04 DESIGN PROPOSAL

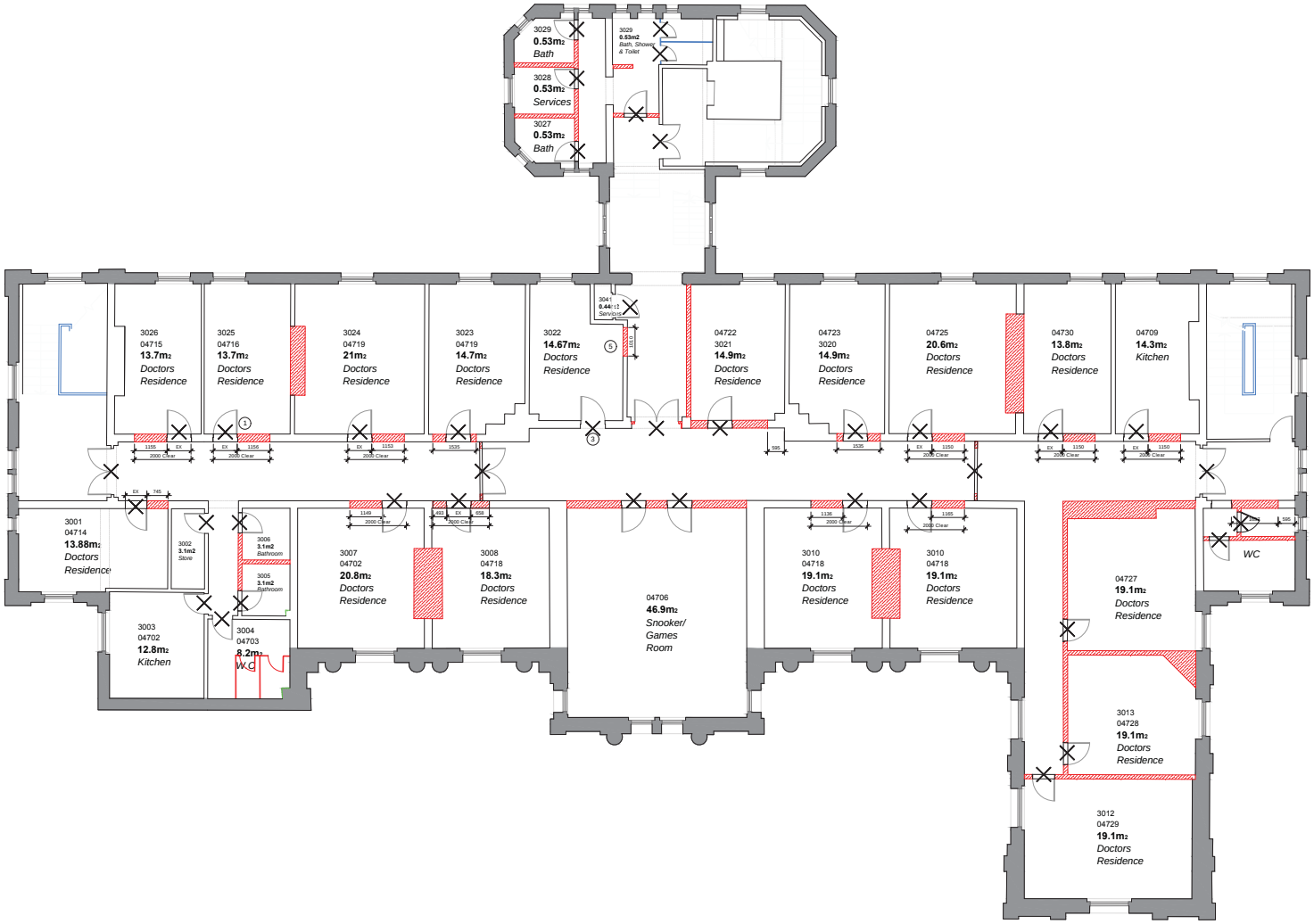


Key Precedent: Office 44

COBBETT HOUSE

04 EXISTING / DEMO PLAN

3rd Floor Office Accommodation



KEY

Broken lines denote existing partition (s) fixtures and fittings to be removed.

