

BRIDGEWATER HOUSE

WHITWORTH STREET, MANCHESTER

LBC SUPPORTING DOCUMENTATION

PLEASE READ IN CONJUNCTION WITH DRAWING PACKAGE & HERITAGE STATEMENT

THE FAIRHURSTS DESIGN GROUP

FDG
fairhursts design group

Basement // Proposals

BRIEF

The buildings owner and asset managers are keen to promote the importance of health and wellbeing to their tenants. Therefore, brief is to provide further changing rooms, lockers and shower facilities for cyclists that occupy the building. Especially with the recent council investment in biking infrastructure across the city, we feel this is the only option for this building and for the circa 2,000 people who occupy it. Currently the ground floor has a small provision, which is too low for the now fully occupied building.

BASEMENT

The only vacant and sufficient space in the building is located in the basement, where the original toilets are. This space has been vacant and under utilised for many years and therefore is the ideal location in the building. The room boasts windows to the north east elevation, looking onto Atwood Street, therefore natural light can penetrate the space, albeit through frosted glass panes for privacy. There is also a blocked up entrance door north of the room, which will be the ideal direct access from Atwood Street. Extra cycle storage will be located outside, around the back of the building.

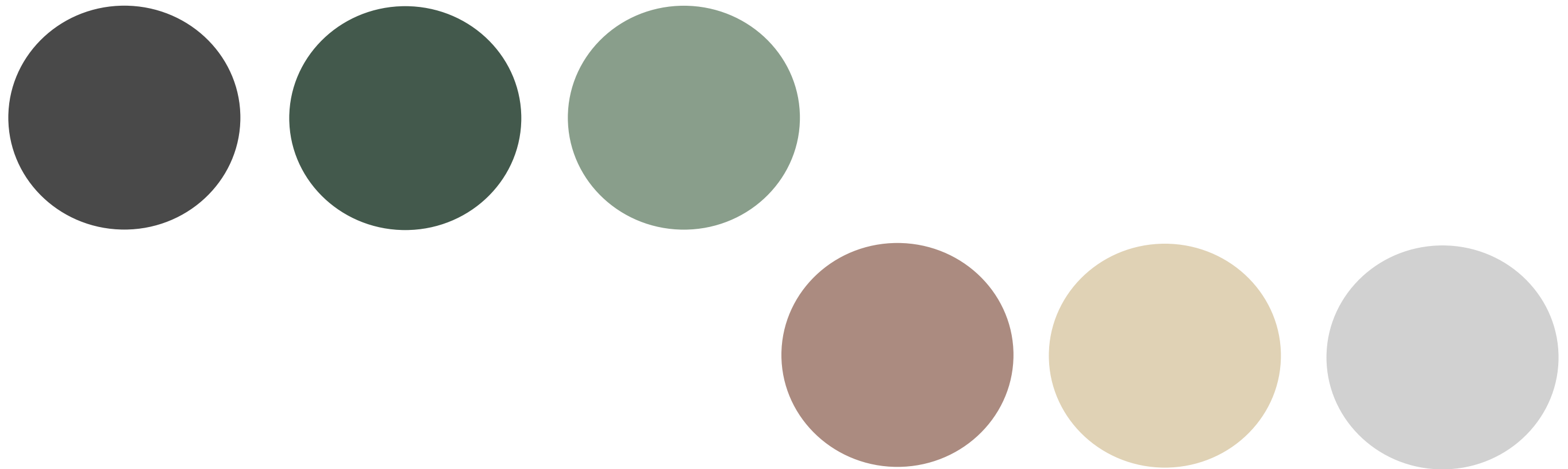
As Bridgewater house is Grade II listed the existing finishes will be restored and retained where possible. The glazed wall tiles will be restored and any missing or broken will be replaced, with a collection of existing tiles that are currently been stored within the building. The existing toilet cubicles are incomplete, some are damaged and have no doors. They also are not full height and the internals are too narrow, meaning they would not be sufficient to use as shower cubicles. The panels are relatively plain but feature a molded top, which suggests they have some heritage value and therefore we propose to restore and relocate them to another part of the basement. By removing these panels, it allows us to provide the tenants with 12 unisex super-showers and a further two WC's to the basement level. This is an addition to the small provision currently on the ground floor and would suit the buildings occupancy. Alongside the showers we can also provide a drying room, cleaners cupboard and an abundance of lockers.

