removed and the existing original timber pine boarded floors refurbished . This is subject to inspection of the floors once the floorcoverings have been removed.

The proposed layout is shown below and features mostly light touch elements of furniture and shelving divisions. Fixed elements include a beverage area (mostly re-use of the existing) a small tea point in the main office ,the bar area and an additional WC facility to comply with Regulations on numbers



Fixed screens to be provided to the Games area each side. One side will be a simple mesh grid for planting and the other a stud partition.

APPEARANCE

The design ethos is to provide a simple backdrop using the existing architectural elements and provide new spaces by light touch elements and an emphasis on planting within the space to promote a feeling of wellness. The amount of daylight already provided by the rooflights is intended to work with the planting .

The green areas are designed to be incorporated below the services containment runs and also to the mesh screen that divides the Games spaces and the green wall of the new WC

KEY SKETCHES



GENERAL OFFICE VIEW

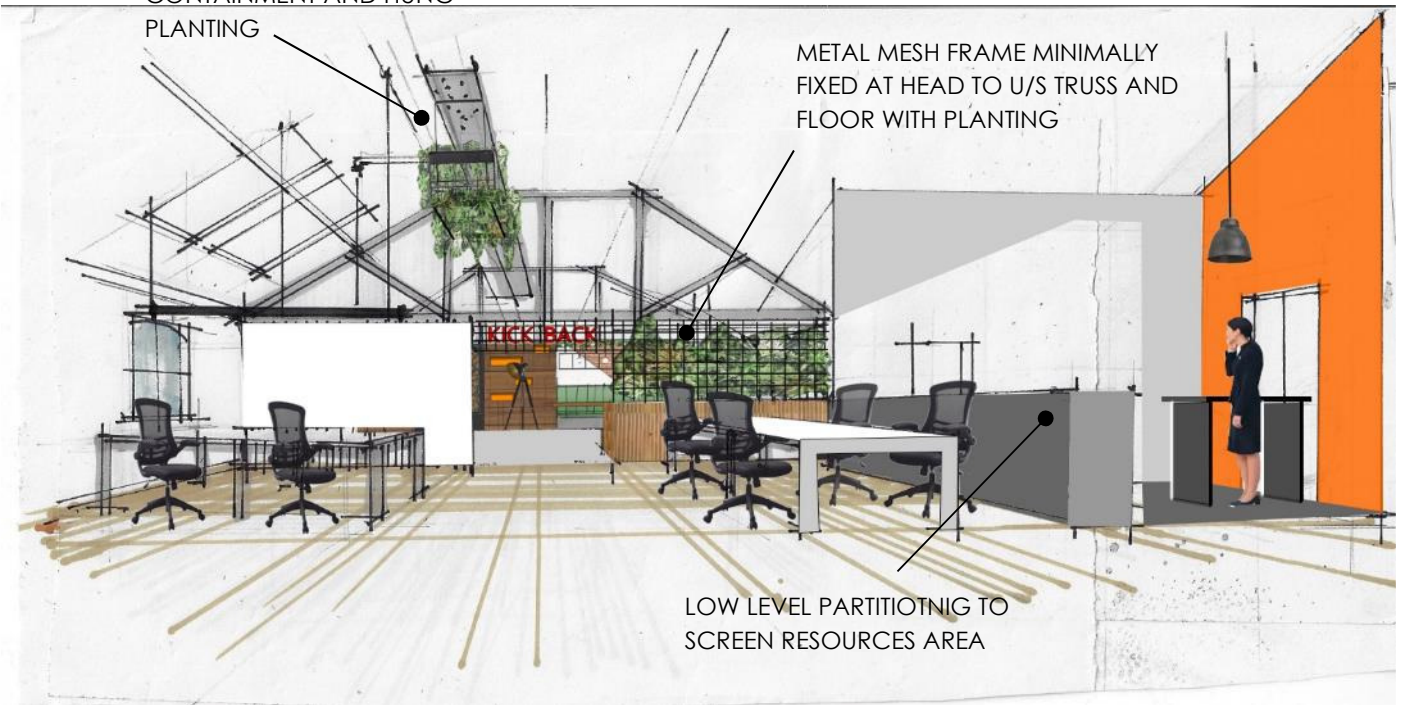


RECEPTION

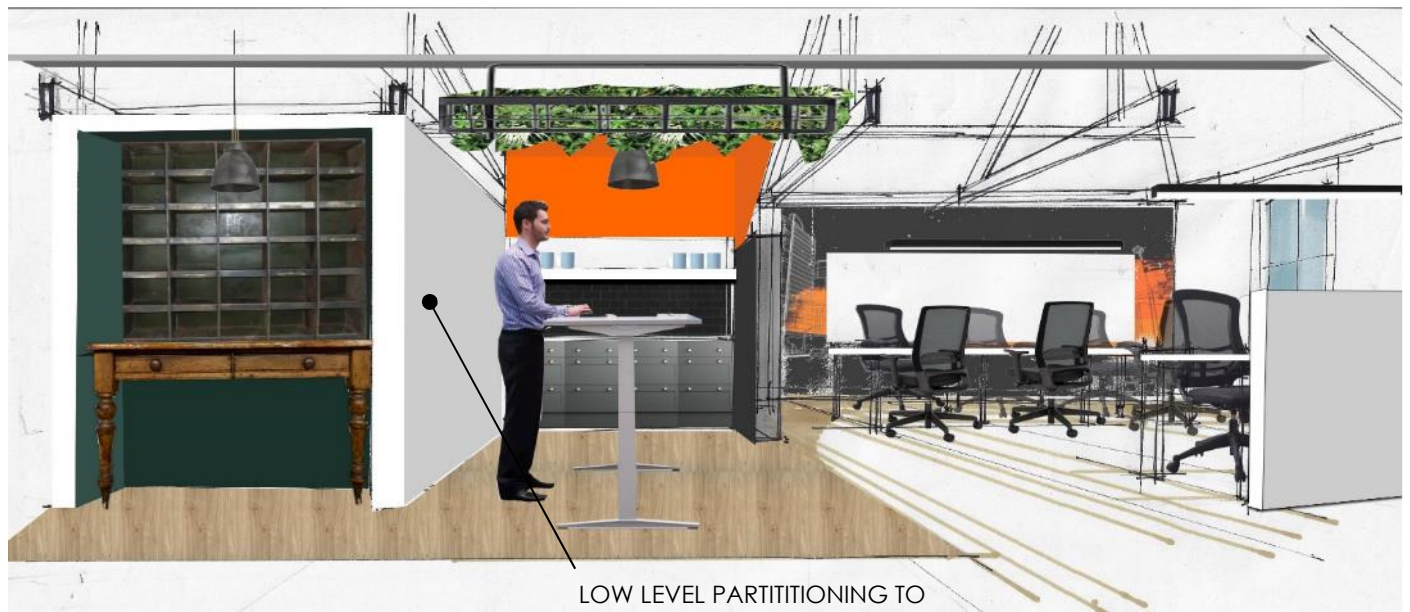
HIGH LEVEL TRAY SERVICES
CONTAINMENT AND HUNG
PLANTING

METAL MESH FRAME MINIMALLY
FIXED AT HEAD TO U/S TRUSS AND
FLOOR WITH PLANTING

LOW LEVEL PARTITIONING TO
SCREEN RESOURCES AREA



GENERAL OFFICE/GAMES ROOM END



LOW LEVEL PARTITIONING TO
SCREEN OTHER RESOURCES AREA

GENERAL OFFICE TEA POINT END

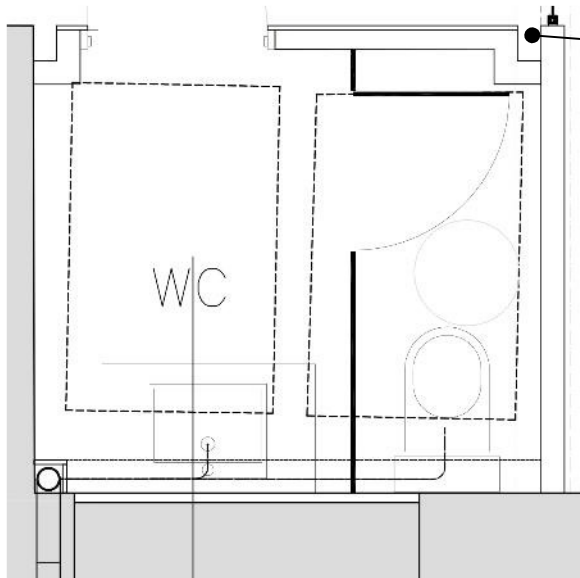
EXISTING REPURPOSED WALL
FINISHES AND FEATURES TO GAMES
ROOM AND BEVERAGE AREA

NEW KITCHEN UNITS AND WALL
CUPBOARDS



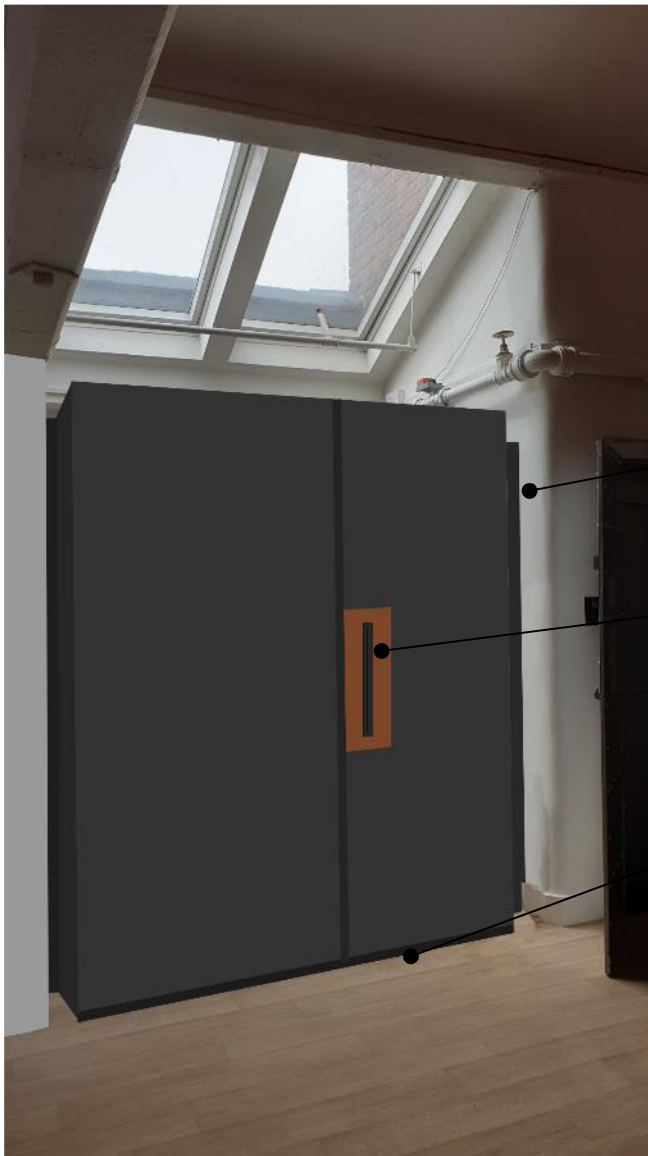
GAMES ROOM/BEVERAGE AREA

ADDITIONAL CONSIDERATIONS IN RESPONSE TO INVALID NOTICE- ALTERNATIVE DESIGN FOR WC AREA



ENCLOSURE RECESSED WITH
SHADOWGAP ALL ROUND
INCLUDING AT CEILING LEVEL

PLAN



ENCLOSURE RECESSED WITH
SHADOWGAP ALL ROUND
INCLUDING AT CEILING LEVEL

MDF OUTER SURFACE IN BLACK
SATIN SPRAY FINISH WITH
CONTRASTING DDA RECTANGLE
AROUND ENTRANCE PULL HANDLE

SHADOWGAP SKIRTING TO "LIFT"
STRUCTURE FROM FLOOR LEVEL

VISUAL

ACCESS STATEMENT

