

PROJECT

TOOTAL BUILDING COURTYARD

DOCUMENT

DESIGN AND ACCESS STATEMENT

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XLB PROPERTY

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PLANNING

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1

INTRODUCTION

1.1 Introduction and Location

At the heart of the historic Tootal Buildings is a Courtyard with huge potential to become a well used, verdant and relaxing space.

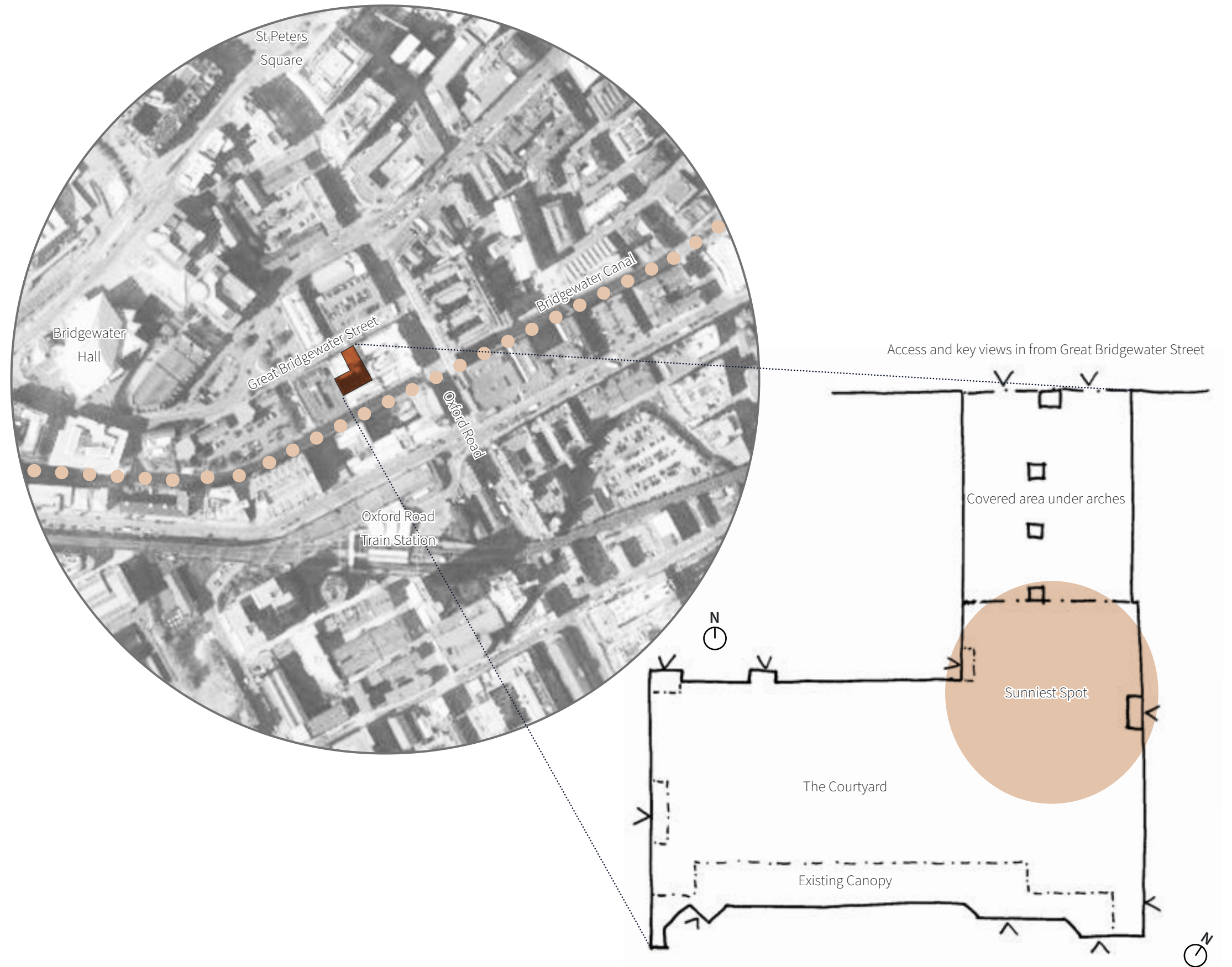
The Tootal Buildings are a collection of two iconic interlinked office buildings located just off Oxford Road, in central Manchester. The Tootal Building (Churchgate house) is Grade II* and Lee House is Grade II.

The Courtyard links the office buildings and has the potential to become a unifying green space for office workers and visitors alike.

The courtyard benefits from direct vehicular and pedestrian access from Great Bridgewater Street as well as several entrances from the surrounding office buildings. The space is also overlooked on all sides.

Two dramatic ornamental gates allow access and clear views into the courtyard and provide the opportunity to get trees and materials easily into the site.

This Design and Access Statement runs through site analysis before illustrating the proposals for the site, to be reviewed alongside the technical drawings.





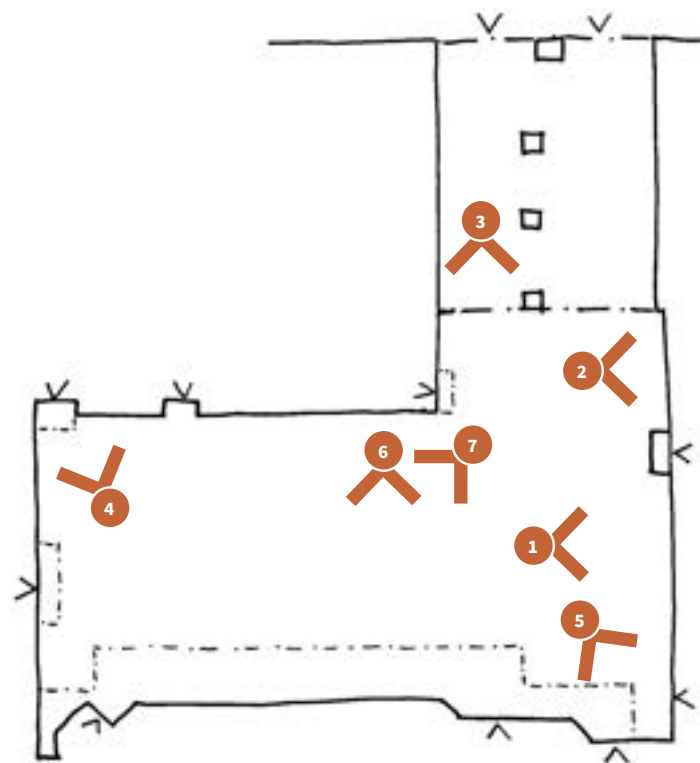
2.1 Site Photos - Façades

The courtyard's façades vary in age, style, colour palette and window treatments.

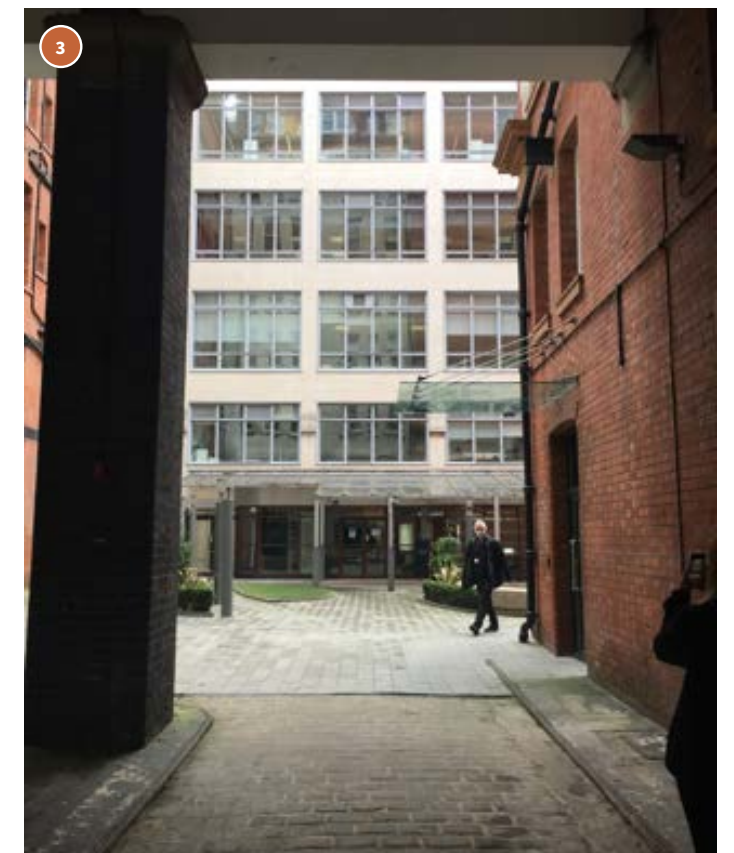
The listed Broadhurst and Lee Buildings form the Tootal complex, to which the courtyard sits central to. They were constructed at different ages with different styles and finishes, as explained more in the associated Heritage Statement.

This variety enlivens the space, however it also means that the courtyard proposals must tie the buildings together. The design and colour palette respond directly to the façades and history. A warm colour palette of greys and burnt oranges is reflected in the design.

The below plan shows the location of each facade photograph on this page and the next.



Facade Locations





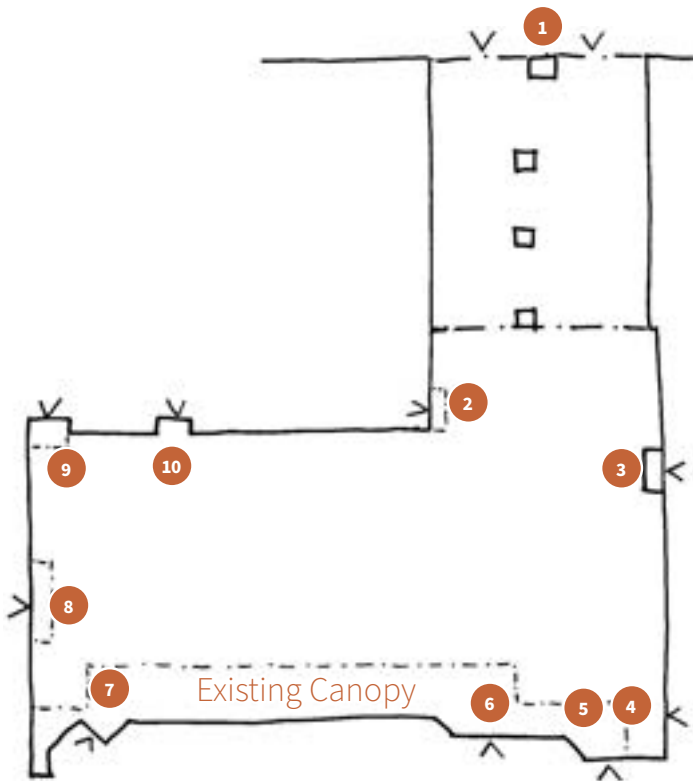
2.2 Site Photos - Entrances

Tootal Courtyard benefits from several entrances from within the office buildings and from Great Bridgewater Street.

This page and the following show the range of entrances into the courtyard.

The historic entrance gates (no. 1) are part of the 1910 extension to the Tootal Buildings and Grade II* listed. The lighting proposals intend to subtly highlight the gates, the posts and soffit of the loading bay behind them and celebrate this striking architectural entrance into the courtyard.

All historic fabric will be protected during the works to the courtyard via correx sheets and the paving and posts in this entrance area are to be cleaned using non abrasive methods such as a steam cleaner.



