



FOURWAYS

DESIGN & ACCESS STATEMENT

MAR 2021

OMIArchitects

PREPARED ON BEHALF OF
PREC ManOff PropCo 3 S.A.R.L



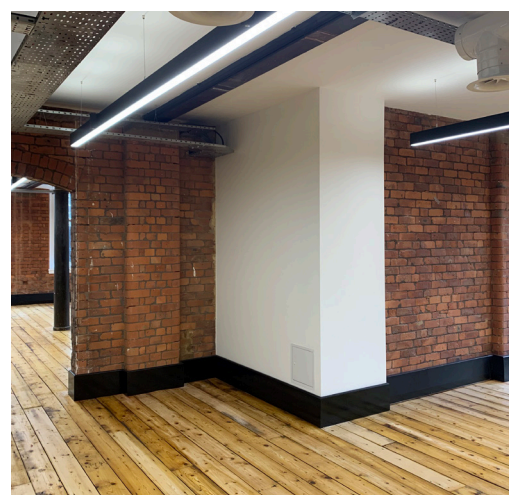
CONTENTS

1.0	Introduction
2.0	Context
2.1	The Site
2.2	Historical Context
2.3	Historical Significance
2.4	Architectural Response
3.0	Design
3.1	Layout
3.2	Mechanical & Electrical Installations
4.0	Access
4.1	Level Access
5.0	Servicing
5.1	Deliveries
5.2	Refuse
6.0	Conclusion

IMAGE
Perspective CGI view of proposed atrium - refer to (122935/LO/2019 & 123242/FO/2019)

1.0

INTRODUCTION



- 1.1 This Design and Access Statement has been prepared by OMI Architects on behalf of PREC ManOff PropCo 3 S.A.R.L in support of a detail planning submission to Manchester City Council. Its purpose is to set out the background and the principles that lie behind the proposals.
- 1.2 The proposals contained in this application involve: the inclusion of two partition walls for the separation of 2 no. office units; and the addition of 1 no. toilet cubicle and lobby within the First floor of an existing E use class office building known as Fourways House. The Grade II listed building in question was completed in 1906 and is located in Manchester's Northern Quarter.
- 1.3 Designed by J.W. Beaumont Fourways House is a large former warehouse bounded by Hilton Street, Tariff Street, Brewer Street and China Lane. Originally built to serve several different tenants across four clearly defined quarters of the building it was subsequently altered and refurbished in the 1990's to form sub-divided office space. At the same time Lizard Street was enclosed to form an atrium.
- 1.4 The office unit in question was recently refurbished to form an open plan office space as part of the overall refurbishment of the building completed in 2020 which included new entrances into the office suites via the new constructed bridge links within the existing atrium void (122935/LO/2019, 123242/FO/2019 & 125510/LO/2019).
- 1.5 The extent of the proposals can be summarised as follows:-
 - Insertion of 2 no. partition walls to subdivide the open plan office unit into 2 no. office units
 - Amended location of the toilet facility previously approved under app ref 125510/LO/2019 to the south of the north-west stair.

IMAGE

Photographs of existing vacant unit

2.0 CONTEXT



2.1 THE SITE

- 2.1.1 The site is located on the western edge of the Northern Quarter approximately 0.3 miles from Piccadilly Station. The building forms a city block which is bounded by Hilton Street, Tariff Street, Brewer Street and China Lane with the buildings primary entrance on Hilton Street.
- 2.1.2 The building is also situated at the western end of the Stevenson Square Conservation Area that was originally designated in 1987. The area is characterised by primarily 19th and earlier 20th century buildings connected with the cotton trade and with early links to both the national canal and rail networks.
- 2.1.3 Although there is much variety typically listed buildings in the area are variants of the warehouse, showroom or workshop typologies. The scale of these buildings is often large at over 6 storeys creating tight, shadowed streets. Elevational treatments vary and include both ornate building 'fronts' and more practical, simple 'backs' often with external goods hoists and cantilevered steel or iron fire escapes.
- 2.1.4 Today the area is a mix of residential, office, retail and leisure offers and the area directly adjacent to Fourways includes elements of all these uses.

