Manchester Royal Exchange

Southern Offices
Design and Access Statement

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Contents

01 Purpose of report
02 Site and context
03 Background to the proposals
04 Relevant Policy
05 Design proposals

- 05.01 Entrance
- 05.02 Reception
- 05.03 Upper Lobbies
- 05.04 Corridors and General Circulation
- 05.05 WCs & Teapoints
- 05.06 Communal break-out space

06 Design for Access 2 assessment
07 Bibliography

APPENDICES

01 Planning history

1.0 Purpose of report

This report has been prepared to accompany the Listed Building Consent Application for the proposed alterations to the South offices at the Manchester Royal Exchange.

These alterations consist of decorations and fitting out works to the common parts, including lighting and electrical installations, and a full refurbishment of the ground floor entrance on Old Bank Street.

In accordance with Parag 128 of the National Planning Policy Framework, the report will describe the significance of this heritage asset and will set out how the design proposals have been considered to preserve and enhance the appearance of one of the most important historic buildings in Manchester city centre.

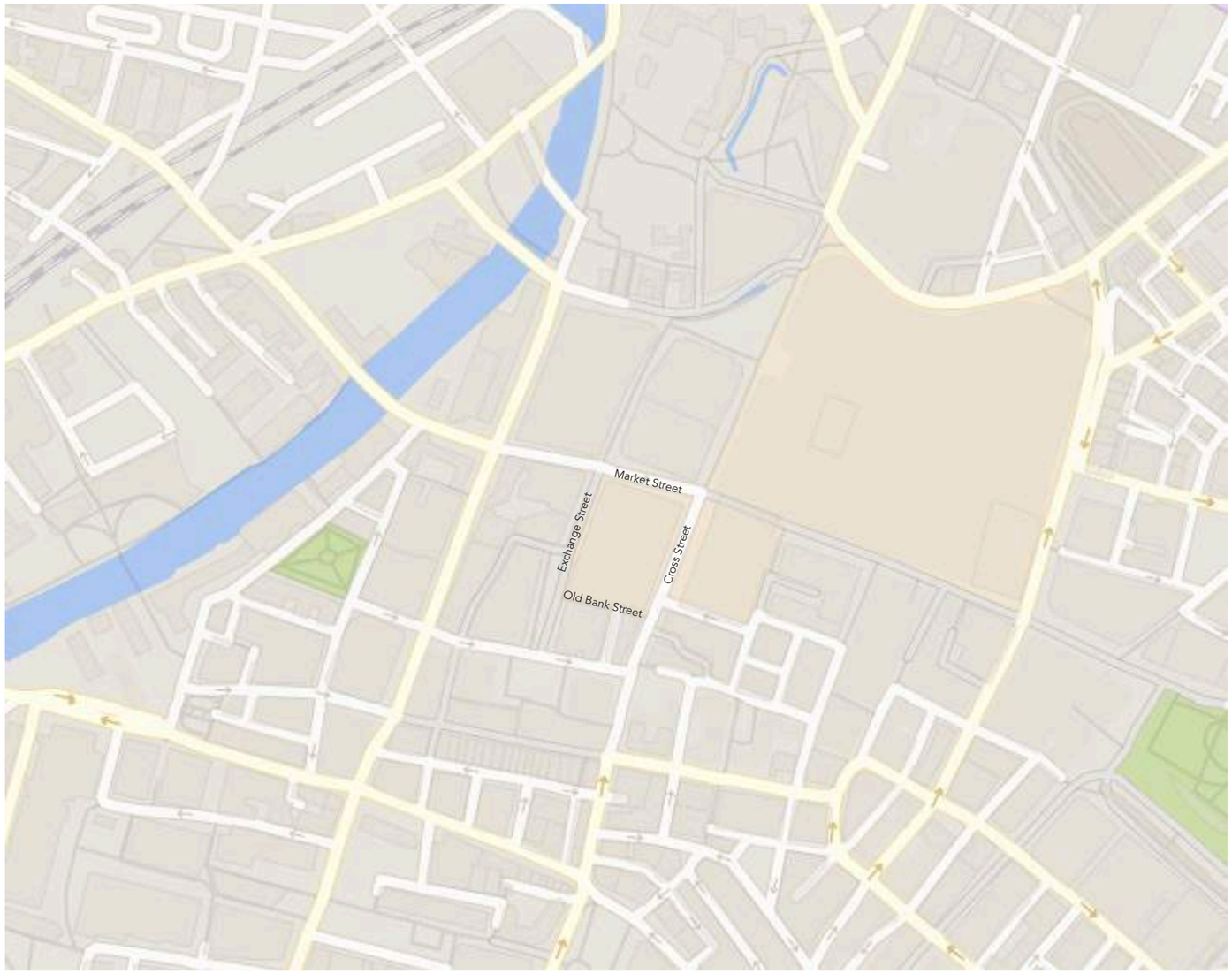


The Third Exchange Building (Murgatroyd & Mills) prior to its expansion in 1914-21.

2.0 Site and Context

The current, and fourth, Exchange building on the site is bounded by Market Street to the North, Cross Street to the East, Old Bank Street to the South and Exchange Street to the West. The building in its present form dates from the period between 1914 and 1921, when it was expanded to the South, to designs by architects Bradshaw, Gass and Hope, incorporating what was once Bank Street and the northern half of the blocks either side of Half Moon Street.

The trading floor at Exchange Level was effectively doubled during this phase, creating two large spaces, each covered by three domes. The trading spaces were supported by a small number of offices and the Board Room at Exchange Level, and additional offices and members' facilities, such as toilets and the reading room were located at mezzanine level. Refreshment and communal spaces were built at ground floor level and the arcade was created to connect these spaces, as well as introduce a transverse connection between Cross Street and Exchange Street. Further levels of office were found on the upper floors to level 5, with the two above-parapet floors given over to storage.



3.0 Background to the proposals

The Exchange was bombed in 1940, during WWII, destroying much of the North part of the building. This was rebuilt as offices and opened in 1953.

The southern half of the building largely survived and the trading hall and the upper offices are substantially unchanged from their original state.

The upper floors of the South portion of the building are highly cellularised, comprising small office units accessed off a corridor which follows the void space around the surviving trading hall, now the Theatre and its environs.

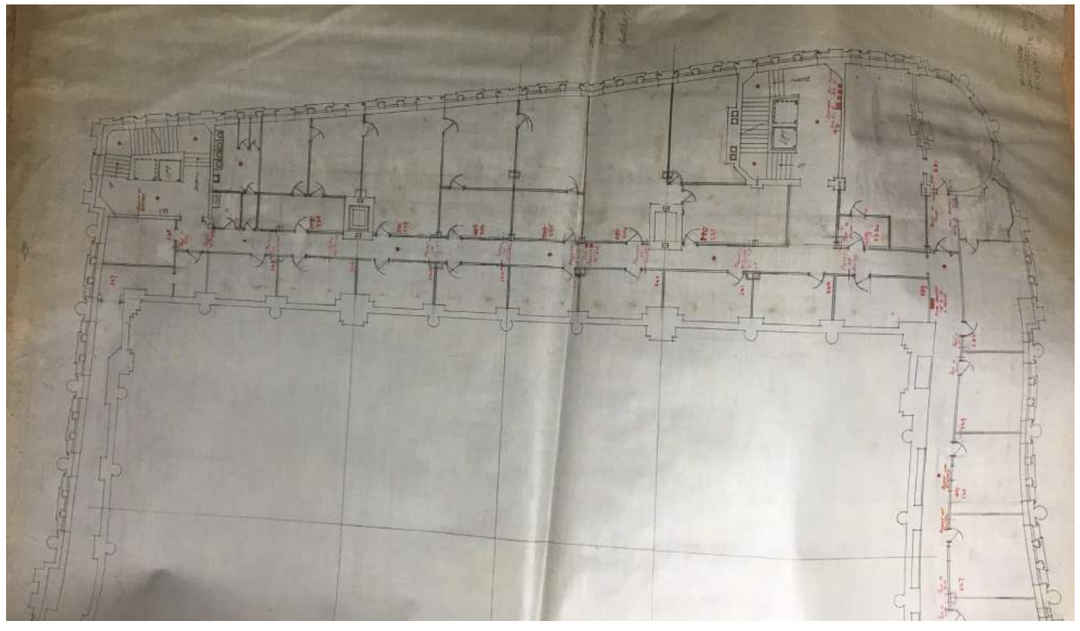
The plan form of these upper floors largely survives from the 1914-21 phase and the decorative detailing, including architraves and other decorative mouldings, such as the ceiling cornices, appear to have survived from this phase.

The South offices were refurbished at some point in the late 20th Century, using low quality materials and fittings and concealing much of the original detailing.

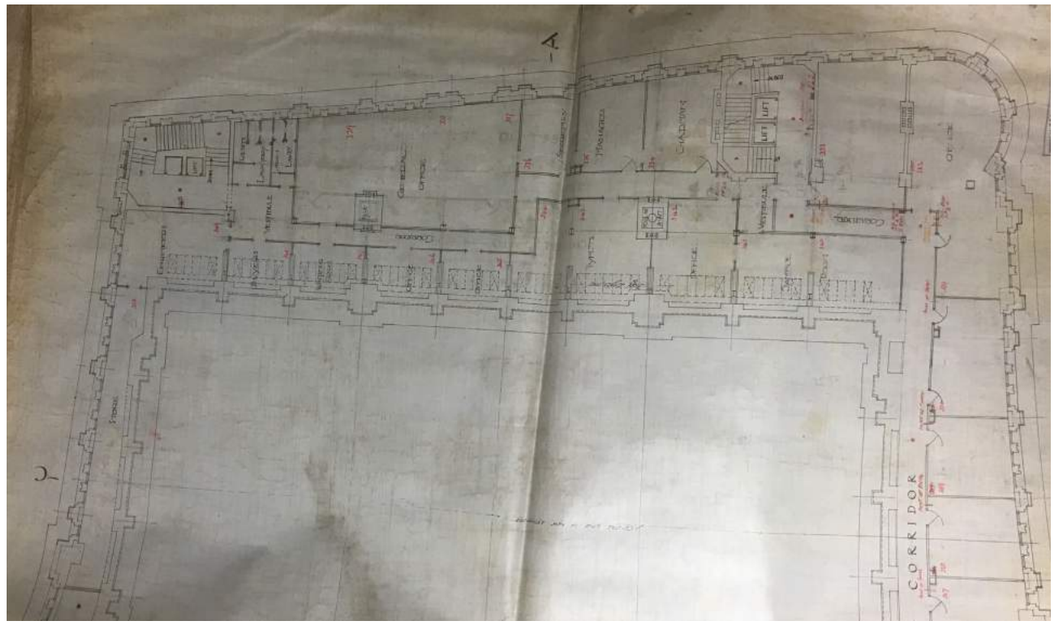


Exchange floor

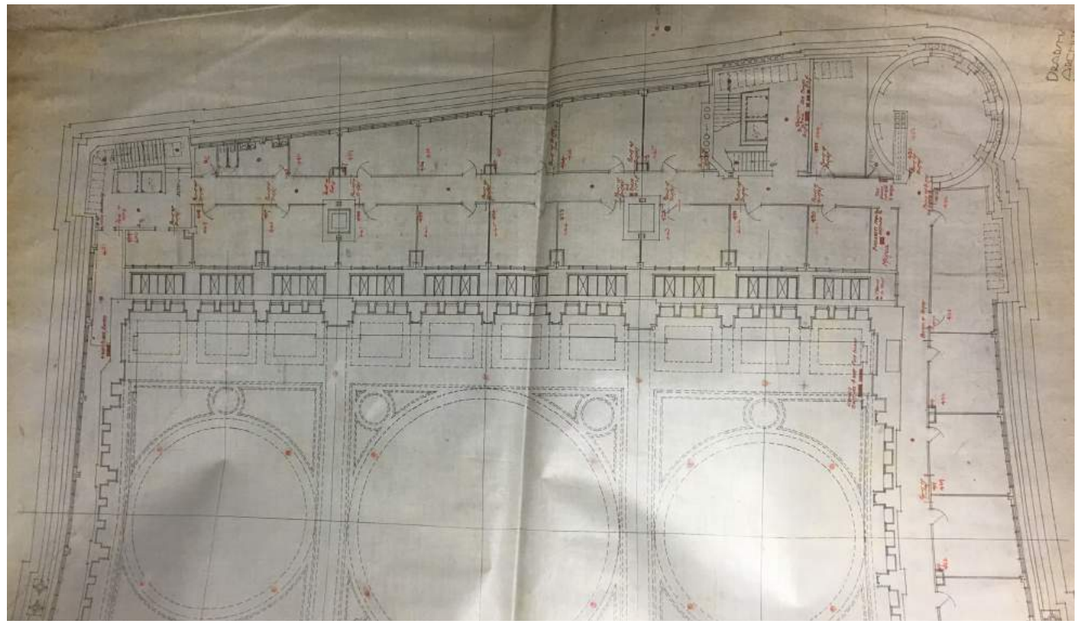
Archive research - South Offices plans



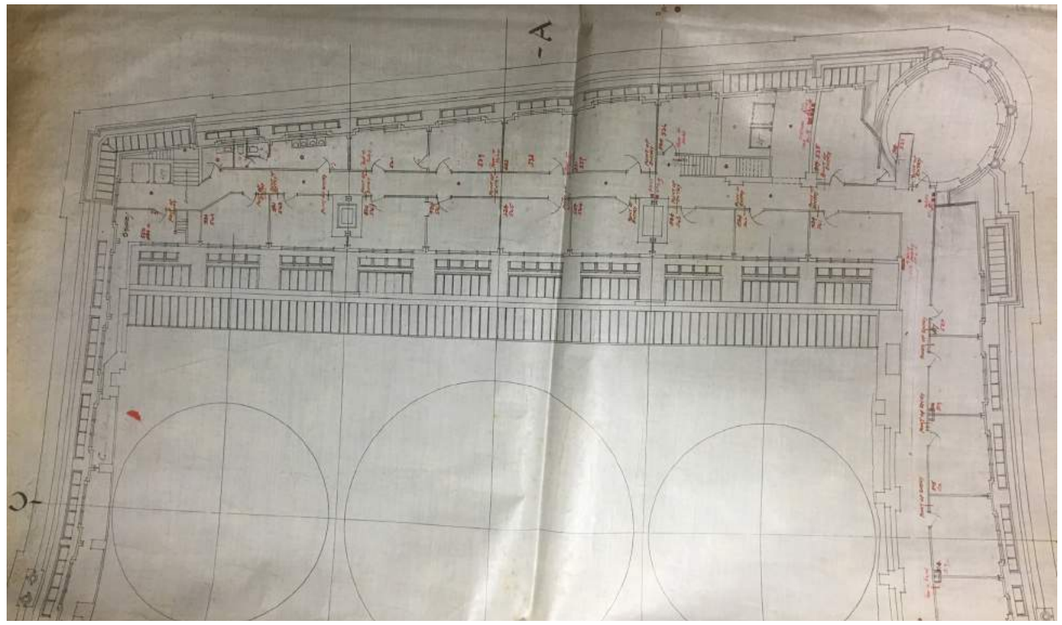
Bradshaw, Gass & Hope plans 1915 - Second floor



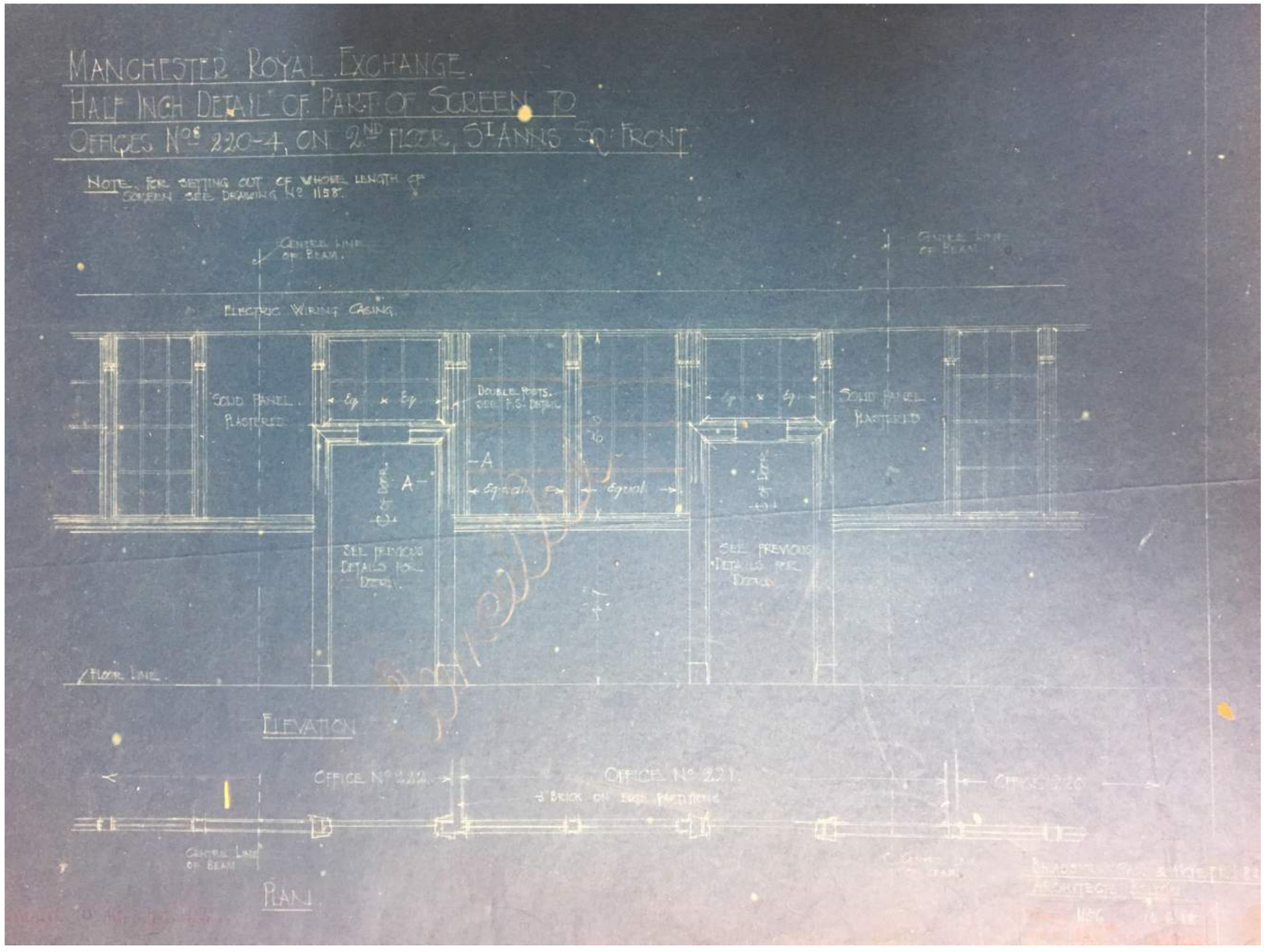
Bradshaw, Gass & Hope plans 1915 - Third floor



Bradshaw, Gass & Hope plans 1915 - Fourth floor



Bradshaw, Gass & Hope plans 1915 - Fifth floor

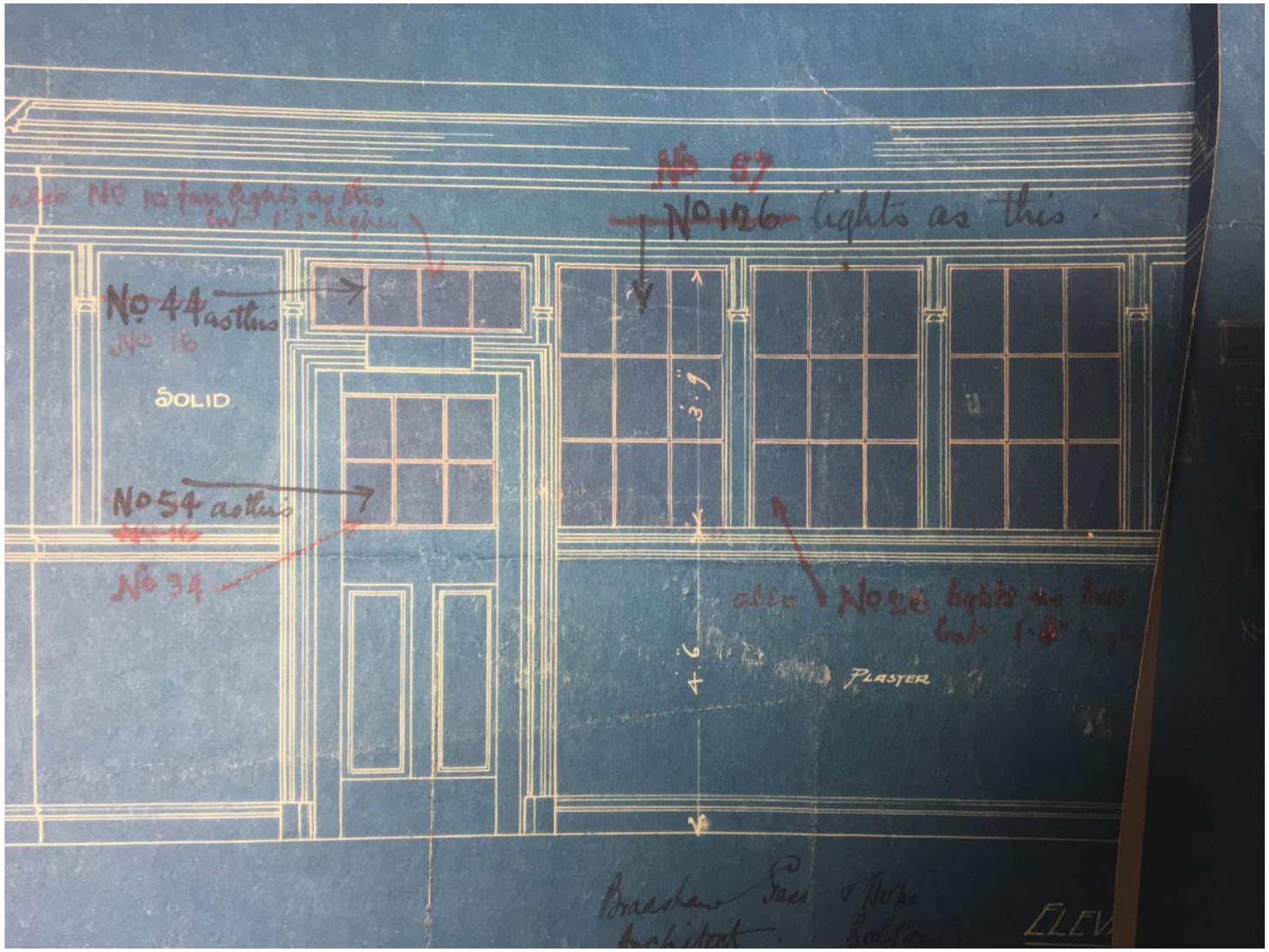


Archive Research

During the design process, the archive of architects, Bradshaw, Gass and Hope, held by Bolton Library, was consulted.

