OBI

ONE CENTRAL

IN SUPPORT OF AN APPLICATION FOR
LISTED BUILDING CONSENT

CONTENTS

00. Introduction and context
01. Scope of office interiors refurbishment
02. Interior design approach
03. Technical & operational
04. Summary
05. Drawings Appendices

APPENDICES

- Appendix A Strip-out Photographs
- Appendix B Existing Plans
- Appendix C Strip-out Plans
- Appendix D Proposed GA's & Elevations
- Appendix E Proposed Ceiling Plans
- Appendix F Proposed Wall Finishes
- Appendix G Proposed Floor Finishes
- Appendix H Proposed Detail Drawings
- Appendix I Proposed WC's
- Appendix J Proposed Finishes Schedule
- Appendix K Heritage Statement


ONE
CENTRAL ST.
search

01 INTRODUCTION

APPLICATION

This Design and Access Statement has been prepared by OBI on Behalf of LJ Partnership to document the scope and detail of the internal refurbishment works for minor internal refurbishment works at 1-5 Central Street, Manchester, known as One Central. This accompanies an application for Full Planning and 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.

One Central is a grade II listed building constructed at some time between 1864 and 1870. The architect of the building is unknown but it is likely to have been either Clegg & Knowles or Edward Walters, both of whom designed many similar styled shipping warehouses in the centre of Manchester during this period. The building is situated in Manchester city centre off Chepstow street.

Pevsner's Architectural Guide to Manchester describes the building as being "A big four-storey palzzo warehouse of c1865, so similar in style to No. 19 Princess Street by Clegg & Knowles that it must also be by them".

The special architectural and historic interest of 1-5 Central Street is recognised by its Grade II Listed designation. The significance of the building, as a whole, lies in its mid-Victorian Palazzo design and former shipping warehouse use.

Listed building consent is required for the reinstatement of an entrance from the existing reception area to the adjacent suite, allowing a new glazed entrance to the café.

SITE AND BUILDING CONFIGURATION

- The property is a grade II listed building situated in Manchester City centre.
- Originally a shipping warehouse, the building now forms offices with a bar at basement level.
- LJ Partnership also own the adjacent building 2 Mount St.

The Building is located on Central Street, between Southmill St and Mount St and comprises of a basement, upper ground floor and four upper floors.

The project includes the refurbishment of the ground floor reception space, main stairwell, WC's (2nd and 3rd floor only) and third floor office suite, equipped with raised access floors and air conditioning.

The works being undertaken are in addition to the pre-approved soft strip-out phase undertaken in December 2017 following consultation with Paul Mason and subsequent approval email dated Monday 20th November 2017.

The pre-approved works comprise of the removal of a number of the existing non-original partitions, fixtures and finishes, inc suspended ceilings, carpet floor finishes, sanitaryware and cubicles from the Ground floor entrance, Second floor WC's, Third floor WC's and Third floor office suite.

This is to open up the areas and expose all original features, cornices and ceilings. A record of site photographs can be found in Appendix A.



Access: The proposals include to retain the wheelchair platform lift and modify the entrance steps to create a more hospitable reception area. There will be no other changes to the access arrangements and the new works align with Building Regulations in terms of equal access, where possible.


number
one
1

SCOPE OF OFFICE REFURBISHMENT

The Scope

The proposed internal works seek to retain the building in office use and consist of:

Refurbishment of the existing reception to include:

- o New glass door and screens to the front elevation and the removal of the existing gates.
- o Removal of the existing internal glass sliding doors to create an open reception area.
- o Repointing existing internal brickwork.
- o New flooring, wall and floor finishes.

