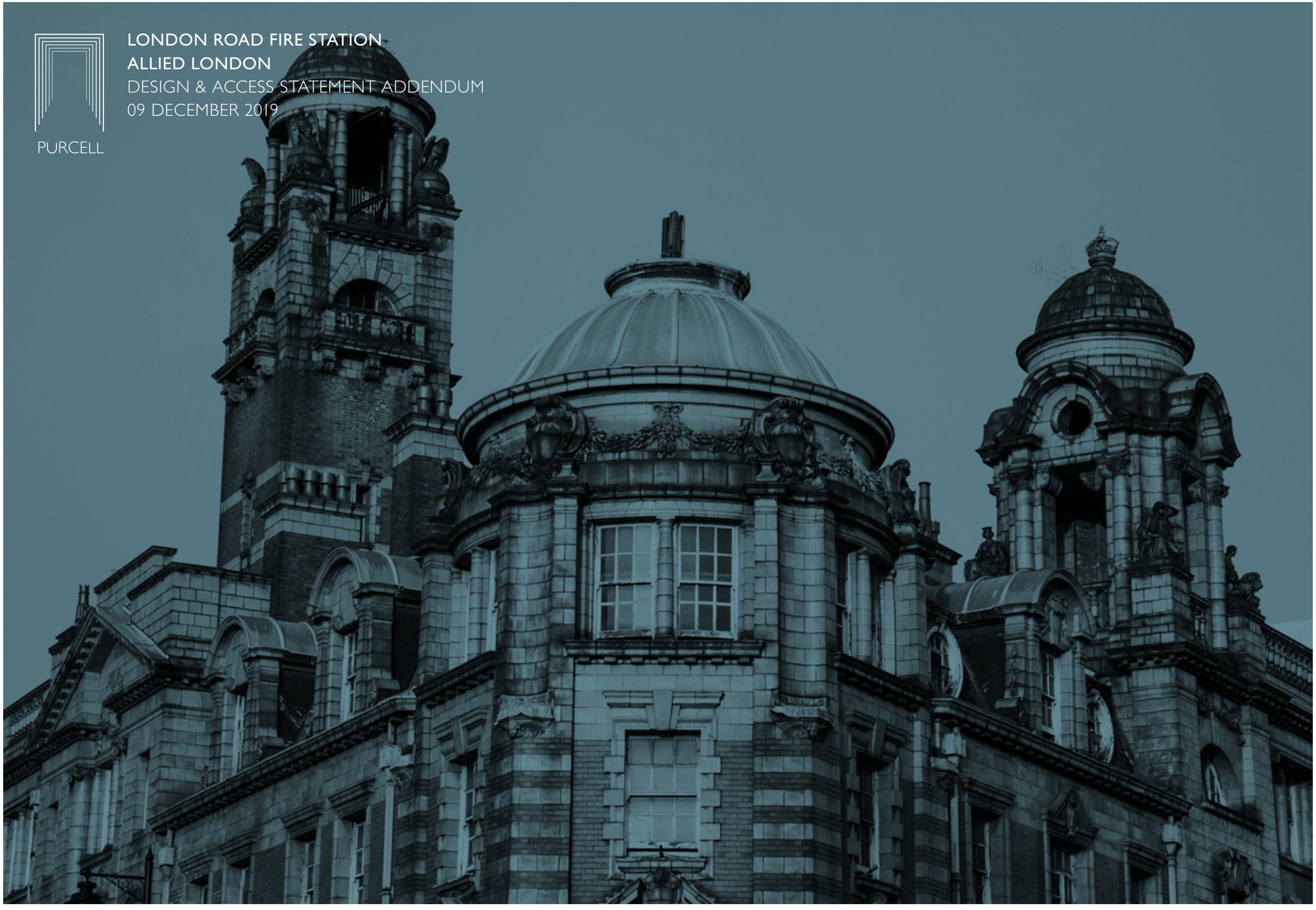
PURCELL

LONDON ROAD FIRE STATION
ALLIED LONDON
DESIGN & ACCESS STATEMENT ADDENDUM
09 DECEMBER 2019



Tom Brigden
St James, 79 Oxford Road, Manchester, M1 6FQ
tom.brigden@purcelluk.com
+44 (0)161 300 7747
www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2019

LONDON ROAD FIRE STATION
DESIGN & ACCESS STATEMENT ADDENDUM
CONTENTS

INTRODUCTION	04
The Team	04
Supporting Documents	04
Summary of Addendum	04
DETAILED ADDENDUM	06
The Courtyard	07
Glass Canopies	08
New External Walkways	09
Internal Alterations	10
The Hotel	11
Commercial Spaces: Old Engine House	12
Commercial Spaces: Old Police Station & Ambulance Bay	13
Waste, Access & Servicing Strategy	14

INTRODUCTION
DESIGN & ACCESS STATEMENT ADDENDUM

Further to the submission of a Planning and Listed Building Consent application for the refurbishment of London Road Fire Station (ref: 116099/FO/2017, 116100/LO/2017, approved July 2017) the scheme has evolved in response to post-submission engagement with key project stakeholders. Purcell have been commissioned to prepare amended proposals for the Phase 2 development of London Road Fire Station, Manchester.

This addendum report records the evolution of the scheme since submssion. It should be read alongside this document and in conjunction with the revised drawings. This report sets out a series of amendments to the proposals and supports a new application for planning and listed building consents.

THE TEAM

Pierce Hill: QS

Curtins: Civils & Structures

Crookes Walker: MEP

Zerum: Planning Consultants

Sandy Brown: Acoustics

Vectos: Transport, travel and waste
SLHA: Heritage Reports

Tyrer: Ecology Report

Design for Security: Crime Impact Assessment

Element Sustainability: BREEAM Assessor

OBI Property: Tenant Design Guide

MF3D: Computer Generated Images

SUPPORTING DOCUMENTS

This report is to be read in conjunction with the architectural set of drawings submitted by Purcell as part of the Planning and Listed Building Applications.

In addition, the following documents should be referred to:

- Planning Statement (Zerum)
- Tenant Design Guide (OBI)
- Internal Finishes, Fixtures and Fittings Strategy (Levitt Bernstein)
- Heritage Statement Parts 1 and 2 (Stephen Levrant Architecture).

