

The Tootal Buildings

DESIGN & ACCESS STATEMENT

LISTED BUILDING APPLICATION
FOR GROUND FLOOR LOBBY REFURBISHMENT
56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 02

AIS

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INTRODUCTION

This Design & Access statement has been produced on behalf of our client to support the Listed Building application submitted for the refurbishment of the ground floor reception lobby of Broadhurst at The Tootal Buildings. The statement will assess and evaluate the site and its context in order to record the local character and circumstances.

The statement is submitted in accordance with the requirements set out by the UK Governments Planning Portal which sets out the principles for Design Access Statements. This statement will; set out the design principles on which this particular development is based in particular the proposed layout, scale, details and materials and illustrate the design solution. It will also show how the development will achieve the qualities needed to create a distinctive pleasant and easy to navigate environment, in adaptable and resource efficient surroundings.

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

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

Site

Broadhurst part of the The Tootal Buildings is a Grade II* listed building with construction completed in 1898, to designs by J. Gibbons Sankey. The building is Neo-Baroque in style in red brick striped with orange terracotta. The eponymous building was constructed to provide offices and a warehouse for the textile manufacturers. An extract from the listing and detailed information on its history and significance are included in the Heritage Statement, supporting this application.

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

Use of Building

Broadhurst offers commercial office accommodation to multiple tenants for which the communal reception area was recently reconfigured and refurbished to include a café and breakout seating. The current owners wish to refurbish the ground floor reception lobby to provide a more cohesive space with finishes befitting the buildings heritage. 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.

Please also refer to the following information submitted with the application;

Site location plan ref. AP01

Proposed Floor Plan ref. XLB Manchester - 00 - Broadhurst_Reception_GA_RevG

Proposed Demolition Works Plan ref. XLB Manchester -00-Broadhurst_Reception_DEM_RevA

Proposed Reflected Ceiling Plan ref. XLB Manchester - 00 - Broadhurst_Reception_CFP_RevB

Proposed Floor Finishes Plan ref. XLB Manchester - 00 - Broadhurst_Reception_FF

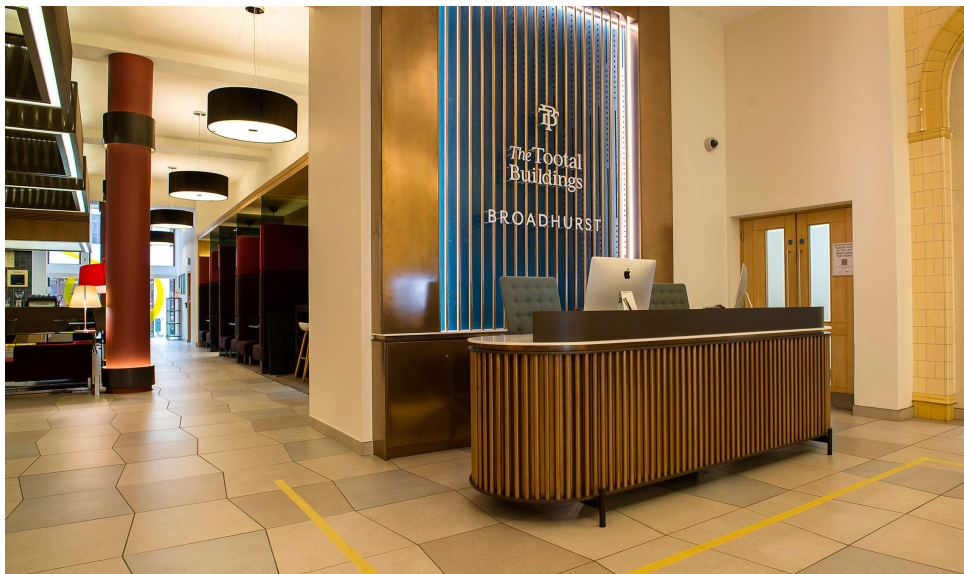
Heritage Statement

THE PROPOSAL: GROUND FLOOR LOBBY

Description & Layout

The ground floor lobby is used for multiple purposes, including concierge, informal meetings and houses a café with 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;

- Replacement of modern ceramic tiles with new ceramic tiles, a mosaic TLB marque and timber laid in a herringbone pattern.
- Replacement of modern glass and stainless steel balustrade and handrail to the main staircase.
- Café counter and lighting raft reconfigured so as to unblock the view through the window into the courtyard.
- New floor finishes throughout.
- New lighting throughout.
- Removal of abstract timber panelling.
- Additional new furniture.
- Installation of glazed metal framed screens to help zone seating areas whilst maintaining visibility through.