Staircase area to include:

- o Removal of feature rock elements to base of stair
- o Replace floor finishes
- o Redecorate walls and apply timber battening to inside face of open well
- o Replace lighting scheme

WC refurbishment to include:

- o Replace cubicle system
- o Replace finishes throughout

Third Floor refurbishment to include:

- o Refurbishment of the existing timber sash windows to leave fully operable.
- o Replacement glazing to 1No sash window (to replace timber boarding and Georgian wire).
- o Replacement of 1No casement window to match existing timber sliding sash.
- o New micro raised access floor.
- o Plaster skim to all walls, ensuring to retain original plaster work behind.
- o Remove existing modern radiators.
- o New ceiling – existing ceiling and cornice to remain in-situ behind new ceiling
- o New air conditioning system – internal units to be located within the ceiling raft.
- o New lighting scheme.

The proposed external works include:

- o New signage
- o New external lighting
- o External condensers to be located on the rear wall on County Street.

Please see photographic schedule in appendix A.

2

INTERIOR DESIGN APPROACH

Entrance

The approach to the proposed interior design concept began with a thorough investigation and familiarisation of the existing building in terms of its context to Manchester, through to the existing internal fabric.

The proposal is to install new sliding glass doors and fixed screens to the three openings to the front elevation, with the removal of the existing gates., signage and modern decorative itonwork.

The re-enclosing of the openings onto Central Street will return the space back into an internal room providing a pleasent and intimate reception for the building and a more welcoming presence at street level.

The interior design response features limited physical interventions within the existing building shell, using finishes, ceiling features and heritage paint colours to provide a clean and functional space while respecting the existing fabric of the building.

