

The Tootal Buildings

SCOPE OF WORKS

LISTED BUILDING APPLICATION FOR
RECEPTION REFURBISHMENT

BROADHURST
56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 01

AIS

The Tootal Buildings

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INTRODUCTION

This scope of works document has been produced on behalf of our client in support of the Listed Building application for the refurbishment of the ground floor reception area, second and third floor office suites in Broadhurst at The Tootal Buildings. The statement has been prepared in the context of outlining the proposed works and gives a proportionate level of detail appropriate to the relatively limited scope of the proposed works, which are broadly updating modern fixtures and fittings and applied finishes.

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

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

Broadhurst part of the Tootal Broadhurst & Lee building is a Grade II* listed building with construction completed in 1898. The building is Neo-Baroque in style in red brick striped with orange terracotta. The eponymous building provided offices and a warehouse for the textile manufacturers. Over the years, the lobby, internal office and ware room spaces have been substantially altered and few historic finishes or features have survived. 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

Broadhurst offers commercial office accommodation to multiple tenants for which the communal reception area was reconfigured and refurbished in 2002 to include a café and breakout seating. The new owners wish to mark the change of ownership by updating the decorative finishes in the reception lobby in order to contribute to the grandeur of the building. The second and third floor offices suites have recently been vacated, offering the perfect opportunity to update and enhance the facilities. 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.



Churchgate House 1900
(Historic England)



Aerial view of Churchgate House 1926
(Manchester Library Archives)

BROADHURST

RECEPTION & LOBBY

EXISTING PHOTOGRAPHS: MAIN ENTRANCE & LOBBY



Front entrance on Oxford Street



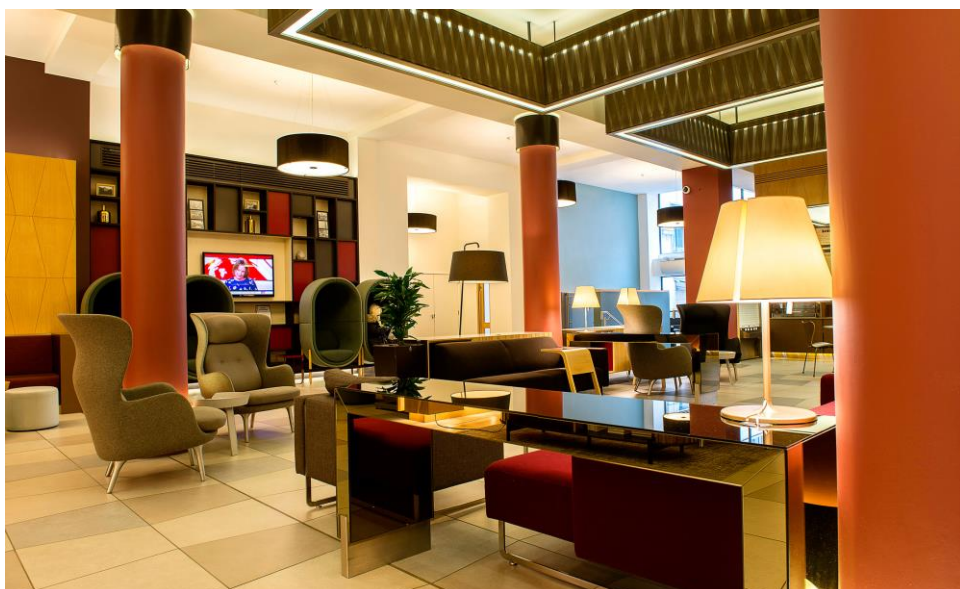
Photographs of existing ground floor lobby, illustrating the extent of modern interventions within the space.



Ground floor lobby and main staircase as existing with original wall tiling



EXISTING PHOTOGRAPHS: LOBBY & CAFÉ



Photographs of existing ground floor lobby, illustrating the extent of modern interventions within the space.