The drawing collection contains material on the Royal exchange dating from 1914 through to the 1950s, covering their work on the post-war resotoration of the North offices.

Archive research - Typical Office Fronts &
Miscelleaneous Details





4.0 Relevant Planning Policy

Proposals for the refurbishment of the building have been developed in consideration of the guidance set out within paragraphs 126 to 141 of the National Planning Policy Framework. – Section 12, 'Conserving and enhancing the historic environment'.

The proposals seek to maintain and manage change to the heritage asset in a way that sustains and, where appropriate, enhances its significance.

In particular, Para 137 describes "[…] opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

At a local level, Manchester's Local Development Framework Core Strategy Development Plan Document states in Policy CC9, 'Design & Heritage':

"Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments."

And in Policy EN 3, 'Heritage':

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Para 12.21

"Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals."

5.0 Design proposals

The work covered by this Application will be summarised over the following sections:

5.01 The Old Bank Street entrance;

5.02 The Old Bank Street reception interiors

5.03 The lift lobbies and stair cores and lobbies from ground floor to fifth floor;

5.04 Improvements to the general circulation zones, ceilings and lighting;

5.05 Refurbishment of W.C. accommodation at each floor from second to fifth floors; provision of tea and coffee making facilities

5.06 Conversion of two office units on the 2nd floor into a communal break-out and meeting space.



5.01 Old Bank Street Entrance

Summary scope of works:

- Removal of bulkhead
- Removal of solid ‘stall-riser’ detail
- Removal of step
- New sliding doors in line with existing office receptions on Cross Street and Exchange Sreet
- Ramped access to the reception
- Access control equipment to be compliant with Manchester City Council ‘Design for Access 2’ guidelines











1 Proposed Old Bank Street entrance
Scale: 1:50

0 1 2 M



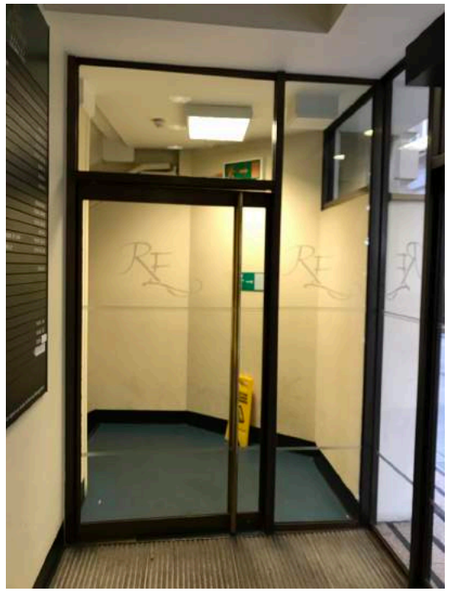
Key

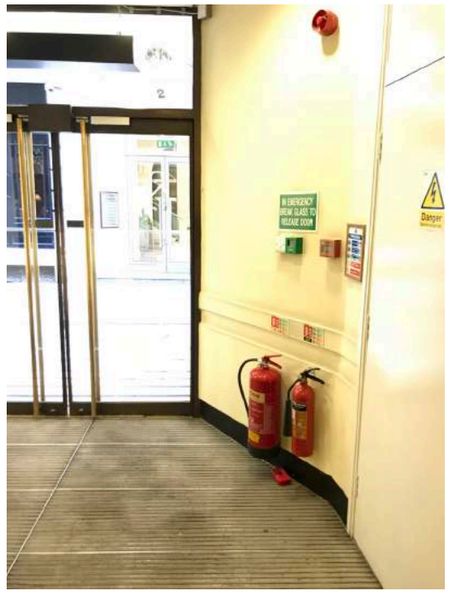
1. Automatic sliding frameless door system as L20/490.
2. Metal cladding panel system to form threshold with existing sandstone walls and new door system as L20/490.
3. Existing step removed. New yorkstone sill with door threshold as M40/120 and recessed carborandum insert strips as P20/170.
4. New entry system with keypad and fob subject to M&E specifications.

5.02 Old Bank Street Reception

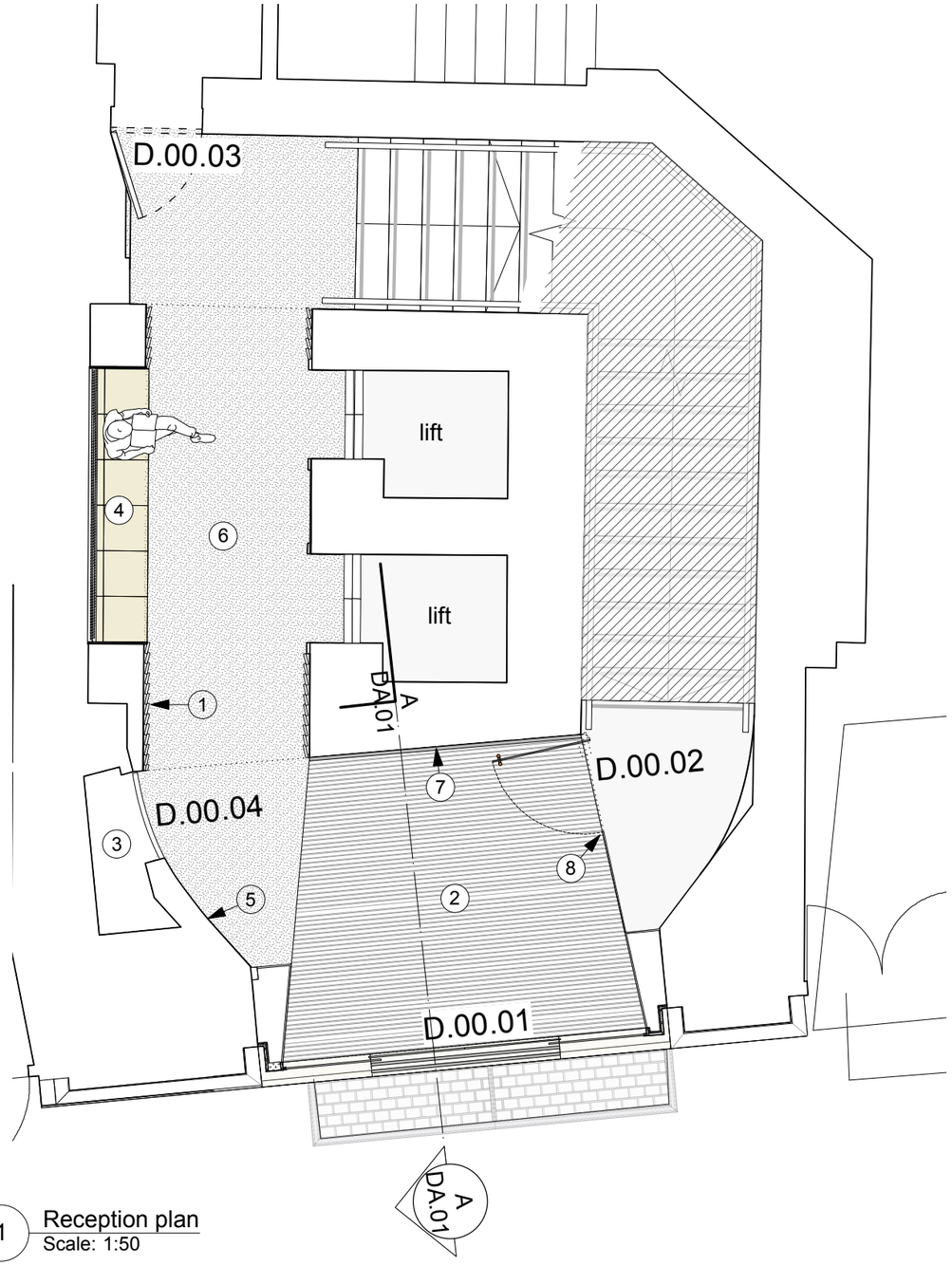
Summary scope of works:

- New terrazzo floor finshes with inset barrier matting
- Feature joinery wall cladding to lift shaft
- Upholstered niche seating replacing mirror and shelf
- Feature lighting throughout
- Ceramic tiling to lift core facing street, with building identity/ branding
- New tenant directory board

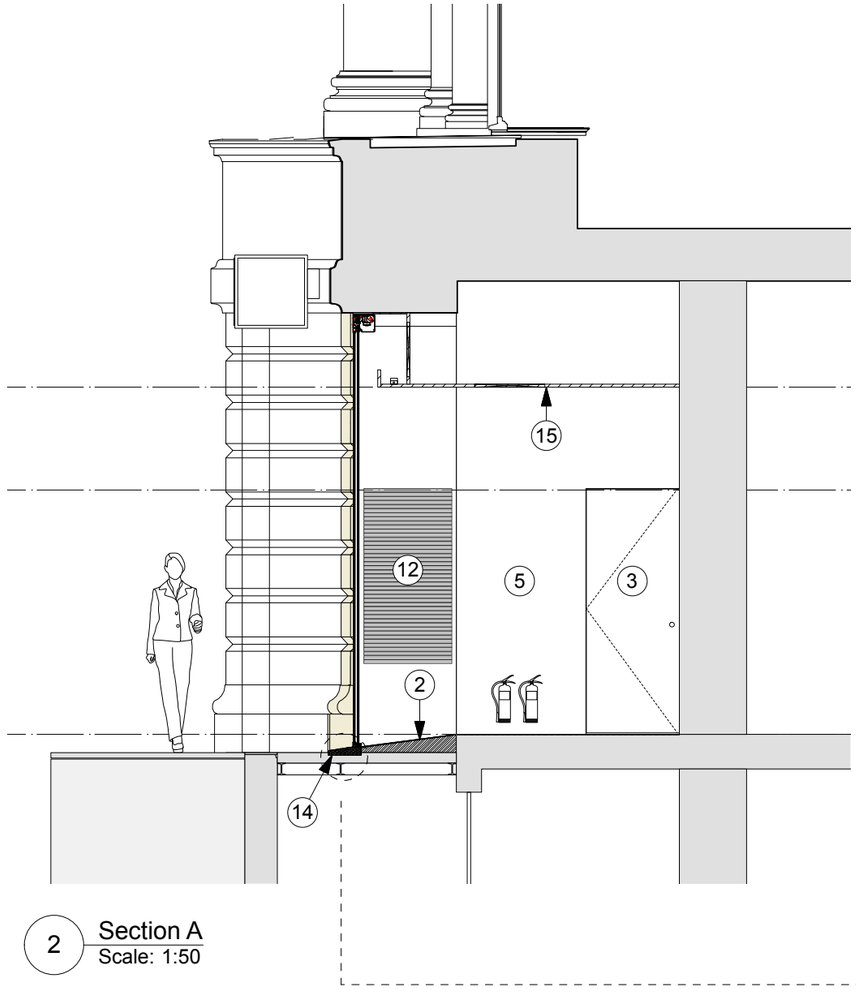




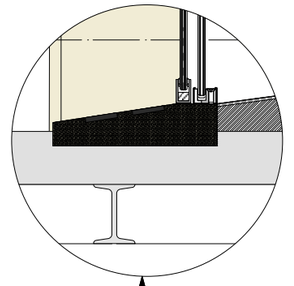




1 Reception plan
Scale: 1:50



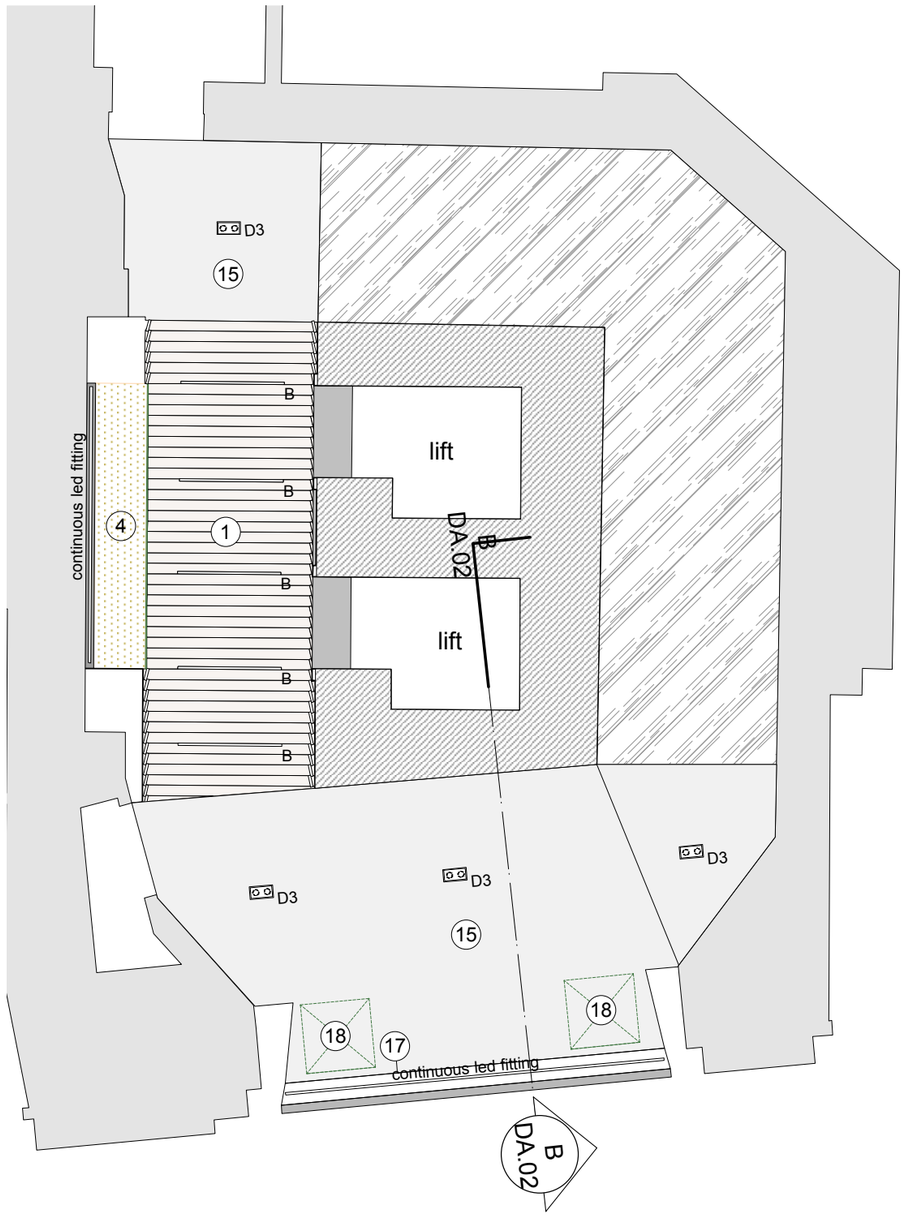
2 Section A
Scale: 1:50



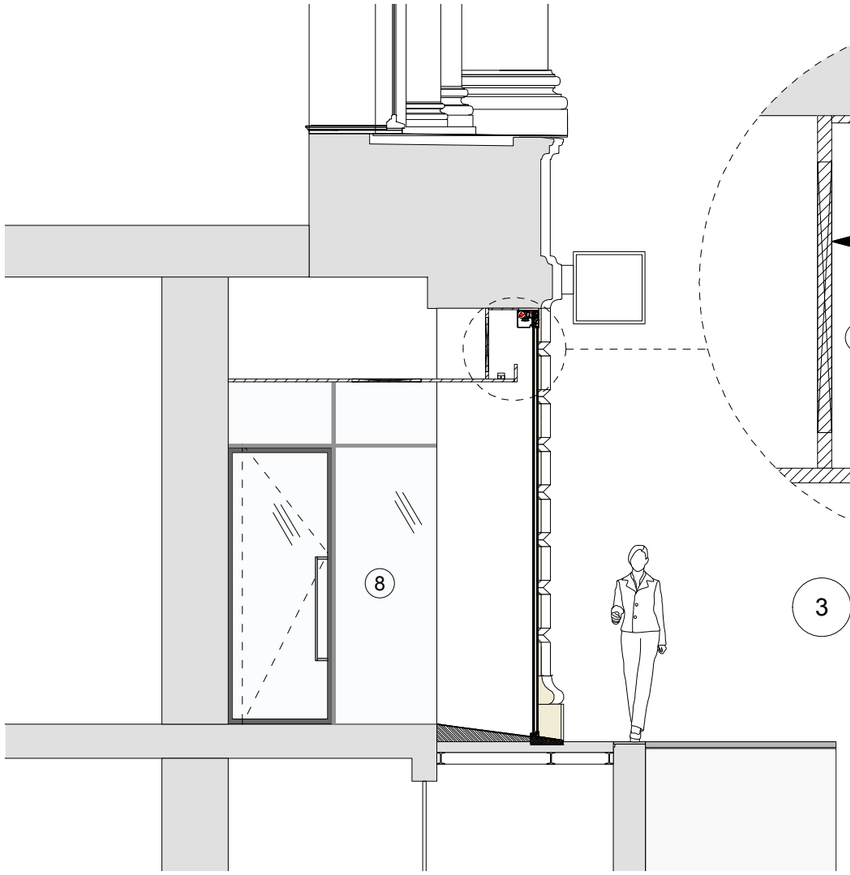
3 Detail - door sill
Scale: 1:10

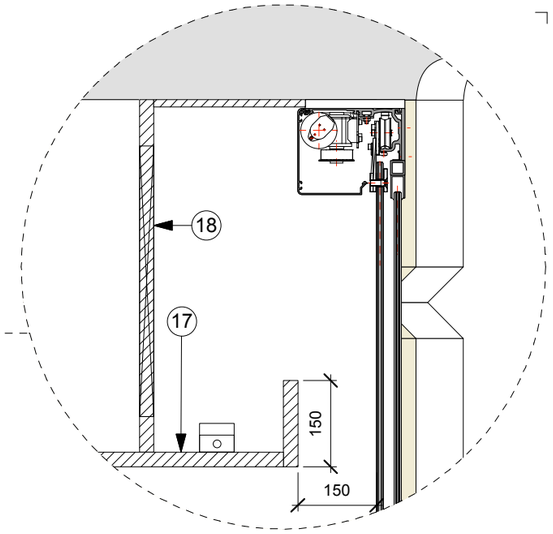
Key

1. MDF boards lapped as a weatherboarding cladding on concealed fixings as K13/150
2. Matwell as N10/300
3. New door to electrical riser as per door schedule and L20
4. New fabric recessed banquette seating and tensioned yarn feature as N10/110
5. Existing walls to be made good and decorated as M60/110A
6. New terrazzo floor finish as M12/110
7. Ceramic tiles feature wall as M40/114 with buiding branding 3D signage in bronze
8. Purpose made pivot door and fixed sidelight glazing as per door schedule and L20
9. LED lighting strip recessed in wood boards as per M& E lighting schedule
10. New Fire Exit Door to replace existing as per door schedule and L20
11. New signage logo on wall above as N10/351
12. Tenant board signage as N10/350
13. Existing lift landing controls retained and re linished
14. New metal panel bounded to wall as K13/150A
15. Existing MF ceiling plasterboard to be retained made good and painted as M60/110
16. New yorkstone sill with door threshold as M40/120 and recessed carborandum insert strips as P20/170.
17. New plasterboard shelf bulkhead detail as K10/245



1 Proposed Old Bank St entrance RCP
Scale: 1:50



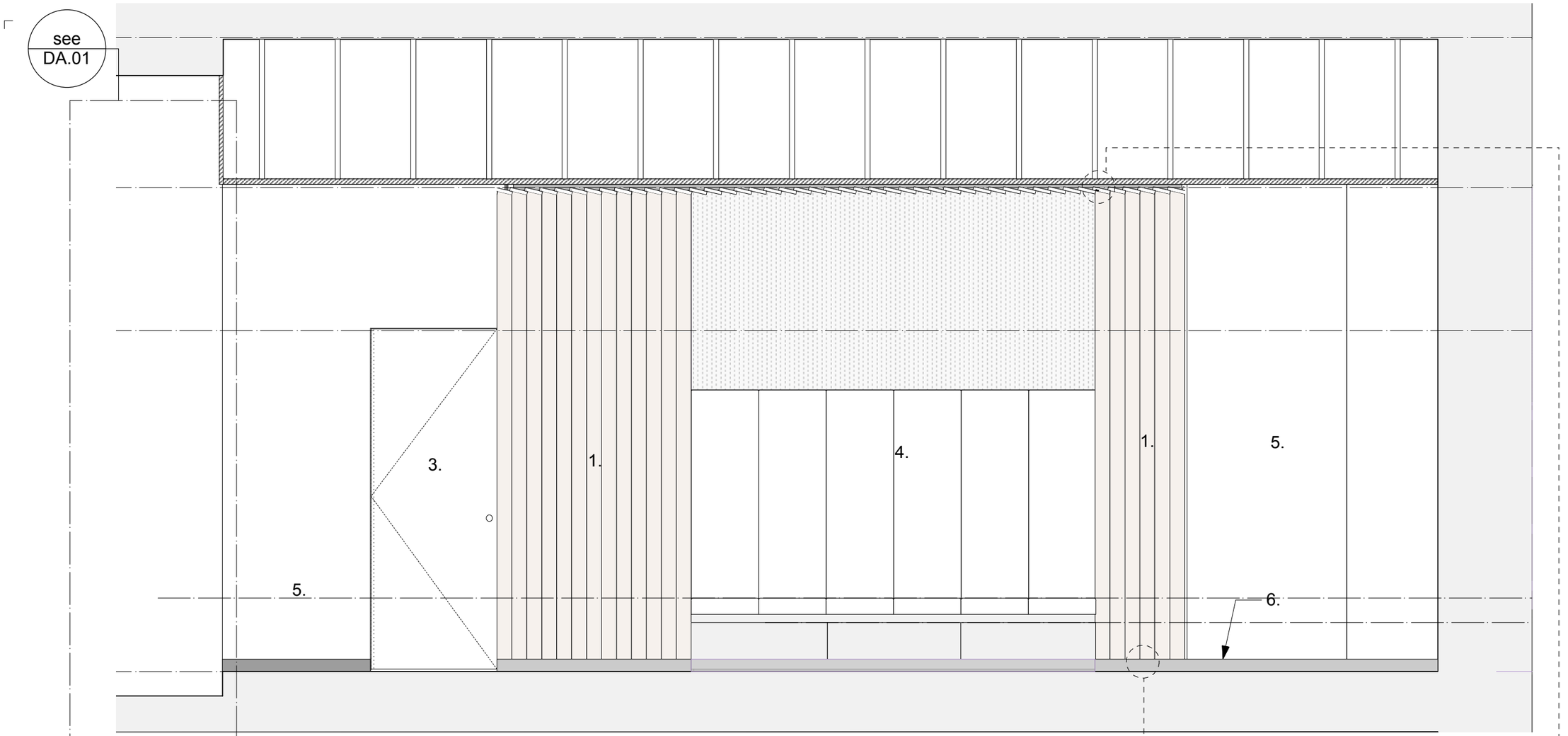


3 Ceiling detail - Section B
Scale: 1:10

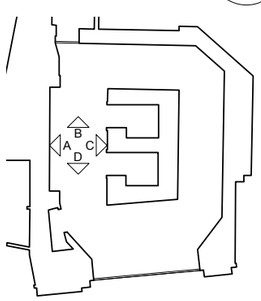
2 Proposed Old Bank St - Section B
Scale: 1:50

