

Old Doctors Residence Refurbishment

Design & Access Statement - February 18

COBBETT HOUSE

Manchester University NHS Trust

Introduction

This Design & Access Statement has been produced to support the Full Planning Application, including Change of Use including Listed Building Consent, for the refurbishment and Conversion of Cobbett House North to commercial office space.

DAY Architectural are seeking approval for the phased development of the building through conditions, with full permission for the conversion of the Third Floor old doctors residences and alterations to the Ground Floor WC Layout. Contained within this document is an overview of the project from the early site investigations, through the history and background of the development which lead onto the final proposed scheme.

We believe that good design stems from the underlying 'Big Idea' or KDP (Key Design Principles) which should be strong enough to drive the whole design process and create a framework for design decision making throughout the evolution of a scheme, creating a sense of consistency and completeness.

DAY's Key Design Principles for Cobbett House are just that; a catalyst from which the rest of the design stems. It should be a singular solution to the problems and opportunities identified through initial analysis of the brief, context and typology which will hold the design together throughout the process; a constant focus, regardless of the project stage, and a defender of the design solution.

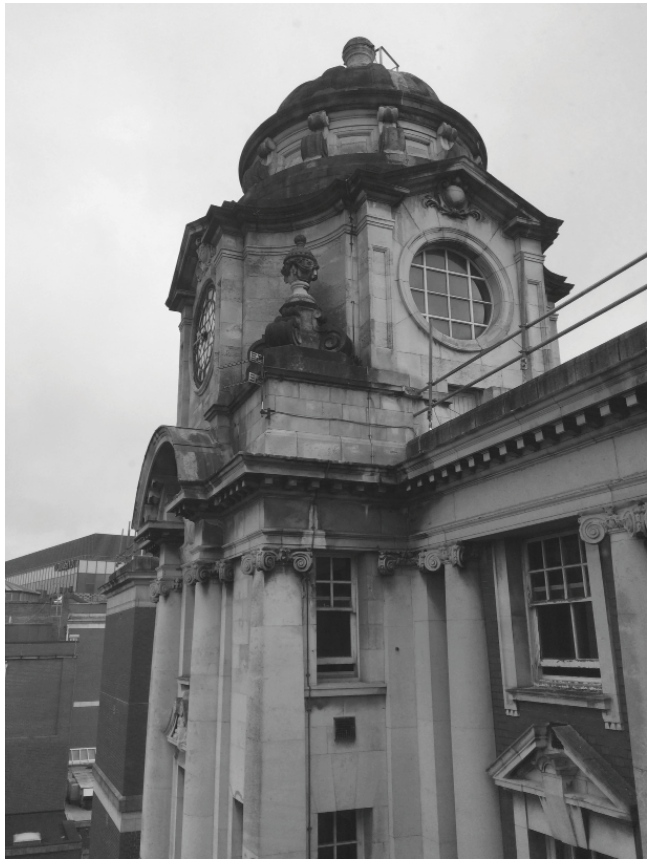
The Key aims of the proposal are as follows:

- To bring daily use back to an area of the hospital site that has stood vacant for almost a decade, falling into disrepair.
- To preserve the Grade II Listed building through essential maintenance works, conserving a piece of Manchester's architectural heritage.
- To create an attractive modern office environment for 56 desk spaces on the third floor, with up to 150 workspaces through a logical phased design strategy for the remaining space.









01 SITE ANALYSIS

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03 DESIGN STRATEGY

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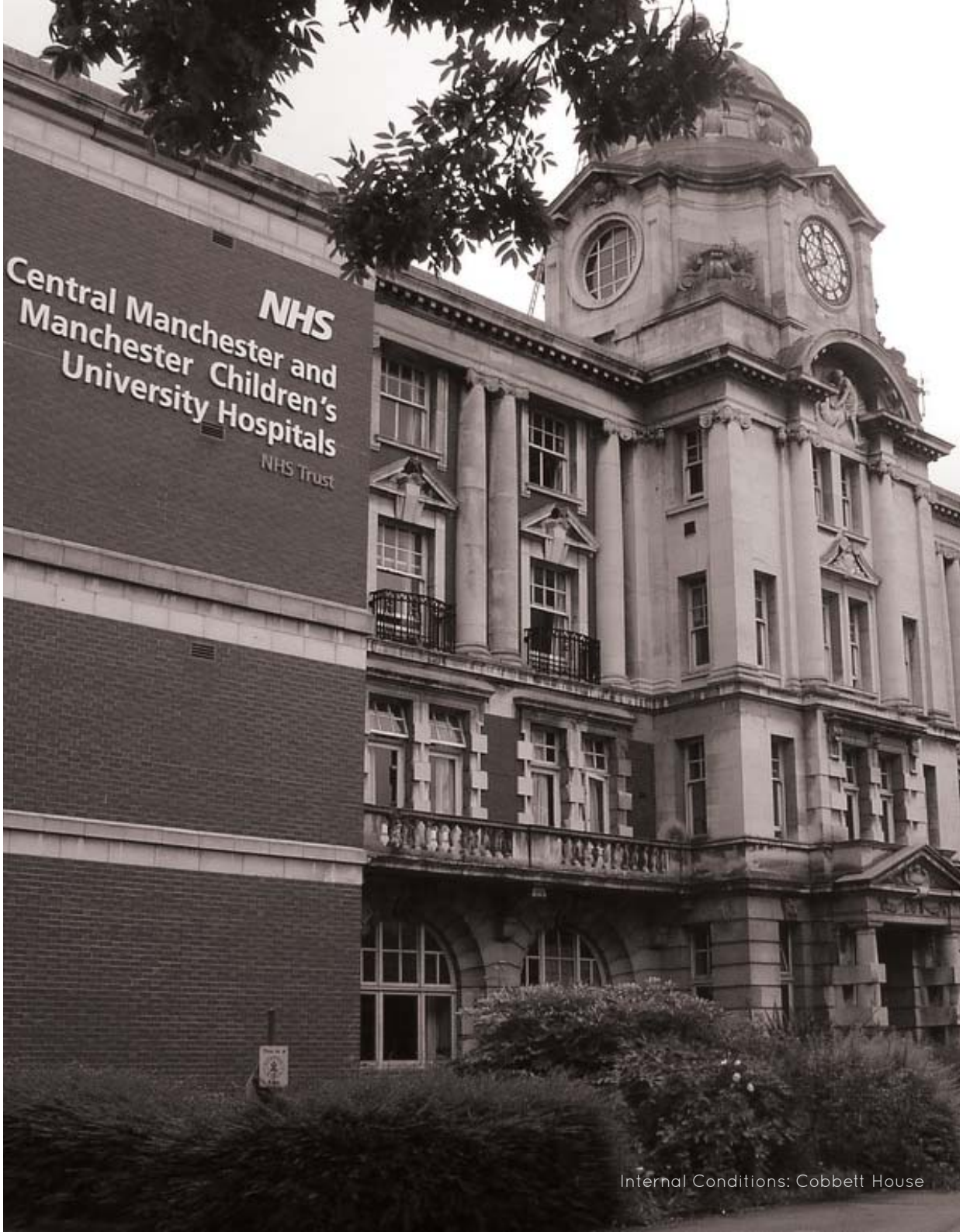
01 SITE ANALYSIS

