

The Tootal Buildings

DESIGN & ACCESS STATEMENT

LISTED BUILDING APPLICATION
FOR 2nd & 3rd FLOOR OFFICE REFURBISHMENTS
BROADHURST
56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 01

AIS

The Tootal Buildings

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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 second and third floor office suites 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 offices to improve and modernise the areas and to provide flexible workspace to potential new tenants. 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

XLB Manchester - 02 - Broadhurst_02_CFP_RevA

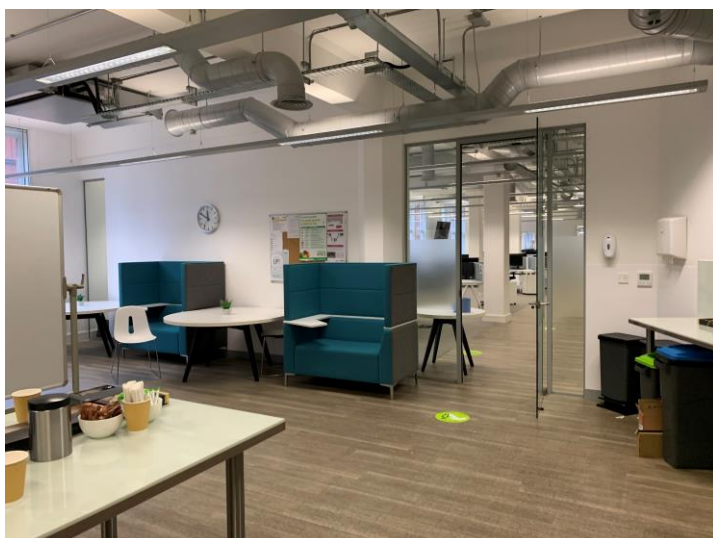
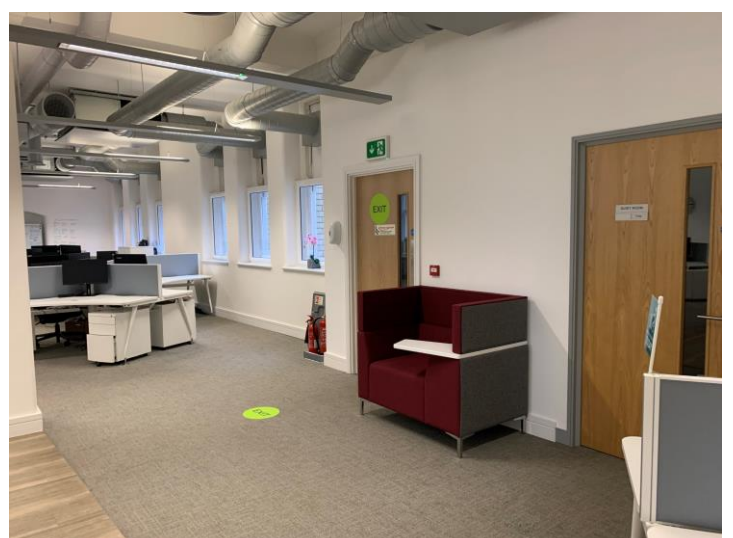
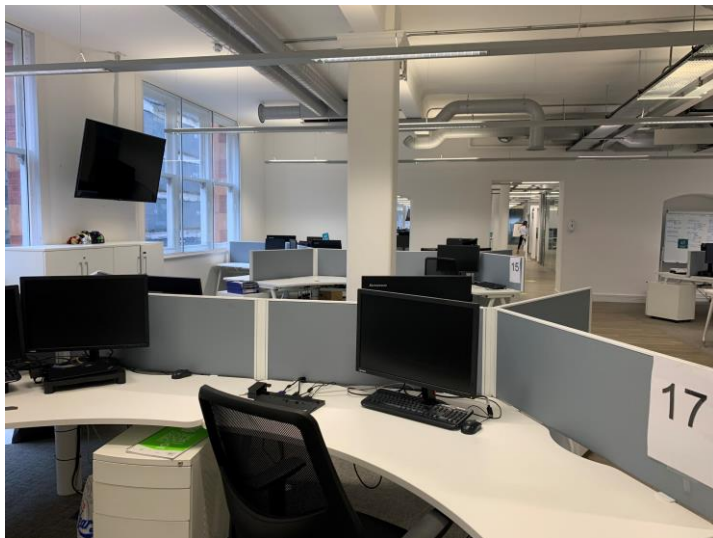
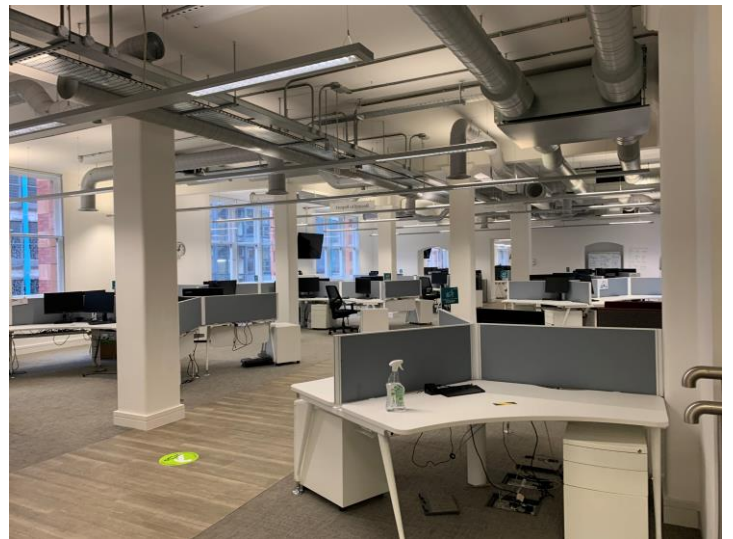
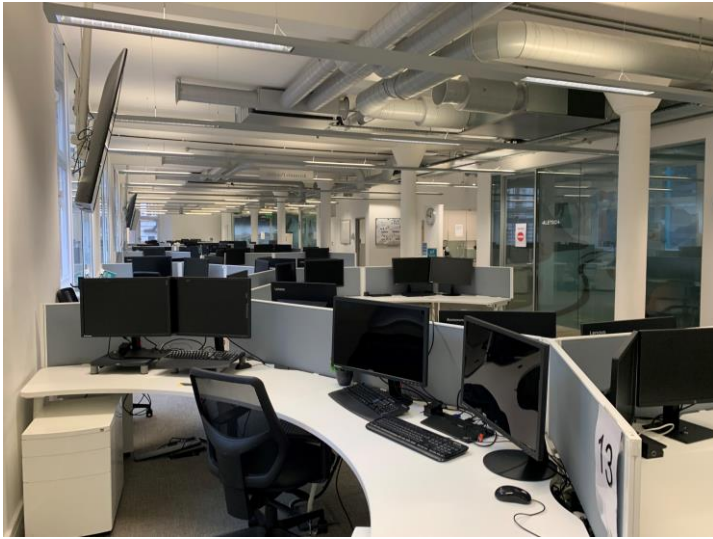
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Heritage Statement

