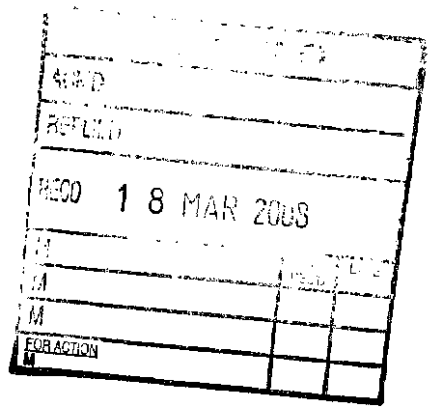
111 PICCADILLY

OFFICE ENTRANCE & RECEPTION REFURBISHMENT



DESIGN & ACCESS STATEMENT

March' 08

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Prepared by S.Baker.
Our Ref: 3929.5.01'002
Previous Application Ref: 083880/FO/2007
Current Application Ref:

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1.0 Current Design Rational

The proposals now submitted along with this statement will be the third application for planning permission submitted for this site over the last two years.

This section briefly explains how and why the design submitted for planning permission in March 2008 differs from Planning Application Reference 083880/FO/2007/C3 granted in September 2007. Please refer to the drawings of the existing approval (ref: 079628), reference number 3770-(2-) 02 Revision F, 3770-(2-) 03 Revision D, 3770-(2-) 04 Revision F for comparative illustrations.

1.1 Reasons for amending the existing approval

The following factors have arisen since gaining our second planning approval in September 2007.

We have been able to reach an agreement with British Waterways concerning measures to maintain the amenity of the Rochdale Canal, and thus have to been unable to discharge the related Condition Of Approval No.3.

Construction planning exercises have revealed the difficulties in undertaking the works as approved adjacent to the corners of Ducie Street and Piccadilly, in regard to the significant structural alterations proposed and construction processes and traffic involved.

Financial appraisal of the scheme now shows that the significant cost involved can not be justified in terms of the rental yields possible, limited as they are by office floor plate sizes, floor to floor depths and communal areas and facilities.

In response to the above restricting factors we have sought a proposal that avoids works to the canal undercroft, costs significantly less, and avoids significant structural alterations.

In the meantime refurbishment works to the retail units, podium and office tower have been undertaken as originally granted planning permission under Planning Application reference 079628/FO/2006, gained in October 2006. We now seek an achievable solution for the Ducie Street corner that will enable the rapid completion of refurbishment works to the entire site.

1.3 Street Corner Frontage onto Piccadilly and Ducie Street.

Our new proposals involve limited structural alterations, instead focusing on re-cladding and re-glazing the existing building.

Of most significance is the removal of the two metre tall concrete planters on the street corner, opening up the pavement here.

The two ground beam sections along Piccadilly and the landing upstand beam of the existing staircase around the corner on Ducie Street are clad as strong, solid elements. Polished granite is proposed for this, being hardwearing and sleek. Its dark grey colour matches the monochrome scheme of window frames & column recess stripes already in place. The tall staircase panel is to have inset building signage visible from Station Approach.

A structural glass box replaces the glazing and block infill as part of the refurbishment of the existing concrete staircase. This makes most of the staircase as an existing feature that articulates the corner of the tower at low level, and reflects the structures created for the fronts of the retail units.

Extension elements are now proposed in the form of a new lift enclosure built into the planter on Ducie Street located between the entrance steps and the car park. This is clad in granite to match

that proposed along Piccadilly. A new canopy links the composition of the lift enclosure and stair case front panel. This is of white coloured reinforced cement material to match the existing concrete superstructure.

Steps are to be re-clad in more hardwearing stone or polished concrete tread units. This external refurbishment extends to the repaving of the pavement area immediately above the building's basement, where the uniform concrete flags currently end in an untidy infill of cement materials.

The new automatic entrance lobby off the top of the stairs from street level will work better than our previous proposal in terms of access and energy efficiency.

Nighttime security to the building perimeter is maintained by means of chain type overhead shutters. Only the steps themselves are left open to Ducie Street.

2.0 Access

This proposal differs from the existing approved design in that the reception is not to be extended outward to the back pavement on Ducie Street, or split in level to allow access straight off the street.

Platform lift access is now proposed from street to reception level via a door adjacent to the entrance steps on Ducie Street. Key fob and an intercom link to door release from reception are proposed as security measures. From the top landing access into the building is via the main automatic lobby doors.

The existing entrance from the car park off Dale Street is no longer to be refurbished with automatic doors. Instead a new route level around to the main automatic entrance doors is proposed by removing a planting bed to create a path and storage cycle area.

Secondary access into the building via the car park would be via new glass doors adjacent to the existing fire exit, leading direcly into the lift lobby. Here key fob and an intercom link to door release from reception are again proposed as security measures.

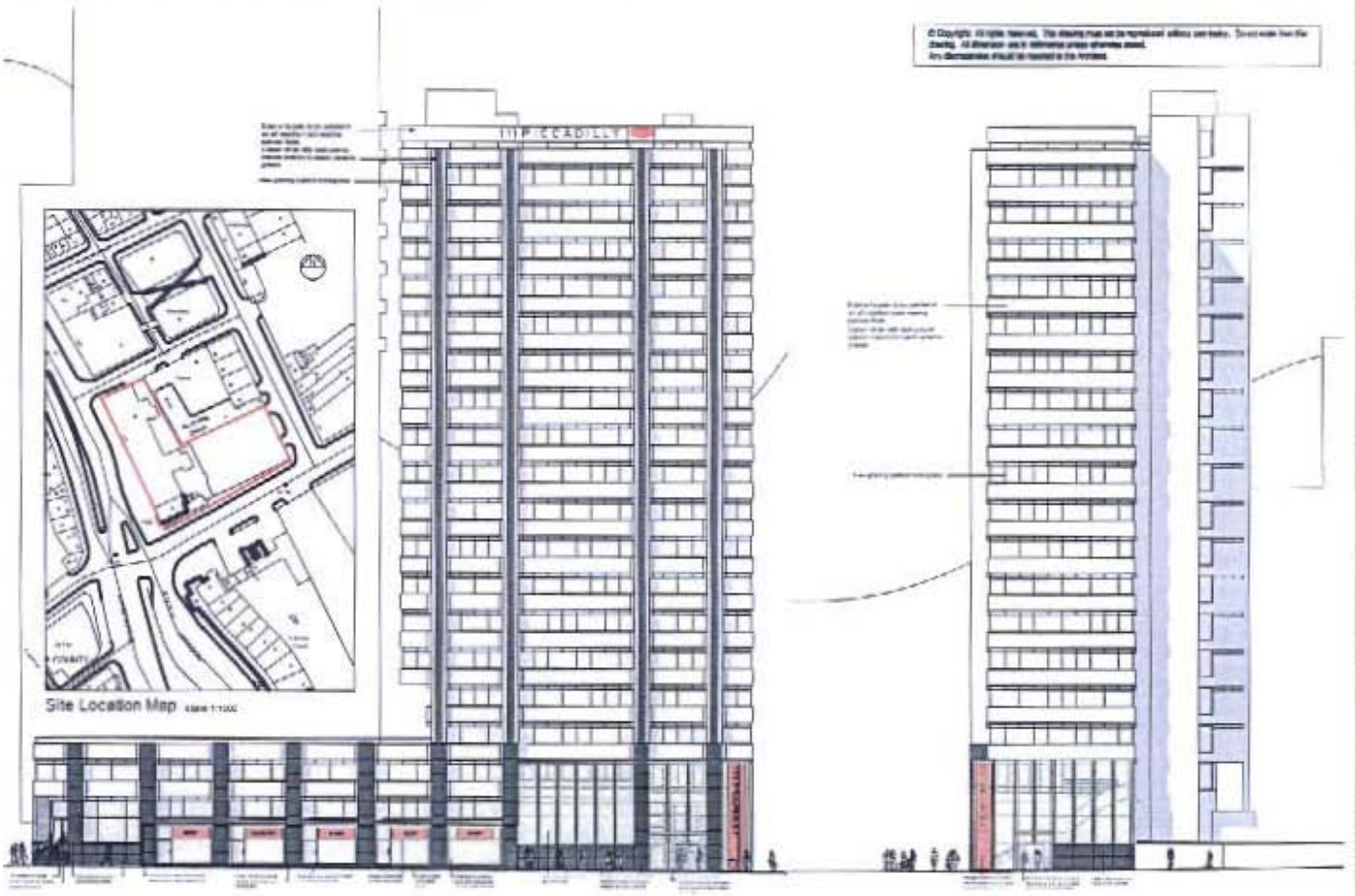
3.0 Approved drawings from previous application reference 079628/FO/2006/C3