The access statement seeks to investigate possible methods to provide improvements to the current access to the fourth floor level of the existing building with a view to inclusive access for varying degrees of ability, not just wheelchair bound users, but also the partially sighted, infirm or elderly, parents with children and other users who would benefit from such improvements.

The statement will provide a technical assessment of a range of possible alternatives in the context of the constraints of the existing Listed Building fabric as well as practical and legal constraints.

In addition ,the statement refers to other areas where improvements to the unit can be made in terms of reasonable adjustment.

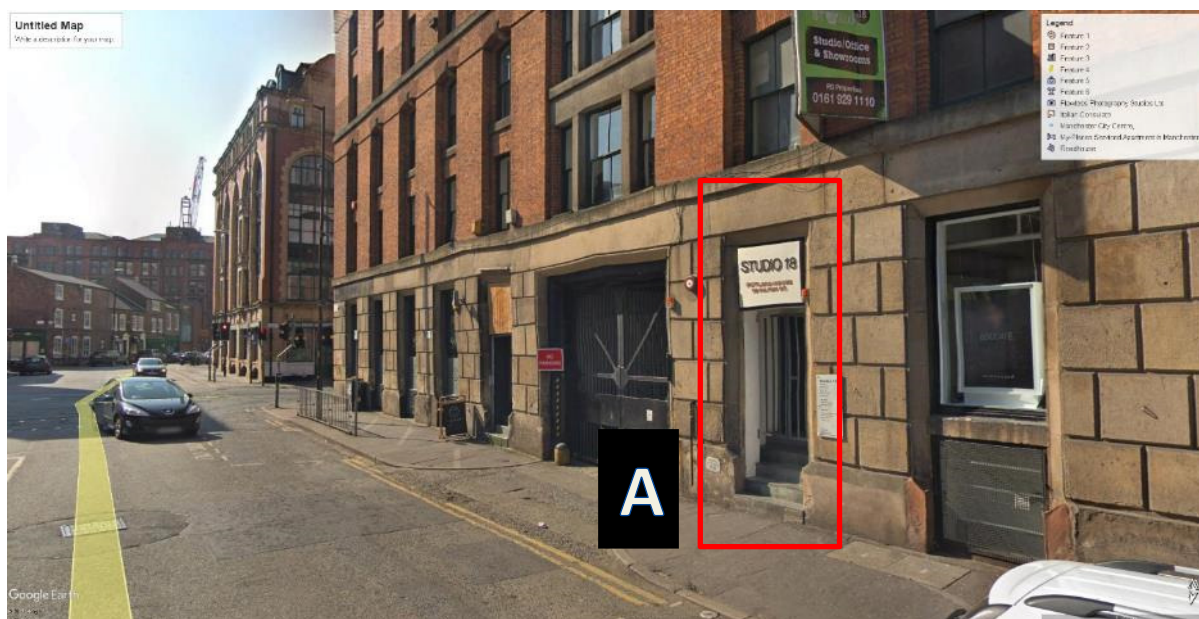
It is noted that a previous consent for the second floor refurbishment in September 2019 ref **124599/LO/2019** was accepted on the basis of this statement

EXISTING BUILDING

There are 7 potential access points to 18 Hilton Street but only a single access point at "A" on the photographs and site plan below is available to serve the upper floors.