Concept & Palette // Heritage

Bridgewater House, Manchester was built by Harry. S Fairhurst in 1912 as a shipping warehouse.

The concept for the basement and sub-basement has derived from the heritage of the building and the traditional elements that still feature throughout. Inspiration from well-renovated historical buildings such as; The Principle Hotel and Victoria Baths will be taken into consideration when it comes to preservation of historical aspects.

This natural colour palette has a contemporary twist on the existing features and will be used throughout the scheme in a tasteful style; giving the space a fresh aesthetic whilst complimenting the heritage palette.



Materiality // Contemporary meets traditional



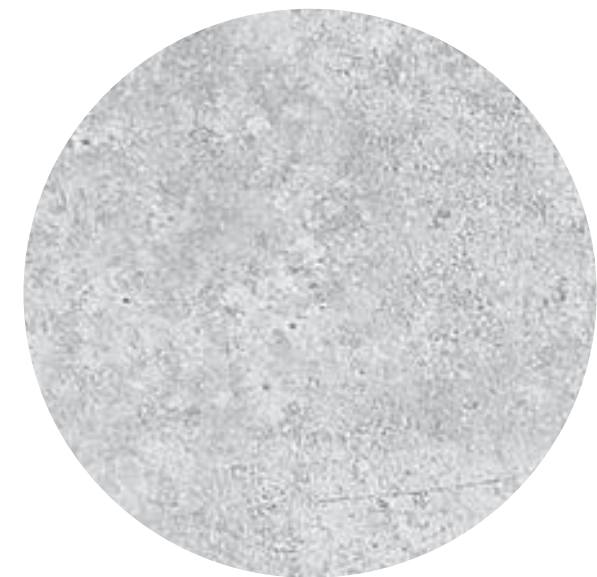
EXISTING GLAZED
TILES



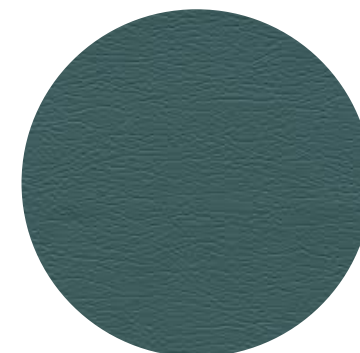
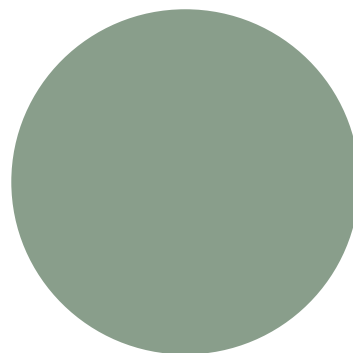
WALNUT DOORS &
CUBICLES