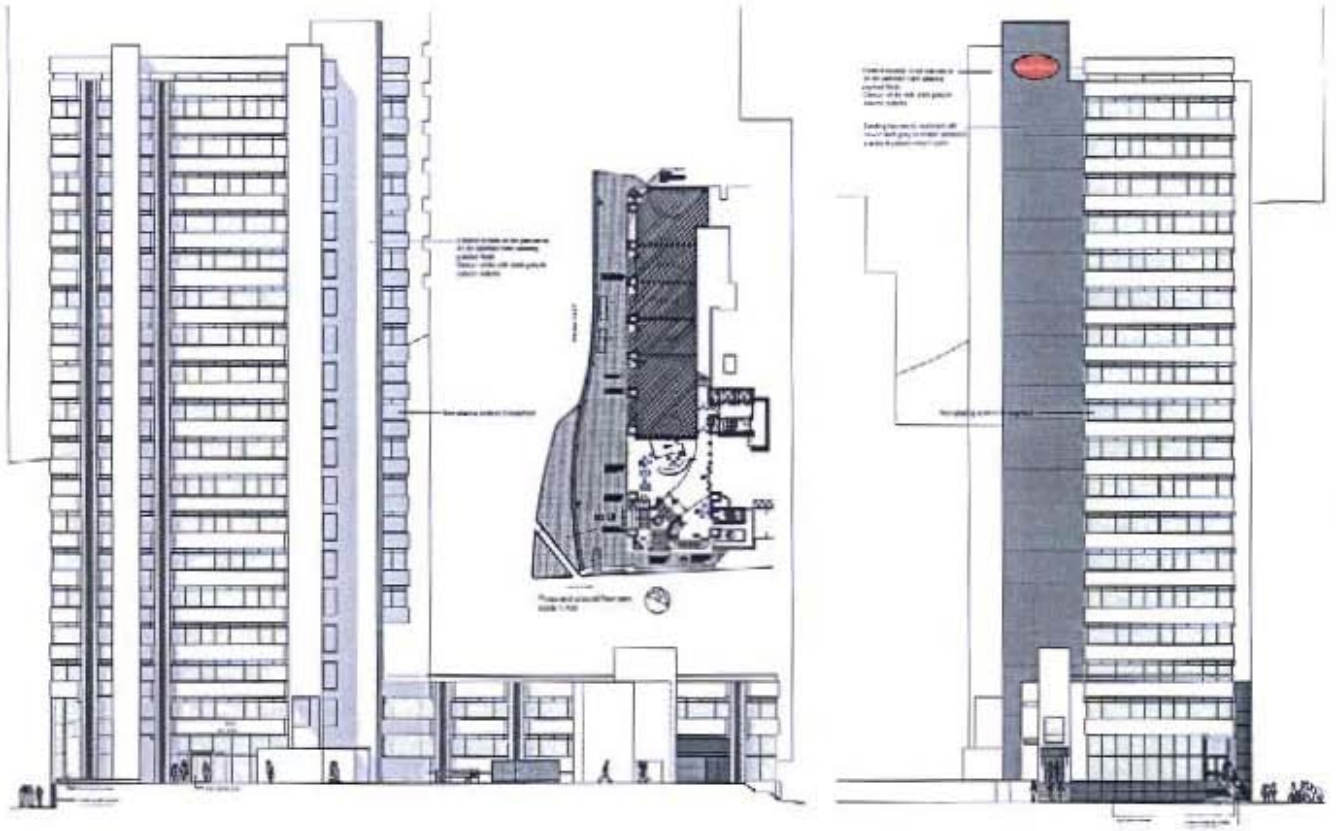
Approved drawings as scheduled in Condition of approval No.5

1. 3770 (2-) 02 C
2. 3770 (2-) 03 C
3. 3770 (2-) 04 C

Approved working amendment drawing

4. 3770 (2-) 02 D





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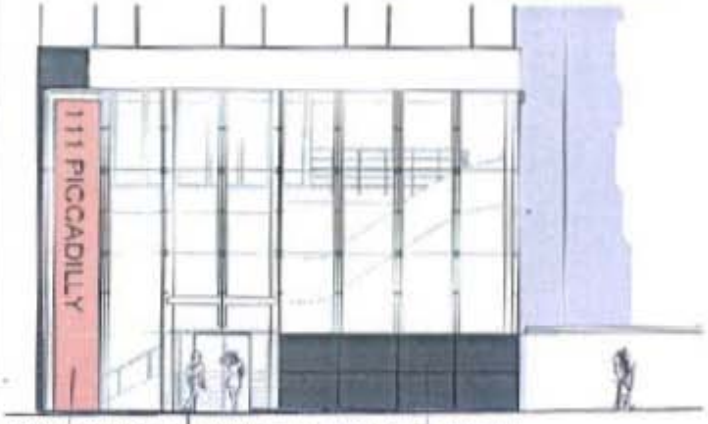
Bruntwood

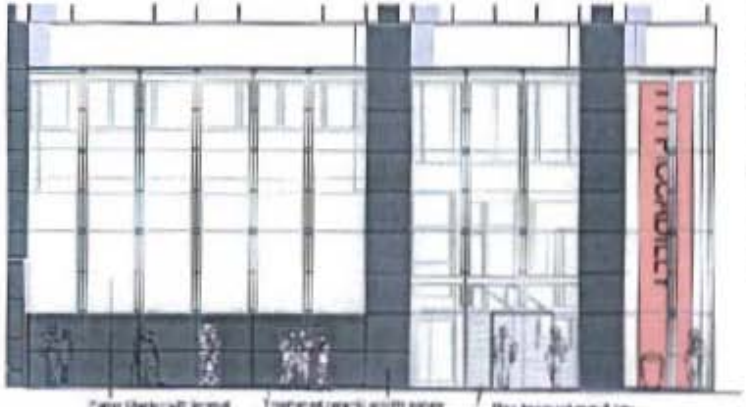
111 Piccadilly External Fit Out

Proposed Elevations

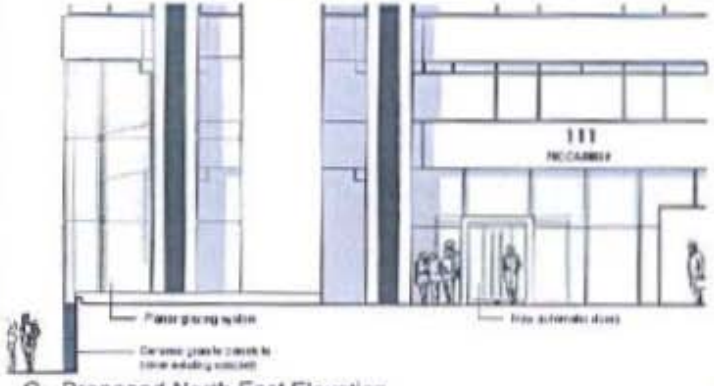
1:200



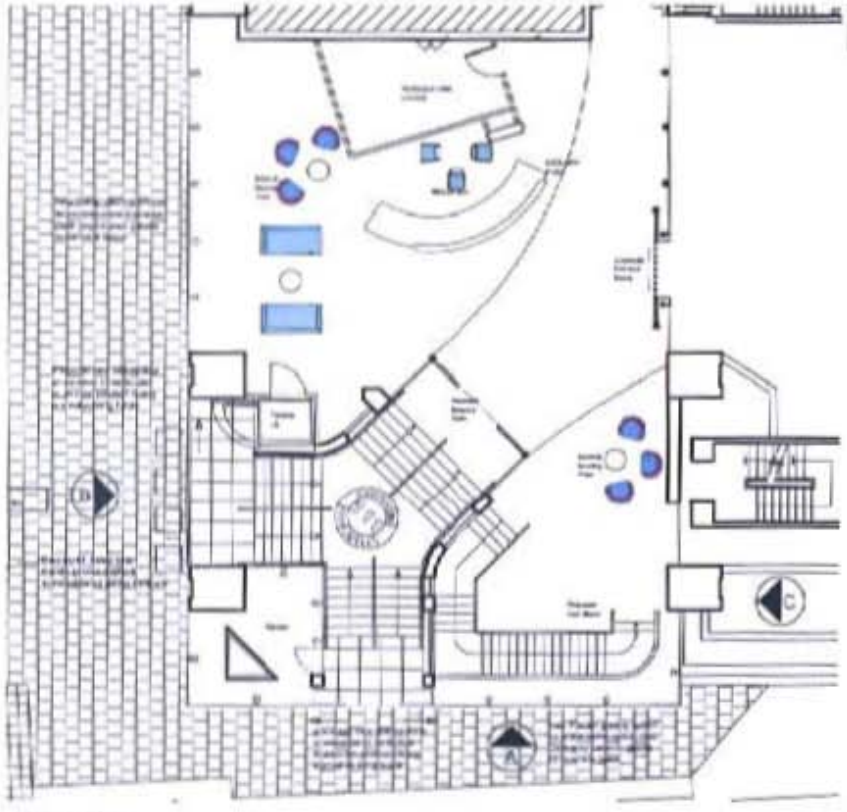
A - Proposed South East Elevation



B - Proposed South West Elevation



C - Proposed North East Elevation



Plan

Proposed Reception Area

The remodelling of the reception area incorporates the proposed refurbishment of whole building. The two major changes are to remove the incapacitated staircase serving the 1st floor and extend the reception area outwards to encompass the floorspace currently occupied by the planters fronting Ducie Street and London Road this allows for the additional access from London road which incorporates a platform lift for visitors with impaired mobility, while providing a node of distinction to the main entrance. The glass box structure is visually impressive and would provide prominence to the public corner of the building.