IMAGE

Site location plan

2.0 CONTEXT



2.2 HISTORICAL CONTEXT

- 2.2.1 A full assessment of the buildings history and significance is outlined in the separate Heritage Statement produced by Stephen Levrant Heritage Architecture which supports this application. Therefore what follows is a brief summary of this report and how it has informed the design strategy.
- 2.2.2 Fourways House is a six-storey (plus basement) former packing/shipping warehouse constructed in 1906 by prominent local architects James William Beaumont & Sons. A former loading bay, that runs through the centre of the block (linking Hilton Street with Brewer Street) was originally a continuation of Lizard Street, but now forms the enclosed atrium of the building entrance to the building.
- 2.2.3 During the late-19th and early-20th centuries, areas of early worker's housing and other industrial buildings were demolished to make way for a new phase of shipping warehouse building, including the construction of Fourways House in 1906, and new warehouses along China Lane, Back China Lane, Dale Street and Hilton Street.
- 2.2.4 It appears that the building was originally designed to house several individual tenants, and was originally divided into four quarters, with each quarter having its own entrance and address. Each quarter was further divided into two halves to create a single address and entrance per two tenants. Over time this arrangement was modified to suit future tenants.

IMAGES

Archive photographs - note removal of ornate gables during the 1960s

2.0 CONTEXT

2.3 HISTORICAL SIGNIFICANCE

- 2.3.1 The building's exterior is relatively plain for the work of J.W. Beaumont but other than the loss of decorative gables during the 1960s it is relatively complete. Despite its plainness it contributes to the street scene and the group value of warehouses of similar date and architectural style.
- 2.3.2 Internally the building is relatively complete with atrium, goods, lifts stairs, floorboards and cast iron columns, all much as they would have been originally. For the last 30 years, the building was altered and refurbished to form sub-divided office space that has been let by different tenants and as a result, the reading of its historic fabric was compromised or hidden by later low quality additions. In 2019 and 2020, the building underwent through a series of refurbishments to provide rationalisation of its internal layout and upgrade its offer to the standard expected of today's office spaces.
- 2.3.3 The glazed brick atrium, the existence of various stairs, lifts and hoists and the legibility of the plan form contribute to the buildings significance.