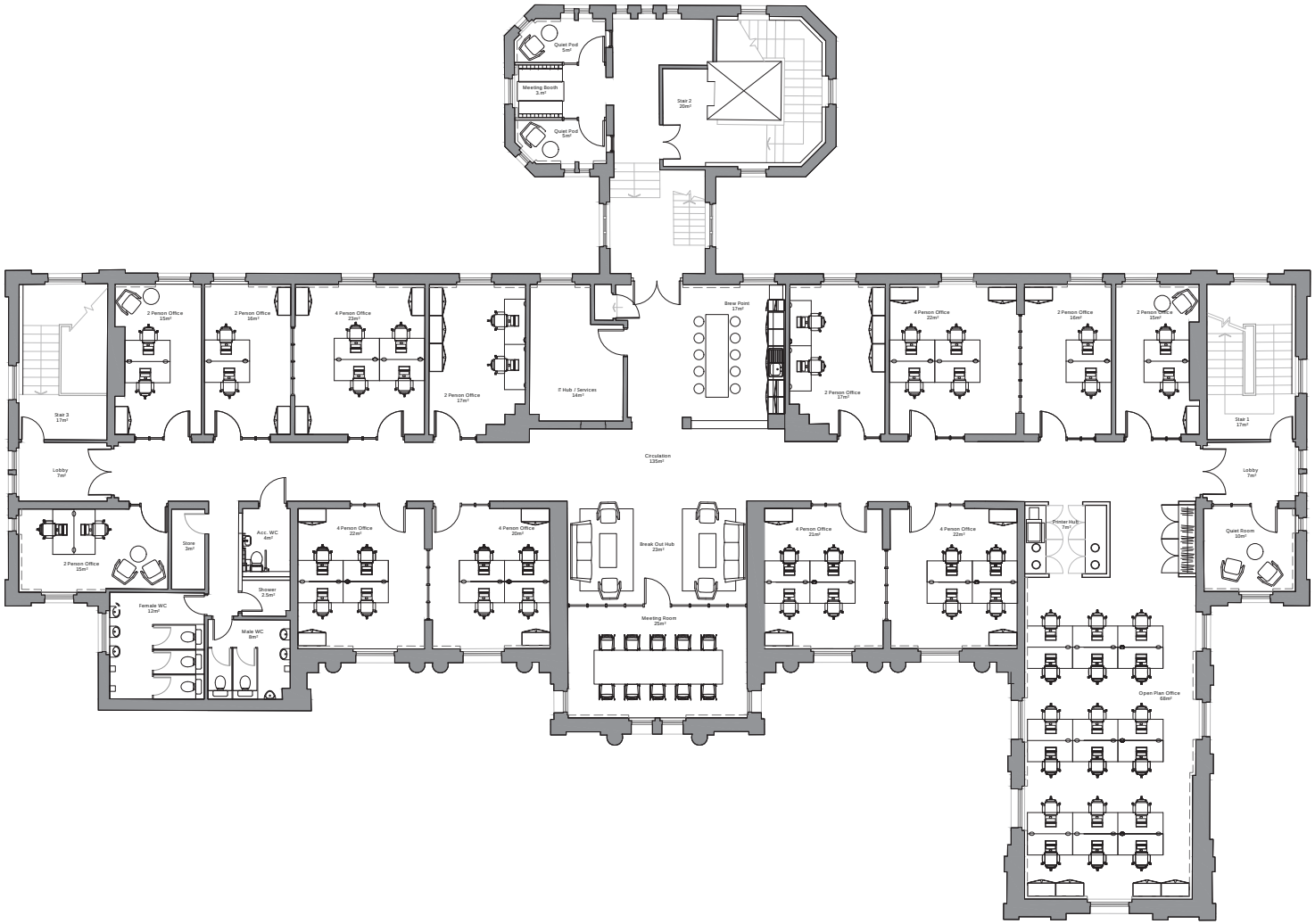
Denotes existing wall(s) to be retained

Denotes Door frame and architrave to be carefully removed without damaging the existing wall and floor.

Note: Please see Heritage report as prepared in support of this document for further information on internal changes to the building fabric.