Part of the proposals are to remove section of the ring beam surrounding the lower level to allow for the additional access which will involve the relocation of the existing telephone boxes. Bruntwoods are currently in negotiation with BT.

The existing entrance glazing will be retained and repositioned to face the stairs. It is not advisable to remove these as they provide a barrier against the ingress of dirt, grime and polluted air from outside. The new street-level doors would remain open during office hours and at the end of the working day would close, thus stopping people trespassing, and loitering at night.

Signage for the building would be relocated to the corner of the building at a more public friendly level and could be backlit lettering in relief while remaining behind the proposed planar glazing. Additional communication to the public at street level could be internal floor-mounted pulse lights used at night to flood the glass box feature with variable coloured lights fade-controlled on a simple timing loop.

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BRUNTWOOD

111 Piccadilly Extensions Fit Out

Proposed New Entrance & Reception Area

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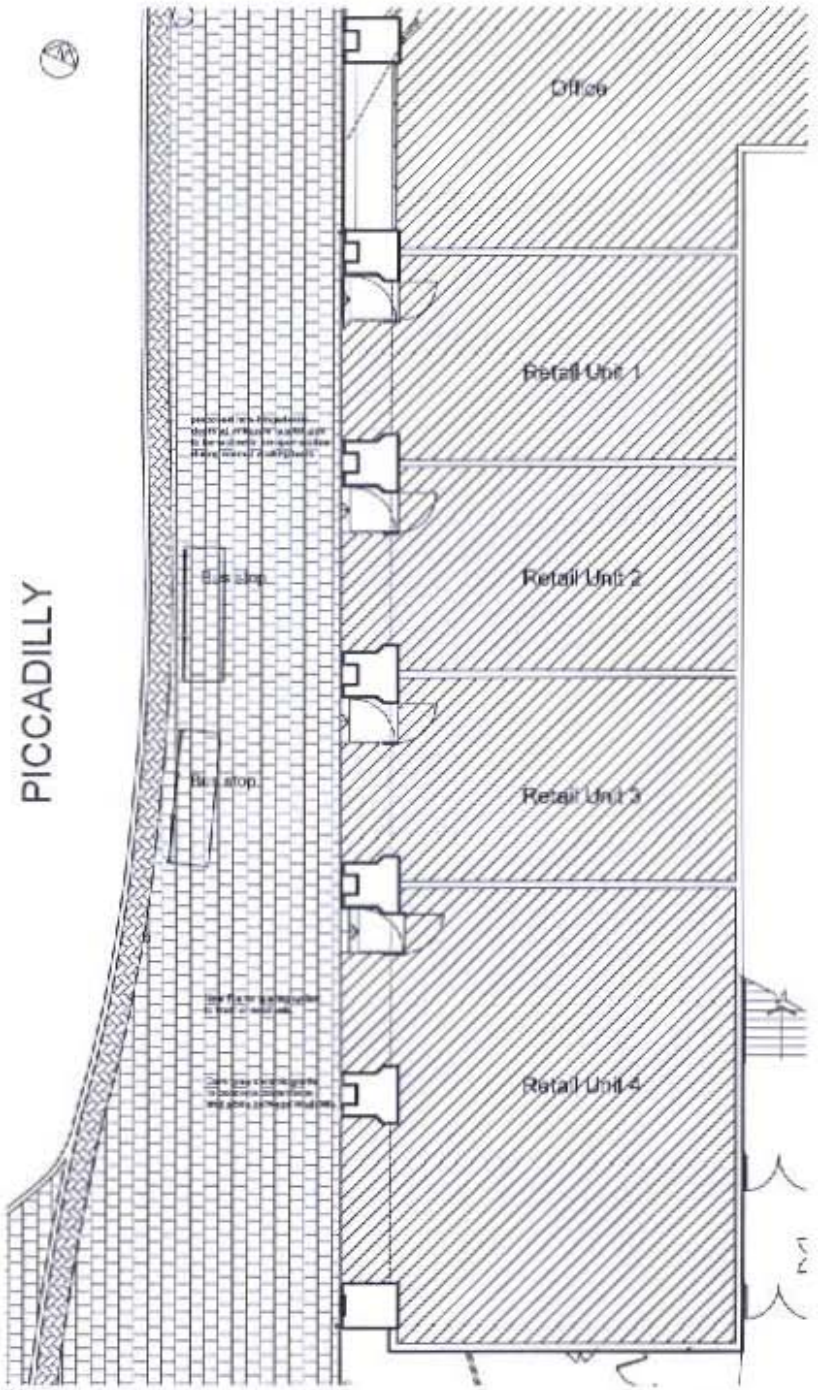
Any discrepancies must be reported to the Architect.



Plan

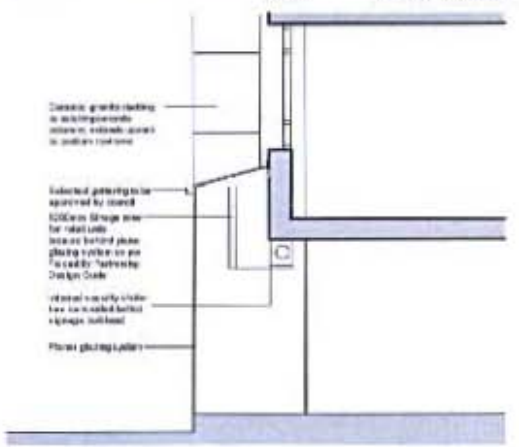


A - Proposed South West Elevation









Section B - B

Shop Front Proposals

The overall Proposals are to continue the planar glazing from the reception around to the shops and incorporating the signage behind, while following the principles set out in the Piccadilly Partnership.

The entrance follows the same principle as the new entrances to the reception. They are glazed openings that while the shops are open are shut open only to allow at night to restrict people loitering in the recesses.
Level Access remains an issue, as an existing building there is stepped entrances into the shops and without substantial alterations to the structure or ramps which will encroach on to the pavement which is not in our control, we can not remedy therefore we propose that on each entrance we will have signage for management assistance into the units.

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B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]

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Client	BRUNTWOOD
Project	111 Piccadilly External Fit Out
Drawing	Proposed New Entrance & Reception Area

Scale @ A1	Scale @ A3	Date	Drawn	Job No.	Drawing No.	Revision
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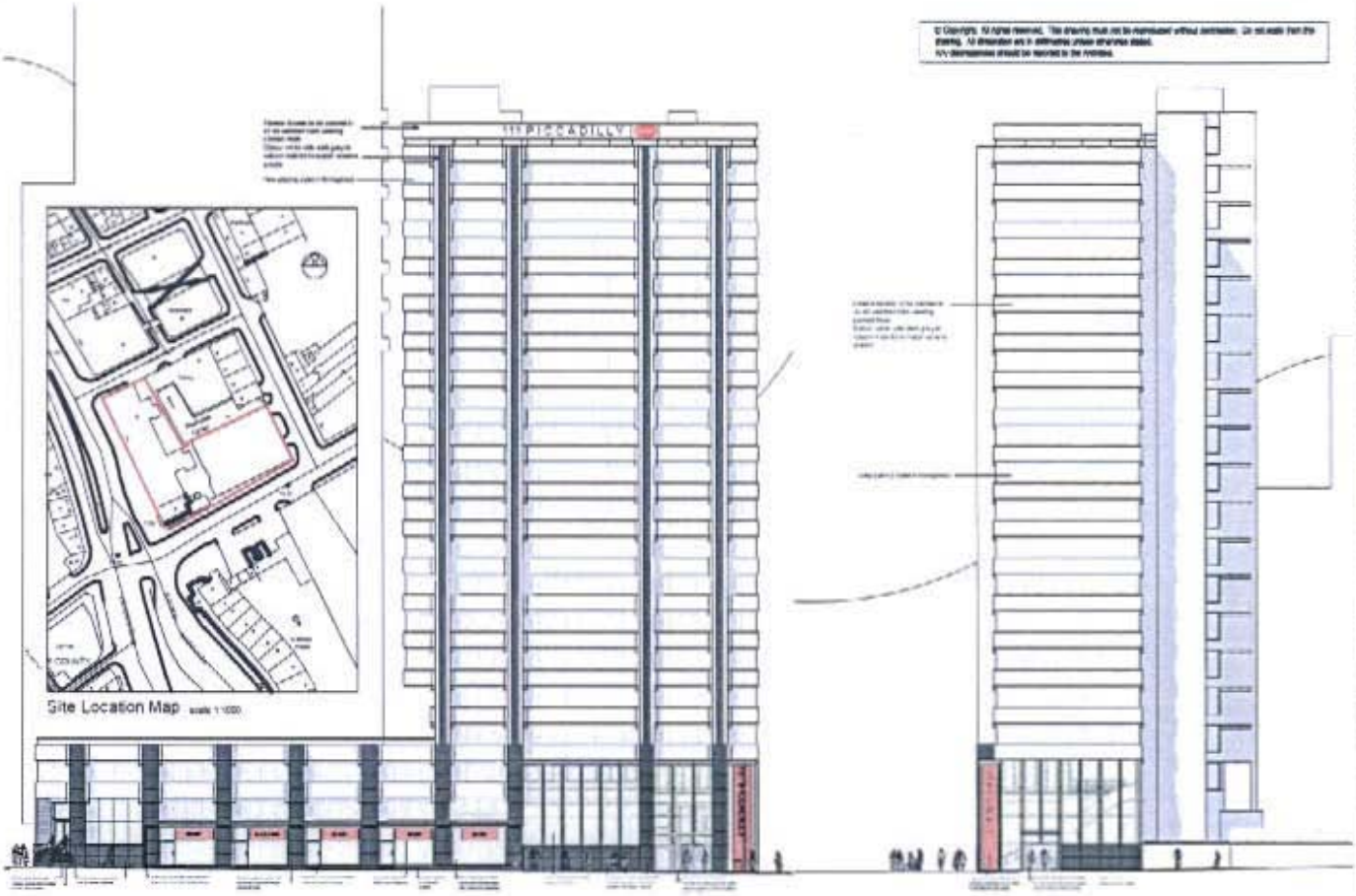