TILES TO NEWLY
FORMED WALLS

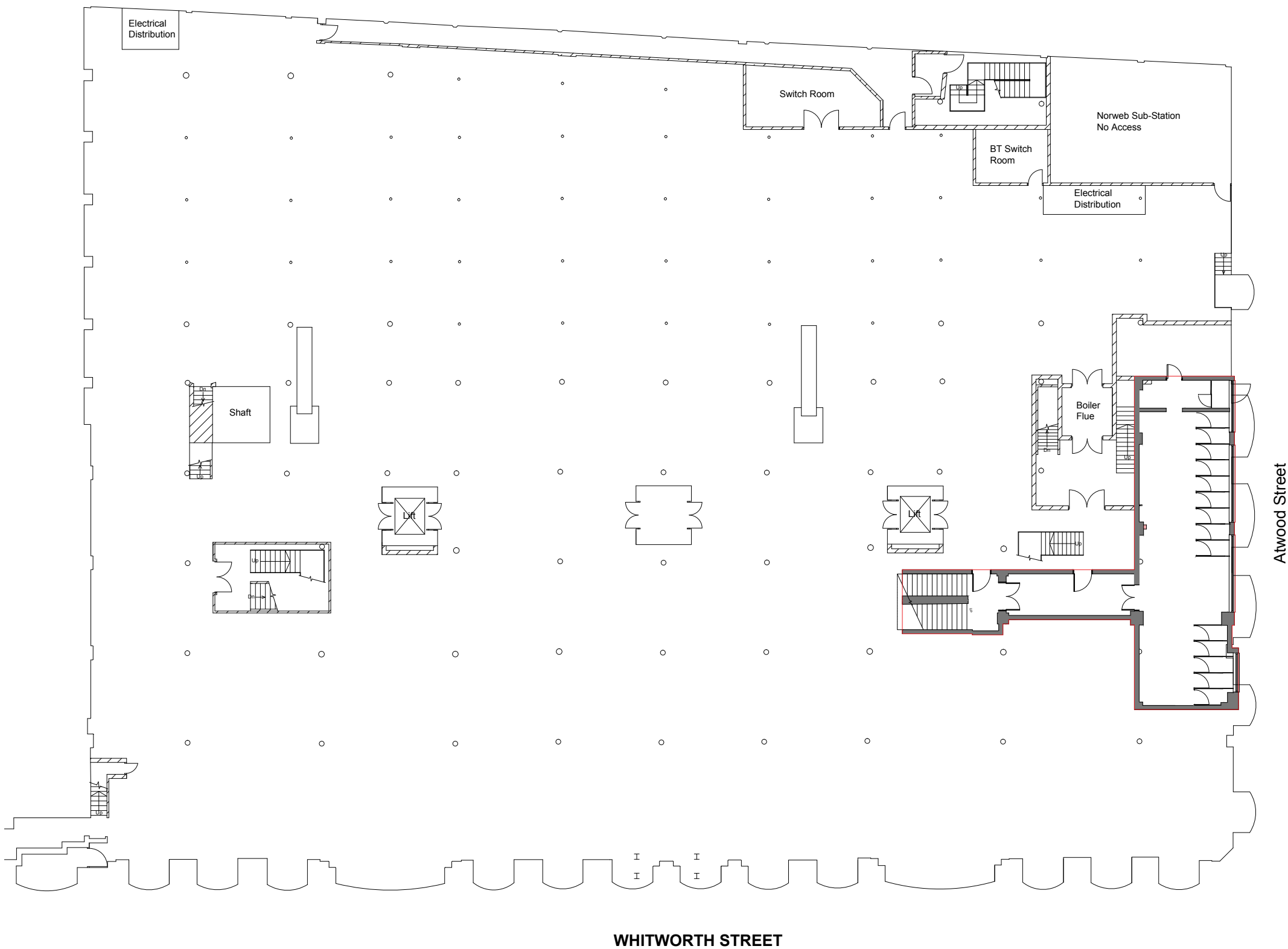