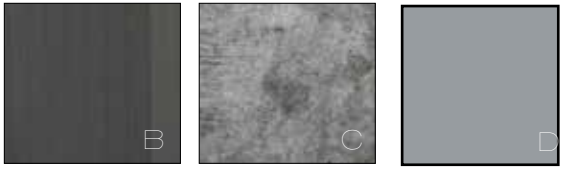


Reception

RETAINED FINISHES NEW FINISHES



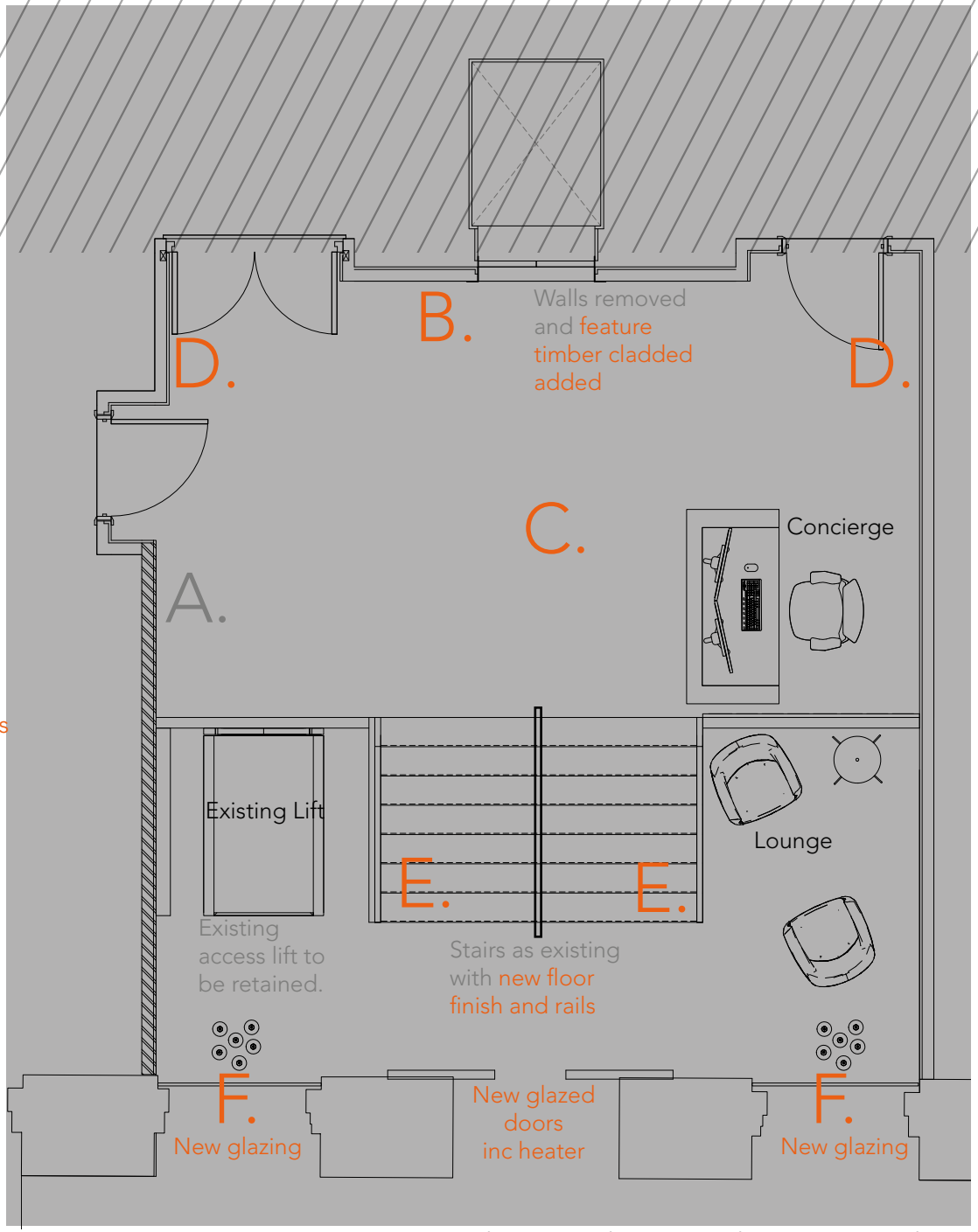
A. Existing brick walls to be retained



B. Grey timber cladding to lift core
C. Floor finish porcelain concrete effect tiles
D. Paint finish to plasterboard Walls
E. New character iron railings to staircase
F. Feature light pendants in-front of new glazing
F. New plasterboard ceiling with recessed linear lights







Please see drawing package in Appendix D.

The removal of the existing internal glass sliding doors creates an open reception area with room to accommodate a desk and concierge.

The large up-stands flanking the steps will be removed to improve the available space and create a seating area with the simple black balustrade providing a graphical language to the aesthetic of the space, enhanced with feature lighting scheme with pendants located at the glazed window reveals

The existing brick walls will be cleaned and re-pointed whilst walls with existing plasterboard finishes will be clad with feature timber battens. The floor area will receive new porcelain tiles and an extended barrier matt.

The current (modern) lift lobby ceiling will be extended across the entire room to provide a monolithic surface with linear LED ceiling lights.



Images: Architects vision of design

Common Areas

The existing modern main stairwell will be redecorated using heritage colour paint finishes using a palette of colours from Farrow & Ball, whilst existing carpet finishes will be replaced.

The inside face of the open well staircase will be clad in timber battens to match the ground floor reception area to provide a common aesthetic language throughout the building. This will also feature on the walls of the lift core.

Stairwell







Lift core



Please see drawing package in Appendix H.

WC's

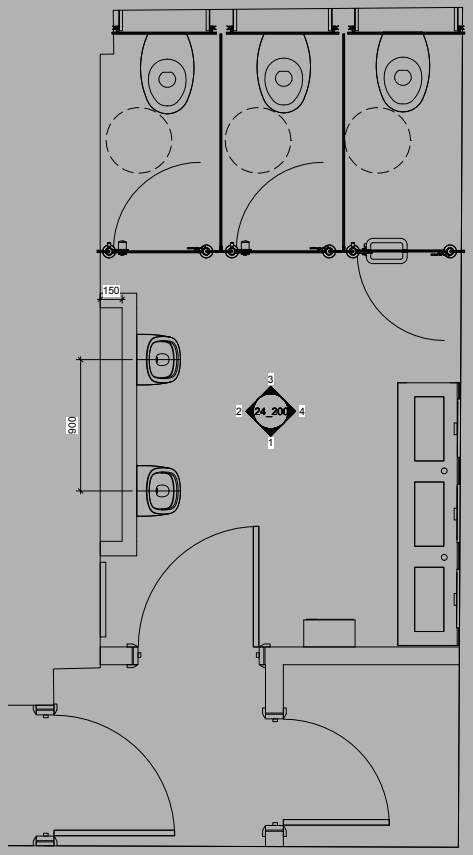
The WC's are to be refurbished to the male and female facilities on the 2nd and 3rd floors with a contemporary look and feel.