04 PROPOSED GA PLAN

3rd Floor Office Accommodation



KEY

OFFICE SPACE - 56 DESKS
WORKS STATIONS

2 Person Office
7 number

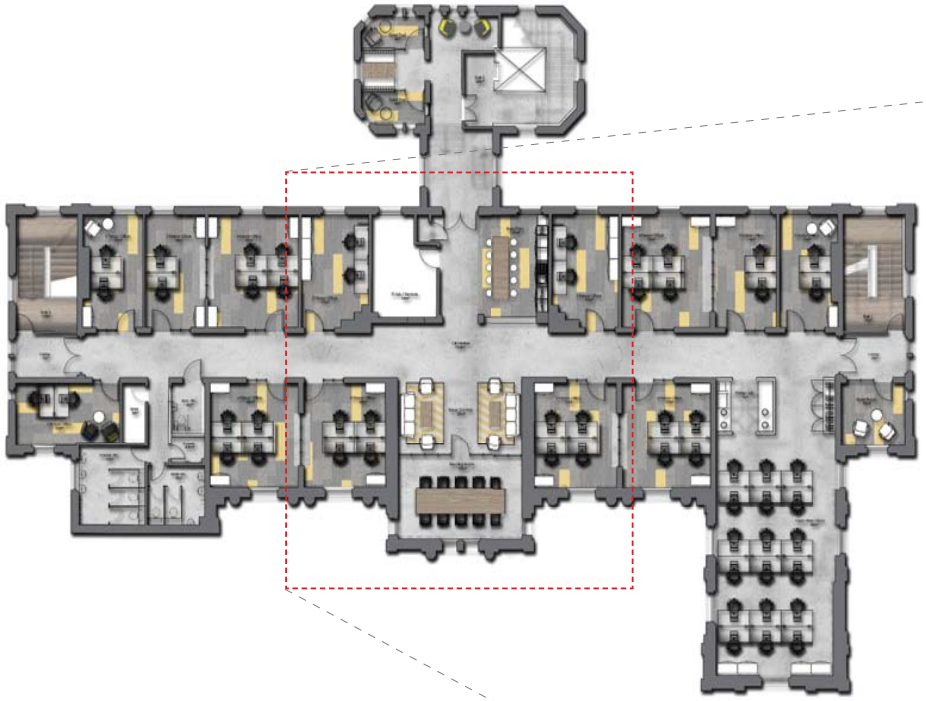
4 Person Office
6 number

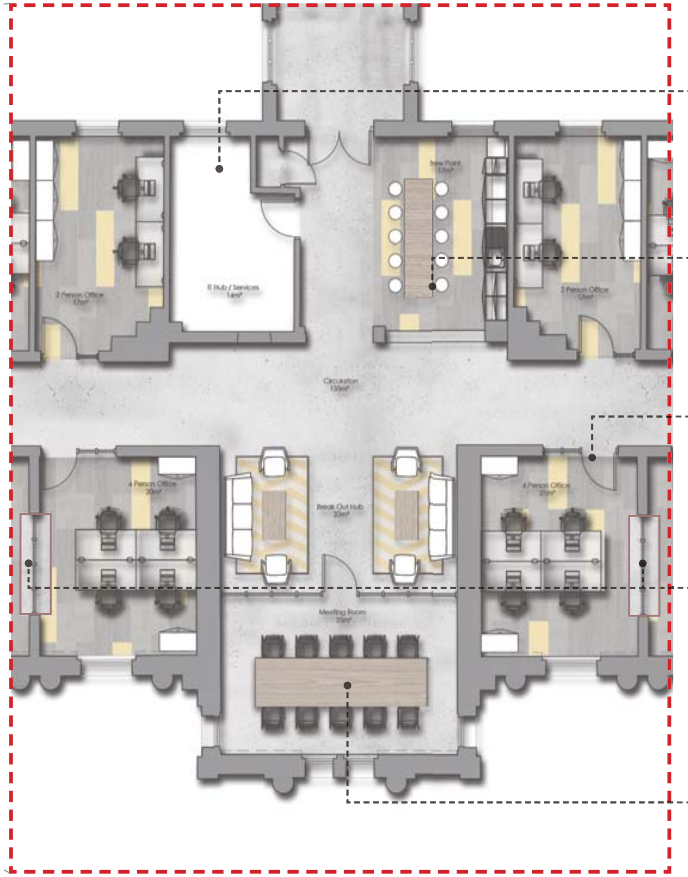
Open Plan Office
1 number - 18 Person

COBBETT HOUSE

04 KEY DESIGN PRINCIPLES

3rd Floor Office Accommodation





Service Riser / Server
New Services to be driven through building in this location, leaving the external fabric of the building untouched.

Staff centralised focus

Door Removal
Increased opening to allow greater light penetration.

Removal of 4 Redundant Chimney Breasts
Maximising light penetration between enlarged cellular offices. Different floor finish to highlight extent of removed chimney breasts.

Central Node
Prominent meeting area.