CONCRETE EFFECT
VINYL



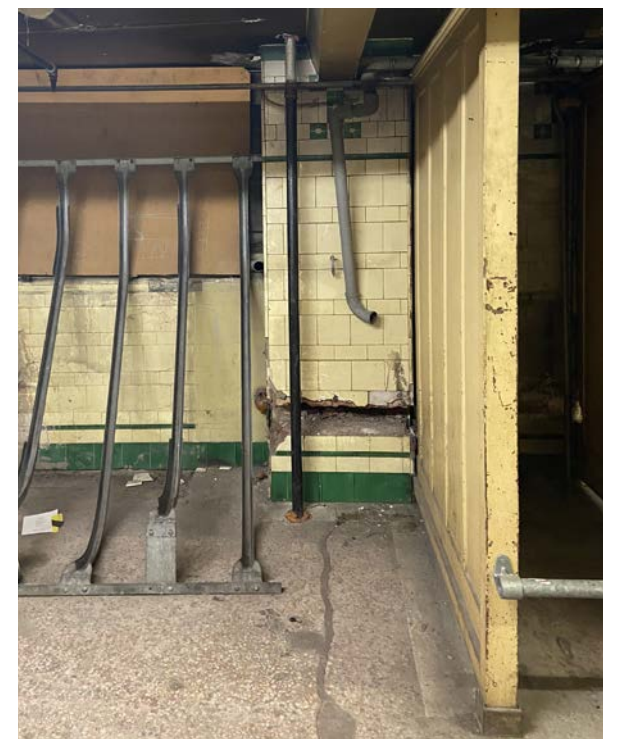
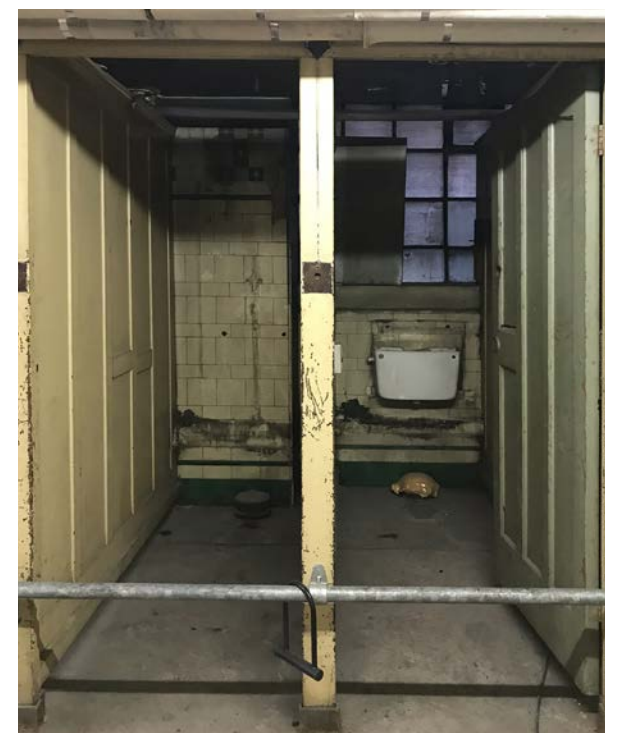