The modern existing wc cubicles and decoration is to be removed and replaced. Generally all walls are to be painted and feature hexagon wall tiles to vanity area.
The flooring will be refinished with grey concrete effect porcelain tiles.

Vanity unit is mounted on a steel black frame with a concrete trough with elegant black mirrors above.

1. Large black mirror
2. Full height cubicle doors
3. Concrete trough with Black frame
4. Contemporary WC
5. Black accessories

A. Feature wall tiles
B. Porcelain floor tiles



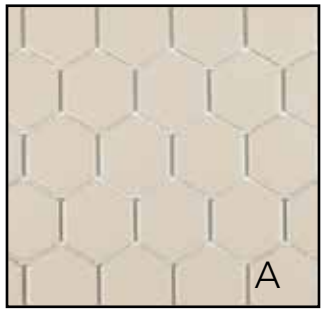

1.


2

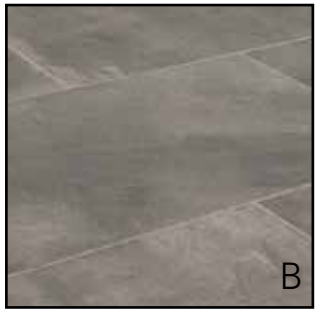

3.


4.


5.



Feature wall



Floor Finishes

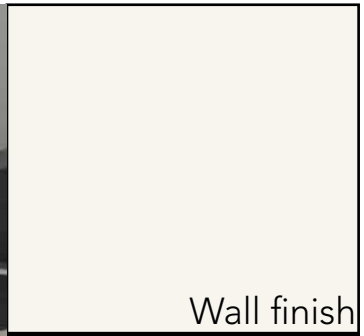
Please see drawing package in Appendix I.

3rd floor suite

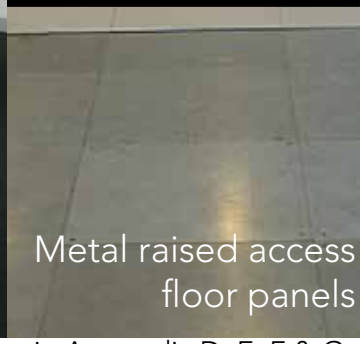
The 3rd floor suite interior design strategy is to provide the appropriate services required for a modern workspace in a concealed fashion where possible.

Walls are to be refinished in a style appropriate for the building receiving a new plaster skim to the walls with timber picture rails , heritage style skirting and ceiling coving, painted in a contrasting heritage style grey colour.









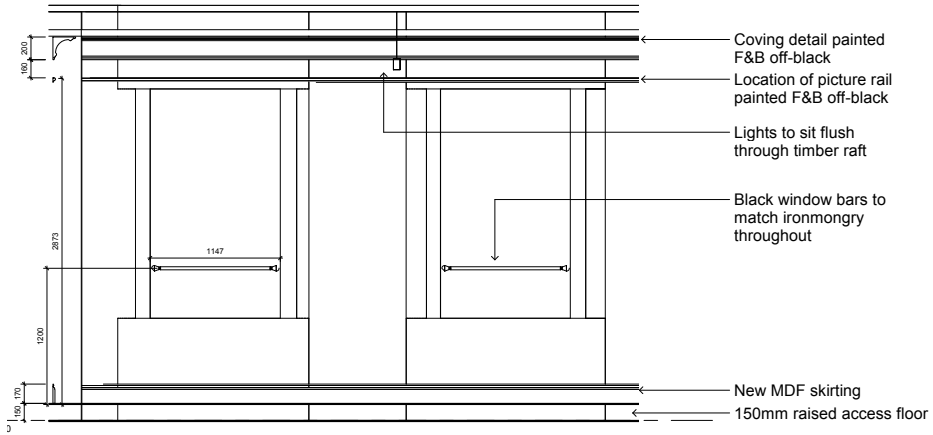
Please see drawing package in Appendix D, E. F & G .