Floor Finishes Plan 'Look & Feel' - See Page 38



Internal Conditions: Cobbett House

COBBETT HOUSE

05 THE LOOK & FEEL

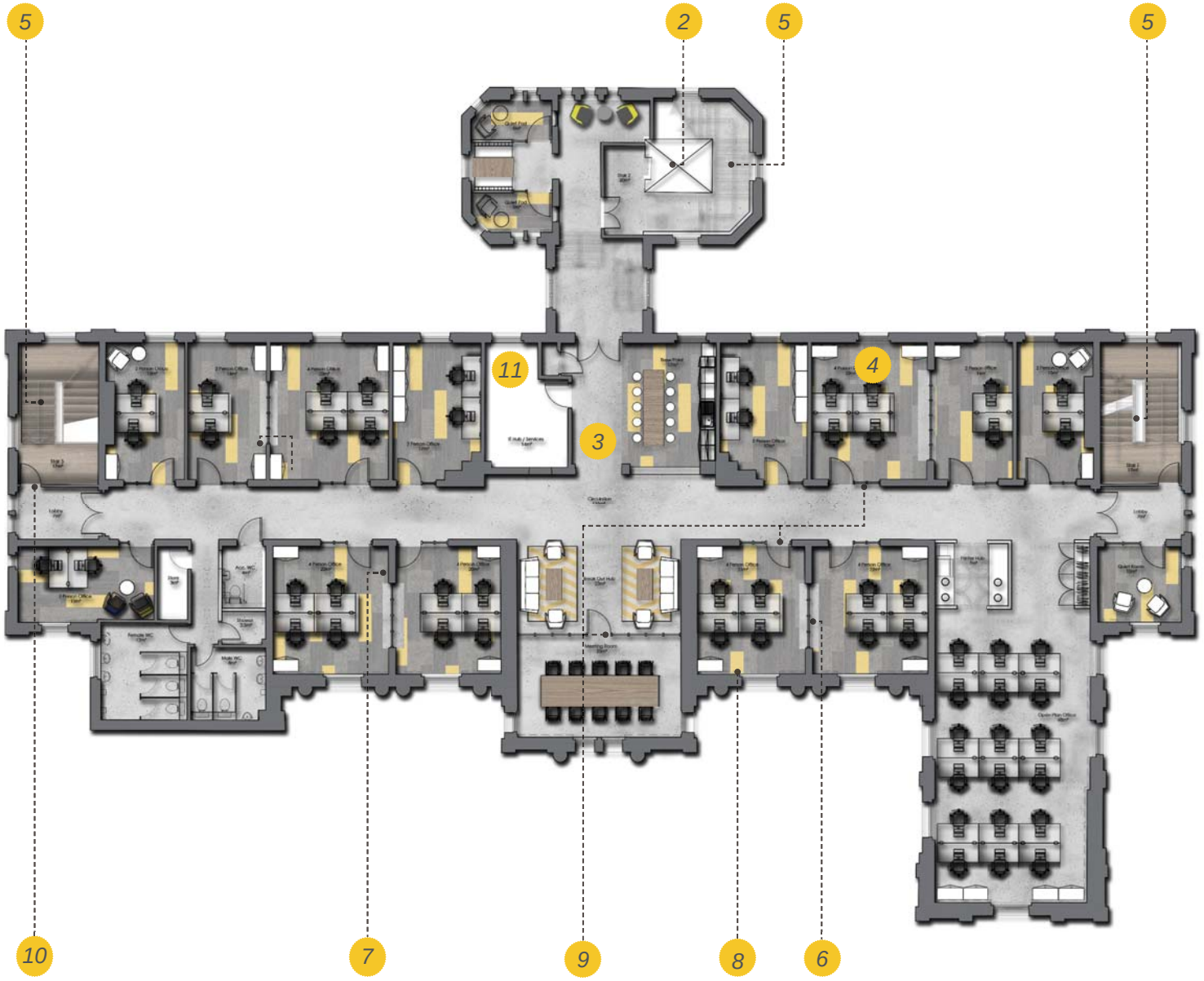




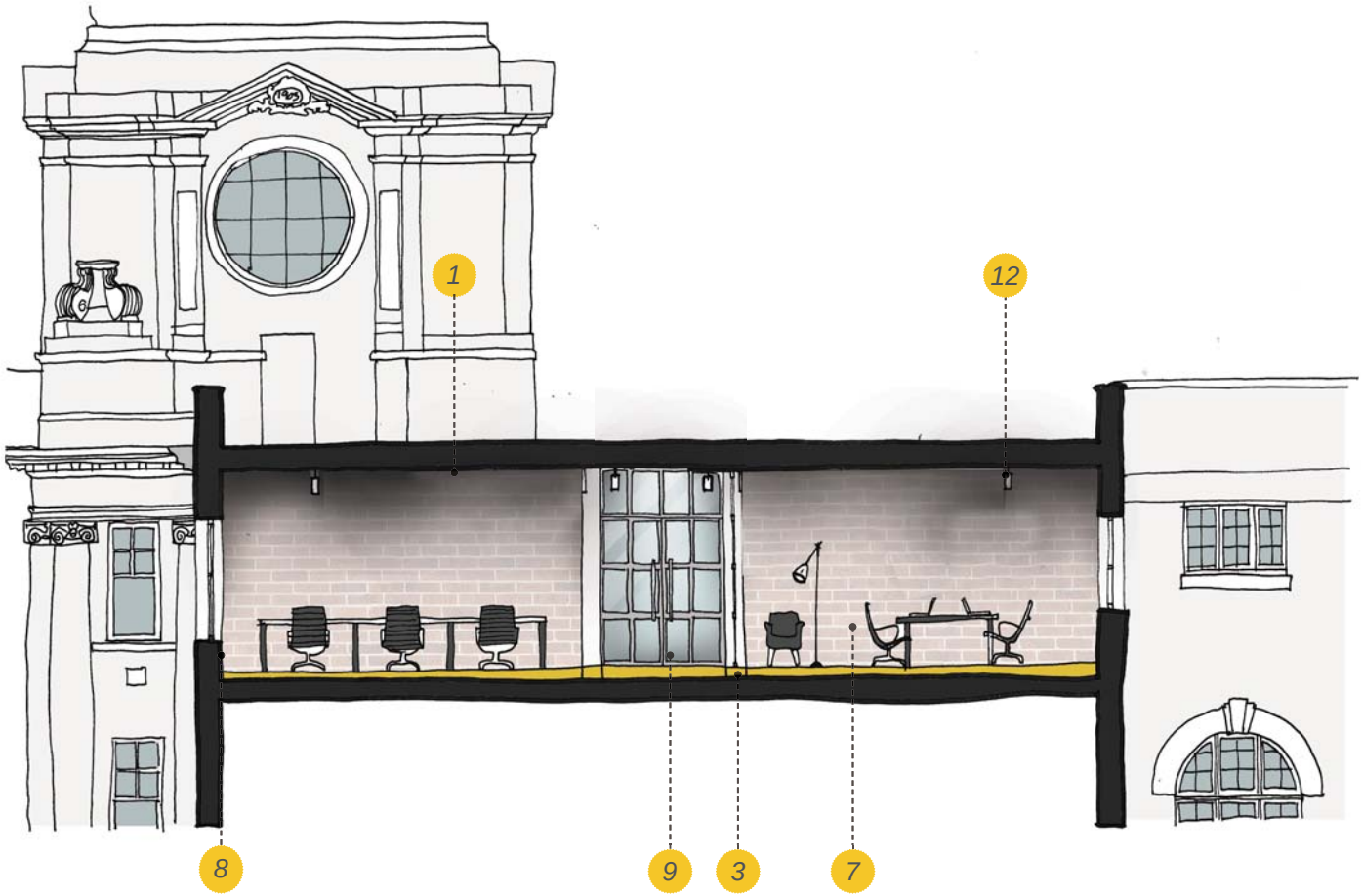
Key Precedent: Western Concourse, Kings Cross

COBBETT HOUSE

05 THE LOOK & FEEL



05 THE LOOK & FEEL



OLD DOCTORS RESIDENCE

1. Ceiling mounted cable trays local to all workstations. Connectivity to all furniture to allow remote working.
2. Separate works package to existing lift core.
3. Exposed Polished Concrete flooring to main walkways
4. Carpet finish to Workspaces
5. Existing staircase to be retained and refurbished. Existing wood stain to be removed in full. All damage to be repaired locally and treated with new protective finish. Details TBA with specialist sub consultant.
6. All demolition to be carried out to create new opening. See demolition plan for impact and cost of portal frames as detailed by structural engineer. New frame solution to receive intumescent paint finish, colour, Dark Grey.
7. Existing plaster to be removed to expose the existing brickwork.
8. General walls to be retained, new skim coat to be applied and walls to be prepared for new paint finish.
9. New metal framed internal glazing systems and full height doors.
10. New glazed fire doors, metal framed doors with FD60 seals and Glass.
11. Service zone to be coordinated away from the main walkway.
12. Linear Lighting batons with black metal containment fixed up-to the underside of the structural deck.