Key

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17. New plasterboard shelf bulkhead detail as K10/245
18. Ceiling access panel with plasterboard door and concealed beaded perforated frame

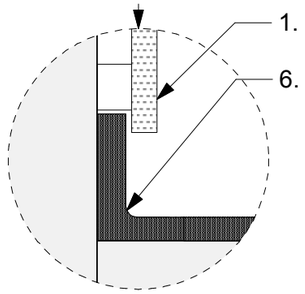


1 Elevation A
Scale: 1:25

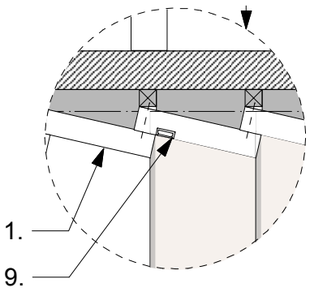


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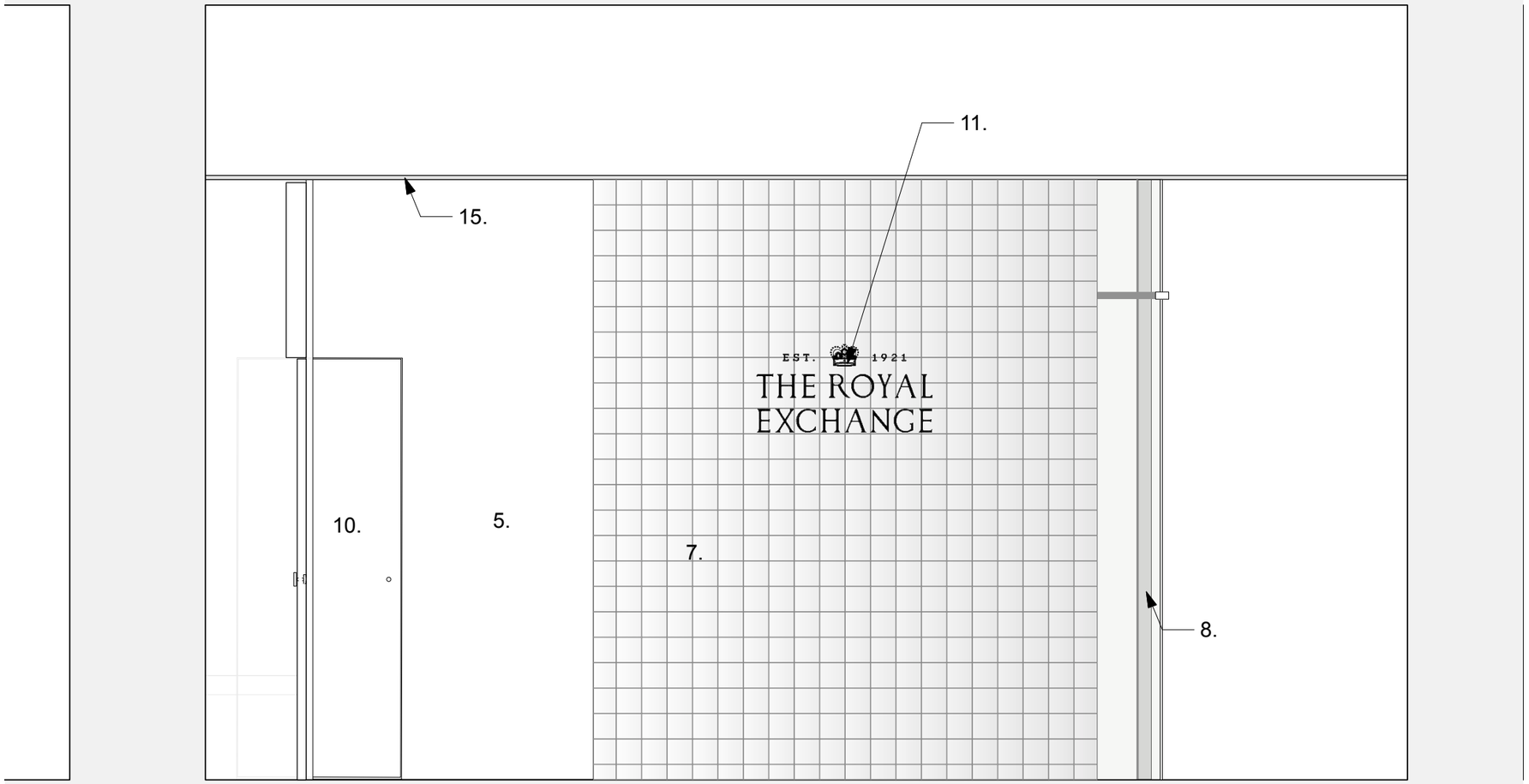
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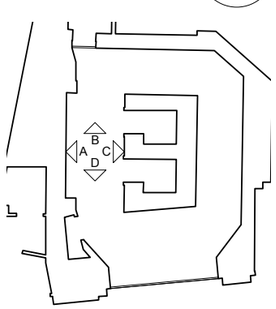
2 Detail - floor and wall
Scale: 1:5



3 Detail - LED light
Scale: 1:5

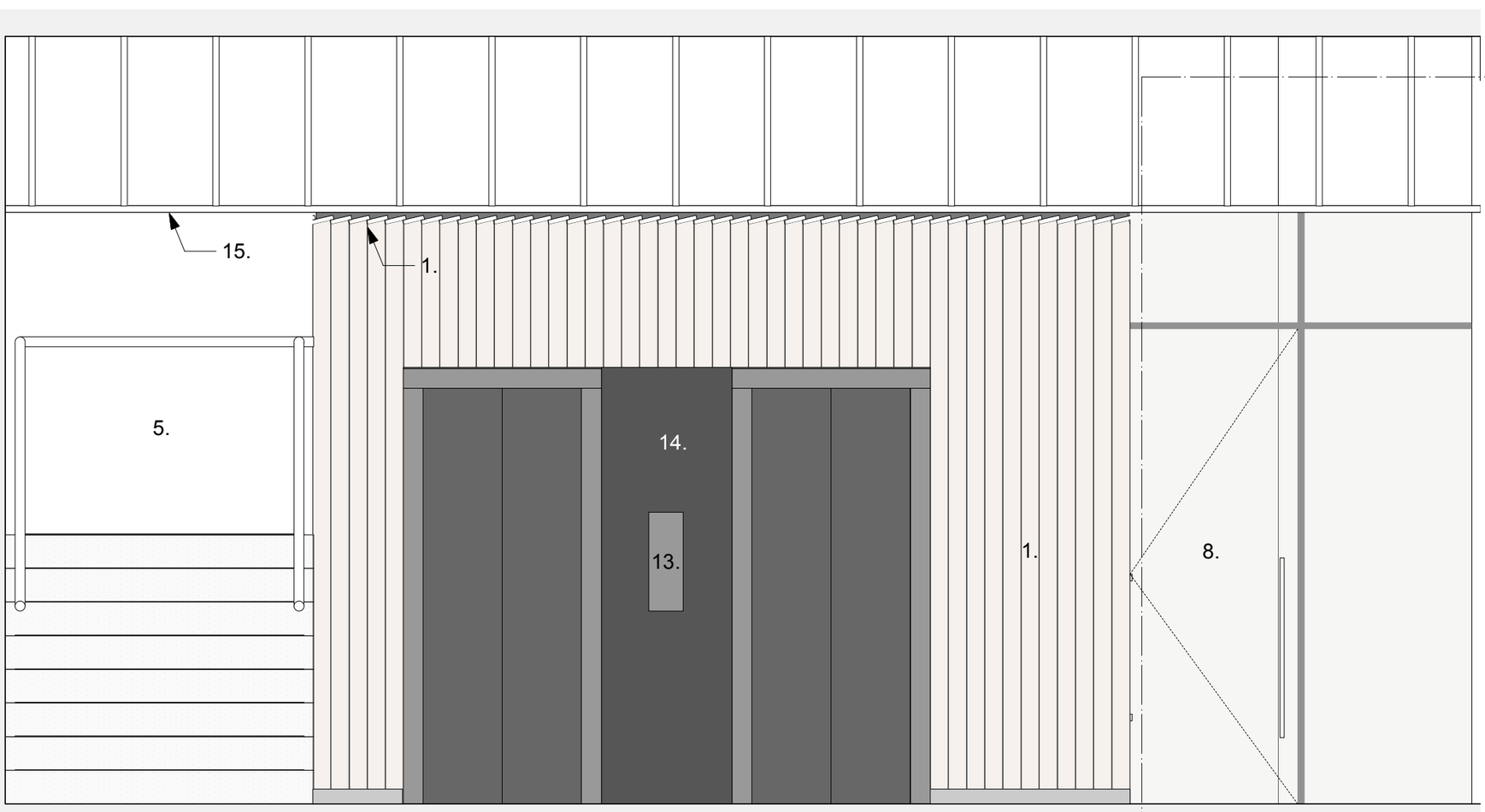


1 Elevation B
Scale: 1:25

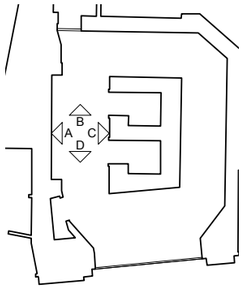


Key

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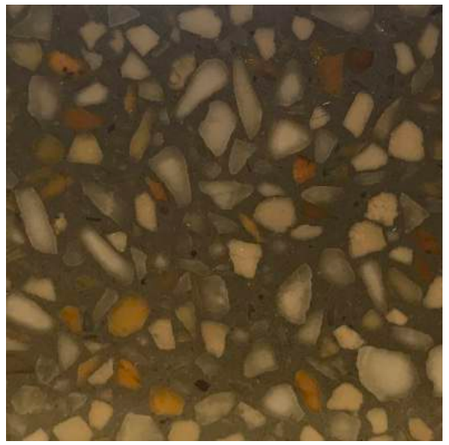
1 Elevation C
Scale: 1:25



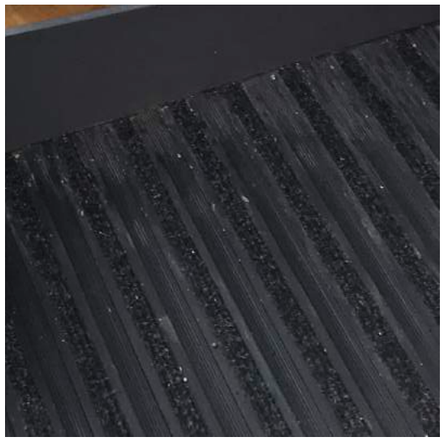
Key

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17. New plasterboard shelf bulkhead detail as K10/245
18. Ceiling access panel with plasterboard door and concealed beaded perforated frame

Reception materials palette



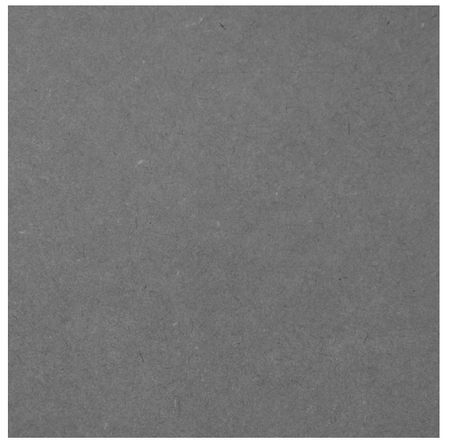
New terrazzo flooring
Ref: Flowcrete Mondeco Classic Dawn Dusty Grey Binder



Entrance barrier matting to match main entrances
Ref: Heavy duty polypropylene carpet/ ribbed aluminium entrance matting system



Wall tiling with applied branding
Ref: Domus Terrosso



MDF soffit and wall linings at lift lobby
Ref: Valchromat Grey

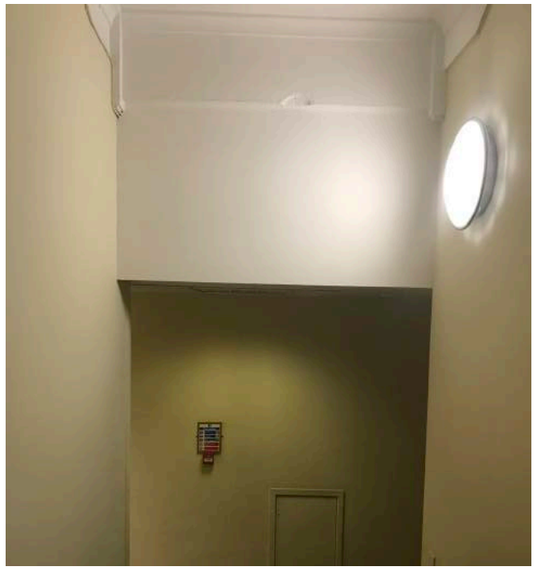


Upholstery to niche seating and wall lining
Ref: Vidar 3 by Kvadrat, Colour 443

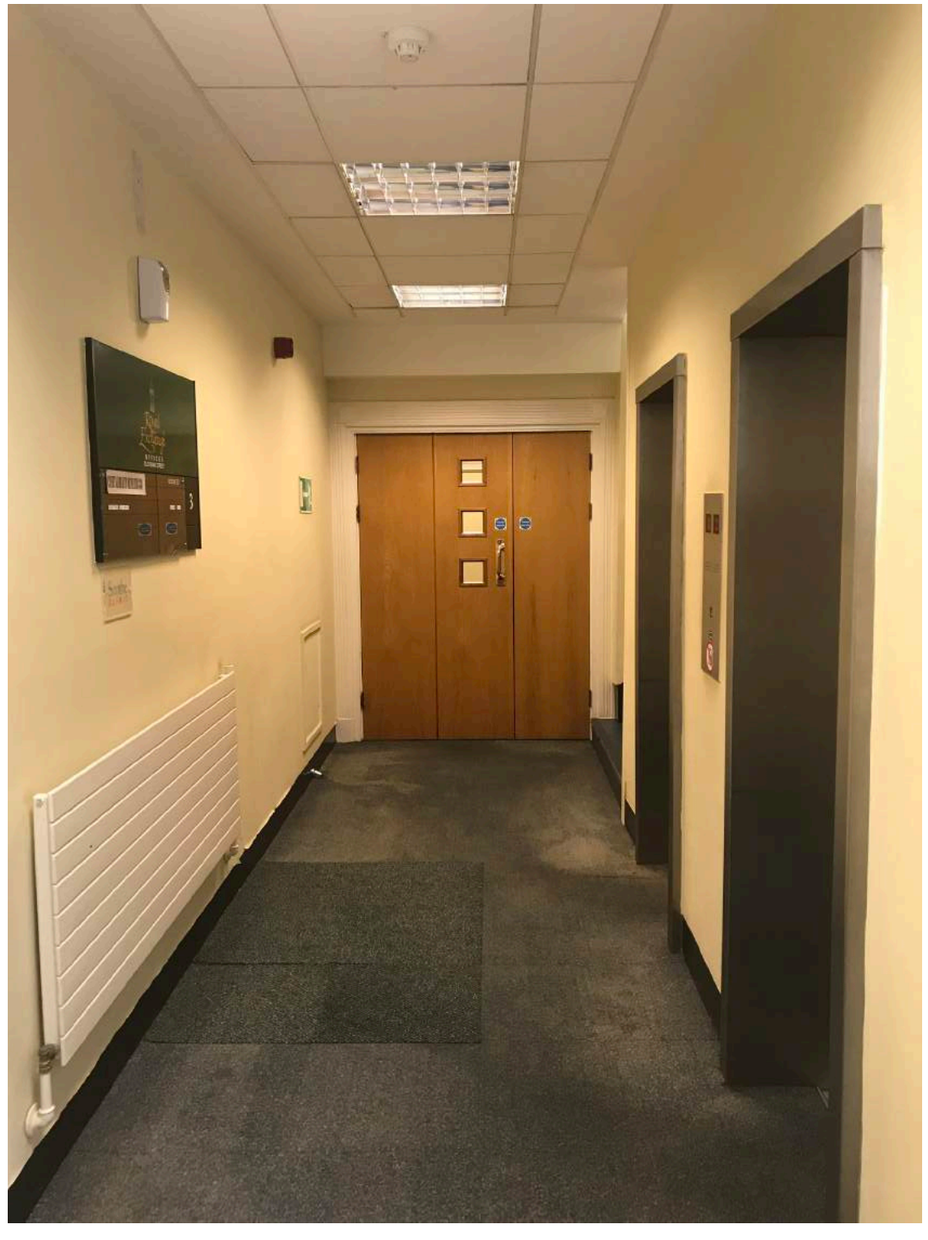
5.03 Lift lobbies - levels 2 to 5

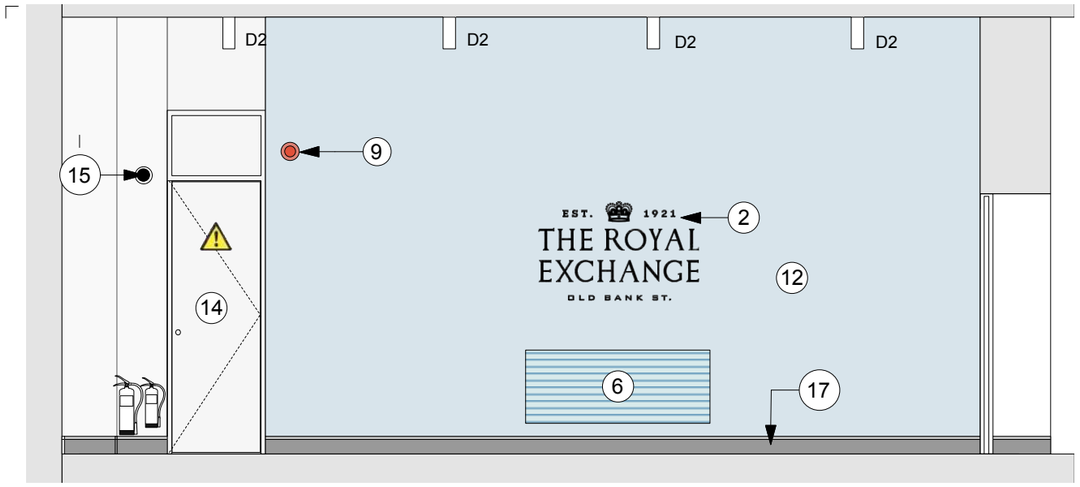
Summary scope of works:

- Removal of suspended ceiling to expose original existing cornices
- New modern lighting
- Decorations to walls
- New lobby doors
- New signage
- New carpet to match general circulation areas

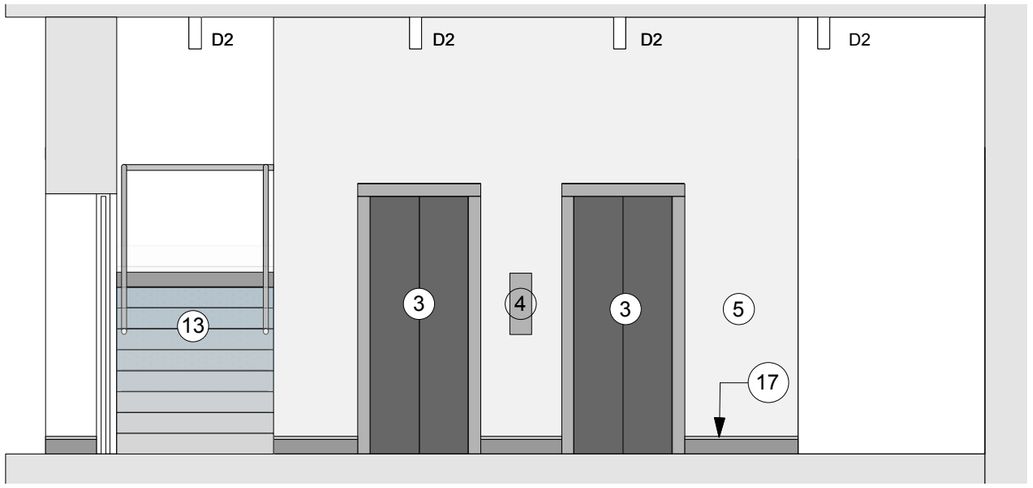




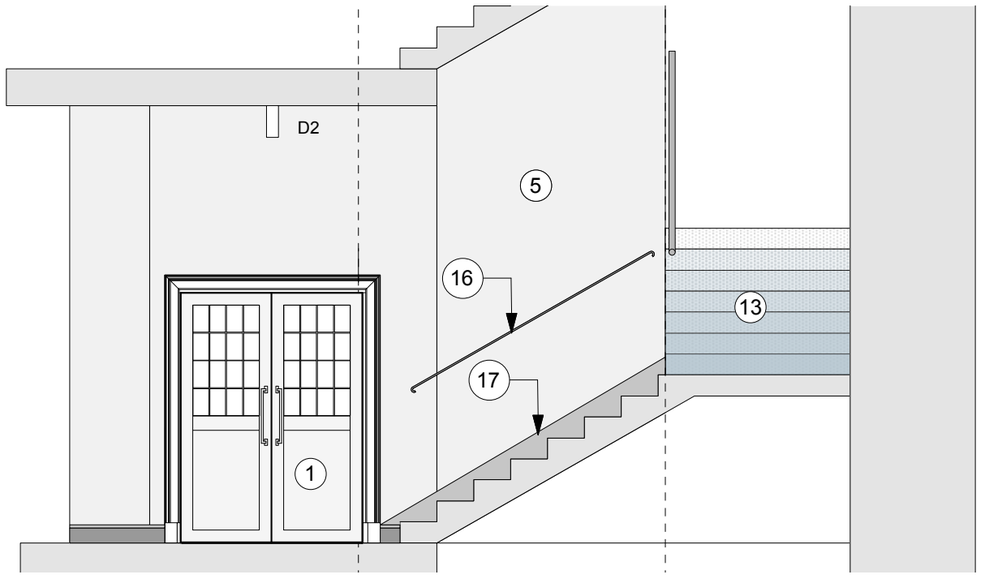




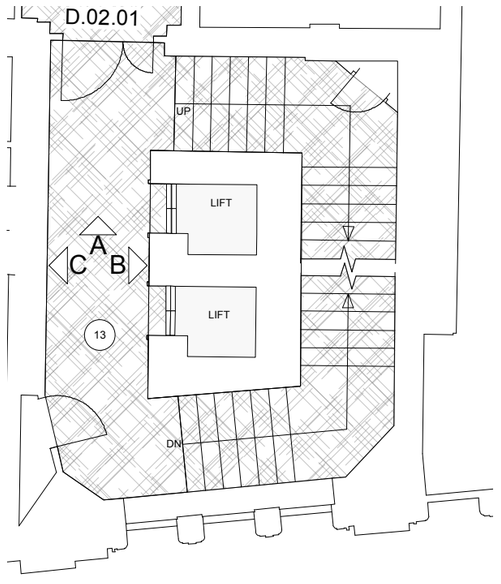
1 Typical corridor elevation
Scale: 1:50



