

MARCH 2020

OBi

DESIGN &
ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR
LISTED BUILDING CONSENT

OBi

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- Appendix I Heritage Appraisal

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INTRODUCTION

This Design and Access Statement has been prepared by OBI on behalf of Oodle Financial Services Ltd to document the scope and detail of the internal fit-out works for the fifth, sixth and sixth floor mezzanine of 9 Great Ancoats Street, Manchester, M4 5DL, known as The Express Building.

This accompanies an application for Listed Building Consent. The design and access statement has been written in accordance with the guidance provided within The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The special architectural and historic interest of The Express Building is recognised by its Grade II* Listed designation. The significance of the building, as a whole, lies in its art-deco and modernist style

The Express Building has undergone significant internal and external CAT A refurbishment. Which was granted Listed building consent on 6 November 2017 with application number: 118002/LO/2017. The conditions attached to this granted application have been utilised to inform the CAT B internal fit-out that this Design Access Statement details.

COMMUNITY CONTEXT

Manchester Victoria



- Express Building
- Northern Quarter
- Ancoats Conservation Area



1.

Manchester Piccadilly



OBI

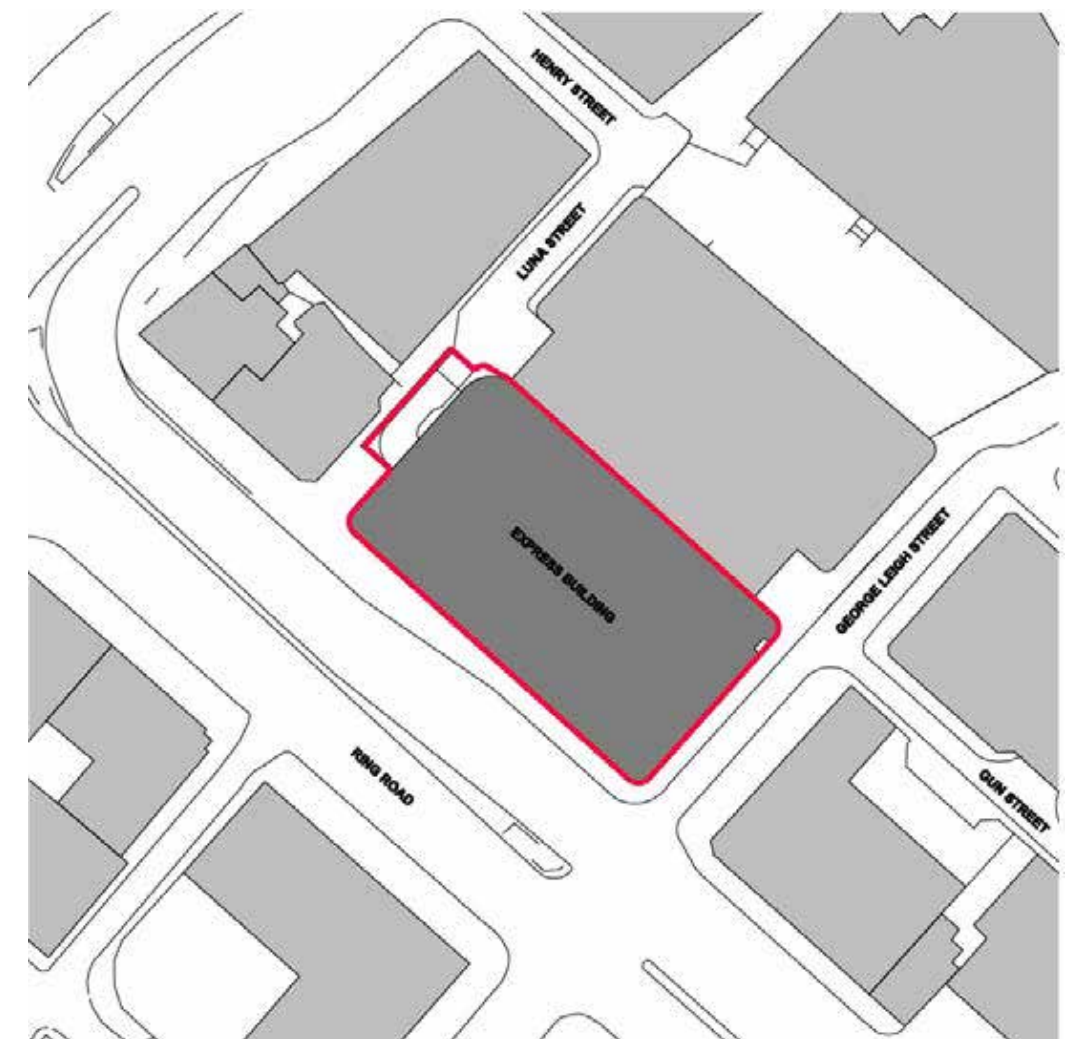
The Express Building, 19-21 Great Ancoats Street, Manchester, M4 is located within the Ancoats Conservation Area, there are several other listed buildings in the vicinity.

Proximity to the Northern Quarter and a 15 minute walking distance to two major rail stations afford a reasonably well connected office environment.

The presence of the ring road just outside the doorstep of the building allows good access by car from in or outside Manchester.

The adjacent photograph shows the position of the site located on the intersection of Great Ancoats street and Oldham Street.

- 1 Google Earth
- 2 Site plan



2.

EXPRESS BUILDING HERITAGE

The Daily Express Building as we see it today is formed from a number of extensions and alterations throughout its history. Originally constructed in 1939 as a single block building, the building was formed in sections to enable the continual operation of the internal printing presses during its construction.

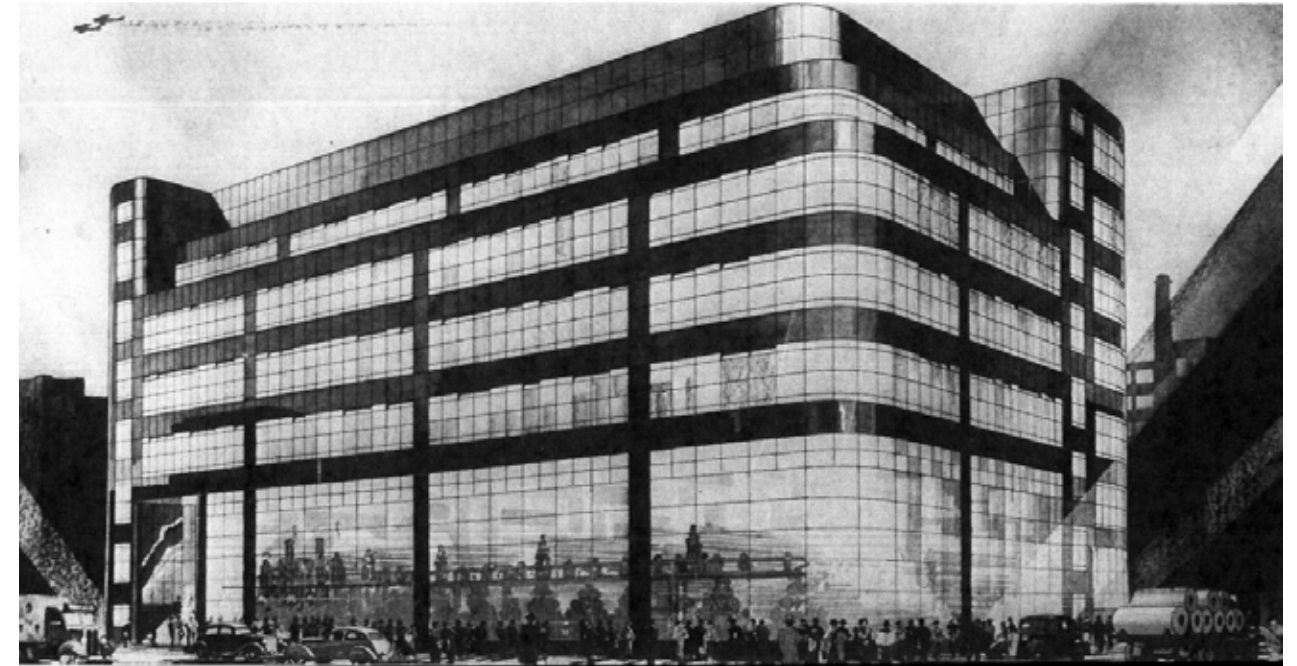
The presence of Whittaker's Furniture Store on the site forced the architect Sir Owen Williams to mould the building's form around the existing building, creating an incomplete corner on the West elevation.

The significance of the building can be attributed to:

- A unique example in Manchester of a 1930s printing press works.
- The building was one of three designed with the involvement of the renowned architect and engineer Sir Owen Williams.
- A distinctive futuristic/modernist aesthetic with modern materials such as Crittal framing and concrete.
- The building was consciously designed as an iconic landmark, with large signage and its printing hall exposed to the street.

The building is recognised for its significance through a Grade II* Listing.

Please refer to 'Appendix H' for the Heritage Appraisal document.



Original artist's impression



The Express Building 2016

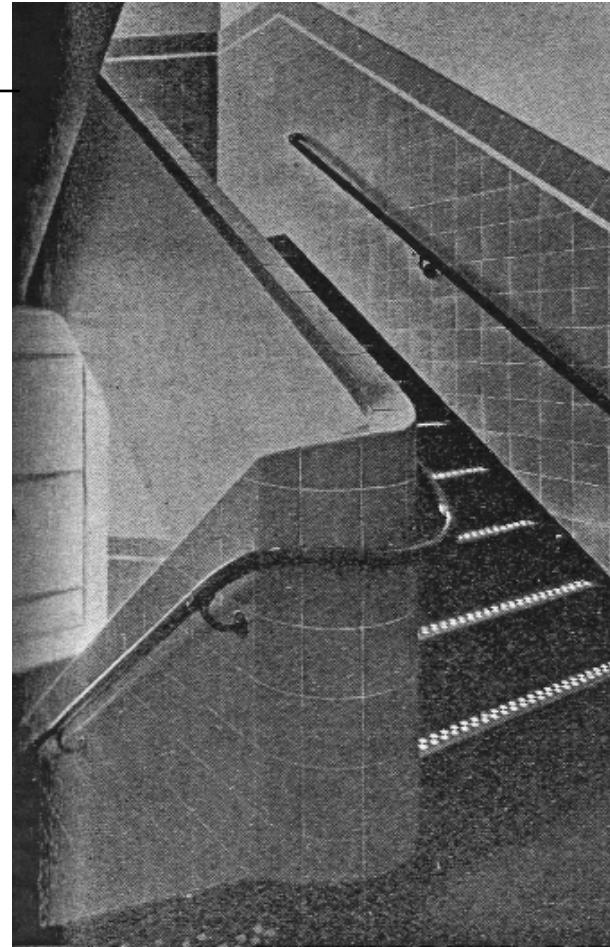
ORIGINAL INTERIORS

The adjacent images show the internal qualities of the original building.

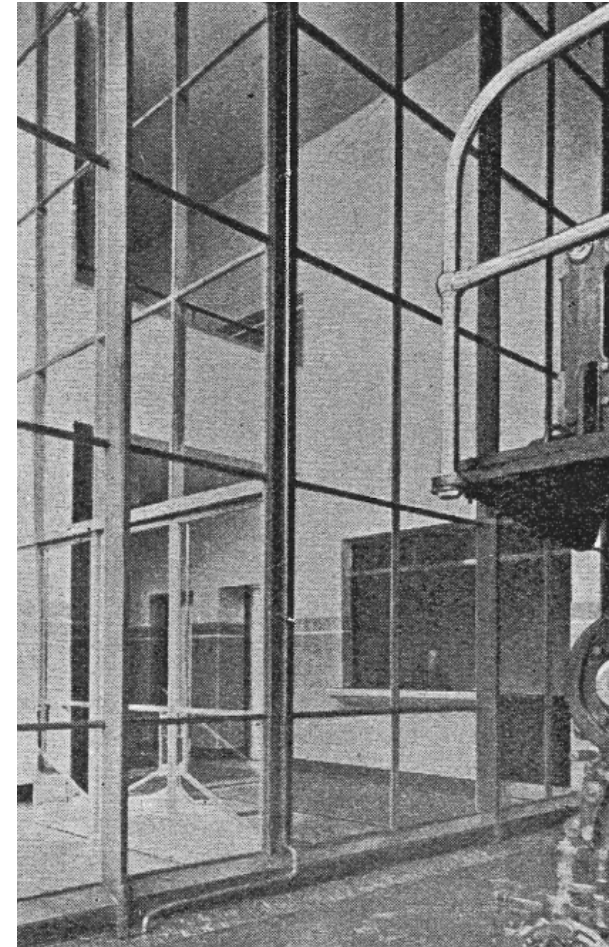
The photographs show the minimal styling and functional approach to interior design that is in contrast to the other Express Buildings designed by Owen Williams.

This is particularly true of the London branch of the Daily Express on Fleet Street with its very ornate art deco interior designs. Unfortunately nearly all of the original finishes were removed during the 1995 works leaving little trace of the original aesthetics.