Accesses "B" and "D" (latter on Newton st) are to Ezra+Gil café, "C" is to Reubenwood Hair salon. These entrances are exclusive to those tenants and there is no physical route into the upper parts of 18 Hilton street except via a rear fire escape "E" that discharges into the rear yard. This fire escape does not serve the ground floor entrance hallway to 18 Hilton Street and therefore has no access to a lift. Accesses "F" and "G" are in the passageway and rear yard corner behind the gates

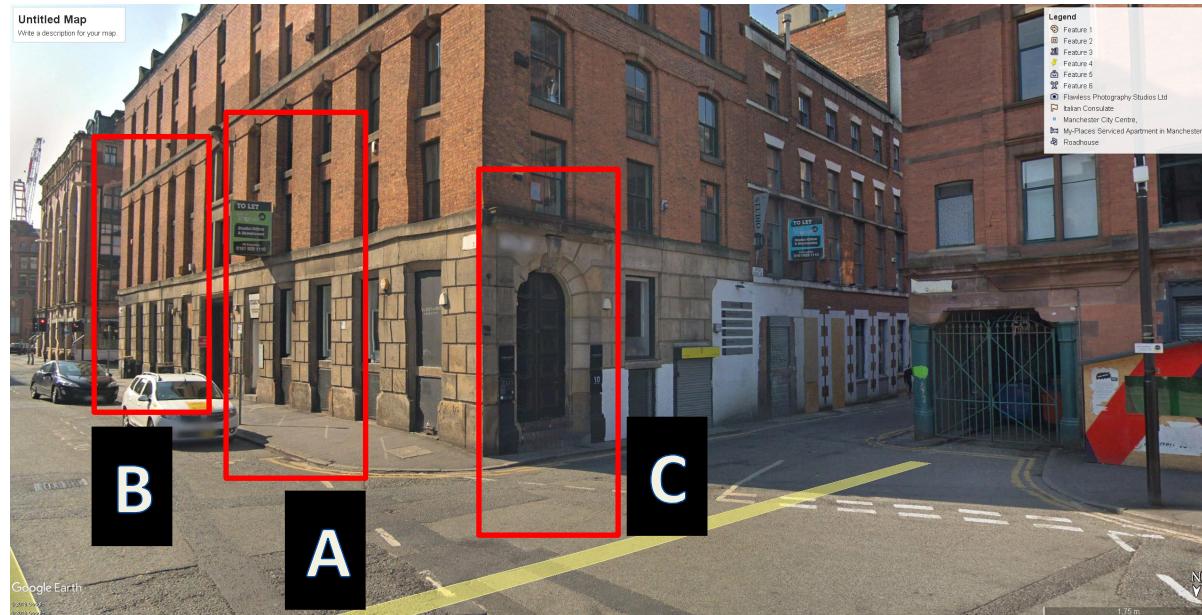
All upper, ground and basement floors are currently tenanted, apart from the subject floor of the application.



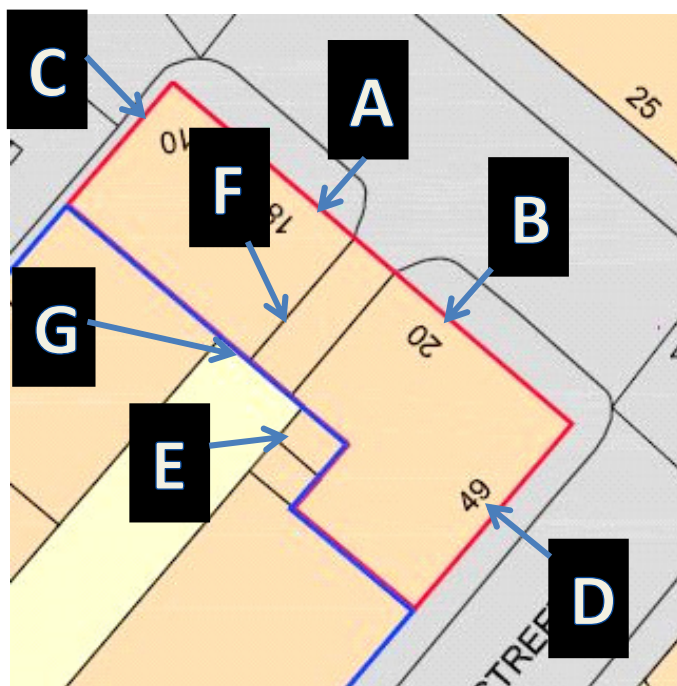
Existing main entrance "A" to Hilton Street

The existing (original) arrangement consists of 5no approximately 170mm rise stone steps up from pavement level onto a narrow depth landing (850mm). The steps and landing are structural elements trimmed from below via two trimmer beams onto the existing structural walls below in the basement. The landing is well above head height in the basement and does not interfere with the operations of the basement occupants.