Door Locations





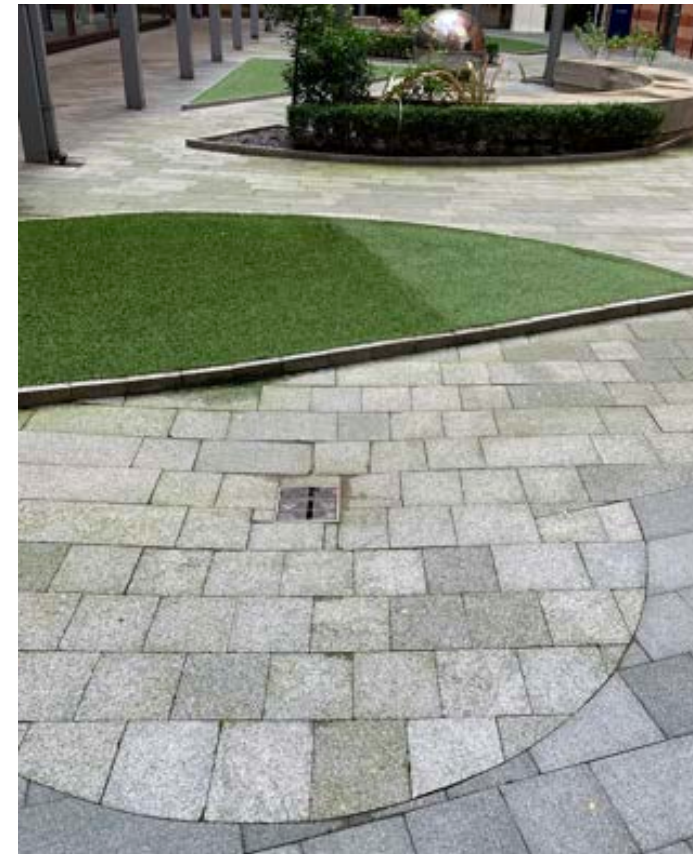
2.3 Site Photos - Materiality

The existing materials within the main courtyard are grey and dated with very little usable seating or greenery.

Although high quality granite the existing setts are cracked and dirty and the cool greys unfitting with the warm façades. Our proposals seek to lift and re use this existing granite, blending it with some warmer tones.

The existing seating consists of two roughly finished concrete benches; uncomfortable and unsightly. The proposals seek to change this with the offer of a variety of seating types and locations that can be moved to create a flexible use space.

The existing historic granite setts beneath the entrance arches have stood the test of time and work well in the space. They will be retained and sympathetically cleaned with non abrasive methods such as a steam cleaner, as will the historic metal edgings and gates.



2.4 Site Photos - Great Bridgewater Street Entrance

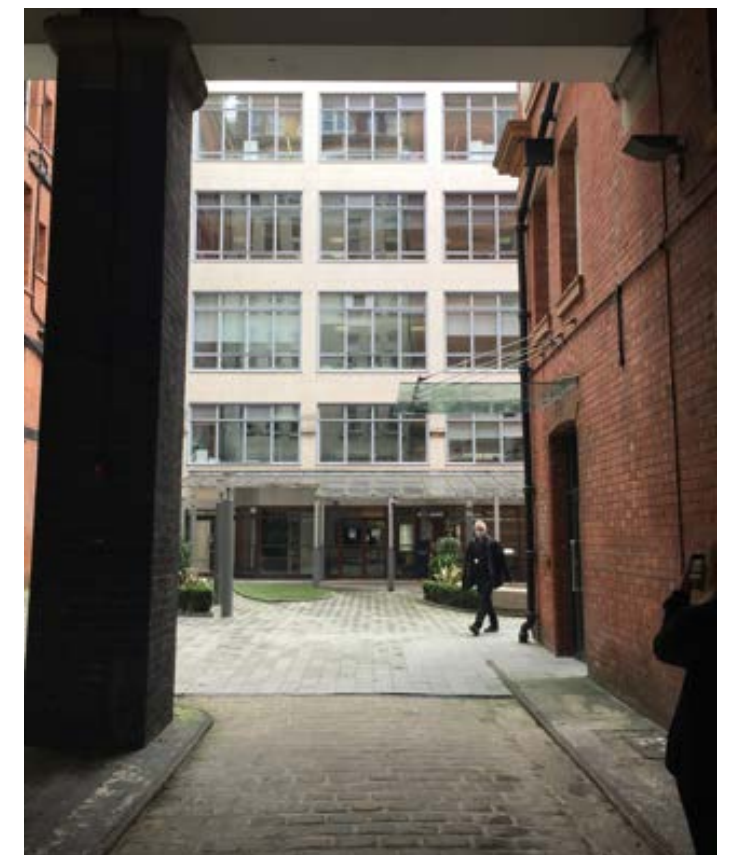
The gated and arched entrance is a true heritage asset offering clear views into the courtyard and allowing for ease of access.

Although such a fantastic asset this area of the courtyard has been neglected and is in need of a deep clean.

Part of this clean up operation will be a de cluttering/removing of any unused modern elements such as broken lights and a stripping back to the historical facade.

As mentioned in the associated Heritage Statement, non-abrasive/steam cleaning methods will be used when cleaning any historic fabric.

The paint to the soffit of this entrance area is peeling away and is in need of a strip away of damaged paintwork and a re painting. This will be done in the same off white colour as present.



2.5 History

'Every Man Needs... Tootal Ties'

The late Victorian Tootal Warehouse was designed by Salford Born Architect Joseph Gibbons Sankey for Tootal Broadhurst Lee, a well established textile manufacturer.

The building opened in 1898/1899 becoming a hub for the production of the well known Tootal garments such as ties and scarves. It became the largest integrated cotton textile producing company in Lancashire.

Tootal ties and scarves are still manufactured today in England with Tootal ties being a popular collectors item.

Located behind Churchgate House, the eight-storey Lee House opened in 1931 as an extension to the Tootal, Broadhurst and Lee Building and was named after the company's Chairman Kenneth Lee.

The Tootal Building is now grade II* listed and provides an attractive backdrop to the central courtyard. Please refer to the Heritage Statement for more thorough historical analysis.



1953 Tootal tie advertisement



Textile manufacturing



Tootal building in the early 1900s

2.6 Sun Exposure

Tootal Courtyard receives little direct sunlight, therefore what there is must be exploited and planting must be shade tolerant.

As can be seen in the adjacent sunlight modelling (all taken at 1pm), the courtyard receives little direct sunlight for most of the year. Even in June, at the summer solstice there are still parts of the courtyard that are in shade.

Although the courtyard receives little direct sunlight, the lighter façades allow light to bounce around the space so that even when the space has no direct light, there is still a sunlit feel on brighter days.

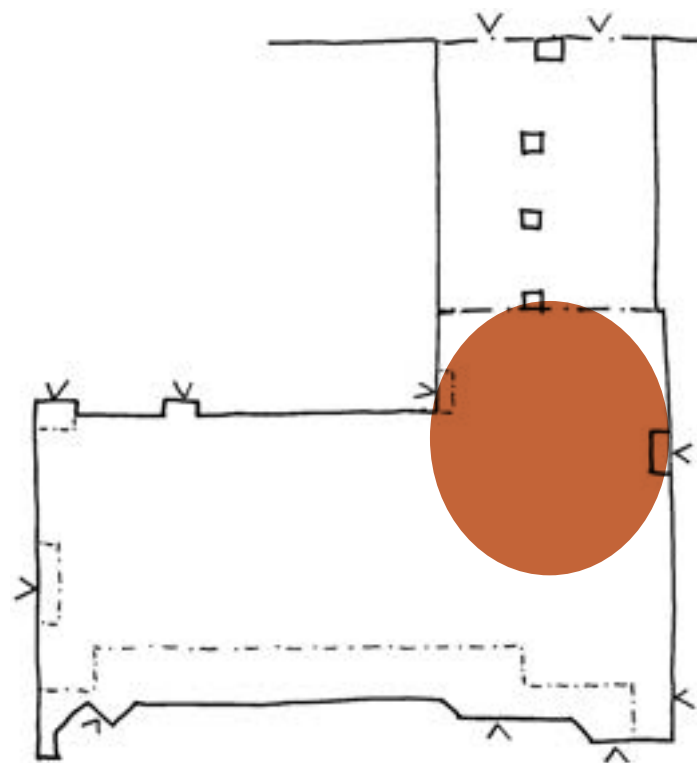
With the above in mind the sunniest part of the courtyard should be available for seating and gathering and all planting should be shade tolerant.