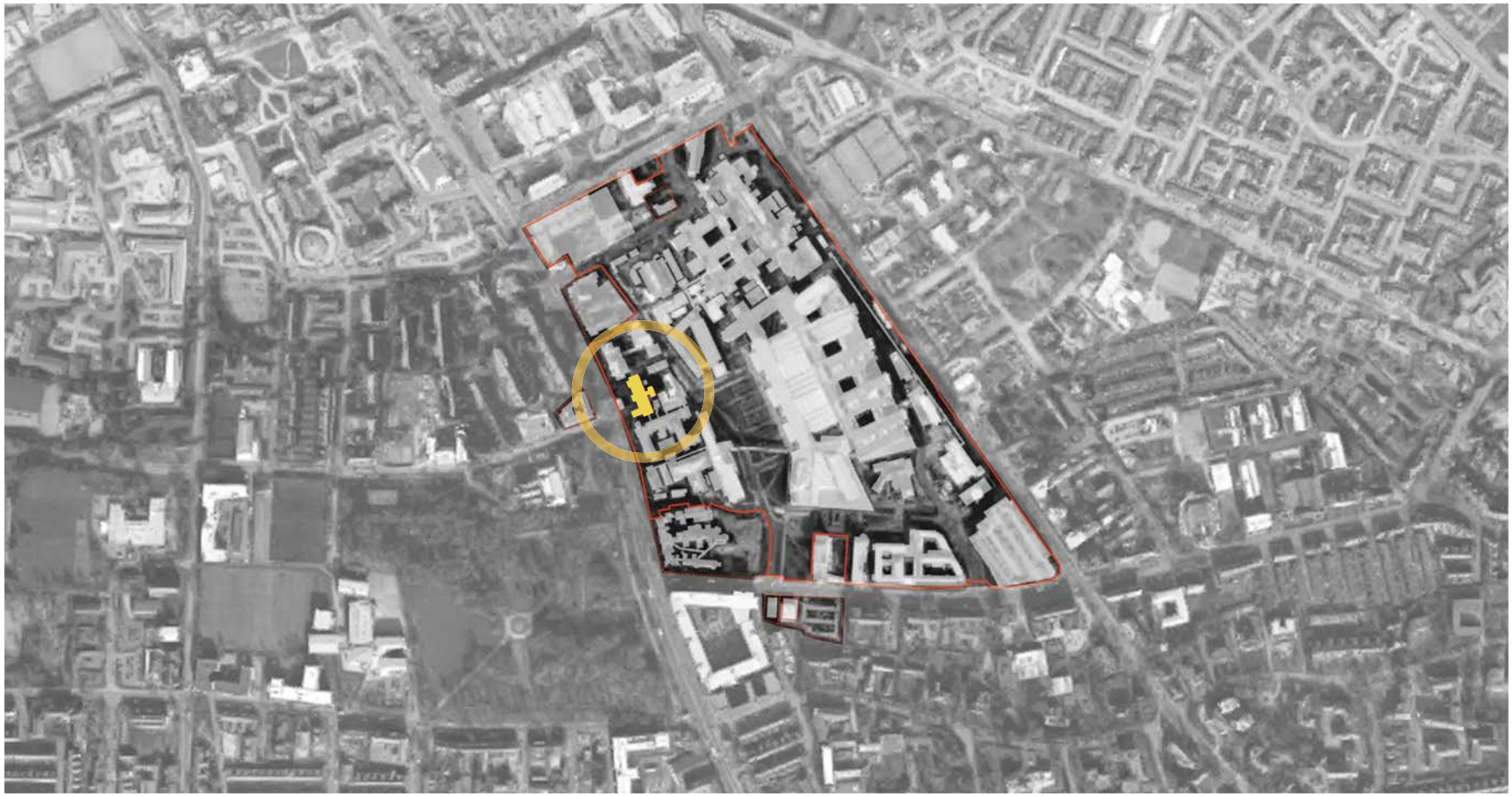


Internal Conditions: Cobbett House

COBBETT HOUSE

01 SITE ANALYSIS

Location Plan



Location Plan

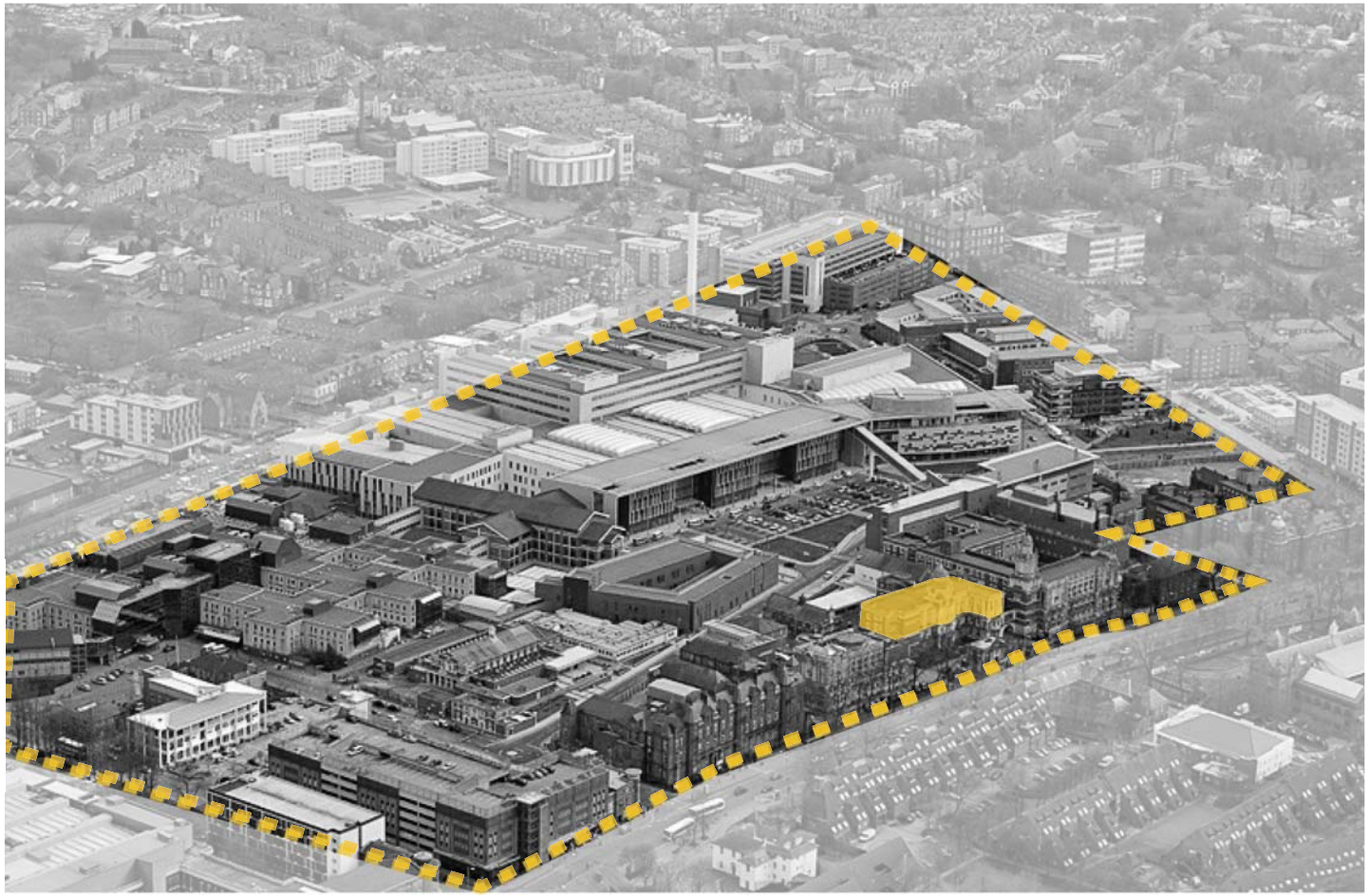
KEY

Cobbett House (the old Doctors Residence)