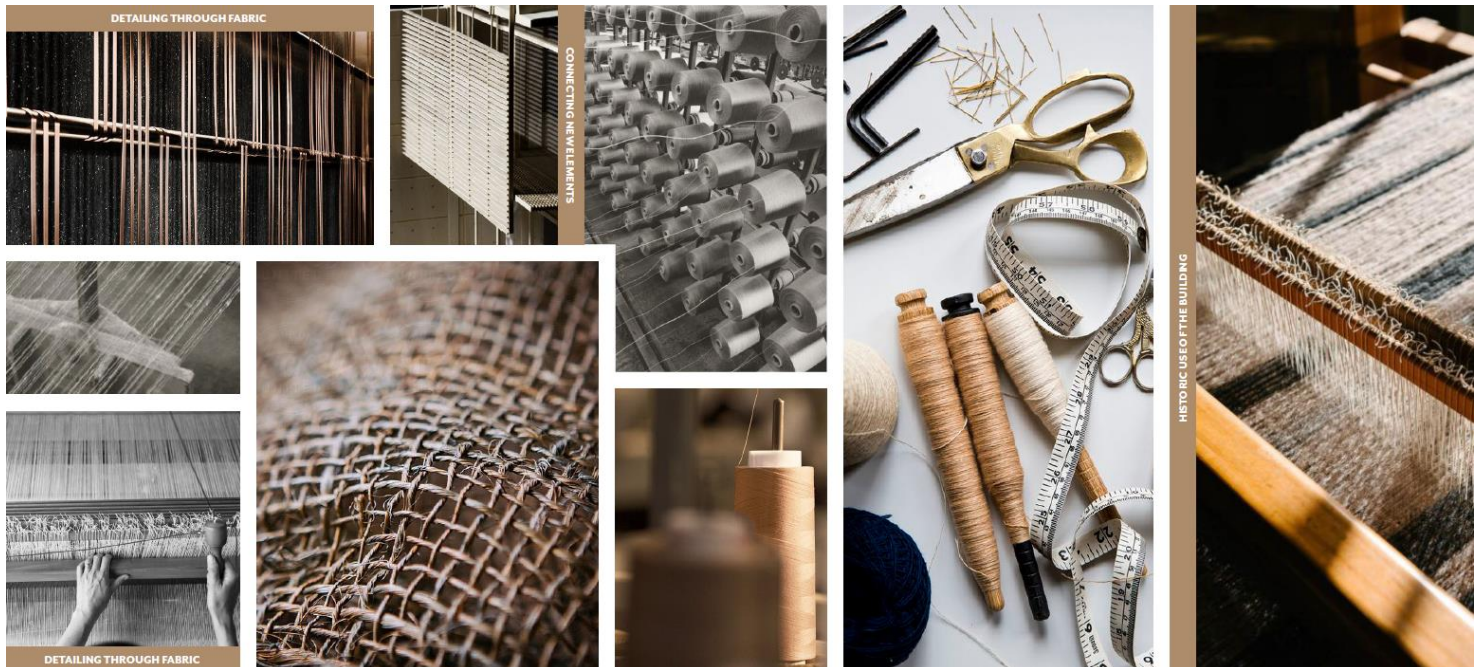
EXISTING PHOTOGRAPHS: 2nd FLOOR OFFICE SUITE



