



# OBi

**CANADA HOUSE**

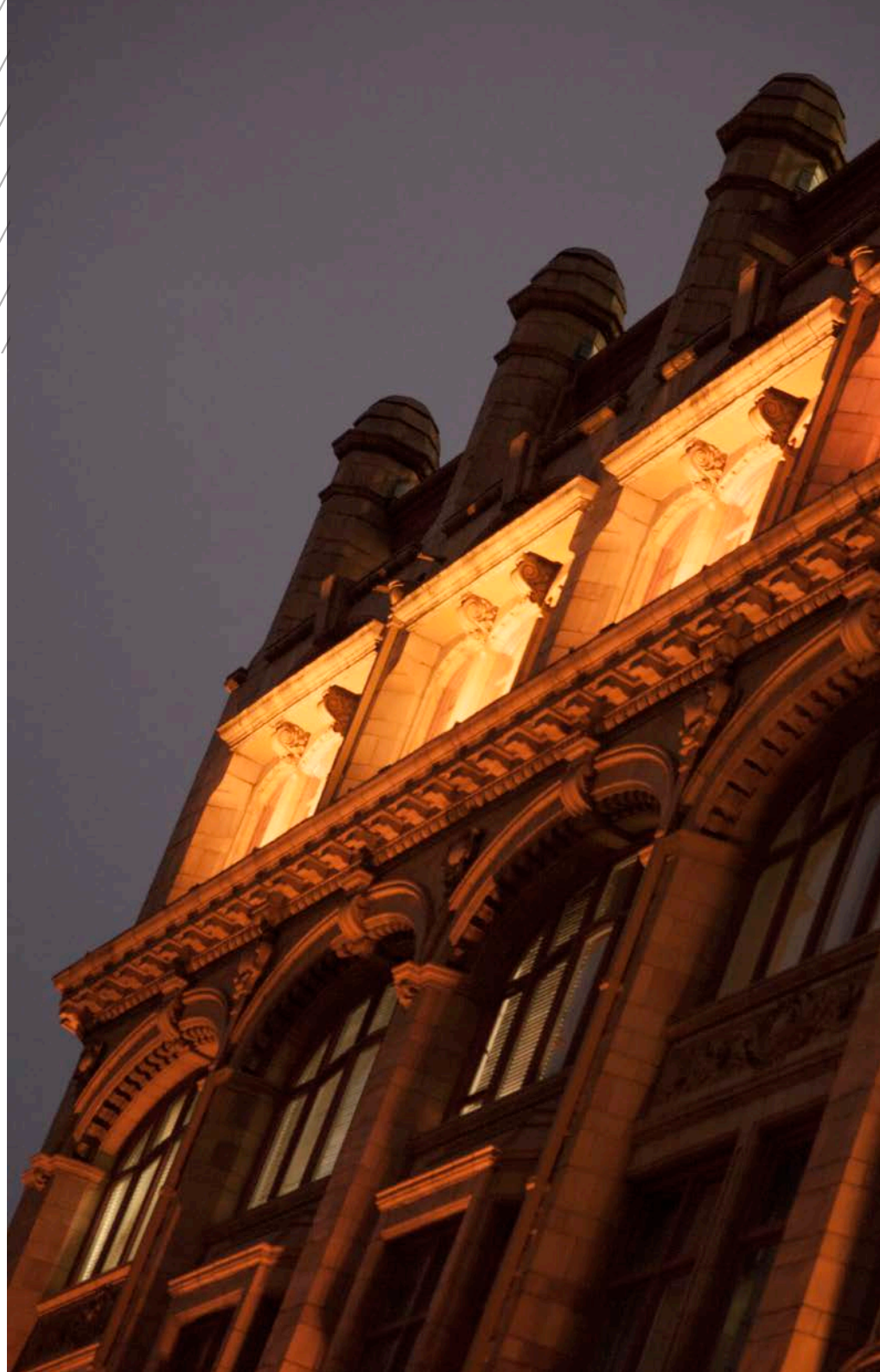
—  
**DESIGN ACCESS  
STATEMENT**

In support of an application  
for Listed Building Consent.