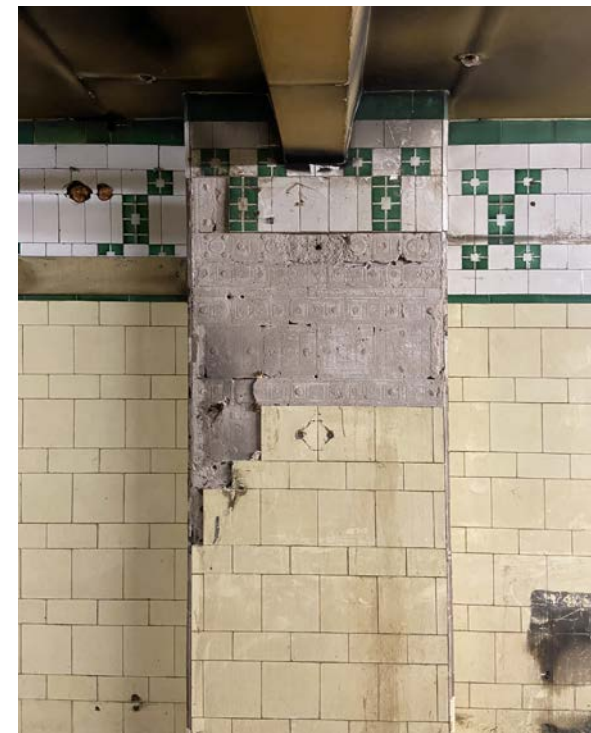