Daylight Study - 21st March



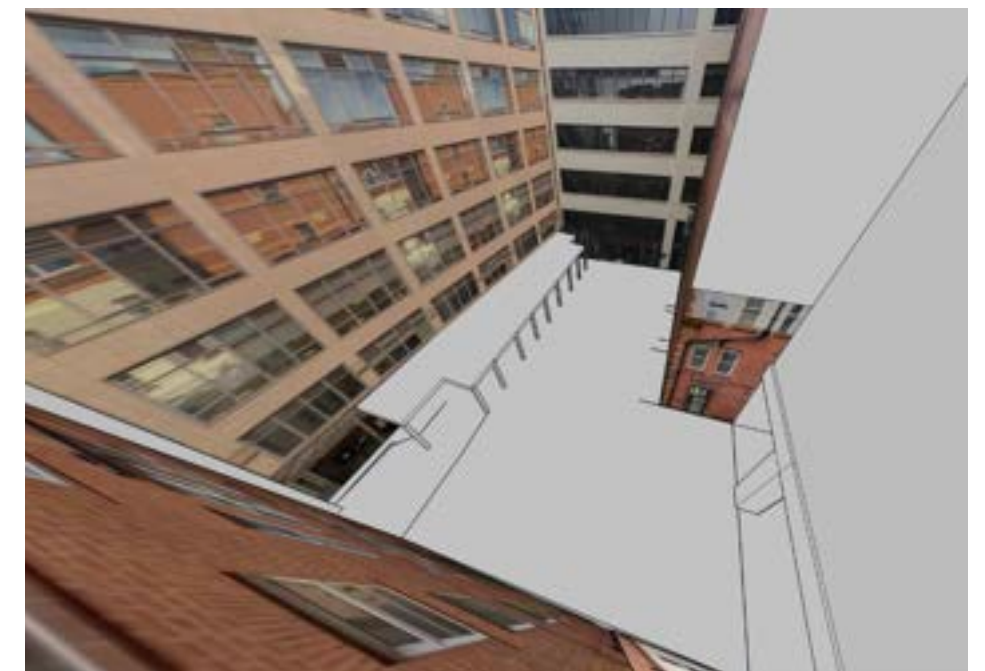
Daylight Study - 21st June



Sunniest part of the courtyard



Daylight Study - 21st September



Daylight Study - 21st December

3

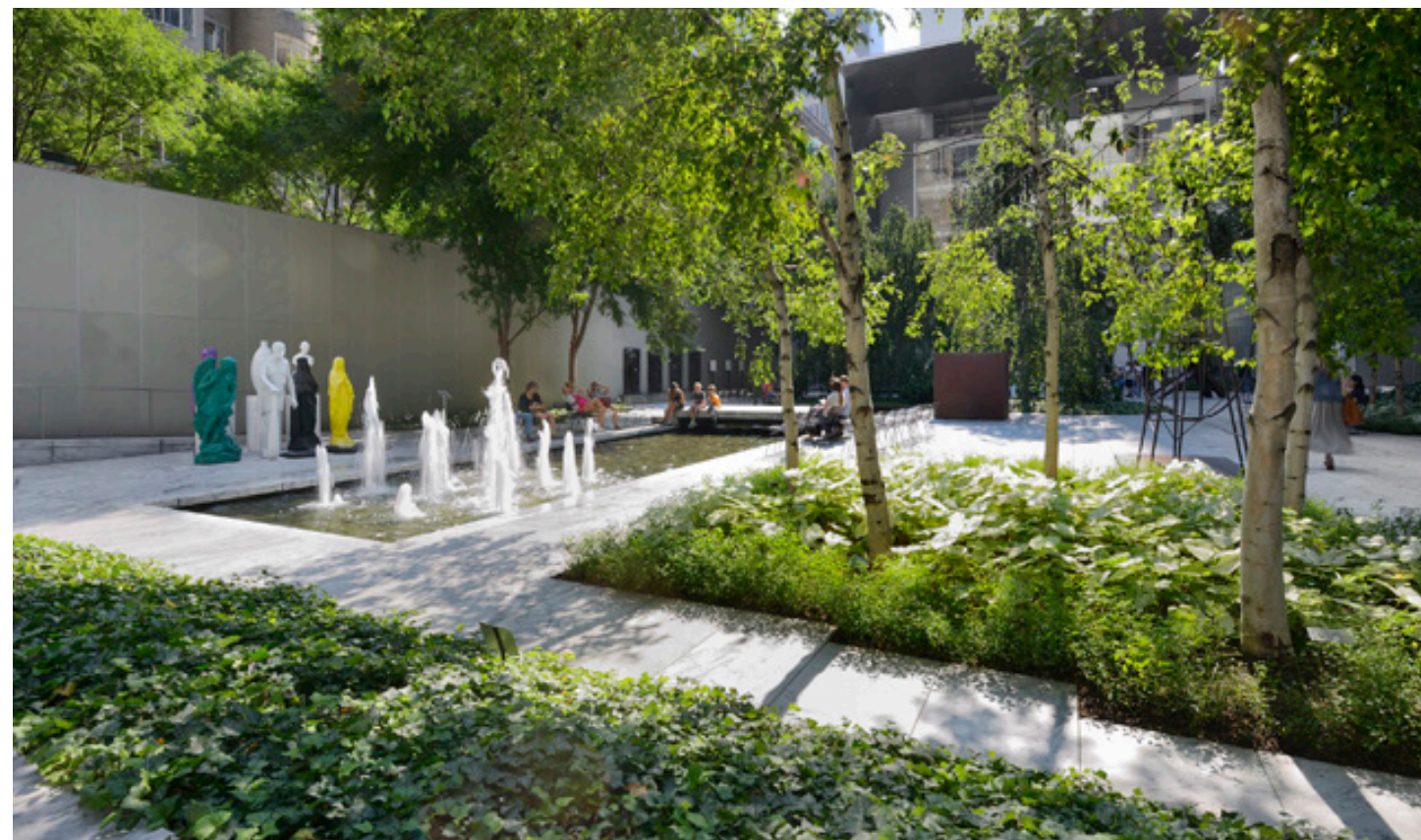
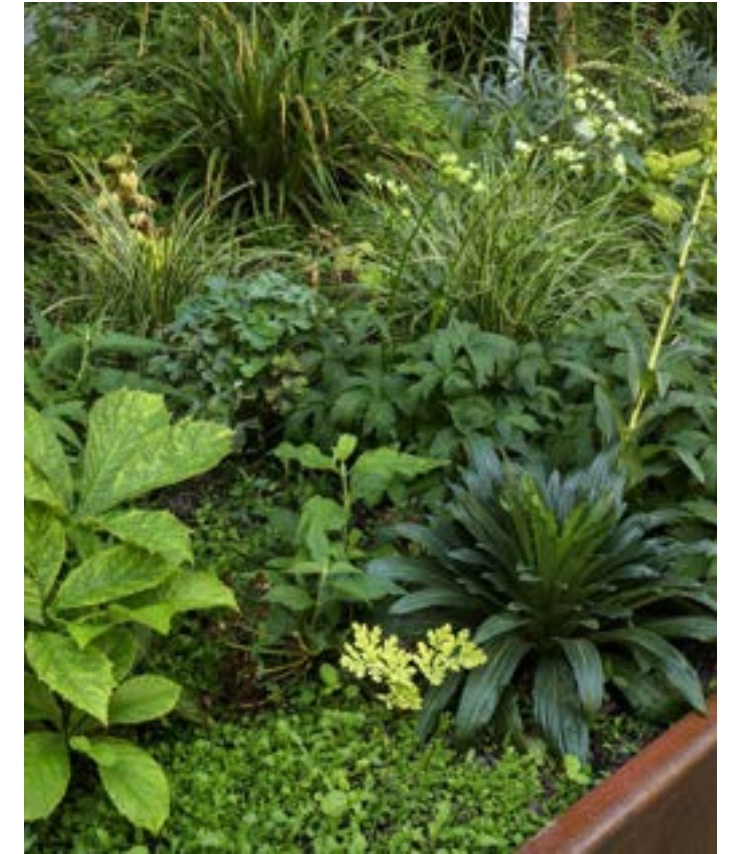
DESIGN OBJECTIVES
& PRECEDENTS

3.1 Create an Urban Oasis

A wide variety of shade tolerant plants and trees will create a verdant urban oasis to draw people out into the courtyard.

At present greenery is limited to several clipped shrubs and some unused astroturf, with the office and cafe windows looking out into a largely grey paved space.

The proposals seek to flip this with an emphasis on greening the courtyard and drawing people out from their desks into the space. The introduction of trees and plants will provide a green backdrop for workers to look out into, shown to improve mental health and well being.



3.2 Create Height and Views

Create dramatic views through the gates and windows and use greenery and structure to draw the eye up the historic façades to the sky.

The listed façades can be easily ignored at present as the current furniture and planting is all low level. The proposals seek to introduce height and drama via tall slender trees and lighting strung on a trestle of columns that will draw ones eye up the buildings towards the sky, interrupted by greenery.

Trees will create green views into the space from the large gates on Great Bridgewater Street and through the large picture window that greets you as you enter the Broadhurst Reception from Oxford Road. The raised floor level of the reception and cafe area means ones eye-line will be level with tree canopies with direct views out towards the central raised garden area.



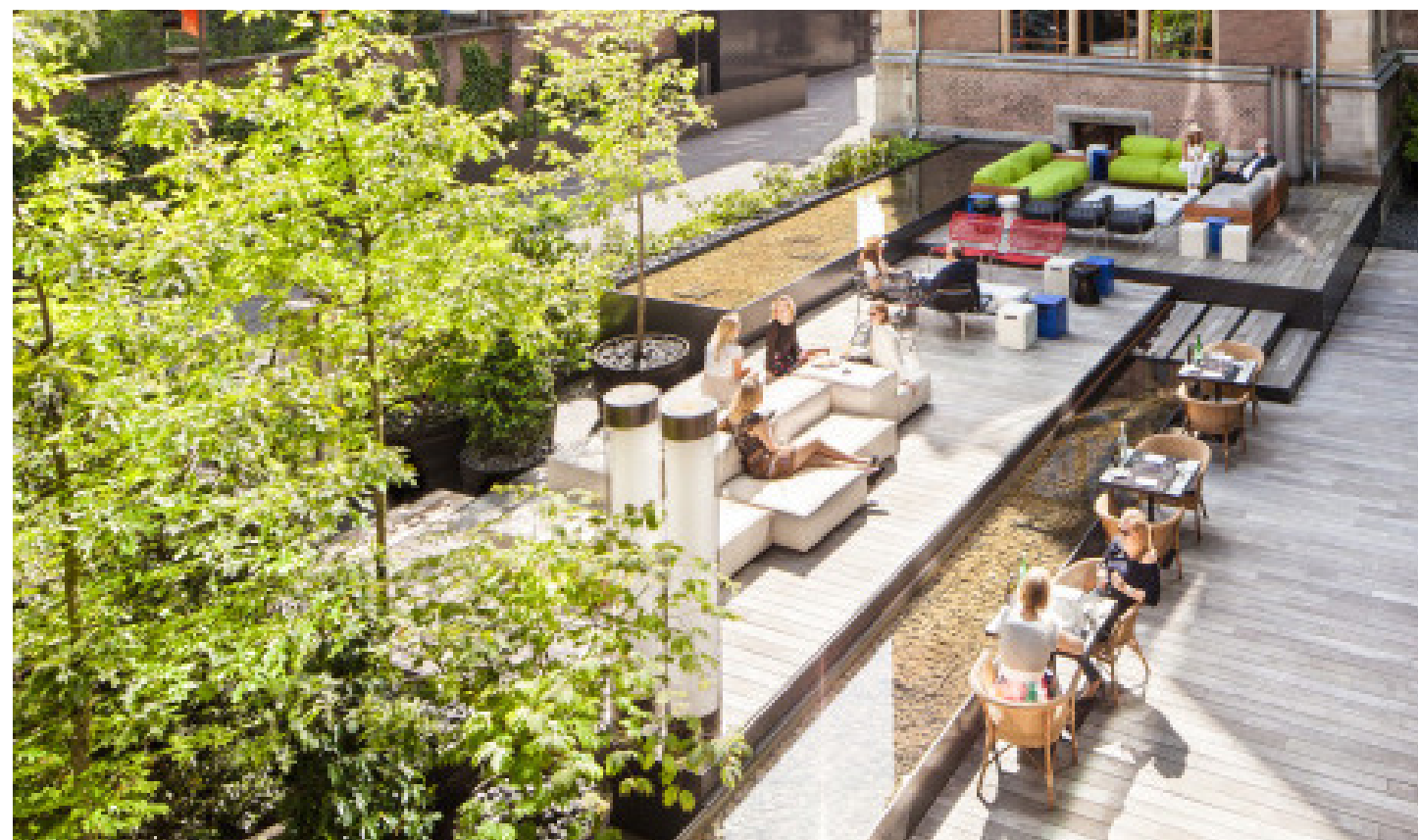
3.3 Create a Flexible Place to Dwell

Movable seating is proposed, to create a flexible space that can be adjusted to suit weather patterns and mood.

Seating opportunities at present are limited to three roughly finished, curved concrete benches at the centre of the space. The proposals seek to create ample more opportunities to sit, work and relax.

Larger tables and benches along with moveable smaller metal tables and chairs are proposed to nestle between the planting within the raised garden area.

To the sunnier, more open area of the courtyard and under the historic arches will be movable, colourful metal furniture which can be folded away if needs be and allow for small gatherings, meetings and lunches.



3.4 Create a Place to Work and Play

Appropriate seating, lighting and programming can offer up a space that can be used year round for small events and gatherings.

Flexibility and usability have been at the heart of the design process.

The courtyard is proposed to be a green oasis with several areas of hard open space where furniture can be moved around to allow for office parties, outdoor fitness classes and spill out from the Broadhurst Reception Cafe.

The large gates from Great Bridgewater Street also provide the potential for the courtyard to be opened up the public at times and could potentially house a small coffee van or some other concession.