Hospital Boundary

01 SITE ANALYSIS

Aerial Views



Aerial View of Hospital



Cobbett House (the old Doctors Residence) falls within the boundary of the Manchester Royal Infirmary

01 SITE ANALYSIS

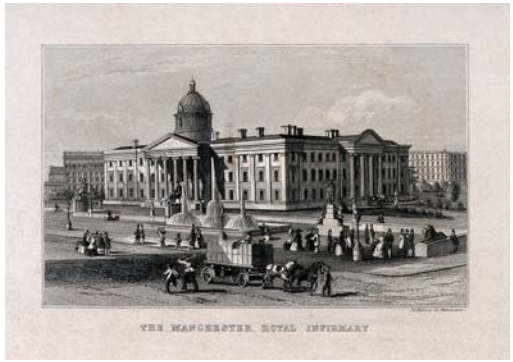
Manchester Royal Infirmary Context

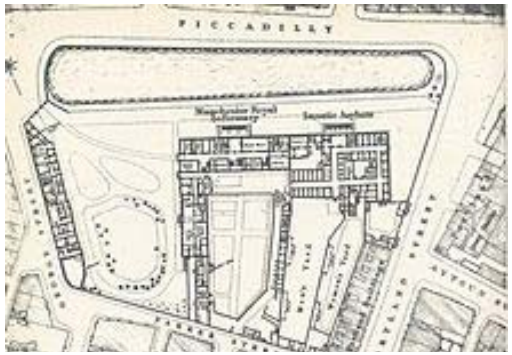


KEY

1. The Old Doctors Residence
2. Multi-storey Car Park
3. Cobbett House - Trust Reception
4. Clinical Science Centre
5. MRI - Children's Hospital
6. MRI - Saint Mary's Hospital
7. MRI - Royal Eye Hospital
8. Manchester Royal Infirmary
9. Library/Postage Centre
10 The Whitworth Art Gallery
11. Whitworth Park Halls

01 SITE ANALYSIS
Historical Context











The Original MRI stood in the location of the current Piccadilly Gardens, the gardens were only created after the demolition of the former buildings in 1914. Original plan and artists drawing, top left.

The new Royal Infirmary (pictured above) building cost £500,000 and was opened on 1 December 1908. There were 48 wards - surgical and medical coming off two parallel corridors on three floors. Medical wards had 50 beds and surgical wards had 60 with an operating theatre for each surgical unit.

The North Wing of Cobbett House was reduced for reasons currently unknown (bombed During War?) image of the damage on the right. The Oxford Road elevation of the wing was fully faced with red brick with no windows.

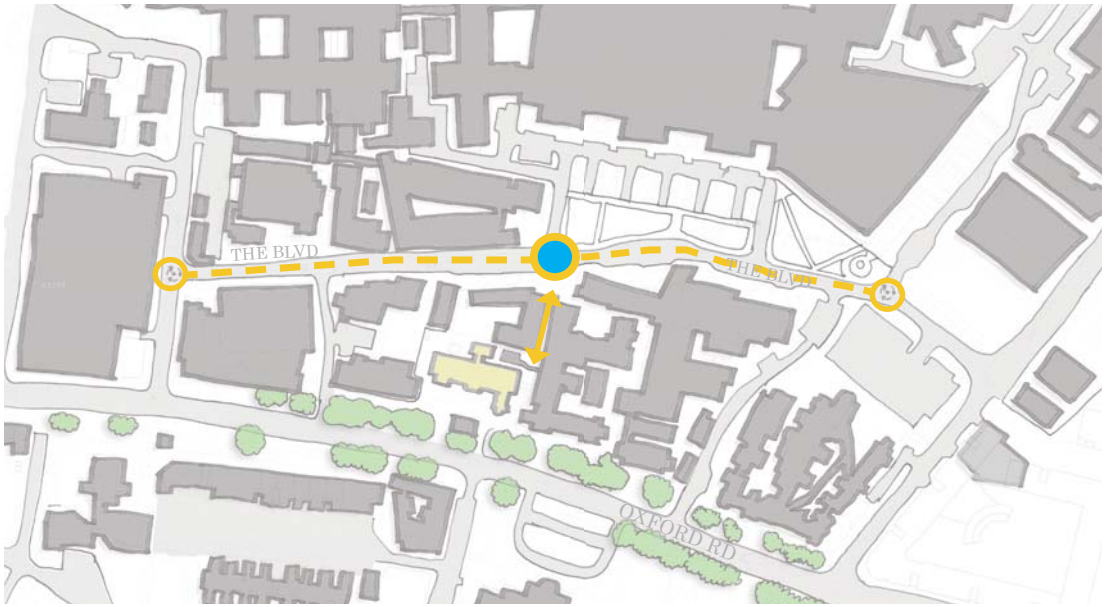


"...The tower of the teaching Block was damaged on 23rd December 1940, resulting in its collapse the following day."
- cmft.nhs.uk

01 SITE ANALYSIS

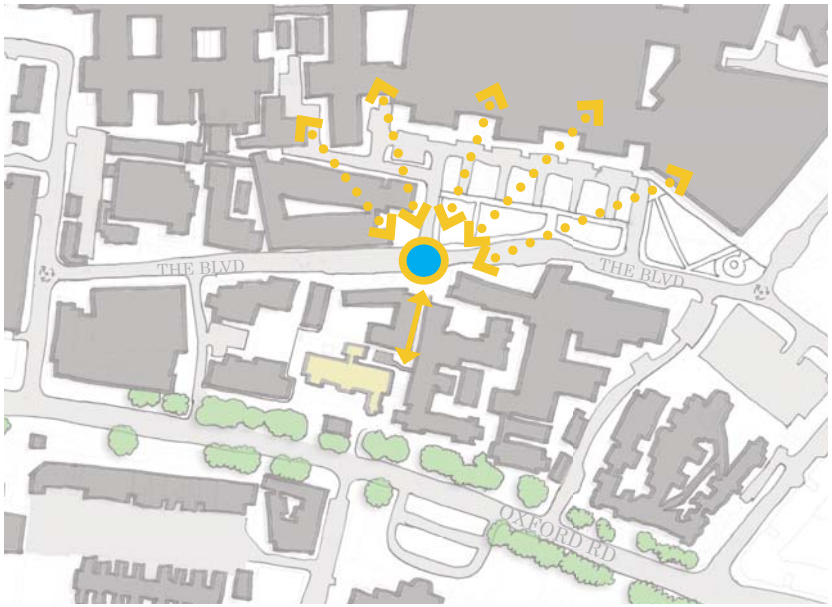
Site Access

Access from Car Parks



Staff and visitors who will be accessing the building will arrive by car and park in either of the car parks and converge at the central node highlighted in Blue. Staff coming from the other areas of the Hospital will also access from the highlighted node.

Staff Accessing from Hospital



01 SITE ANALYSIS
Thoroughfares

Main Pedestrian Access from public transport



Secondary Access to the building would come from Oxford Rd. Mainly off public transport routes.

KEY

Central Node Off the Blvd.

Central Node Off the Oxford Rd.

Link Between Central Node and Reception

Main Staff Routes to Hospital Buildings

Direction of Hospital Car parks

Direction of Public Transport Links on Oxford Rd.

