

The Tootal Buildings

DESIGN & ACCESS STATEMENT LISTED BUILDING APPLICATION FOR BASEMENT SHOWER & CYCLE STORE REFURBISHMENT

56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 03

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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 development and refurbishment of the tenant shower and change facilities in the sub basement of Broadhurst at The Tootal Buildings and the improvement of cycle parking provision in the basement. 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: Helical Plc, 35 Dale Street Manchester M1 2HF

Site

Broadhurst part of the The Tootal Buildings 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. 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 current 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. In response to an increasing number of tenants using alternative methods to commute such as running and cycling, the existing shower, change and cycle store facilities have become under catered and are in need of refurbishment. The client wishes to increase the facilities available, which are located in the basement and sub basement and upgrade the provision to encourage tenants to make more use of the space. 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

Existing Floor Plans

Proposed Floor Plans

Heritage Statement

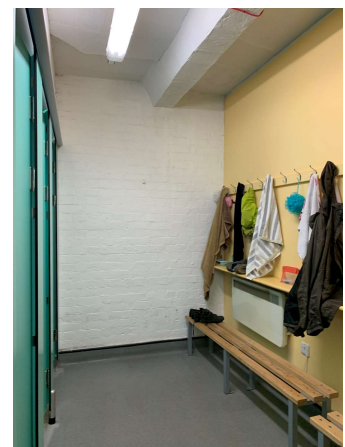
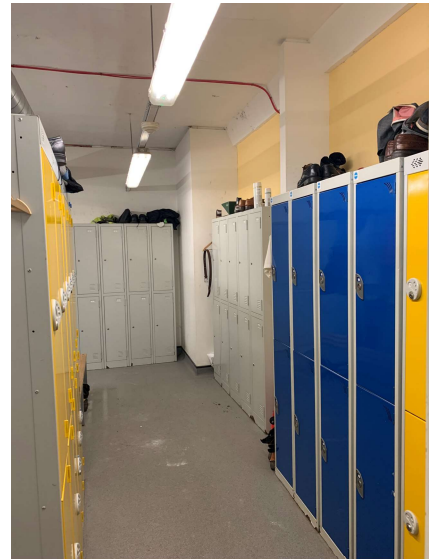
Sections

THE PROPOSAL: SHOWERS

Description & Layout

The shower facilities can be found in Broadhursts sub basement and can be accessed from the main reception lobby or through the subterranean car park. The proposal looks to extend the facilities into the adjacent vacant store room providing additional shower cubicles, introducing wcs and increasing the locker, bench and vanity provision.

The female area will provide ten shower cubicles, one 'superloo' wc and a vanity unit whilst the male area will offer ten shower cubicles, one 'superloo' wc and four shaving basins. Robust and contract grade fixtures and fittings are proposed with a design element to avoid looking too institutional. High quality finishes will provide an element of luxury and elevate the scheme. New practical and decorative lighting will be installed and all mechanical and electrical installations upgraded to ensure a safe and healthy environment is provided. New anti-slip flooring will be installed and the existing soffit will be underdrawn in plasterboard ready for a painted finish. The new services and ducting will be exposed to retain the industrial nature of the space.



Photographs showing the existing facilities

THE PROPOSAL: SHOWERS

FINISHES, FIXTURES & FITTINGS



SURFACE MOUNTED
LINEAR LIGHT



VANITY WALL LIGHTS



DOOR & LOCKER
COLOURS

EXISTING BRICK
EXPOSED IN PARTS



OFF WHITE SUBWAY TILE LAID
BRICKBOND TO COMPLIMENT
THE EXISTING GLAZED
BRICKWORK



SHOWER ROOM & LOBBY FLOORING

thefridayproject



BRASS COLOURED BASIN



BLACK BASIN TAP



OAK TIMBER BENCHES



MIRROR WITH REAL PLANTING



VANITY STOOL



BLACK SHOWER
HEAD & MIXER

TFP

THE PROPOSAL: CYCLE STORE

Description & Layout

The cycle store can be found in Broadhursts basement and can be accessed from the main vehicular access off Great Bridgewater Street to the subterranean car park. The proposal looks to extend the facilities into the adjacent vacant store rooms providing an increase in cycle parking using a variety of secure and robust unit types, including charge points for electric bikes and a bike repair unit. Vehicle access to this area will be suspended.

