Archer Humphryes Architects Ltd
Central House
142 Central St
London
EC1V 8AR

0207 251 8555
07899 990 4948
david@archerhumphryes.com

DRAFT DESIGN + ACCESS STATEMENT

Project REF: AHA/PLC

Project: THE LONDON WAREHOUSE

Date: JANUARY 2017

Revision: E

1.0 Background

The London Warehouse is listed grade II and was built in 1865 by The Manchester Sheffield and Lincolnshire Railway. It was used as a bonded warehouse and is built of deep loadbearing external walls with small window openings with a load bearing wrought iron frame with brick and iron-vaulted floors. The building was converted to residential/mixed use following consent in August 1998 ref 054085/FO/CITY3/98 and 054086/LO/CITY 3/98. A further application in 2007 was granted to regularise the building's use as an apartment hotel (082805/FO/2007/C3)(082802/LO/2007/C3) and (082803/LO/2007/C3) providing mixed uses across the ground floor including bar, reception, offices and a restaurant in addition to the 107 apartment suites above. The Pennine suite, a ground floor conference facility was granted permission under a separate application in 2010.

The building has since operated successfully as an apartment hotel and this listed building application relates to planned works for the building's refurbishment coinciding with a proposed change of management and the general requirement for investment in both the room stock and hotel public areas. The proposals include a reconfiguration of the room inventory providing a proposed 158 apartments across the upper floors with an additional 8 studio apartments occupying the former Opal offices in the building's ground floor and mezzanine at the North East corner. The increased number of rooms (59) is achieved by replacing the large two-bedroom corner suites with one-bedroom and studio units. This creates a more equal balance in the building's room inventory between studio, one bedroom and two bedroom units which is aligned with business requirements in the city today rather than the shared or family units originally laid out for permanent occupation. Of the total 166 units proposed 55 are studios, 69 are one bedroom and 42 are two bedroom apartments.

The works involved in re planning the apartments retain the dividing walls between units but allow for the removal of the bathrooms kitchens, storage accommodation and fitted in the 1998 residential works. Attention is given to planning the proposed apartments with the bathrooms and kitchens hugging the existing risers and remaining in the centre of the apartment floor plans.
Care is taken to retain the exposed brick ceilings to the living and sleeping areas, exposed brick external walls and freestanding cast iron columns and column heads within the units.
The application also includes a change of approach to the apartment's internal layouts placing the living areas at the perimeter of the building benefiting from direct natural daylight, city views into the historic Northern Quarter and the beauty of the buildings original exposed brick walls and exposed brick arched ceilings. The bedrooms are placed to the apartment's internal elevation gaining daylight from the internal atrium. The ground floor public areas are to be re-modelled, the public lift cars replaced and a new holistic and effective fire safety regime introduced. New front doors are proposed to the Ducie St elevation.

2.00 Location

The London Warehouse is on the South side of Ducie St and is the first building reached when heading north from the junction of Ducie St and the A6. It sits at the foot of Piccadilly Station's Station Approach and is therefore extremely convenient for both guests arriving from other important regional centres as well as the Greater Manchester commuter belt. It sits in close proximity to Manchester's Piccadilly a central hub for transport, retail and commercial activity.

3.00 Access

The building has two public entrances and two service entrances.

The principal hotel entrance is directly off Ducie St and located centrally in the ground floor façade. This is retained and will be fitted with 4no. full height timber doors. This entrance also benefits from an Equalities Act compliant ramp allowing unimpeded wheel chair access to the hotel's ground floor reception.

The second point of public access sits within the building's north east elevation. This provides direct access to the hotel car park.

The two service entrances are to the rear of the building and within the southwest elevation where the service lift and staff entrance are located.

All four points of access are retained. The ramp within the front entrance will be provided with a new floor finish and hand rail details. The guest entrance in the north east elevation is retained, Here the internal floor levels will be re arranged so that guests in wheel chairs can access the lifts to the upper levels without the need to use the existing disabled lift located in the lobby area. This arrangement can be seen on drawing number AHA/PLC/PL301 .

Two new 13-person lift cars will replace the existing and the lift door levels will be amended to agree with the revised lobby floor levels and layout. The service entrance to the rear of the building will be provided with a new service platform lift that will allow laundry deliveries to be made directly to the building's ground floor level.
There will be 8no dedicated disability compliant rooms in the hotel. These are Room 111,121, 211,221,311, 321, 411 and 421.