01 SITE ANALYSIS

Site Photos - External



1



2



3



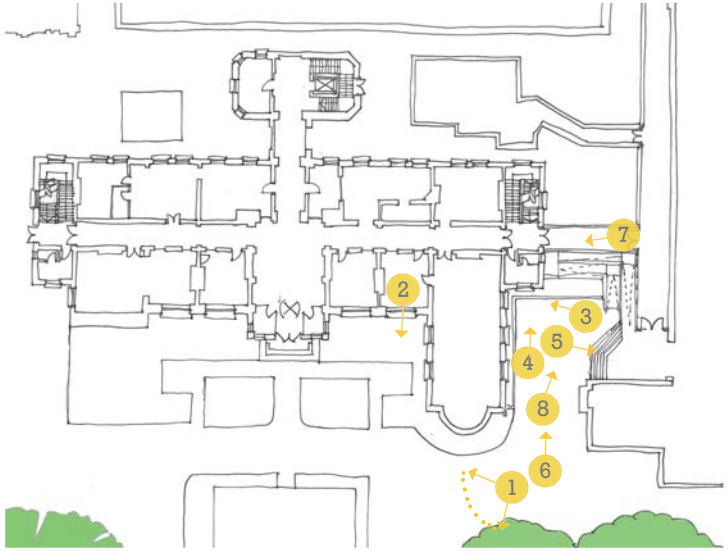
4



5

01 SITE ANALYSIS

Site Photos - External





6



7



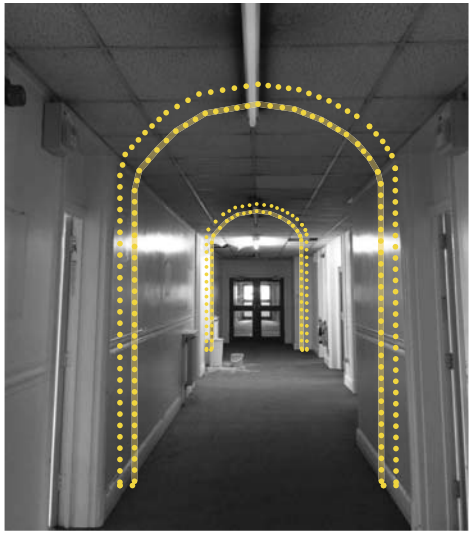
8

KEY

1. *Access From Oxford Rd*
   - Building facing away from main Hospital
2. *View Towards Oxford Rd.*
   -Main view to be maximised
3. *South Elevation of Cobbett House - receives most natural light*
4. *East Elevation of South Wing*
   -Highlights feature corner stone detail
5. *Steps to Main Entrance*
   - Canopy and covered area leading to reception
6. *Arch Link Between Buildings*
   - Proposed ground floor alterations to maximise feature
7. *View From Covered Walkway*
   -Glazed link from reception to Cobbett House
8. *External Ramp*
   -A more prominent arrival point would help way-finding

01 SITE ANALYSIS

Site Photos- Internal



1

NOTE: (Arches not actually feature on 3rd floor, but do on all others)



2



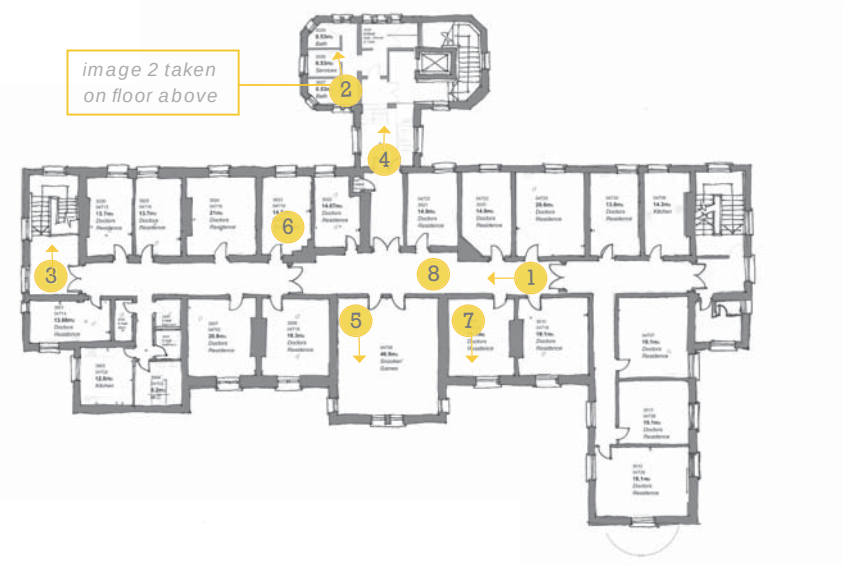
3



4

01 SITE ANALYSIS

Site Photos- Internal





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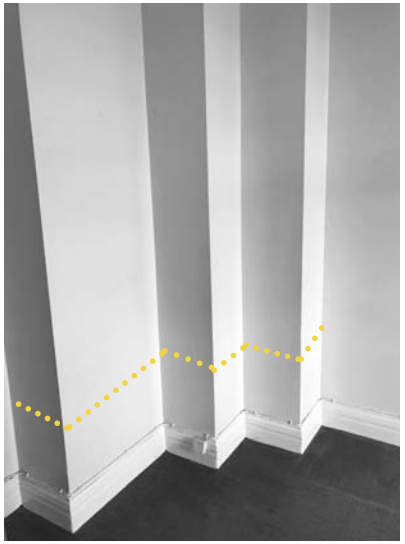

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7

KEY

1 *Main Corridor*
Expressing original arch details
(Arches not present on 3rd floor)

2 *Exposed Brick*
showing honest building construction

3 *Secondary Stair*
On both side stairs of building

4 *Stair to Roof*

5 *Billiards Room*
- Refurb of existing glazing (part of septate work stream)

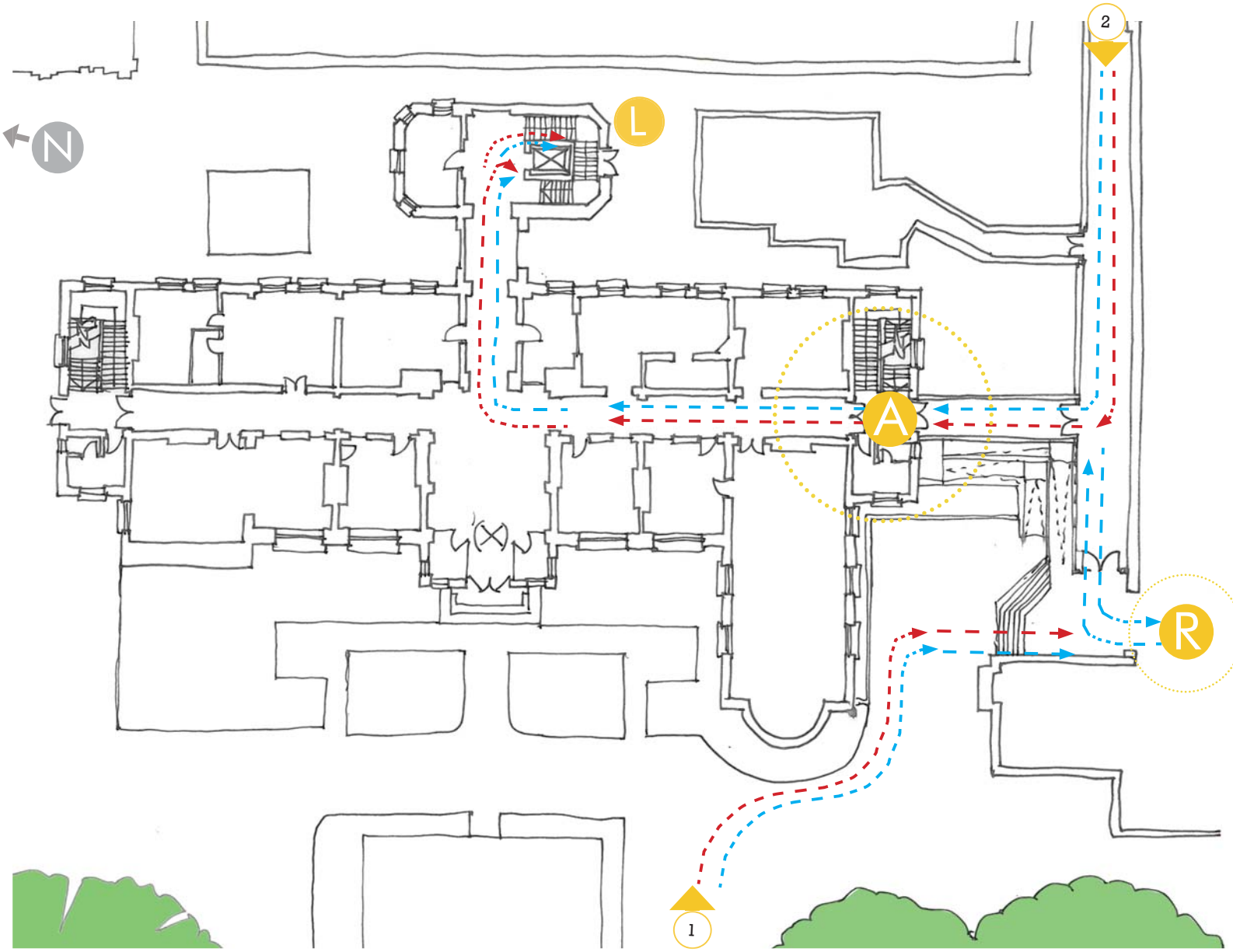
6 *Doctors Room Detail*
Racked corner detail - accentuate existing features