05 KEY PRECEDENTS

Look and feel

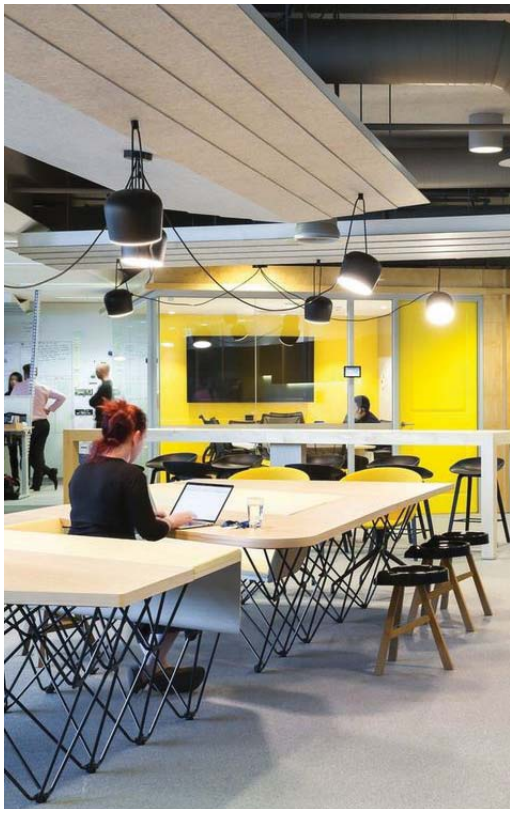










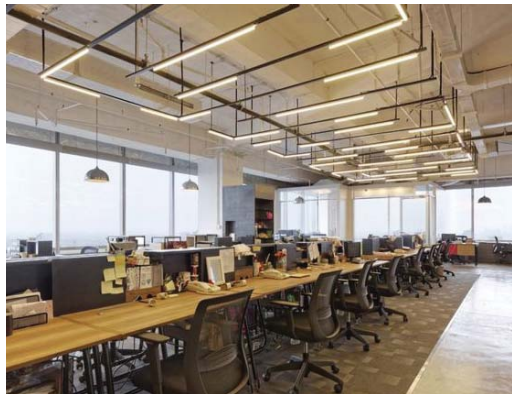


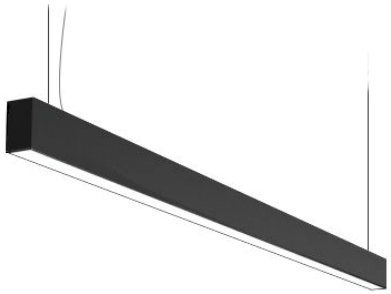




05 KEY PRECEDENTS

Look and feel















COBBETT HOUSE

06 WC WORKS - GROUND FLOOR