—  
**DECEMBER 2020  
Rev A - 16.08.2021**

# CONTENTS

- 00. Introduction and Context
- 01. Scope of Office Refurbishment
- 02. Interior Design Approach
- 03. Materials Specification
- 04. Technical and Operational
- 05. Summary
- 06. Appendices



# APPENDICES

- **Appendix A** – Drawing Pack
- **Appendix B** – Existing Photos

# CANADA HOUSE



# 00. INTRODUCTION

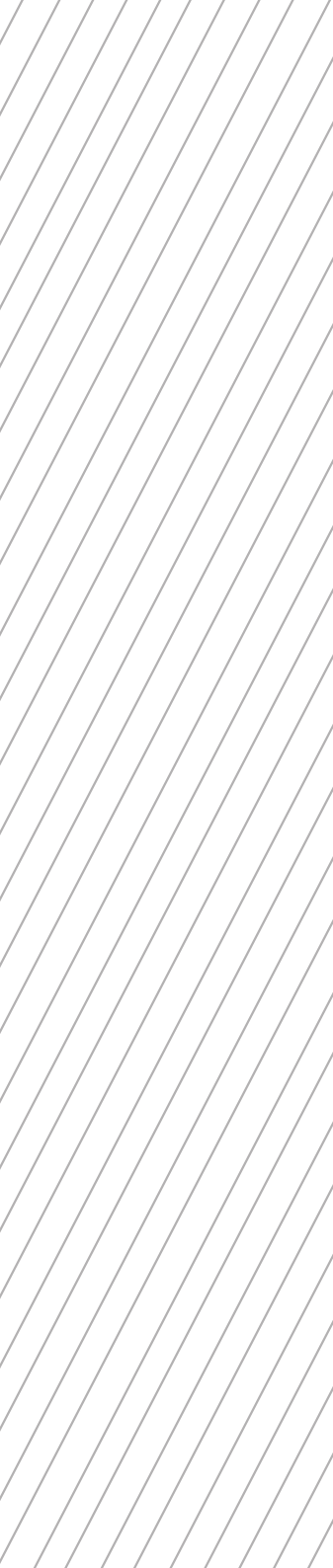
## APPLICATION

This Design and Access Statement has been prepared by OBI Property on behalf of Kinrise to document the scope and detail of the internal refurbishment works at Canada House, Manchester on part 3rd floor.

This accompanies an application for Listed building consent. The Design and Access Statement has been written in accordance with the guidance provided within The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

Canada House is a Grade II Listed Building designed in 1904–5, by William G. Higginbottom for J.S. Booth & Others Ltd. The building is situated in Manchester City Centre off Chepstow Street. The packing warehouse consists of a cast-iron frame structure with a steel truss roof. The North, South and West Elevations are clad with buff glazed terracotta (roof concealed). Art Nouveau style.

Listed building consent is required for the Internal suite refurbishment.