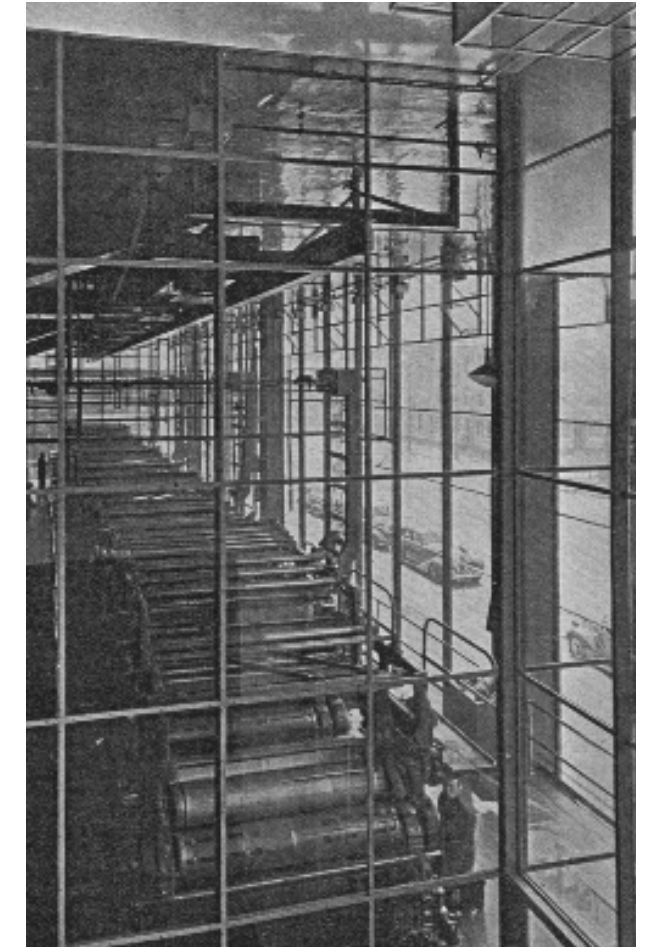
The last remaining finishes elements are the dark quarry tiles and chequerboard nosings of the escape stairs. However these have been badly damaged the extent to which is yet unknown as they are currently covered by carpet tiles.



Main escape stair showing dark floor tiling and chequerboard nosings (1939)



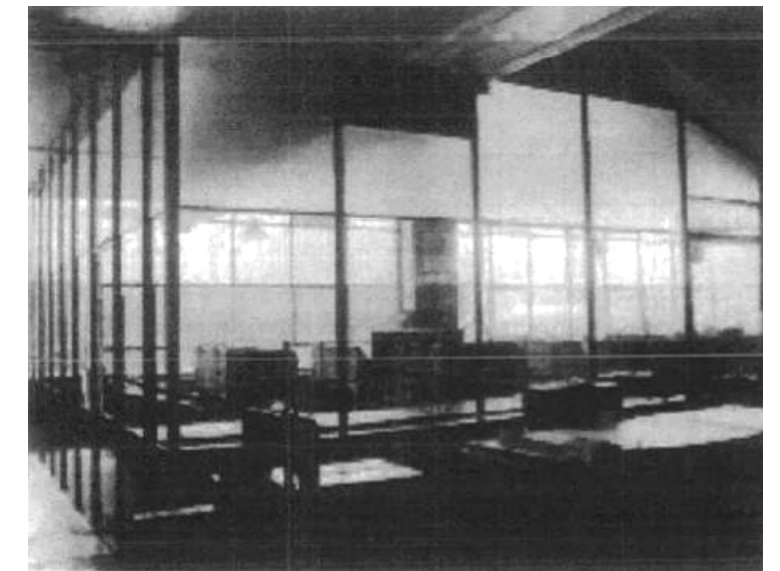
View from main print hall back toward reception (1939)



View from first floor landing adjacent to escape stair overlooking print hall (1939)



Typical upper level office area interior (1939)



Partition office constructed in square steel framed glazing (1939)



SCOPE OF OFFICE INTERIOR REFURBISHMENT

THE SCOPE OF OFFICE INTERIOR REFURBISHMENT

Oodle Financial Services Ltd will occupy the office suite areas of the fifth, sixth and sixth floor mezzanine of the Express Building.

About Oodle Financial Services

oodle are a financial services broker focussed on providing innovative tech solutions to enable their customers to have a simple, streamlined process when purchasing a car. This ranges from loan approvals to searching for new cars.

Strip-out

The proposed internal works seek to retain in entirety the CAT A refurbishment works which have been granted Listed Building Consent on 6th November 2017.

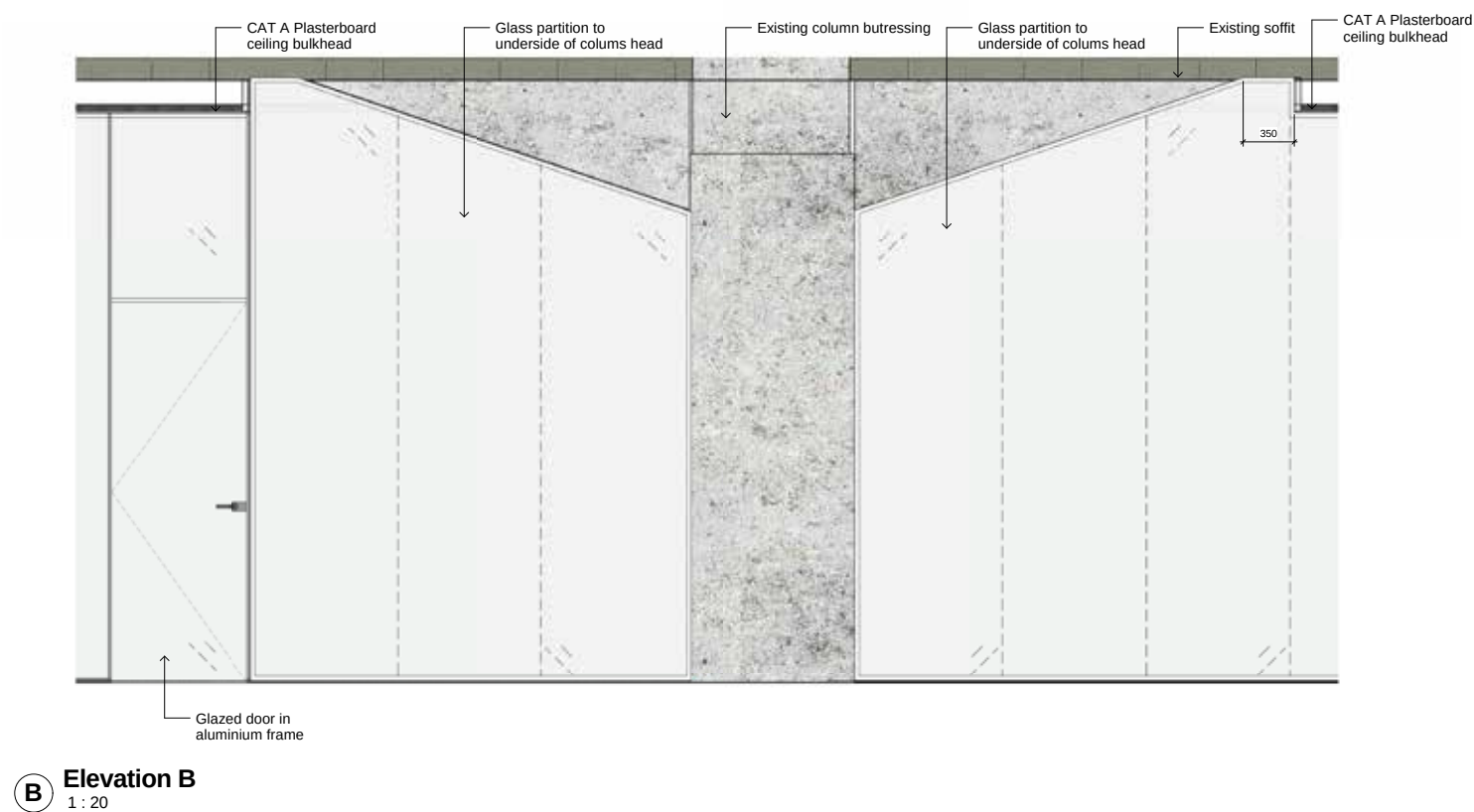
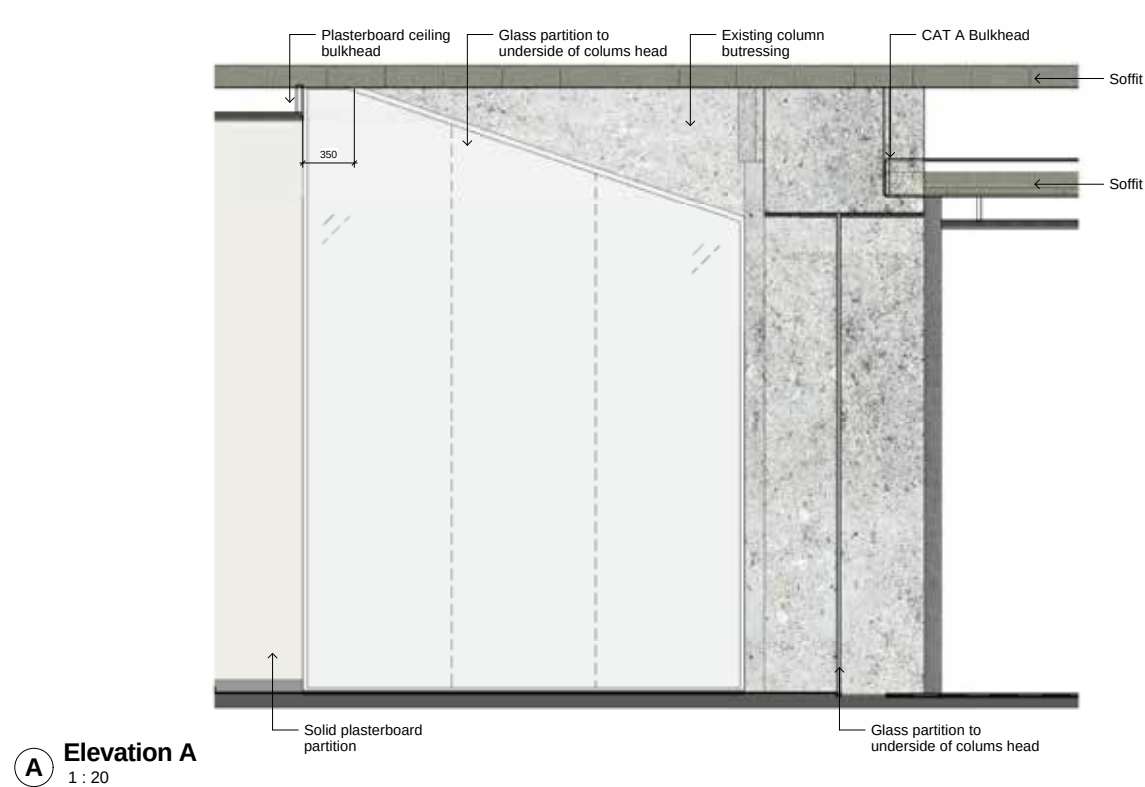
Proposed new elements include:

- Demountable stud partitions with solid doors
- Demountable glazed partitions with glazed doors
- Carpet and vinyl floor finishes
- Paint finishes and vinyl wall graphics
- Writeable & magnetic whiteboards
- Plasterboard ceilings, existing ceiling to be retained behind proposed elements.
- Feature wall art and illuminated signage.
- Kitchen / teapoints
- Bespoke joinery.

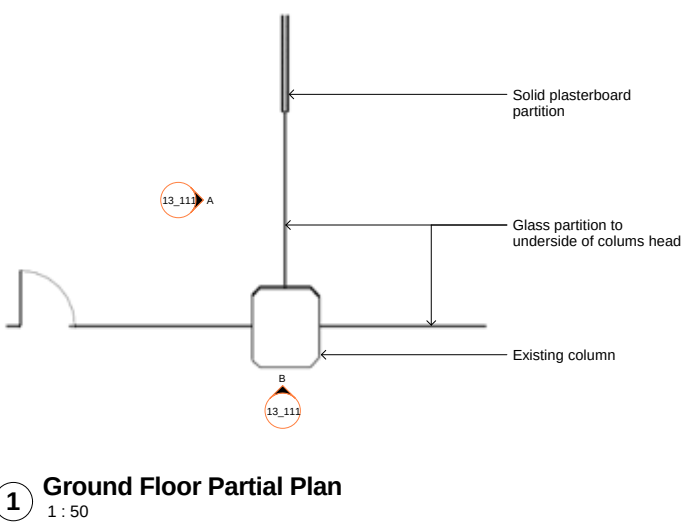
Please refer to 'Appendices A-H' for the proposed drawings.