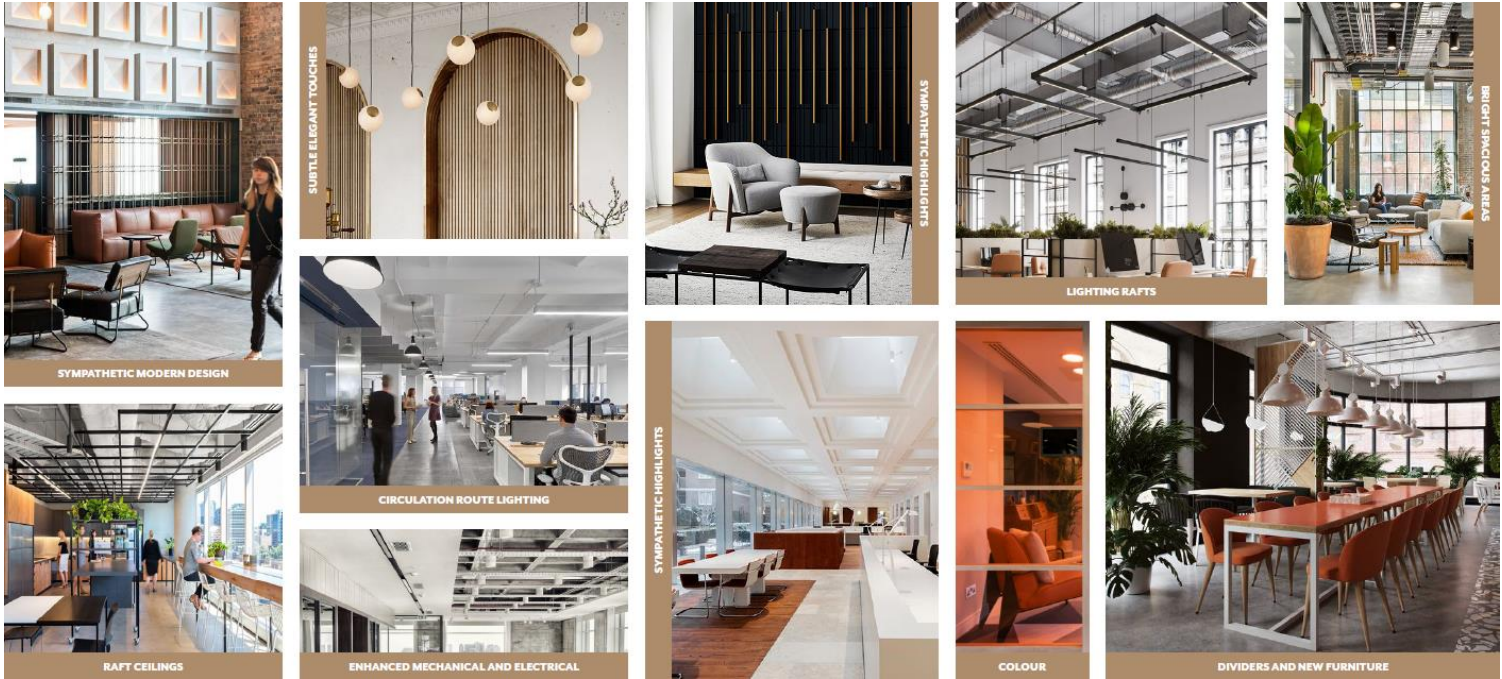
THE PROPOSAL: RECEPTION & LOBBY

The ground floor lobby is used for multiple purposes, including concierge, informal meetings and houses a café and 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, which are referenced on the following plans;