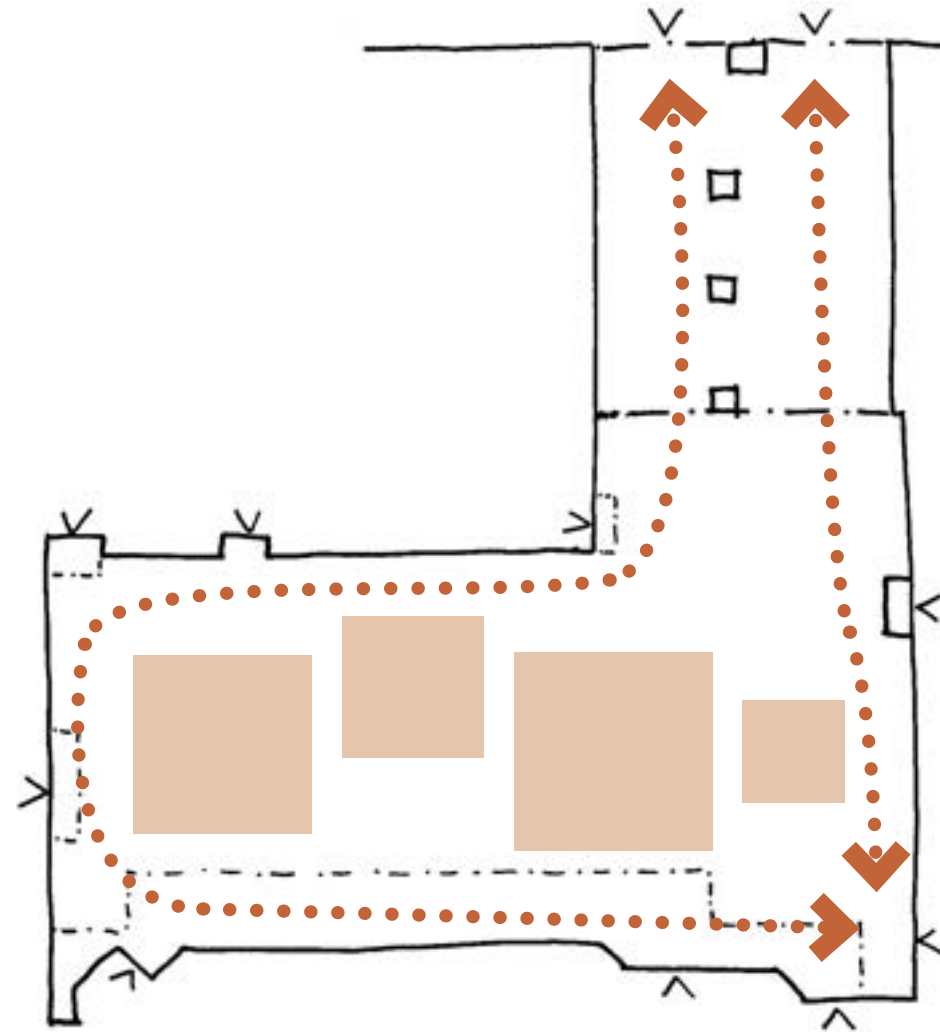


4.1 Design Driver - Movement through Greenery

The placement of greenery can inform views and movement and encourage dwell.

At present there is little greenery in the courtyard and what there is, along with seating is located at the centre of the space, heavily overlooked and not so easily viewed from the entrance gates and reception windows.

All circulation is to the edges of the courtyard at present. By moving some planting to the façades pedestrians will be encouraged to move through greenery and explore and dwell in the space. Placing greenery throughout the space and creating planting and adding trees will also create attractive views from the surrounding offices and through the entrance gates and cafe windows.



Central

- Direct pedestrian routes hugging façades
- Encourages more rapid movement



Edges

- Place planting closer to some façades to encourage slower movement through verdant space
- Encourages dwell

4.2 Design Driver - Tying into History

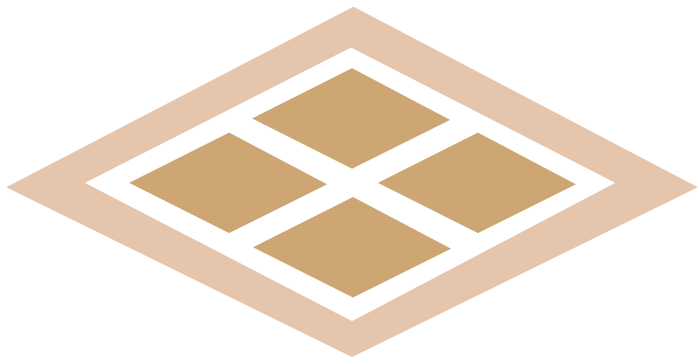
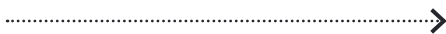
Translating past influences into present design elements has informed several elements of the design.

The striking historic entrance gates to the courtyard from Great Bridgewater street have several unique and attractive detail elements, one of which is the diamond, as shown adjacent.

This diamond structure has been translated into the design of the courtyard, influencing the paving layout and informing the line work of the raised deck. The pattern can inform future branding and be incorporated within some of the vertical and furniture elements, tying the gates, history and modern landscape together.



Historic Gate Details to be translated into design

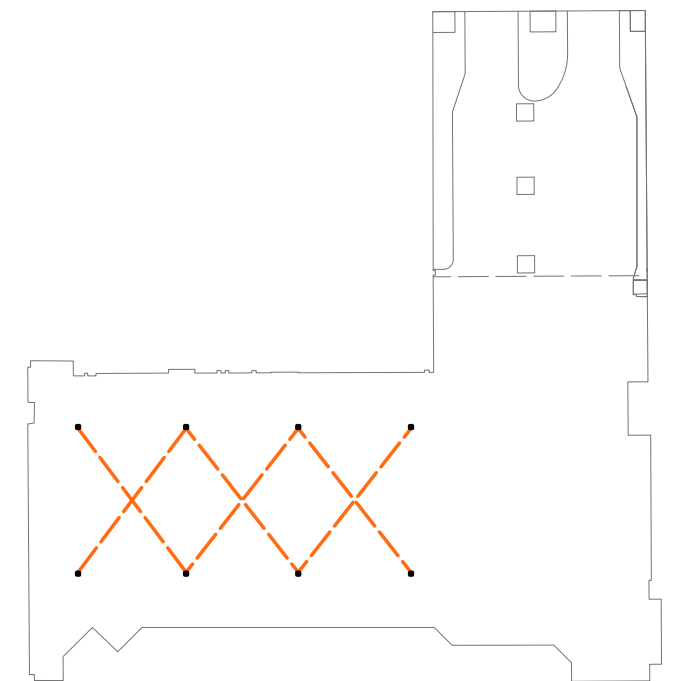
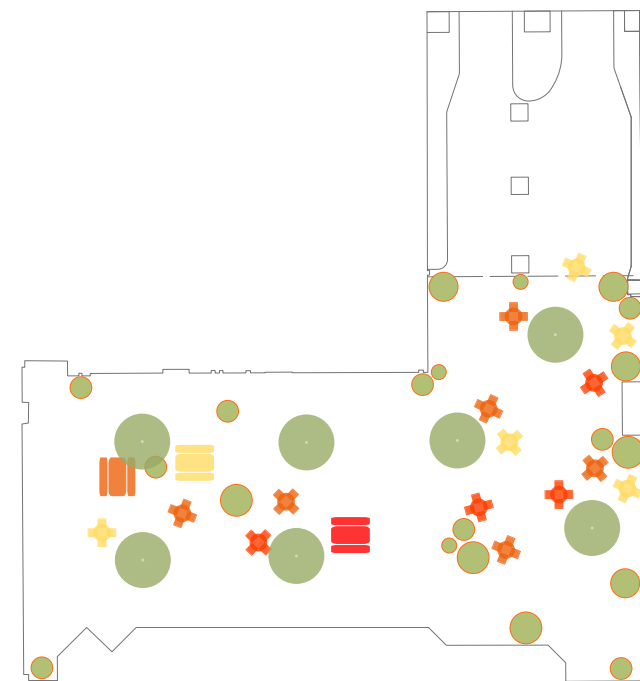
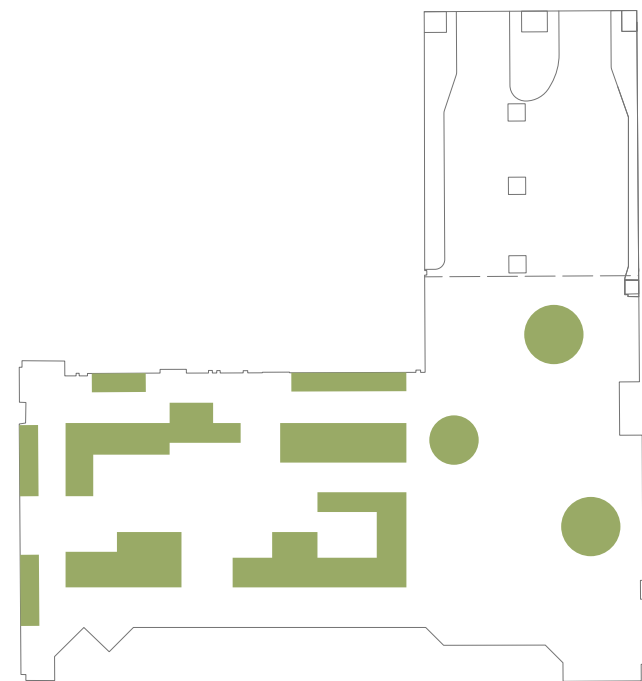
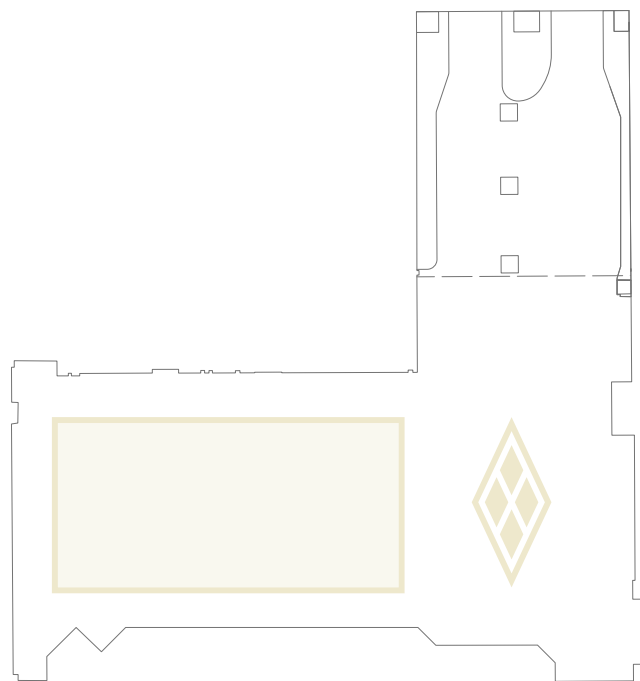


The simplified form has informed the design of several elements;

- Paved diamond, viewed from above from Broadhurst Reception and the surrounding offices.
- The design of the future columns; the tip of the six meter high, slender steel columns will have an angled tapered top and tensile steel wire down the sides in a diamond form to encourage climbing plants to grow up them.
- The catenary lighting flows between the columns in a diamond form.
- The angle of the chevron bond to the composite decking to the raised garden picks up on the paved diamond angles.

4.3 Developed Proposal - Layering up the landscape

Tootal Courtyard has been designed as a series of layers that combine together to become a verdant, flexible whole.



Hardworks

- The existing silver grey setts are lifted, tumbled and re laid as a mix with warmer tones of buff granite.
- The diamond pattern from the historic gates is translated into the paving and decking.
- Both paving elements are framed by a 300mm wide warm band of buff granite.

Softworks

- Three large circular planters will green the sunniest area of the courtyard, whilst still allowing substantial room for a flexible hard open space.
- Squared off raised planters will sit at the centre of the space creating a raised garden and green circulatory routes.
- A variety of lush shade tolerant plants will create an urban oasis and draw people into the space.

Trees and Furniture

- A canopy of dappled shade will be created via tall, multi-stem, shade tolerant trees. These trees are located where the basement columns supporting the courtyard allow, in line with engineering feedback.
- Smaller moveable planters will add character and informal greenery.
- Movable, colourful metal seating will offer a variety of seating opportunities and flexibility.

Lighting and Canopy

- 6m high slender metal columns will lift the eye and from them strings of catenary lighting will reflect the diagonal gate and paving design.
- The new column spacing is based upon the existing covered walkway columns. The column bracing is to be hidden under the raised garden area in coordination with the Engineers.