PARTITIONS



Particular care has been given to ensure that any architectural features of heritage interest are maintained. The large and characterful columns which feature a 'cruciform' arrangement of triangular buttresses have been identified as such a feature.



In order to allow these areas of interest to be appreciated whilst also enabling the floor area to be subdivided, only glazed partitions have been utilised within the footprint of these 'cruciforms'. This increased area of glazing allows the columns to be viewed from a distance across the floors.

PARTITIONS

All proposed solid partitions have been detailed to present a shadow gap at any abutments with heritage ceilings/soffits and walls. This includes where solid partitions are required to extend through the modern CAT A plasterboard ceilings to create a slab to soffit partition. Please refer to Appendix G for typical partition and ceiling details.

GypWall CLASSIC - Abutments from existing slab to soffit

- 1

2 layers Gyproc plasterboard fixed with British Gypsum Drywall Screws at 300mm centres
- 2

Gypframe 70 AS 50 AcouStuds at 600mm centres
- 3

Isover insulation where required
- 4

Gypframe 72 FEC 50 Channel suitably fixed to floor/soffit at 600mm centres (72 DC 60 for height over 4200mm)
- 5

Gyproc Sealant for optimum sound insulation
- 6

Gyproc jointing material bulk fill where gap exceeds 5mm
- 7

Indicative skirting
- 8

Gypframe GFS1 Fixing Strap to support outer layer horizontal board joints
- 9

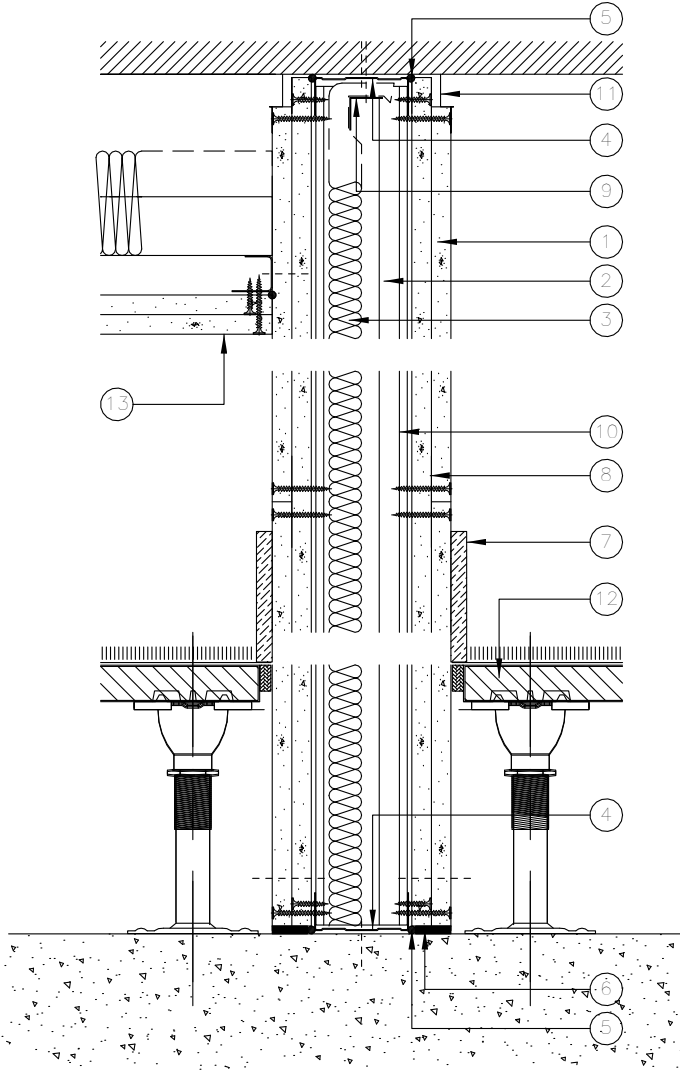
Gypframe Steel Angle or timber batten suitably fixed to soffit
- 10

Gypframe 70 S 50 'C' stud suitably fixed to wall at 600mm centres
- 11

Gyproc BGM105 Edge Reveal
- 12

CAT A Raised access floor system
- 13

Ceiling perimeter detail to CAT A ceiling



RAISED ACCESS FLOOR SYSTEM AT PERIMETER

GypWall CLASSIC - Abutments to existing walls & ceiling

- 1

2 layers Gyproc plasterboard fixed with British Gypsum Drywall Screws at 300mm centres
- 2

Gypframe 70 AS 50 AcouStuds at 600mm centres
- 3

Isover insulation where required
- 4

Gypframe 72 FEC 50 Channel suitably fixed to floor/soffit at 600mm centres (72 DC 60 for height over 4200mm)
- 5

Gyproc Sealant for optimum sound insulation
- 6

Gyproc jointing material bulk fill where gap exceeds 5mm
- 7

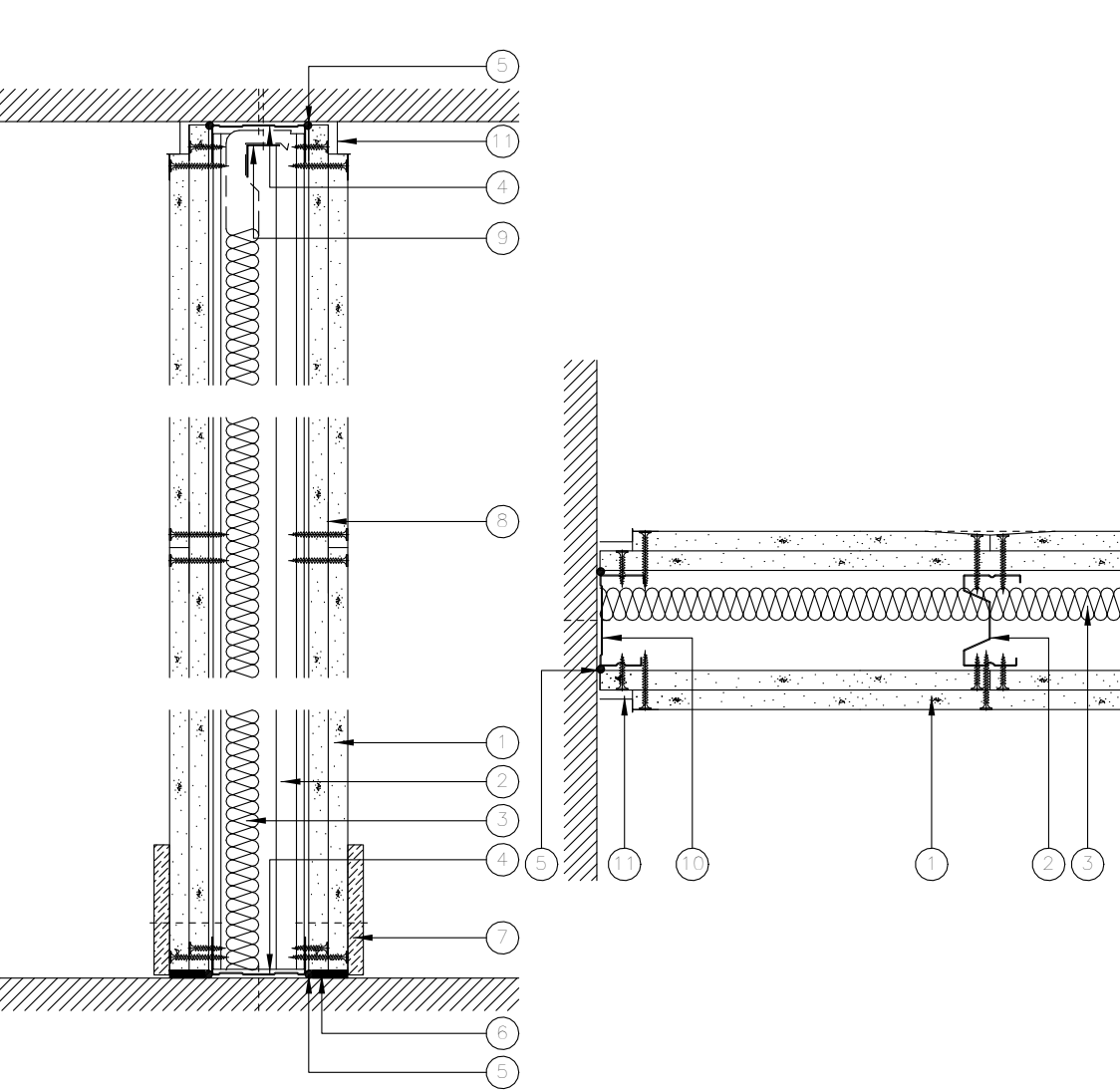
Indicative skirting
- 8

Gypframe GFS1 Fixing Strap to support outer layer horizontal board joints
- 9

Gypframe Steel Angle or timber batten suitably fixed to soffit
- 10

Gypframe 70 S 50 'C' stud suitably fixed to wall at 600mm centres
- 11

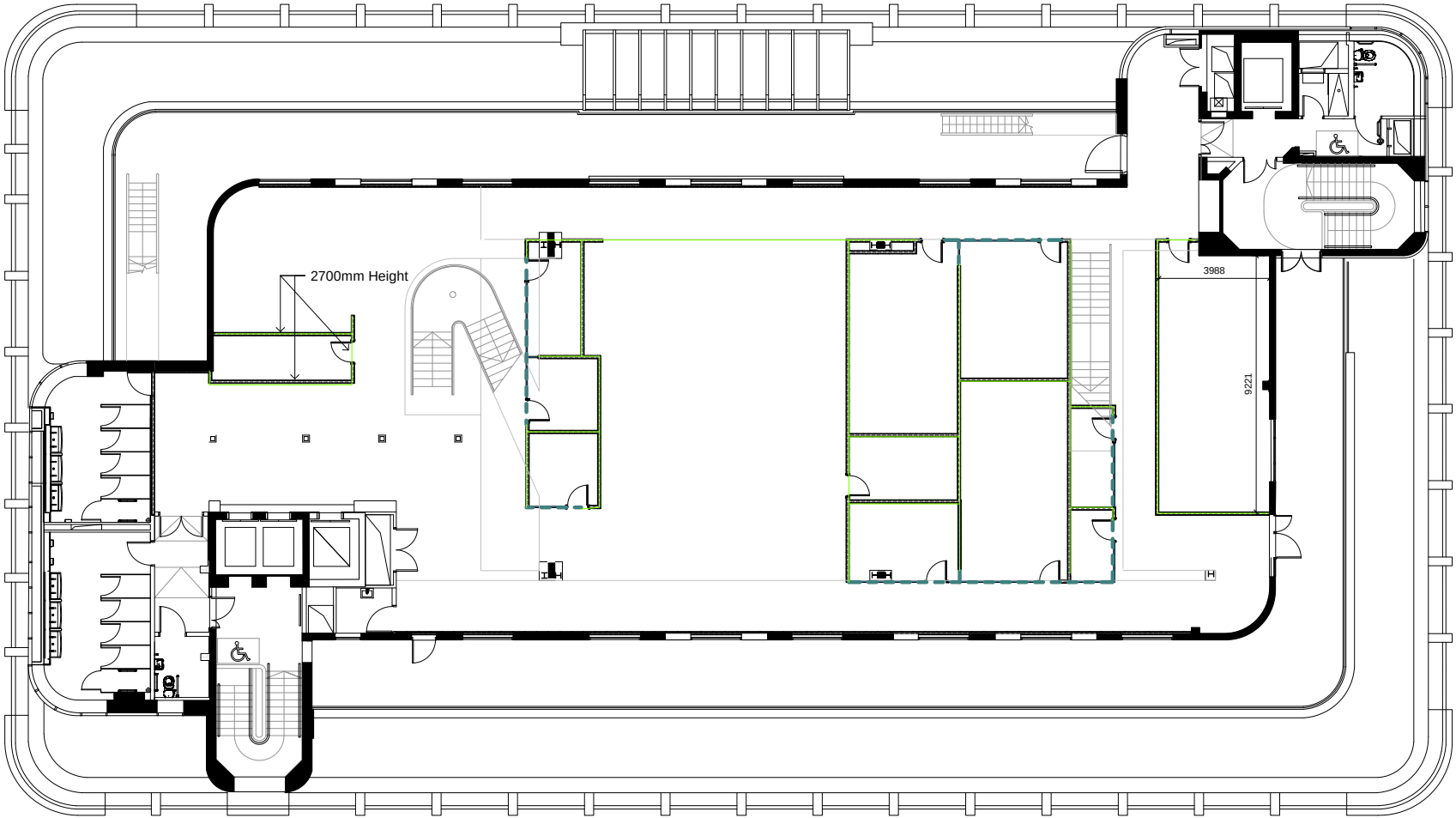
Gyproc BGM105 Edge Reveal



Base & Head

Wall Abutment

PARTITIONS - SIXTH FLOOR



- Wall Type 01 - 43dB Stud partition Moisture Resistant
 - Floor to ceiling unless otherwise noted.
 - 1no layer 12.5 MR plasterboard to both sides
 - 50mm mineral wool insulation.
- Wall Type 02 - 42dB Stud partition
 - Floor to ceiling unless otherwise noted.
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 03 - 42dB Stud partition
 - 2100mm Hieght
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 04 - Single glazed partitioning 39dB, colour frame black