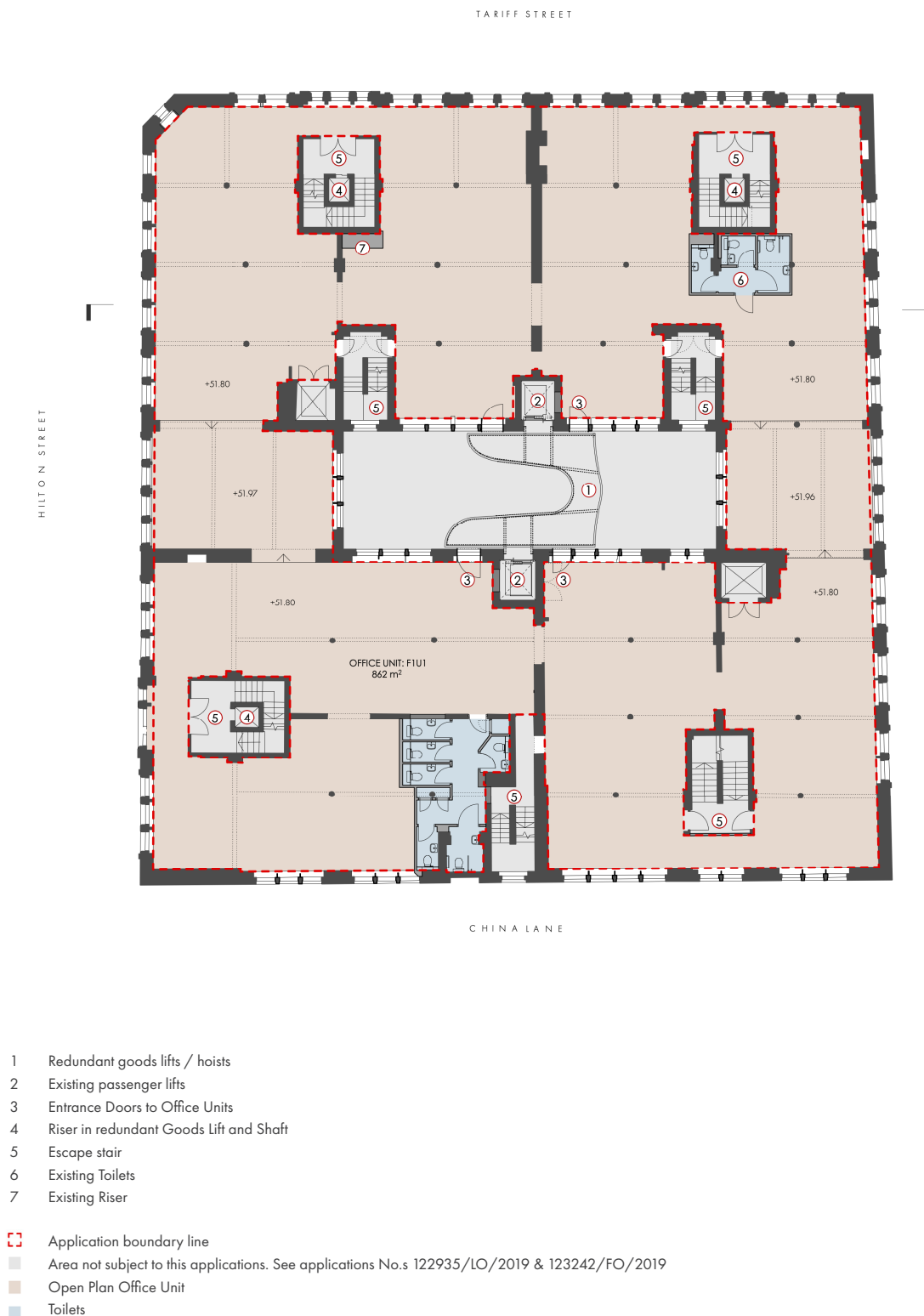
2.4 ARCHITECTURAL RESPONSE

- 2.4.4 The design strategy was developed subsequent to the initial Heritage Assessment being produced and this therefore allowed fully informed and sensitive decisions to be made from the outset. In particular the design was developed and informed as follows:-

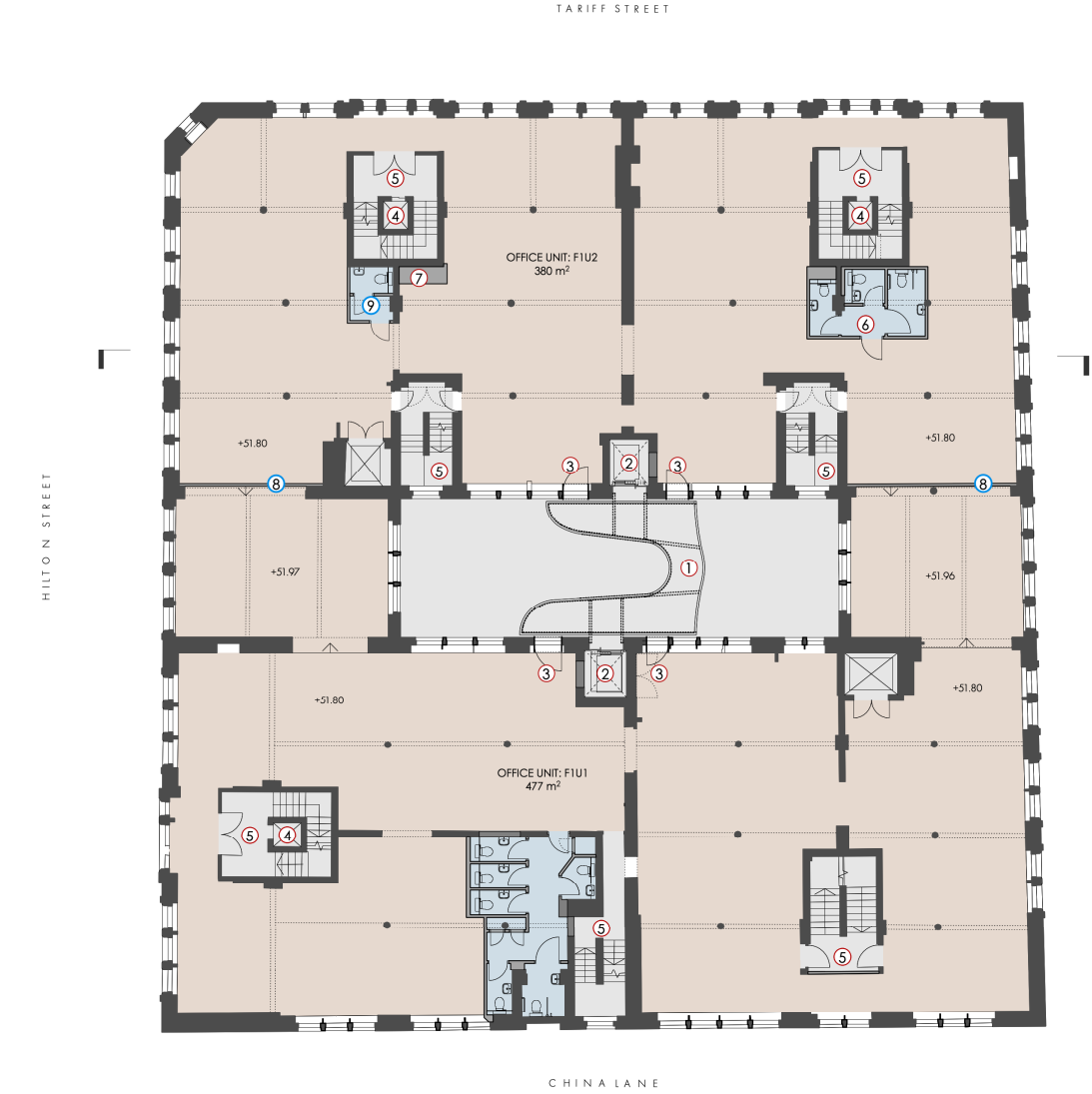
- Retention of existing exposed brickwork, timber floors, and redundant steel doors
- Retention of existing glazing arrangements
- No demolition works are proposed