SUMMARY OF ADDENDUM

The following pages of the Design and Access Statement (Levitt Bernstein, April 2017) are superseded by this document:

- Pages 7, 11, 26, 28, 29, 31, 34, 35, 37, 38-44, 48-53, 58, 61, 63-65, 67, 68, 70-73, 75, 80-81, 84-87, 90-91, 100, 102-103, 106-109, 111-117, 121-123



The Purcell team on their annual Practice Day Out to Stowe House, 2019.



London Road Fire Station, Manchester

INTRODUCTION
DESIGN & ACCESS STATEMENT ADDENDUM

SUMMARY OF SCHEME AMENDMENTS

A summary of the key changes made to the scheme is set out below.

The amendments made to the scheme are relatively minor and the overall approach in terms of site layout, massing, urban and architectural design, elevation detail, materiality and landscaping remains broadly as described in the Design and Access Statement. The removal of the basement works and the substitution of residential apartments to workplace represents a reduction in heritage impact to the historic building.

The key amendments to the scheme are as follows:

- Omission of new build basement works to the courtyard.
- Omission of glass pavilion to courtyard,
- Provision of communal kitchen and WC facilities associated with warkspace use classes.
- Omission of proposed third floor mezzanine levels.
- Reduced number of hotel rooms, substituted for workspace use.
- Provision of gym and studio within former police station to corner of Whitworth and Aytoun Streets.
- Omission of glazed covered external terraces.
- Revised steel propping structure to existing courtyard walkways, incorporating glazed canopies to interior perimeter of the courtyard.



Gas Meter Testing Room, London Road Fire Station.



Internal view of the courtyard Drill Tower, London Road Fire Station.



Internal view of the Coroner's Court, London Road Fire Station.

DETAILED ADDENDUM
DESIGN & ACCESS STATEMENT ADDENDUM

PAGE 7: DESIGN BRIEF

The brief for this Planning Application and Listed Building Consent has been to revise the approved scheme (ref: 116099/FO/2017, 116100/LO/2017, approved July 2017) to provide the following:

- Hotel accomodation, banqueting and conference facilities.
- High quality live-work units.
- Workspace units aimed specifically at the creative industries.
- Wide ranging food and beverage options across varying scale spaces from both known local operators and others looking to expand into the Manchester scene.
- Small scale retail spaces within unique historic spaces.
- Gym and studio facilities.

PAGE 11: CONSULTATION

The Planning and Listed Building Consent applications have been informed by consultations with:

- Future building users: hotel operator, potential commercial and workspace tenants.
- Historic England
- Stephen Levrant Heritage Consultants
- MCC Planning and Conservation Officers
- Building Control

Manchester City Council planning and Conservation officers were consulted during a meeting on the 7th November 2019, at which they expressed support for the ammendment of the existing planning and listed building consents.

PAGE 26-27: PROPOSED NEW USES

For detailed use plans refer to drawing nos. 2002, 2003, 2004, 2005, 2006, .

Hotel:

A 42 room high-end hotel with banqueting and conference facilities.

Commercial Spaces:

Food, beverage, retail and leisure units within 9 unique historic spaces throughout the basement and ground floor, including the reuse of the former police station as a gym and wellness facility.

Workspaces:

Workspace uses occupying former staff and family areas, including communal break out, kitchen and meeting spaces.

Other:

Reuse of the former Coroner's Court for private hire, functions and events.

PAGE 28-29: AREA SCHEDULES

Please refer to accommodation schedule, drawing no. 7001.

PAGE 31: THE COURTYARD

Omit key plan.

PAGE 34-35: THE COURTYARD

Refer to page 7 of this addendum report.

PAGE 37: EXTERNAL PROPOSALS

The new architectural elements proposed for the courtyard are:

New hotel accomodation wing to the internal London Road courtyard elevation.

High quality contemporary design structure to support the external walkways of the courtyard elevations. For further information regarding proposed glazed canopies refer to page 8 of this addendum report.

Design drivers for the new interventions:

Contemporary interventions are designed to complement the existing building, to sit harmoniously within the courtyard and to enhance an interpretation of the existing building, its architecture and its historic functions,

PAGEs 38-44: THE COURTYARD

Omit pages.

The New Extension – London Road Courtyard Elevation

The new extension is located directly on the inside face of the London Road wing of the existing building with a glazed canopy crating a covered area for shelter. The Existing entrance from London Road is retained below the extension and forms the main entrance to the development.

The new extension replaces the existing external walkways and projects into the courtyard forming accommodation for 19 of the 42 bedrooms to the hotel at first, second and third floor with plant space and a terrace to the roof. These are accessed via a new stair to an existing tower to London Road Elevation. The existing external façade is retained along with the fenestration. In some locations, windows will be converted into doors by lowering the cill and retaining the head height. Loss of historic fabric is only considered if essential to the future use of the building.

At first floor a glazed curtain wall enclosed corridor will allow access to the extension adjacent to the Gas Meter Testing Room and provide access to a new terrace at first floor level via two glazed doors. This takes the same footprint as the previous external walkway.

The extension is to be a frame construction which will help minimise the impact on the existing building. A glazed canopy is also proposed at first floor which will take support from the new structure. The new extension helps balance this by providing 19 new smaller rooms, facilitating the retention of more of the original fabric in other areas. At roof level the proposed plant can be house behind an acoustic screen which will ensure that the essential plant does not distract visually from the building. See Purcell drawing no. 2013 for details.

PAGE 47-53: NEW BASEMENT & ENTRANCE

Omit pages.

PAGE 58: AREAS OF ENCLOSURE

Omit page.

PAGE 59: CHANGES TO COURTYARD ELEVATIONS

Omit page. Refer to drawing nos. 2012-2015 accompanying this application.

Whilst every effort has been made to use existing openings, in order to respond to new room layouts and circulation there is a need to make changes to a number of the existing door and window openings currently facing onto the existing courtyard walkways. In other instances it has been necessary to propose adjustments to existing openings in order to ensure routes comply with accessibility and servicing requirements.

For further information of the addition of new infill walkways to Level 2 and 3 of the internal courtyard elevation of the Whitworth Street range, please refer to page 9 of this addendum report.

PAGE 61: INTERNAL ALTERATIONS

Omit page. Refer to page 10 of this addendum report.

PAGE 63-65: THE HOTEL

Omit pages. Refer to page 11 of this addendum report.