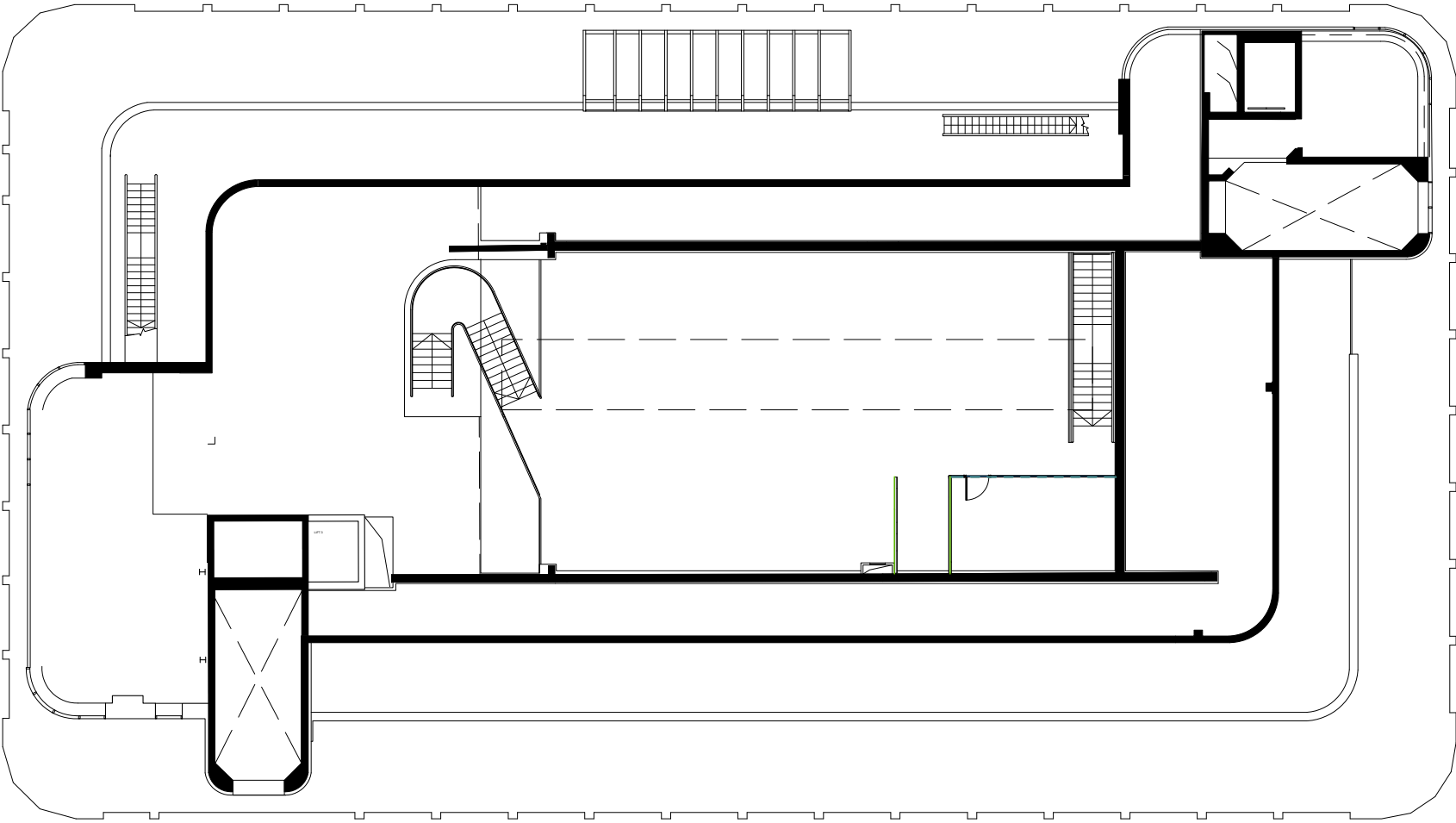
Wall Types
1 : 50

The sixth floor does not feature any columns with triangular cruciform buttresses and therefore solid partitions have been used to subdivide the space to create the required facilities for Oodle Financial Services.

There are no alterations to the CAT A ceiling arrangement.

All glazed partitions span from the floor to the provided CAT A ceiling level to accentuate the level of visibility in the space.

PARTITIONS - 6TH FLOOR MEZZANINE



- Wall Type 01 - 43dB Stud partition Moisture Resistant
 - Floor to ceiling unless otherwise noted.
 - 1no layer 12.5 MR plasterboard to both sides
 - 50mm mineral wool insulation.
- Wall Type 02 - 42dB Stud partition
 - Floor to ceiling unless otherwise noted.
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 03 - 42dB Stud partition
 - 2100mm Hieght
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 04 - Single glazed partitioning 39dB, colour frame black

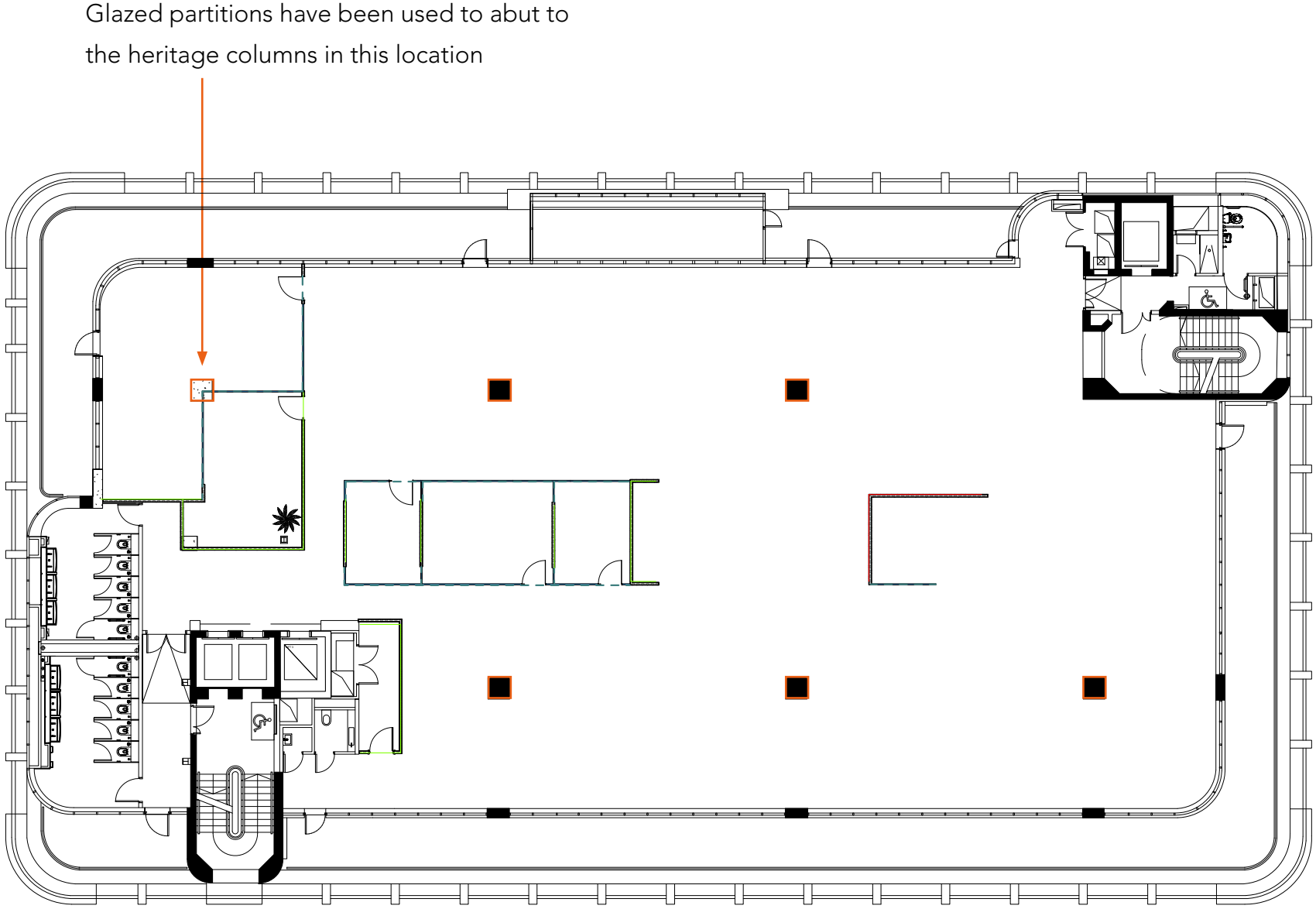
Wall Types
1 : 50

The sixth floor mezzanine features no heritage columns but does has a large skylight. No solid partitions are proposed in these areas, with floor to ceiling glass partitions utilised to subdivide spaces.

There are no alterations to the CAT A ceiling arrangement.

All glazed partitions span from the floor to the provided CAT A ceiling level to accentuate the level of visibility in the space.

PARTITIONS - FIFTH FLOOR



- Wall Type 01 - 43dB Stud partition Moisture Resistant
- Floor to ceiling unless otherwise noted.
 - 1no layer 12.5 MR plasterboard to both sides
 - 50mm mineral wool insulation.
- Wall Type 02 - 42dB Stud partition
- Floor to ceiling unless otherwise noted.
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 03 - 42dB Stud partition
- 2100mm Hieght
 - 2no layer 12.5 plasterboard to both sides
- Wall Type 04 - Single glazed partitioning 39dB, colour fr

Wall Types
1 : 50

The fifth floor features a number of columns with cruciform features (highlighted in orange). No solid partitions are proposed in these areas, with floor to ceiling glass partitions utilised to subdivide spaces.

Where possible the columns of heritage interest have no proposed partitions abutting to them.

There are no alterations to the CAT A ceiling arrangement.

All glazed partitions span from the floor to the provided CAT A ceiling level to accentuate the level of visibility in the space.

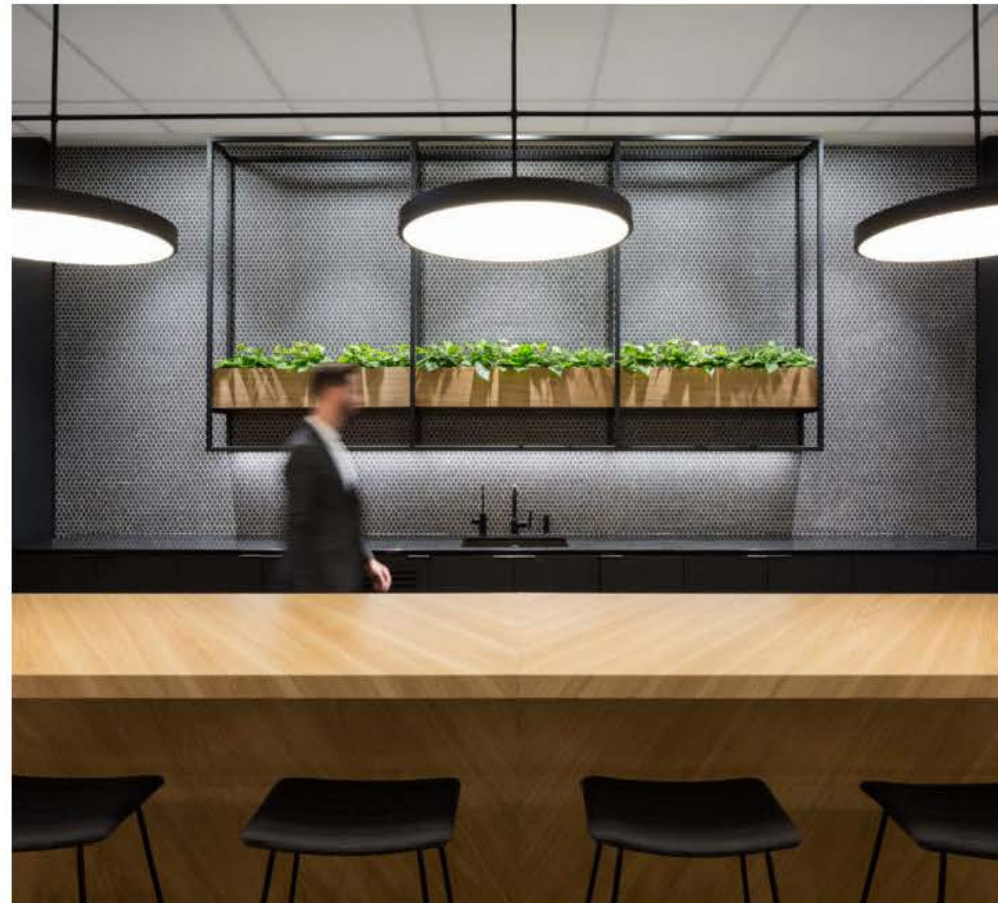


INTERIOR DESIGN APPROACH

MATERIALITY

The following images encapsulate the base canvas for the scheme. The prominent elements are the existing concrete columns paired with a concrete effect LVT floor tile. The secondary key feature is a warm walnut finish. The scheme is then embellished by art Deco and mid century influenced accents to create softness where needed.