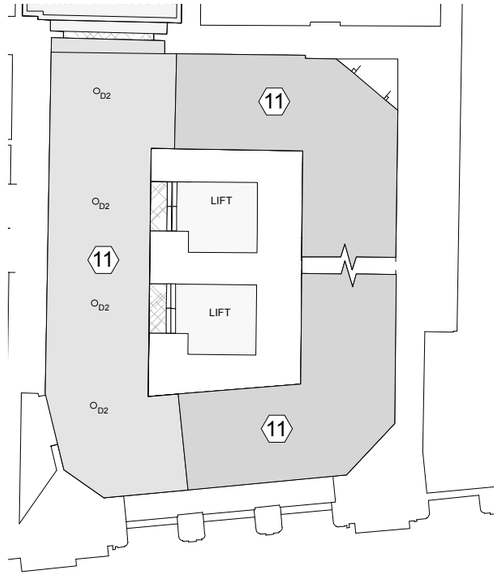
3 Typical corridor elevation
Scale: 1:50



2 Typical corridor elevation
Scale: 1:50



4 Lobby Lift Plan
Scale: 1:100



5 Lobby Lift RCP
Scale: 1:100

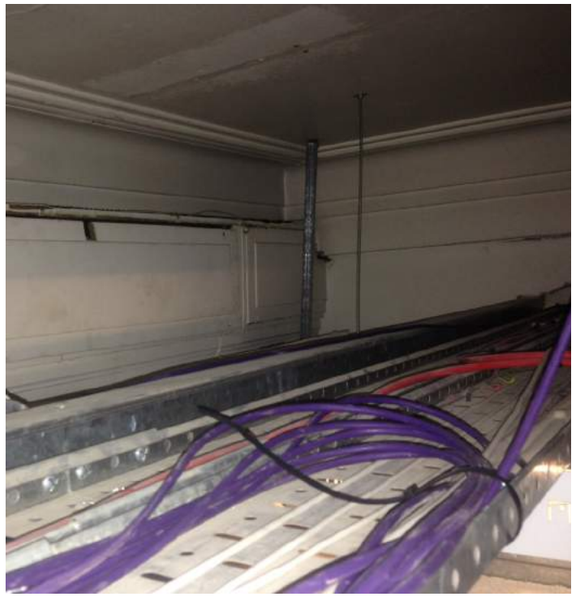
Key

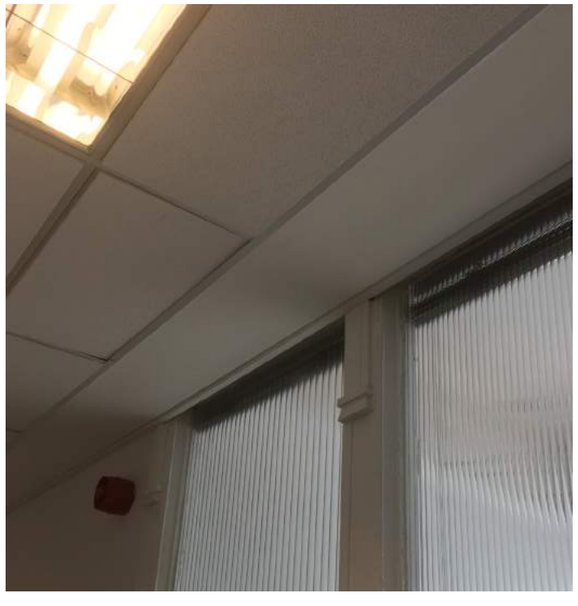
1. New fire doorset as per door schedule and L20
2. New way finding signage as N10/352
3. Stainless steel lift doors - retain and re linish
4. Lift call panel - retain and re linish
5. Existing walls to be made good and decorated as M60/110A
6. Radiator - subject to M&E specifications - to match wall colour as M60/110B
7. Fire signage as N15/110
8. CCTV as per M&E specifications
9. Fire Alarm Sounder as per M&E specifications
10. Surface mounted luminaire as drawing PL58-PL.65
11. Exposed soffit as M20/220 and decorated as M60/110
12. Existing wall to be made good and decorated as M60/110B
13. New carpet flooring as M50/130
14. Retain Riser Door as decorate as M60/150
15. Skirting -retained and decorated as M60/150
16. Metal flat handrail -retain and clean

5.04 Corridors & general circulation

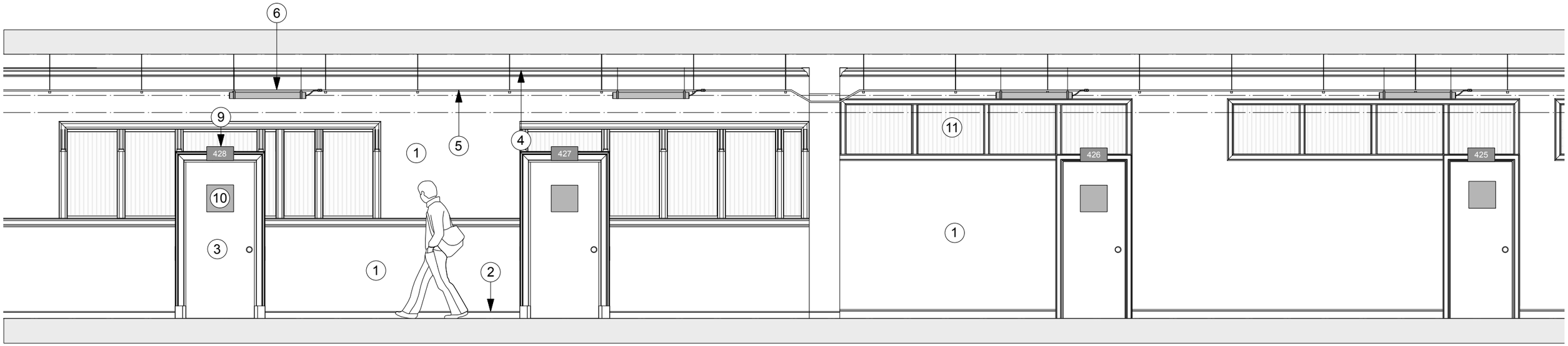
Summary scope of works:

- Removal of suspended ceiling and office lighting to reveal soffit and cornicing
- Decoration of soffits and cornices
- Rationalisation of electrical and data cabling and consolidation onto 2no cable trays (colour tbc)
- New fire separating doors to corridors
- Decorations to walls, mouldings, doors etc.
- New carpet throughout

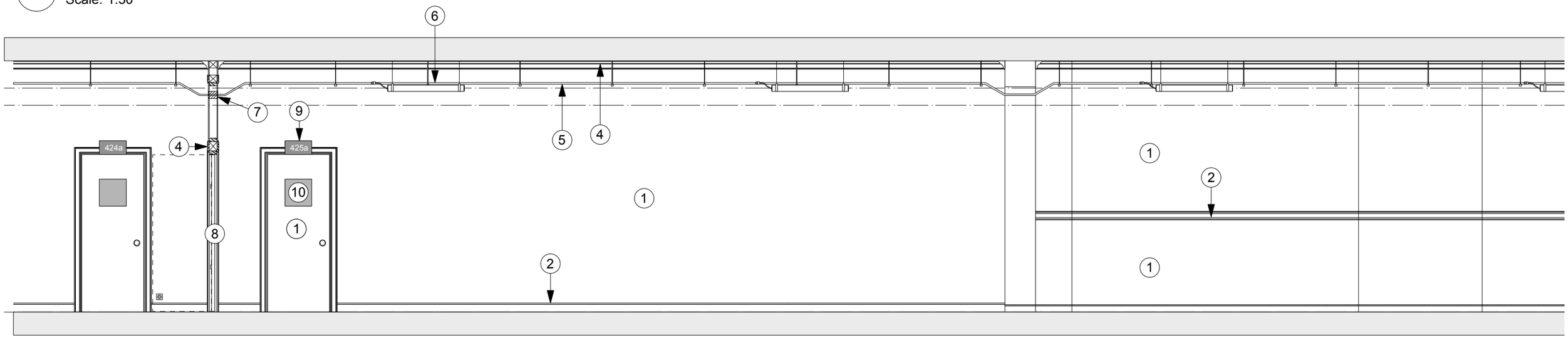








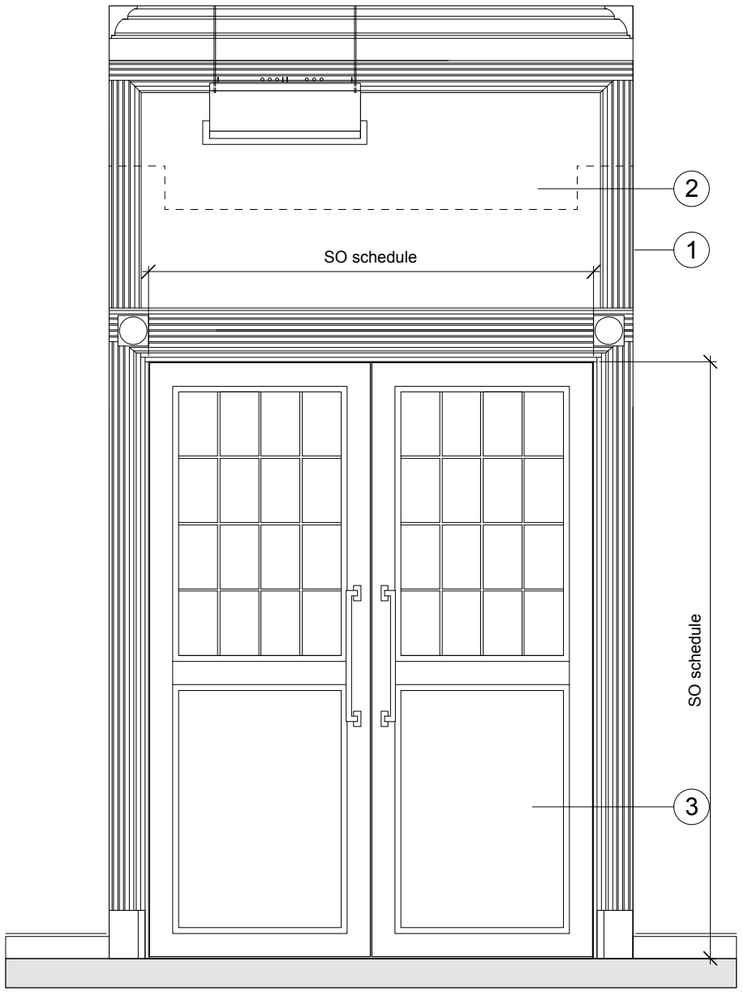
1 Typical corridor elevation
Scale: 1:50



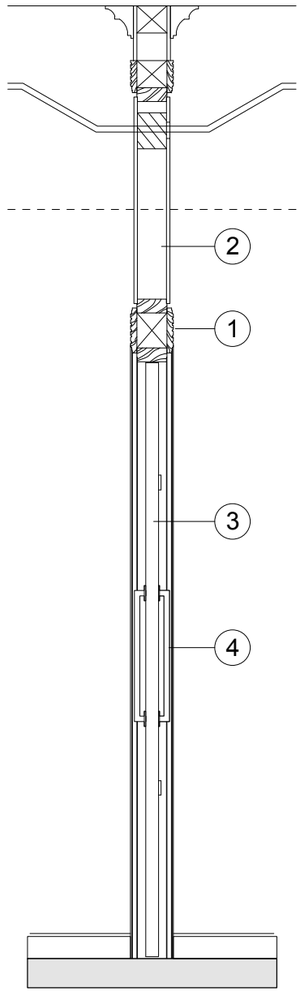
2 Typical corridor elevation
Scale: 1:50

Key

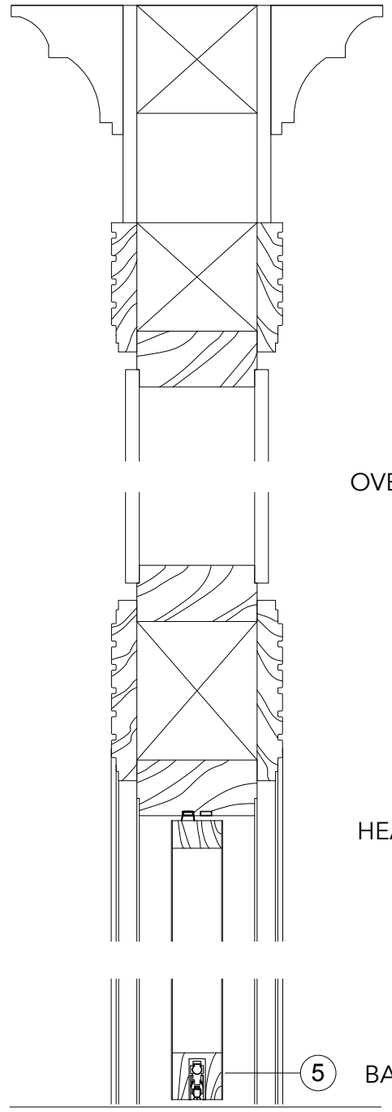
1. Walls - paint as M60/110D
2. Skirtings, architraves and trims as M60/160
3. Doors to offices - paint as M60/151
4. Soffits, cornices, downstand beams - paint as M60/110C
5. Cable tray subject to M&E specifications
6. Suspended luminaire as M&E lighting schedule
7. Ablative coated fire batt as P21
8. New fire doors as door schedule and L20
9. Unit number signage N10/353
10. Tenant display logo board as N10/354
11. Existing reeded glass



FRONT



SECTION



1 Existing frames & architraves

2 60min rated over-panel

3 FD 20S doors

4 Back to back pull handles

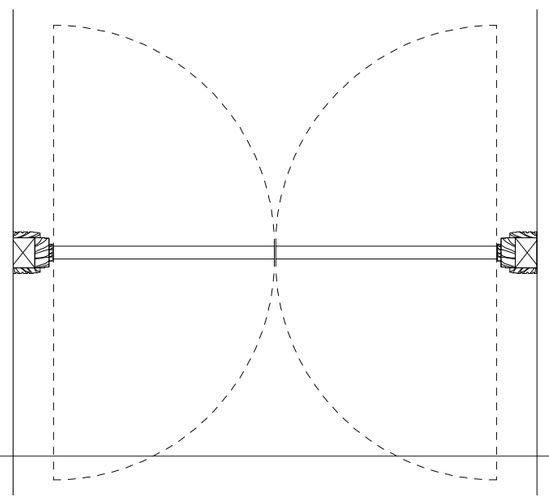
5 LP1004 plus LP1004DS fire and smoke seals from Lorient

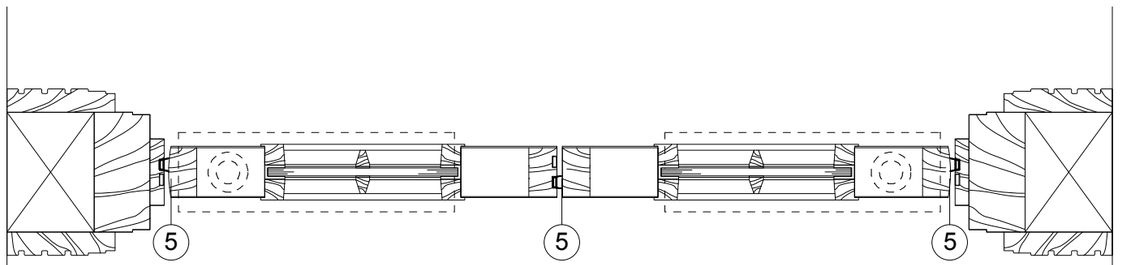
5 LAS8001 smoke seals from Lorient

OVERPANEL

HEAD

5 BASE





HINGE STYLES HINGE

Office circulation materials palette



New door-sets
American White Oak



Carpet tiles
Nordic Stories, Tectonic range by Milliken.
Ref: Meltwater TTC25-152



Emulsion paint to walls
Dulux ‘Goosewing’



Satinwood paint to doors
Dulux 00NN 13/000



Cable tray sprayed to feature colour
‘Stable Green’ Paint and Paper Studio (or other mfr’s equivalent)



Emulsion paint to soffit and cornice
Farrow & Ball ‘Downpipe’ (or other mfr’s equivalent)

For continuation see 316.PL.63

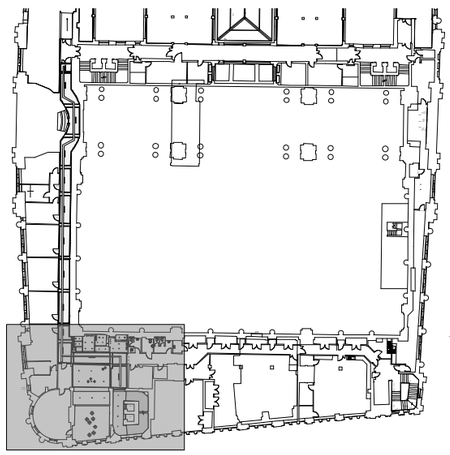


1 Second Floor RC part 1 of 2
Scale: 1:150

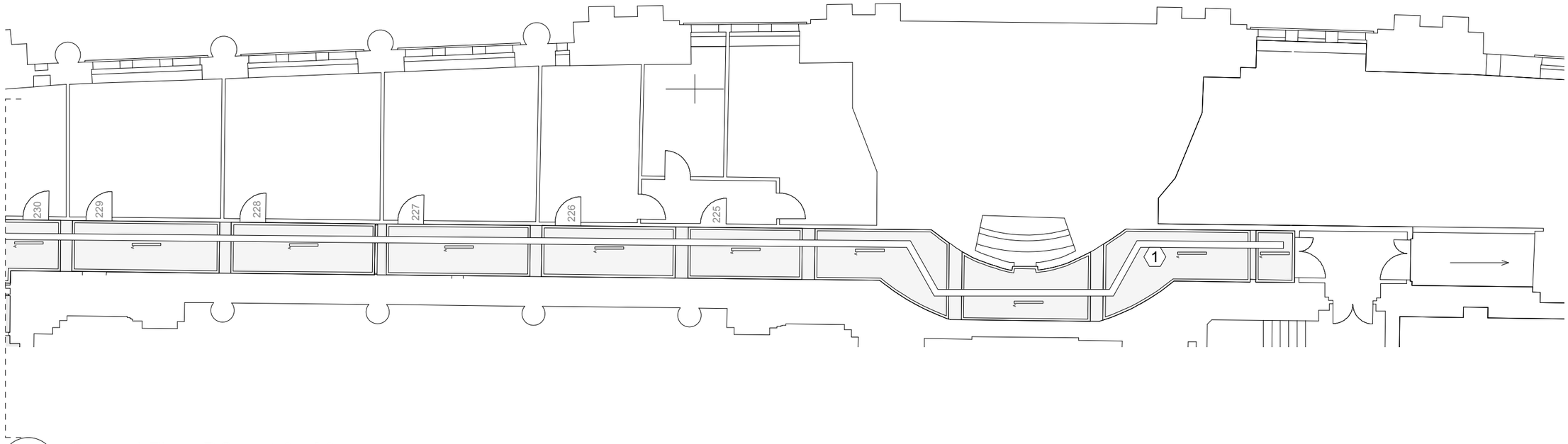
0 1 2 3 4 5 M

Key

1	Exposed soffit with paint finish and exposed cable tray
2	Suspended Plasterboard Ceiling
	Surface mounted LED luminaire
	Suspended LED luminaire
	Suspended LED luminaire for WCs



KEY - second floor



For continuation see 316.PL.62

1 Second Floor RC part 2 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

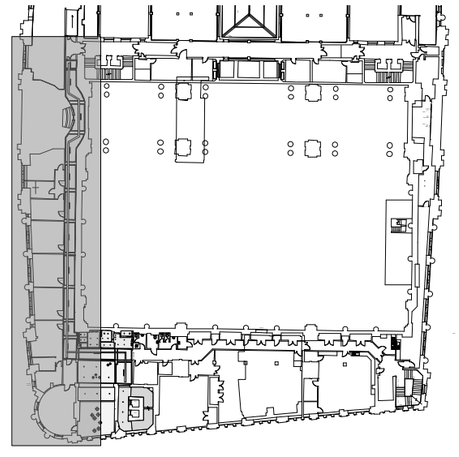
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