7 *Front facing Room*

8 *Underside of Concrete Soffiit*
Removing suspended ceiling and exposing soffit

01 SITE ANALYSIS

Ground Floor Access Arrangement



Current and possible alternative Access

KEY

Visitors Movement

Staff Movement

Pedestrian and public transport arrival

1

Pedestrian traffic from main site / Car parks

2

L *Main Lift Core*

R *Reception*

A *Arrival point*

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Existing Conditions: Third Floor Glazing

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02 KEY CONSIDERATIONS





External Conditions: Office 44

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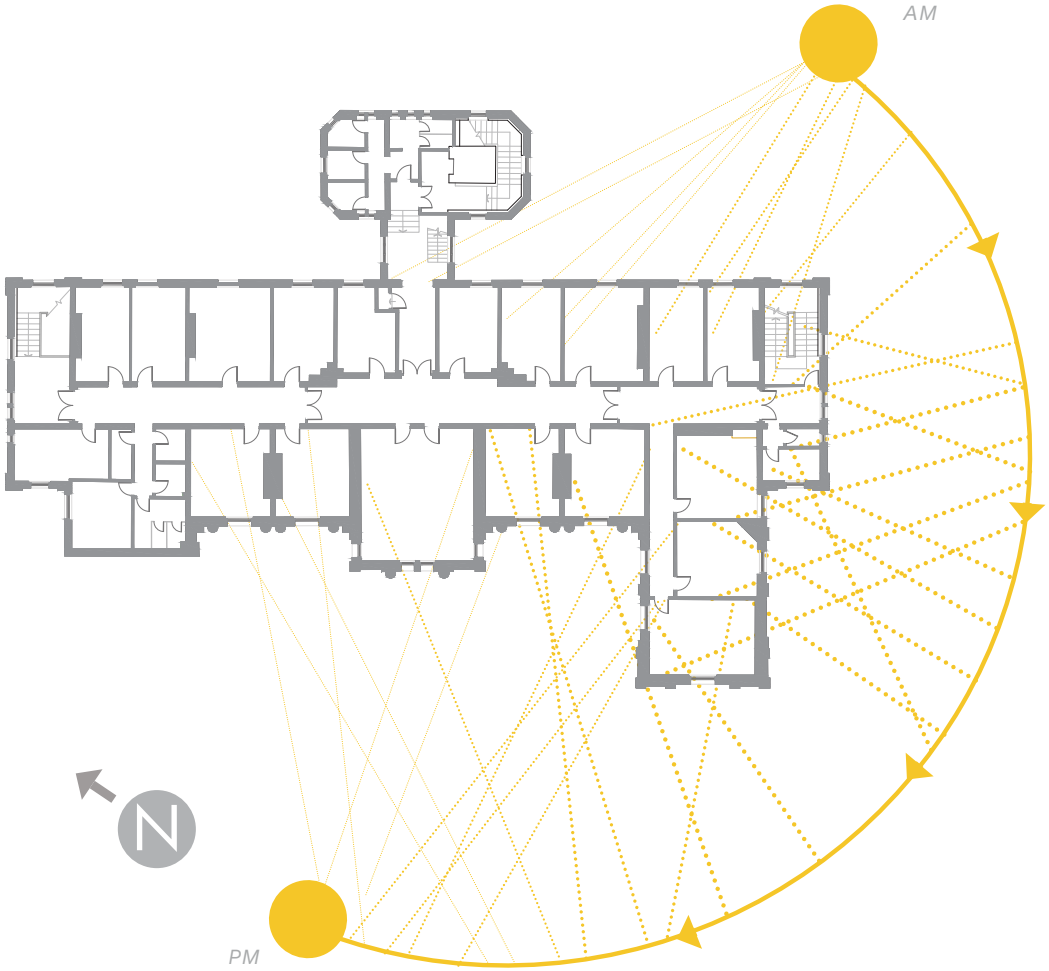
02 KEY CONSIDERATIONS