MATERIAL KEY ELEMENTS



CONCRETE FLOOR FINISH



ACOUSTIC CURTAIN



WARM TIMBER FURNITURE



LIGHT BOX RECEPTION DESK



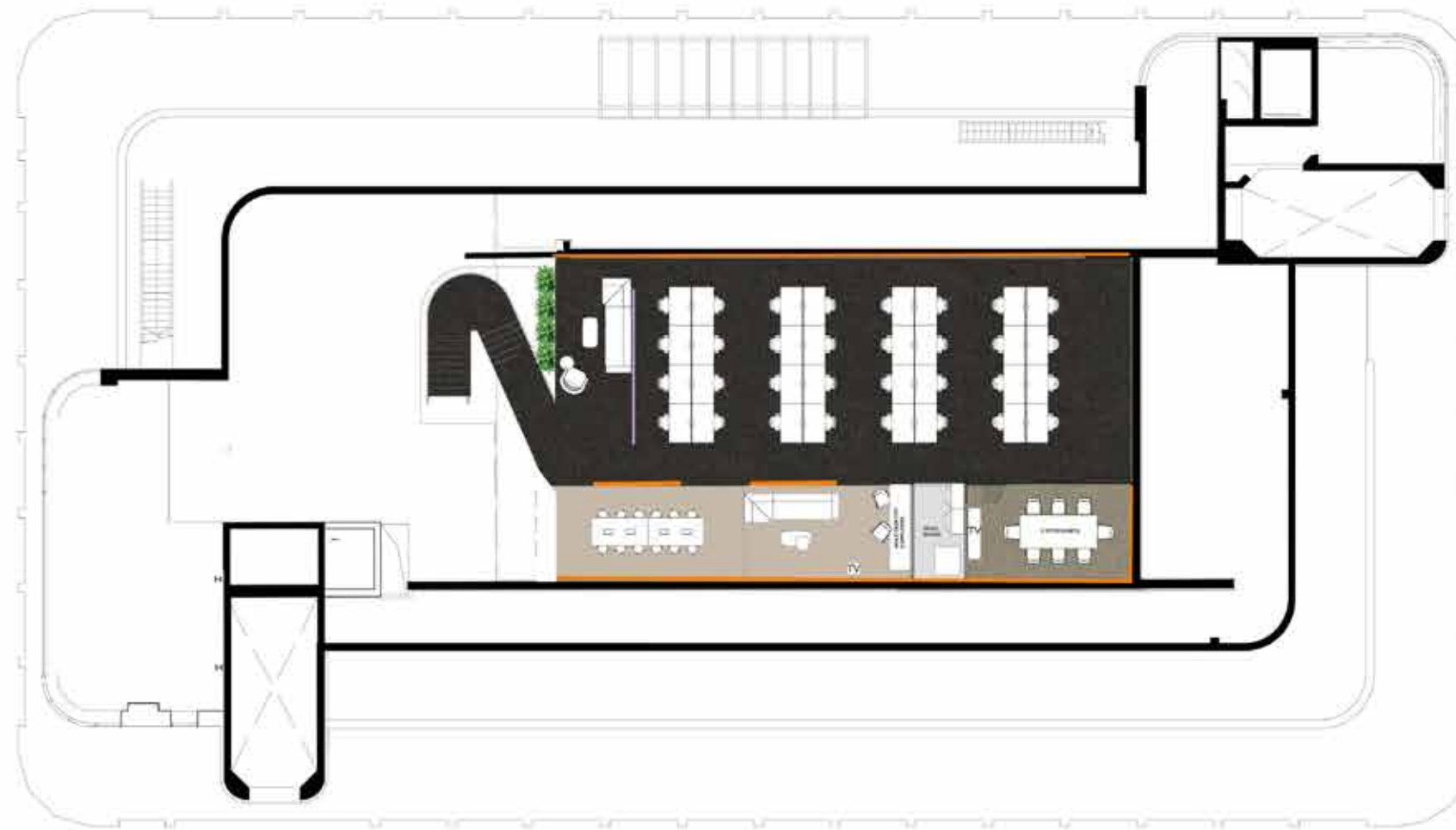


6.0 FLOOR PLANS

PROPOSED FLOOR FINISHES

The floor finishes are muted with subtle pattern to balance out with the dark feature walls. The colours are a sophisticated palette which allows the opportunity to add colour via furniture or wall colours.





6M FLOOR PLANS
PROPOSED FLOOR FINISHES



5.0 FLOOR PLANS

PROPOSED FLOOR FINISHES

The floor finishes are a higher contrast on the 5th floor which will work well with white workstations paired with soft beige acoustic screens.



ZONES

KEY

6FL FLOOR PLAN

- ZONE 1  RECEPTION
- ZONE 2  TEAPOINT
- ZONE 3  INTERVIEW ROOMS
- ZONE 4  LARGE FLEXIBLE KITCHEN BREAKOUT
DAY TO DAY LAYOUT
BOARDROOM LAYOUT
TOWN HALL LAYOUT
YOGA LAYOUT
- ZONE 5  INFORMAL MEETING: BLEACHER SEATING
- ZONE 6  8 & 10 PERSON MEETING ROOMS
- ZONE 7  12 PERSON MEETING ROOM
- ZONE 8  GYM
- ZONE 9  QUIET ROOMS

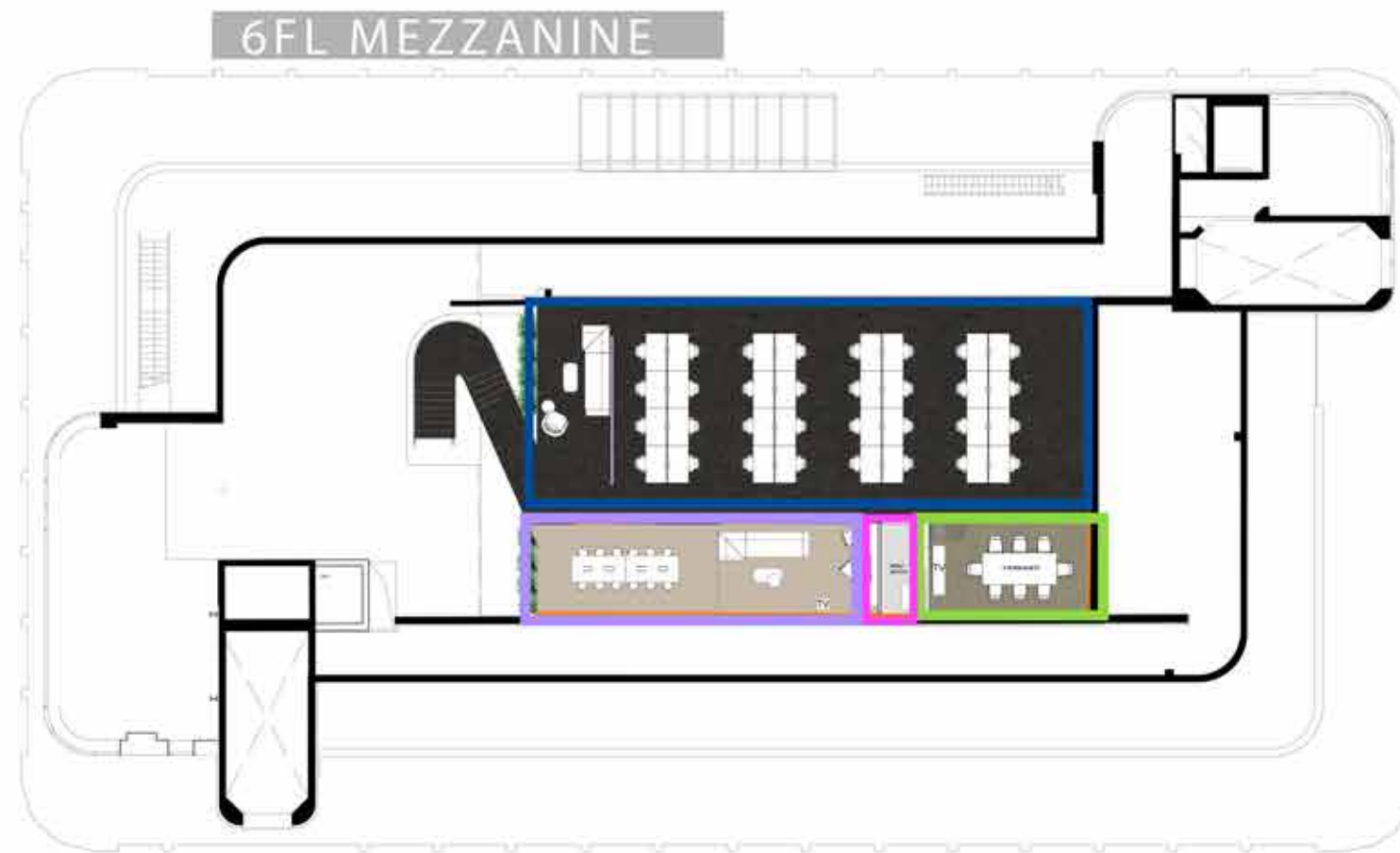


ZONES

KEY

6M FLOOR PLAN

- ZONE 1  WORKSPACE
- ZONE 2  MEETING ROOM
- ZONE 3  OPEN PRINT AND WASTE AREA
- ZONE 4  COLLAB SPACE

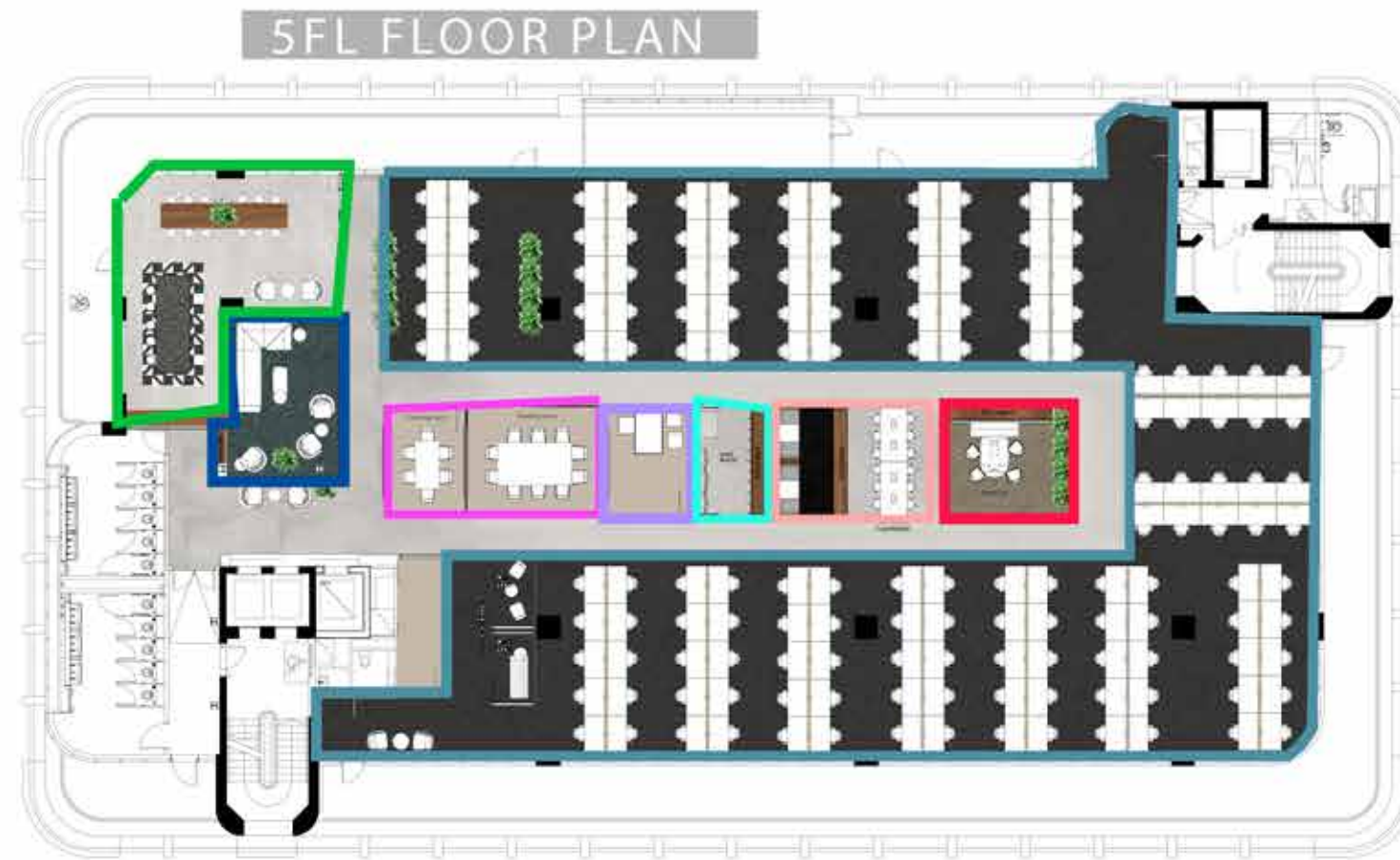


ZONES

KEY

5FL FLOOR PLANS

- ZONE 1  QUIET ROOM
- ZONE 2  KITCHEN BREAKOUT
- ZONE 3  MEETING ROOMS
- ZONE 4  OFFICE
- ZONE 5  PRINT AND WASTE AREA
- ZONE 6  BOOTHS, LOCKERS AND SCRUM
- ZONE 7  STAND UP MEETING
- ZONE 6  WORKSPACE