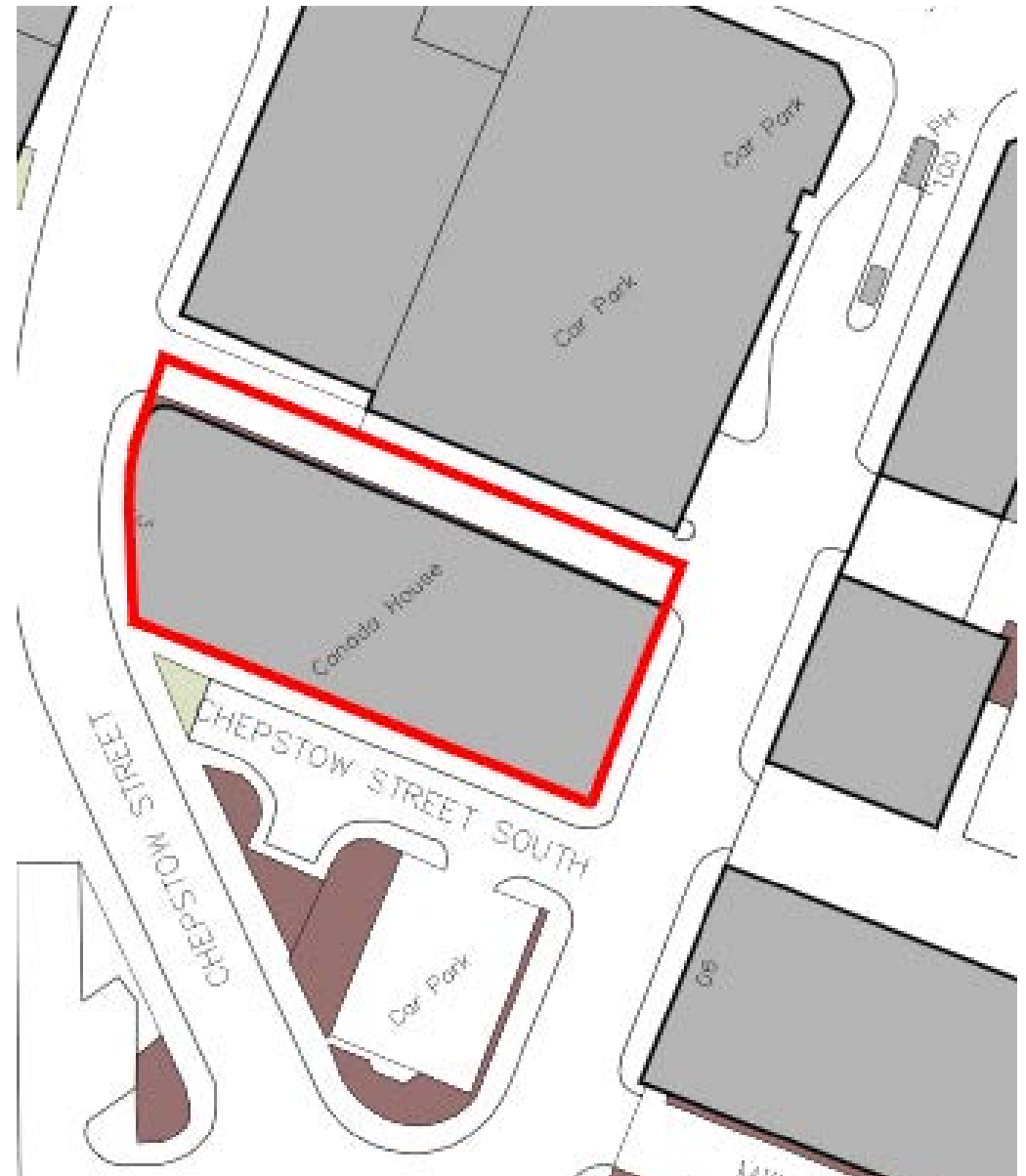


## KINRISE

Kinrise is a private wealth partnership, a collaboration of families and entrepreneurs from across a range of industries, continents and cultures, who have sought to take more control of their wealth. Kinrise are looking to refurbish part 3rd floor, retaining the original features but on a modern solution to ensure the office spaces are let. The aim will be to repeat the same design as previously done in 2017.

## SITE AND BUILDING CONFIGURATION

- The property is a grade II listed building situated in Manchester City centre.
- The building comprises six floors plus basement incorporating a gym unit at basement and ground floor levels with office accommodation above. The ground floor includes meeting room facilities and a coworking space.
- The building was constructed in 1904-5, by William G. Higginbottom for J.S. Booth & Others Ltd





# 00. CONTEXT

This document is centred around the internal refurbishment on the part 3rd floor.

The works comprise the removal of a number of the existing non-original partitions, suspended ceilings and carpet floor finishes. This is to open up the suite and expose all original features, cornices and ceilings.

# 01. SCOPE OF OFFICE REFURBISHMENT

**The proposed works generally comprise the following:**

- Retention of the existing soffits and features and repair to the cornices along with redecoration.
- Removal of the existing lighting and installation of new lighting, mechanical and electrical installations.
- New decoration to the existing columns, walls, timber work (including skirting/coving) ceilings, containment and pipework.
- New floor coverings.
- New mechanical and electrical installations

**Please see photographic schedule in Appendix B.**

## Ceiling Design

The proposed ceiling design strategy is to expose all modern suspended ceilings and bulkheads to reveal the original ceiling features, coving and beams

The air conditioning systems and ductwork will be housed above a narrow plasterboard suspended ceiling raft, allowing the soffit and beams of the ceiling to be visible, emphasizing the innovative nature of the building. This concept is the same as the 2017 refurbishment works.



# 03. MATERIAL SPECIFICATION

## **Lighting Specification**

The existing ceilings / soffits consist of plasterboard. The lighting primarily consists of lightweight suspended luminaires.

### **The proposed lighting comprise:**

1. Suspended linear bespoke LED downlight

## **Existing Floor Finishes**

Existing floor finishes consist of carpet throughout to all office area.