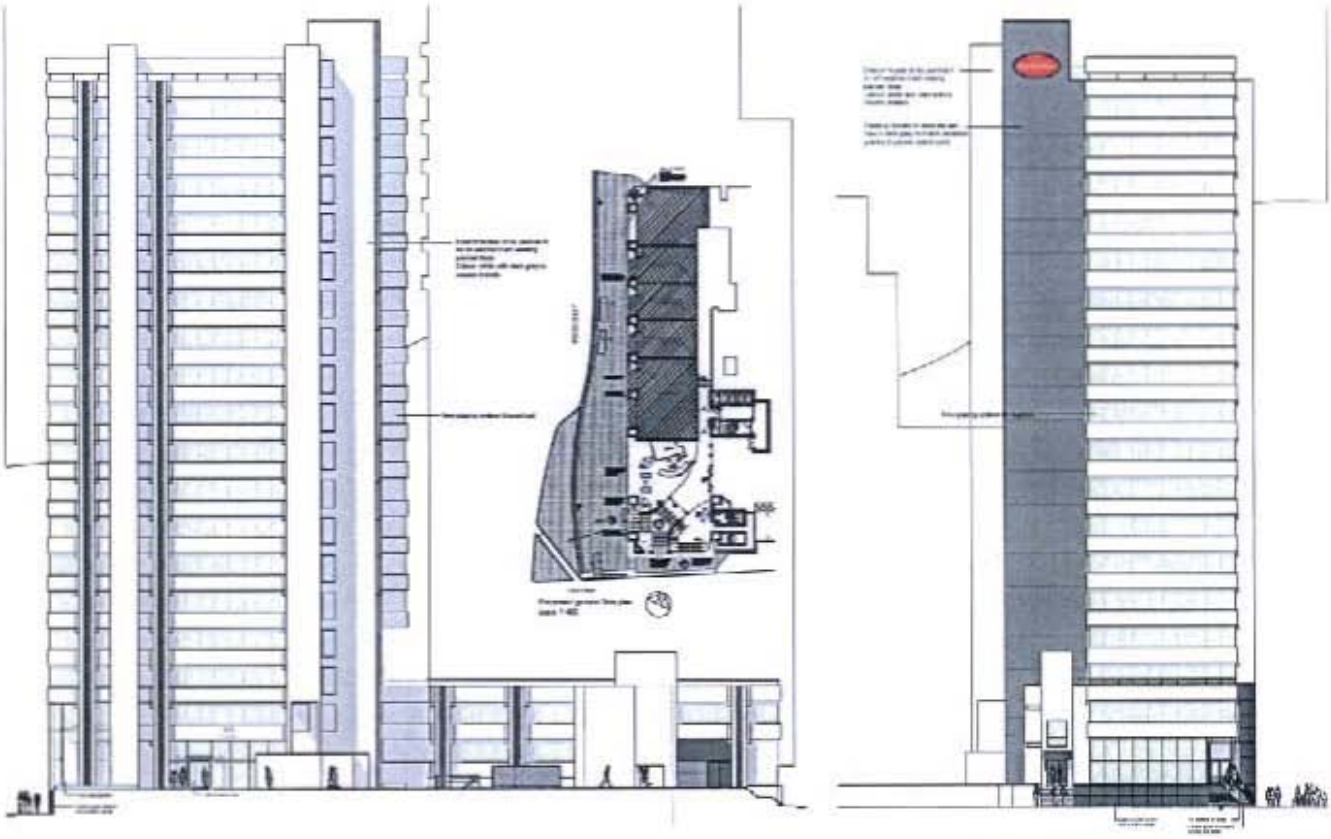

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Bruntwood

111 Piccadilly External Fit Out

Proposed Elevations

1:200

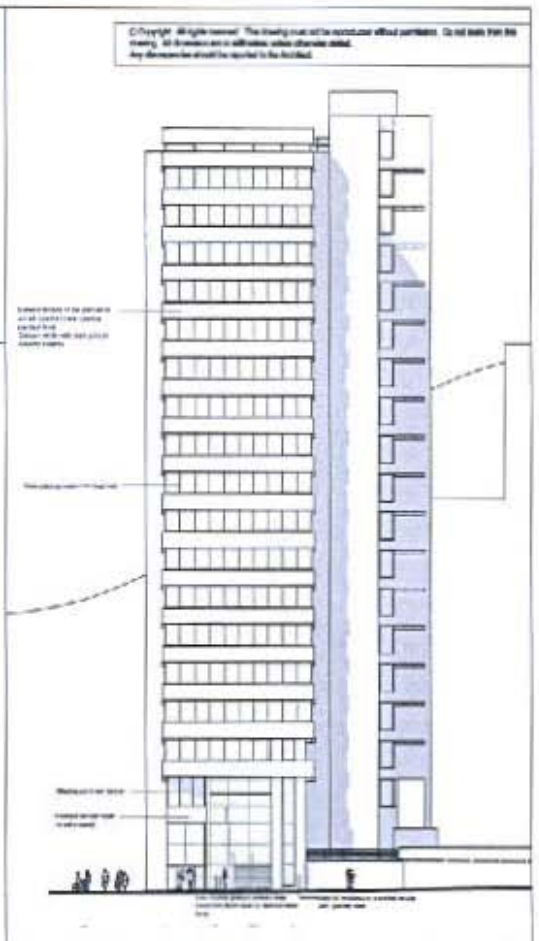
D

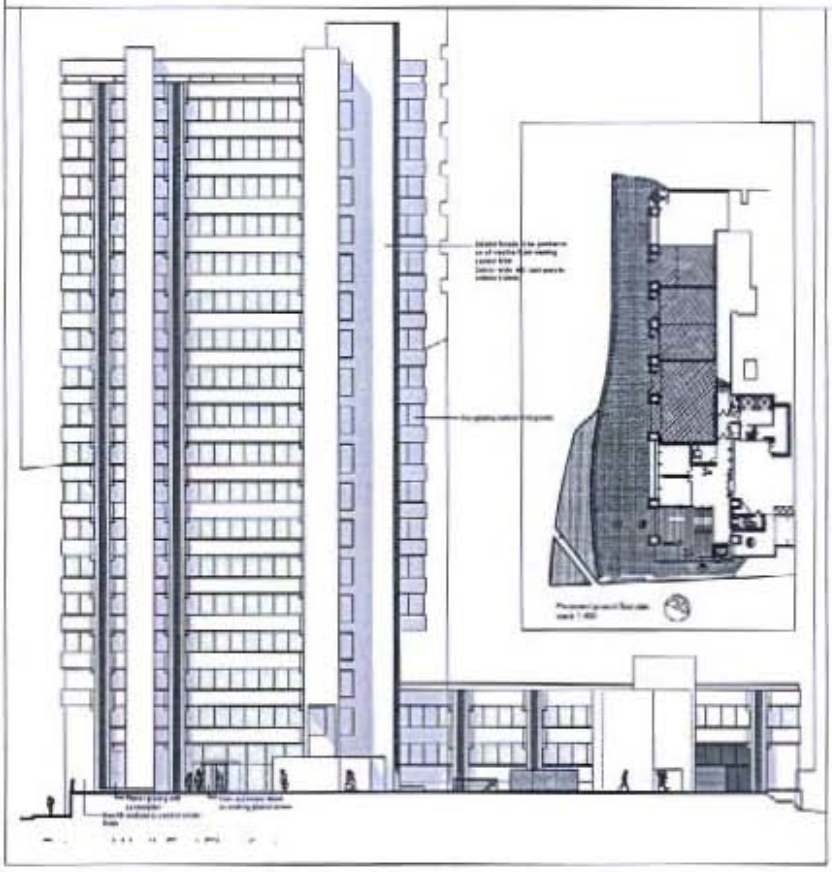
4.0 Approved drawings from previous application reference 083880/FO/2007

