

The Tootal Buildings

SCOPE OF WORKS

LISTED BUILDING APPLICATION FOR
2ND & 3RD FLOOR OFFICE 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)

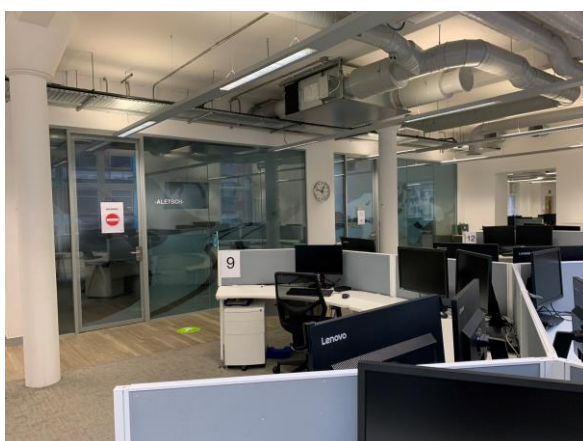
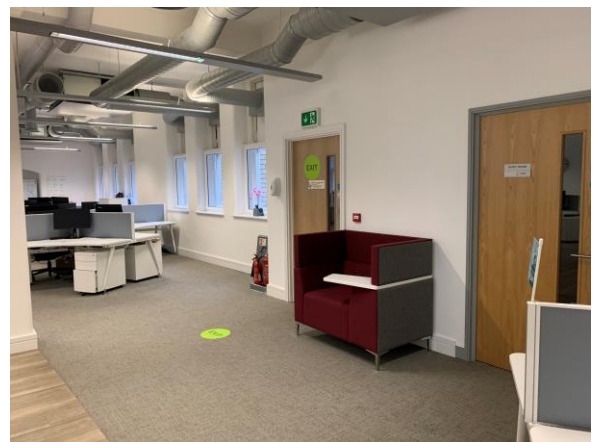
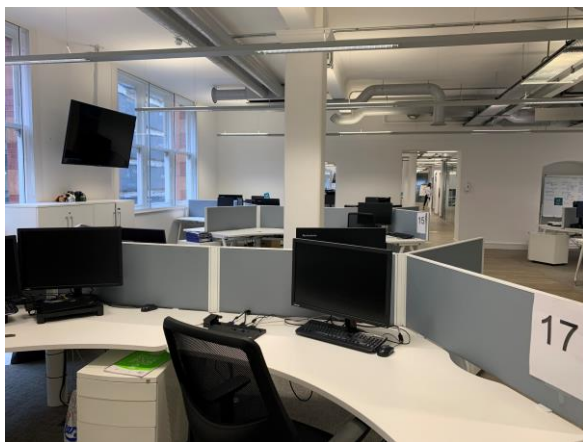
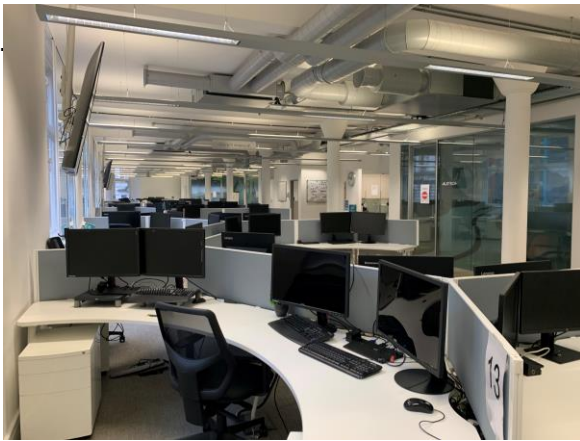


Aerial view of Churchgate House 1926
(Manchester Library Archives)

BROADHURST

2ND FLOOR OFFICE

EXISTING PHOTOGRAPHS: 2nd FLOOR OFFICE SUITE



Photographs of existing office suite, illustrating the extent of modern interventions within the space.