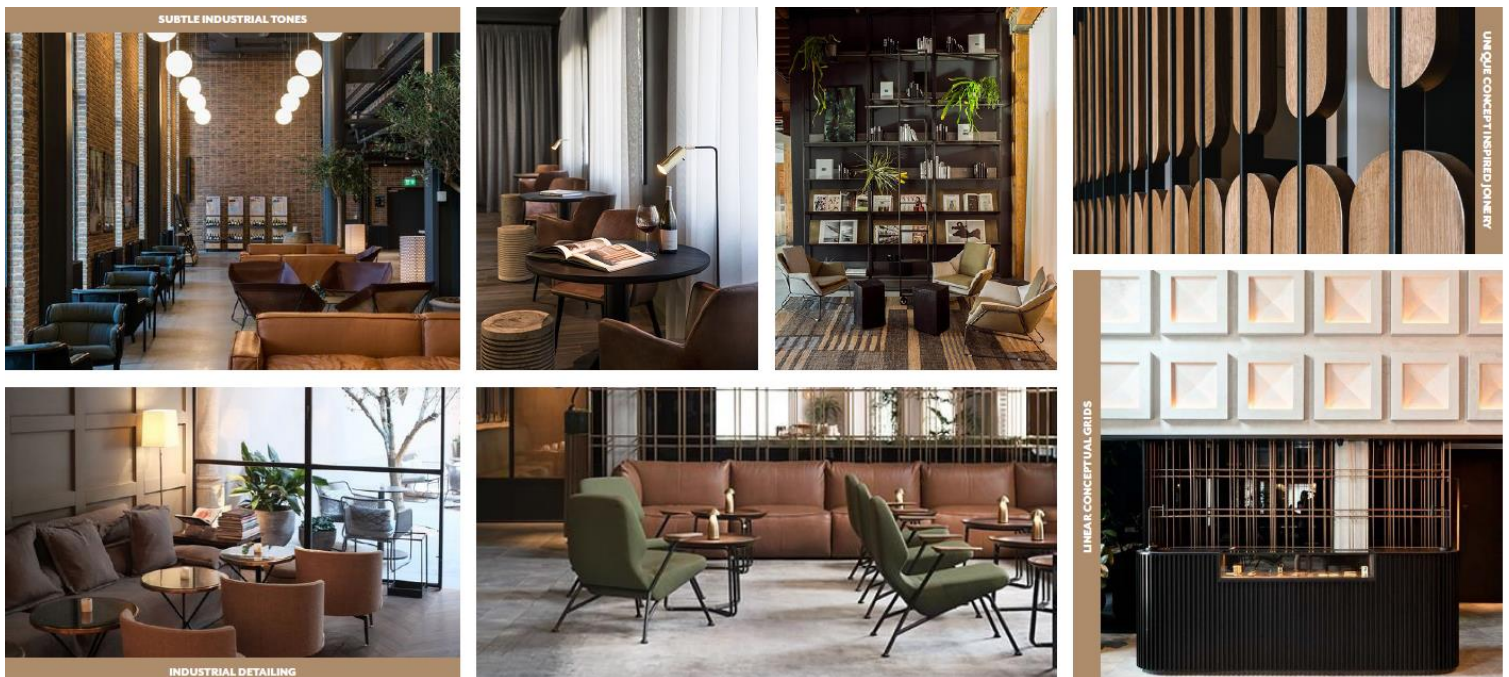
1. Alterations to recently installed reception signage.
2. Remove modern oak feature wall. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
3. Remove modern oak feature wall and existing banquette seating. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
4. Laminated joinery wall to be replaced with new. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
5. Remove modern oak feature panel. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
6. Remove existing café station and reconfigure.
7. Alterations to booth seating; new upholstery and stain finish to wood.
8. New living wall at the entrance lobby, on both sides of staircase walls.
9. New joinery wall with acoustic panels and living wall
10. New Crittal style glass divider to be secured into existing structure.
11. New laminate joinery inserts within bookshelf to replace existing red panels.
12. Columns to be re-painted and metal plates re-coloured, fixings in same position as existing
13. Café counter to be repositioned as shown on plan and finishes updated.
14. Booth finishes updated
15. Alterations to recently installed reception backfitting and tenants board introduced.
16. Staircase to be refurbished. Modern glass and stainless steel fittings replaced with new handrails and balustrade in simple design and brass finish. Nosings and carpet replaced.
17. Re-decorate walls to refresh current painted finish.
18. Graphics applied to painted walls.
19. Modern ceramic floor tiles removed and replaced with new herringbone timber floor throughout lobby with inset rugs, refer to floor finishes plan for details
20. Various ceiling lights, pendants, floor lamps, feature ceiling items throughout, refer reflected ceiling plan for details. Existing fixing positions to be used.