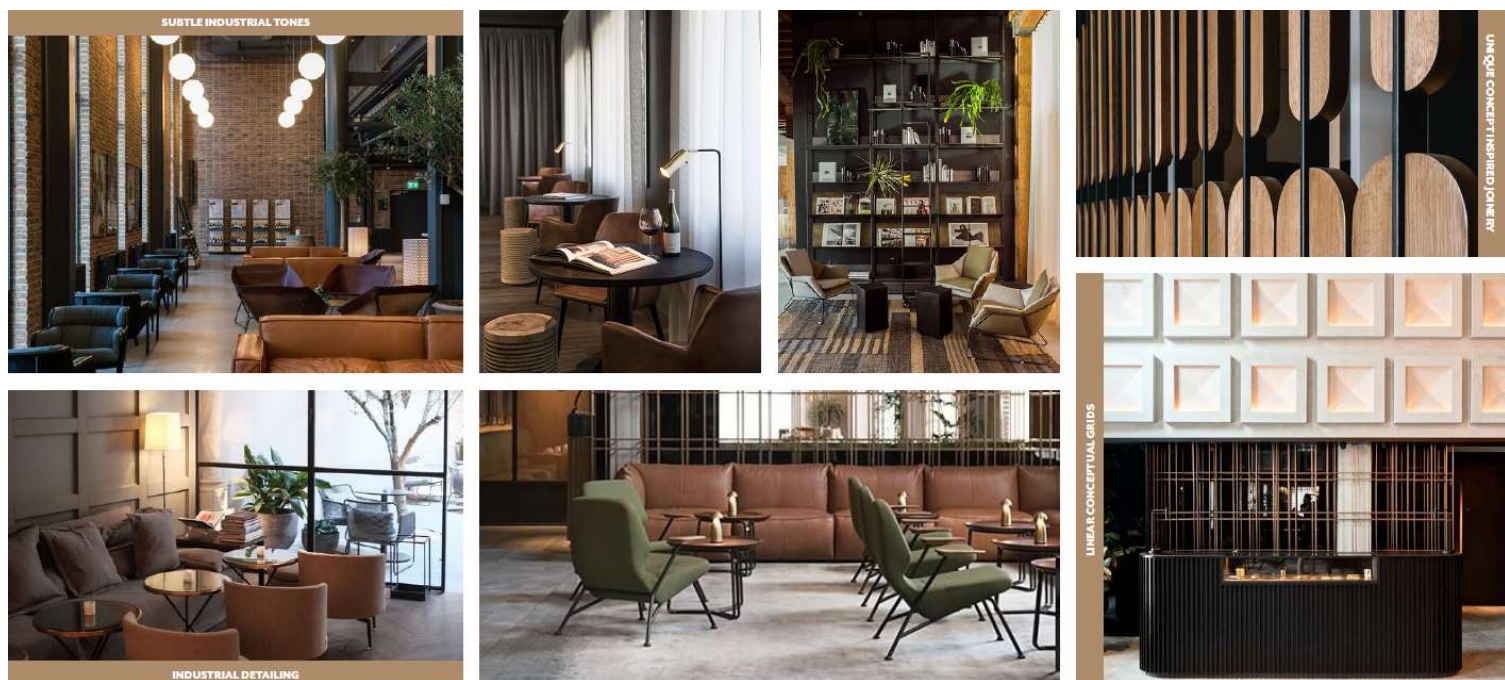


Photographs showing the existing ground floor lobby area

THE PROPOSAL: RECEPTION LOBBY



Precedent images.



Design concept imagery.

THE PROPOSAL continued

Scale

The proposed ground floor lobby refurbishment is considered to be in keeping with the scale of the office provision and tenant requirements, providing an improved and much valued facility. The works are mainly changes to finishes and fittings, which are deemed to enhance the interior without altering the form of the space.

The works to reconfigure and reduce the café counter are intended to unblock the existing large window, which offers views of the courtyard and Lee building.

Character

The special interest of the building includes the structure, overall plan, entrance lobby, stairwells, lift lobbies and the war memorial designed by J.H.Sellers. The lobby area still has the original wall tiling. Unfortunately, few original finishes have been retained, but Sankey's plans provide some evidence that the ground floor was elaborately decorated, with staircase balustrades, moulded plaster ceilings, leaded arched transom windows above double doors and panelled dados. Details of how the proposed works affect the building are detailed in the Heritage Statement. Historic photographs suggest that walls to the main circulation areas and to some offices were tiled, and that the main public areas were finished to a very high standard. The property owners would like to build on this sentiment by implementing the proposed refurbishment.

The materials and colour scheme proposed for the refurbishment compliment the history of the building and tie in with the recent refurbishment of the reception and lobby areas providing continuity and strengthening the brand.

COMMUNITY, ACCESSIBILITY & ENVIRONMENT

Community

The proposed ground floor lobby is situated in a private property and therefore does not adversely affect community safety. The lobby can be accessed by tenants and visitors with access control cards required to enter the office suites. The area is covered by CCTV and is supported by a 24 hour concierge who greets visitors and signs them into the building.

Accessibility

The proposals do not affect tenant and visitor access into and around the property. DDA access into the building was improved as part of the reception modernisation in 2002.

The ground floor lobby is fully accessible via two DDA platform lifts, one at the Oxford Street entrance and another providing access from the courtyard between Lee and Broadhurst. Once in reception there are two lifts for access to the office suites. There are no works proposed which affect access into and around the property.

COMMUNITY, ACCESSIBILITY & ENVIRONMENT continued

Environment

Sustainability is always at the forefront of any proposal undertaken by XLB Property and so the following measures will be installed to address the cause;

- LED lamps to all light fittings.
- Light fittings on PIR sensors where feasible to maintain health and safety issues.
- Local suppliers and contractors will be used where possible to reduce the carbon footprint of the development.
- Redundant materials will be recycled.

CONCLUSION

This design and access statement has provided proportionate information in relation to the development and significance of those parts in relation to the building which would be affected by the ground floor lobby refurbishment. The proposals comprise of modest interventions to the building, being complimentary to the historical and new design elements whilst not affecting the access into or around the building.