PAGE 67:

Omit key plan,

PAGE 68: HOTEL ROOMS

Omit page.

PAGE 70-73: HOTEL ROOMS

Omit pages.

PAGE 75: COMMERCIAL SPACES

Refer to page 12 of this addendum report.

PAGE 80-81: OLD ENGINE HOUSE / UNIT A

Refer to page 13-14 of this addendum report.

PAGE 84-87: OLD POLICE STATION / OLD AMBULANCE BAY

Omit pages - the use of these spaces has been amended to leisure uses.

PAGE 90-91: OLD POLICE STATION

Omit pages - the use of these spaces has been amended to leisure uses.
Page 91 - commercial use of Old Painters Shop / Unit K remains relevant.

PAGE 100: LIVE OR WORK UNITS

Third floor layout is proposed to be the same as the proposed second floor layout - i.e. omit all mezzanine works to third floor, see drawing no. 2006.

PAGE 106-109: ELEVATIONS

Refer to architectural drawings accompanying this application for Planning and Listed Building Consent.

PAGE 111: DDA ACCESSIBLE ROOMS:

A reduction in the number of hotel rooms has allowed for all hotel rooms to achieve level access. Up to 5 of the total 42 rooms will be designed and built to be fully DDA compliant (provision for 1 per floor). Alongside those rooms which are fully DDA compliant, a larger number of the overall total number of rooms will be suitable for guests who may have a degree of mobility issues or impairments. We have also made provision for several inter-connected rooms via internal doors to enable guests who require a carer to stay in a number of locations within the hotel. All function and conferencing rooms, along with the reception and bar will be fitted with induction loops.

PAGE 112-117: ACCESSIBILITY STRATEGY:

Please refer to drawing nos. 2020-2024.

PAGE 119: CYCLES

Covered cycle hoops for use by hotel and workspaces users are provided in the courtyard beneath the new hotel wing, and external to the building.

PAGE 121: SERVICING STRATEGY

Please refer to drawing nos. 2020-2024.

DETAILED ADDENDUM
DESIGN & ACCESS STATEMENT ADDENDUM

PAGE 121-123: SERVICING & WASTE STRATEGY

In combination with a number of temporary bin stores located within the tenant demises of Back of House areas, a further dedicated bin store is accessed from the courtyard and Minshull Street. On collection days the bins will be picked up by large refuse vehicles on Minshull Street, and smaller refuse vehicles are able to access the courtyard for collections. The bin storage will also contain recycling storage areas and compacting equipment. The overall size of these areas has been designed to comply with the Manchester City Council guidance.

For further details, please refer to the Waste and Services Strategy by Vectos.

DETAILED ADDENDUM
THE COURTYARD

There are several ways in which the courtyard may be designed and used to ensure a busy and active space. In addition to the principle move of refurbishing the courtyard surface there are more detailed questions of how lighting, furniture and temporary structures may occupy the space. The adjacent precedent images show some built examples of ways in which we envisage the courtyard could be designed to best effect.

These include the following ideas:

- Inside-outside feel extends interior spaces into the courtyard.
- Opportunity for businesses to individualise their space.
- Small scale planting in moveable planters.
- Opportunity for atmospheric lighting, and lighting which may show off the architectural interest of the historic building.
- Discreet wayfinding lighting.
- Coherent and sophisticated entrance lighting.
- Selective facade feature lighting.

EXTERNAL SPACE OPPORTUNITIES

1. Improved streetscape

Resurfacing to pavements with natural stone slabs and granite setts to highlight original entrance bays.

Manhole covers and inspection chambers with recessed covers with paving infill to match adjacent surfaces.

Street lighting upgraded.

2. Courtyard Space

Simple hard standing to facilitate pedestrian use and occassional vehicular turning movement. It is the intention to inhabit and animate the courtyard space with temporary pavilion structures (to be dealt with in the future under separate temporary planning application).

3. Demise spill out space

Opportunity for feature lighting.

Glazed canopies extending from external walkways to partially cover external space.

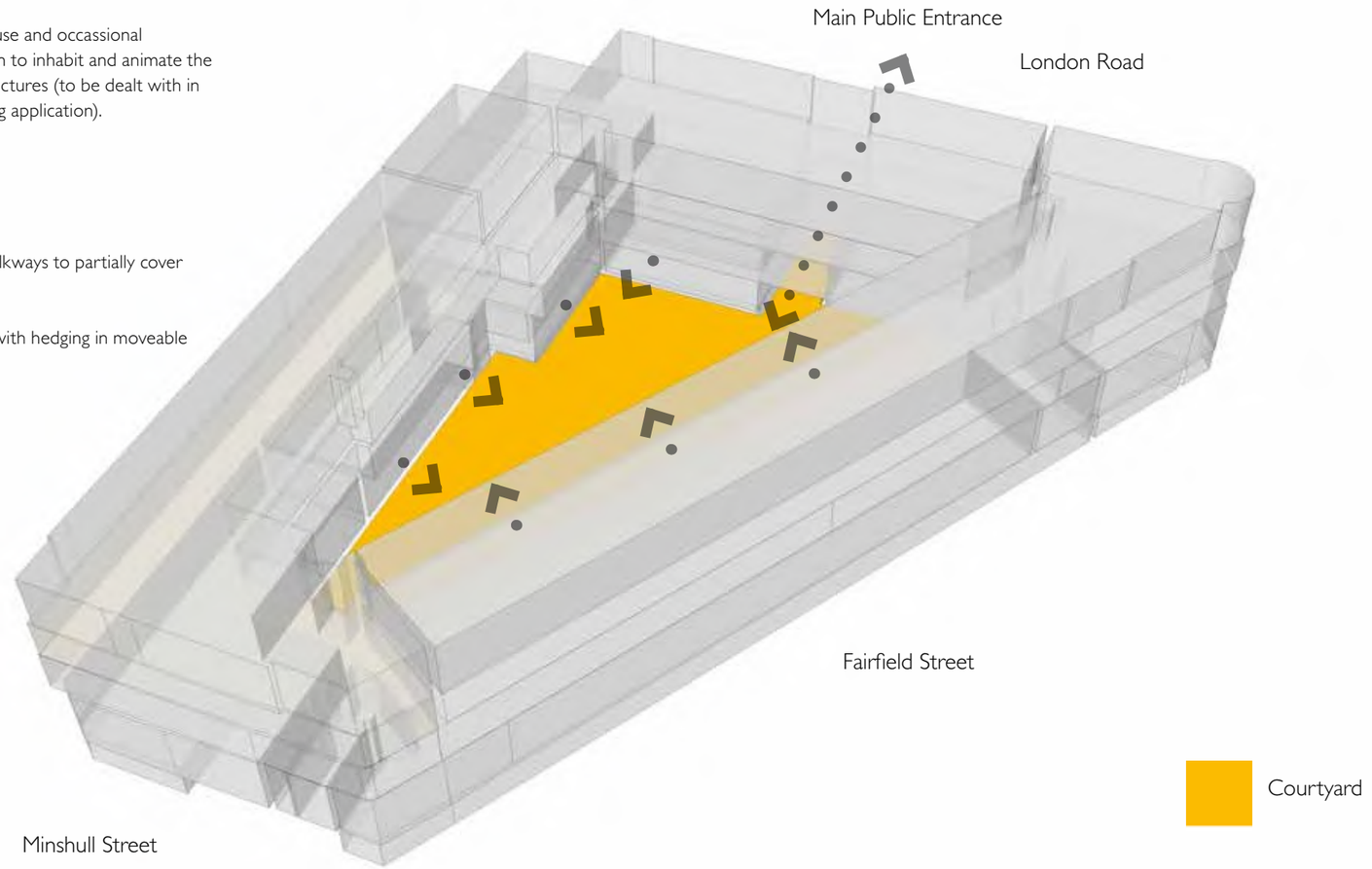
Opportunity for boundary to be delineated with hedging in moveable planters.