Surface mounted LED luminaire

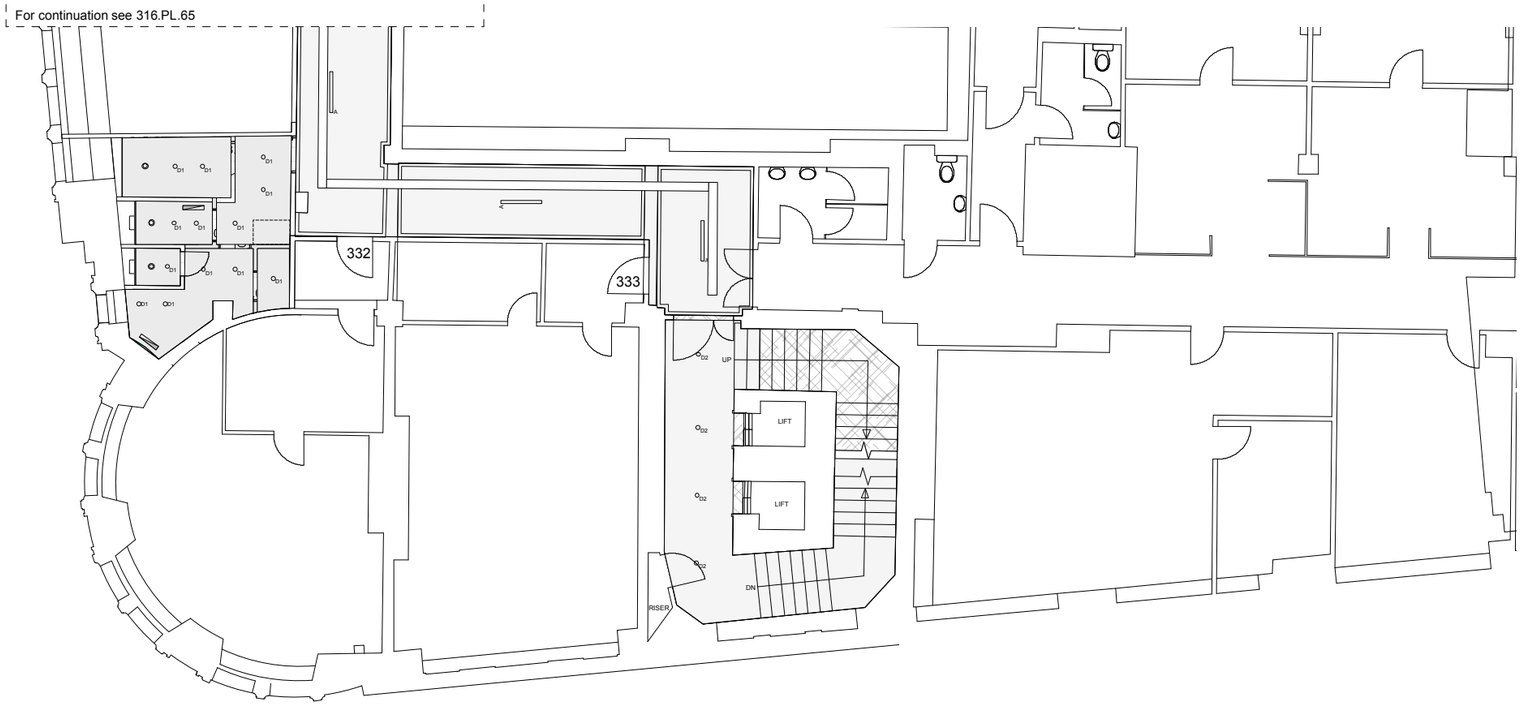
Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - second floor

For continuation see 316.PL.65



1 Third Floor RC part 1 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

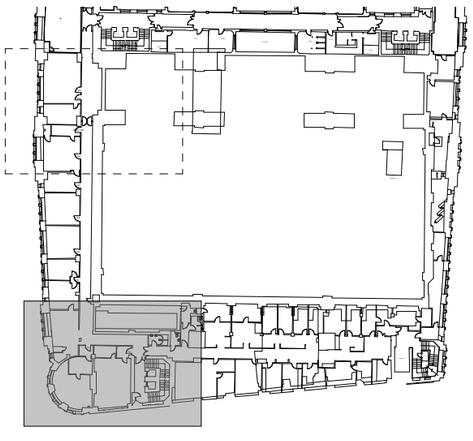
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

Surface mounted LED luminaire

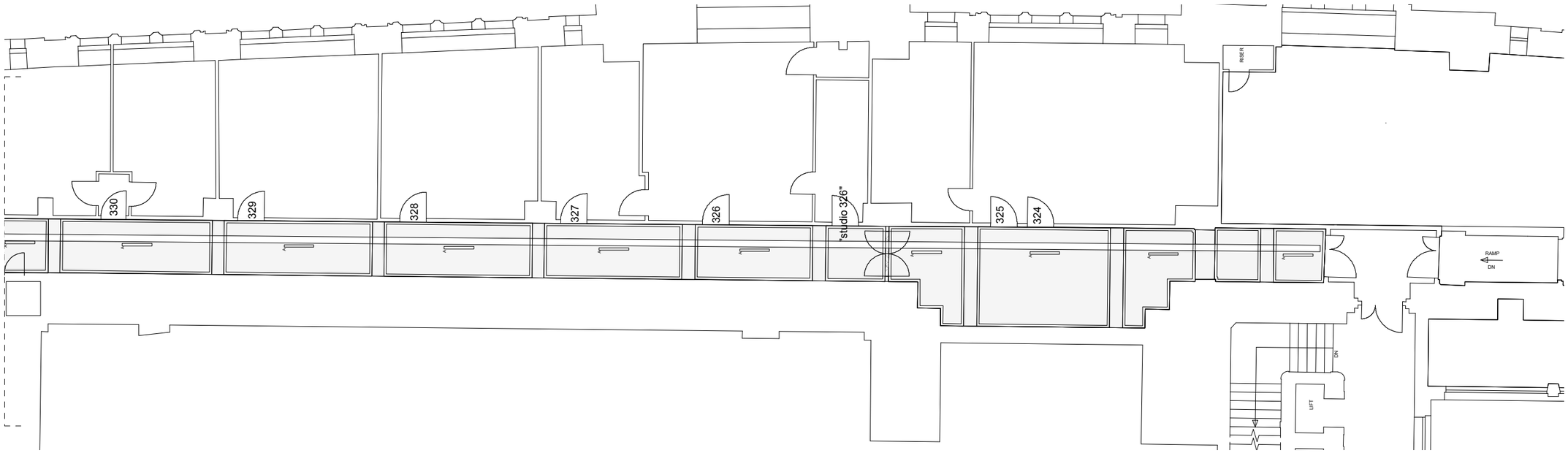
Suspended LED luminaire

Suspended LED luminaire for WCs



KEY -third floor

For continuation see
316.PL.64



1 Third Floor RC part 2 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

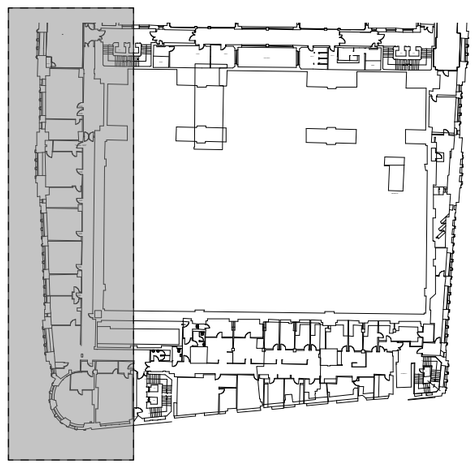
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

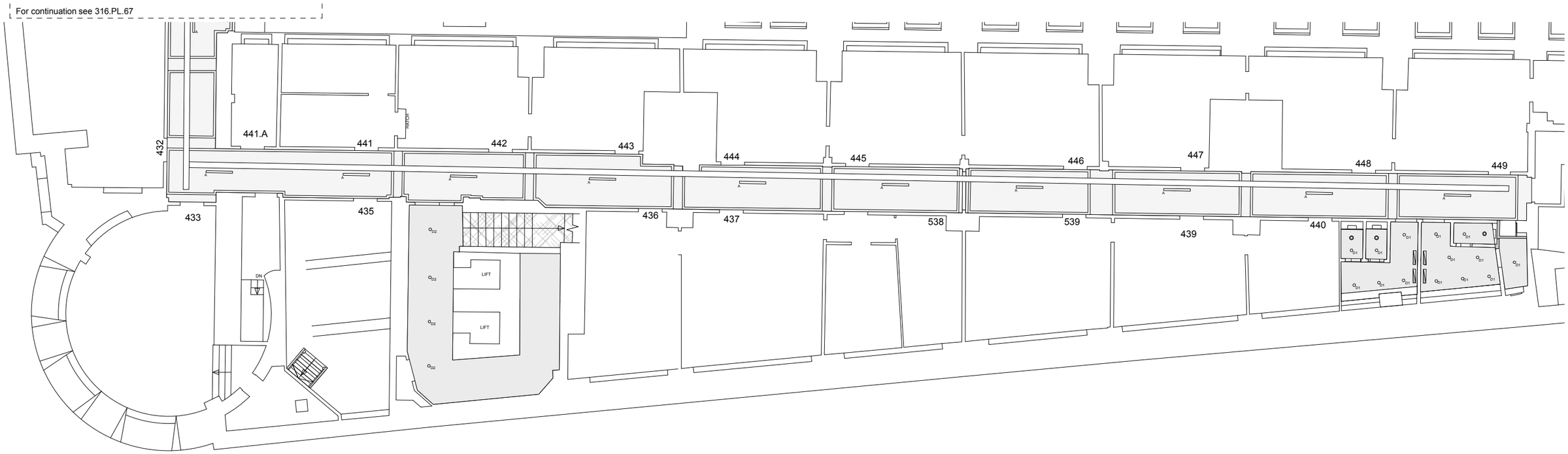
Surface mounted LED luminaire

Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - third floor



1 Fourth Floor RC part 1 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

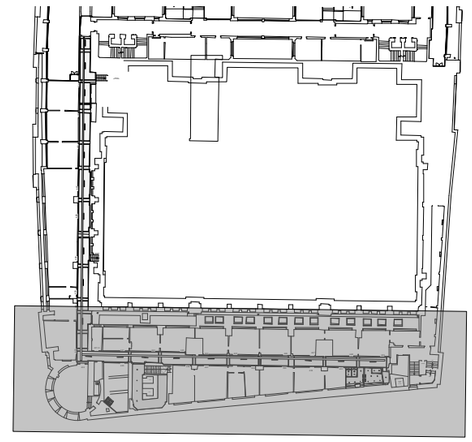
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

Surface mounted LED luminaire

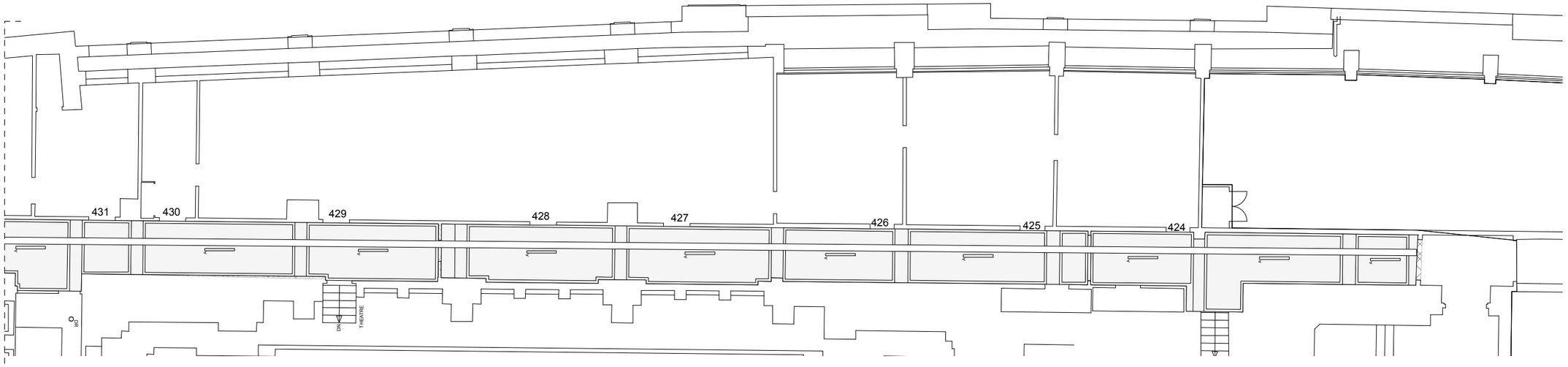
Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - fourth floor

For continuation
see 316.PL.66



1 Fourth Floor RC part 2 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

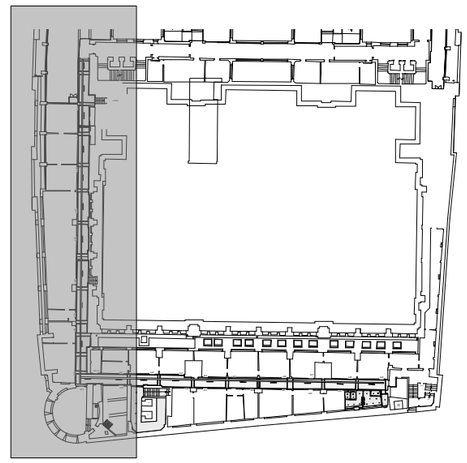
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

Surface mounted LED luminaire

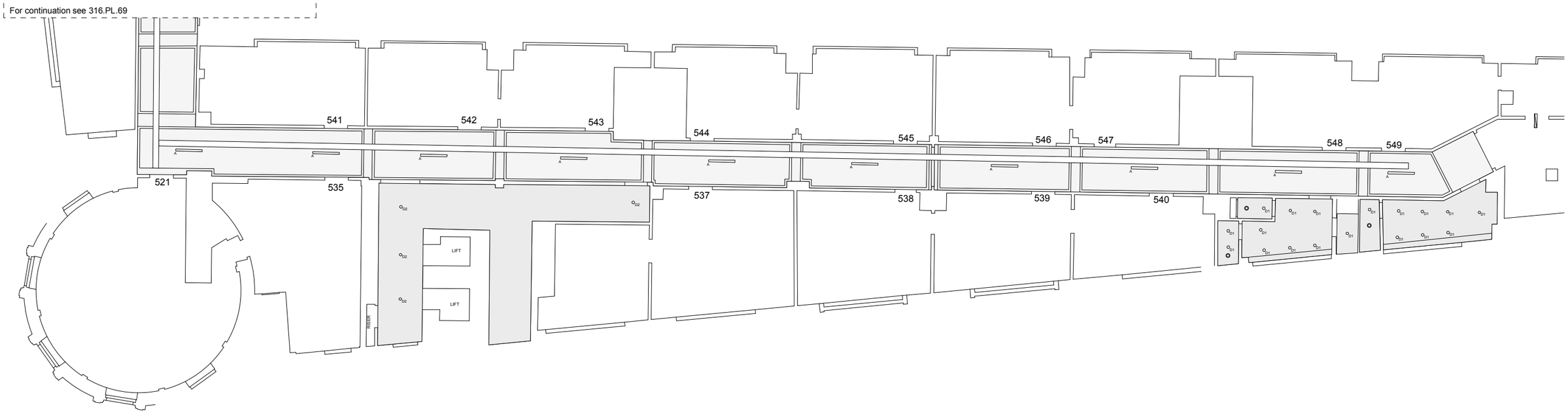
Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - fourth floor

For continuation see 316.PL.69



1 Fifth Floor RC part 1 of 2
Scale: 1:150

0 1 2 3 4 5 M

Key

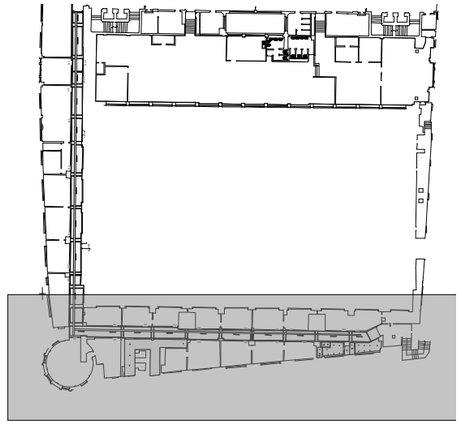
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

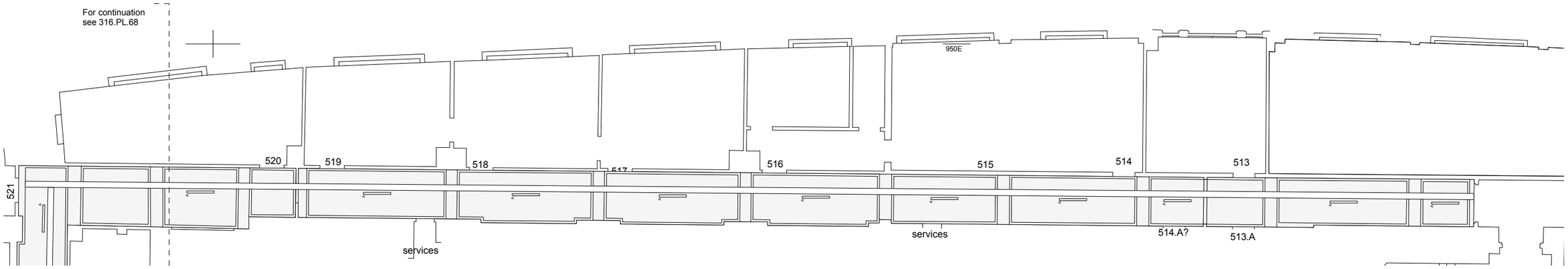
Surface mounted LED luminaire

Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - fifth floor



0 1 2 3 4 5 M

1 Fifth Floor RC part 2 of 2
Scale: 1:150

Key

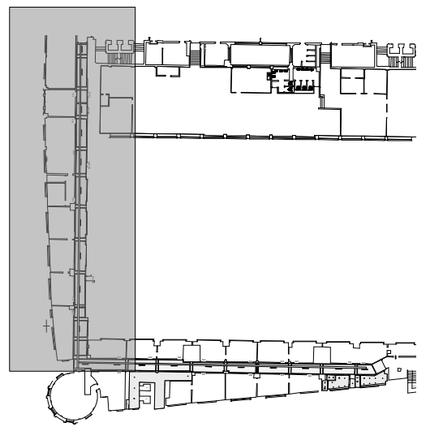
1 Exposed soffit with paint finish and exposed cable tray

2 Suspended Plasterboard Ceiling

Surface mounted LED luminaire

Suspended LED luminaire

Suspended LED luminaire for WCs



KEY - fifth floor

Corridor and lift lobbies lighting



Type A

Location: Corridors
Ref: ‘Breughel’ suspended luminare from Sammode



Type D2

Location: Lobbies/ Second floor hub
Ref: ‘Invader’ surface mounted downlight from Lightworks

Reception/ hub room and WCs lighting



Type D3

Location: Entrance
Ref: ‘Splitbox’ multi-directional luminaires from Deltalight



Type B

Location: Entrance
Ref: ‘System 40’ recessed luminare from Formation Lighting



Type D1

Location: WCs
Ref: ‘Form Accent 75’ recessed downlight from Formation Lighting



Type P1

Location: Second floor hub/ meeting room
Ref: ‘Aim’ pendant by Flos



Type P2a

Location: Second floor hub/ meeting room
Ref: ‘Circus 56’ pendant light from Innermost



Type P2b

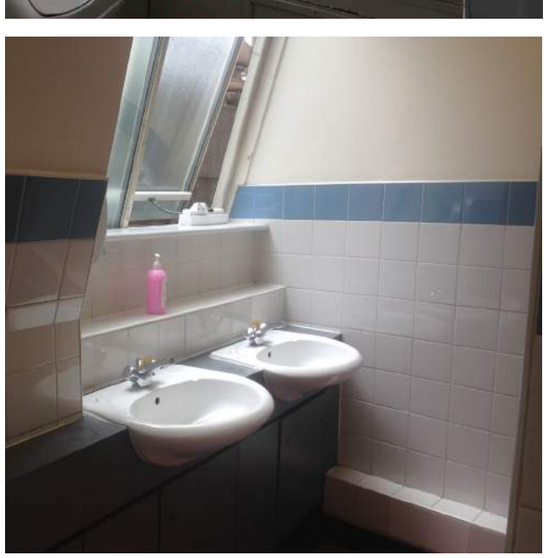
Location: Second floor hub/ meeting room
Ref: ‘Circus’ pendant light from Innermost

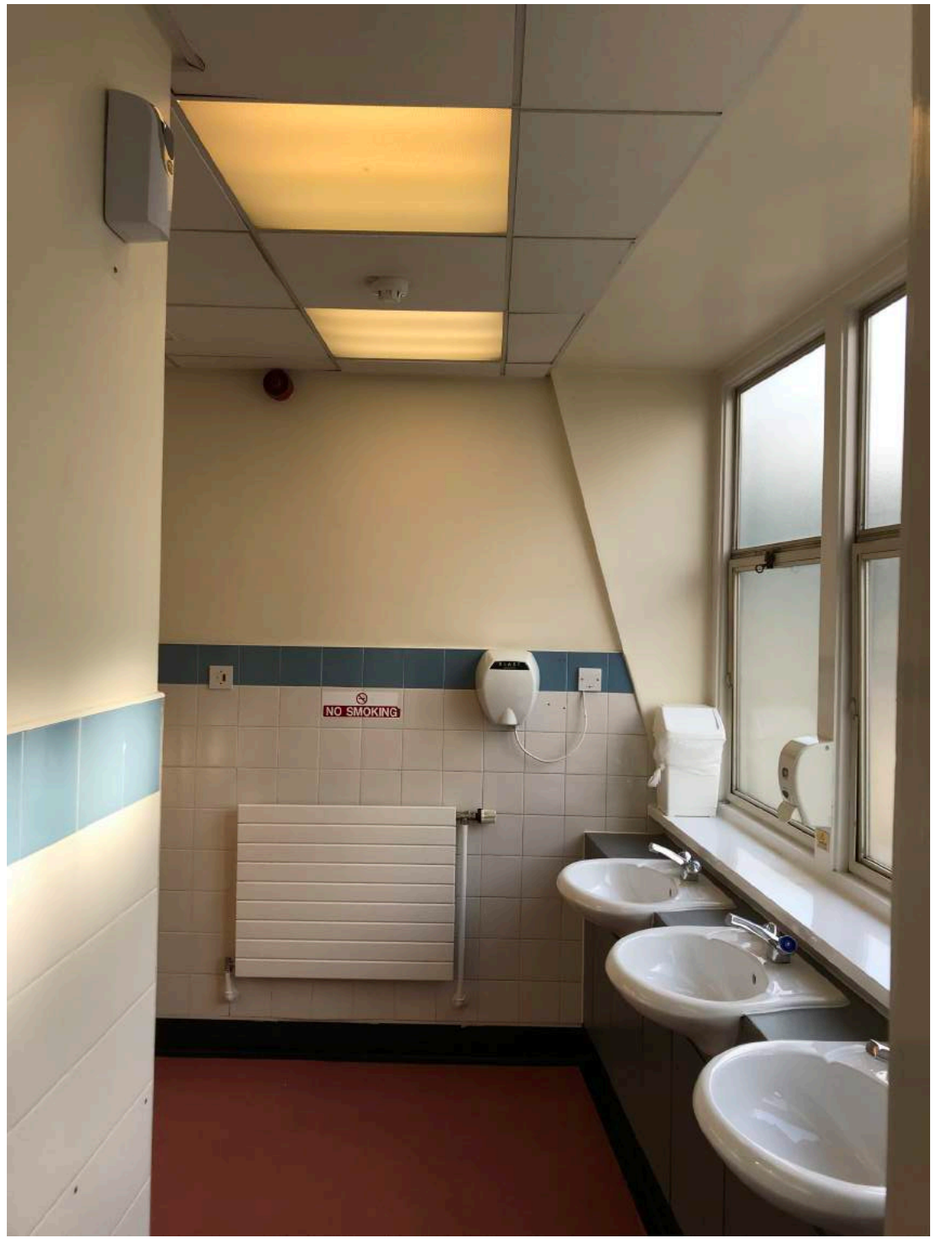
5.05 WCs & Teapoints

Summary scope of works:

- Replacement of sanitaryware
- Removal of suspended ceilings and replacement with plasterboard ceilings with recessed lighting
- New wall and floor tiling
- Creation of new recessed tea-points accessible directly from corridors









Trough basin - type 1



Trough basin - type 2



Basin - type 3



Wall-mounted basin mixer



Deck-mounted single lever basin mixer



Back to wall WC with seat and cover



Urinal with surface-fixed cistern



Surface mounted hand dryer in satin chrome



Floor tiles



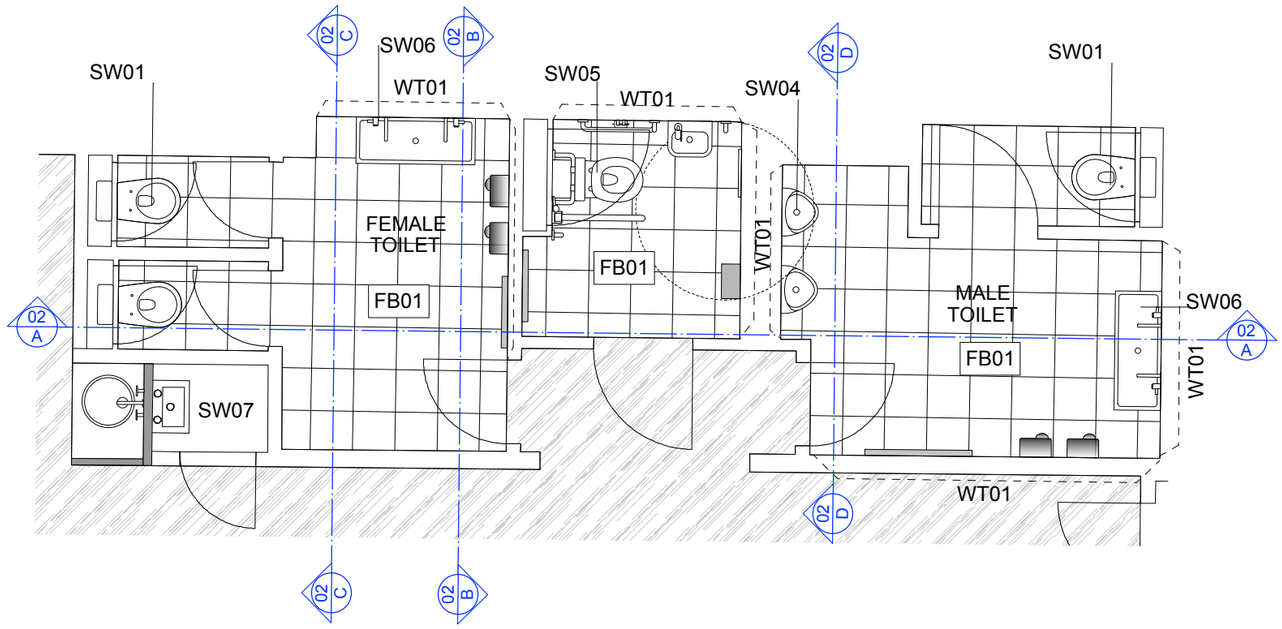
Ceramic wall tiles



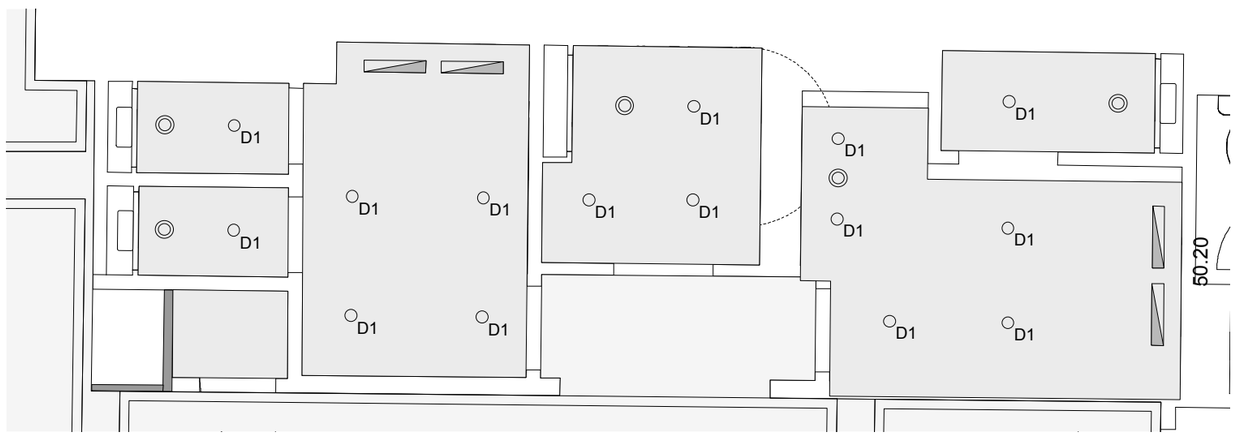
Round Mirror with black frame



Suspended feature light above mirror



1 Second Floor WC Plan
Scale: 1:50



2 Second Floor WC RCP
Scale: 1:50

LEGEND

SANITARYWARE

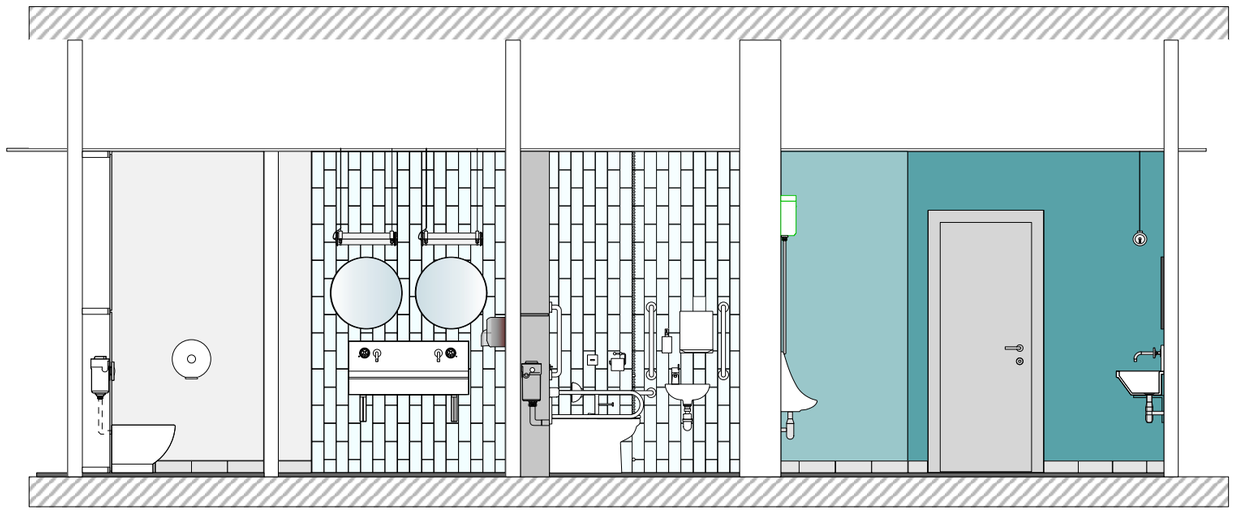
SW01	'Contour 21' back to wall WC pan by Armitage Shanks 'Conceala 2' 4/2.6l dual flush concealed cistern 'Contour 21' toilet seat with cover Armitage Shanks flush plate
SW02	'Vero' white 600 x 470mm three hole wash basin by Duravit 'Vero' 003063 metal console by Duravit 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
SW03	'Vero' white 450 x 350mm hand rinse basin by Duravit 'Axor/Uno' single lever basin mixer 100 loop handle
SW04	'Clifton' urinals, by Twyford with wall-mounted cistern and polished chrome traps/ pipework
SW05	'Contour 21' back to wall Doc M pack, inc wash basin and rails by Armitage Shanks
SW06	'Washing Trough 1000' by Twyford 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
SW07	Existing cleaner's sink - retained
SW08	Birch Cleaner's sink 46cm by Armitage Shanks

FINISHES

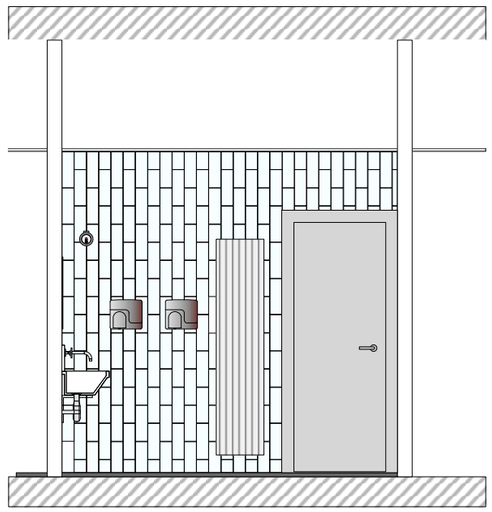
FB01	300 x 300 porcelain tile
WC06	Eggshell paint by Dulux - Throughout except where indicated, eg 'FB01'
WT01	'Savoy/ Leaf' 300 x 100mm ceramic wall tile by Johnson Tiles

CEILINGS

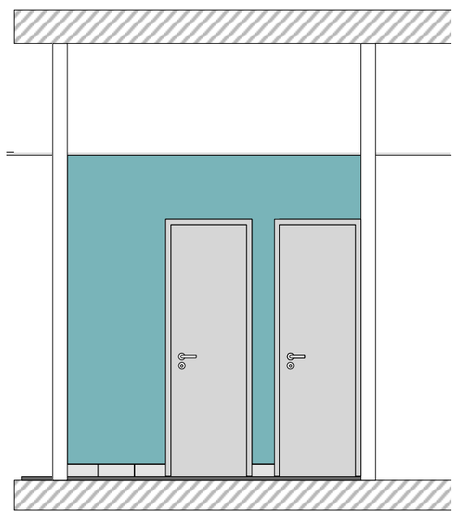
1	1no layer of Wallboard on MF system suspended from soffit. Taped and jointed finish with white emulsion paint
◎	150mm (TBC) mushroom air diffuser
○D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
▱	Sammode Musset suspended light fitting



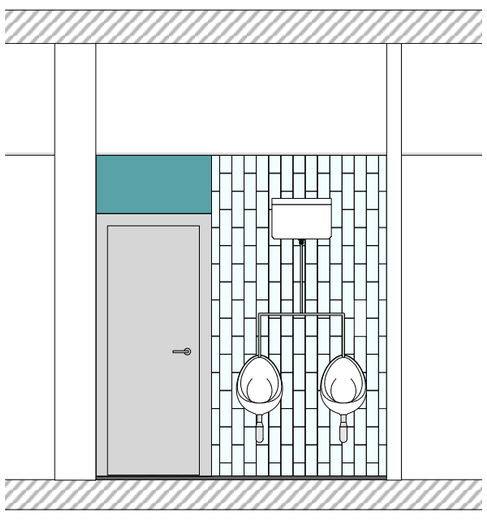
1 Second floor WC elevation A
Scale: 1:50



2 Second floor WC elevation B
Scale: 1:50



3 Second floor WC elevation C
Scale: 1:50



4 Second floor WC elevation D
Scale: 1:50

LEGEND

SANITARYWARE

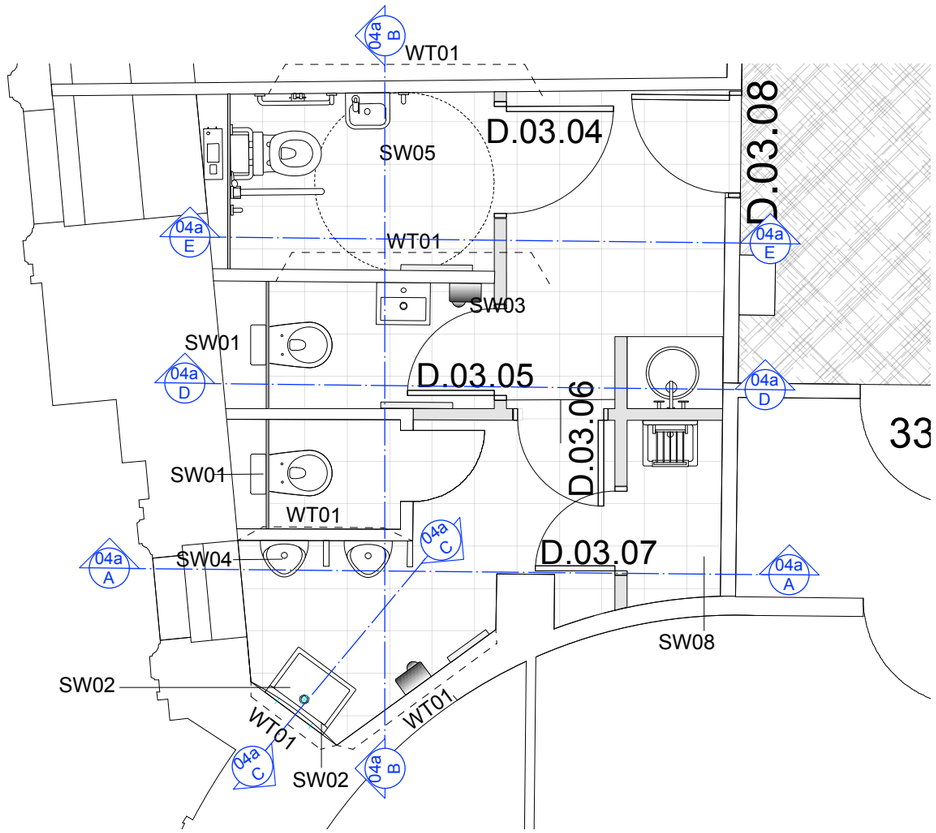
SW01	'Contour 21' back to wall WC pan by Armitage Shanks 'Conceala 2' 4/2.6l dual flush concealed cistern 'Contour 21' toilet seat with cover Armitage Shanks flush plate
SW02	'Vero' white 600 x 470mm three hole wash basin by Duravit 'Vero' 003063 metal console by Duravit 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
SW03	'Vero' white 450 x 350mm hand rinse basin by Duravit 'Axor/Uno' single lever basin mixer 100 loop handle
SW04	'Clifton' urinals, by Twyford with wall-mounted cistern and polished chrome traps/ pipework
SW05	'Contour 21' back to wall Doc M pack, inc wash basin and rails by Armitage Shanks
SW06	'Washing Trough 1000' by Twyford 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
SW07	Existing cleaner's sink - retained
SW08	Birch Cleaner's sink 46cm by Armitage Shanks

FINISHES

FB01	300 x 300 porcelain tile
WC06	Eggshell paint by Dulux - Throughout except where indicated, eg 'FB01'
WT01	'Savoy/ Leaf' 300 x 100mm ceramic wall tile by Johnson Tiles

CEILINGS

1	1no layer of Wallboard on MF system suspended from soffit. Taped and jointed finish with white emulsion paint
	150mm (TBC) mushroom air diffuser
D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
	Sammode Musset suspended light fitting



1 Third floor WC plan
Scale: 1:50



2 Third floor WC reflected ceiling plan
Scale: 1:50

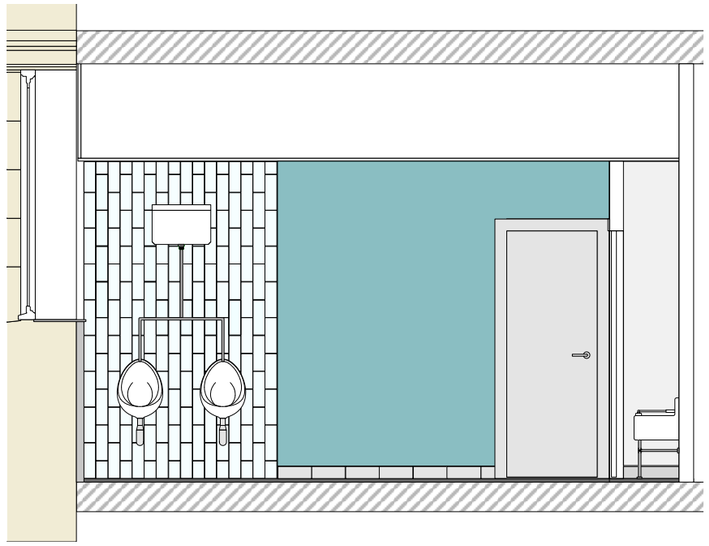
KEY

SANITARYWARE

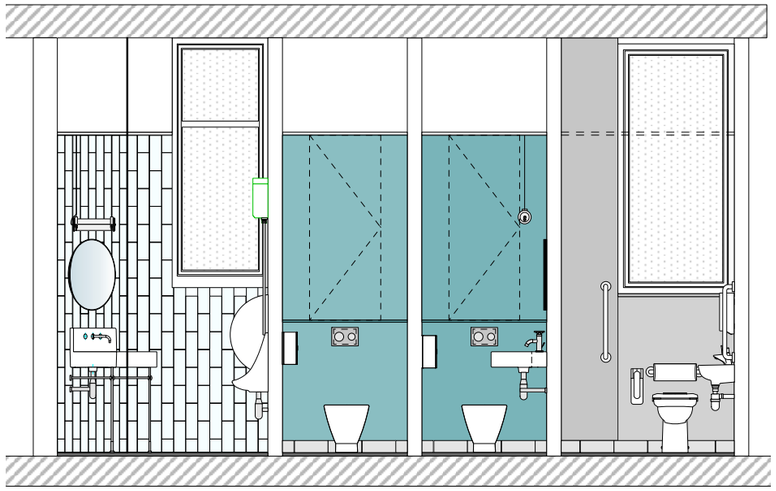
SW01	'Contour 21' back to wall WC pan by Armitage Shanks 'Conceala 2' 4/2.6l dual flush concealed cistern 'Contour 21' toilet seat with cover Armitage Shanks flush plate
SW02	'Vero' white 600 x 470mm three hole wash basin by Duravit 'Vero' 003063 metal console by Duravit 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
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FINISHES

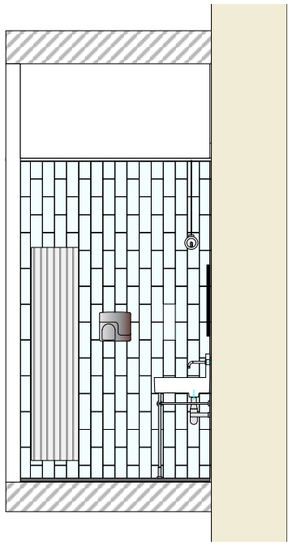
0 1 2 M



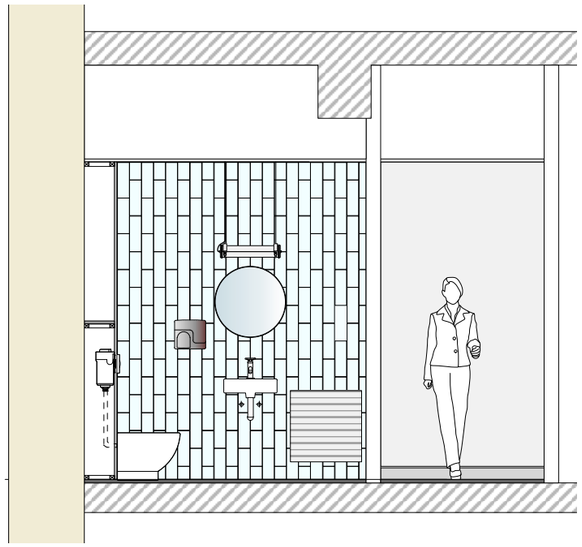
1 Male WC elevation A
Scale: 1:50



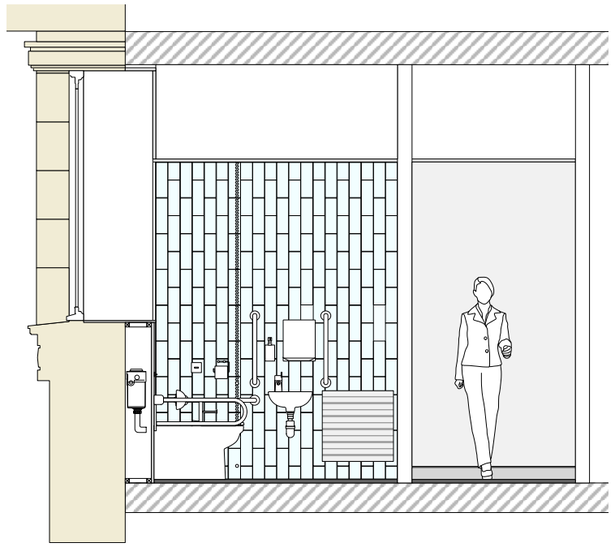
2 WC elevation B
Scale: 1:50



3 Male WC elevation C
Scale: 1:50



4 Female WC elevation D
Scale: 1:50



5 Disabled WC elevation E
Scale: 1:50

LEGEND

SANITARYWARE

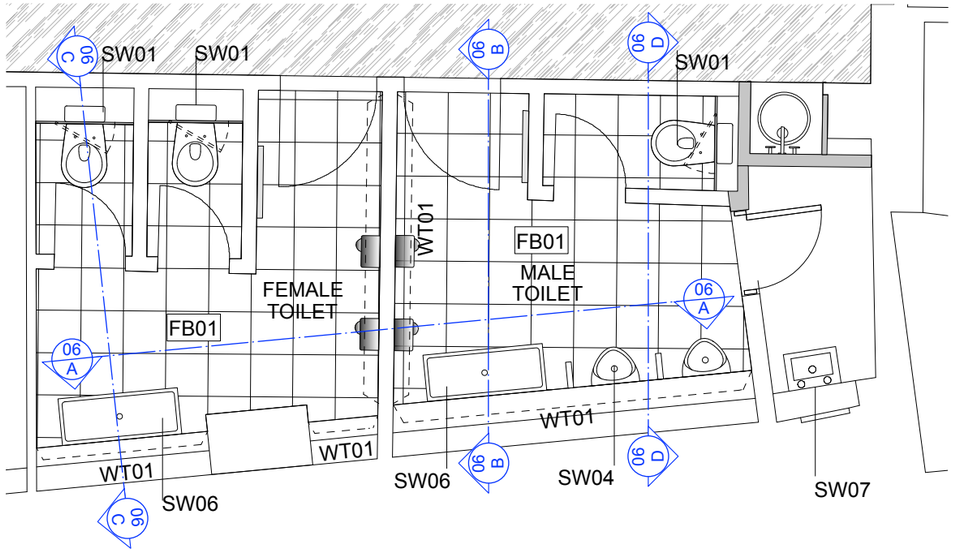
SW01	'Contour 21' back to wall WC pan by Armitage Shanks 'Conceala 2' 4/2.6l dual flush concealed cistern 'Contour 21' toilet seat with cover Armitage Shanks flush plate
SW02	'Vero' white 600 x 470mm three hole wash basin by Duravit 'Vero' 003063 metal console by Duravit 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
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SW04	'Clifton' urinals, by Twyford with wall-mounted cistern and polished chrome traps/ pipework
SW05	'Contour 21' back to wall Doc M pack, inc wash basin and rails by Armitage Shanks
SW06	'Washing Trough 1000' by Twyford 'Axor/Citterio' 3 hole mixer with cross head taps by Hansgrohe
SW07	Existing cleaner's sink - retained
SW08	Birch Cleaner's sink 46cm by Armitage Shanks