4.4 Proposed Landscape Masterplan

A verdant courtyard, offering green views from outside and within the space and allowing for a wide variety of seating and use options.

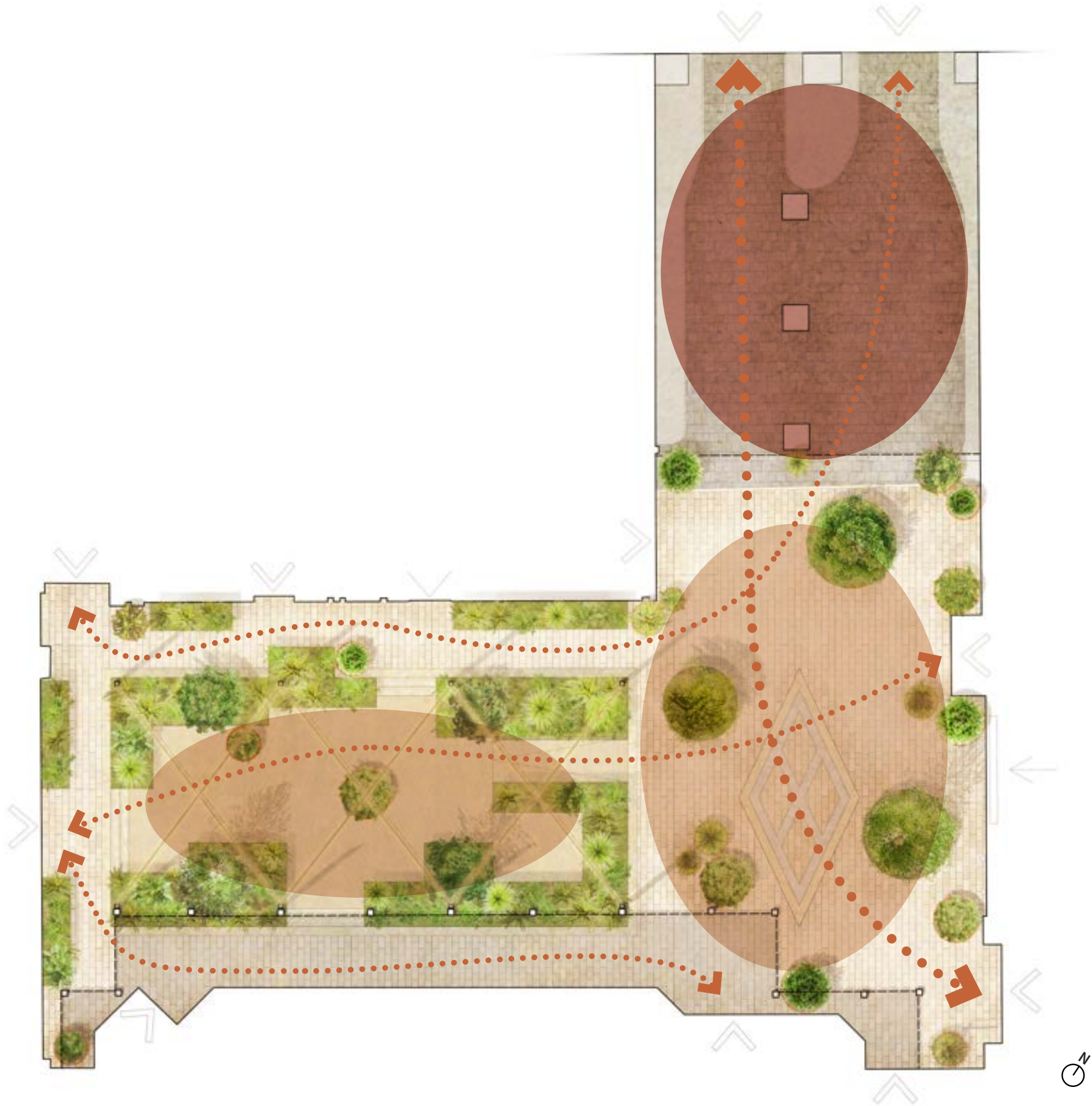
- Permanently covered area under arches to be sensitively cleaned and lit as an extension to the courtyard.
- Foldable, moveable metal furniture and movable large plant pots to allow for full flexible use in sunniest area of courtyard.
- Historic gate diamond shape reflected in granite paving, composite decking and catenary lighting.
- Multi-stem trees in raised planters.
- 1 in 15 slope with handrail, allows access for all to 300mm high raised garden area.
- Two stone 150mm high steps allow for all round access and frame the raised composite decking.
- Raised metal planters contain shade tolerant lush green species with the larger planters having specimen trees, where engineering constraints allow.
- Existing signage totems lifted and relaid with paving up to their base.



4.5 Movement and Dwell

Clear movement to all entrances is accommodated whilst encouraging slower movement patterns through planting.

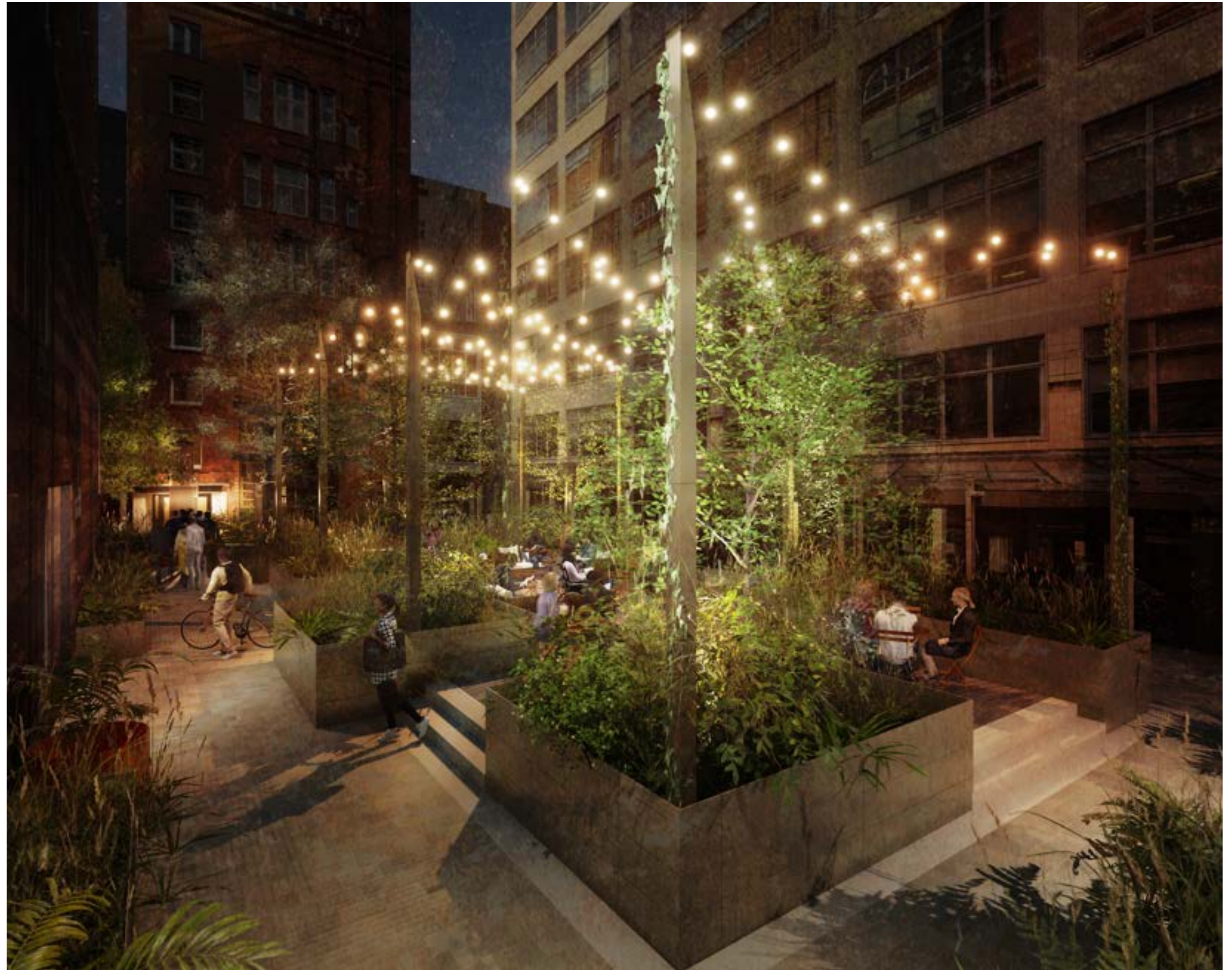
- KEY
- Key movement route to and from reception
 - ... Secondary routes
 - Open dwell space
 - Covered dwell space



4.6 Visualising the Courtyard in the evening

The Raised Garden will be lit from above via catenary lighting strung between the 6m high columns, creating an inviting space.

Note: Visuals are for illustrative purposes only.



4.7 Visualising the Courtyard from the Offices above



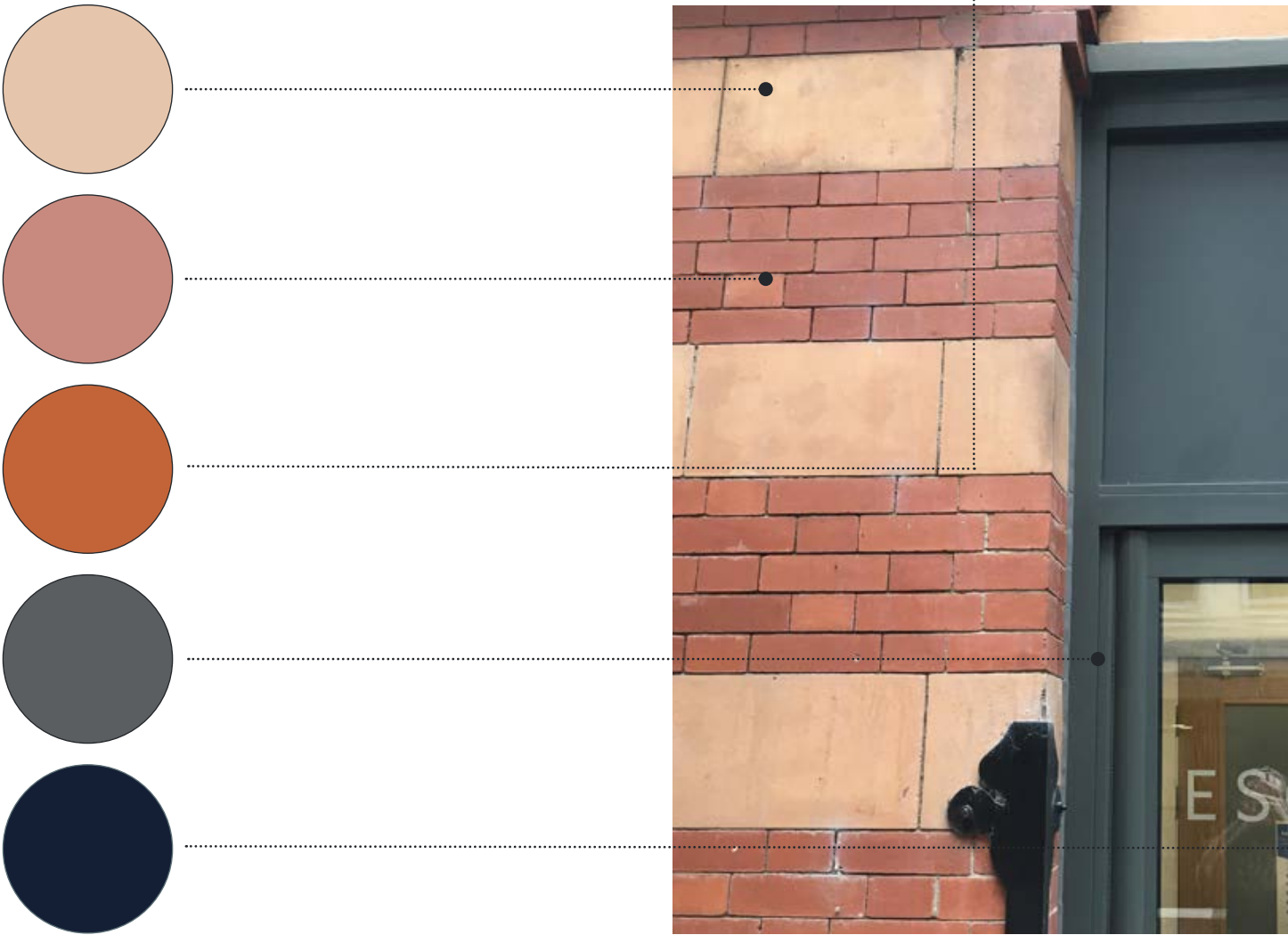


5.1 Colour Palette and Branding

Tootal Courtyard benefits from historic façades which have informed a warm palette for the courtyard, in fitting with its branding.