Courtyard Precedent



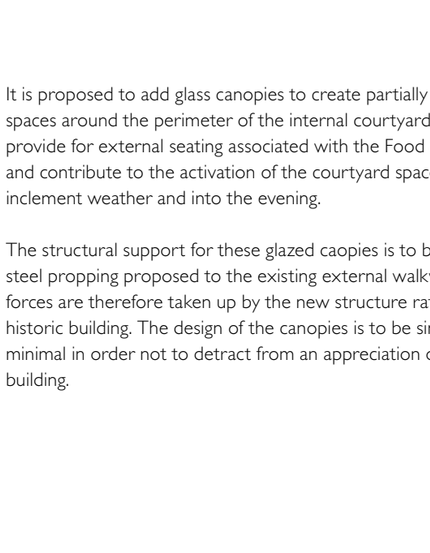
Granite Setts to Courtyard



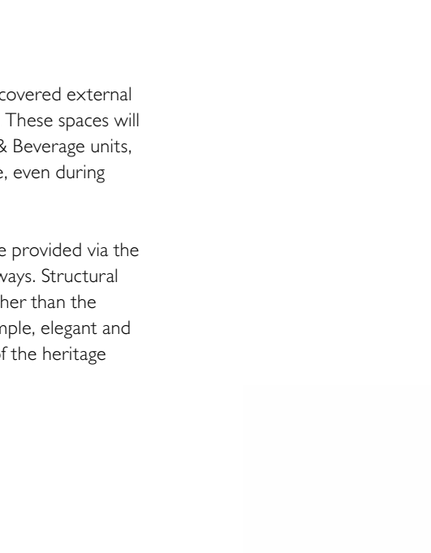
DETAILED ADDENDUM
GLASS CANOPIES

It is proposed to add glass canopies to create partially covered external spaces around the perimeter of the internal courtyard. These spaces will provide for external seating associated with the Food & Beverage units, and contribute to the activation of the courtyard space, even during inclement weather and into the evening.

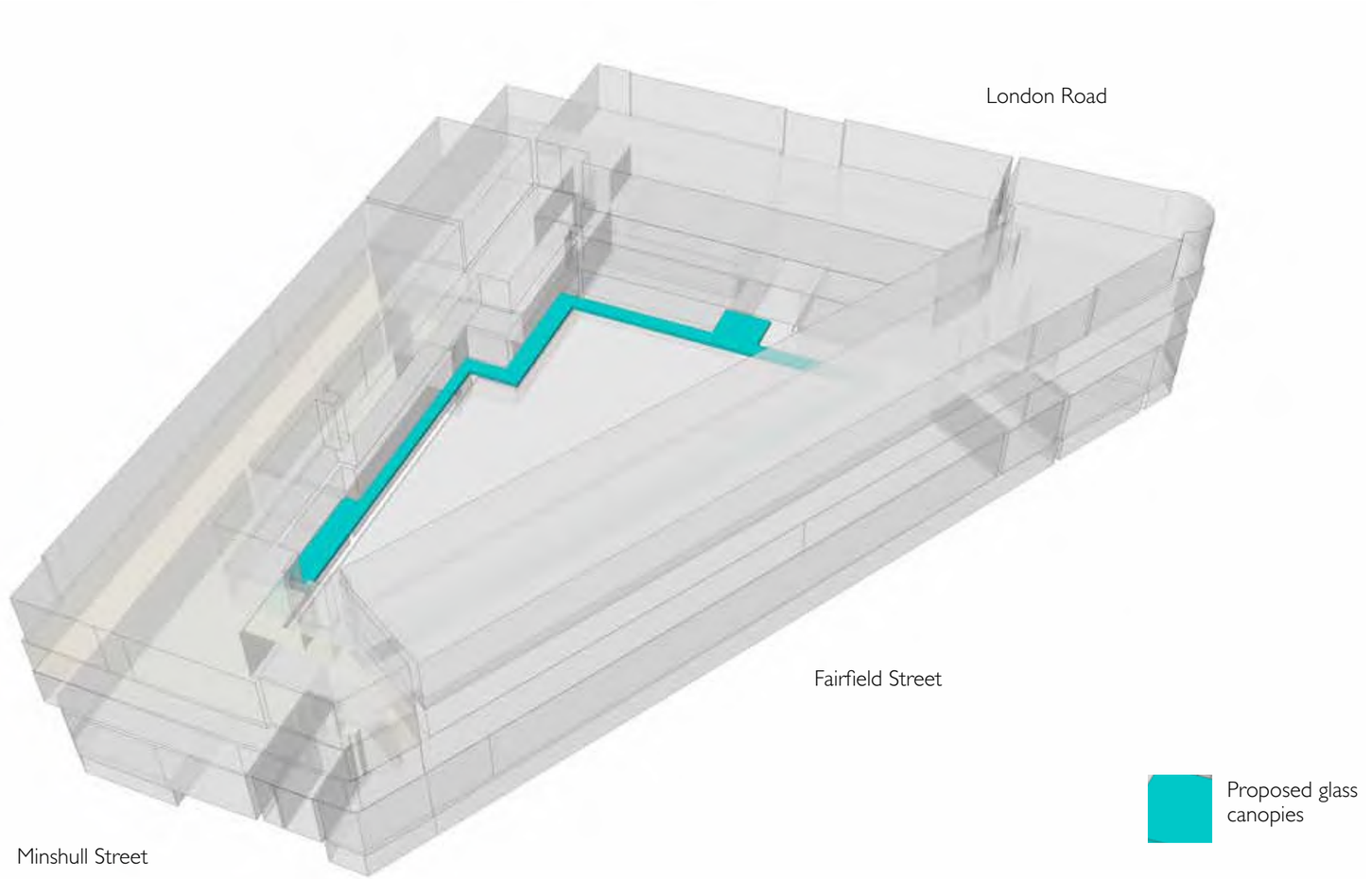
The structural support for these glazed caopies is to be provided via the steel propping proposed to the existing external walkways. Structural forces are therefore taken up by the new structure rather than the historic building. The design of the canopies is to be simple, elegant and minimal in order not to detract from an appreciation of the heritage building.