### **The proposed floor finishes comprise:**

1. Carpet floor finish

# 04. TECHNICAL & OPERATIONAL

## **Existing Structure and Proposed Works**

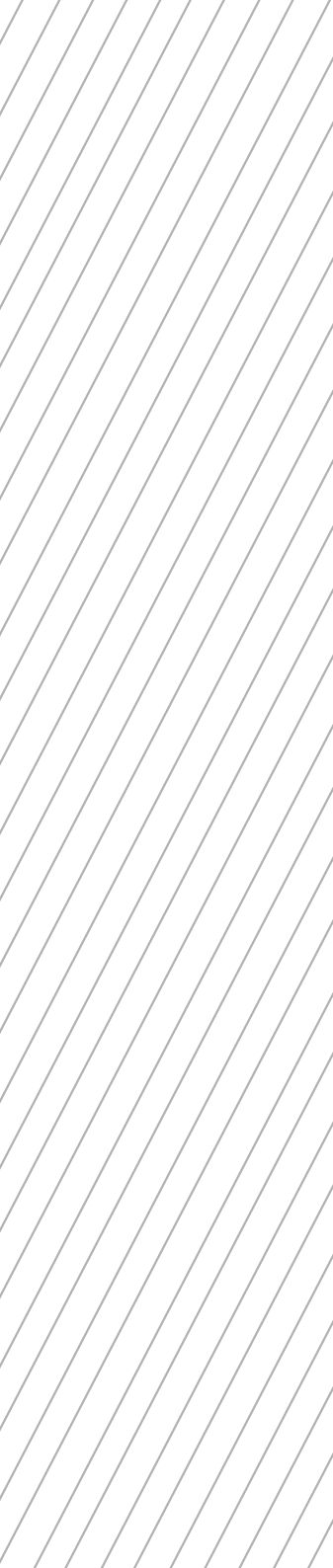
- The existing structure is predominately a cast iron frame and masonry structure clad in terracotta stone externally with render elevation to the light-well.

## **Mechanical and Electrical Strategy**

- The electrical supplies will be modified to comply with current building regulations.
- Refer to drawings for layout and details

## **Acoustic Issues**

- Due to the City Centre location background noise levels are relatively high. A background noise survey has been undertaken by our Acoustic Engineers Sandy Brown in March 2021. – please refer to their report included in this application.
- We intend to retain the existing timber framed windows throughout and undertake isolated repairs where required. The windows will be refurbished where necessary.



## **Fire Strategy**

- Principally we are not changing or increasing the size of the accommodation.
- All works to the compartmentation, fire stopping, new fire alarm system etc are deemed to be improvements to the existing.

## **Waste Management**

- Principally we are not changing or increasing the size of the accommodation. Therefore we will not be affecting or increasing waste within the building.
- The tenant will be responsible for organising their own waste management strategy in line with their specific operations.

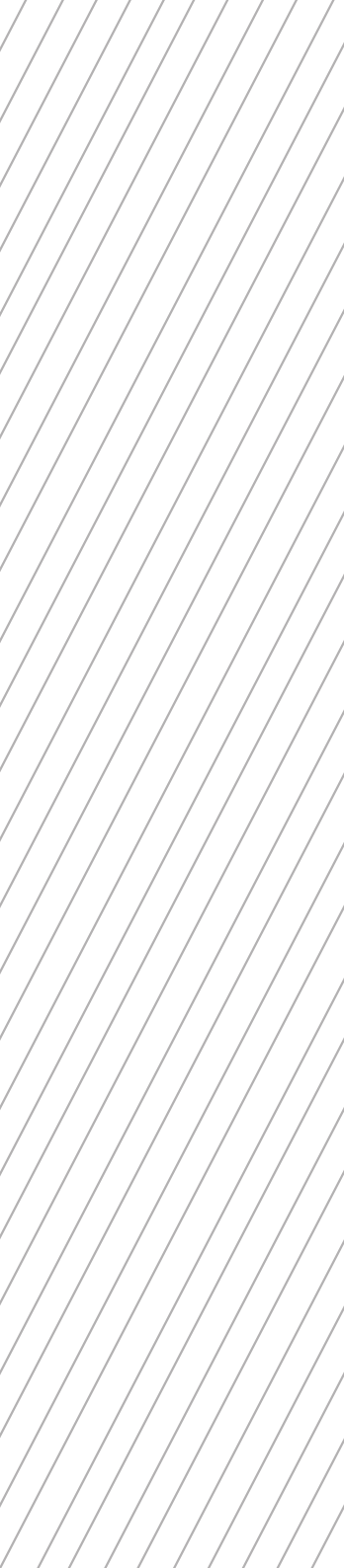
## **Access and Maintenance**

- All access and maintenance was review in the refurbishment works in 2017. There are no new works in this phase to be completed.

# 05. SUMMARY

## Heritage

- There are no proposed works to the external elevations/ areas of the building.
- Internally there has been an extensive amount of fit out and refurbishment carried out since the building was opened in 1909. It is our intention to carefully remove the modern existing finishes, if any features of architectural or historical importance are discovered they will be clearly identified and retained. Where possible these will also be incorporated within our design proposals and final finishes.
- Materials and finishes have been carefully selected by our designers in line with the 2017 refurbishment works.