FINISHES

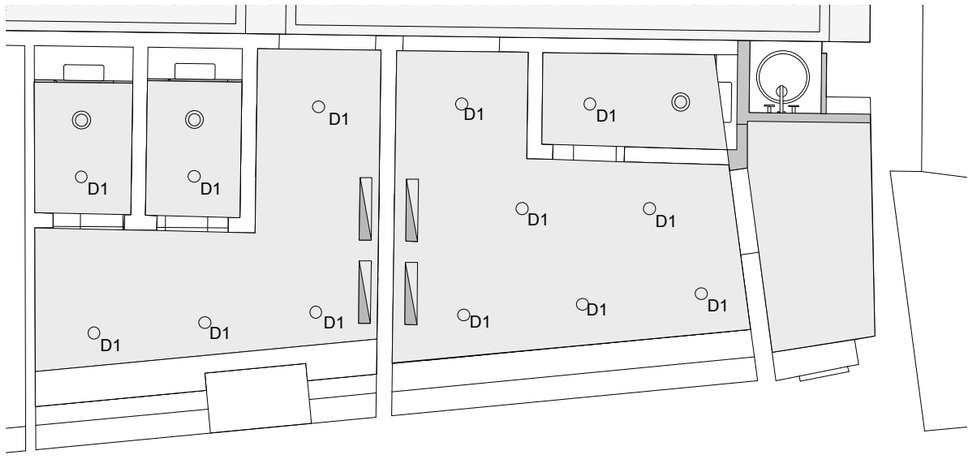
FB01	300 x 300 porcelain tile
WC06	Eggshell paint by Dulux - Throughout except where indicated, eg 'FB01'
WT01	'Savoy/ Leaf' 300 x 100mm ceramic wall tile by Johnson Tiles

CEILINGS

⬡1	1no layer of Wallboard on MF system suspended from soffit. Taped and jointed finish with white emulsion paint
◎	150mm (TBC) mushroom air diffuser
○D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
◢	Sammode Musset suspended light fitting



1 Fourth floor WC plan
Scale: 1:50



2 Fourth floor WC reflected ceiling plan
Scale: 1:50

LEGEND

SANITARYWARE

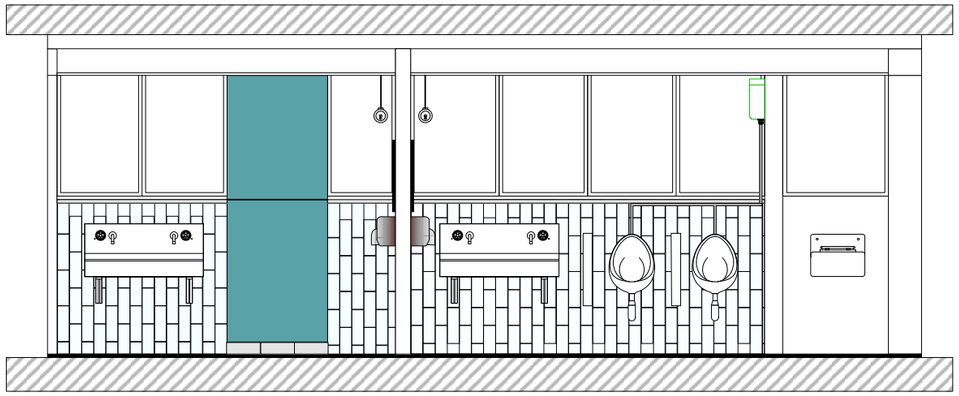
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FINISHES

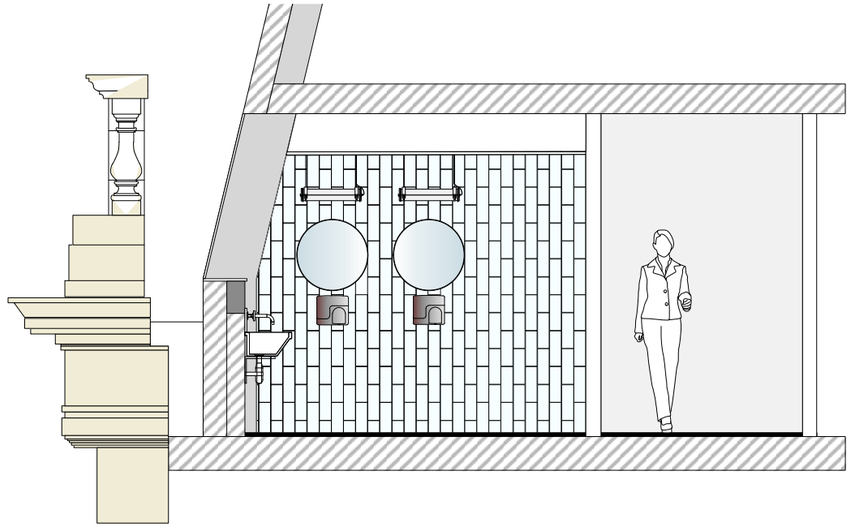
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CEILINGS

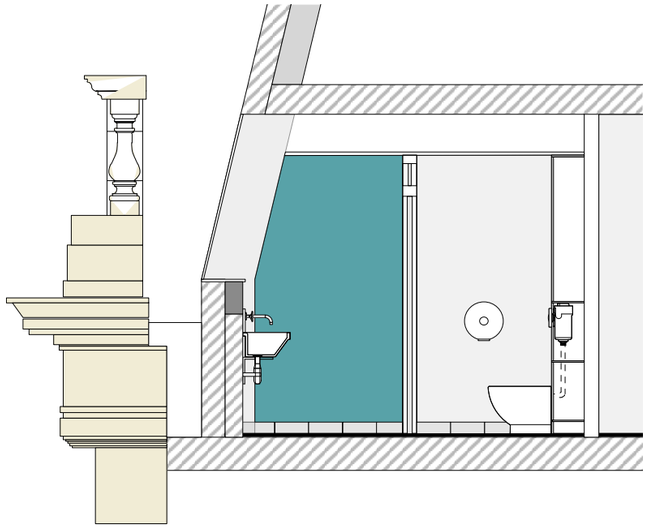
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○D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
	Sammode Musset suspended light fitting



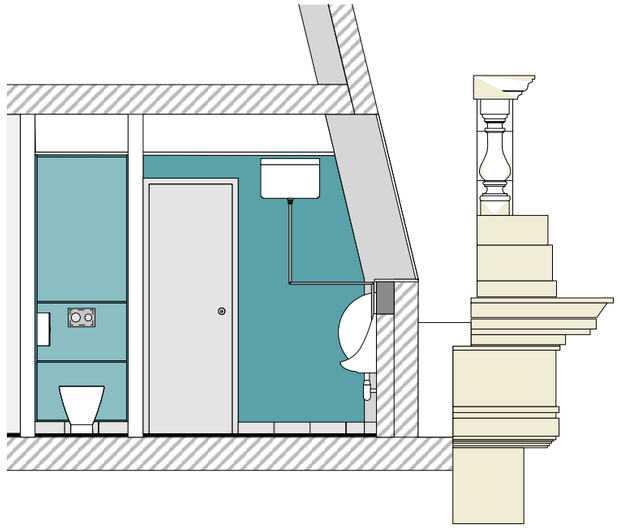
1 Fourth floor WC elevation A
Scale: 1:50



2 Fourth floor WC elevation B
Scale: 1:50



3 Fourth floor WC elevation C
Scale: 1:50



4 Fourth floor WC elevation D
Scale: 1:50

LEGEND

SANITARYWARE

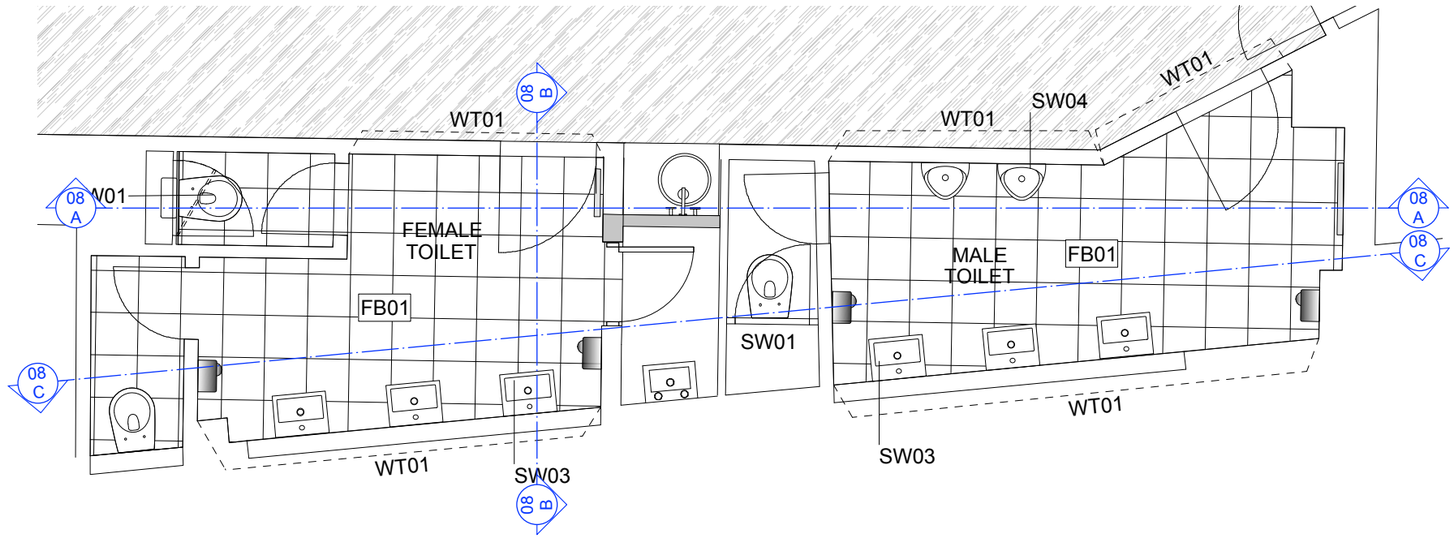
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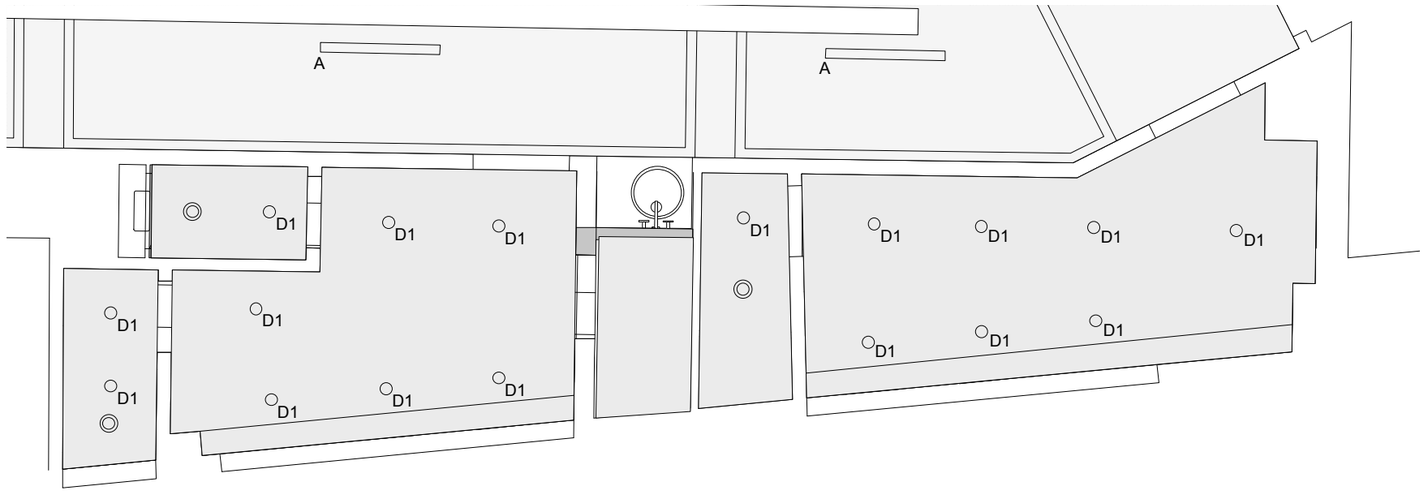
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◎	150mm (TBC) mushroom air diffuser
○D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
◢	Sammode Musset suspended light fitting



1 Fifth floor WC plan
Scale: 1:50



2 Fifth floor WC reflected ceiling plan
Scale: 1:50

LEGEND

SANITARYWARE

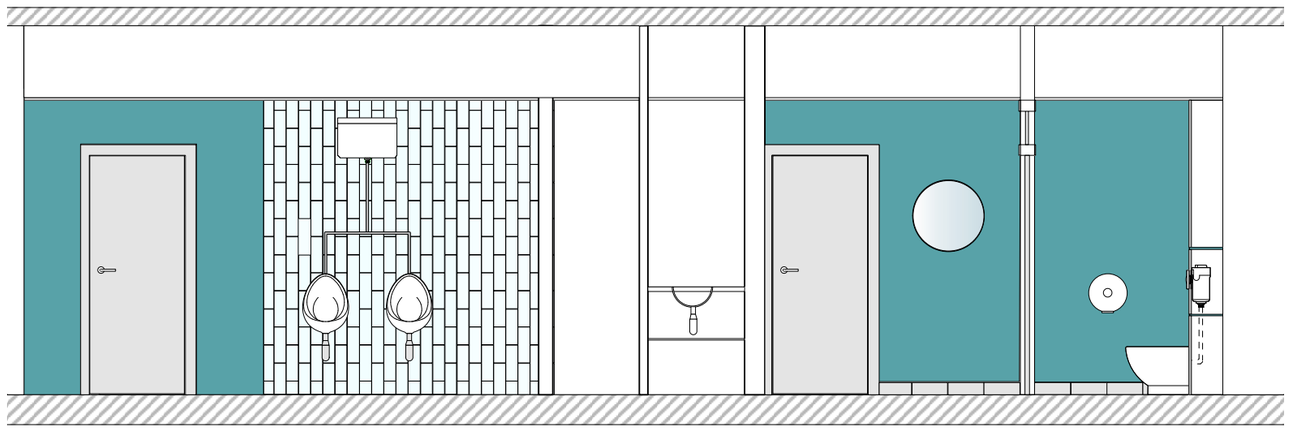
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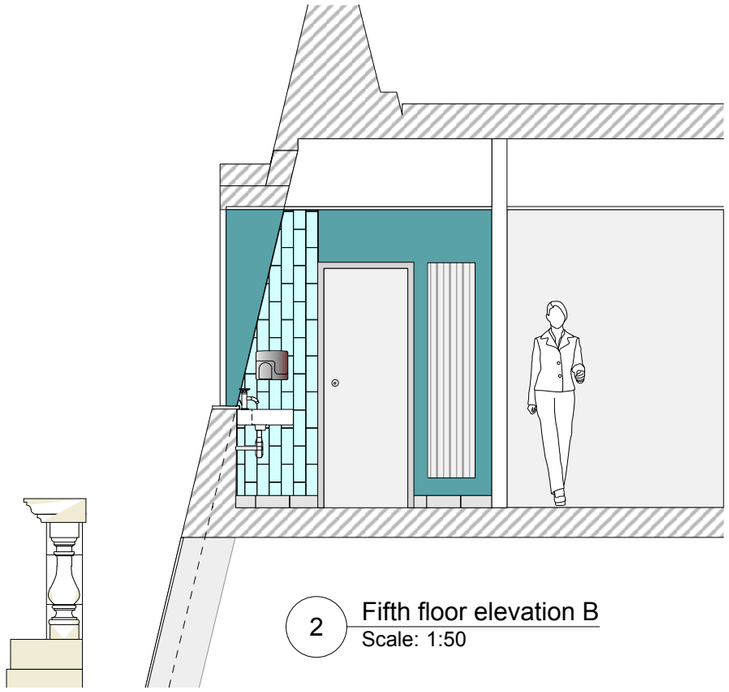
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◎	150mm (TBC) mushroom air diffuser
○D1	'Form Accent 75' 7W fixed downlight by Formation Lighting
	Sammode Musset suspended light fitting



1 Fifth floor elevation A
Scale: 1:50



2 Fifth floor elevation B
Scale: 1:50



3 Fifth floor elevation C
Scale: 1:50

LEGEND

SANITARYWARE

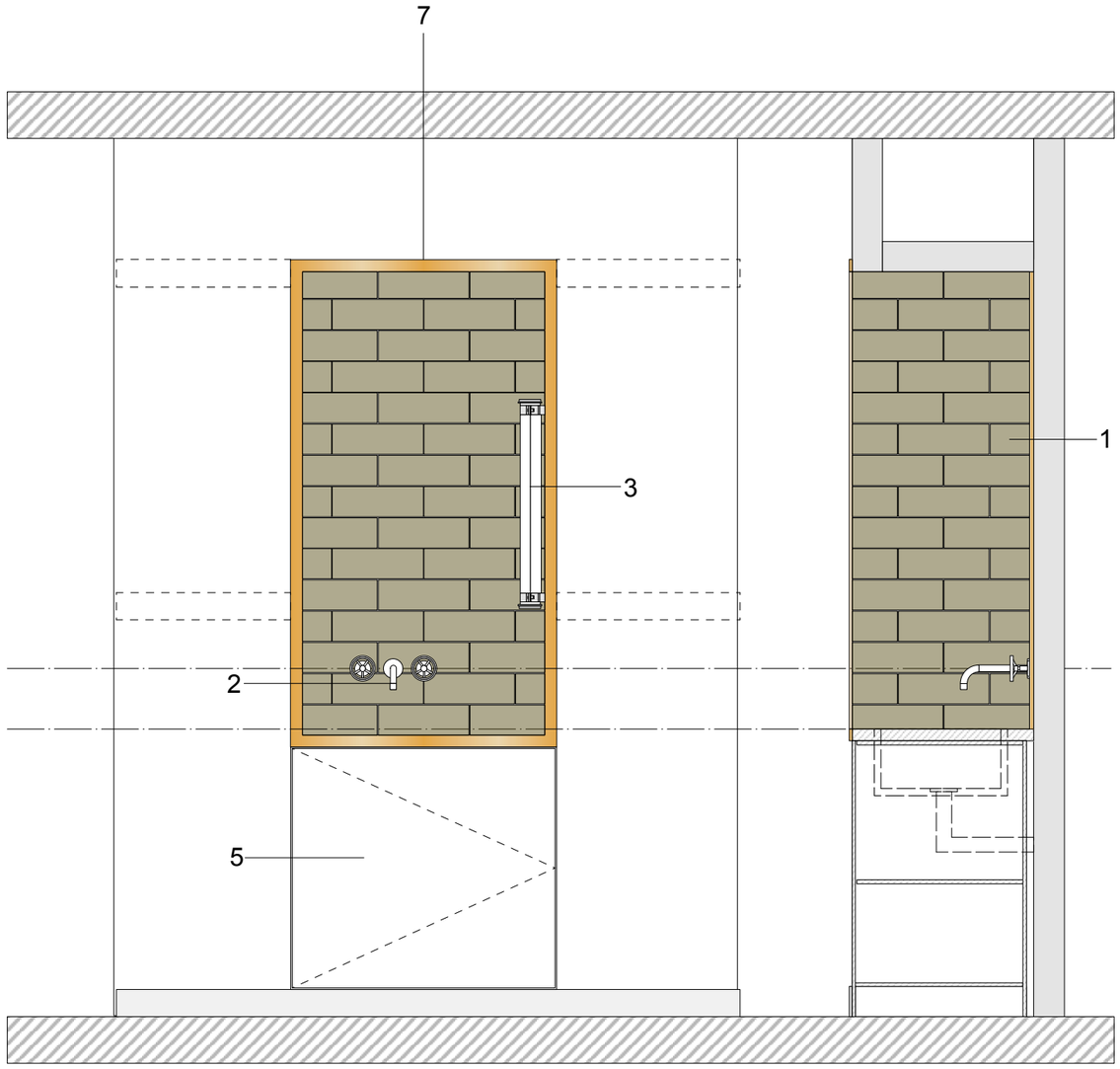
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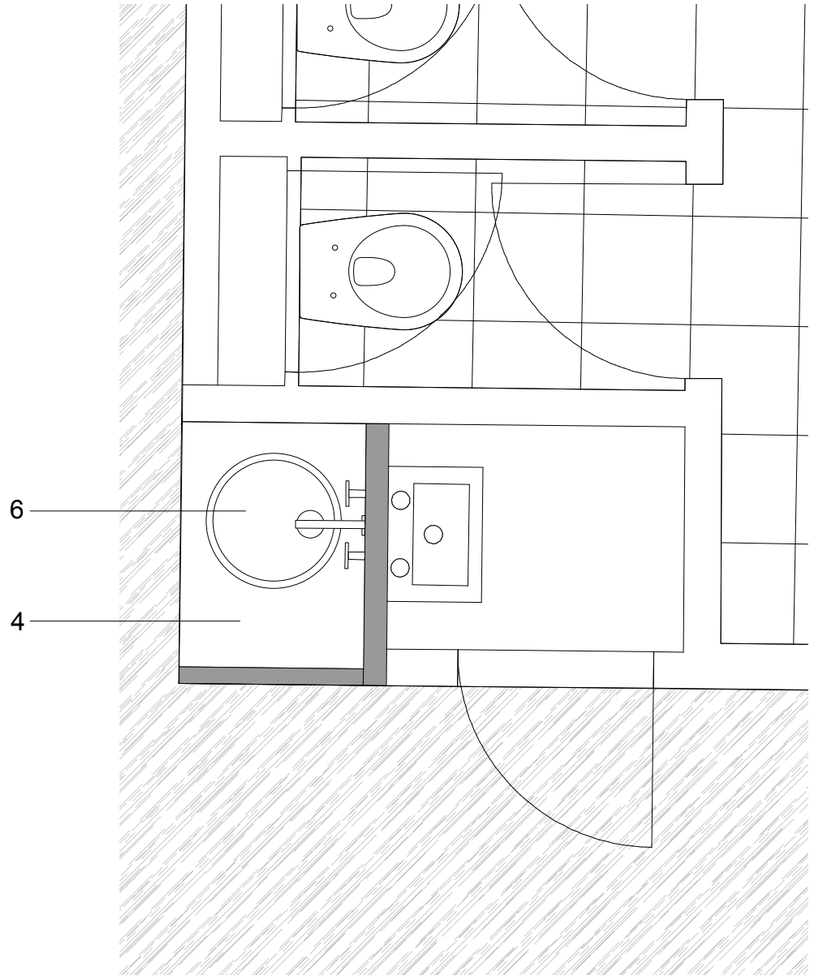
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▱	Sammode Musset suspended light fitting