Access to the roof remains from the 7th floor. Window cleaning is managed from the ground via cherry picker on the Ducie St, East elevation and rear elevation and from above with a mansafe system on the west elevation where space is restricted. The 7th and 8th floor windows are cleaned from the terraces by ladder. The window lights within the atrium are maintained and cleaned by harness and abseiling.

Waste storage is currently arranged in a pen at the rear west side of the property. This will be extended to contain additional storage for the proposed condenser unit plant and bin enclosure, required by the revised room count. The building currently operates with 5 dedicated cardboard bins, 5 food bins, 5 general waste bins a waste oil bin and a dedicated glass bin. The bin pen has direct vehicular access via the rear of the building. The proposed arrangements are indicated on drawing number AHA/PLC/EX/201.

4. DESIGN

The following is read in conjunction with the drawing referred to in the item heading.

4.1 PROPOSED GROUND FLOOR PLAN -AHA/PLC/GA 301

The main entrance will receive new doors, new floor finishes and new balustrade and handrail finishes.

The dividing wall between rooms G01, G05 and the entrance area will be replaced to provide greater privacy. The wall to G05 will retain a window element providing the room with daylight..

The hotel lobby will receive new floor finishes replacing the current tile and worn carpet. The bar will be replaced and a new reception desk will be installed below the central atrium. The fire shutters attached to the structure at the foot of the atrium will be replaced and the existing glazed walls separating the mall and the lobby area removed and new fire shutters fitted.
The current WC facilities will be extended to accommodate increased provisions including DDA compliant male and female WCs.

The existing variation in levels to the lift entrance doors will be removed and a new staircase cast closer to the car park entrance doors allowing guests direct lift access.

The lift core door openings will be amended to agree with the new arrangement.

The former Opal office addressing the Ducie St façade will be converted to provide 4no. studio apartments on each floor. The mezzanine slab will be cut back from the Ducie St elevation to provide a light well allowing rooms at ground and mezzanine level direct sunlight without alteration to the existing Ducie St window openings. New drainage runs will be installed to serve the bathrooms from the 8 new ground and mezzanine floor rooms.

Internal voids in the mezzanine slab will be removed alongside connecting staircases. The new apartments will be provided with a separate means of egress that will join the existing escape stair as it reaches the ground floor on the building's east elevation.

The Pennine Room will be stripped of furnishings and finishes and will form the new co-working lounge. The bathrooms adjacent to the east façade will be removed alongside the stair enclosure and mezzanine containing the air-handling unit to the rooms' western elevation. The dividing wall between the lobby and lounge will be removed and new full height sliding folding screen doors introduced.
In addition the South service entrance will be extended to provide a larger floor area and align with the vaulted brick ceiling. New barber facilities will be provided within the new extended area, between the New Office Suites and the Co-working lounge.

The existing South West Offices, will be stripped of furnishings and finishes and will form New Office Suites on the ground Floor and mezzanine level. The ground floor bathrooms will be removed and the kitchen will be relocated. The existing lift and staircase core will be removed, with a new staircase access constructed from the Penine room to the mezzanine level. A new platform lift will be located. The Ground floor will be office suites and the Mezzanine Level will house meeting rooms. The meeting rooms will have glazed screens / panels, which are not full height, with a void zone between the underside of the ceiling level and the top of the fixed panel.

The existing gym currently located on the mezzanine corridor on the south service entrance will be relocated to the ground floor adjacent to the office suites.

The entrance to the restaurant area will be opened to the lobby by the proposed removal of a section of wall between grid lines 03+04 adjacent to grid line E. The existing modern staircase adjacent to grid line 06 will be removed and a new area of fire rated glazing installed to separate the ground floor and 1st floor fire compartments.

Services Fixings – On how to fix lights / FCU's and services to existing brickwork, will be to follow the existing methodology of fixings.

On Proposed car park level -1, two car parking spaces will be removed, due to a Substation extension.

4.2 PROPOSED1st FLOOR+TYPICAL FLOOR LAYOUTS- AHA/PLC/PL/303+304

The existing suspend ceiling tiles and metal framed supported from the atrium balconies will be removed to expose the slab structure above. The softwood windows between the corridors and the apartments will be removed and replaced with new steel Crittall windows fitted with ribbed glass and secondary glazing to provide enhanced privacy. The new window details ref AHA/PLC/DET/802 provide a more sympathetic window solution in keeping with the building's industrial aesthetic. New full height painted doors will replace the existing oak veneered doors. The floor finish to the atrium balconies will be replaced. The internal fixings, fittings, internal partitions and finishes will be removed, retaining the separating walls between units. Existing dropped ceilings will be removed from bathroom, kitchen and storage areas and replaced to agree with the revised room configurations.