THE PROPOSAL: 2nd FLOOR OFFICE SUITE

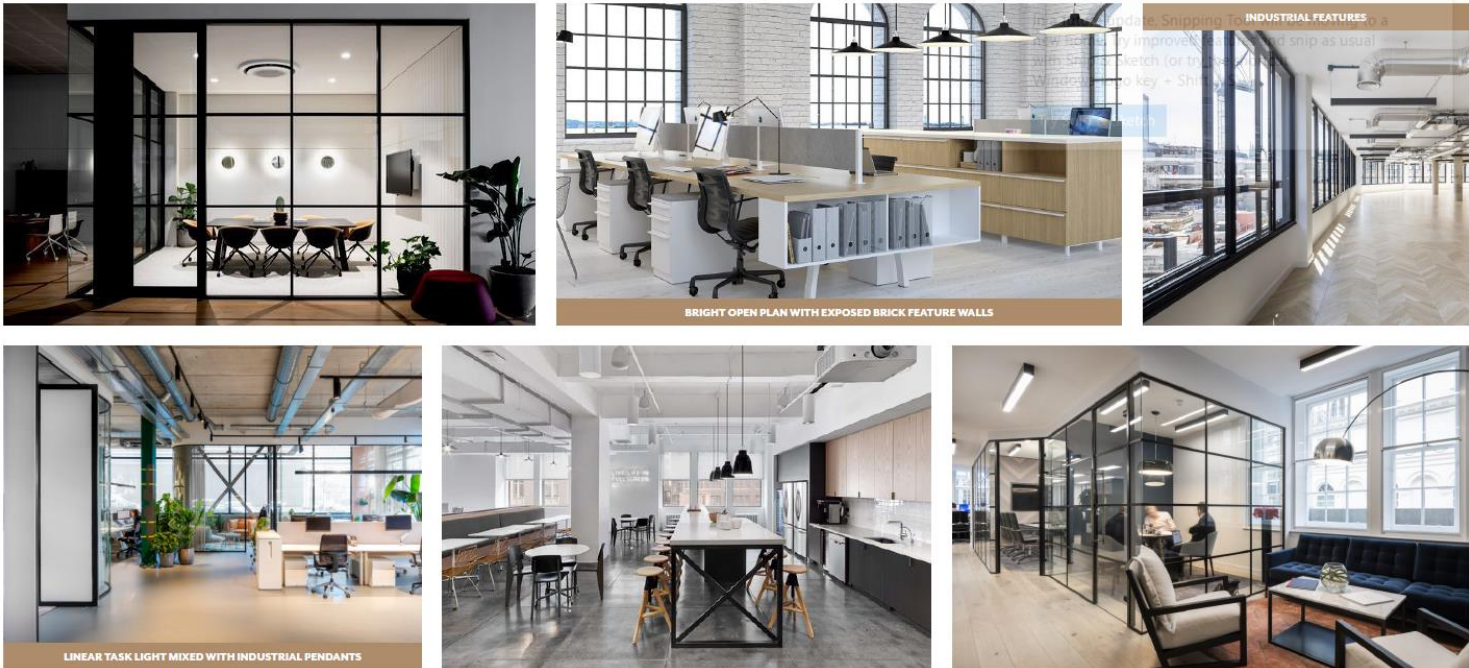
Following the departure of existing tenants departure the second floor office suite is in need of modernising. The following works are proposed;