A micro raised floor will be installed to provide power and data distribution throughout the workspace and will receive a new carpet finish.

The existing sash windows will be refurbished with new ironmongery and the modern radiators removed. Due to the height of the window sills a guard rail is required, this comprises of a black iron bar fixed between the window reveals.

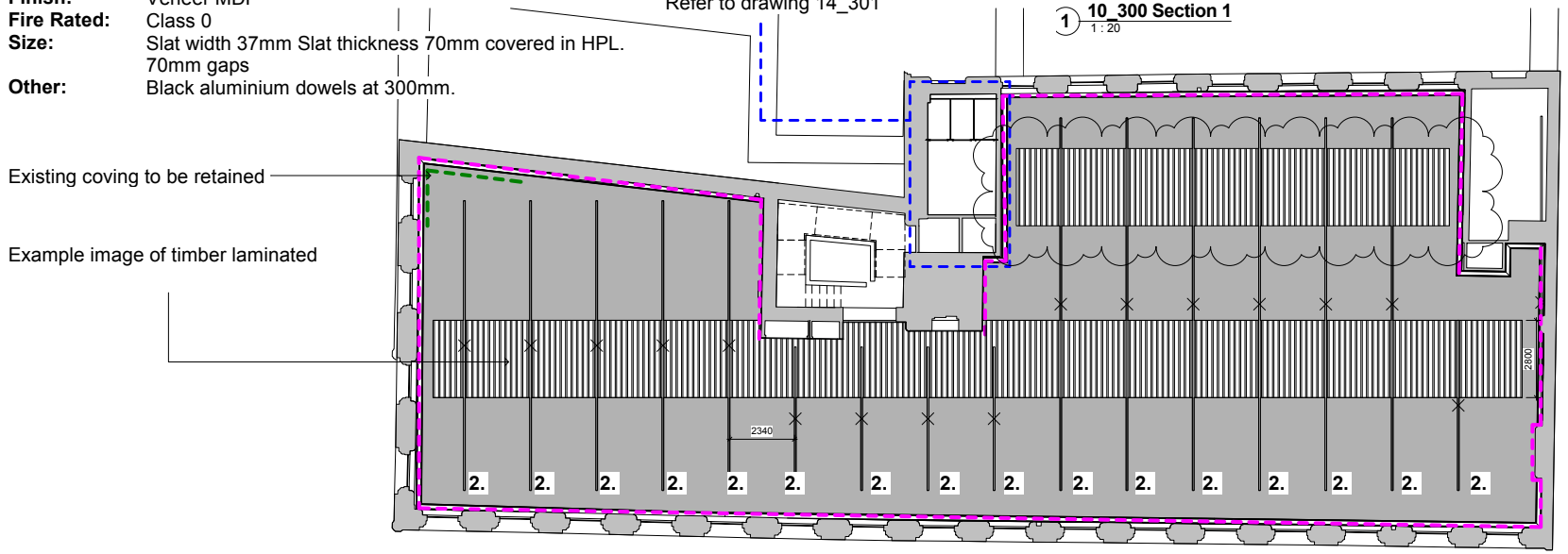
A new plasterboard ceiling will be installed below the current ceiling level to preserve the surviving fragments of cornice and frieze.

The central feature bulkhead comprising of painted timber battens, conceals the air conditioning units and services, complimenting the aesthetic of the timber wall panels of the lift core and circulation spaces.



1 10_300 Section 1
1 : 20

Manufacture: Stil-Acoustic
Product: Vertically slatted timber ceiling with black dowels fixed to unistruts sprayed black
Location: Centre of 3FL as shown
Finish: Veneer MDF
Fire Rated: Class 0
Size: Slat width 37mm Slat thickness 70mm covered in HPL. 70mm gaps
Other: Black aluminium dowels at 300mm.