Sun Path Diagram



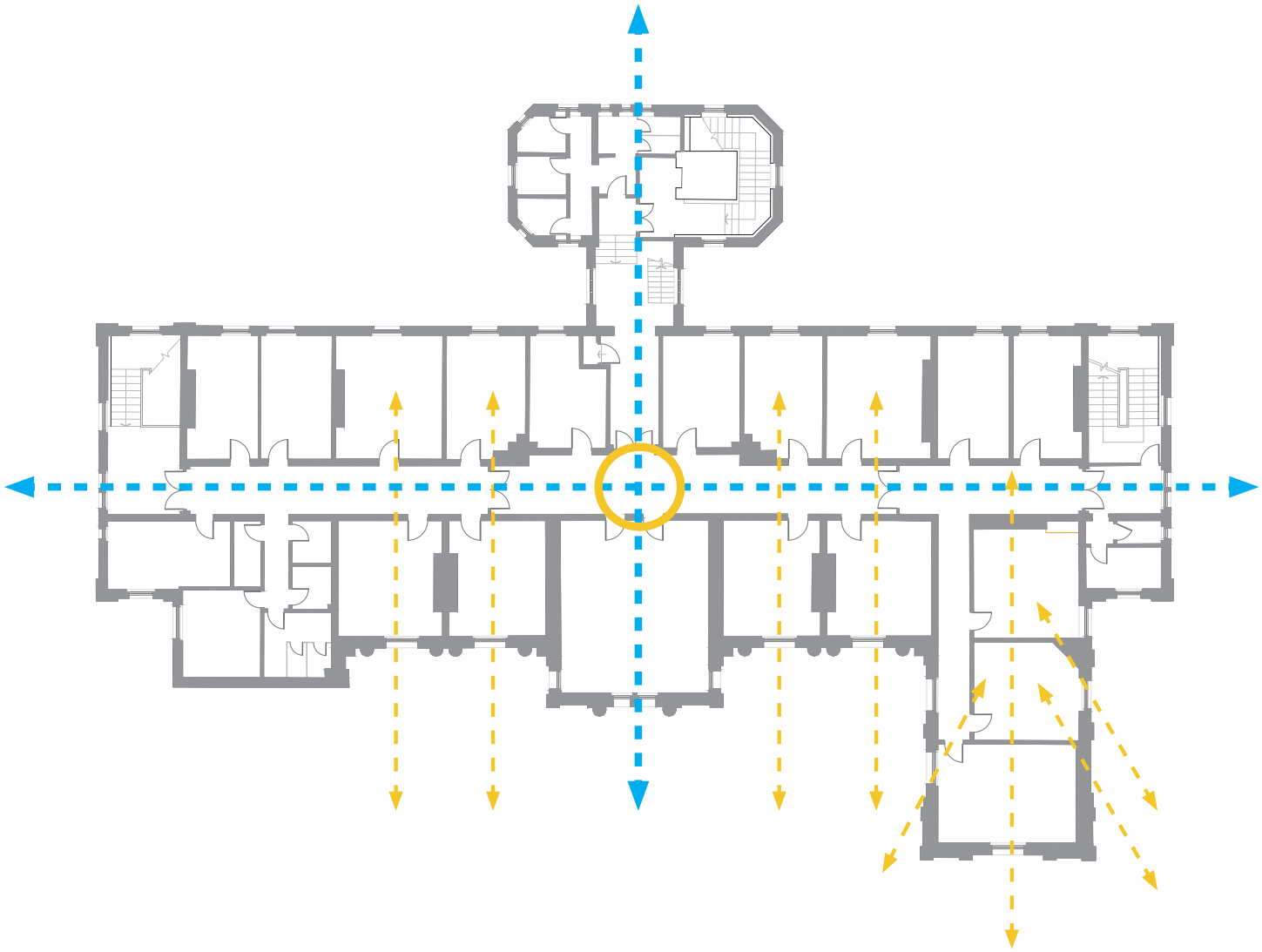
Sun Path Diagram

The Sun rises at morning in the East at the rear of the building with the south/side elevation receiving the majority of direct sun light.

Due to the slight rotation, the front (West) Elevation does receive more sunlight. This, combined with superior views out towards Oxford road have informed the analysis of what walls would be most beneficial to remove.