Canopy precedent



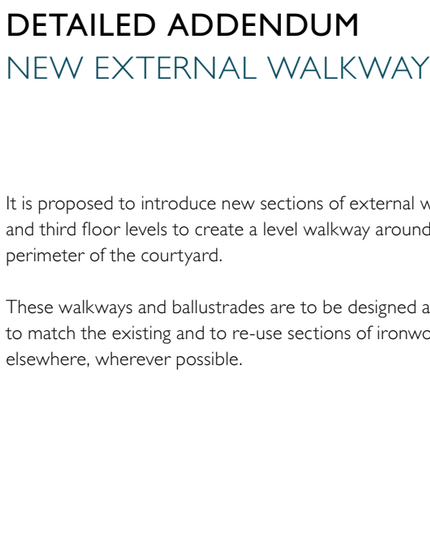
Canopy precedent



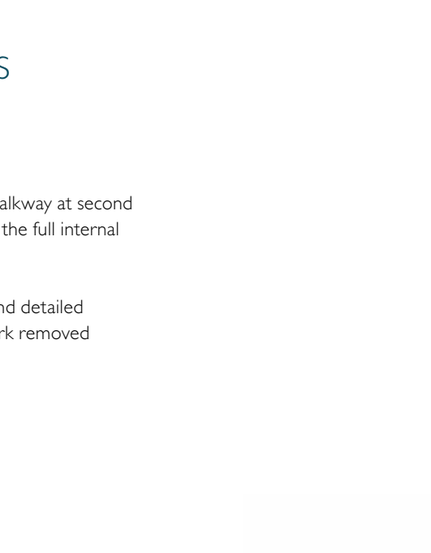
DETAILED ADDENDUM
NEW EXTERNAL WALKWAYS

It is proposed to introduce new sections of external walkway at second and third floor levels to create a level walkway around the full internal perimeter of the courtyard.

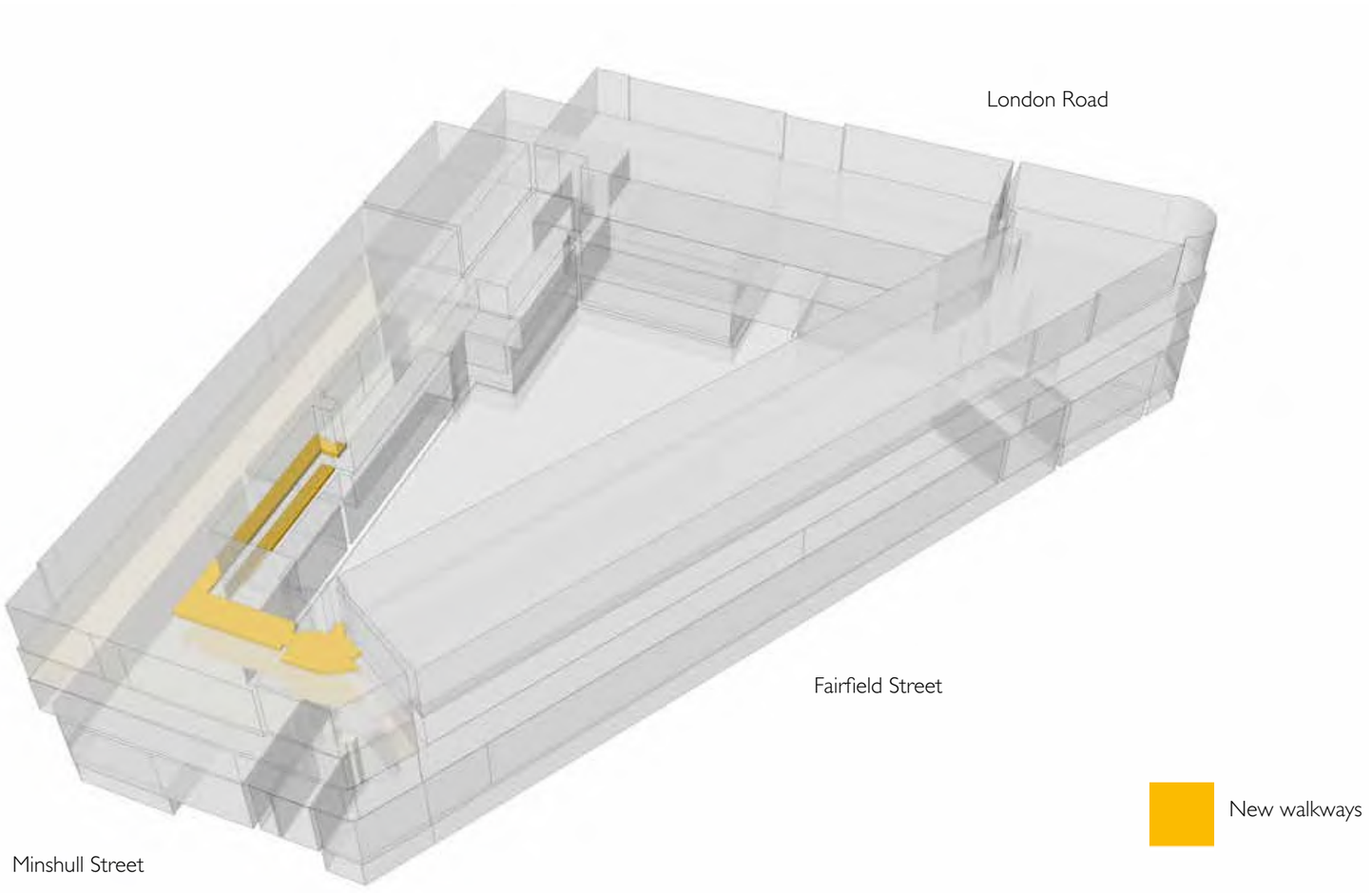
These walkways and ballustrades are to be designed and detailed to match the existing and to re-use sections of ironwork removed elsewhere, wherever possible.