Please refer to appendix A for an assessment of how and to what degree the proposed works may have on the heritage assets of the space.

THE PROPOSAL: GROUND FLOOR LOBBY



Precedent images.



Design concept imagery.

**DRAWING
APPROVED FOR
CONTRACT**

A diagram of a circle with a horizontal radius. The radius is a line segment from the center of the circle to the left edge, labeled with the letter 'z'.

[illegible]

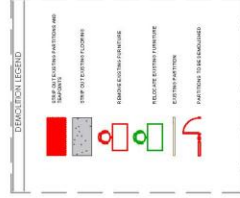
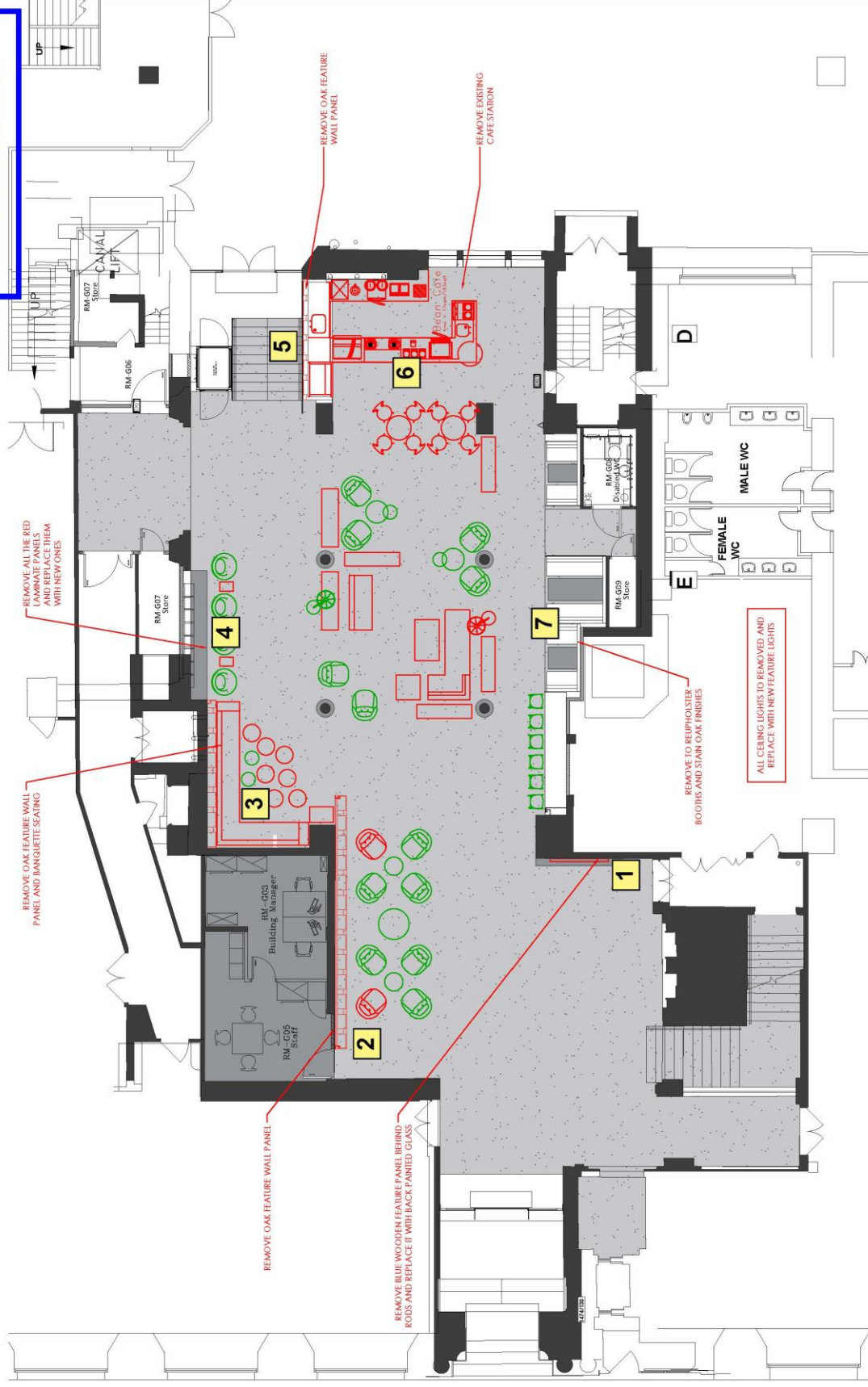
REV	DESCRIPTION	DRAWN	CHKD	DATE
A	Strip out discussed on site 08.04.21	KR	--	12/04/2021
-	-----	--	--	DD/MM/YY