- Removal of existing glazed partition meeting rooms.
- Installation of new glazed partitions to form new meeting rooms.
- Removal of modern partition infilling the archway and replacing with glass so the structural openings can be read in symmetry and sightline improved.
- Strip out of existing light fittings and installation of new.
- Strip out of existing floor finishes.
- New glazed partition to kitchen and breakout area.
- New kitchen cabinets and fittings.



Design concept imagery drawing reference from the buildings industrial past.

THE PROPOSAL: 2nd FLOOR OFFICE SUITE



Precedent images.

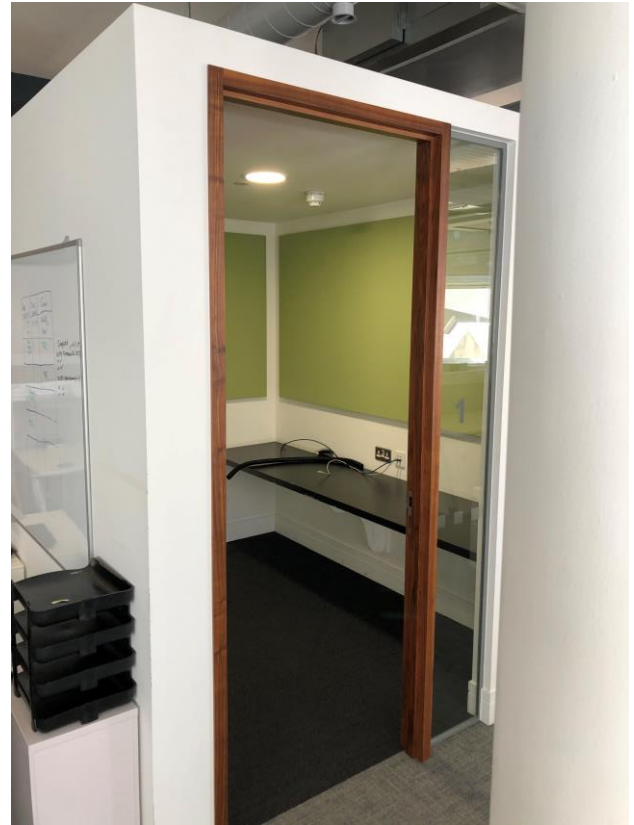


General office finishes



Kitchen finishes

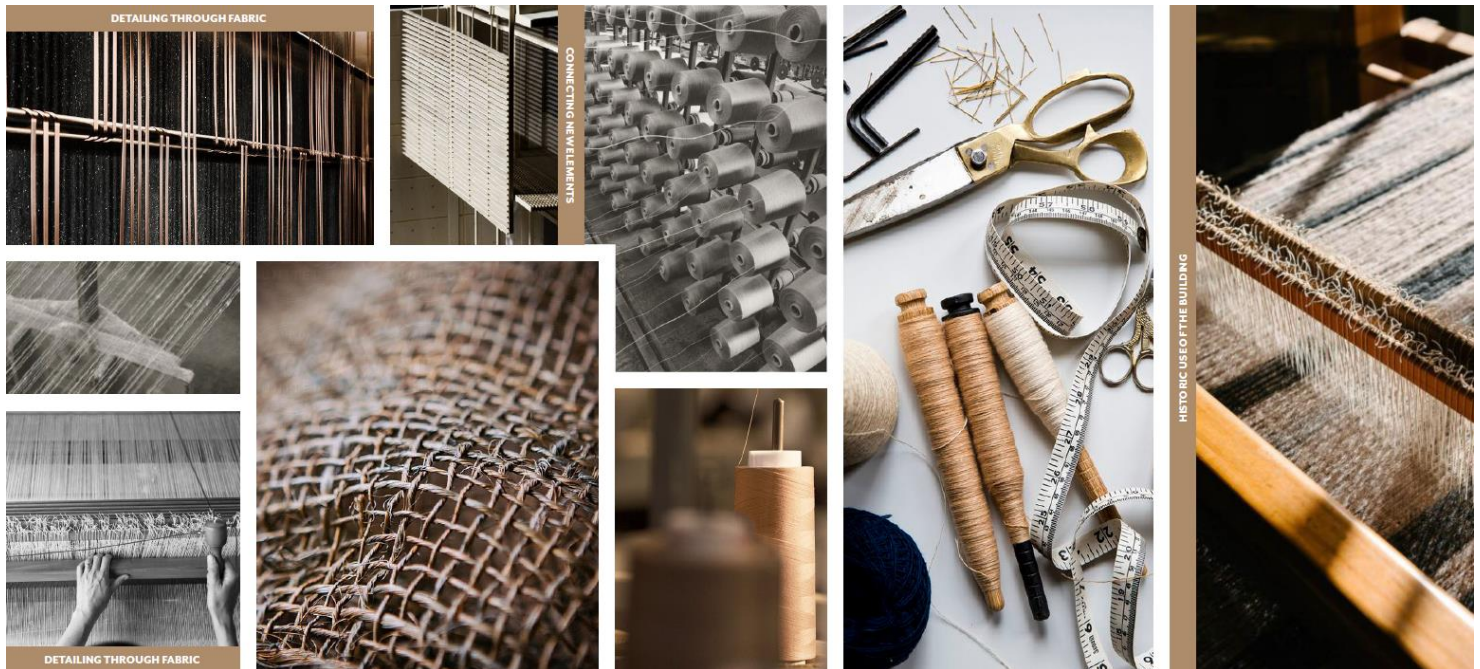
EXISTING PHOTOGRAPHS: 3rd FLOOR OFFICE SUITE