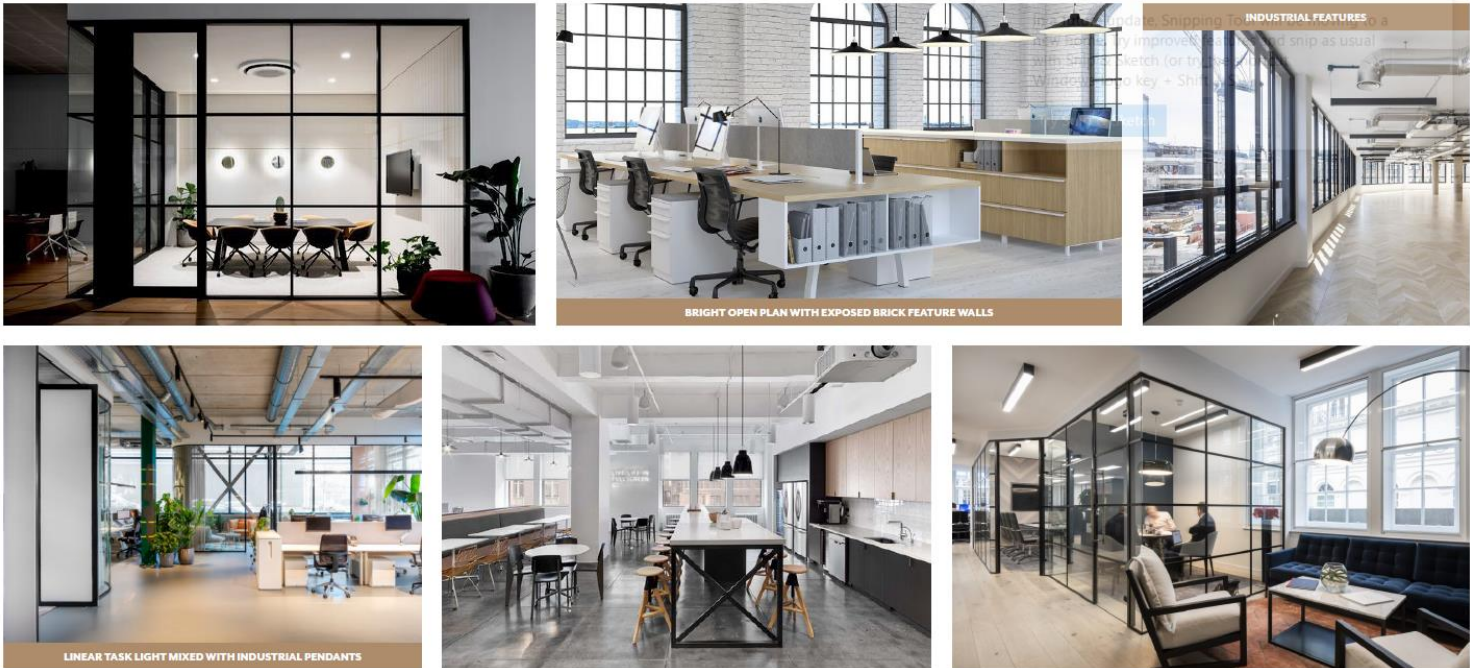
THE PROPOSAL: 2nd FLOOR OFFICE SUITE

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

1. Remove existing reception desk which is sat on the raised access floor.
2. Remove modern boardroom partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
3. Remove existing meeting room partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
4. Remove existing post room partition & lockers. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
5. Remove existing meeting room partition. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
6. Remove teapoint/waterpoint.
7. Remove teapoint & strip out entirely.
8. Remove existing modern glazed and solid partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
9. Position new rug, furniture, blind & plants to reception waiting area.
10. Install new partitions to form the new meeting room. Care to be taken when fixing any item secured into structure.
11. Install new partitions to form print and copy area with a small water point. Care to be taken when fixing any item secured into structure.
12. Install new glazed partitions and door to form new meeting rooms. Care to be taken when fixing any item secured into structure.
13. Refurbish WC's including clean, replace satin steel finishes with matt black, new paper towel dispenser.
14. Form new partitions to create a tea point and breakout area
15. New tea point
16. Re-decorate existing walls and new partitions.
17. Graphics applied to walls
18. Install new skirtings where required to match existing.
19. New carpet and vinyl flooring to office and breakout. Main entrance, reception and toilets existing flooring will be retained.
20. Various ceiling lights, pendants, floor lamps, feature ceiling items throughout. Existing fixing positions will be used where feasible.
21. Removal of modern partition infilling the archway and replacing with glass so the structural openings can be read in symmetry and sightline improved.

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 area.

THE PROPOSAL: BROADHURST 2nd FLOOR OFFICE SUITE



Precedent images.



General office finishes



Kitchen finishes

DEMOLITION LEGEND



**DRAWING
APPROVED FOR
CONTRACT**

[illegible]

DRAWING STATUS

CLIENT

XLB

PROJECT ADDRESS

Broadhurst Building, 56 Oxford Street,
Manchester M1 6EU, Lee Building 90 Great
Bridgewater Street Manchester M1 5JW

title

Broadhurst Building - Second Floor -
Demolition

SCALE
1.1000

1000

PROJECT NO. BLDG.

- 01 - 02 - DEM-REV_8

AIS + Enriching Environments

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LONZA - 2ND FLOOR

AREA EXCLUDING TOILETS: 8,457 SQ. FT.