A new entrance screen and double door will be installed to make the area secure, controlled with an access card. The area will be enhanced with new lighting, wall decoration, graphics and new flooring

A total of 167 cycle parking spaces will be provided (an increase from 50) using a mix of the following;

89no. semi vertical cycle racks

62no. free standing hanging cycle racks

16no. sheffield stands

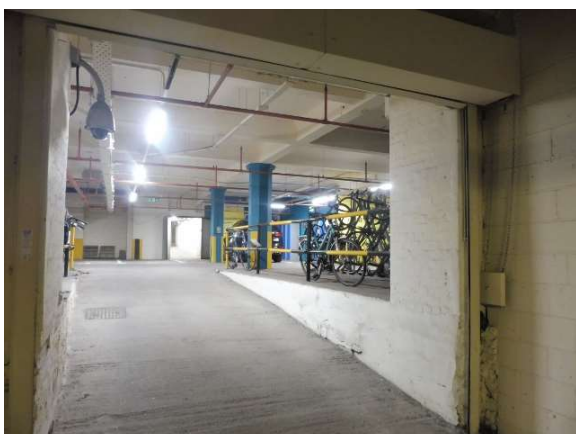
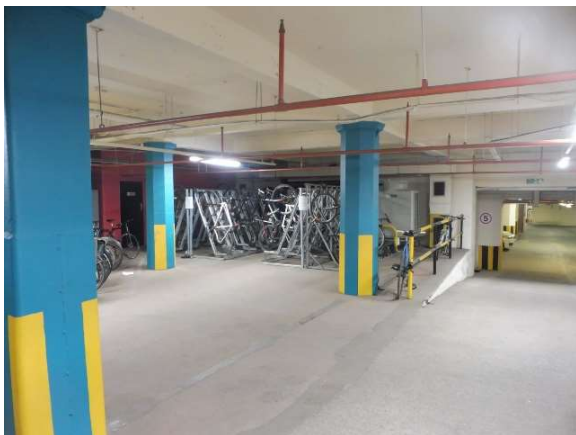
3no. e-bike charging zones

These facilities will be supported with the following;

1no. bike repair stand

9no. lock store rails

3no. usb charging lockers



Photographs showing the existing facilities

THE PROPOSAL: CYCLE STORE

Semi vertical racks



Freestanding vertical racks



Sheffield stands



Bike repair station



Lock rack



Images of proposed equipment to be installed.

THE PROPOSAL continued

Scale

The proposed new shower and cycle facilities are considered to be in keeping with the scale of the office provision and tenant requirements, providing an improved and much valued facility. Extending into the adjacent store rooms brings unused spaces back into a functional area, meaning an increase in the number of showers by five for male area and seven in the female area and an increase of 112 cycle spaces in the basement.

The proposal has been developed and led by tenant feedback and aims to encourage more users of the space. New and more secure lockers will provide tenants with a space where they can safely store their possessions whilst using the facilities and the introduction of hairdryers, straighteners, ironing stations and a towel service will assist with the aim.

Character

By their nature, the basement and sub basement areas offer little in the way of historical features and the majority of fixtures have unfortunately long been removed. However, in the sub basement there are a series of arches of which the vertical face is glazed brickwork. It is the intention to retain these openings, refurbish and highlight the brickwork using architectural lighting. The original steel doors to the risers are still in place and will also be retained and refurbished to emphasise these historical features.

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

COMMUNITY, ACCESSIBILITY & ENVIRONMENT

Community

The proposed new facilities will be installed in the basement and sub basement of a private property and therefore do not adversely affect community safety. The basement can only be accessed by tenants with access control cards preventing members of the public from entering the two areas. The addition of extra secure lockers will allow all tenant possessions to be stored safely and out of site, discouraging any potential theft.

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 recent reception refurbishment.

The basement cycle store is fully accessible via the vehicle ramp, where there is a lift to the office floors above. However the sub basement is not wheelchair accessible and due to the constraints of the existing building it is not possible to provide wheelchair access to the sub basement where the showers are located. Locating the showers at basement level has been explored but is not possible due to the amount of cycle spaces required.

COMMUNITY, ACCESSIBILITY & ENVIRONMENT continued

Environment

Sustainability is always at the forefront of any proposal undertaken by XLB Property and so the following measures will be installed to address the cause;

- Dual coil hot water cylinders powered by a solar thermal installation at roof level.
- 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 installation of a new and extended shower facility and cycle store. The proposals comprise of a modest addition to the building, being complimentary to the historical and new design elements whilst not affecting the access into or around the building.



Existing photographs of the vacant sub basement area into which the shower facilities will be extended



Existing photographs of the unprepared basement rooms where cycle parking will be extended 9