02 KEY CONSIDERATIONS

Views Out and Circulation



KEY

Views out to Oxford Rd

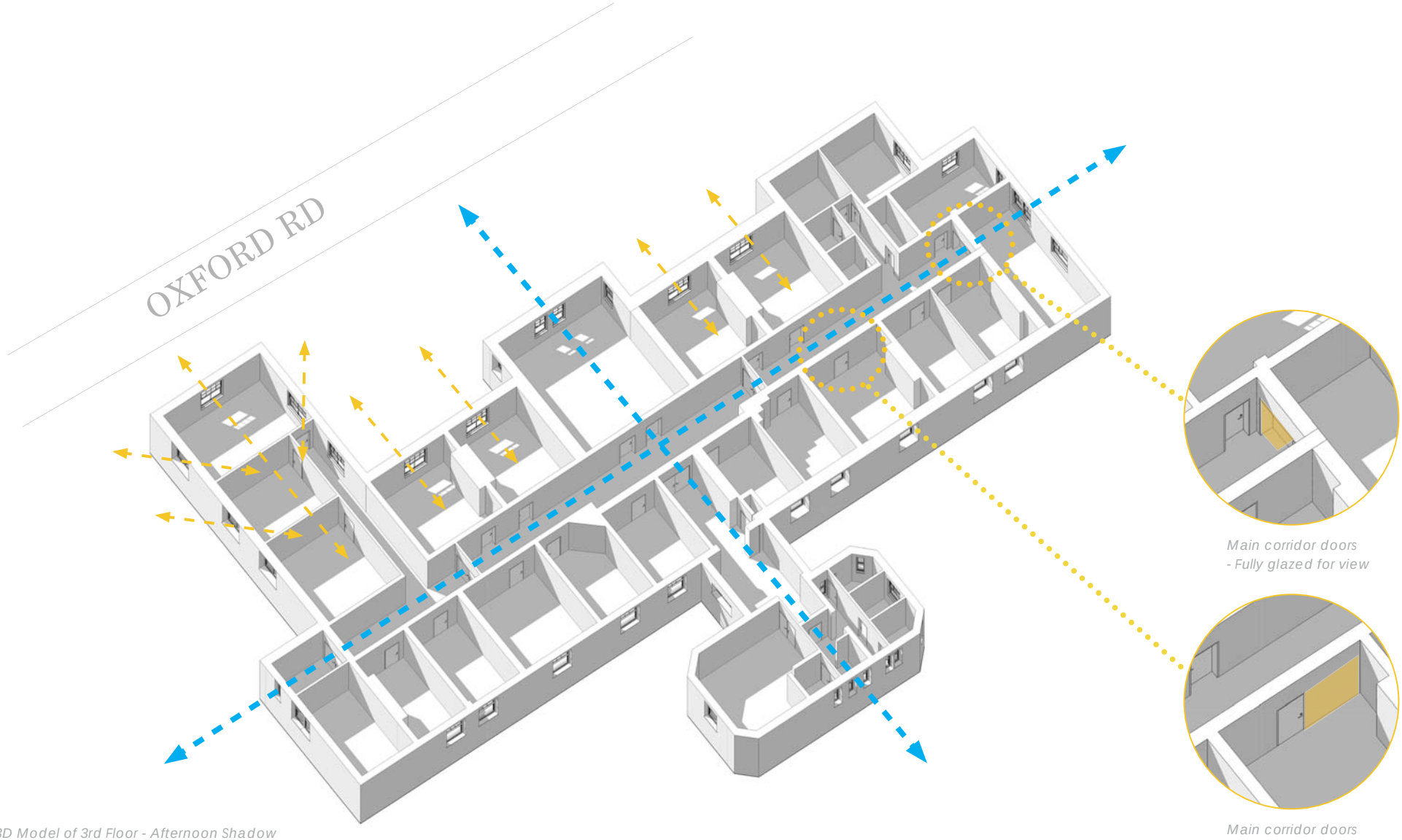
Key Circulation Routes

Key Circulation Node

COBBETT HOUSE

02 KEY CONSIDERATIONS

Shadow Study - 3D Model



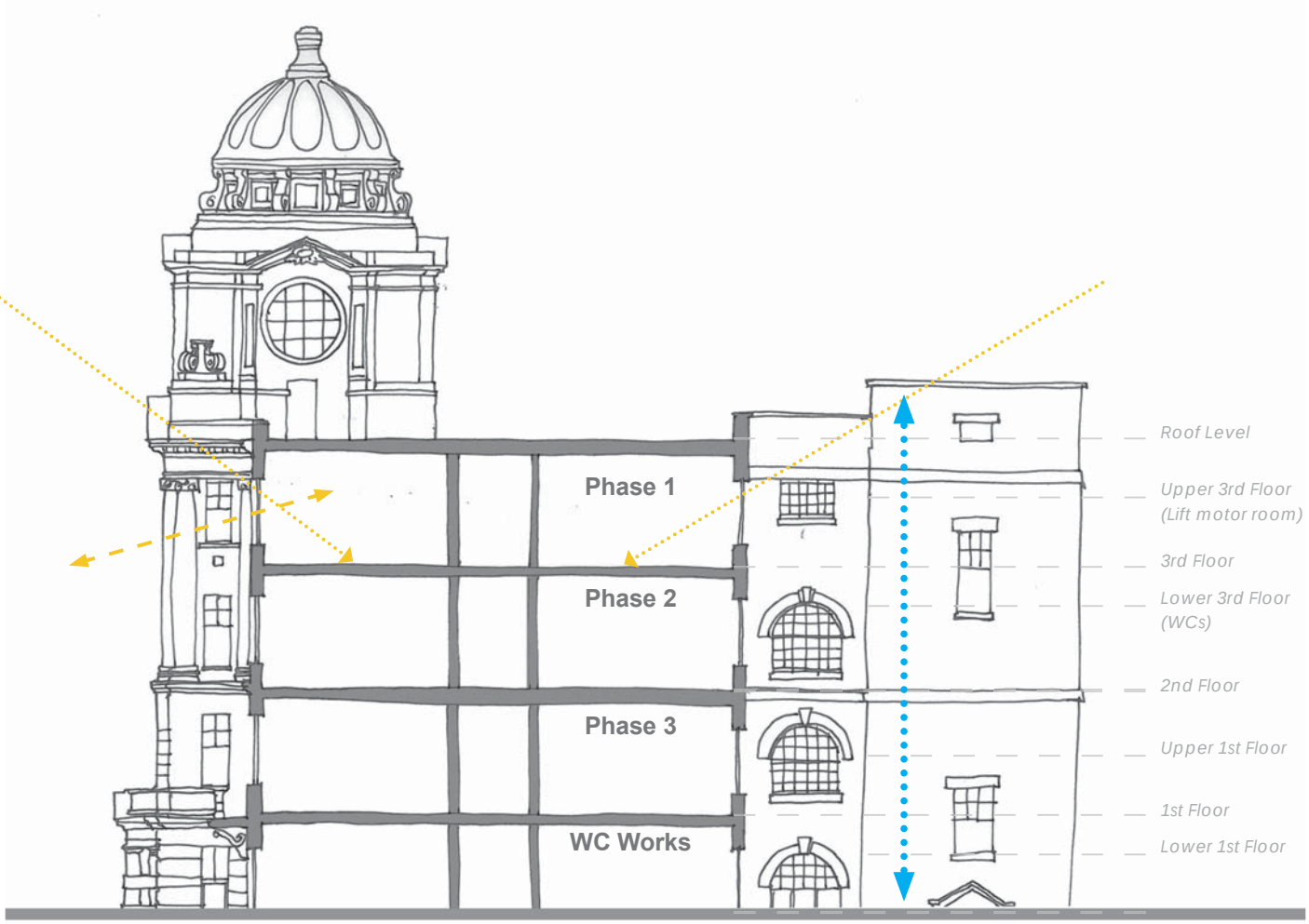
3D Model of 3rd Floor - Afternoon Shadow

Main corridor doors
- Fully glazed for view

Main corridor doors
- Fully glazed for view

02 KEY CONSIDERATIONS

Sketch Section - Levels Analysis



Cobbett House Sketch Section

KEY

Views out to Oxford Rd

Natural Light

Vertical Circulation

Key Circulation Axis

02 KEY CONSIDERATIONS

Existing 3rd Floor Plan - Amenities

KEY

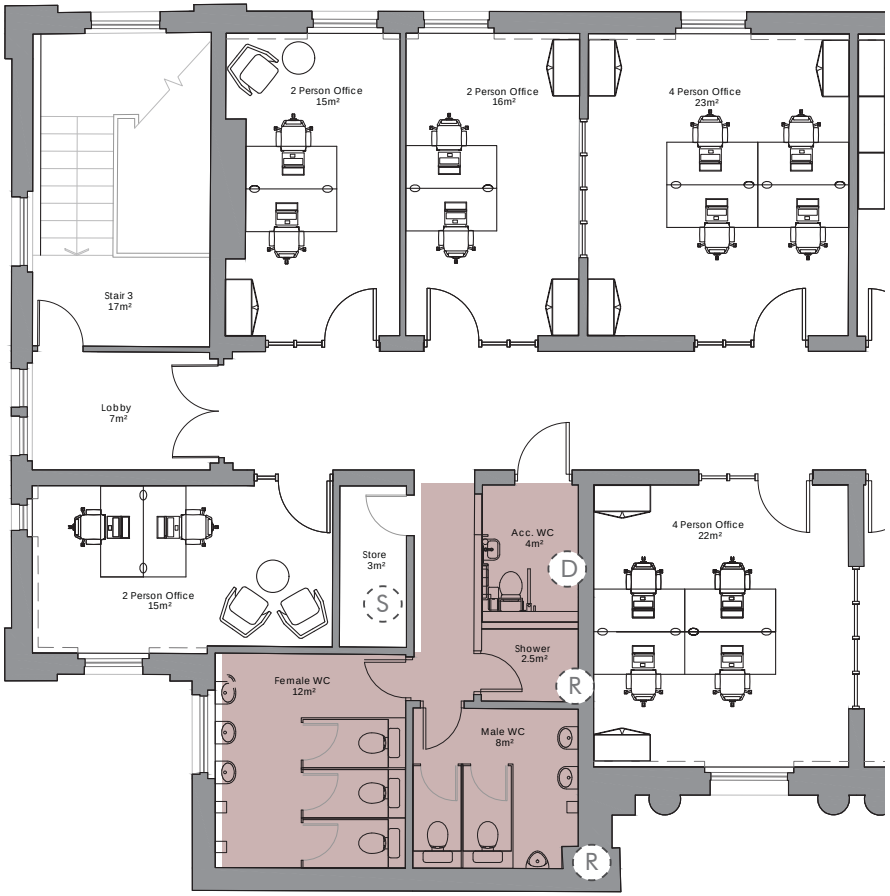
- Toilet
- Sink
- Bath
- Radiator



Existing 3rd Floor Sanitary and Radiator Units

02 KEY CONSIDERATIONS

Proposed 3rd Floor WC Provision



Proposed WC Block

WC Location on plan



WC PROVISION KEY

- (S) *Store (Cleaners Cupboard)*
- (R) *Riser - Services Connections*
- (D) *Disabled WC*

Workplace (Health, Safety and Welfare) Regulations 1992. Regulation 20, Sanitary conveniences

Number of toilets and washbasins for mixed use

No of people	*No of toilets*	*No of washbasins*
1-5	*1*	*1*
6-25	*2*	*2*
26-50	*3*	*3*
51-75	*4*	*4*
76-100	*5*	*5*

03 DESIGN STRATEGY



Internal Conditions: Cobbett House

COBBETT HOUSE

03 DESIGN STRATEGY

Outline Proposal

Overall Building Strategy

A key consideration for Cobbett house is how the building will develop in the future. By understanding how modern workplaces are evolving, we can generate a proposal that will create a space that is ready for the future and its occupiers.

Note: 2nd & 1st floor fit out to be of similar design and layout. Final proposals to be complete at a later date.