Existing external walkways.



Existing external walkways.



DETAILED ADDENDUM
INTERNAL ALTERATIONS

New uses have been carefully asigned to ensure there is a best 'fit' between potential new uses and the existing historic spaces and volumes of the building. For example the large volumes of the Gas Meter Testing room and Coroner's Court are retained for function and events uses, while the engine house volume is retained as a single commercial unit.

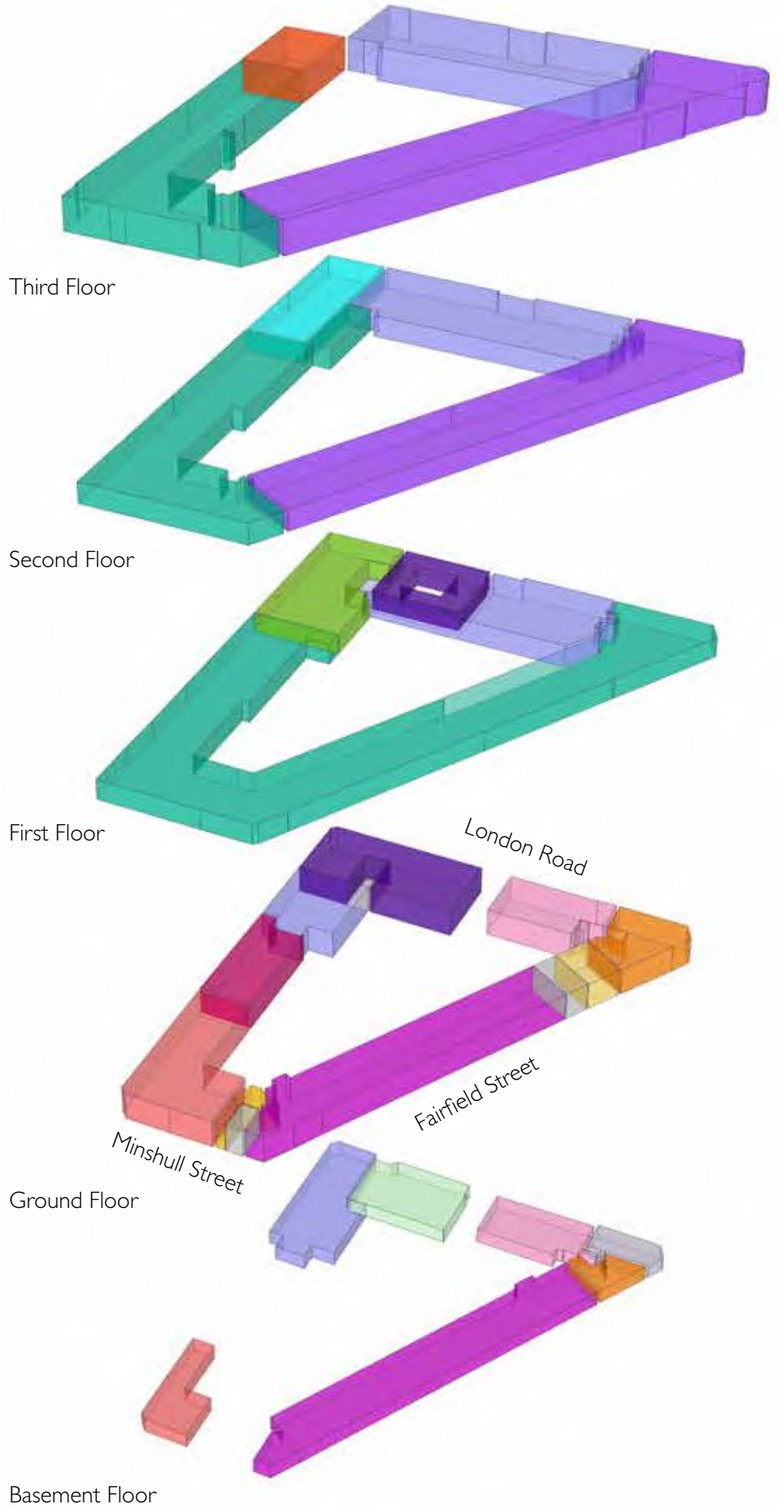
The intention is to ensure that wherever possible the existing layout and significant interiors are retained and alterations kept to a minimum. Where alterations are essential either for structural remediation or functional requirements they will be integrated to ensure that the original fabric remains legible and may continue to be interpreted by visitors to the building.

For further information on alterations please refer to the Heritage Impact Assessment, by Stephen Levrant Heritage Consultants, accompanying this application for planning and listed building consent.

KEY

- Hotel (C1)
- Coroner's Court (Sui Generis)
- Commercial (Unit K) (B1,A3,A4)
- Commercial (Unit A) (A1,A3,A4)
- Commercial (Unit E) (A1,A3,A4)
- Commercial (Unit F) (A1,A3,A4, D2)
- Commercial (Unit G) (A1,A3,A4)
- Commercial (Unit H) (A1,A3,A4)
- Commercial (Unit L) (B1)
- Screening Room (B1,A1,A3,A4, D2, C1)
- Landlord Area's
- Glass Canopy
- Existing Courtyard/ Proposed Walkways
- Gas Meter Testing Station (B1,A3,A4,D2,C1)
- Workspace (B1)
- Workspace (B1, D1)
- Live and Work (B1,C3)

Diagram Showing All New Uses:



DETAILED ADDENDUM
THE HOTEL

A 42 room boutique hotel will be located in the north and east wings of the building, focussed around the ground floor entrance on Whitworth Street.