HILTON STREET



STEVENSON SQUARE



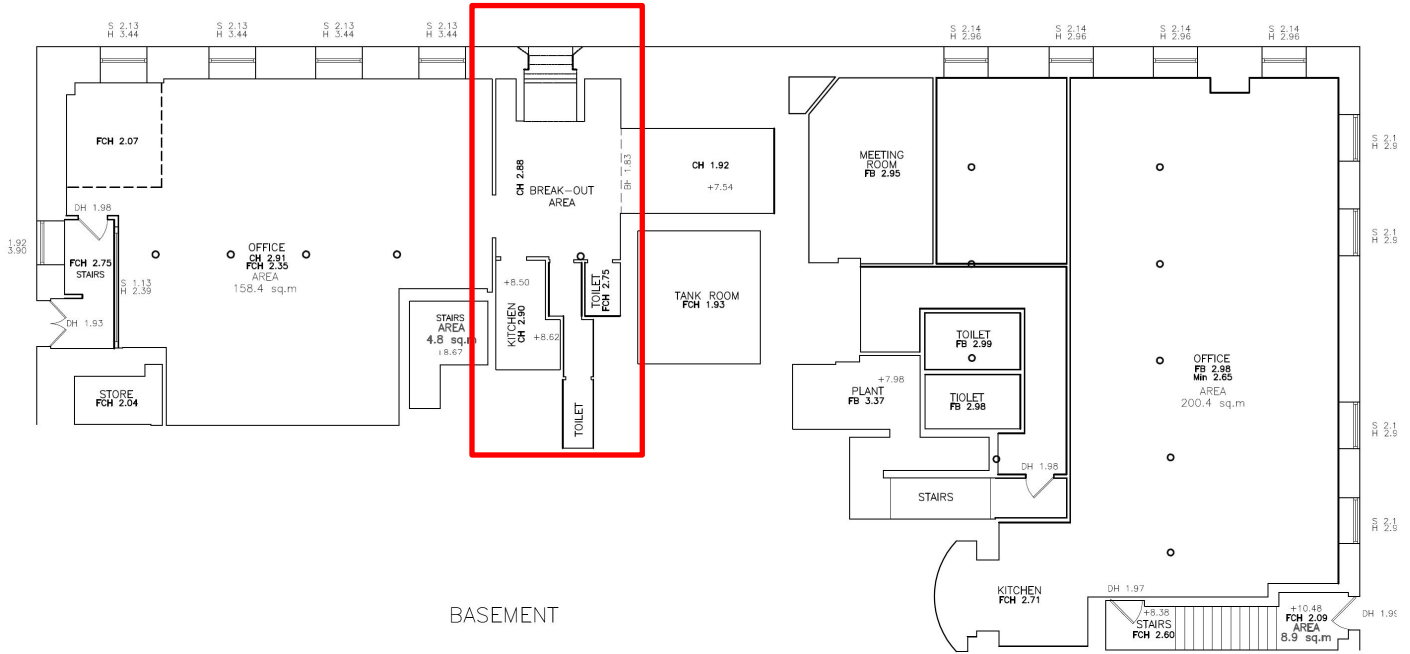
SITE PLAN

FLOOR PLANS

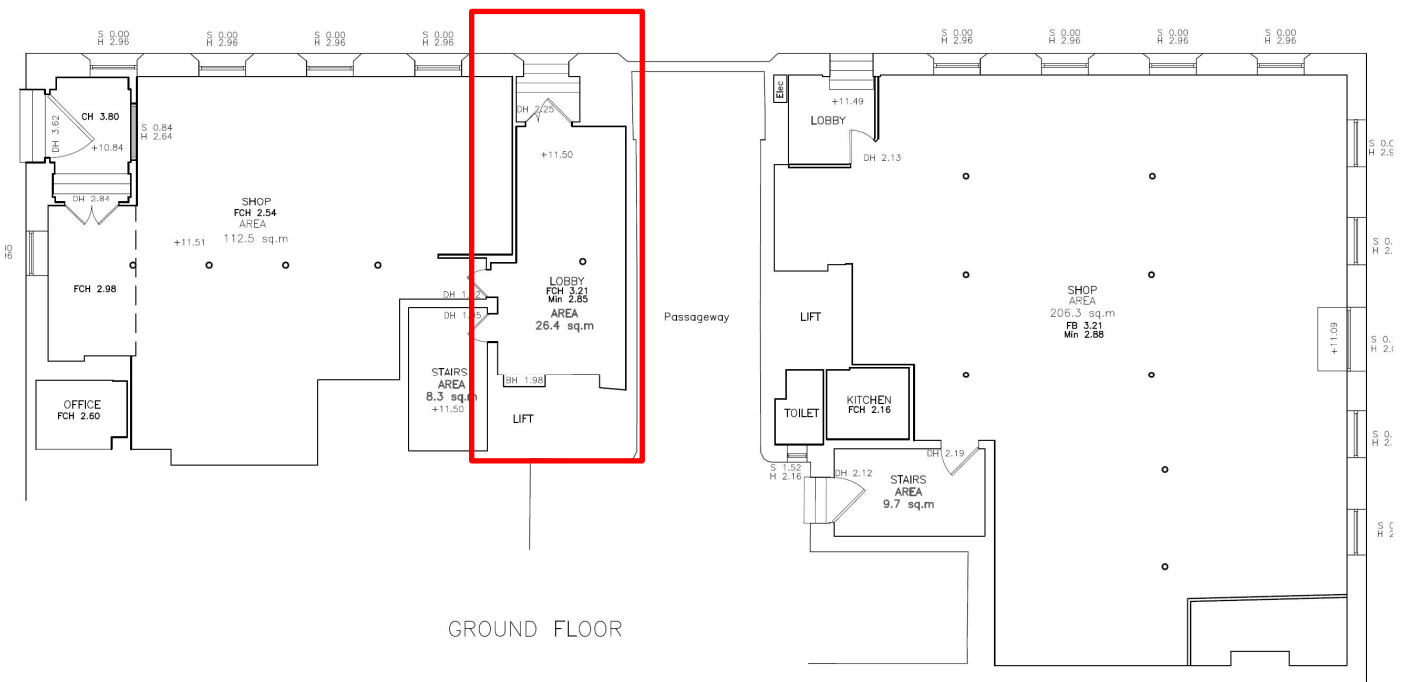


STUDIO 18 ENTRANCE

Studio 18 entrance



Studio 18 entrance



ACCESS AUDIT

The following options to entrance points “A” and “E” have been explored, the use of Access points B,C and D are not possible as they serve separate demises and have no link to a lift facility:-

1. The creation of level access for wheelchair users
2. Improvements to the existing access points to cater for a range of abilities
3. Reasons why options have been either favoured or discounted

Main entrance access point "A" to Hilton Street

1. Creation of a level access and ambulant staircase

From a historic design perspective we ideally do not want to alter the existing steps at the front of the building as they form an important feature of the historic fabric. If the steps were to be removed at this point and a disabled platform access lift installed this could have a glass frontage infilling the existing stone doorway and serve both the pavement and the ground floor levels. However, there would be no stepped access into the building as the disabled lift would occupy the space currently given over to the staircase.

The creation of the platform lift requires work to also be carried out at basement level and the resulting structure would take space in the existing basement tenanted unit.

Reasons for discounting this option

- The basement is demised out to an existing tenant who occupies the space on a term Lease. The tenant enjoys unrestricted use of the space to carry out their operations and has a legal right to do so. Creation of a structure within this space which would reduce their operational floor area and disrupt their operations is not possible. It may be possible to carry out these works at a later date if and when the tenant ceases occupation.
- The provision of a platform lift in this location would mean removal of the main entrance staircase access without a viable option of relocating the staircase in another area which is accessible from the pavement. An option to provide an access in the ginnel is simply not feasible from safety (vehicle traffic- no pavement), visibility (entrance prominence) and intrusive alteration works (Listed Building- out of character) points of view.

2. Improvements to the existing access points to cater for a range of abilities

There are a number of improvements that are possible with minimal invasion to the existing structure and historic fabric-