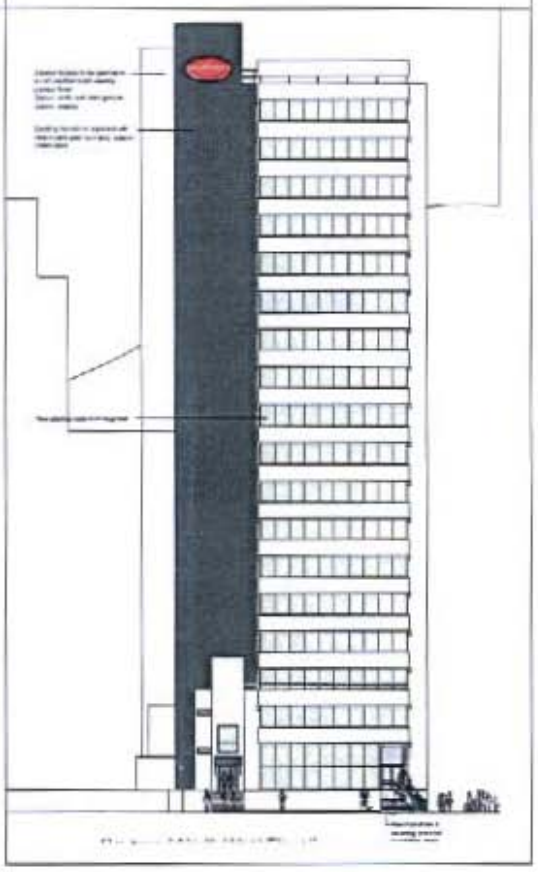
Approved drawings as scheduled in Condition of approval No.5

4. 3770 (2-) 02 F
5. 3770 (2-) 03 D
6. 3770 (2-) 04 F









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Bruntwood

111 Piccadilly External Fit Out

Proposed Elevations

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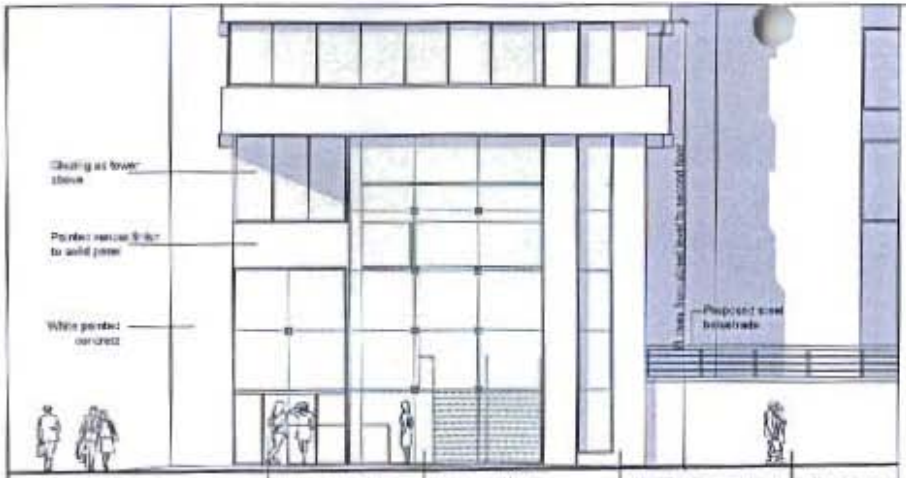
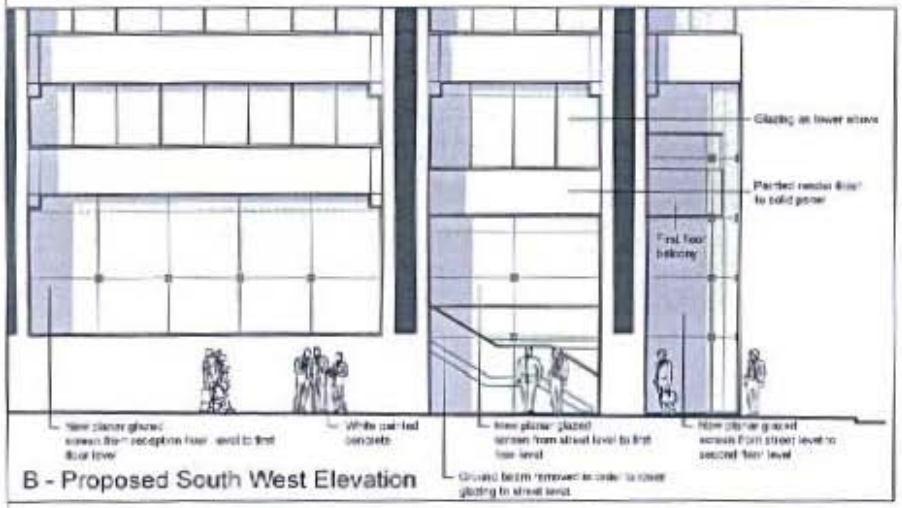
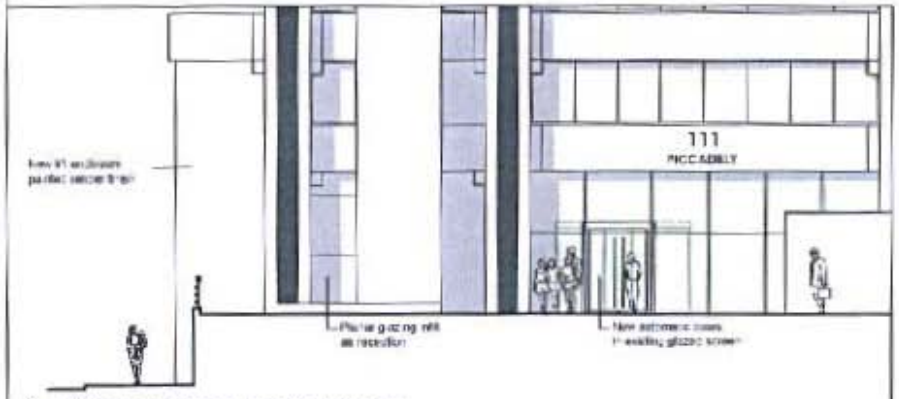


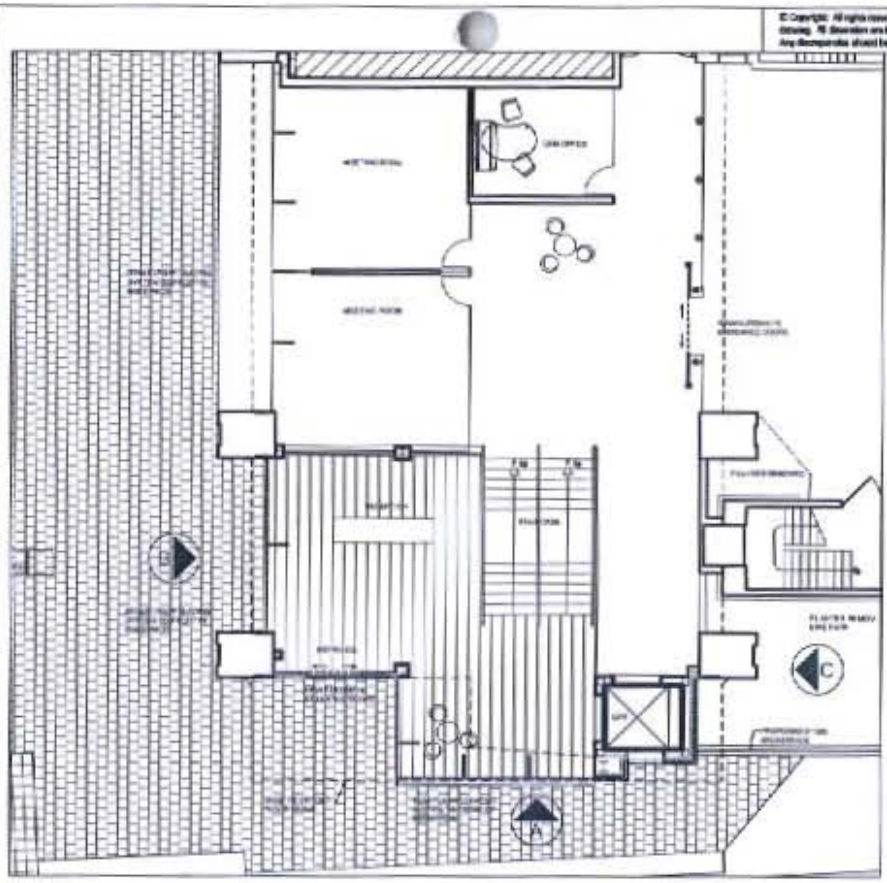
A - Proposed South East Elevation



B - Proposed South West Elevation



C - Proposed North East Elevation



Plan

Proposed Reception Area

The remodeling of the reception area forms part of the proposed refurbishment of whole building.

The proposed major changes are to remove the incapacitated staircase serving the 1st floor and the planters on blank concrete ground beam walls fronting Ducie Street and London Road. They are replaced with an extension of the reception foyer. Placed at street level, this space has floor to ceiling glass walls that create a new sense of open liveliness on the street corner.