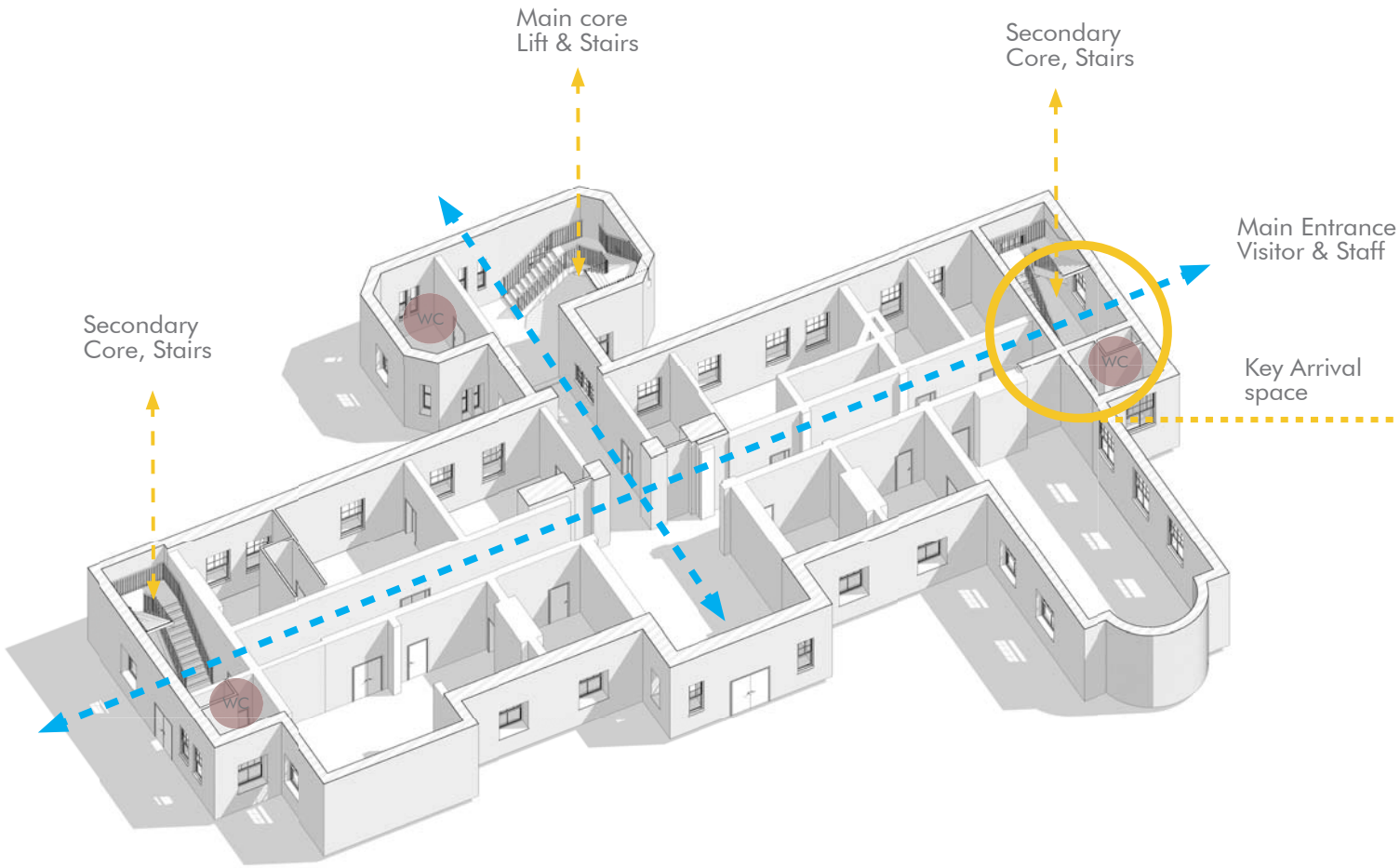


Proposed Conditions: Ground Floor Female WC's

COBBETT HOUSE

06 WC WORKS

Ground Floor Overview



Ground Floor

KEY

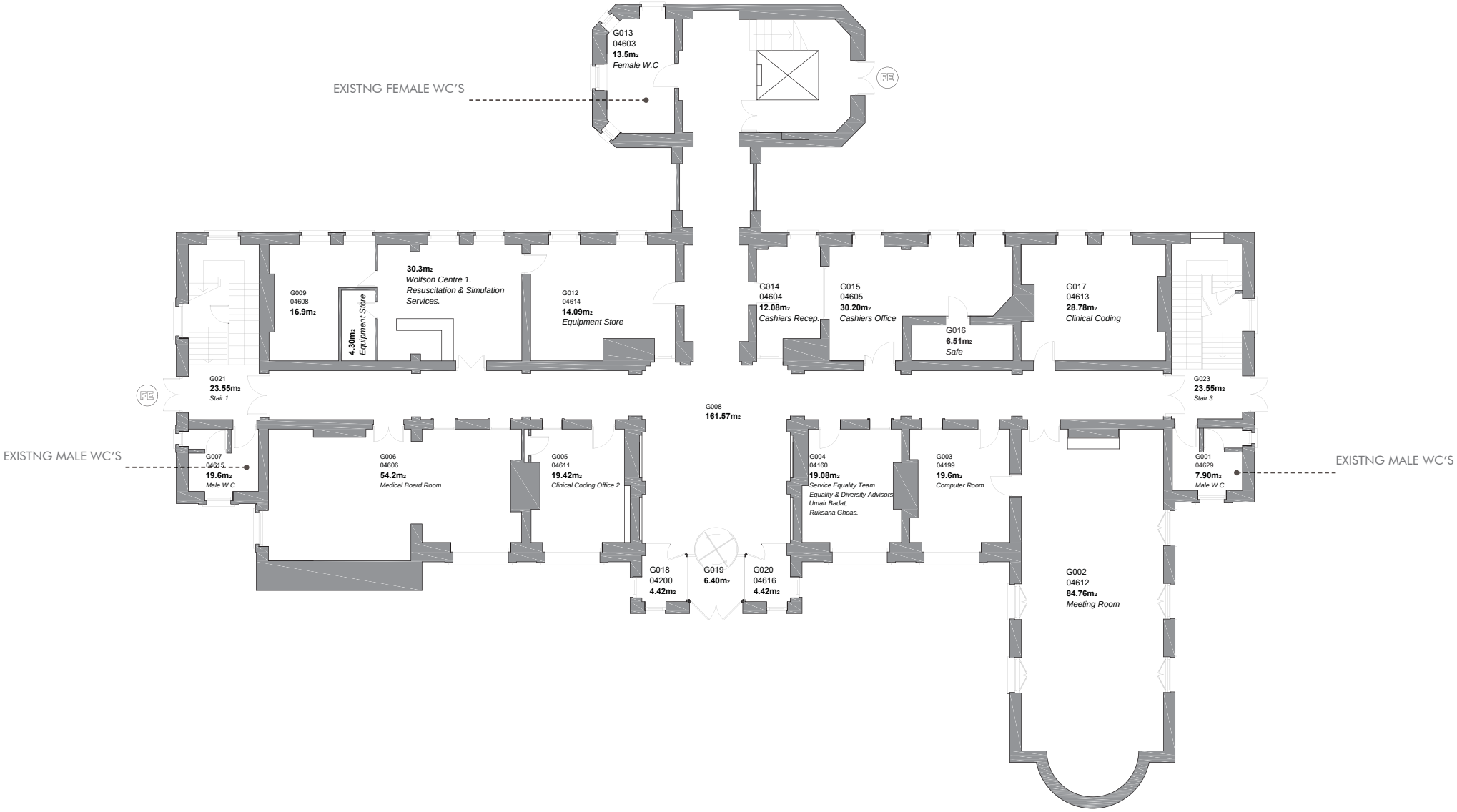
AMENITIES

WC Provision, to be refurbished as part of application.