- The provision of handrails each side of the entrance steps but behind the main stone pilasters so as not to reduce the escape widths. We do not want to remove the existing pair of decorative security gates and , ordinarily, these would prevent the installation of handrails as the gates fold back onto the walls either side. However, if we elect to introduce handrails onto the gate faces then the rails will remain in place when the gates are folded back. Please refer to proposed details.
- Contrasting nosing strips can be inserted into the existing steps for the visually impaired. As we want to preserve the original stone steps and not tile over them we are constrained to the provision of channelled inserts into the steps themselves. If MCC consider this to affect the asset unduly then we may have to consider not providing such strips.
- Improved artificial lighting levels can be introduced to the external lobby area- this would assist in the situation regarding the steps above
- An assistance call button can be installed to the façade for manual staff assistance for the less abled. The position of this will be shown on the proposed elevations.

There are no reasons why these options should not be considered

Fire escape access inside yard, access point "E"

Reasons for discounting this option

- The fire escape staircase is a disconnected access to upper floors as there is no connection with the entrance to 18 Hilton Street at Ground floor level. Consequently, there is no access to a lift provision and therefore of no potential value as an option for conversion to disabled use.

ADDITIONAL CONSIDERATIONS IN RESPONSE TO INVALID NOTICE- POTENTIAL ACCESS POINTS "F" AND "G"



POTENTIAL ACCESS POINT "G"

POTENTIAL DOUBLE DOOR ACCESS
POINT "F"

EXISTING NONE-ORIGINAL REPLICA
GATES

EXISTING ORIGINAL KERBS

Fire escape access inside yard, access point "F"

1. Creation of a level access via the side doorway inside the passageway by means of a portable ramp

There are an existing pair of doors at 1160mm sill height above an existing narrow paved area. This cobbled paved area is edged with the original cast iron kerbs. The passageway itself is accessed by opening the existing steel replica cast iron gates, this has to be done by the caretaker both for security reasons and due to the weight of the gates.

2. Creation of a platform lift for level access in the above location

The passageway roadway features original cobbles and side pavement with metal kerb as above. All the existing drainage from the yard for all the surrounding buildings runs into Hilton street through this passageway. Similarly, so do the buried cabled services.