CONTRACT

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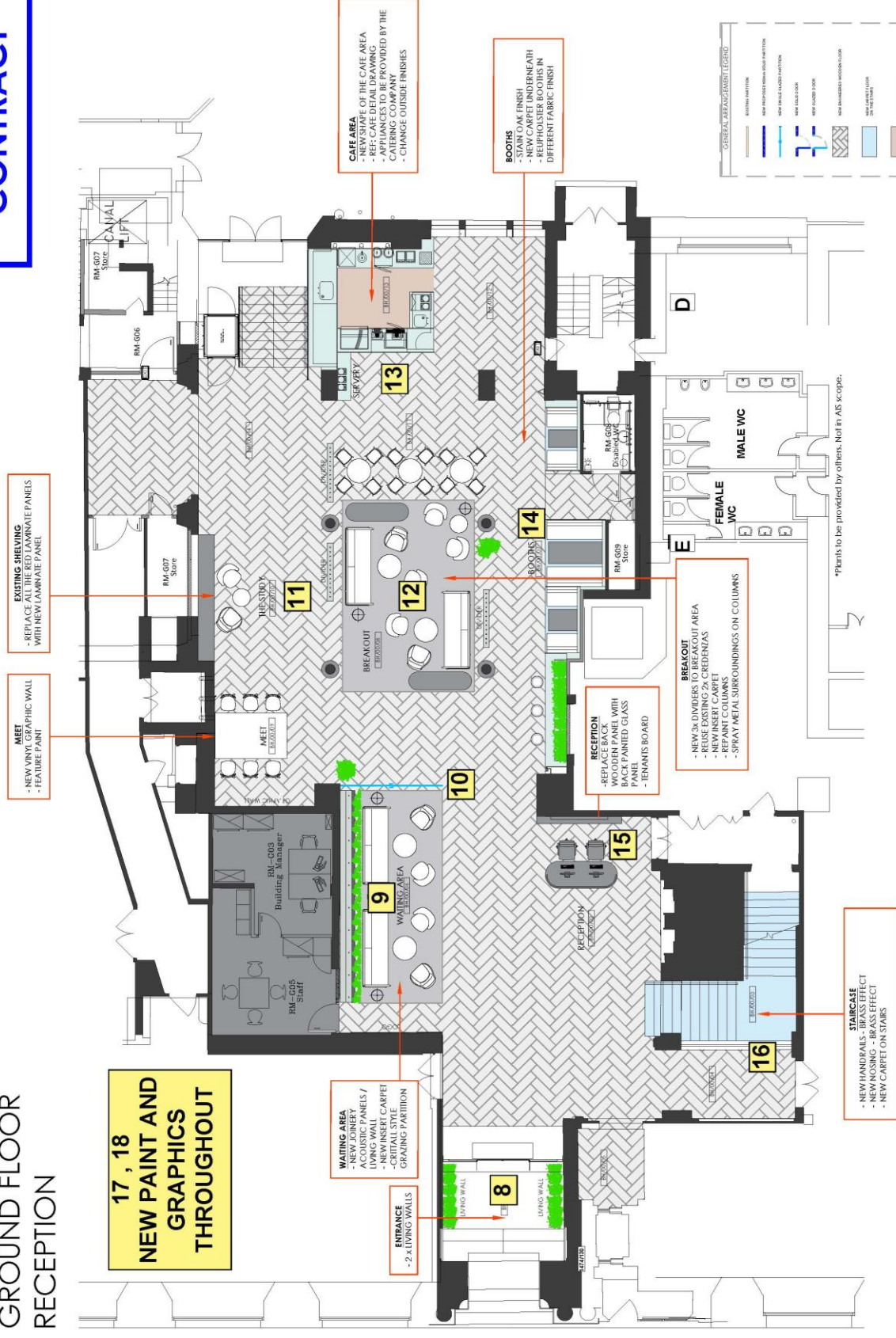
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**DRAWING
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CONTRACT**