Internal to the courtyard, a new opening within the ground floor of the Whitworth range will provide access to the hotel lobby and reception. This new opening will be formed in the place of two existing window openings. Externally a flight of steps will be constructed to gain access to the hotel lobby, and a glazed draught lobby formed internally within the building.

The proposed hotel will occupy various spaces from the basement up to the third floor. In addition to accommodation, the hotel includes facilities such as meeting rooms and a banqueting hall.

The interior of the hotel will be carefully designed to ensure that as much of the existing character of the historic fire station in terms of layout and features can be retained and presented for interpretation by the visitor.

A new-build hotel wing containing 19 bedrooms is proposed to be constructed adjacent to the London Road internal courtyard elevation.

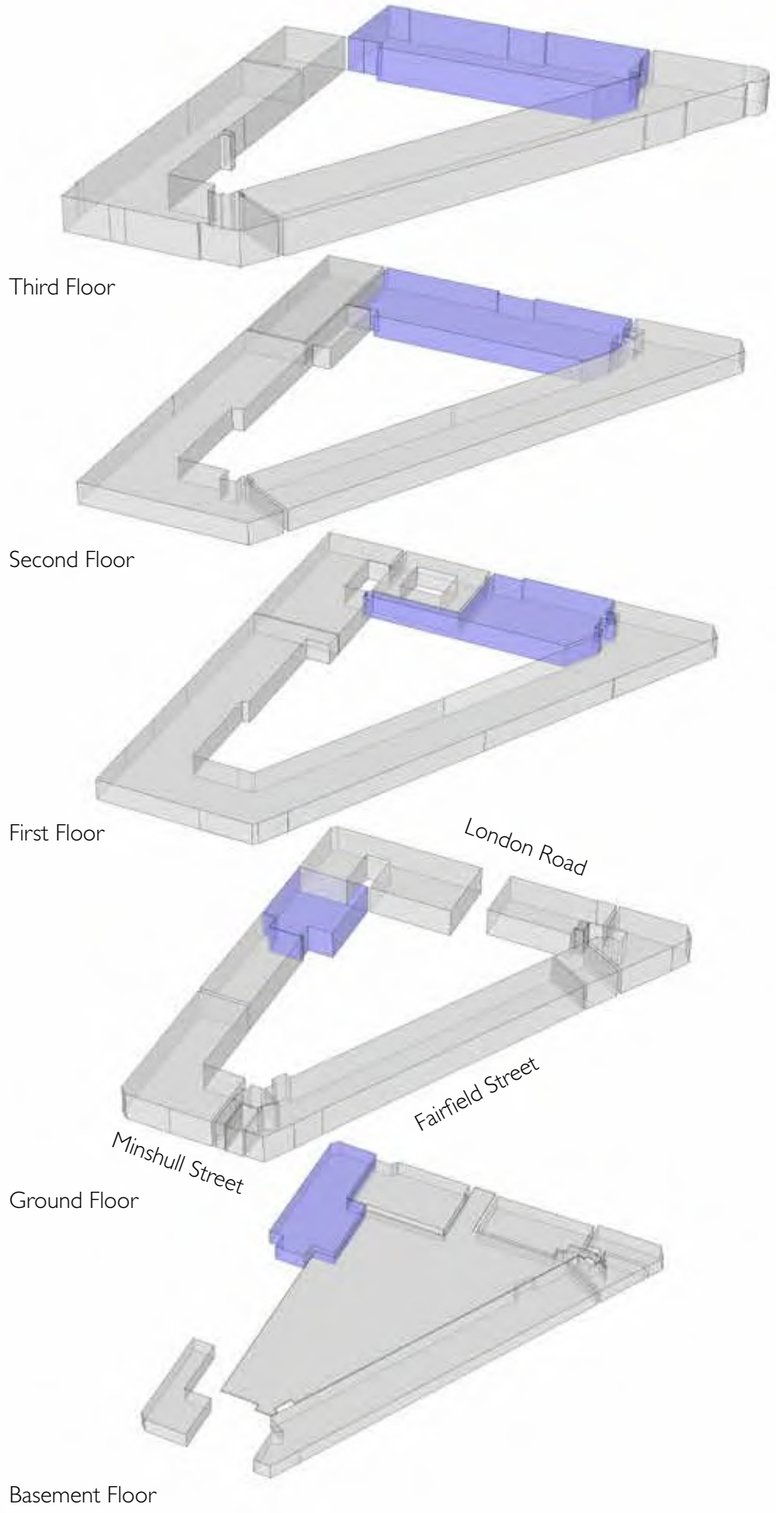


Proposed opening to ground floor courtyard elevation of the Whitworth Street range.

Diagram Showing Hotel Use:

KEY

Hotel (C1)



DETAILED ADDENDUM
COMMERCIAL SPACES: OLD ENGINE HOUSE

The Engine Room is one of the most important spaces in the Fire Station. The impressive space features glazed brick walls and a herringbone brick floor. The intention for this space is to retain the historic interior, and to retain its open form through avoiding sub-division and partitions.

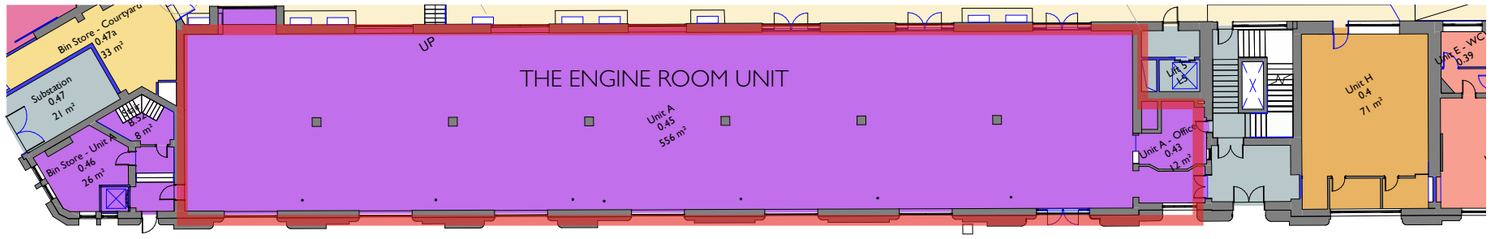
At ground level, the space will form one large commercial unit, with associated bin store, access to basement toilets, shared entrance from Fairfield Street and access to the courtyard via the existing engine doors. The existing timber double doors facing the courtyard will be supplemented with new glazed doors, set within the depth of the existing reveals. This will allow light in and views out to the courtyard, animating the space while maintaining the environmental performance of the space. Existing doors facing onto Fairfield Street will be refurbished to provide enhanced weather protection. One door position will be amended from the current bi-fold arrangement to create a double swing door that can be used as the main entrance to the unit.