New coving profile around the perimeter of the 3rd floor

Please see drawing package in Appendix D & E.

Partitions

Changes in the tenants' requirements and working habits have resulted in successive changes to the internal arrangement of offices on each floor. Previous partitions have been removed, leaving only structural walls which will skimmed with a modern plaster finish and in some locations plaster boarded as part of previous refurbishments. Historic features including cornices, steel and timber beams partially survive on the third floor and will be preserved above a new plasterboard ceiling.

The internal riser location adjacent to the third floor suite entrance will be reinstated with a new partition wall. The pictured detail drawing illustrates the interface between the proposed partitions and existing walls, ceiling and floors.

The proposed partitions comprise:

1. Acoustic standard plasterboard partition systems with integral metal internal framing system with a painted finish.
2. New solid partitions and bulkhead also feature a 'shadow gap' to de-mark where new partitions and existing walls join.

PARTITION TYPE 01, NBS K10:125A
FR: 60mins
Nominal Thickness: 122mm
Sound Insulation: Rw 58dB

GypWall CLASSIC - Abutments to existing walls & ceiling

1 2 layers Gyproc plasterboard fixed with British Gypsum Drywall Screws at 300mm centres

2 Gyptrame 70 AS 50 AcouStuds at 600mm centres

3 Isover insulation where required

4 Gyptrame 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

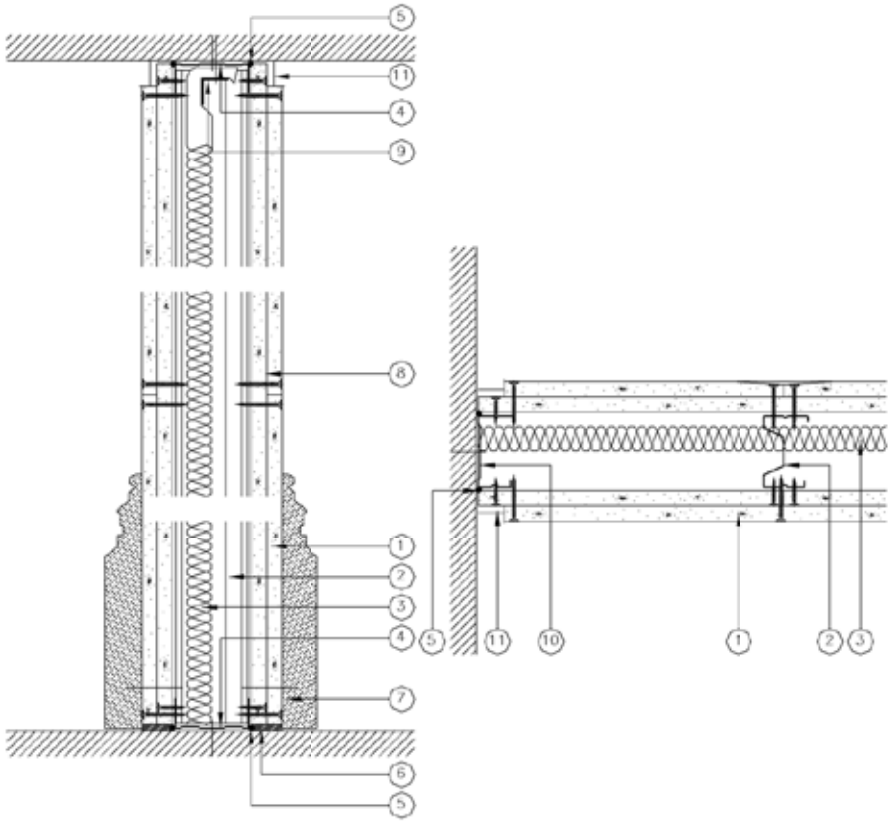
7 Indicative skirting

8 Gyptrame GFS1 Fixing Strap to support outer layer horizontal board joints

9 Gyptrame Steel Angle or timber batten suitably fixed to soffit

10 Gyptrame 70 S 50 'C' stud suitably fixed to wall at 600mm centres

11 Gyproc BGM105 Edge Reveal



Base & Head

Wall Abutment

Lighting

Lighting Specification

The existing ceilings / soffits consist of ath and plaster to the third floor and suspended ceilings to the second and third floor WC's. The existing lighting to the WC are modern circular downlights mounted with teh office areas having 600x600mm modular lights. These are mounted to the suspended ceiling grid which has been removed as part of the pre-approved strip-out works.