ZONES 1 TO 7

6TH FLOOR DESIGN

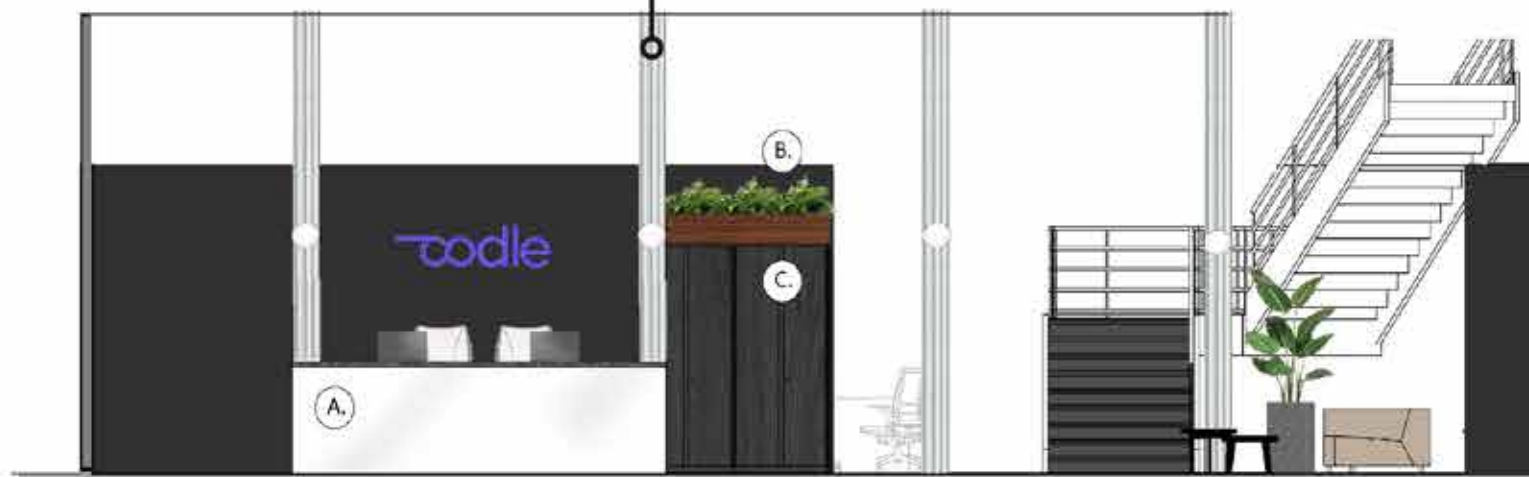


ZONES

KEY

6FL LAYOUT

ZONE 1  RECEPTION



W02



FINISHES

FLOOR FINISHES
CONCRETE LVT

WALL FINISHES
BLACK, MID GREY, LIGHT GREY

DETAIL

- A. BACK LIT LED RECEPTION DESK
- B. PLANT TROUGH
- C. BLACK STAINED EFFECT TIMBER LAMINATE
- D. TERRAZZO CORIAN

W02 WALL COLOUR

PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

OBI

ZONES

KEY

6FL LAYOUT

ZONE 1 



ZONES

KEY

6FL LAYOUT

ZONE 2  TEAPOINT

W02



FINISHES

FLOOR FINISHES
CONCRETE LVT

WALL FINISHES
BLACK, MID GREY, LIGHT GREY

DETAIL

- A. WALL TILE
- B. CONCRETE LVT FLOOR FINISH
- C. BLACK STAINED EFFECT TIMBER LAMINATE
- D. TERRAZZO CORIAN WORKSURFACE
- E. TIMBER EFFECT LAMINATE SHELVING

W02 WALL COLOUR



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

ZONES

KEY

6FL LAYOUT

ZONE 3  INTERVIEW ROOMS

FINISHES

FLOOR FINISHES
CONCRETE LVT

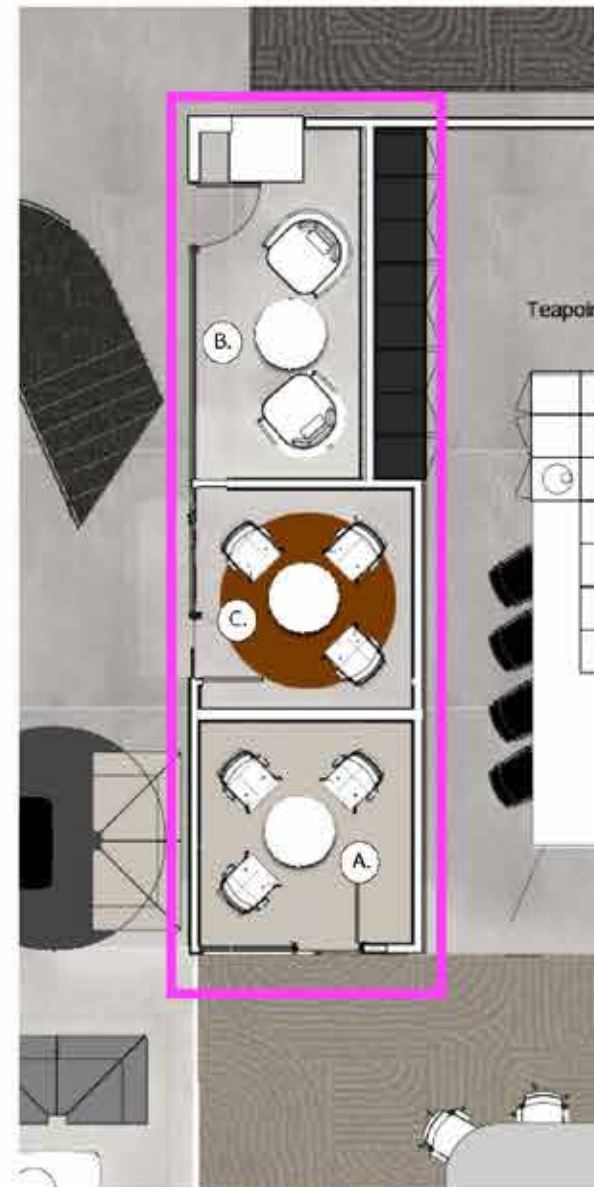
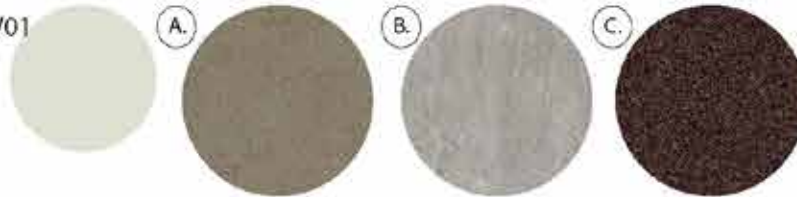
WALL FINISHES
LIGHT GREY

DETAIL

- A. LIGHT BEIGE CARPET
- B. CONCRETE LVT FLOOR FINISH
- C. ACCENT INSET CARPET

W01 WALL COLOUR TO ALL THREE ROOMS

W01



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

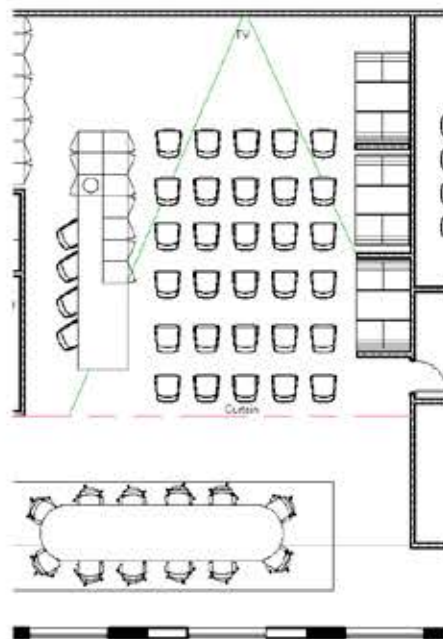
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ZONES

KEY

6FL LAYOUT

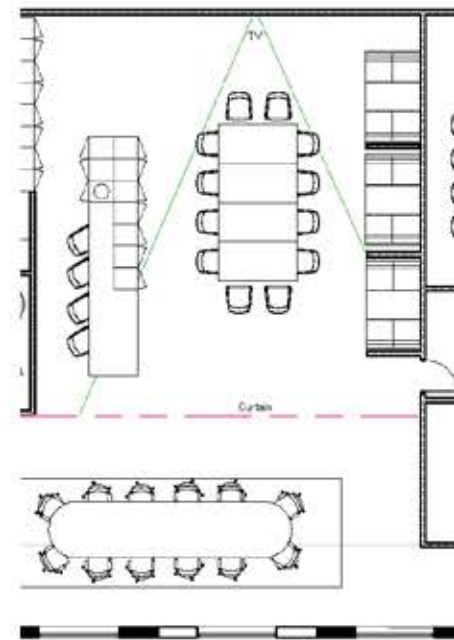
ZONE 4  FLEXIBLE KITCHEN BREAKOUT



6FL GA Auditorium

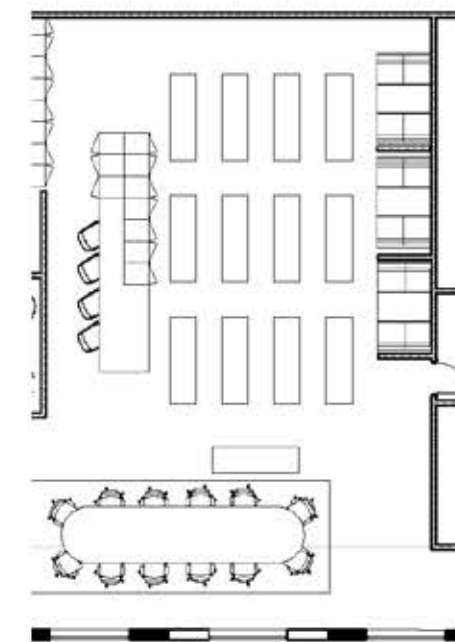
1 : 100

Closed curtain - 50 Person seating space
Open curtain - up to 100 person allowing standing space



6FL GA Boardroom

1 : 100



6FL GA Yoga

1 : 100

PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

OBI

ZONES

KEY

6FL LAYOUT

ZONE 4  FLEXIBLE KITCHEN BREAKOUT

FINISHES

FLOOR FINISHES

CONCRETE LVT

BEIGE PATTERN CARPET

DARK GREY PATTERN CARPET TO
BOOTHIS

WALL FINISHES

OFF BLACK

DETAIL

A. BLACK TIMBER EFFECT LAMINATE

B. CONCRETE LVT FLOOR FINISH

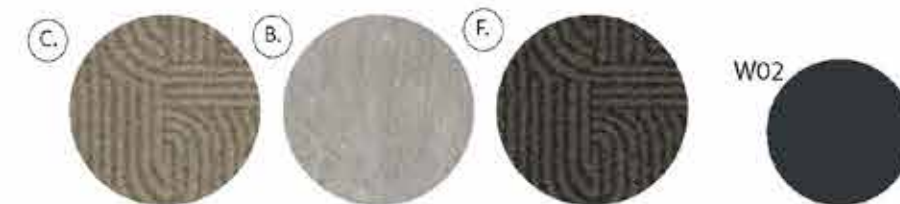
C. LIGHT PATTERN BEIGE CARPET

D. FEATURE LIGHTING

E. KITCHEN HANDLE DETAIL

F. DARK GREY PATTERN CARPET TO BOOTHIS

W02: WALL COLOUR



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

OBI

ZONES

KEY

6FL LAYOUT

ZONE 4  FLEXIBLE KITCHEN BREAKOUT

FINISHES

FLOOR FINISHES

CONCRETE LVT

DARK GREY PATTERN CARPET

WALL FINISHES

MID GREY

DETAIL

A. TIMBER EFFECT LAMINATE TO PLANT TROUGHS

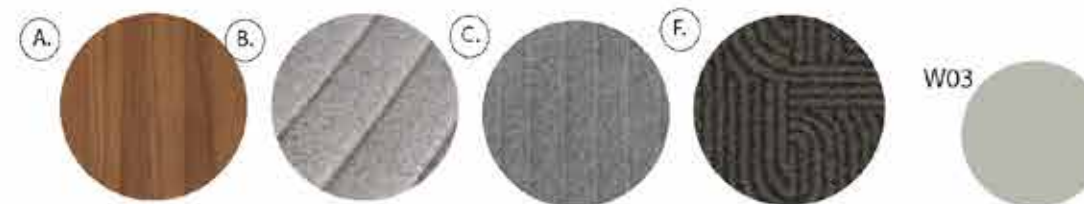
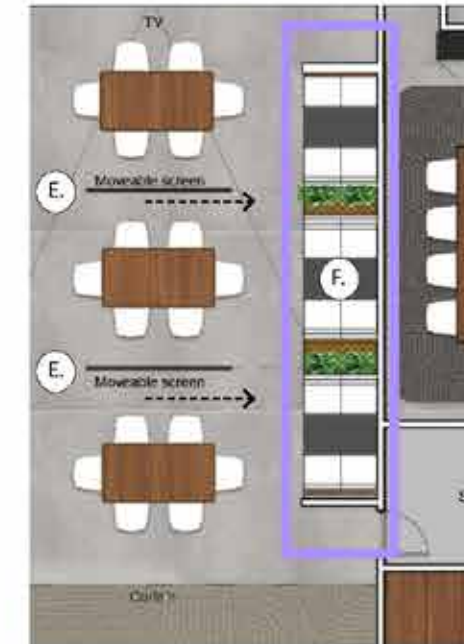
B. BOOTHS - LIGHT GREY QUILTED BACK REST FABRIC