The existing scheme features a cool, grey palette that doesn't tie in with the historic architecture that surrounds the space.

A warmer palette that picks up on the traditionally Mancunian red brick and warm beige tones of the north and western façades and ties in with the modern grey branding could really warm and liven up the space and would create a striking backdrop to deep green planting.



5.2 Great Bridgewater Street Entrance Covered Windows

The proposals seek to celebrate the historic entrance gates and loading bay area, creating an inviting space via subtle lighting and artwork.

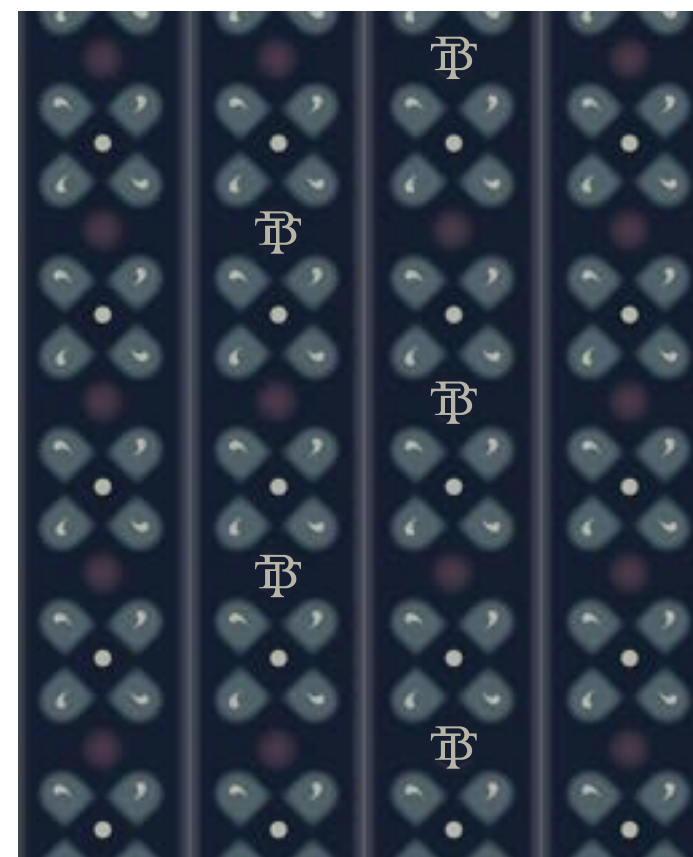
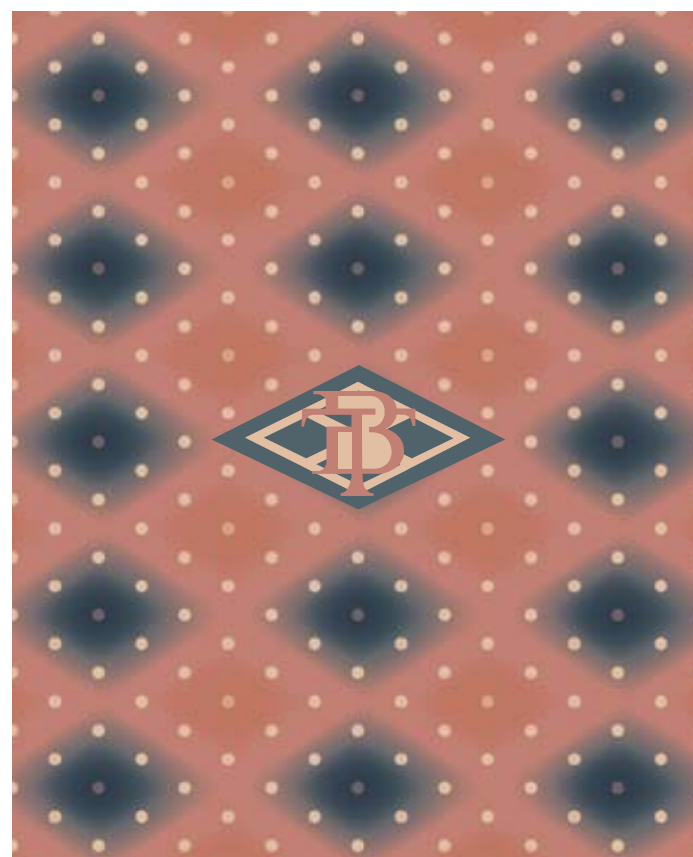
Several of the windows in this area have been covered in metal and timber hoarding and painted a deep red, concealing views into the basement.

These coverings, necessary from a security perspective, offer the perfect opportunity for artistic branding and murals to give the covered entrance area a true identity and welcome people into the courtyard.

The adjacent pattern work is inspired by that of Tootal Ties and incorporates the Tootal Building's logo and diamond form that has been inspired by the entrance gates and translated into the courtyard landscaping.

Lighting is essential to create a safe and iconic entrance year round and the existing brick columns and metal gates offer up a perfect platform to do so.

A deep clean using a non abrasive steam cleaning approach, suited to the historic fabric and a re paint of the peeling soffit in the same off white colour as existing, will help brighten the space.

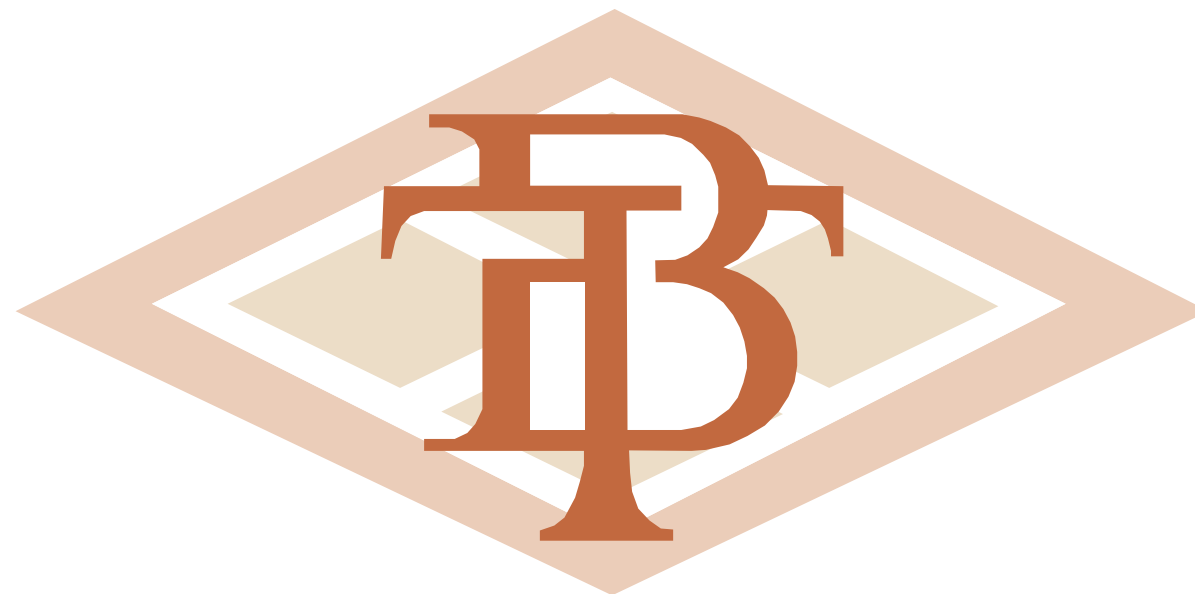


5.3 Furniture Detailing

Appropriate furniture can transform and activate a space and provide a subtle level of additional branding.

Combining the detailed elements of the history, gates and facade along with the existing Tootal Buildings logo could create a strong brand and identity.

This brand could be fixed to the movable metal furniture elements whose colours would add a layer of depth and variety to the space. The proposed colour palette for the furniture is inspired by the Mancunian red and buff brick tones and yellow of the city's bees and trams.