The proposed lighting comprises of:

1. Suspended and surface mounted linear LED down-lights to the office area.
2. Wall mounted LED fixture lights and recessed led linear lights to the stairwell
3. Recessed LED spot light for WC areas
4. Suspended feature pendant to ground floor reception area

Floor Finishes

Existing floor finishes consist of carpet throughout the circulation spaces and third floor office with the ground floor entrance and second and third floor WC's with modern floor tiles.

The proposed floor finishes comprise of:

1. Carpet barrier matting to the main entrance lobby
2. Ceramic tiles to the rest of the ground floor reception space
3. Carpet floor finish to the stair circulation area
4. Tile floor finishes to WC areas

Please see drawing package in Appendix E & G.

3 TECHNICAL & OPERATIONAL

TECHNICAL & OPERATIONAL

Existing Structure and Proposed Works

- No modifications are required to the building structure

Mechanical and Electrical Strategy

- Refer to concept M&E drawings in Appendix.
- The electrical supplies will be modified to comply with current building regulations.
- The power and data supplies are going to be fed via a micro raised floor system to the 3rd floor office suite.
- New distribution boards will be located within the existing electrical risers on the third floor and will be sub metered in accordance with Building regulations Approved Document L
- Lighting will comprise new linear fittings throughout.
- A new fire alarm system will be installed.
- The building will retain a natural ventilation strategy, utilising the existing openable windows to the third floor office area.
- A new VRF system will be installed within the new bulk heads with a side vent and return air path on the large office floors.
- The pipe work for the new VRF system will run via the cavity above the newly installed ceiling to exernal wall mounted at high level (3rd floor) between windows on County Street on suitable cantilever brackets.

Lift Refurbishment Works

- The lift requires a light refresh of the finishes and handrails. These will be in keeping with the design of the building refurbishment