C. BOOTHS - SEAT GREY FABRIC

E. ACOUSTIC FELT MOVEABLE SCREENS

F. DARK GREY PATTERN CARPET

W03 WALL COLOURS (MID GREY)



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

OBI

ZONES

KEY

6FL LAYOUT

ZONE 6  8 & 10 PERSON MEETING ROOMS

FINISHES

DETAIL

- A. TIMBER LAMINATE FURNITURE
- B. CONCRETE LVT
- C. INSET DARK GREY PATTERN CARPET

W01 WALL COLOUR (LIGHT GREY)



ZONES

KEY

6FL LAYOUT

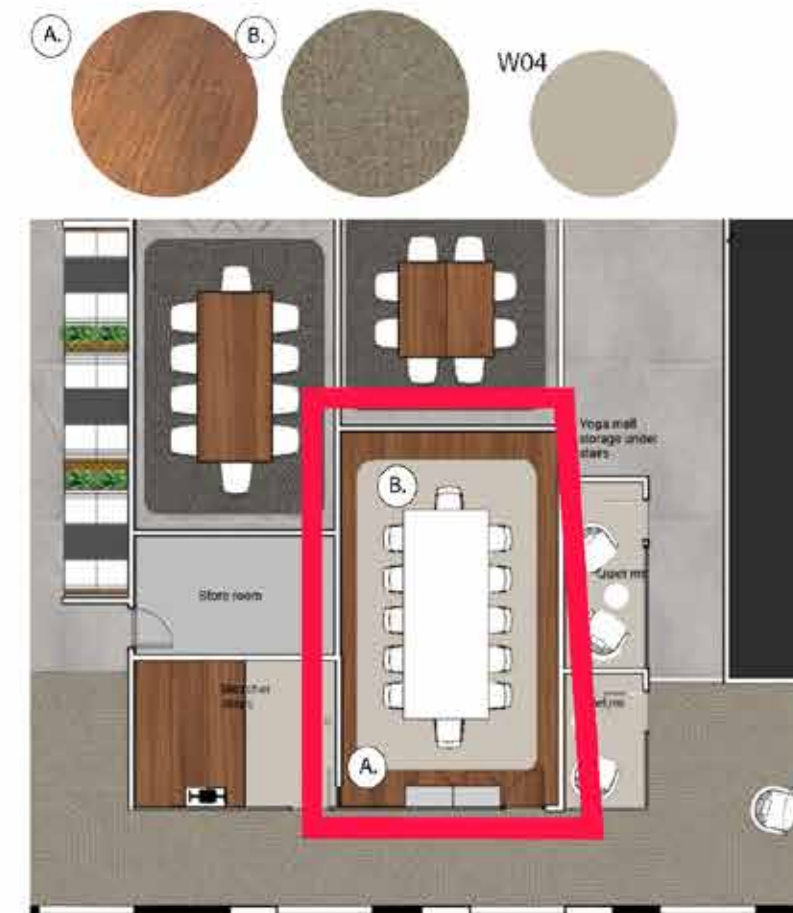
ZONE 7  12 PERSON MEETING ROOM

FINISHES

DETAIL

- A. TIMBER EFFECT LVT FLOORING
- B. INSET LIGHT BEIGE CARPET

W04 WALL COLOUR (MID BEIGE)



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

ZONES

KEY

5FL LAYOUT

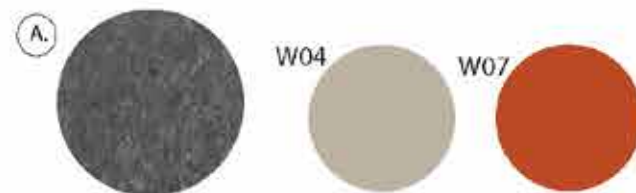
ZONE 7

FINISHES

DETAIL

A. SAFETY FLOORING

W04 WALL COLOUR AND W07 CEILING COLOUR



EXISTING LIGHT LEVELS TO BE REDUCED SLIGHTLY TO SOFTER OUTPUT.



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

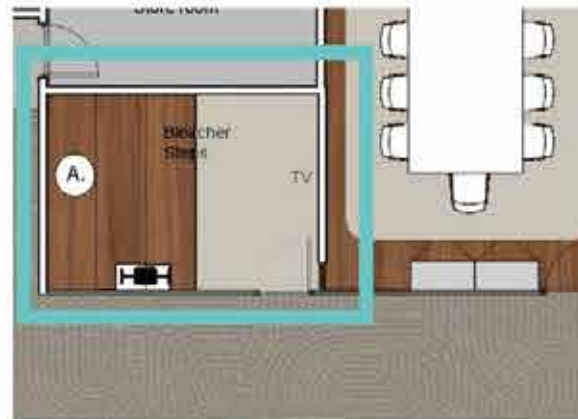
OBI

ZONES

KEY

5FL LAYOUT

ZONE 5+7



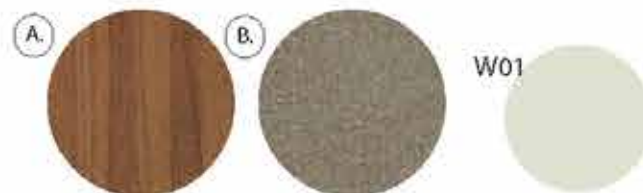
FINISHES

DETAIL

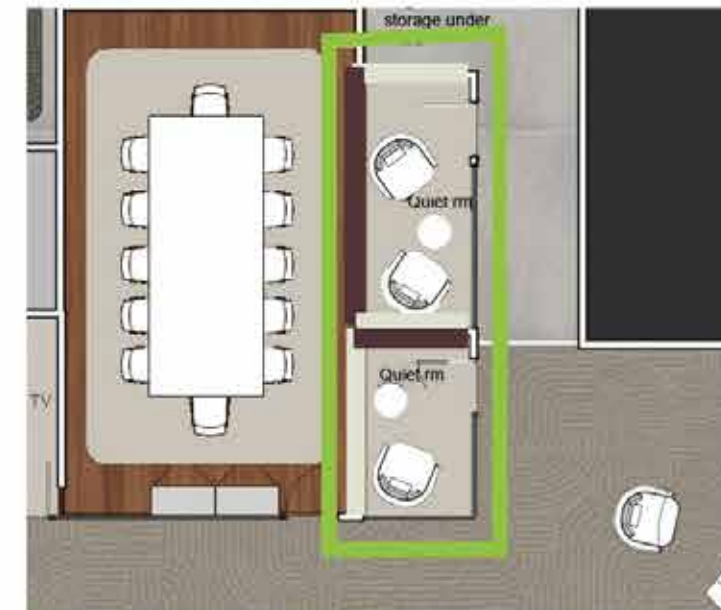
A. TIMBER EFFECT BLEACHER SEATING FURNITURE PIECE

B. LIGHT BEIGE CARPET

W01 WALL COLOUR (LIGHT GREY)



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION



FINISHES

DETAIL

B. LIGHT BEIGE CARPET

W01 WALL COLOUR W06 ACCENT WALL COLOUR



ZONES 1 TO 4

6TH FLOOR MEZZANINE DESIGN



ZONES

KEY

6M LAYOUT

ZONE 1 

FINISHES

FLOOR FINISHES

CARPET

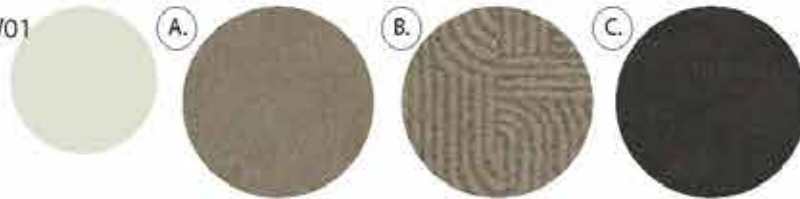
WALL FINISHES

W01 LIGHT GREY TO ALL WALLS

DETAIL

- A. LIGHT BEIGE CARPET
- B. BEIGE PATTERN CARPET
- C. OFFICE CARPET
- D. CASTOR BASE WRITEABLE SCREENS
- E. ACOUSTIC CURTAIN COLOUR TBC

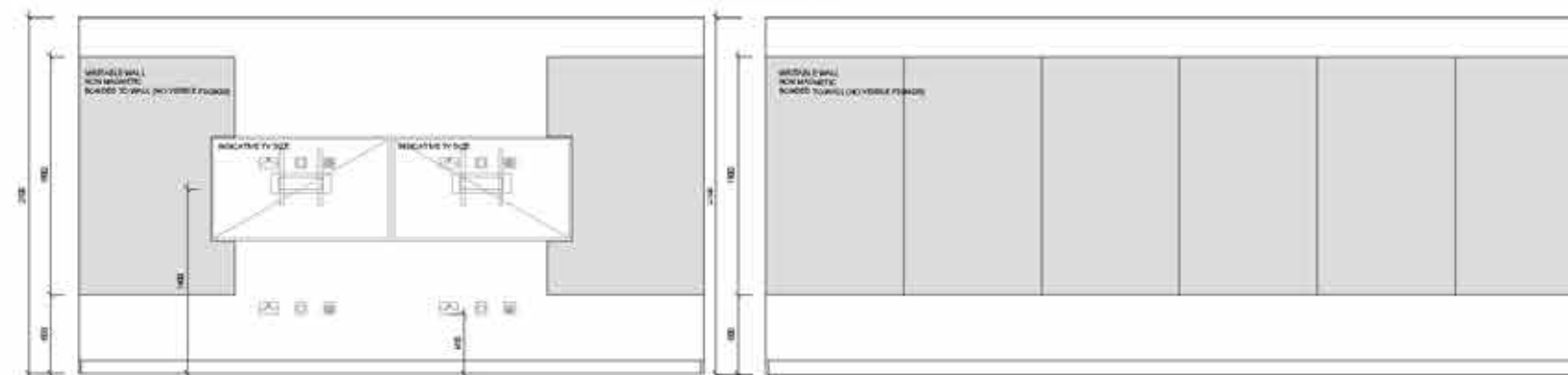
W01



D.



EXAMPLE: Writeable glass walls as indicated by orange line on plan



E.