GIA: 8,963 SQ FT

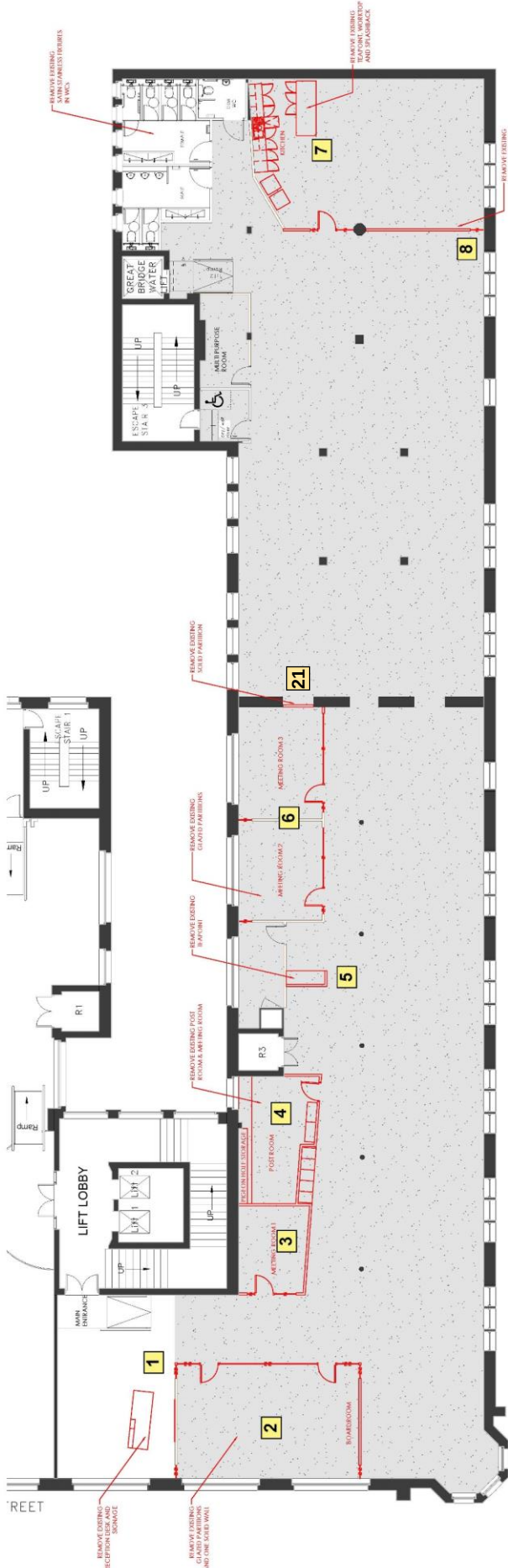
Square foot shown is based on supplied building sheet and includes all columns - subject to site survey

OLD BUILDING
EXTENSION (OBX)