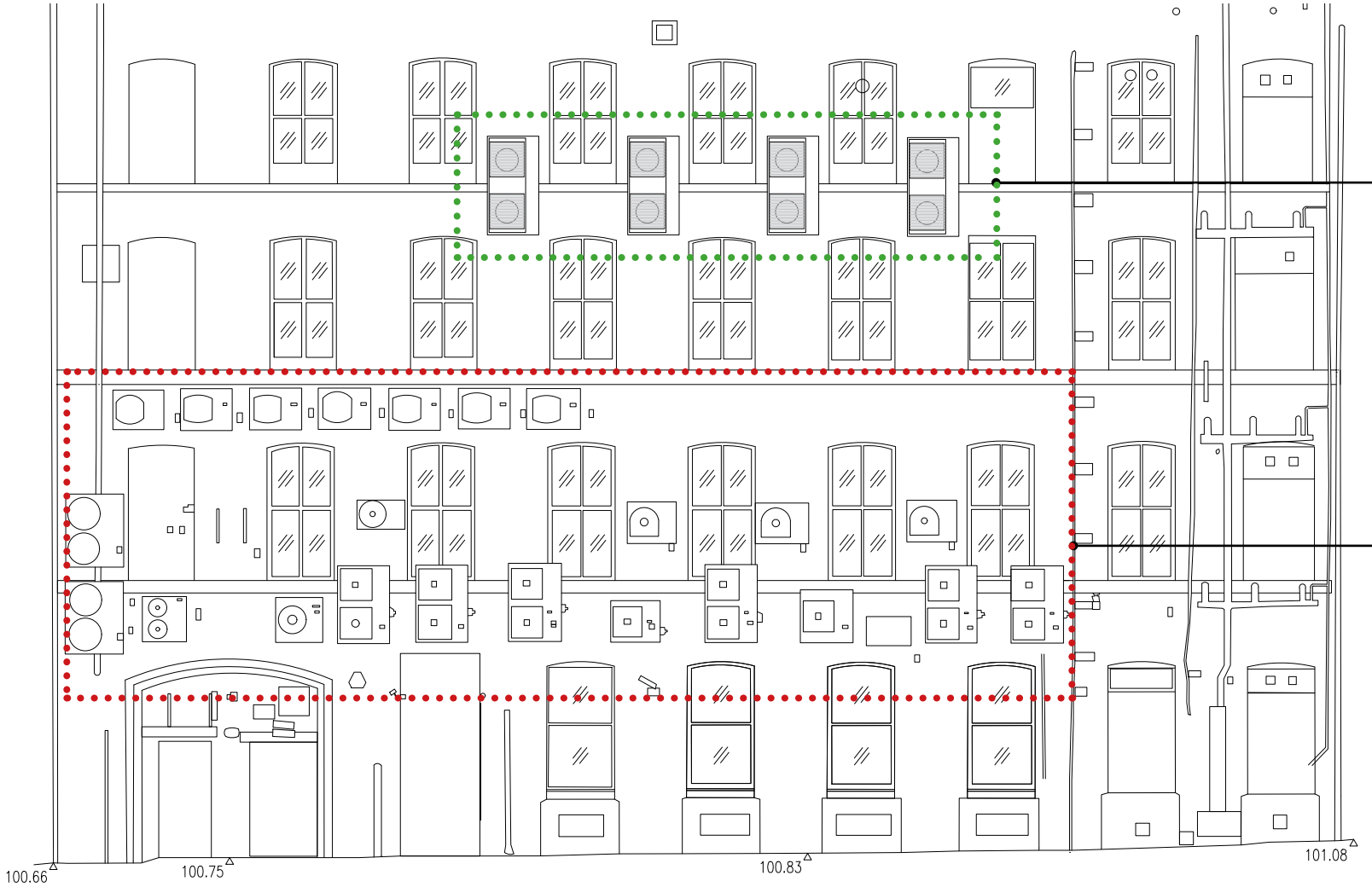
Waste Management

- Principally we are not changing or increasing the size of the accommodation. Therefore we will not be affecting or increasing waste within the building.
- Each tenant will be responsible for organising their own waste management strategy in line with their specific operations.

Access and Maintenance

- The access and maintenance strategy for the building will not be altered as part of the refurbishment.
- Maintenance for the external condensor units with be via a cherry picker to County Street.

Condenser Locations



New Mini VRF Condensing units on cantilever brackets
PUMY-P140YKM4

Existing condensing units

Please see drawing package in Appendix D.

4

SUMMARY

SUMMARY

Heritage

- We are proposing to do very little work to the external elevations/ areas of the building. These works will however be carried out sympathetically as outlined above and with OBI Property's design proposals.

- Internally there has been an extensive amount of fit out and refurbishment carried out since the building was opened in c1865.

All of our proposed refurbishment works are geared towards enhancing the buildings appeal as a historical part of its listed status.
Materials and finishes have been carefully selected by our designers.

Commercial Consideration

This building has had large voids in occupation over the last ten years, which in turn has lead to the piecemeal refurbishment of internal areas and the lost identity of this building as a prime office location for tenants.

The LJ Partnership has a vested interest in the building and are proposing to make a significant investment to improve the building during 2018.

The aim will be to increase the specification, whilst working sensitively to preserve and enhance the architectural prowess of each building to restore the character and charm of the buildings and ultimately their let-ability.

Conclusion

Overall the proposal will lead to the building being more successful and present a long term future for tenants and a solid commercial investment whilst being sensitive to the heritage value and not affecting the character of the building.

OBi

THANK YOU

a. 80 Mosley Street, Manchester, M2 3FX
t. 0161 237 1717
e. dbaniabassian@obiproperty.co.uk
w. obiproperty.co.uk