6

PROPOSED MATERIAL &
PLANTING PALETTE

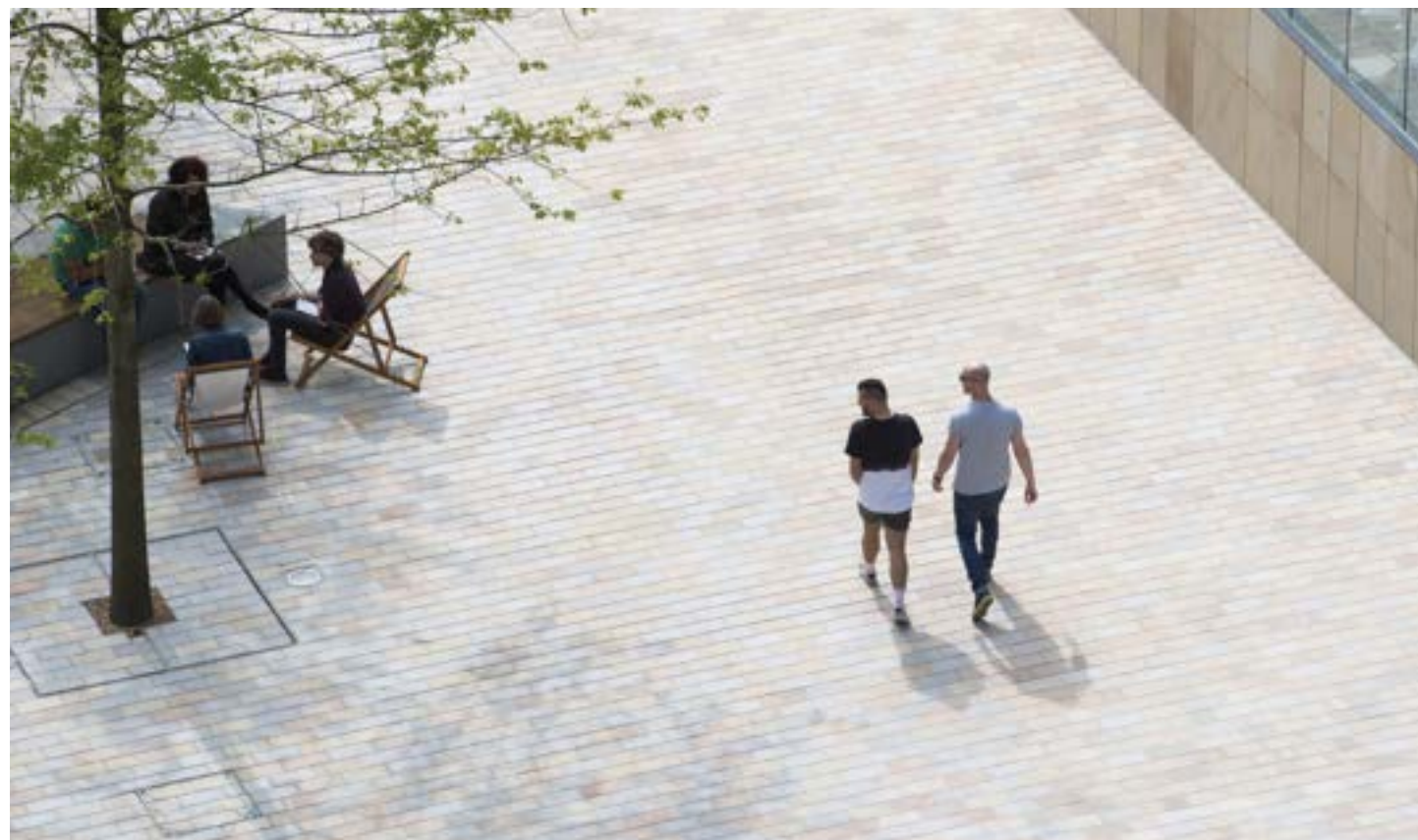
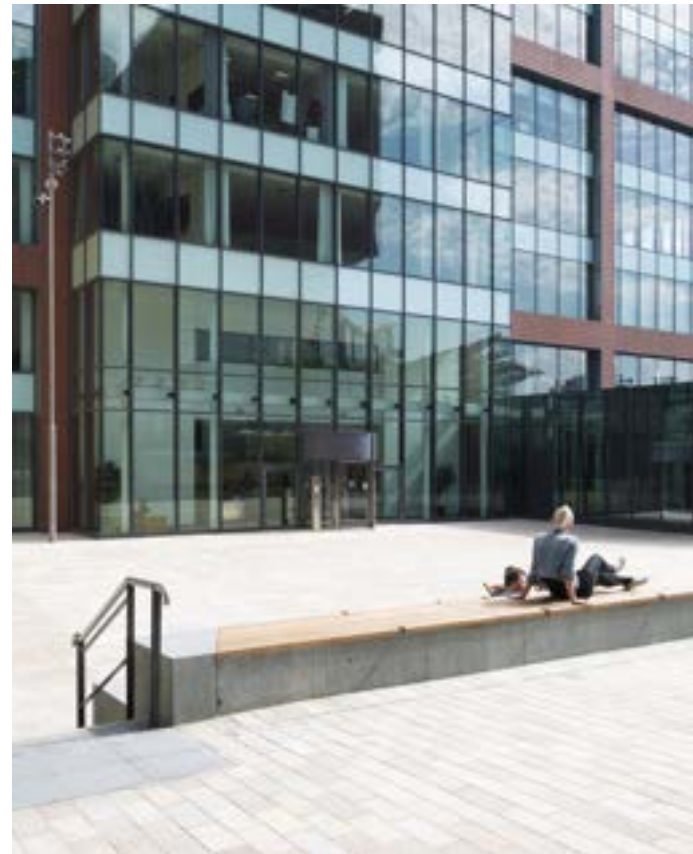
6.1 Hard Material Palette

A warm palette of granite and composite decking is proposed to work with the existing silver grey setts and heritage architecture.

The existing silver grey granite, although doing little to warm the space and related to the architecture, is flexibly laid and therefore should have the potential to be lifted, tumbled and re laid; a more sustainable method than getting all new paving.

In order to create a more inviting courtyard with warmer tones a couple of other buff Portuguese granites are proposed to create a blend, with composite decking to the raised central garden.

The adjacent images show Planit schemes with a similar tonal granite blend and the proposed material palette is shown to the below right.



6.2 Lighting - Design Inspiration

Appropriate lighting can transform and brand a space with fittings that look good both night and day.

A canopy of lighting, strung over the space via slender poles, in fitting with the diamond form and metalwork of the wider scheme would create a striking, welcoming and unusual inner city space. The slight undulating catenary lights would reflect that of the natural plant canopy below.

Tree up-lighting is proposed to enhance and soften the space, hidden via low level planting in the day.



6.3 Lighting -Proposed Design

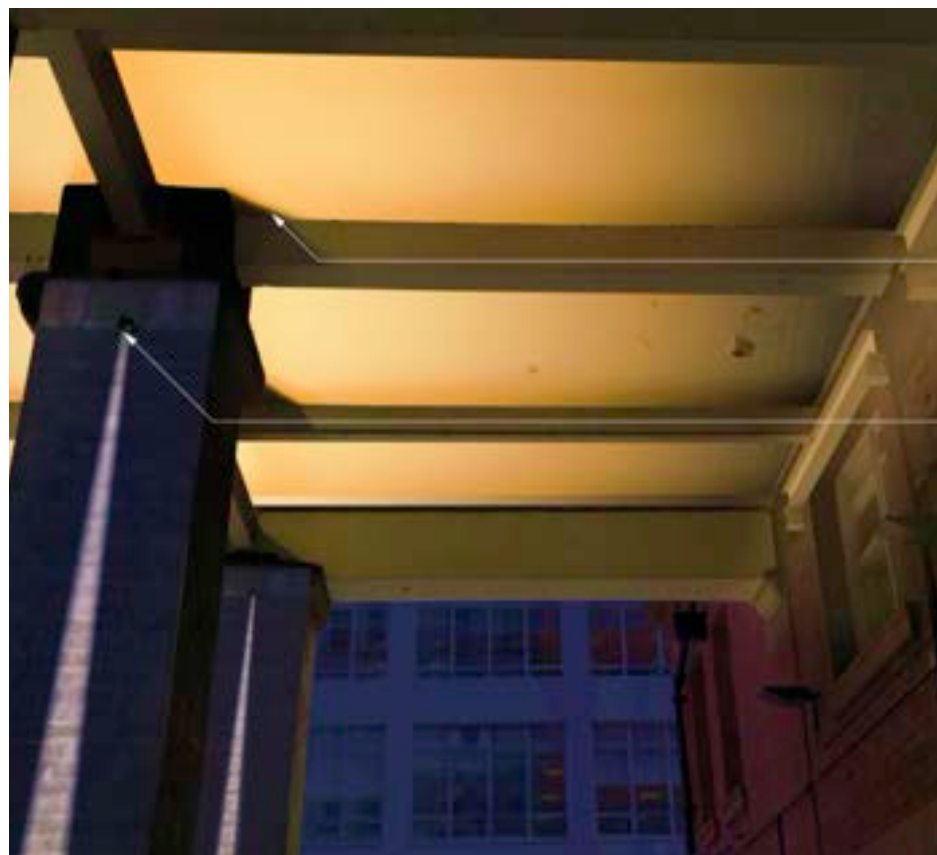
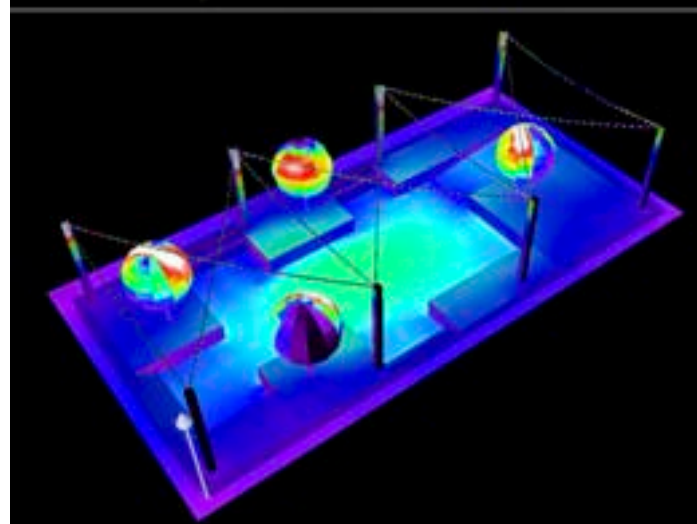
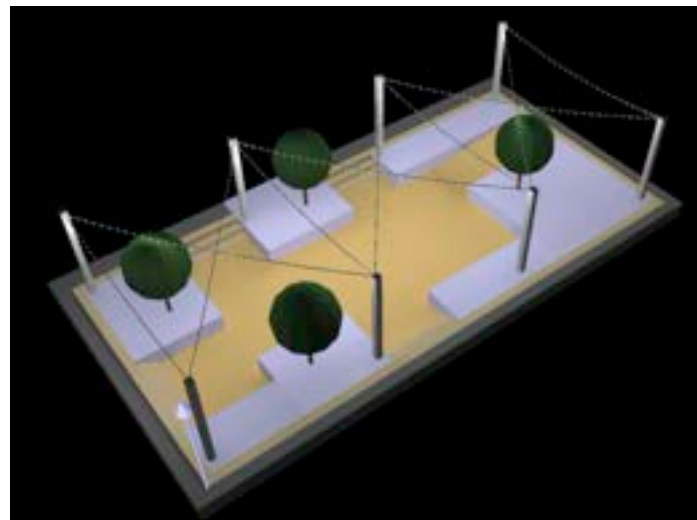
Lighting has been a key part of the scheme from the outset, developing with the landscape and becoming integral to it.

IBT's lighting proposals celebrate the historic entrance gates, columns and soffit, creating a dramatic and inviting entrance into the courtyard from Great Bridgewater Street.

Within the courtyard itself the three large circular planters will appear as if floating as dusk settles and the multi-stem trees will glow via up lighters hidden within the lower level planting.

The canopy of catenary lighting will illuminate the raised garden from above and draw ones eye upwards, highlighting the historic façades. The steps up to the garden will be lit via LED strips, for way finding and safety.

Please refer to IBT's document and the heritage statement for more detailed proposals and technical information.



6.4 Planting Precedents

These images convey the style of verdant, shade tolerant planting we propose to achieve within the courtyard.



6.5 Feature Tree and Shrub Inspirational Palette

Trees will heighten the space, drawing the eye up the façades and will provide seasonal interest and greenery.

Selected specimens will need to be slender, with a dappled canopy to allow light through and must be able to withstand relatively low light levels.

Multi-stem trees are proposed to suit the smaller scale needed to meet the requirements of the space and structural loading requirements. Chosen species will offer a variety of height and shape to offer aesthetic variation and seasonality.

Their locations have been dictated by the positions of the supportive columns in the basement below, in line with Engineering advice.

The species shown here are for inspirational illustrative purposes and may be subject to some adjustments as the planting plans develop and dependant on availability.



Arelia elata - Multi-stem Japanese Angelica Tree



Amelanchier lamarckii - Snowy mespilus



Betula jaquumontii - Multi-stem Himalayan Birch



Fatsia japonica - Japanese Aralia



Gleditsia triacanthos f. inermis - Multi-stem thornless Gleditsia



Sophora japonica - Japanese Pagoda Tree

6.6 Inspirational Planting Palette

A shade tolerant verdant palette of ferns, grasses, flowering perennials and ground covers will create a welcoming urban oasis.

Low light levels within the courtyard mean all plant species must be shade tolerant. Only the area closest to the entrance arches receives much light.

The plants shown here have been chosen for their low light tolerant nature, foliage, form, flower colours and seasonal timings.

Where there is next to no direct sunlight against the southern facade the plants here will have to be fully shade tolerant and species are likely to be restricted to the most hardy ferns and ground covers.

Hardy, shade tolerant clematis varieties and ivy will provide climbing greenery to the posts.

Snowdrop and Bluebell bulbs will add a springtime floral interest when the deciduous plants have died back.

As illustrated in the below key some of the main characteristics of each plant are noted onto its photograph for reference. These will be useful in deciding where each plant is best placed and in which combinations.