COBBETT HOUSE

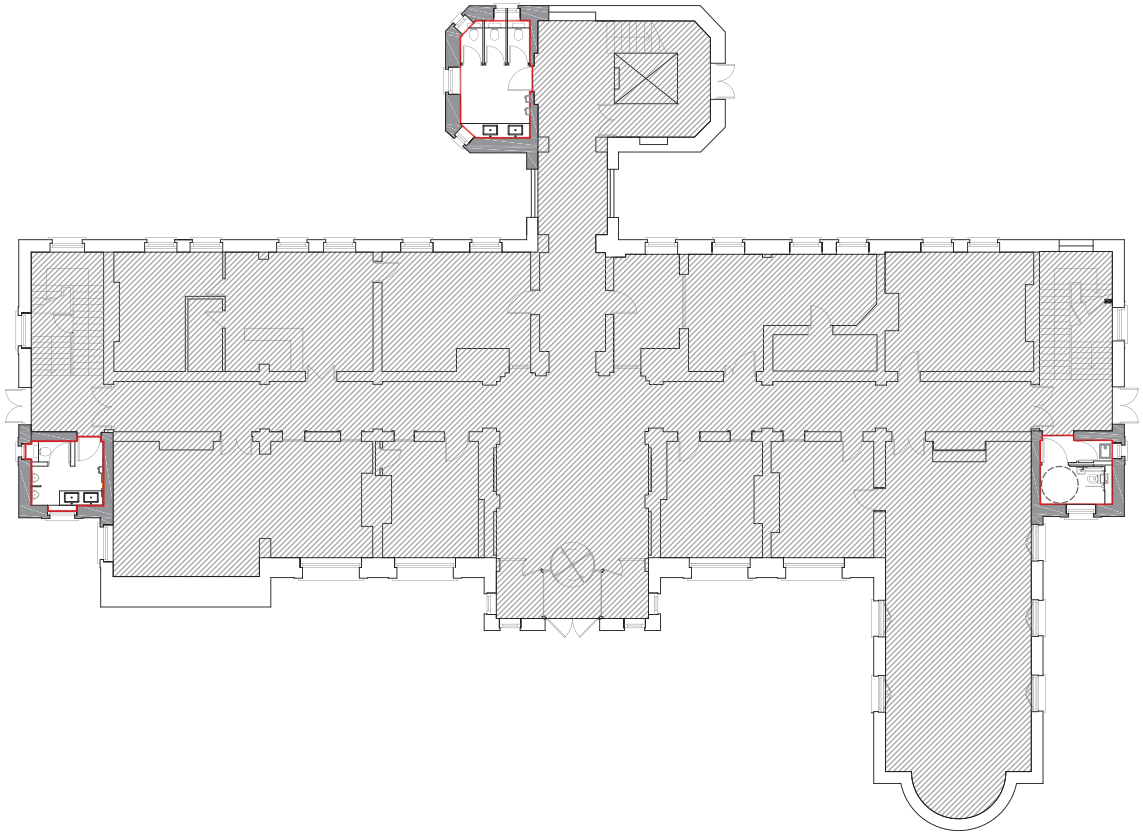
06 WC WORKS

Existing Plan

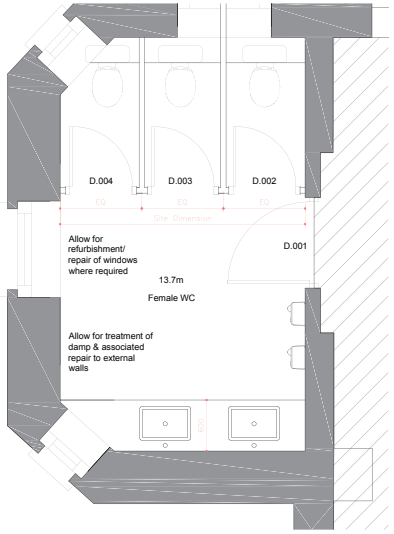


06 WC WORKS

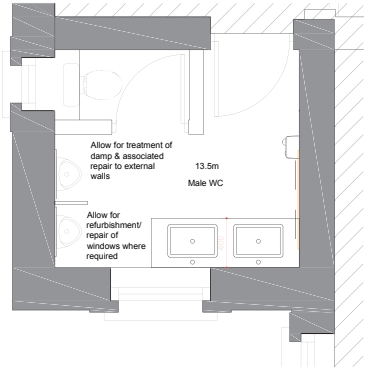
Proposed Ground Floor WC Layout



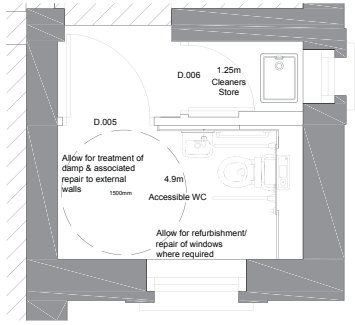
GROUND FLOOR CONTEXT



PROPOSED FEMALE WC'S



PROPOSED MALE WC'S



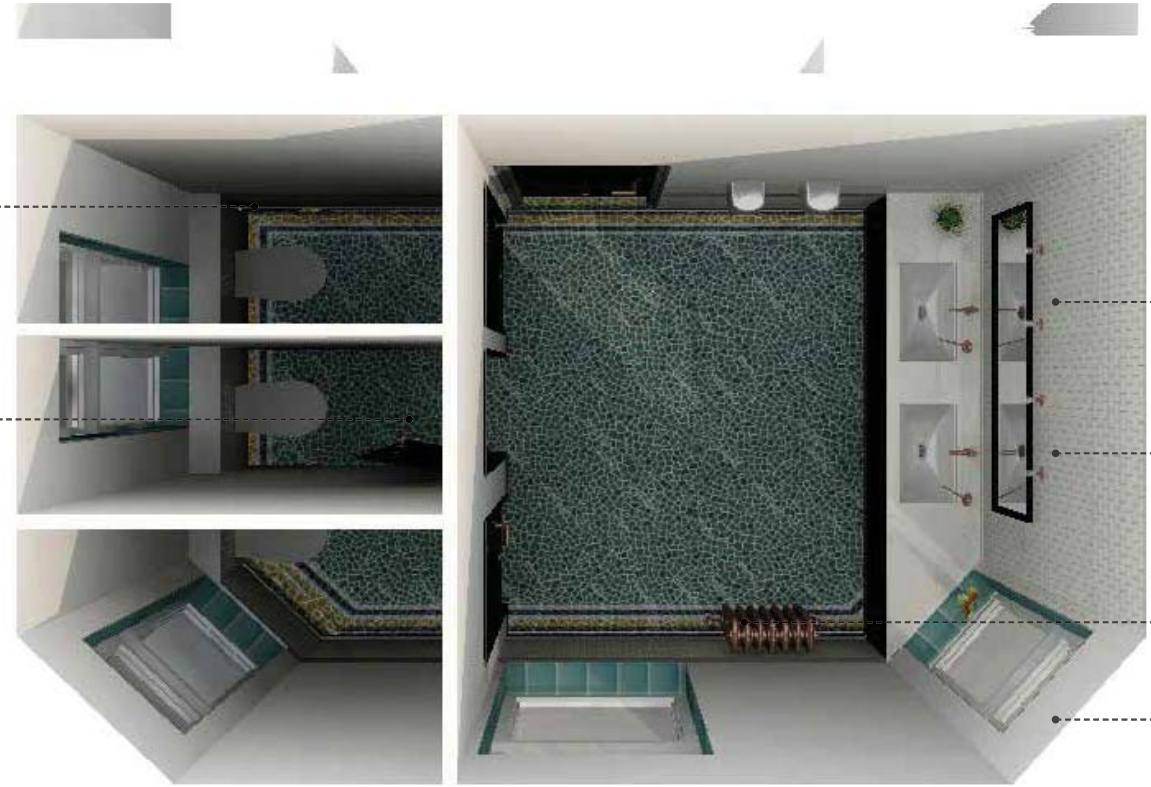
PROPOSED ACCESSIBLE WC
INC. CLEANERS STORE

06 WC WORKS

Look & Feel - Female WC's

RELOCATION OF CLEANING STORE TO FACILITATE ADDITIONAL WC

EXPOSING OF ORIGINAL MOSAIC FLOORING



WHITE TILES TO REFLECT ORIGINALS

BRASS / EFFECT FITTINGS

PERIOD STYLE FIXTURES

REDUCED CEILING HEIGHTS

06 WC WORKS

Look & Feel - Female WC's



06 WC WORKS

Look & Feel - Female WC's



07 M&E OVERVIEW





Key Precedent: Glazing

COBBETT HOUSE

07 M&E OVERVIEW

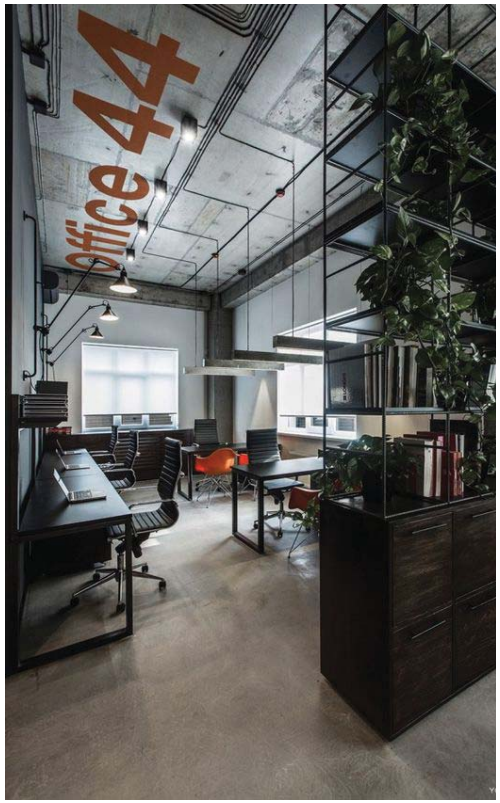
Heating Services

The 3rd floor will be provided with a new low pressure hot water heating system fed off the existing ground floor plate heat exchanger. The 3rd floor heating system will be linked to hospitals central controls which allow the trust to isolate the 3rd heating when not in use hence improving the system efficiency. A new heating pipework system will be provided through out which will feed new column style radiators, each radiator will be fitted with thermostatic control to allow the users to control the heat output.

Domestic Hot and Cold-Water Services