THE PROPOSAL: 3rd FLOOR OFFICE SUITE

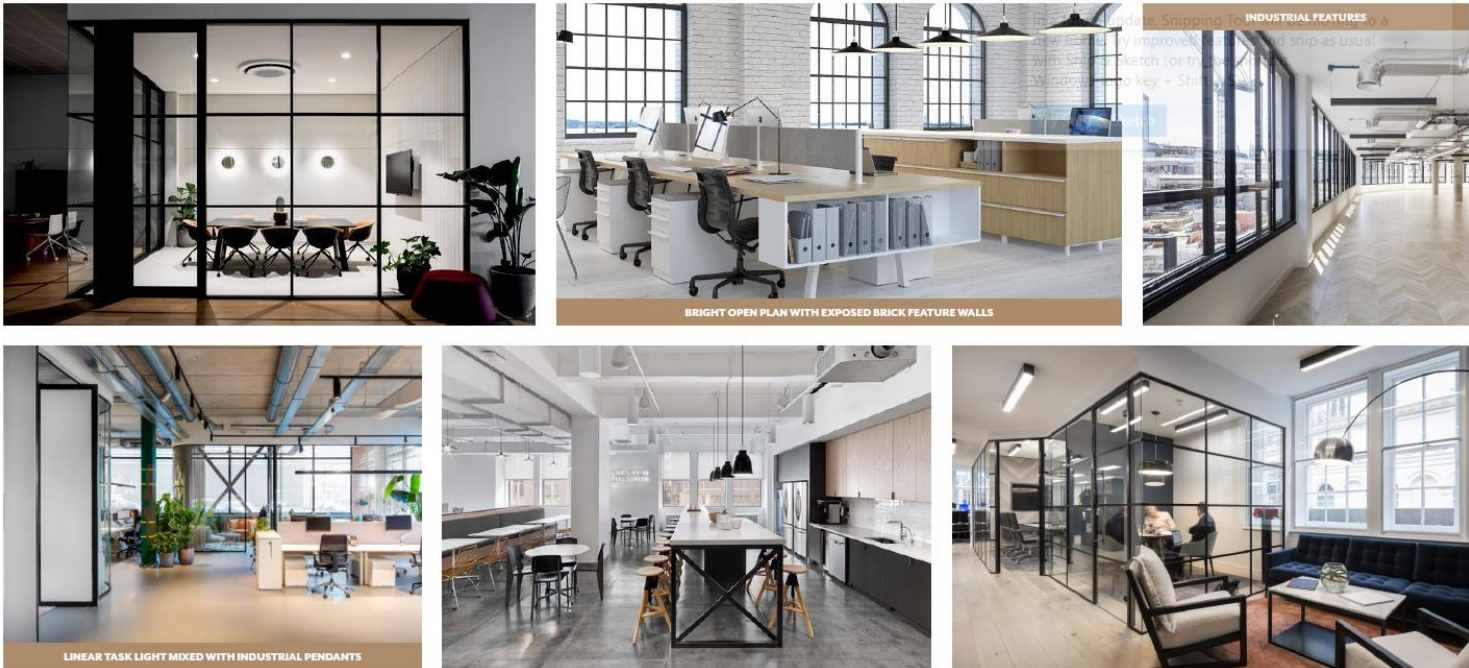
Following the departure of existing tenants departure, the third floor office suite is in need of modernising. The following works are proposed;

- Removal of existing glazed partition meeting rooms.
- Installation of new glazed partitions to form new meeting rooms.
- Removal of modern stud partitions forming meeting rooms and screens. Strip out of existing light fittings and installation of new.
- Strip out of existing floor finishes and installation of new.
- New part glazed partition to kitchen and breakout area.
- New kitchen cabinets and fittings.



Design concept imagery drawing reference from the buildings industrial past.

THE PROPOSAL: 3rd FLOOR OFFICE SUITE



Office precedent images.



General office finishes



Kitchen finishes

THE PROPOSAL continued

Scale

The proposed second and third floor office refurbishments are considered to be in keeping with the scale of the office provision and tenant requirements, providing an improved and desirable work space. 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 the meeting rooms are intended provide a more cohesive and open plan working space.

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 main staircase to access the office spaces still has the original wall tiling. Unfortunately, few original finishes have been retained 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 building has been subject to several phases of recent repair and alteration, including the insertion of suspended ceilings and linings in the 1980s. On upper floors, this included the refurbishment of lift lobbies and stair wells, with new doors to individual office suites, suspended ceilings and raised service floors to offices and new facilities such as lavatories and kitchens. . The suspended ceilings have since been removed and services are exposed which allows the structure of the building to be appreciated. Details of how the proposed works affect the building are detailed in the Heritage Statement

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

COMMUNITY, ACCESSIBILITY & ENVIRONMENT

Community

The second and third floor office suites are situated in a private property and therefore do not adversely affect community safety. The offices can only be accessed by tenants and visitors with access control cards. The offices are 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. Level thresholds to the office suites will be maintained.

COMMUNITY, ACCESSIBILITY & ENVIRONMENT continued

Environment

Sustainability is always at the forefront of any proposal undertaken by the building owners, 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 second and third floor office refurbishments. 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.