Reasons for discounting the above options

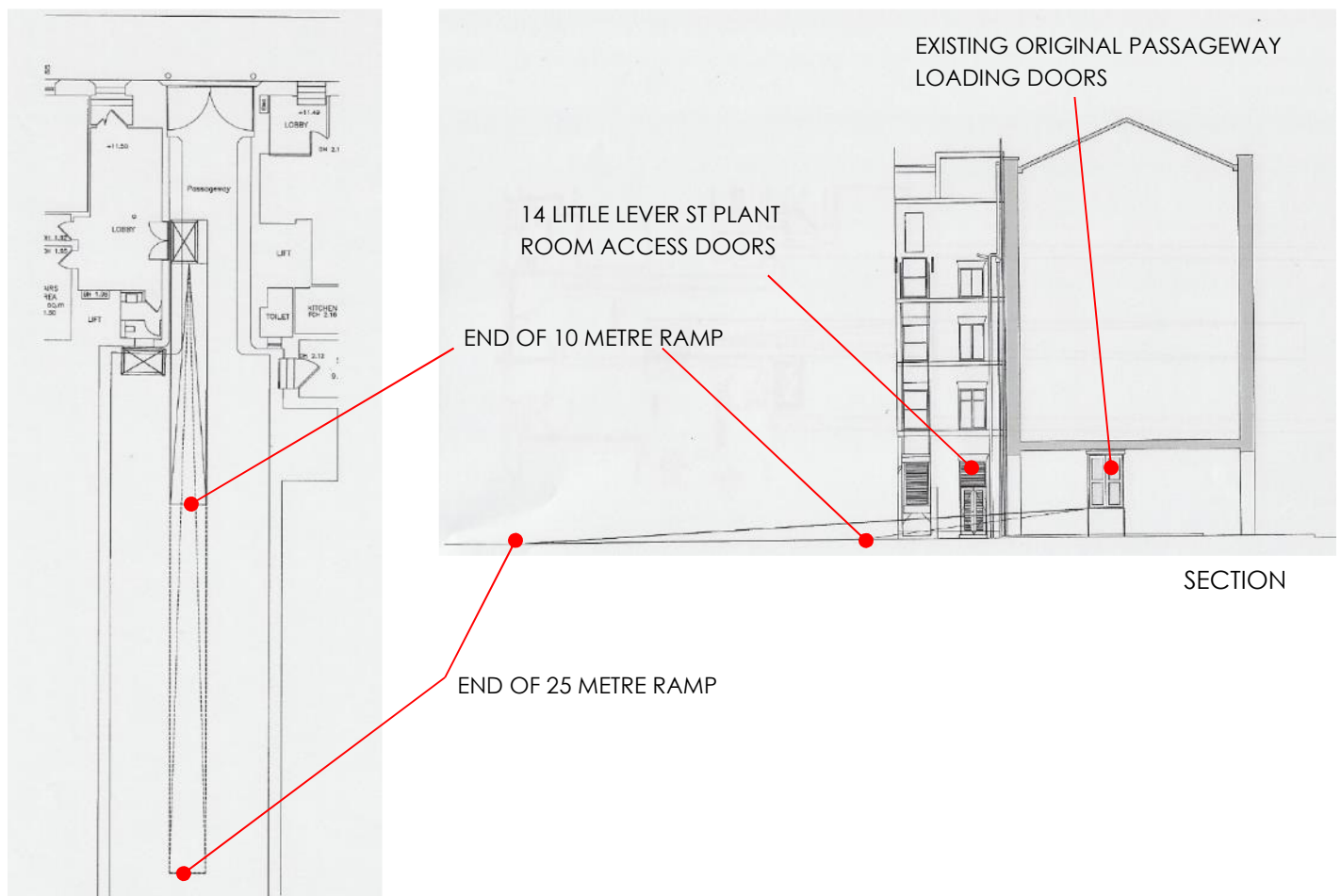
1. Temporary ramp.

In order to comply with Part M of the building regulations the minimum ramp length for the height of the finished floor level would be 10 metres at 1:8 gradient which is the maximum for assisted access.

The preferable gradient is 1:20 which would produce a 25 metre ramp.

Both options would need the ramp to be 1500mm wide at the head to allow wheelchairs to turn.

The plan below shows the options as they affect the courtyard.



PLAN

2. (cont...)Practically, these ramps are too large ,heavy and time consuming to erect as temporary ramps and there is nowhere to store them. The car park yard is used frequently and the erection of ramps as shown would cause undue hindrance to the regular waste transfer and servicing operations of the yard.
3. The creation of a platform lift in place of a ramp is too intrusive into the existing listed hard standing features, it will affect all the services serving the property which would require diversion and the original passageway features such as the cast iron kerbs would be destroyed.

Access to both options is impractical as the caretaker has to open the gates.