ORIGINAL BUILDING

GREAT BRIDGEWATER STREET

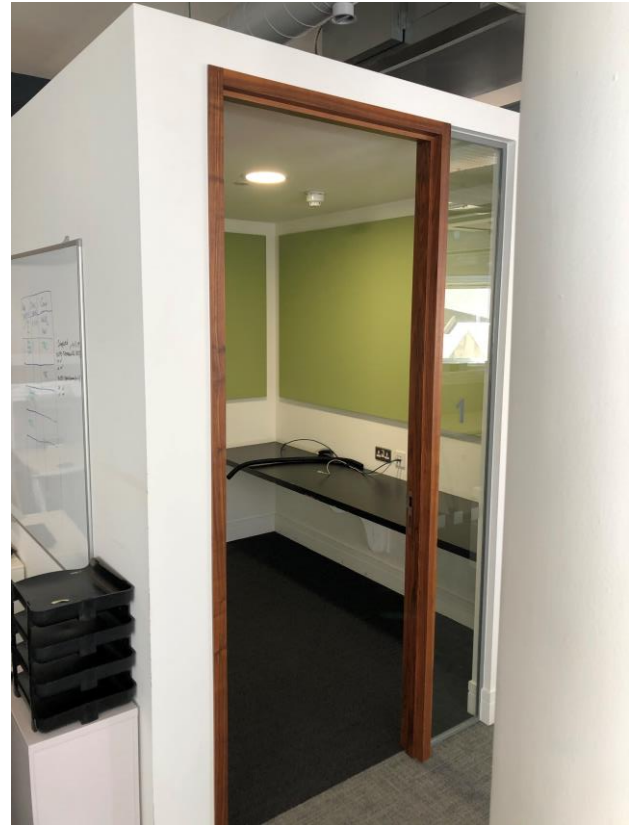
BROADHURST - 2ND FLOOR - DEMO



BROADHURST

3RD FLOOR OFFICE

EXISTING PHOTOGRAPHS: 3rd FLOOR OFFICE SUITE



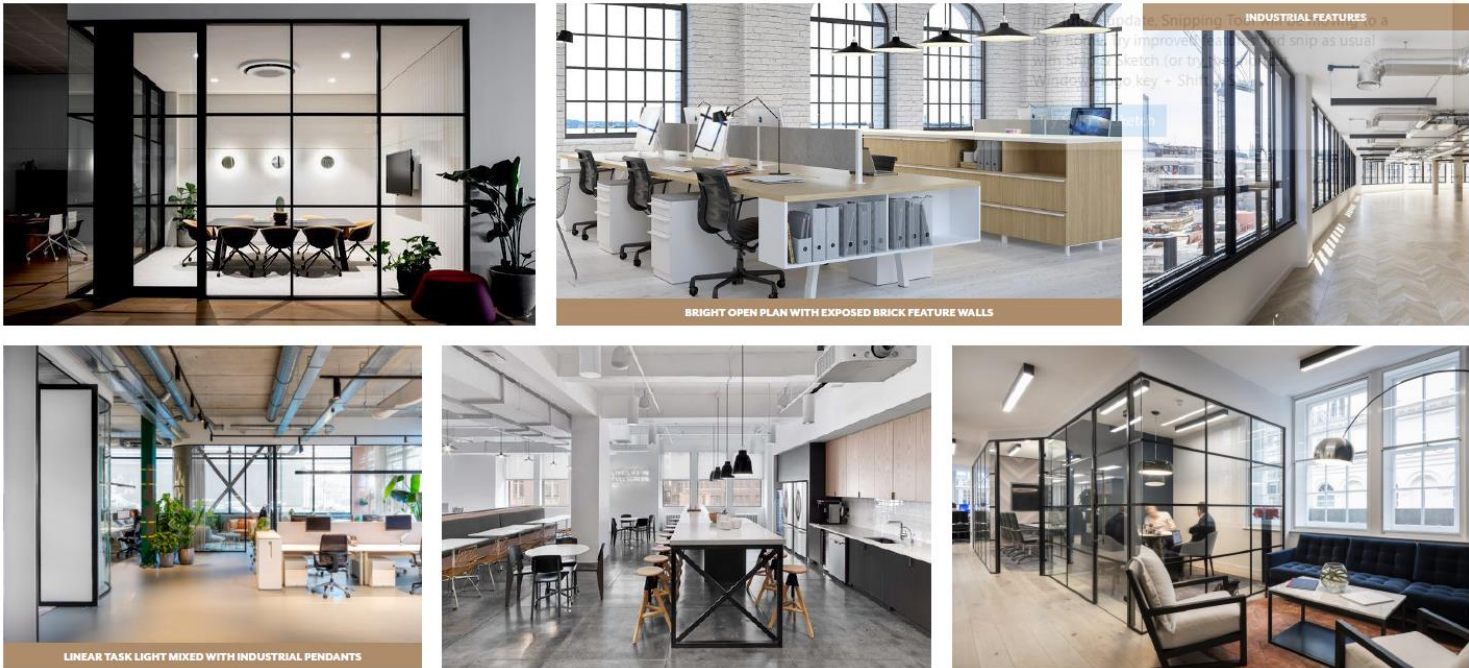
THE PROPOSAL: 3rd FLOOR OFFICE SUITE

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

1. Remove existing meeting room partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
2. Remove existing coat storage and partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
3. Remove existing reception desk, storage and partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
4. Strip out phone booth fittings and retain partitions.
5. Remove phone booth.
6. Remove existing comms room and print and copy area and strip out fixings. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
7. Remove kitchen and breakout area partitions and strip all tea point items ready for installation of new tea point. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
8. Remove existing post and printer room partitions and strip out. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
9. Remove phone room partitions and strip out. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
10. Remove existing phone room partitions and strip out fittings. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
11. Remove existing lobby room partitions. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
12. Remove existing meeting room partitions and door. Care to be taken when stripping out any item fixed to structure/surface and any damage made good.
13. New finishes to phone booth.
14. New manifestation to glazed partitions forming meeting rooms.
15. Install new white goods and touch up decoration to tea point.
16. Install new partitions and door to form tea point.
17. Fit out new tea point including furniture.
18. Refurbish existing WC's to include deep clean and replacement of satin stainless steel finishes with matt black fittings and new paper towel dispensers.
19. Install new partitions and door to form meeting room.
20. Re-decorate existing walls and paint new partitions.
21. New carpet and vinyl floor finishes throughout with the exception of the tea point and toilets where existing flooring will be retained.
22. Installation of new ceiling lights, pendants, floor lamps, feature ceiling items throughout.

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 area.

THE PROPOSAL: BROADHURST 3rd FLOOR OFFICE SUITE



Office precedent images.



General office finishes



Kitchen finishes

THANK YOU

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