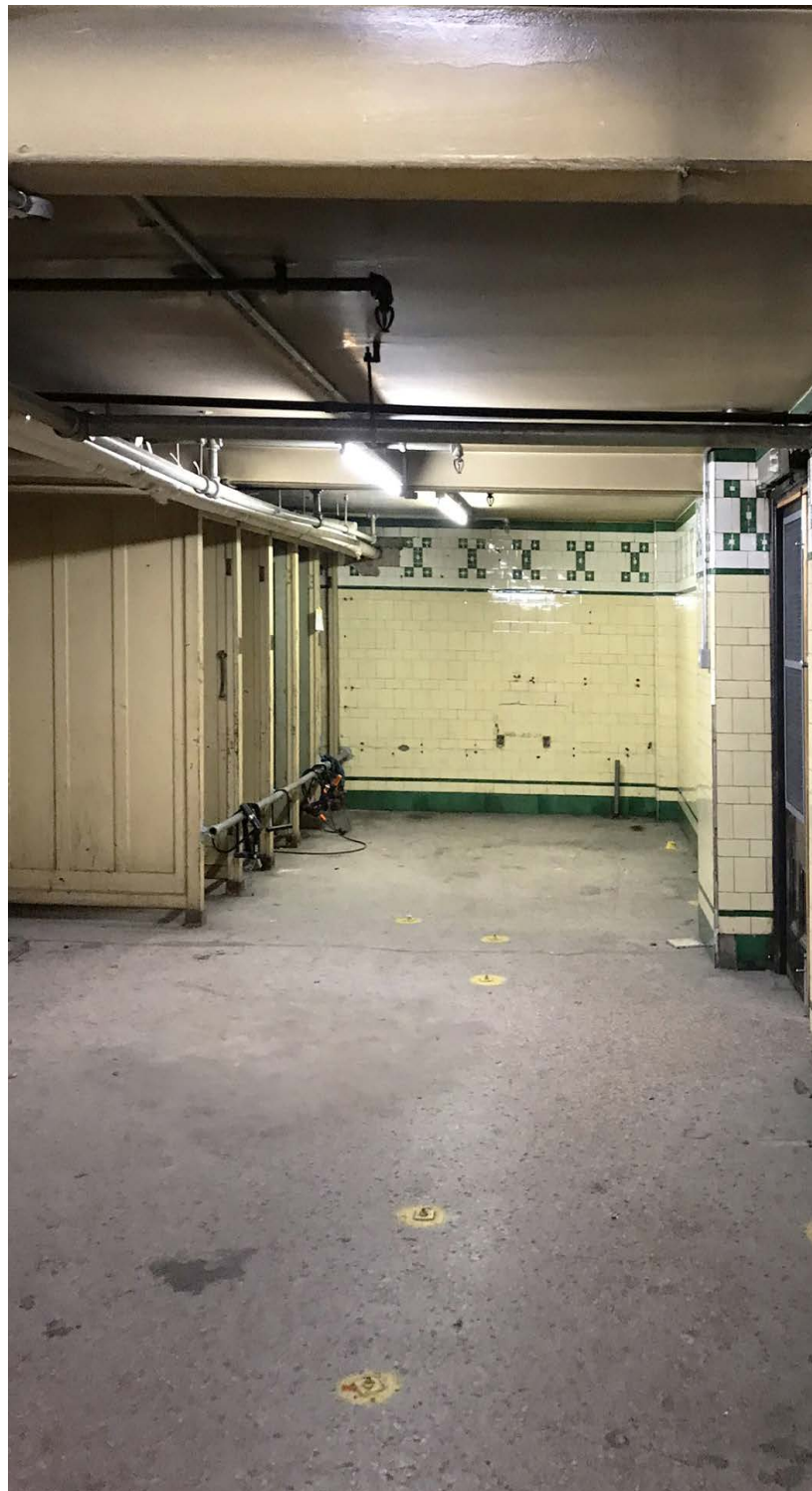
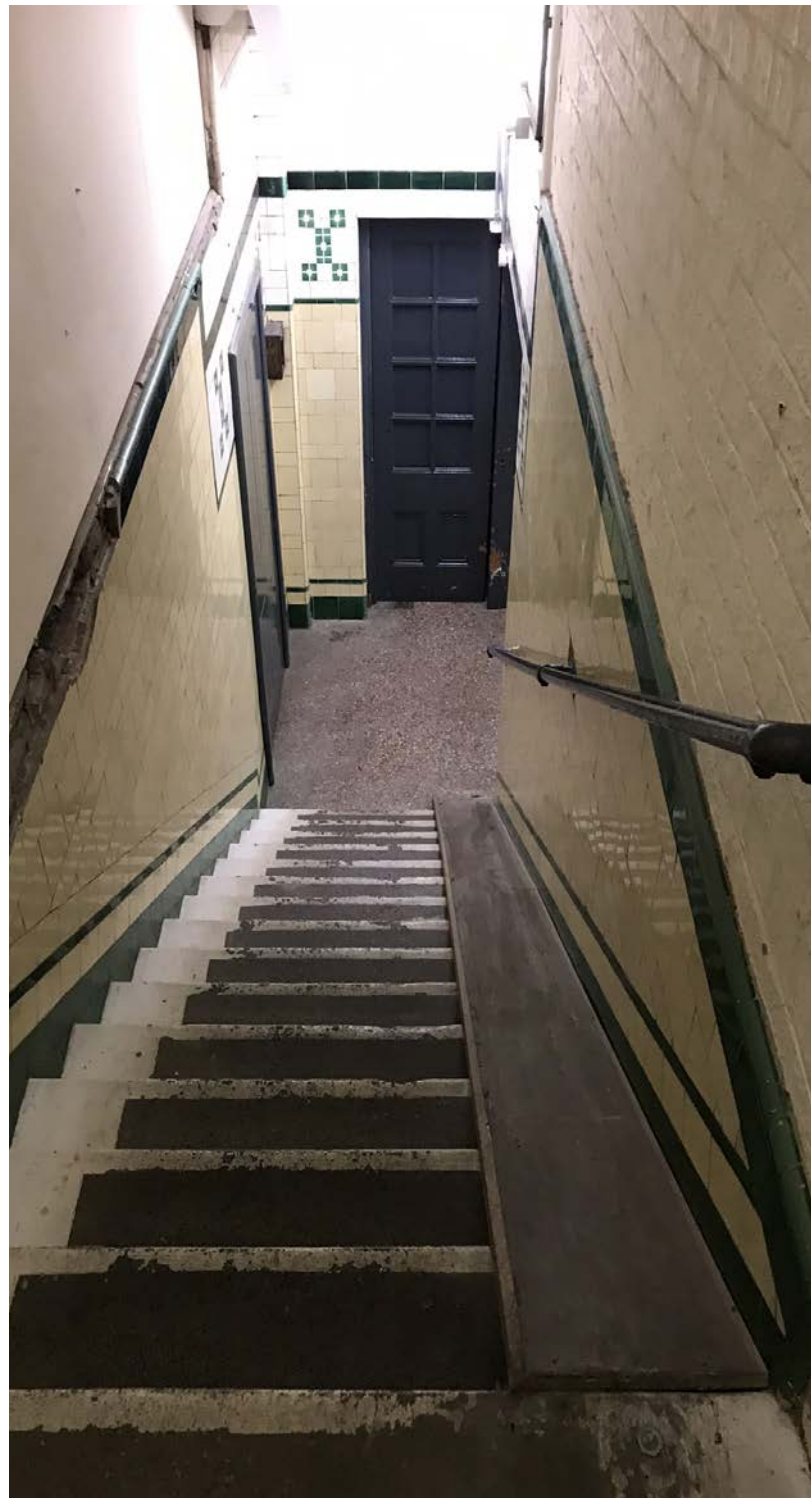
accent finishes