BROADHURST BUILDING
GROUND FLOOR
RECEPTION

17, 18
NEW PAINT AND
GRAPHICS
THROUGHOUT



*plants to be provided by others. Not in AIS scope.

- NEW HANDRAILS - BRASS EFFECT
- NEW NOSING - BRASS EFFECT
- NEW CARPET ON STAIRS

AIS + Enriching Environments

Ground Floor, St Paul's
House, 10 Warwick Lane,
London, EC4M 7BP

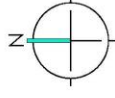
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enquiries@aisworkplace.com
www.ais-interfaces.com

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DRAWING TO BE READ IN CONJUNCTION
WITH SCOPE OF WORKS



FLOOR PLATE AREA: XXXX SQFT

REV	DISCUSSION	DATE	DATE
A	Furniture Layouts Amended	25/02/2021	25/02/2021
B	Layout Amended - client comments	31/03/2021	31/03/2021
C	Layout Amended - client comments	07/04/2021	07/04/2021
D	Layout Amended	12/04/2021	12/04/2021
E	Layout Amended	23/04/21	23/04/21
F	Living wall & timber floor added.		
G	Changes after client meeting 22/04		

DRAWING STATUS

CONTRACT

CLIENT

PROJECT ADDRESS

Broadhurst Building, 56 Oxford Street,
Manchester M1 6EU

TITLE

Broadhurst Building (01) ground floor
Reception
General Arrangement

SCALE	DATE
1-100000	

DRAWN	C
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PROJECT NO	RIDGE	FLOOR	DETAIL	REV
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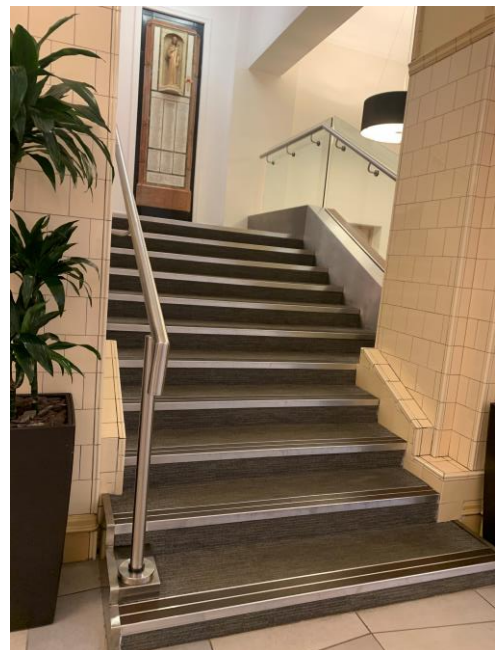
- 01 - 00 - - REV 0



Photographs relating to item 8 in AIS scope of works.



Photographs relating to item 8 in AIS scope of works.



Photographs relating to item 16 in AIS scope of works.

THANK YOU

PLEASE REFER TO SLHA HERITAGE STATEMENT
FOR AN ASSESSMENT OF THE PROPOSED WORKS.