At basement level, the large open boiler house space will be opened up through the removal of internal partitions to form one commercial unit and servicing to the Engine House unit above. New toilets and service uses will be provided. Existing pavement lights on the street side will be refurbished to bring natural light into the basement spaces. Pavement lights facing the courtyard will be re-used for air intake with the addition of vent units.

For further details refer to the Internal Finishes, Fixtures and Fittings Strategy, Tenant Design Guide and Detail Drawings.

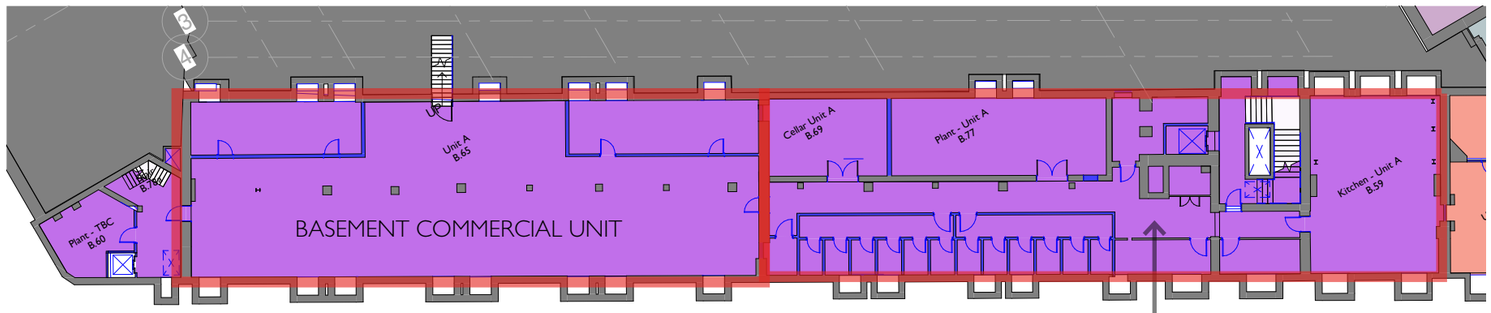


Engine House, London Road Fire Station



Ground Floor Plan

Fairfield Street



Basement Plan

Servicing to both units.

DETAILED ADDENDUM

COMMERCIAL SPACES: OLD POLICE STATION & AMBULANCE BAY

The Old Police Station and Ambulance Bay are proposed to house commercial or leisure uses. The existing layout of cells will be retained and the spaces cleared of existing mechanical equipment in preparation for an operator fit-out. The existing pavement lights on the street side will be refurbished to bring natural light down into the basement spaces.

Externally, a new door opening to the Minshull Street elevation is proposed for service access. This opening will be made in the location of an existing window, by dropping the cill to ground level and carefully making good the terracotta reveals. The existing timber sliding door to the adjacent vehicular opening in Minshull Street is also proposed to be replaced with carefully detailed new double swing doors to provide suitable access to the electrical substation. The existing door will be retained and re-used elsewhere within the building.

For further details refer to the Internal Finishes, Fixtures and Fittings Strategy, Tenant Design Guide and Detail Drawings.



Old Police Station Basement, London Road Fire Station



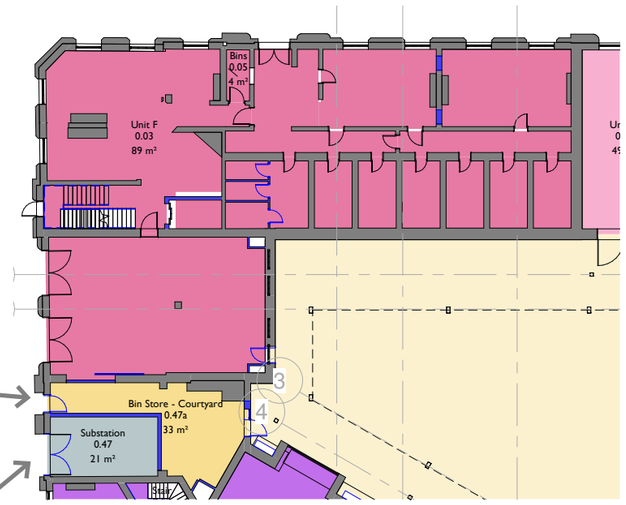
Proposed opening to ground floor elevation of Minshull Street.



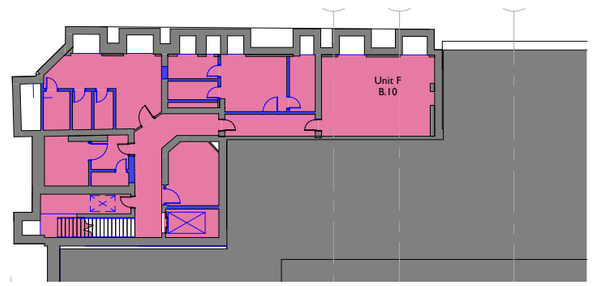
Ambulance Bay, London Road Fire Station



Proposed replacement door to substation, Minshull Street.



Ground Floor Plan



Basement Plan

DETAILED ADDENDUM
SERVICING, ACCESS & WASTE STRATEGY

In combination with a number of temporary bin stores located within the tenant demises of Back of House areas, a further dedicated bin store is accessed from the courtyard and Minshull Street. On collection days the bins will be picked up by large refuse vehicles on Minshull Street. The bin storage will also contain recycling storage areas and compacting equipment. The overall size of these areas has been designed to comply with the Manchester City Council guidance.

For further details, please refer to the Waste and Services Strategy by Vectos and the Servicing, Access & Waste drawings (drawing nos. 2020-2024).