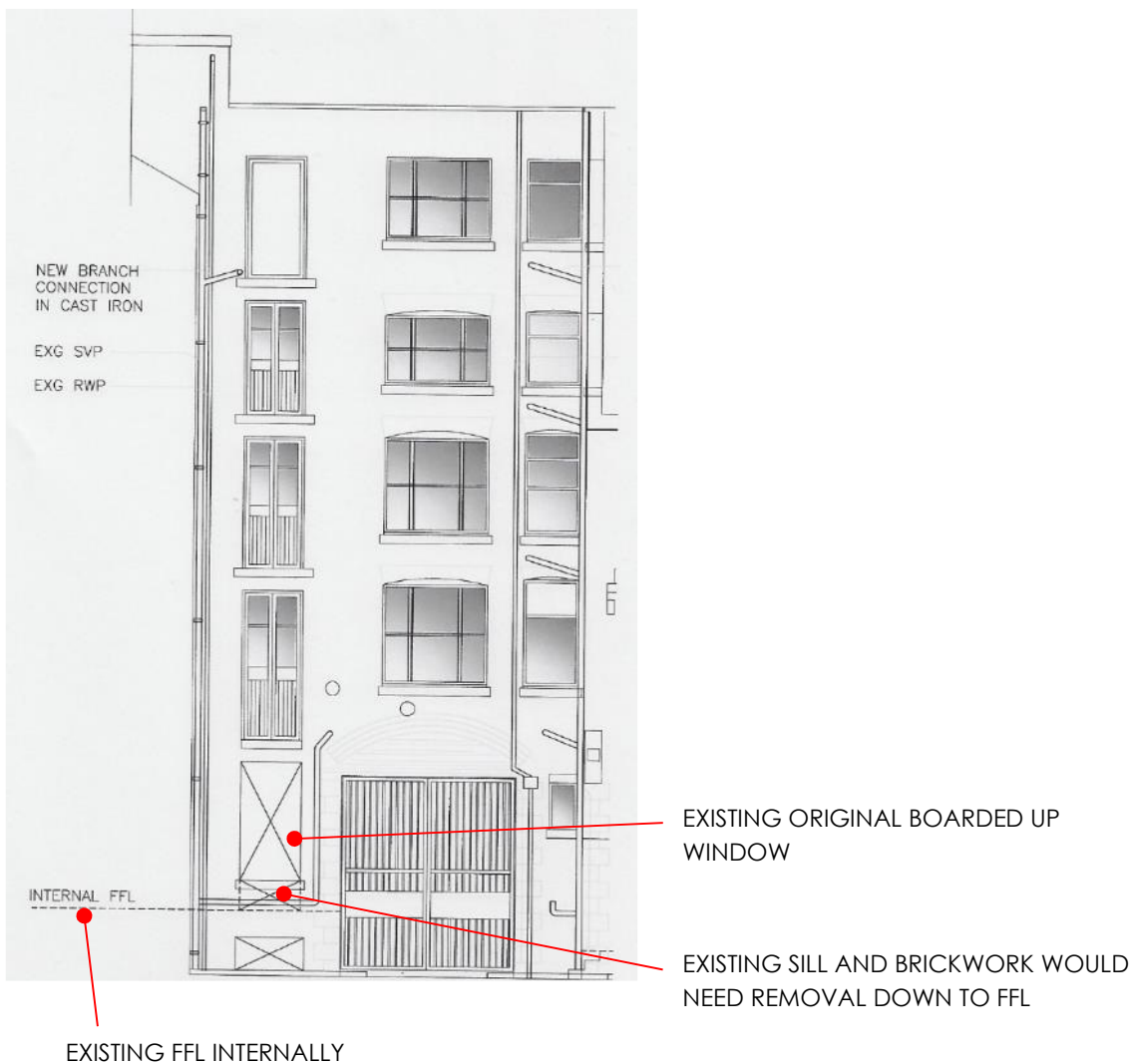
Fire escape access inside yard, access point "G"

We have further investigated another option in the corner of the yard.

1. Creation of a level access via the existing window to a room backing onto the entrance hall

As noted on the photograph there is a boarded-up window in the yard corner. On investigation this space is used as a Wc for the ground floor Hairdressers in Little Lever street- this can be accessed by them across the common area lobby. The use of a ramp has been discounted for the same reasons as option "F" therefore we have investigated the creation of a level access platform lift in this location

There are a number of existing buried drainage services in this location and the floor level is the same as the lobby. There are a set of double doors in the elevation shown above which serve the plant room to Studio 14 on Little Lever Street



Reasons for discounting option "G"

1. The creation of a platform lift in place of a ramp is too intrusive into the existing listed hard standing features, it will affect all the drainage services serving the Little Lever Street properties which would require diversion and the original yard pathway features such as the cast iron kerbs would be destroyed.
2. Access to the plant room for regular maintenance prevents the installation of any intrusive structure. If the platform was simple flat plate then this could be considered but they are manufactured with side rails FOR Part M/DDA compliance. It is not possible to obtain compliant platform lifts with detachable safety rails
3. The caretaker is required to open the heavy gates therefore assisted access to all locations behind the gates requires notification of the caretaker. This could be achieved by signage noting the caretaker's number but the time taken from the caretaker's office is often 10 minutes or more. Servicing vehicles ring ahead .
4. The room space behind the window is a WC facility used by ,and demised to, the hairdressers on Little lever street. The tenants lease permits uninterrupted use of the leased spaces and those spaces cannot be amended until the lease has terminated

ACCESS CONCLUSIONS

It is possible to make immediate improvements to the main entrance access point "A" to 18 Hilton Street ground floor by undertaking option 2 improvements. These improvements would have minimal effect on the historic fabric of the Grade II Listed Building.

It is not possible to create full level access arrangements to any entrance position at this moment in time given the constraints noted above. However, options could be considered in the future if and when the basement area becomes vacant or the hairdressers becomes vacant.