1 Typical tea point elevation and section
Scale: 1:20



2 Typical teapoint plan
Scale: 1:20

Notes:

1 Glazed ceramic tiles - 'Acrobat', Carnival range by Solus Ceramics
2 'Acme' 3-hole wall-mounted basin mixer, scuffed brass finish
3 'Elgar' wall-mounted light fitting by Sammode
4 Ceasarstone worktop - range TBC
5 MDF frameless cupboard on concealed hinges, painted to match surrounding walls
6 Franke 'Rotondo' stainless steel under-mounted sink
7 Brass frame

Tea-point materials and accessories



Wall-mounted basin mixer



Brushed brass frame



Ceramic wall tiles



Worktop ceasarstone



Undermount sink



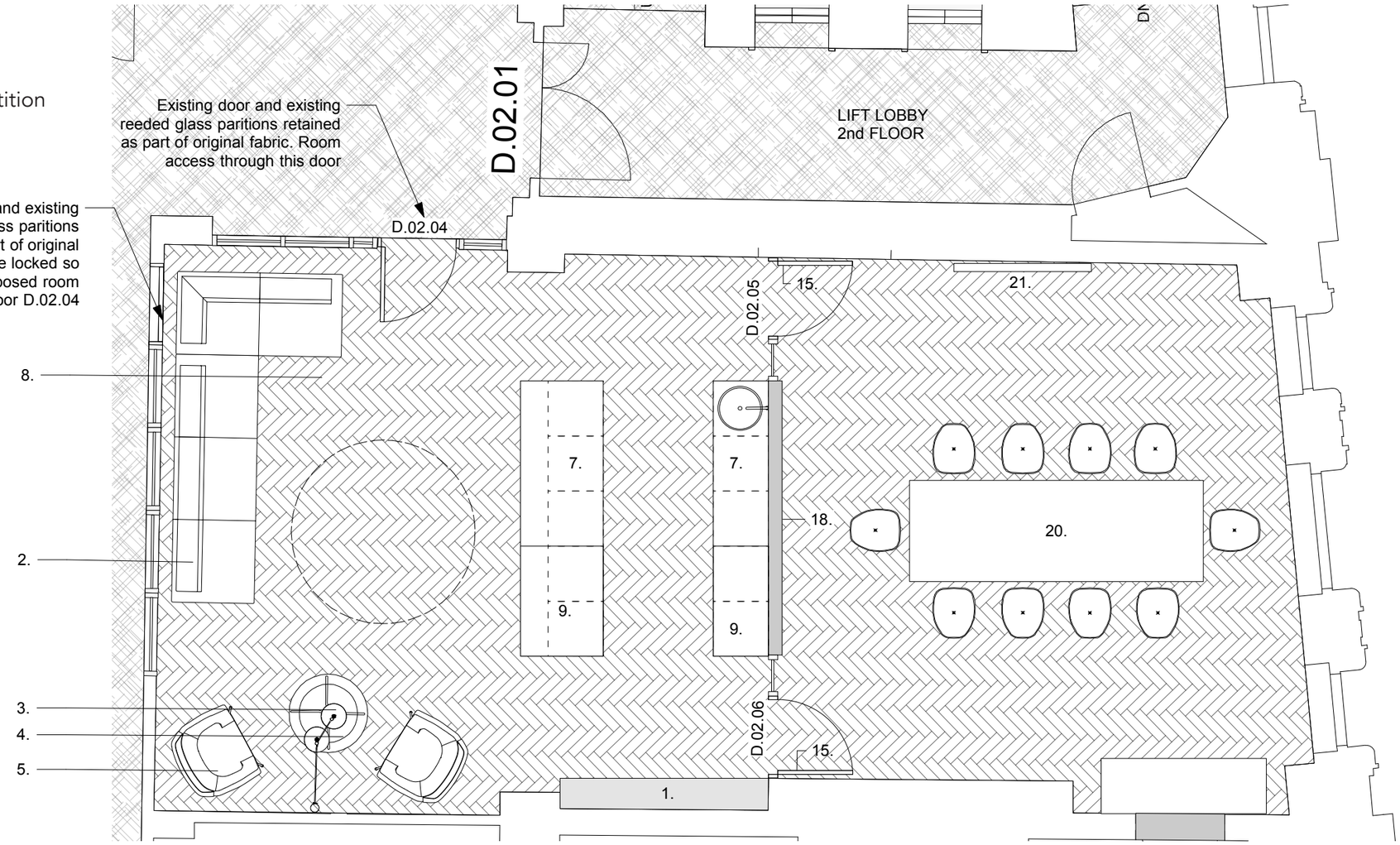
Wall light



5.06 Communal break-out space

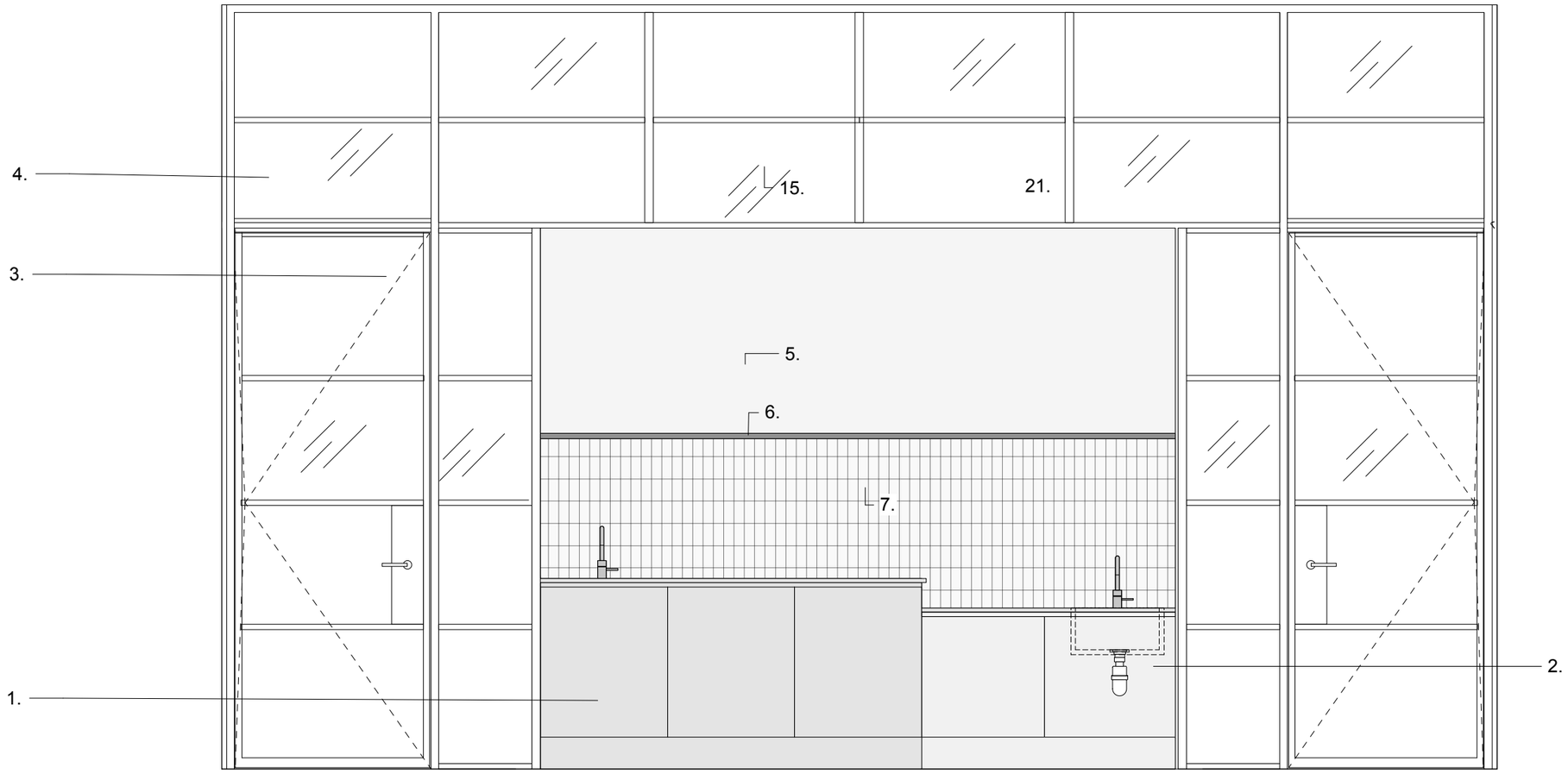
Summary scope of works:

- Removal of existing partitions
- Installation of tea-point/ kitchen
- New communal meeting room with glass partition
- Oak parquet flooring
- New feature lighting



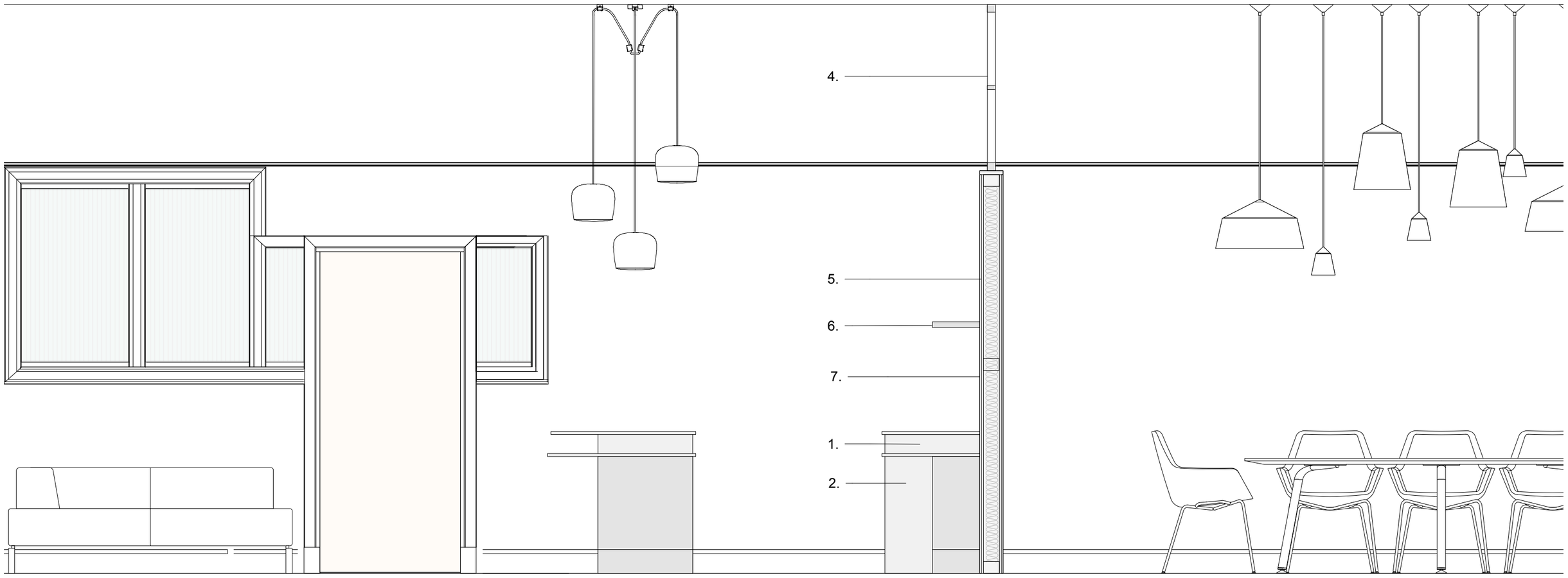
1 Second floor detail plan
Scale: 1:50

1. Shelving System as per furniture schedule
2. 2 seater sofa as per furniture schedule
3. Feature pendant lighting,as per M&E lighting schedule
4. Coffee table as per furniture schedule
5. Chair as per furniture schedule
6. Rug as per furniture schedule
7. Tea point/ Kitchen units
8. Herringbone parquet floor
9 Tea point/ kitchen units to comply with Design for Access 2
13. Walls - paint with vinyl matt emulsion
14. Skirtings, architraves, trims etc - eggshell paint
15. New glazed door, aluminium frame with side light
16. Soffits, cornices, downstand beams - vinyl matt emulsion
17. Floor - herringbone timber parquet
18. New plasterboard partition with vinyl applied graphic to wall
19. Block up existing openings and make good
20. Meeting room table and chairs as per furniture schedule
21. AV screen and system as per M&E specifications



1 Second floor elevation tea point
Scale: 1:25

1. Tea point cupboard units as N10/151
2. Tea point cupboard units to comply with Design for Access 2 and match N10/151 finishes
3. New glazed door, aluminium frame with side light as L20/180
4. New glazed partition as L20/180
5. New partition as K10/110 with emulsion paint to feature wall as M60/110B
6. New shelf as N10/151
7. Ceramic tiles to form splash back as M40/112



1 Second floor section tea point
Scale: 1:25

1. Tea point cupboard units as N10/151
2. Tea point cupboard units to comply with Design for Access 2
3. New glazed door, aluminium frame with side light as L20/180
4. New glazed partition as L20/180
5. New partition as K10/110 with emulsion paint to feature wall as M60/110B
6. New shelf as N10/151
7. Ceramic tiles to form splash back as M40/112



1 Second floor detail ceiling
Scale: 1:50

Legend

	A	'Breughel' suspended LED luminaire, 1018mm module, suspended on stainless steel wire, by Sammode
Ⓑ	B	'System 40' recessed linear luminaire, by Formation Lighting
	D1	'Form Accent 75' 7W fixed recessed LED luminaire, by Formation Lighting
	D2	'Invader' surface mounted LED luminaire, by Lightworks
	D3	'Splitbox' multi directional luminares in recessed housing, by Deltalight
	P1	'Aim' pendant, by Flos
	P2a	'Circus 56' pendant by Innermost
	P2b	'Circus' pendant by Innermost
	F	Sammode Musset suspended light fitting

1	Exposed soffit with paint finish and cable tray exposed as M60/110C
2	Exposed soffit with paint finish M60/110
3	1no layer of Wallboard on MF system suspended from soffit. Taped and jointed finish with white emulsion paint as M60/110E

Hub room: materials & lighting



Thin profile herringbone parquet floor



Accent paint colour



General paint colour



Circus pendant light various sizes from Innermost



Feature pendant lighting, Aim by Flos

6.0 Design for Access 2

The criteria to improve accessibility and inclusive design standards has been considered on this application.

The design standards reviewed applicable to the refurbishment works proposed are:

06 Ramps

The entrance to the building at ground floor level is improved by removing the existing non original step. A new ramped access is proposed. However the ramp proposed due to the existing constraints of the bulding fabric the gradient is steeper than 1:20. Worth to point out this gradient proposed also matches the Nothern Offices entrance ramp gradient. See figure 01 section.

10 Doors

10.1 External Door: A new automatic sliding external door is proposed to match the Nothern offices entrance on St Anne's square. Refer to page 12 of this document for further details on the door arrangement.

10.2 Internal Doors: All common areas including the circulation corridors and toilet doors from second to sixth floor will be replaced to new doorsets. Due to the nature of the building we are retaining the existing openings to preserve the original fabric of the listed building fabric and structure.

11 Entry System
The new entry system will feature raised letters and numbers symbols with 1.5mm min embossing.

12 Door Furniture
All new internal doors proposed on the corridors, lift lobby and toilets to comply with the DFA2 standards for door furniture. Please refer to page 24 of this document for further details.

14 Lobbies, Corridors and internal spaces

The existing lobbies and corridors will receive a light refrubishment. The existing carpet will be replaced to more modern and durable carpet to match with the Nothern Offices, please refer to page 32 for material palette proposed. The corridors spacial arragements will remain the same. No alterations to the layout are proposed to preserve the original structure of the building.

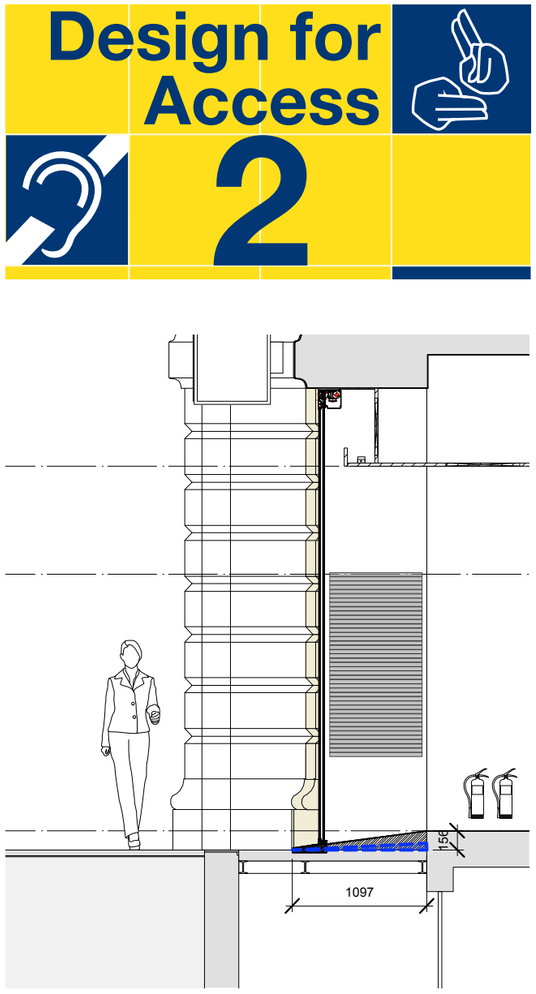
17 Toilet provision

Whislt we are proposing a light cosmetic upgrade of the existing toilets, most of the DFA 2 requirements are not possible to be accommodated. This is based on the existing building layout contrainst to preserve the original fabric of the listed building fabric and structure.

Accessible toilets - the existing building provides one accessible toilet on level 2. With the refurbisment we have increased the provision and have proposed an accessible toilet on level 3 also. Please refer to page 36 and 38 of this document.

20 Kitchen provision

The new tea point proposed on the second floor will comply with the requirements set out on the DFA2. Please refer to page 46 and 47 of this document.



7.0 Bibliography

- Allen, Richard, The Manchester Royal Exchange: two centuries of progress, 1921
- Hedley, Lucas, The Manchester Royal Exchange,
- Manchester Royal Exchange Ltd, Proposed additions and alterations to the Royal Exchange Buildings conditions and instructions to be observed by competing architects and epitome of requirements , 1913
- Murgatroyd AJ, Proposed extension of the Manchester Royal Exchange plan, areas of floor space, and suggested elevations – parliamentary bill, 1913
- Scott, Robert, The biggest room in the world: a short history of the Royal Exchange, 1976

Drawing Archive

- Bradshaw Gass & Hope, Manchester Royal Exchange, Architectural Records, 1914-27, Bolton Library Services

Images Archive

- Manchester Central Library image collection

Appendix 1 Planning History

reference	status	date	address	proposal
122013/FO/2018	awaiting decision	03-Dec-18	The Royal Exchange Cross Street Manchester M2 7AE	Replacement of air conditioning condensing units with new air conditioning condensing units within roof top plant enclosure and installation of air conditioning condensing units within lightwell plant area.
120422/LO/2018	approved	30-Jul-18	Royal Exchange Exchange Street Manchester	Removal of existing non-original ventilation stack/flue within the Royal Exchange Clock Tower and repair works to the domed roof of the building.
116597/LO/2017	approved	01-Aug-17	First Floor And Second Floor The Royal Exchange 26 Cross Street Manchester M2 7AF	LISTED BUILDING CONSENT Alterations to the first floor offices comprising the removal of non-original fixtures and the installation of partitions and alterations to the second floor offices comprising the installation of partitions, minor amendments to the layout of lighting, ductwork, air conditioning and ceiling rafts and installation of an access control system to entrance doors
102699/FO/2013/C1	approved	08-Aug-13	Unit 11 Exchange Street Manchester M2 7TT	The removal of an existing partition to extend the retail use to the vacant mall area within the Royal Exchange.
102700/LO/2013/C1	approved	08-Aug-13	Unit 11 Exchange Street Manchester M2 7TT	LISTED BUILDING CONSENT for the removal of an existing partition to extend the retail use to the vacant mall area within the Royal Exchange.
094396/LO/2010/C1	approved	28-Sep-10	The Royal Exchange St Ann's Square/ Cross Street Manchester M2 7DH	LISTED BUILDING CONSENT for the refurbishment of the St Ann's Square and Cross Street reception areas of the Royal Exchange including non-illuminated individual letter fascia signs.
087698/LO/2008/C1	approved	12-Sep-08	Royal Exchange St Ann's Square Manchester M2 7DH	Installation of external plant equipment in the northern roof area of the Royal Exchange
053786/LO/CITY1/98	approved	05-Feb-98	The Royal Exchange Shopping Centre, Cross Street, City	LISTED BUILDING CONSENT Reinstatement works following bomb damage [note incl. canopy]
049258/LO/CITY1/96	approved	24-Jan-96	The Royal Exchange, Cross Street, City	LISTED BUILDING CONSENT Refurbishment to include vacant office accommodation and stair lobbies at 1st,3rd, 4th,5th & 6th floors
F12456/LB	approved	12-Dec-79	The Royal Exchange, Market Street/Cross Street/Exchange Street and Royal Exchange Arcade, City	New shop fronts to Royal Exchange shopping centre.
F11459/LB	approved	20-Jul-79	Royal Exchange Arcade, City	LISTED BUILDING CONSENT Alteration to entrance in forming canopy and new entrance doors to Royal Exchange Arcade Entrance.
F05000/LB	approved	21-Jun-76	The Royal Exchange, St. Ann's Square, City	Erection of cantilevered canopies and canvas banners above both main entrances to the Royal Exchange in connection with the approval already given for internal alterations providing a 700 seat public theatre within the existing building.