The plants shown here and on the following pages are not necessarily the fixed palette but more inspiration for the chosen species. There is likely to be a little flux as the scheme progresses towards construction.

Automatic irrigation is due to be proposed to ensure appropriate watering for all planting beds and pots.

KEY

- Gr Groundcover (up to 300mm)
- Cl Climber
- St Structural (can reach over 1m in height)
- Fl Flowering
- Bu Bulb
- Ev Evergreen



Anemone 'wild swan'- Japanese Anemone



Alchemilla mollis- Lady's Mantle



Asarum europaeum- European Wild Ginger



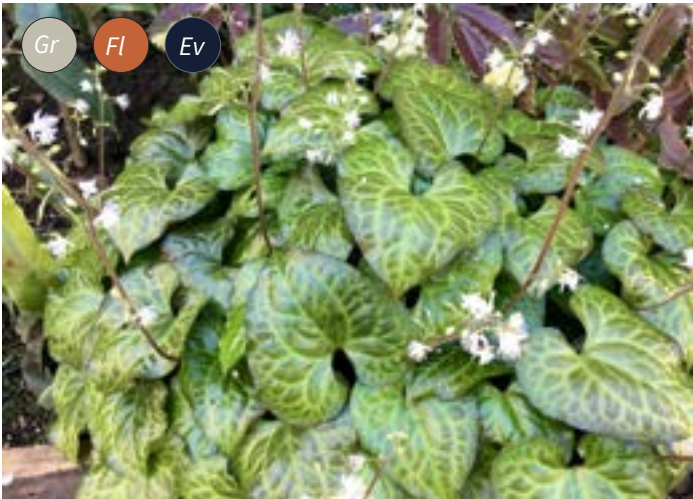
Asplenium scolopendrium - Hart's Tongue Fern



Astilbe 'Brautschleier' - White Astilbe



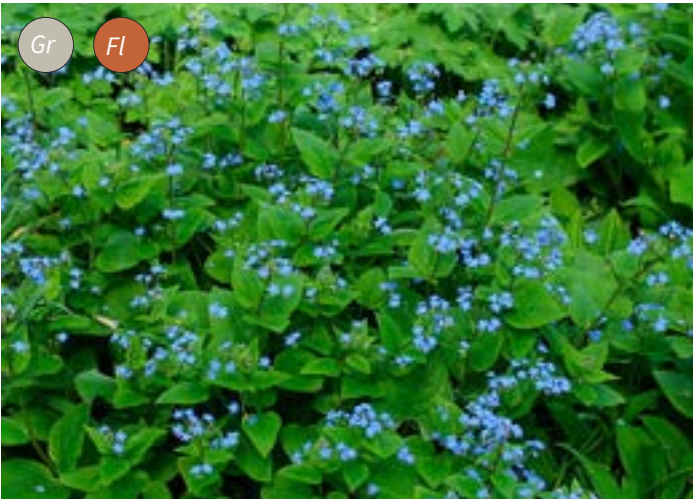
Astrantia major 'Superstar' - Greater Masterwort



Beesia calthifolia - Marigold Leaved Beesia



Blechnum spicant - Hard Fern



Brunnera macrophylla - Great Forget Me Not



Clematis alpina - Austrian Clematis



Clematis 'Black Prince' - Clematis



Convallaria majalis - Lily of the Valley



Dicentra formosa f. alba - White Bleeding Heart



Dicksonia antarctica - Antarctic Fern



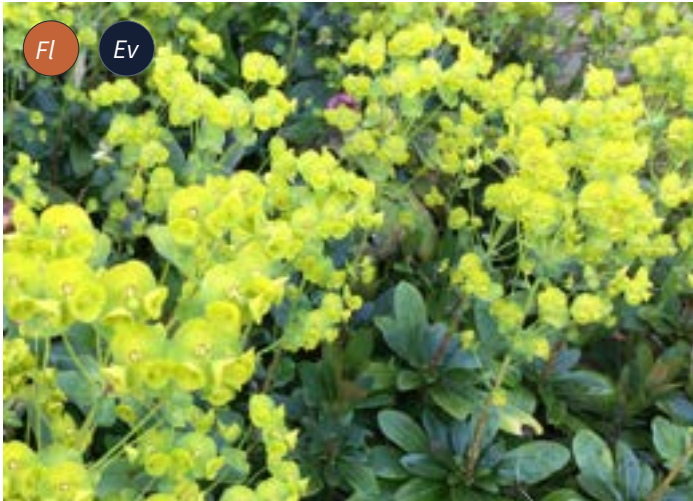
Digitalis purpurea 'Dalmatian White' - Common Foxglove



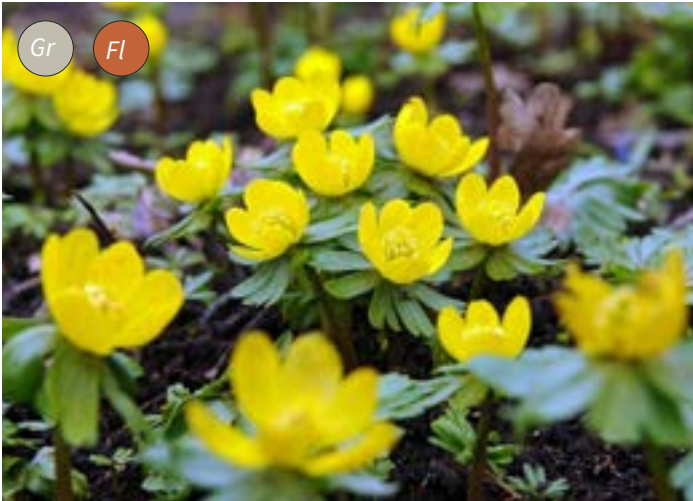
Dryopteris filix mas - Male Fern



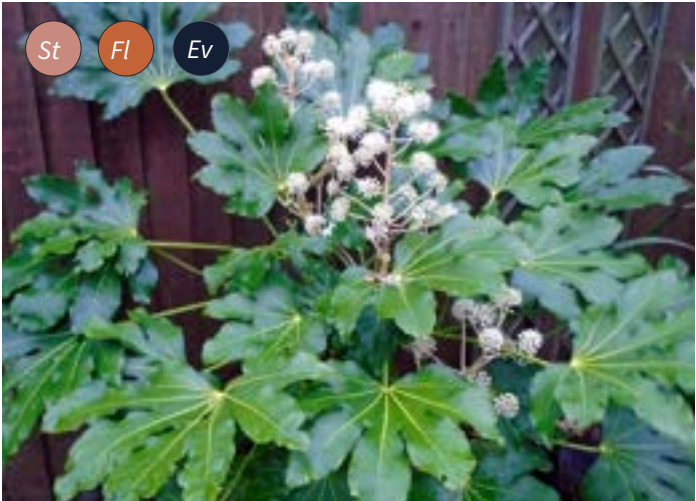
Dryopteris wallichiana - Alpine Wood Fern



Euphorbia amygdaloides var. robbiae - Mrs Rob's Bonnet



Eranthis hyemalis - Winter aconite



Fatsia japonica - Japanese Aralia



Galanthus nivalis - Snowdrops (bulb planting)



Geranium macrorrhizum Spessart- Cranesbill



Geranium phaeum- Dusky Cranesbill



Hakonechloa macra 'Greenhills'- Japanese Forest Grass



Hedera helix- Common Ivy (for climbing posts)



Heuchera 'Blondie'



Heuchera 'Blondie In Lime'



Hyacinthoides non-scripta - English Bluebells



Hosta 'El Nino green' - Plantain Lily



Hosta 'Jurassic Park' - Plantain Lily 'Jurassic Park'



Hosta plantaginea - Plantain Lily



Jeffersonia diphylla - Rheumatism Root



Liriope muscari 'monroe white' - White Lilyturf



Luzula nivea - Snow Rush



Luzula sylvatica 'Marginata' - Great Wood Rush



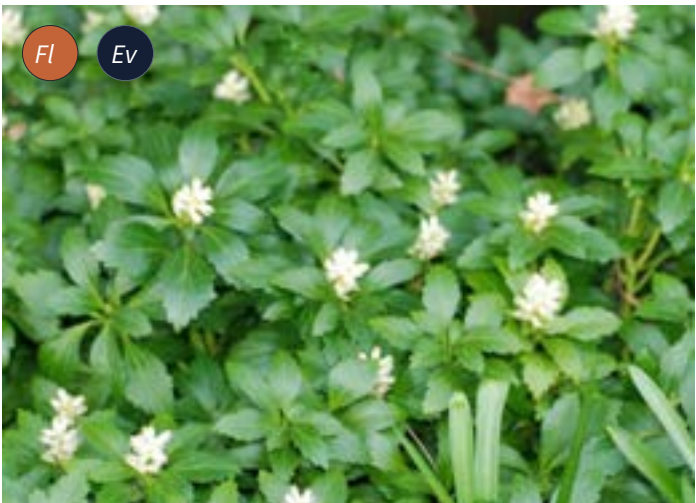
Maianthemum racemosum - False Spikenard



Milium effusum 'aureum' - Bowles Golden Grass



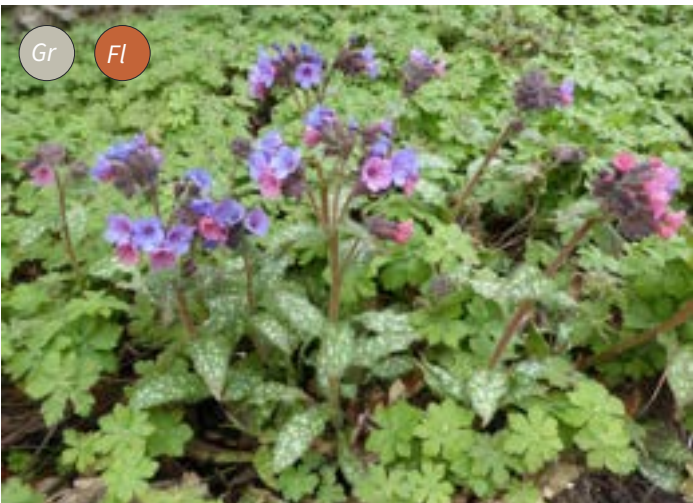
Onoclea sensibilis - Sensitive Fern



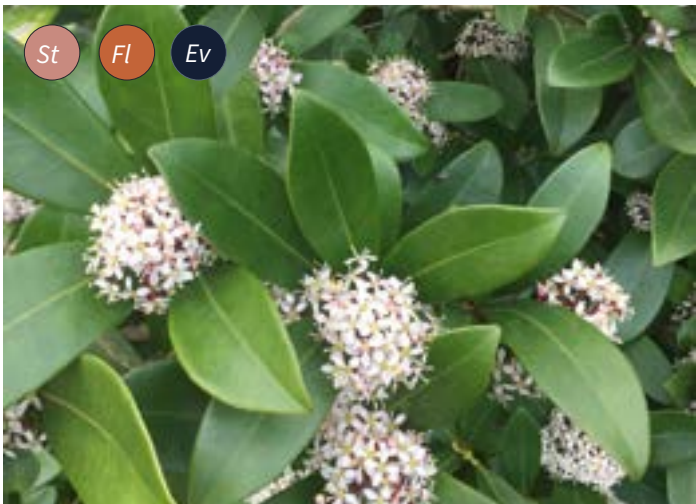
Pachysandra terminalis - Japanese Spurge



Polygonatum x hybridum - Solomans Seal



Pulmonaria officinalis - Common Lungwort



Skimmia japonica 'Fragrans' syn 'Fragrant Cloud' - Skimmia



Viburnum davidii 'Angustifolium' - Viburnum



Vinca minor f. alba - Small White Periwinkle