Basement Plan // Existing



Basement // Existing

Existing photographs of the route down to the basement and the condition of the space



WC's & Showers // Look & Feel

A classic look & feel to compliment the buildings heritage and align with the existing, retaining finishes.

Proposed Works:

- Cut off floor bolts and make good the terrazzo flooring, where possible.
- Clean wall existing wall tiles and used reclaimed ones in BWH storage to replace broken tiles.
- Clean ceiling and spray
- Remove cubicles to align with chosen layout
- Sand, restore and stain/paint retaining cubicles to be used within the yoga space.
- Add stud-partitioned walls to suit plan layout and new doors. New tiles to stud walls to match existing tiles.
- Install new toilets, showers and draining to suit
- Vanity units with sinks, mirrors and stools. Mirrors to be wall and ceiling mounted due to windows behind vanities.
- Off-the-shelf lockers to be installed within the showers but also the corridor.



Sanitary Specifications // Traditional & Timeless



Lockers // Look & Feel

A classic look & feel to compliment the buildings heritage and align with the existing, retaining finishes.

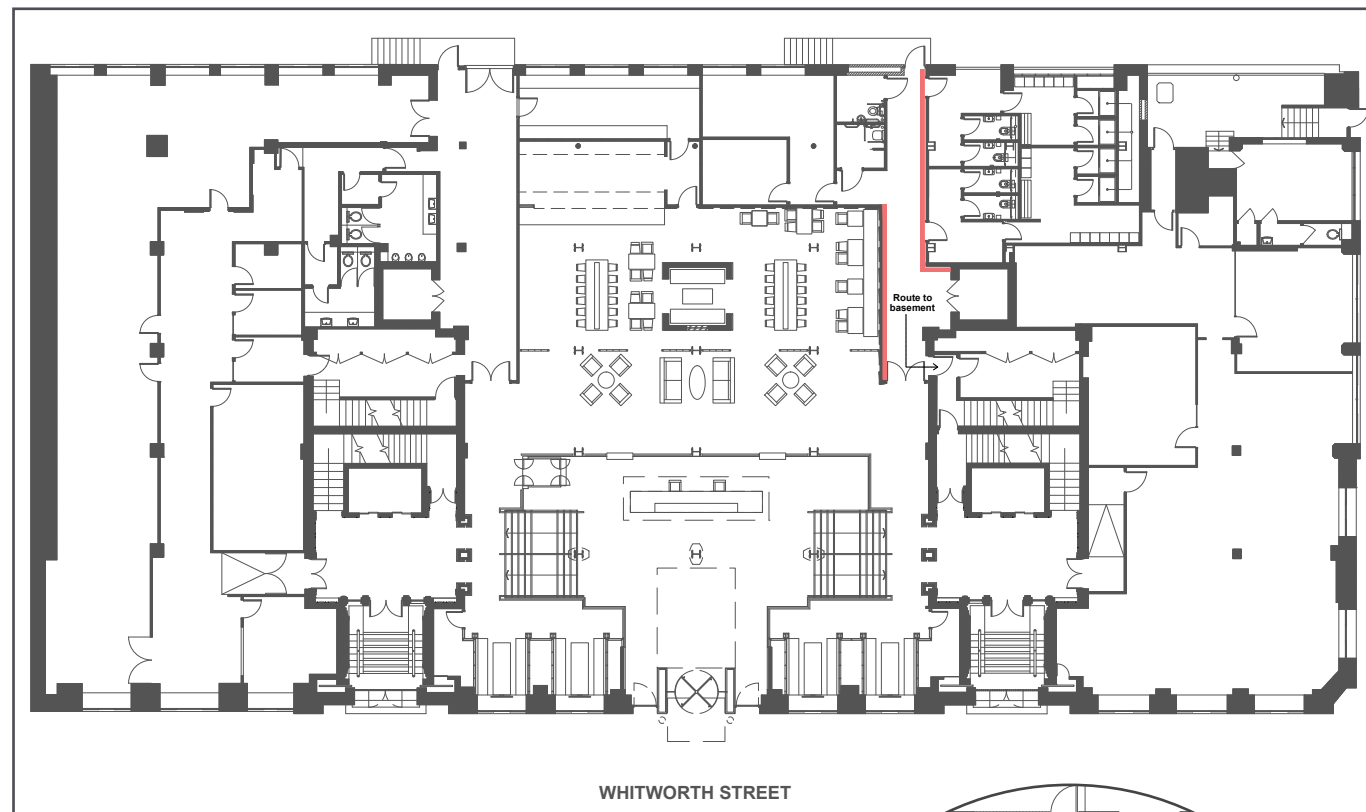
Proposed Works:

- Make good of tiles to the corridor
- New lighting
- Floor finish and ceiling finish to match shower room
- New lockers with digital locks.
- Walnut & Black signage and wayfinding

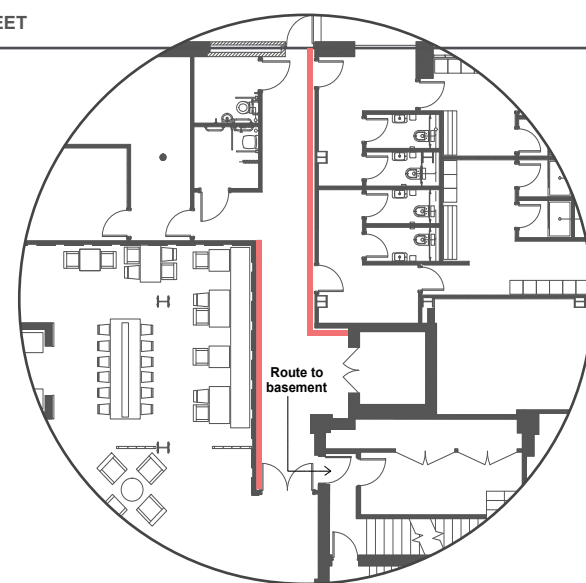


Panelling

Existing cubicles from the toilet are to be made good, sanded, restored and painted, before relocating them within the ground floor corridor (doors to basement located here). The panels will be slightly short of the ceiling height and therefore the above will need to be painted to match. The below plan indicates the two walls to which the panelling is proposed. Painting them white will hide any areas which are damaged and give a fresh/clean aesthetic to this space whilst adding continuity throughout floors.



Ground Floor Plan



Existing GF corridor



Existing Panels



Precedent imagery



Precedent imagery

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