- All areas of dropped ceiling will be minimised and focussed on bathroom, kitchen and storage areas as per the existing arrangement. The ceilings will be exposed in the living areas, bedrooms and circulation areas of each apartment.

- New partition walls will be constructed and finished in line with the details provided on drawing sheet AHA/PLC/DET/801
- No new partition walls will obscure or cut across or box in existing windows
- The corner units will be sub divided to provide studio and one-bedroom apartments as illustrated in drawings AHA/PLC/PL316, 317, 318 and 319. The revised apartment layouts are planned so that living areas are adjacent to the building's perimeter walls and the exposed brick wall finish is retained through-out.
- Bathrooms and kitchens are located within the plan and hug the existing riser locations.
- Entrance corridors, bedrooms and living areas all retain the exposed brick arched ceilings and exposed post and beam iron frame construction. Refer to AHA/PLC/DET/801 for all wall, ceiling and window typical details. Two new risers are introduced to service the new corner rooms, these relate to rooms 109 and 112 and respectively through- out the building.

Two new openings in the slab within the existing electrical risers are illustrated on the 1st floor – 6th floor proposed layouts AHA/PLC/303-308, these will accommodate the increased capacity required for the additional units and revised heating systems. Refer to the structural engineer's report for proposed details and demolition drawings to illustrate the area of fabric to be removed, ref AHA/PLC/DM/103-106.

4.3 PROPOSED 5TH + 6TH FLOOR PLANS –AHA/PLC/PL/305+306

Corner unit apartments in floors 5+6 correspond with the lower floors. 5th Floor apartments in the east and west wings of the building remain as existing as one and two bedroom apartments but are reconfigured internally as described above. Apartments to the front and rear of the building are reconfigured from two bedroom apartments to one-bedroom apartments with shared entrance corridor. These can be let either as one-bedroom units or as interlinking two bedroom units. Alterations to the 6th floor agree with the 5th floor layout with the exception of rooms 624 and 625 that retain their existing roof lights.

4.4 PROPOSED 7th+8th FLOOR PLANS AHA/PLC/PL307+308

The 7th and 8th floors provide 8no. 2 bedroom two storey apartments. These will be remodelled to receive new floor finishes, kitchens, bathrooms, doors and decorations. The internal wall and spatial arrangements will be retained.

5.0 OPERATIONS + SERVICE ARRANGEMENTS

The hotel reception desk and lobby area will be continually staffed and the doors will operate 24hrs a day. The Reception desk will have dedicated staff dealing with guest's checking in and out and providing a concierge service.
The Go Native bar will have full time staff that will both service the bar, provide service through the lobby area and manage the Go Native Lounge area. The grab and go facility will have further full time staff. A dedicated housekeeping team will mange both the room stock and public areas. The hotel will have a full time general manager and, reservations room and operations office.
Deliveries will be managed on a daily and weekly basis, laundry deliveries being made to the rear of building will be daily, liquor and bar supplies will be made on a weekly basis and garbage will be removed from the bin pen provided on a weekly basis.

The hotel parking facilities will remain as existing.

The fire fighting route around the building will be maintained allowing clear access to the dry riser building's south west corner and clear means of egress from the escape staircase emerging within the building's western elevation.

6.0 SECURED BY DESIGN – PHYSICAL SECURITY

6.1 DOORS

- Any new external doors should be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2 (Sliding/revolving doors should be tested and certified to ENV 1627-30 (WK2+)). If listed building status prevents such doors being used, a suitable alternative should be agreed with Design for Security. Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors. Staff should be given flexibility over permitting access to the building (i.e. during the night).

- All individual aparthotel bedroom doorsets/frames should be robust/solid core (minimum 44mm thick), self-closing and secured with 3 hinges and an electronically operated lock, controlled by Vingcard or similar auditable access control system. Doors should also be fitted with door viewers and chain limiters.

- All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

6.2 WINDOWS

Curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns (if applicable).

6.3 GLAZING

External easily accessible glazing must include one pane of laminated glass to a minimum thickness of 7.5mm. Alternatively, a glass rated to P2A under BS EN 356 will be acceptable (new glazing only).

6.4 ACCESS CONTROL

Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:

- Main entrances
- External doors
- Co-working area
- Stairs /Lifts
- Offices
- Staff only areas

7.0 APPENDICES

7.1 BUILDING ENGINEERING SERVICES

7.2 FIRE STRATEGY