The new step-less entrance with automatic doors from London Road is repositioned closer to the street corner. A platform lift for visitors inside provides access to the higher original reception floor amongst other levels. Glass panels to the lift enclosure inside and outside the building also provide animation to the street frontage.

The visually impressive glass enclosure structure aims to increase the prominence of the public corner of the building. Maintaining a recess to the entrance level and introducing solid elements to the lift enclosure reflect the modeling of the original facade onto Ducie street, whilst at night the closed unsheltered perimeter and internal illumination will discourage people from trespassing.

The existing entrance glazing onto the car park will will be retained and new automatic doors added.

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1	[illegible]	[illegible]	[illegible]	[illegible]
0	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]	[illegible]

Halliday Meecham

Client:	BRUNTWOOD
Project:	111 Piccadilly External Fit Out
Drawing:	Proposed New Entrance & Reception Area
Scale @ A1:	1:100
Scale @ A3:	*
Date:	08/09/09
Drawn:	MS
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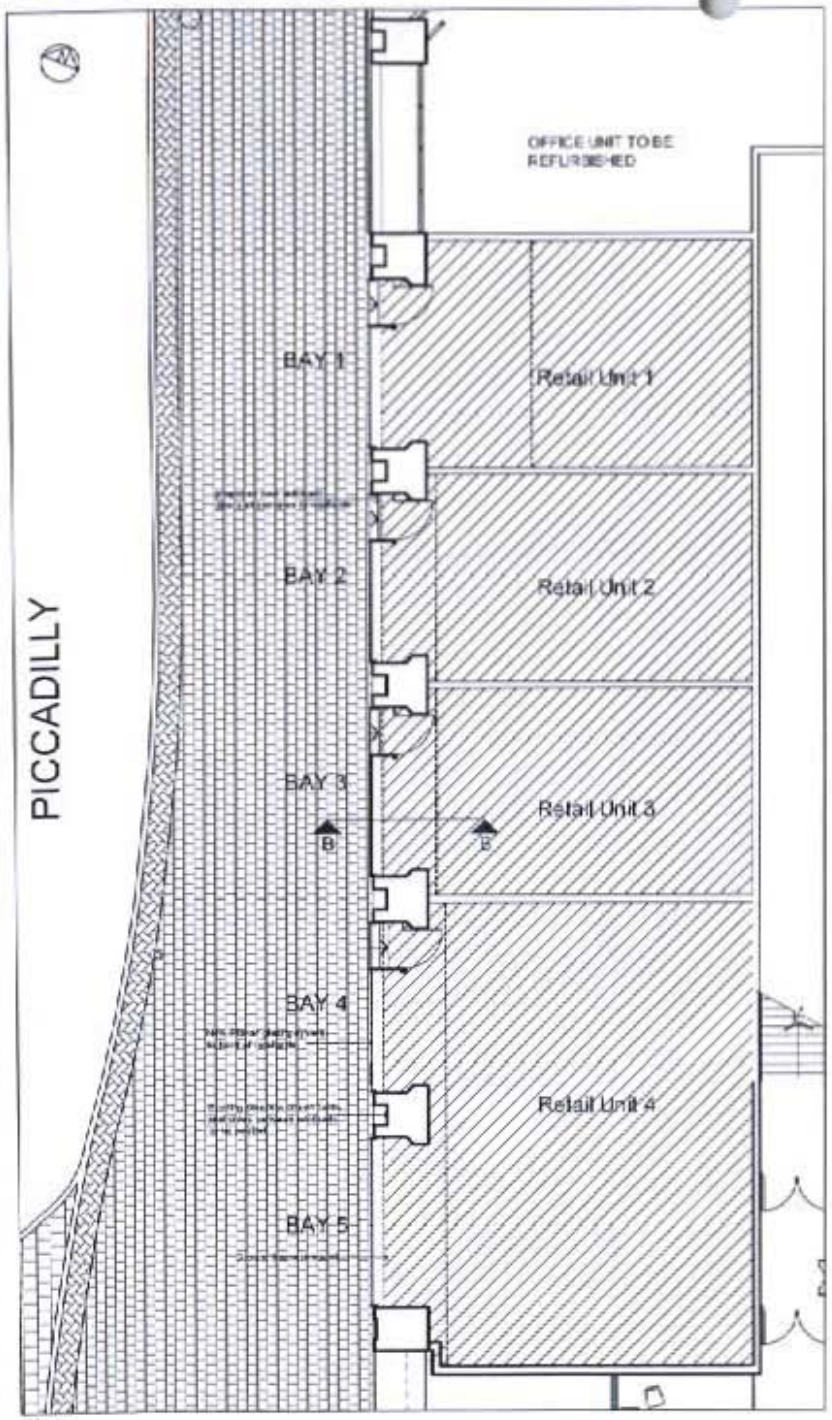
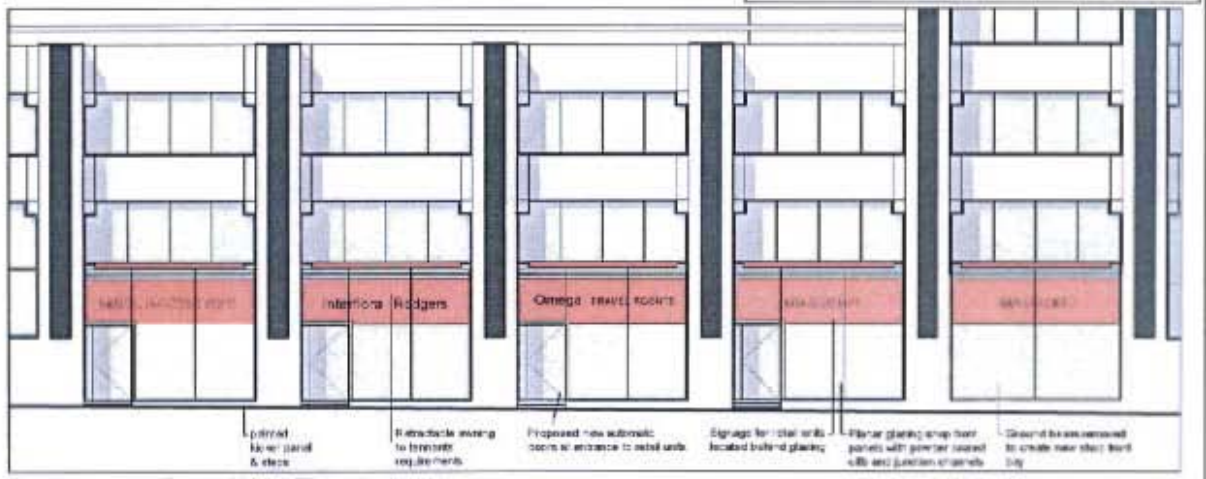
Job No:	3770
Drawing No:	02-03
Revision:	D

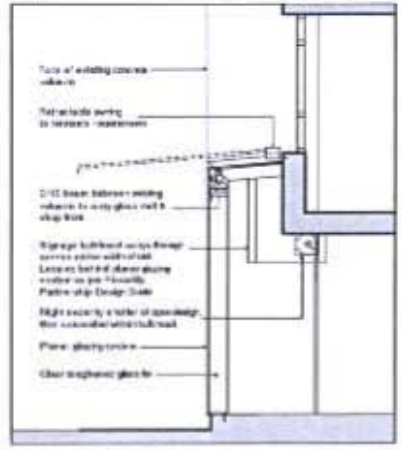


Plan



A - Proposed South West Elevation





Section B - B
scale 1:50

Shop Front Proposals

The overall proposal continues the use of planar glazing from the reception around to the shops, incorporating the signage and open pattern security shutters behind, following the principles set out in the Piccadilly Partnership.

The entrances are similar to those to the reception being glazed openings that have automatic doors.

Level Access remains an issue as the existing stepped entrances into the shops are retained. Without fundamental alterations to the structure of ramps which will encroach on to the pavement which is not in our control, we can not remedy the above we propose that on each entrance we will have signage for management assistance into the units.

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Client	BRUNTWOOD
Project	111 Piccadilly External Fit Out
Drawing	Proposed New Entrance & Reception Area

Scale @ A1	Scale @ A3	Date	Drawn	Checked	Drawn No.	Revision
1:100/50	-	06/05/08	MS	BCW	3720	(2-)04 F

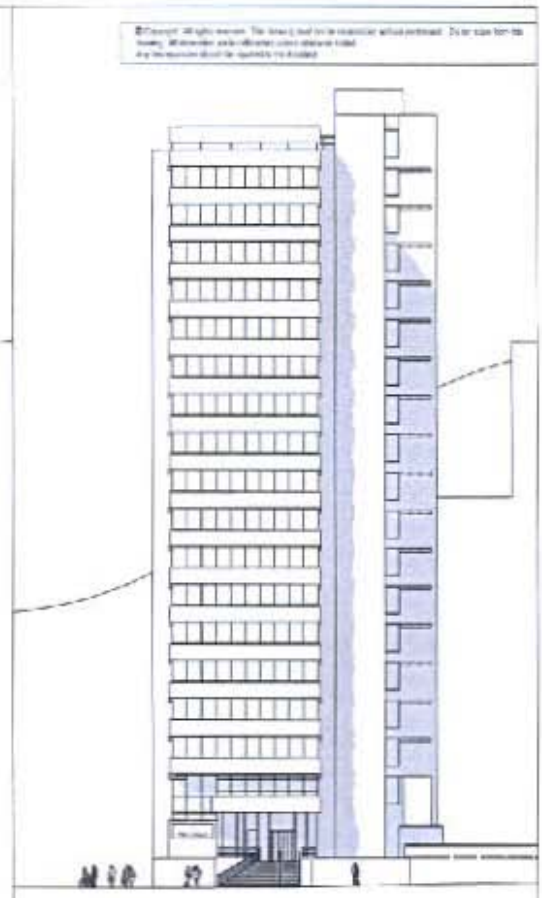
5.0 Current design drawings submitted for planning approval with this statement.