Roof level

Third Floor
(Home Zone)

- Open plan workstations
- Serviced focused teams
- Less transient workstations

Second Floor

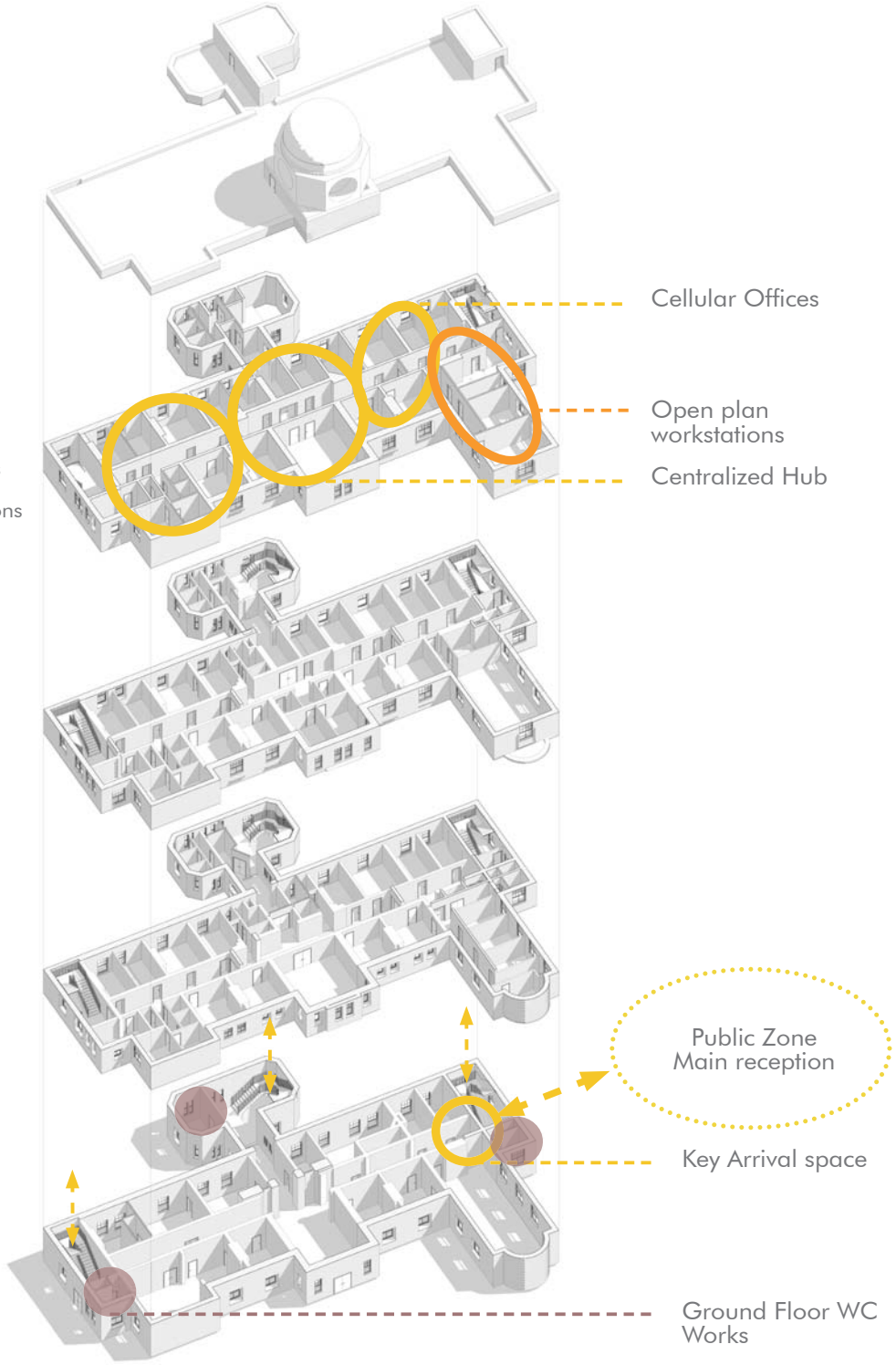
- Fit Out TBC

First Floor

- Fit Out TBC

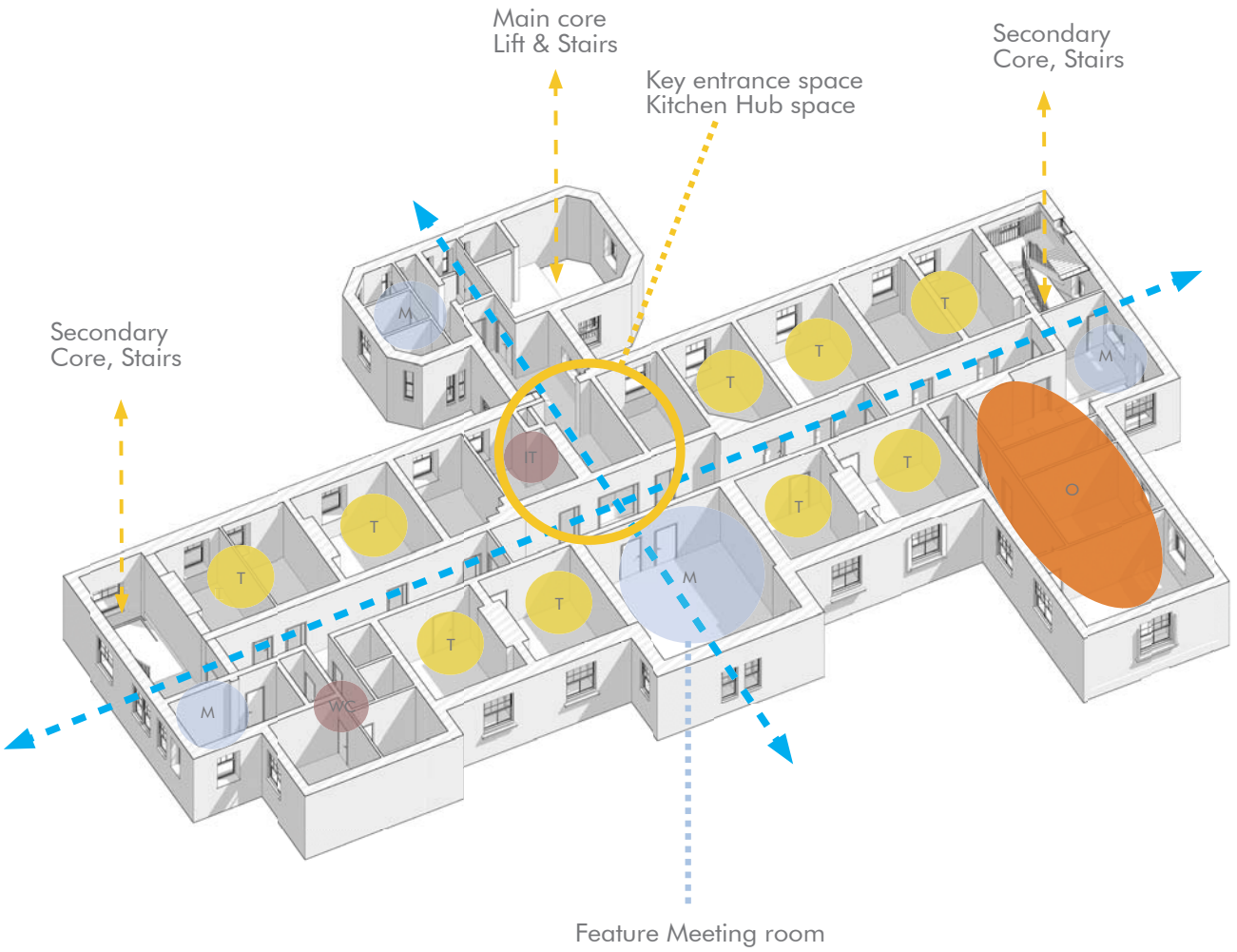
Ground Floor
(Invited Zone)

- Key Arrival space
- Holding areas
- Estate Meeting rooms
- Central services



03 DESIGN STRATEGY

Outline Proposal



Third Floor
(Home Zone)

- Open plan workstations
- Serviced focused teams
- Less transient workstations

KEY

OFFICE SPACE
WORKS STATIONS

- O Open plan workstations
- T Team office space
- E Executive offices

COLLABORATE

- M Meeting Room
- B Central Breakout Space
- I Informal Meeting Room

CONCENTRATE

- Q Quite Space
- W Work pods
- S Small Breakout Spaces

AMENITIES

- WC WC Provision
- K Kitchen
- C Cloakroom
- IT IT Server Room
- S Store

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