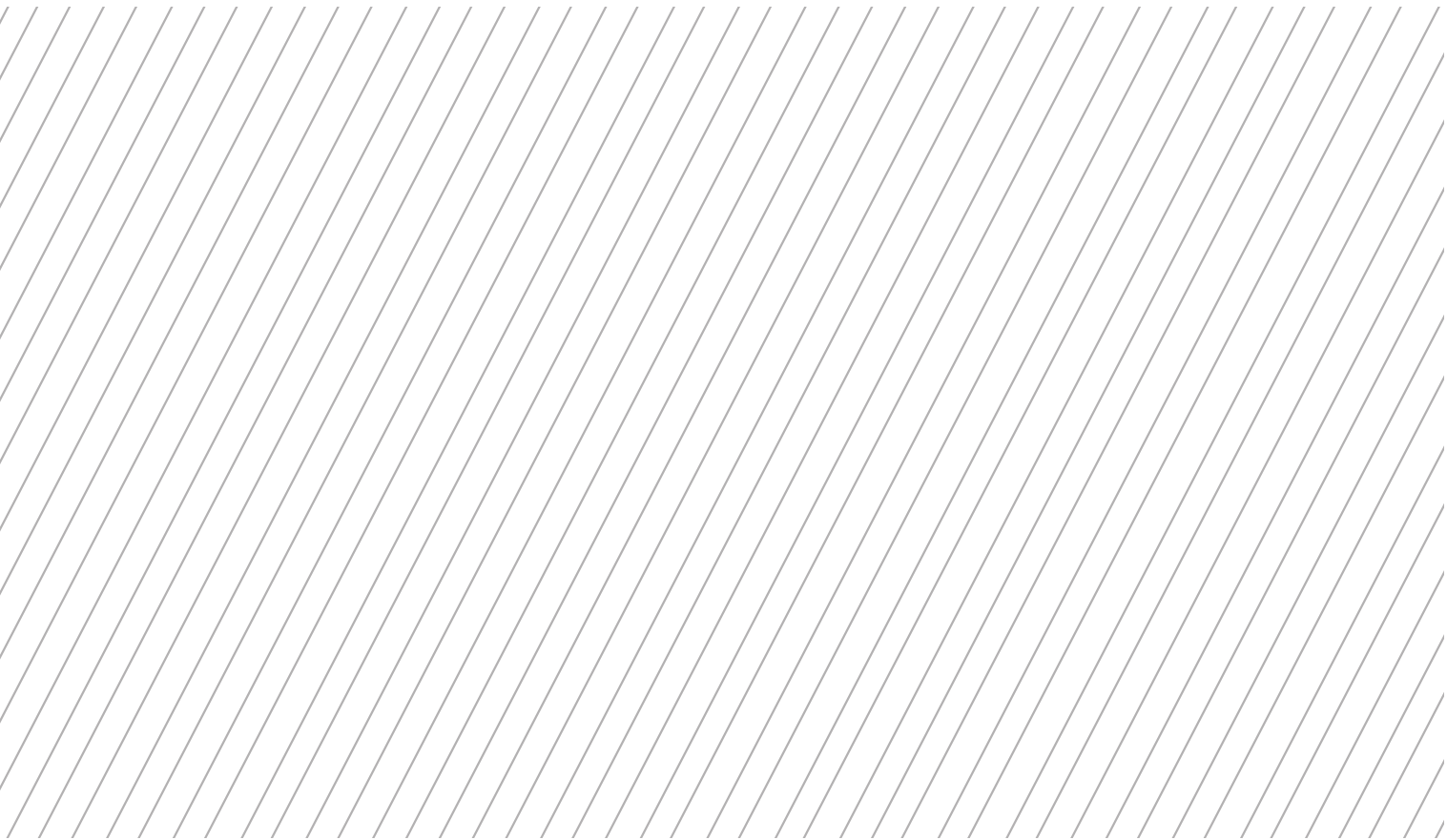
## **Commercial Consideration**

Kinrise has a vested interest in the building and are proposing to make more significant investment to improve the building.

The aim will be to increase the specification, whilst working sensitively to preserve and enhance the architectural prowess of each building to restore the character and charm of the buildings and ultimately their letability.

## **Conclusion**

Overall the proposal is a copy of the refurbishment works completed in 2017 in the suite which was occupied at the time. These works will lead to the building being more successful and present a long term future for tenants.



# OBi

a. 80 Mosley Street, Manchester, M2 3FX

t. 0161 237 1717

w. [obiproperty.co.uk](http://obiproperty.co.uk)