1. **3929 P01**
2. **3929 P02**
3. **3929 P03**



Site Location Map

Existing South West Elevation



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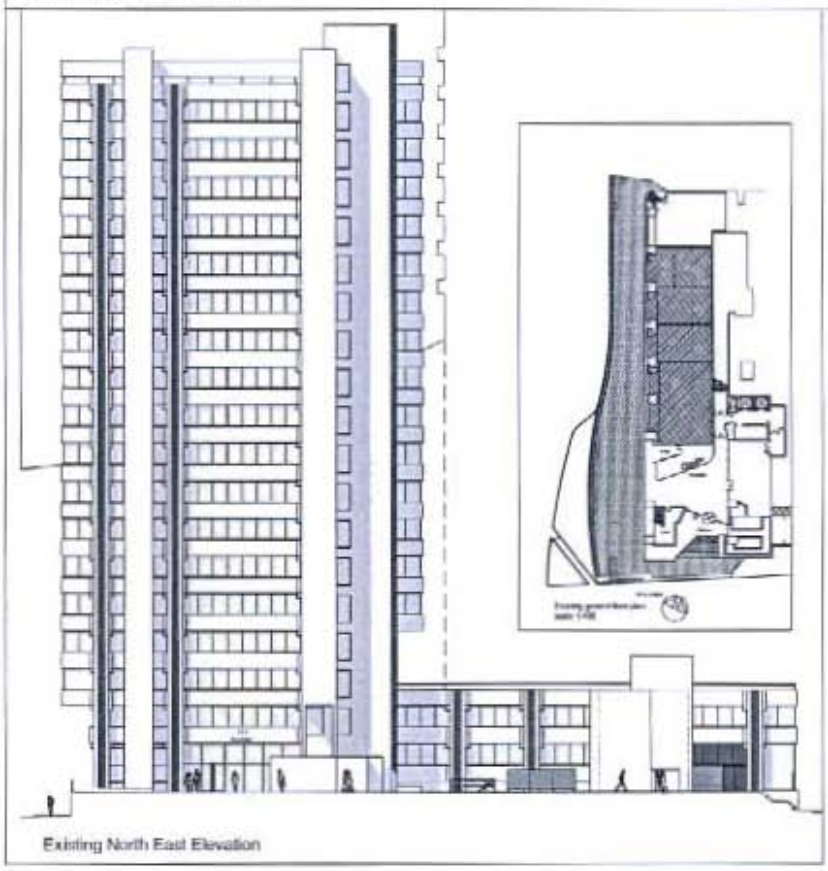

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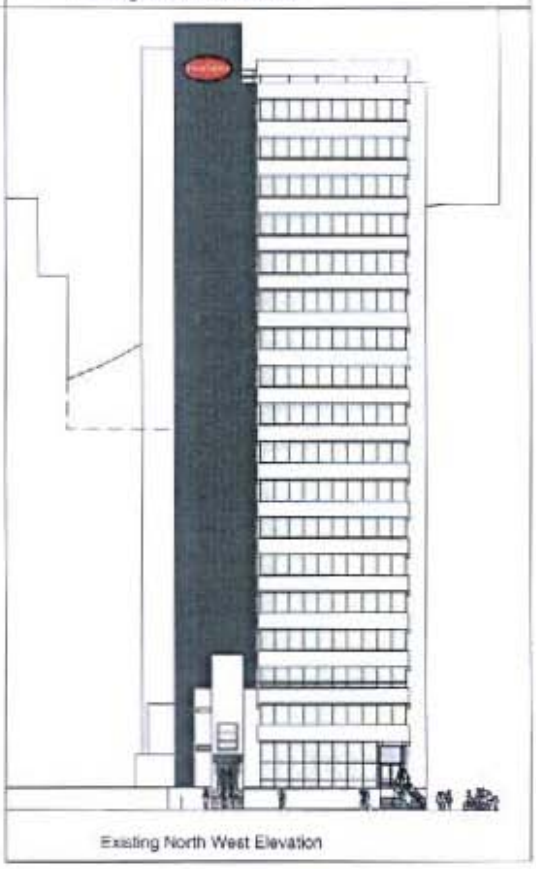