Point of use high efficiency electric hot water will provide domestic Hot water heaters POU heaters will reduce standing losses and over heating large centralised stored water. This method will only heat what water is being used.







07 M&E OVERVIEW

Ventilation

Ventilation will be a mix of natural ventilation within the office and mechanical ventilation within toilets and the staff kitchen. Natural ventilation in the office will be provided by the existing windows being refurbished to allow sufficient fresh to enter the space. To improve comfort conditions the offices will be fitted with ceiling fans to provide some form of air movement. To reduce solar gains the windows will be fitted with solar reflective blinds.

Lighting

New high efficiency LED lighting will be provided with manual controls in office and PIR technology in non-occupied spaces such as circulation and stores. Emergency lighting and the fire alarm will be upgraded throughout to meet current building regulations.









08 HERITAGE REPORT

GRAEME IVES
HERITAGE PLANNING

Cobbett House Heritage Statement

Manchester Royal Infirmary, Oxford Road, Manchester

Manchester University NHS Foundation Trust

February 2018

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3.0 The Significance of the Heritage Assets	3
4.0 Impact Assessment	11
5.0 Conclusions	16

Note: Please see full Heritage Report as prepared by Graeme Ives Heritage Planning, submitted alongside this Design & Access Statement.



Roof Conditions: Cobbett House

COBBETT HOUSE

COBBETT HOUSE