IMAGE

Level 01 plan showing existing plan layout



3.0
DESIGN



- 1 Redundant goods lifts / hoists
 - 2 Existing passenger lifts
 - 3 Entrance Doors to Office Units
 - 4 Riser in redundant Goods Lift and Shaft
 - 5 Escape stair
 - 6 Existing Toilets
 - 7 Existing Riser
 - 8 New Proposed Partitions
 - 9 New Proposed Toilet
- Area not subject to this applications. See applications No.s 122935/LO/2019 & 123242/FO/2019
- Open Plan Office Unit
- Toilets

3.1 LAYOUT

3.1.1 The proposals are based on a light touch approach with new partitions designed to be of lightweight construction so that they are easily reversible. Redundant steel hoist doors will be retained. The new toilet cubicle is proposed to re-use the existing riser, and is located on the corner of the stair core to avoid visual obstruction.

3.2 MECHANICAL & ELECTRICAL INSTALLATIONS

3.2.1 A complete overhaul of the previous heating, ventilation and lighting arrangements has already been undertaken as part of the refurbishments done recently accross the building (see 125510/LO/2019). No changes to the reflected ceiling plan are proposed.

IMAGES

Proposed plan

4.0 ACCESS

4.1 LEVEL ACCESS

- 4.1.1 Access to this unit is comprehensively covered in applications 122935/LO/2019 & 123242/FO/2019 and therefore the below is provided as a summary only.
- 4.1.2 Level access exists to all offices floors and the recently completed works that included the reorientation of the lift and the provision of bridges across the atrium (out lined in applications 22935/LO/2019 & 123242/FO/2019) have provided greater flexibility and resilience to the overall access to the building.

5.0 SERVICING

5.1 DELIVERIES

- 5.1.1 Deliveries to theses units is covered in applications 122935/LO/2019 & 123242/FO/2019 with the buildings main reception acting as a mediator directing deliveries to the unit as necessary.

5.2 REFUSE

- 5.2.1 The refuse strategy for these units is covered in applications 122935/LO/2019 & 123242/FO/2019 with a new bin store at ground level provided for B1 office tenants.

6.0 CONCLUSION

6.1 CONCLUSION

- 6.1.1 The proposals outlined in this application seek to allow for the subdivision of no. 1 floor plate into two office units. The provision of new WCs, and modern mechanical and electrical installations are in line with current expectations for high-quality office accommodation.
- 6.1.2 No demolition of the existing fabric is required, therefore the proposals are considered to be as unintrusive and sensitive as possible to the historical fabric and reversible.
- 6.1.3 In providing these changes it will secure the on-going occupancy and therefore the listed buildings future as viable office building.