Existing North West Elevation

Halliday Meecham

Brunthwood

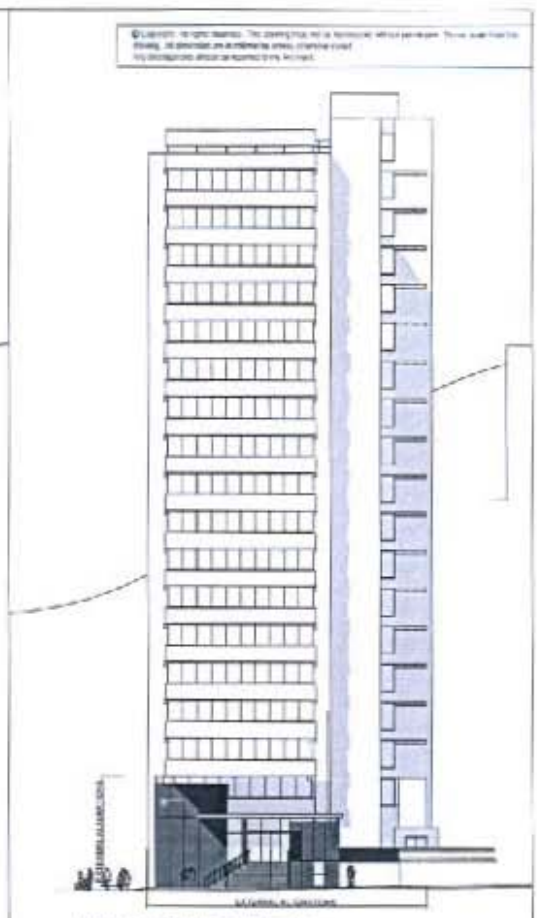
Proposed New Entrance & Reception Area

Existing Elevations

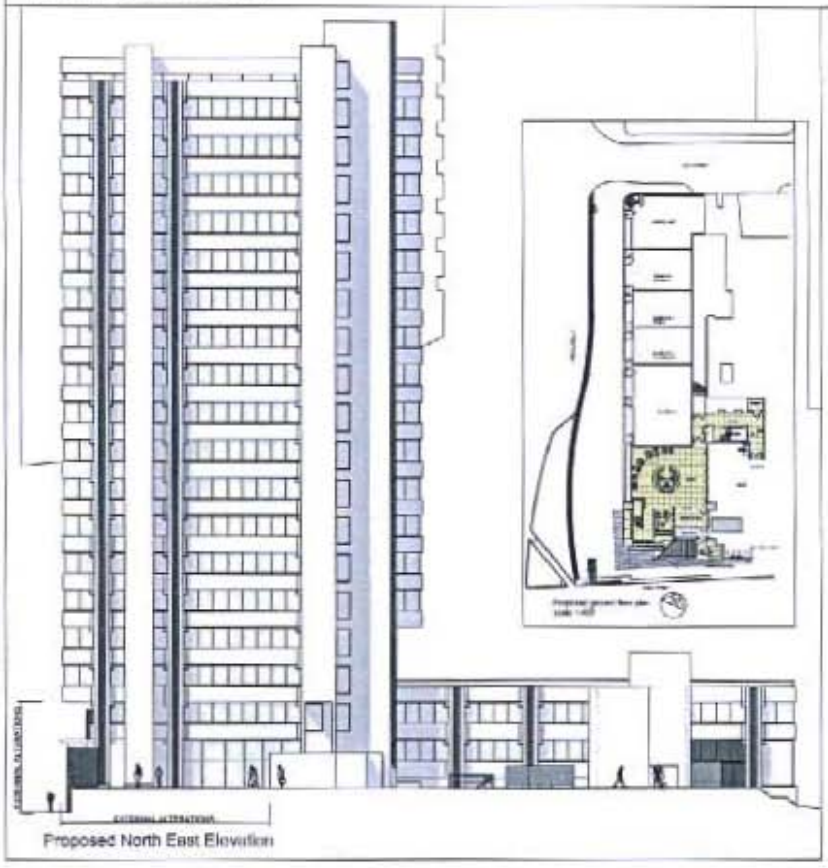
SB



Proposed South West Elevation



Proposed South East Elevation



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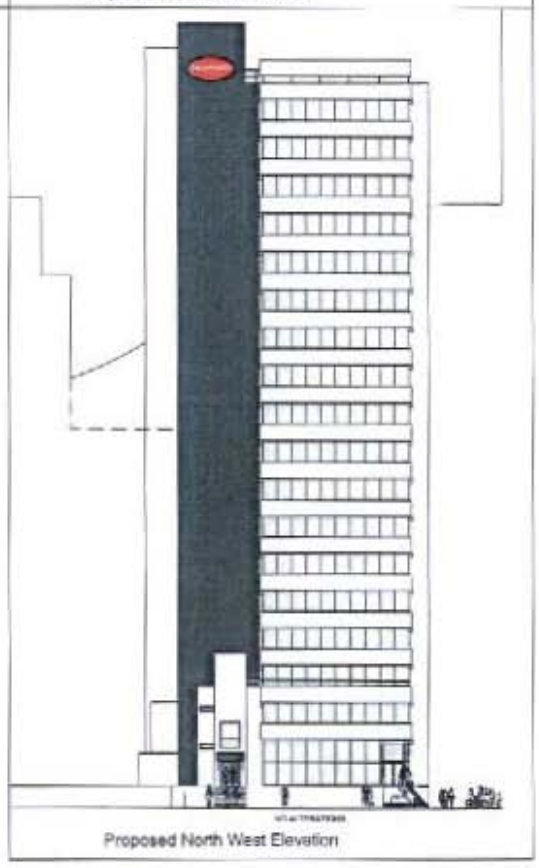

Proposed North West Elevation

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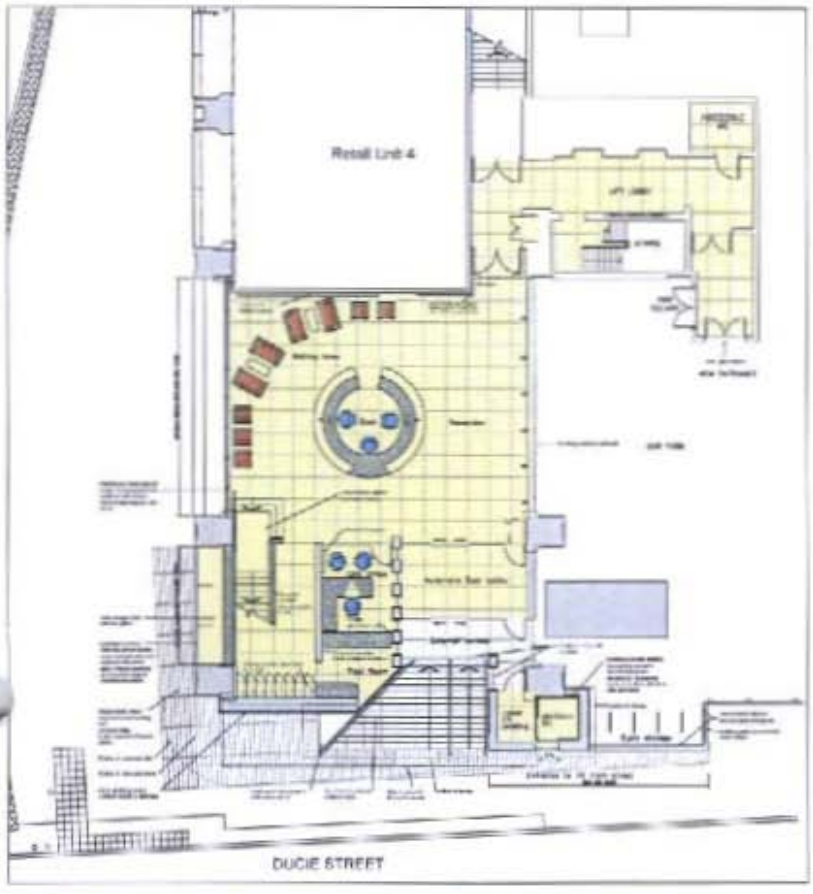
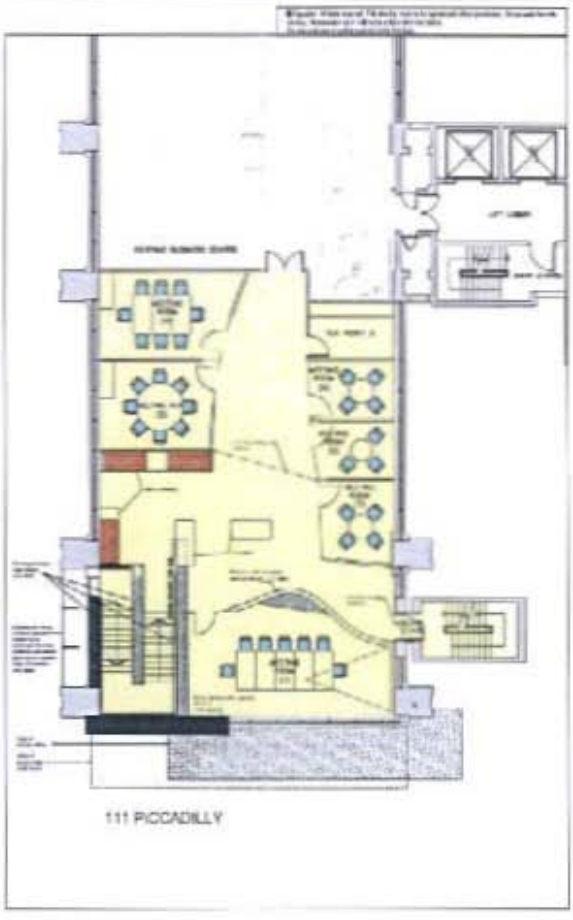
Brunswood

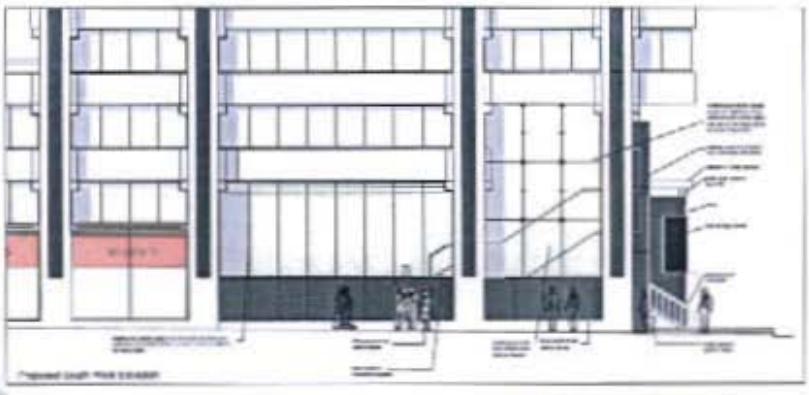
Proposed New Entrance & Reception Area

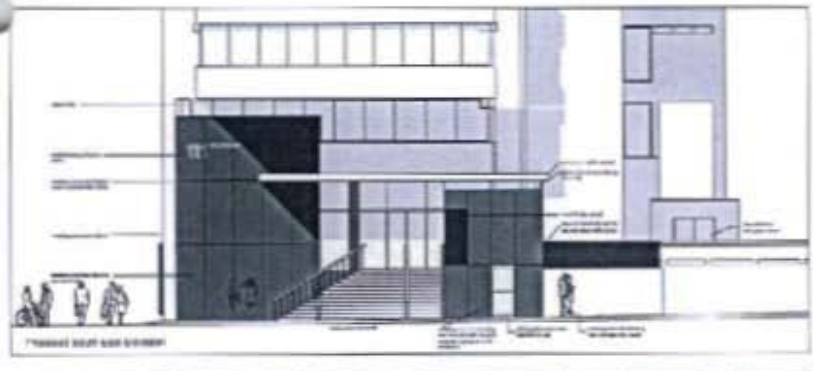
Proposed Elevations

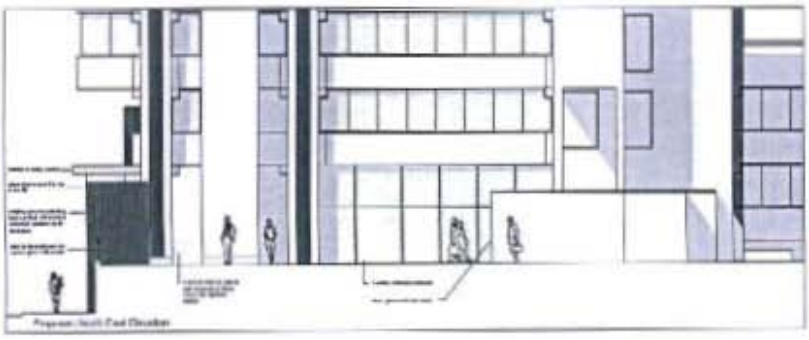
SB











Halliday Meecham

BRUNTWOOD

Proposed New Entrance & Reception Area

Planning

Proposed Floor Plans and Elevation Details