PLEASE REFER TO DRAWING SERIES 18,14,34,17 FOR WALL DECORATION, REFLECTED CEILING PLANS, JOINERY AND FLOOR FINISHES FULL SPECIFICATION

OBI

ZONES

KEY

6M LAYOUT

ZONE 2, 3, 4



FINISHES

FLOOR FINISHES

CARPET

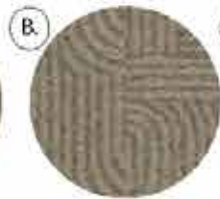
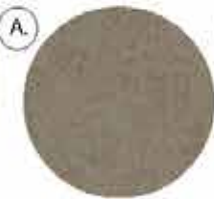
WALL FINISHES

W01 LIGHT GREY TO ALL WALLS

DETAIL

- A. LIGHT BEIGE CARPET
- B. BEIGE PATTERN CARPET
- C. OFFICE CARPET
- D. CASTOR BASE WRITEABLE SCREEN
- E. STORAGE AND WASTE BY SPACES TORE

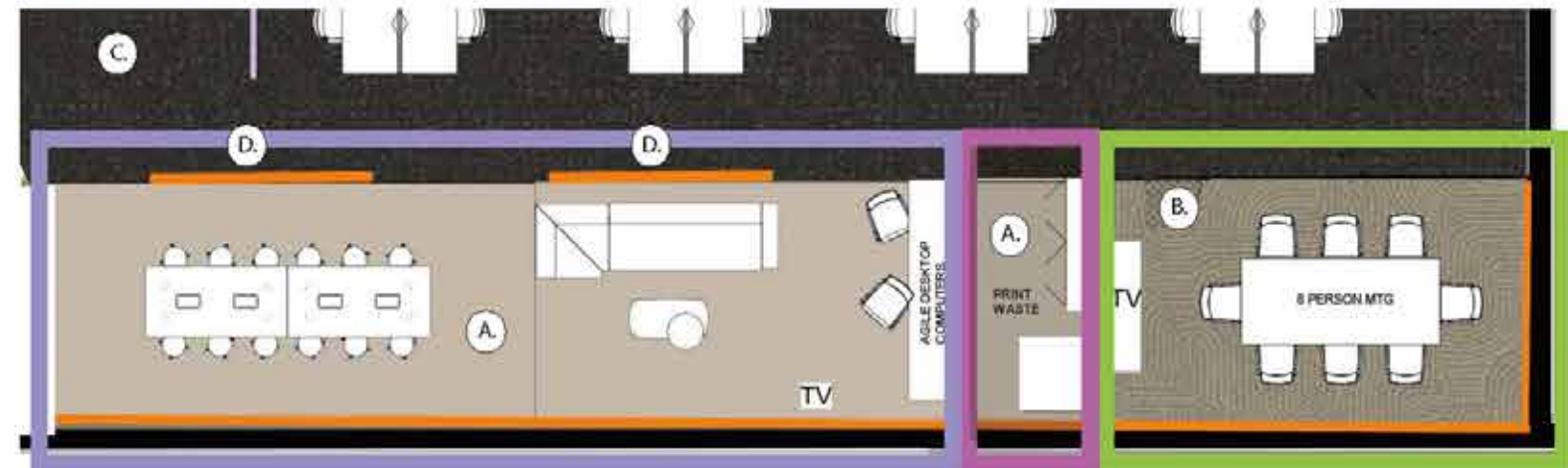
W01



D.



E.



ZONES 1 TO 6

5TH FLOOR DESIGN



OBI

ZONES

KEY

5FL FLOOR PLANS

ZONE 1  QUIET ROOM

FINISHES

FLOOR FINISHES
CARPET

WALL FINISHES

W10 BLUE/GREEN WALL PAINT

W04 BEIGE WALL PAINT

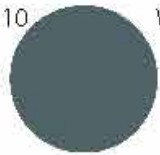
DETAIL

A. OCEAN GREEN CARPET

B. WALNUT BOOKSHELF

C. INDICATIVE MEMPHIS ARTWORK

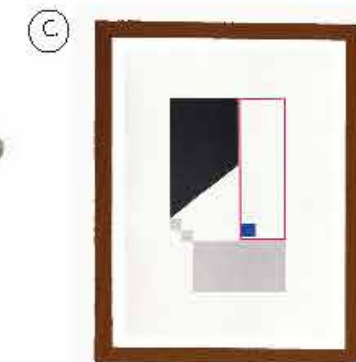
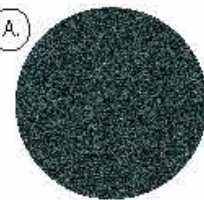
W10



W04



A.



OBI

ZONES

KEY

5FL FLOOR PLANS

ZONE 2  KITCHEN BREAKOUT

FINISHES

FLOOR FINISHES

CONCRETE LVT AND
PATTERNED LVT

WALL FINISHES

W01 LIGHT GREY WALL PAINT

DETAIL

- A. LVT FLOOR TILE
- B. CONCRETE LVT
- C. BLACK STAINED EFFECT TIMBER LAMINATE
- D. TERRAZZO CORIAN
- E. WALL TILE
- F. CLERKENWELL KITCHEN HANDLE DETAIL

W01

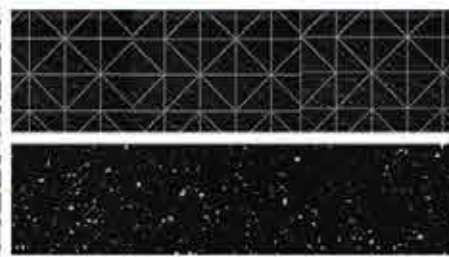


C

A



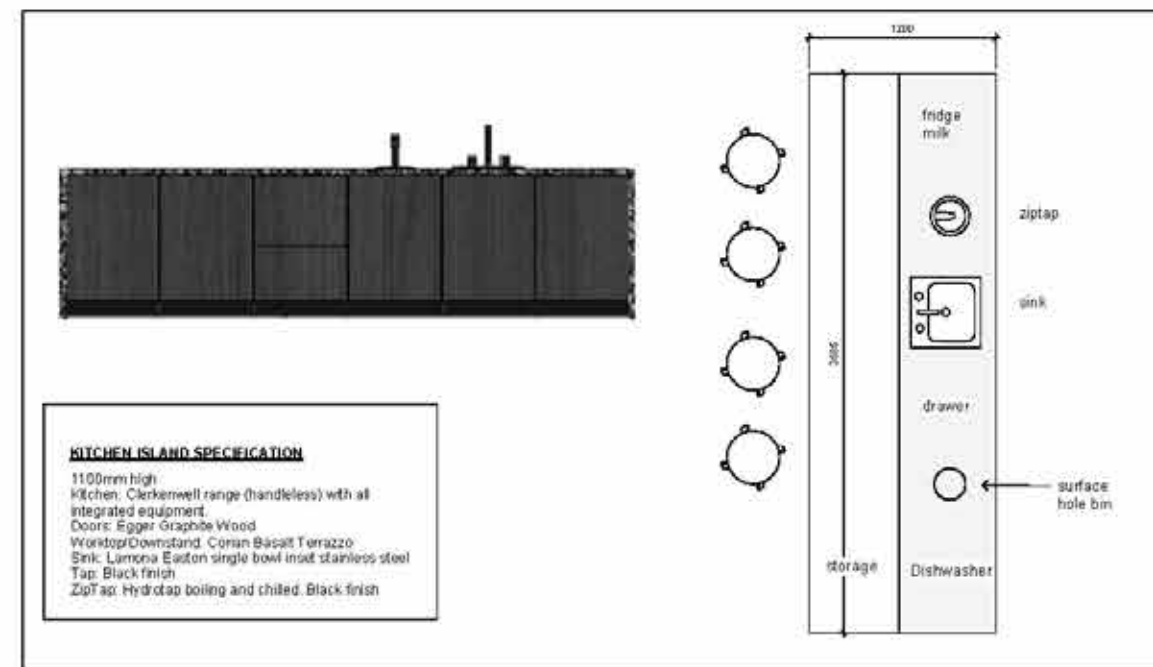
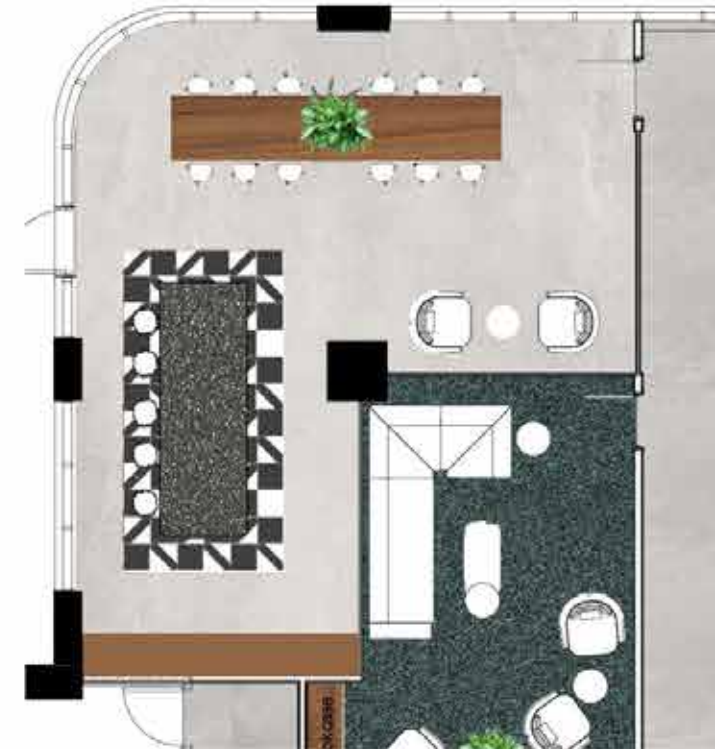
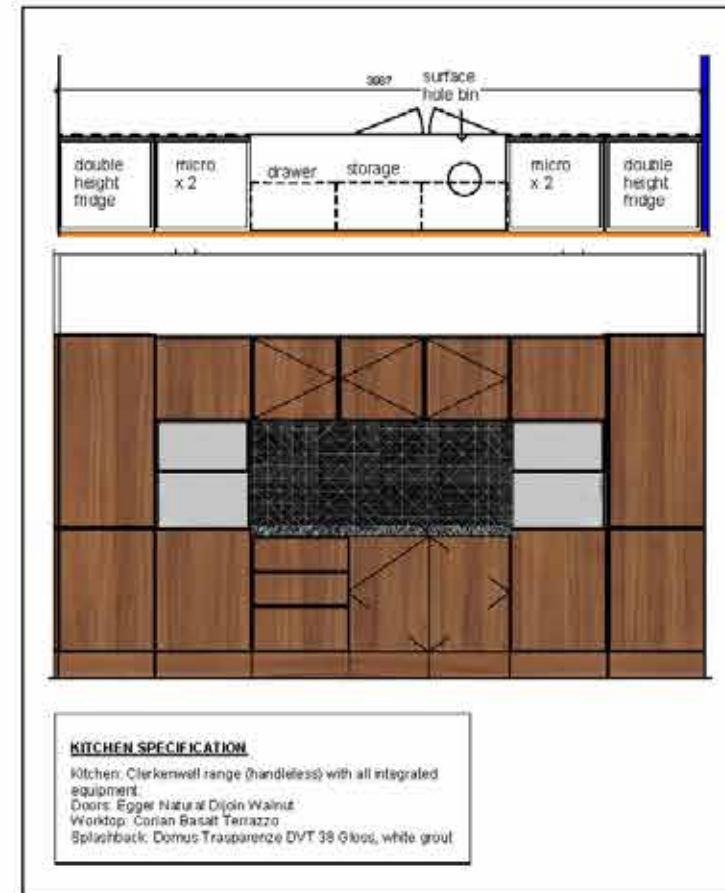
E



D



B



ZONES

KEY

5FL FLOOR PLANS

ZONE 3  MEETING ROOMS

ZONE 4  OFFICE

FINISHES

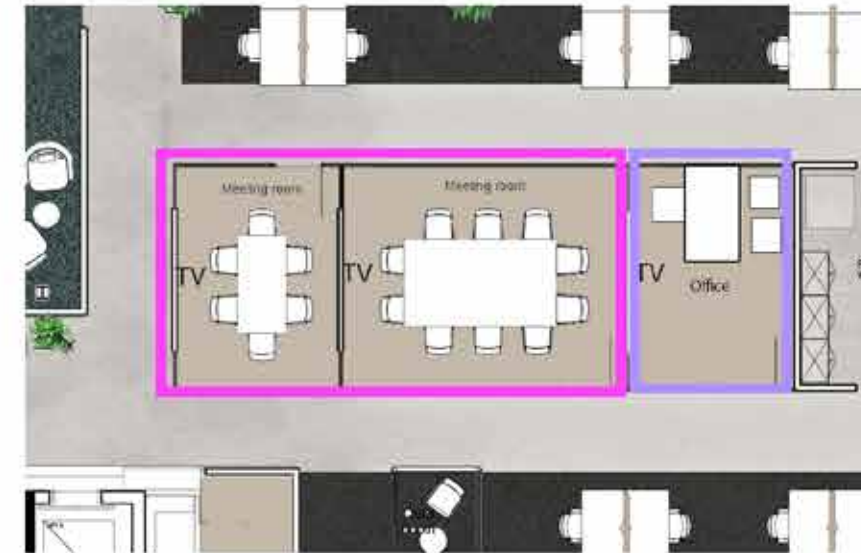
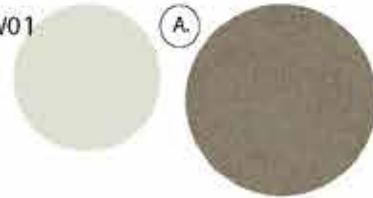
FLOOR FINISHES

A. BEIGE CARPET

WALL FINISHES

LIGHT GREY

W01



ZONES

KEY

5FL FLOOR PLANS

ZONE 6  WORKSPACE



WORKSTORIES - STUDIO DESKING



LIGHT BEIGE ACOUSTIC DESK
SCREENS

WHITE DESK SURFACE WITH
BLACK LEG DETAIL

DARK CARPET FINISH WITH SMALL
FLECKS OF BEIGE

WHITE AND GREY FINISH TO
TASK CHAIRS



2ND. FREESTANDING
ACOUSTIC PODS

OBI

