

JONES LANG LASALLE

Design & Access Statement

Common Parts Refurbishment
84-86 King Street
Manchester
M2 4WQ

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1 Executive Summary

DESIGN PROCESS

1.0 ASSESSMENT

1.1Physical

The property is located in the centre of Manchester providing office accommodation and retail premises. The main entrance to the offices is located facing King St and gives access to the common parts. The entrance to the retail premises is located on the corner of the property but is excluded from this assessment.

We understand that the property is Grade II Listed, and it is the intention to refurbish the main office entrance, passenger lift and common parts. As part of these proposals we have investigated upgrading and improving the main entrance to provide wheelchair access and improve the overall accessibility and usability of the property.

Existing photographs are contained within Appendix A.

1.2 Social

The proposals aim to improve the accessibility of the property and include primarily cosmetic alterations therefore will not impact on the surrounding area or general public.

1.3 Economic

The leases of the office areas contain obligations on the landlord to refurbish the common parts and main entrance. These improvements are necessary to retain the occupiers in the property and to thereby contribute to the economy and vitality of the area. King St and the immediate surrounding area contains a high number of shops, restaurants and bars all of which benefit from increased trade and revenue by maintaining office occupancy in the vicinity.

2.0 INVOLVEMENT

Preliminary consultation has taken place with Manchester City Council Planning Department culminating in a meeting on site with Anthony Mitchell.

3.0 EVALUATION

We have considered options to provide improved access to the property. Unfortunately the restrictions of the site make it difficult to do so without major structural alterations and economic financial expenditure. The listed nature of the property also restricts the options. We can however make the property more user friendly and fulfil some of the requirements of the DDA within the scope of the works.

The building is listed primarily because of its historic structural framework and external elevations. Substantial internal alterations have been made in the fairly recent past which are not consistent with the exterior and have little or no architectural significance to the building as a whole. The proposed alterations are limited to these features and comprise a combination of simple redecoration and replacement of unsuitable or redundant fittings. If necessary it would be relatively easy to reinstate the original features at some time in the future if so required.

2 Design Considerations

DESIGN – DETAILED CONSIDERATIONS

Access Arrangements

Currently, the space available within the entrance area as you enter off the main street is extremely limited, and further restricted by the encroachment of the staircase. The existing configuration of the staircase also means that access to the passenger lift is via a flight of steps down to a half landing, and there is a step up from street level in to the entrance area.

To assess the feasibility of resolving these issues by undertaking works to the staircase, we sought the advice of a Structural Engineer. The Structural Engineer's site inspection and calculations culminated in the following four potential options:

1) Install a wall mounted chair lift to provide access to the passenger lift. The storage of the chair lift when not in use will further encroach in to the entrance landing.

2) Raise the staircase half landing levels, and remove the basement staircase to enable installation of a platform lift. This is not practical in an occupied building, would compromise emergency egress, would render the basement storage area practically inaccessible and would be uneconomic to implement

3) Reconfigure the whole staircase; we have been advised that this option would not create a significant amount of additional circulation space and would reduce the floor to ceiling height in the entrance area. As for option 2 this is not a practical proposition in an occupied building and any limited benefit of these major works would not be comparable to the level of expense that would be involved..

4) Move the lift core further back in to the building and reconfigure the staircase. Again, this would involve major works in an occupied building and would be an expensive option. Also, pushing back the lift core would impact upon the let floor area within the office suites.

Each option outlined above involves varying degrees of structural alteration, cost implications and provides varying degrees of 'benefit'.

In no case can level access be provided without the creation of an internal ramp. This would require the ground floor landing to be reduced in depth to accommodate the ramp which would reduce the structural strength and result in a partial rebuild of the internal staircase at basement and ground floor level.

Refurbishment Proposals

Currently the common areas, the entrance doors, entrance area and staircase core appear dated and worn. It is felt that the common areas would benefit from wholesale refurbishment, including changing the existing entrance doors to make more use of natural daylight, installing feature lighting and changing the existing balustrade. We anticipate the scope of works to comprise the following items:

Internal Works:

- Replace plaster to basement quarter landing where previously affected by damp.
- Repaint all previously painted surfaces, including wood-work, wall and ceiling surfaces or otherwise decorate with appropriate finishes.
- Replace with new fittings the existing brass ironmongery to the stairwell side of internal doors that open onto the main staircase circulation areas.
- Remove the existing lock from the basement door at base of main stairs and provide new push pad emergency escape handle on basement side and key entry from stairwell side.
- Revive natural woodwork to doors, lift surrounds and skirting trims within the main stairwell.
- Remove existing floor and stair carpet and replace with new.
- Strip, clean, buff and polish existing granite wall panels around ground floor entrance doors.
- Replace entrance lobby mat.
- Clean and polish all internal window and door glass.
- Remove existing wall lights and install new fittings.
- Remove existing brass spotlights to landings and install new fittings
- Replace existing stair handrails and balustrading with new metal fittings
- Provide new illuminated statutory fire signage where required.
- Take off existing front door and frame and provide new full height glazed front door. Link locking mechanism into existing phone entry system.
-

- Undertake such improvements to the passenger lift as are feasible This may involve the repositioning of in-car and on-landing controls and installation of audible signals.
- Refurbish the car interior to complement the re-decoration of the stairs and landings.
- Repair or reconnect the emergency telephone facility.
-
- Carry out various health and safety works to include an additional low level pit stop switch, a safe to use pit access ladder, and guard to the diverter pulleys in the pit area, additional hazard warnings.
- Install an overspeed governor and associated equipment.

External works:

- Repoint damaged granite panel joints in vicinity of door opening at street level.
- Remove existing flag-pole which represents a health hazard due to pigeon roosting and make good stonework.

3 Appendix A – Existing Photographs


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4 Appendix B – Proposed specification items

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Quadrant RELOAD

Carpet Tile, Heavy Contract, Patterned, Textured, Loop

Reload has recently been re-engineered and re-coloured using Encore SD Ultima solution dyed nylon. The new colours are subtle and sophisticated and work beautifully with the carpet's pattern and texture whilst ensuring an outstanding broadloom appearance when laid.

– RAW MATERIAL SPECIFICATIONS

Wear Surface:	Encore SD Ultima solution dyed nylon with DuPont Zonyl stain repellent
Lock Coat:	SBR latex
Backings:	Primary: Colback SMR non-woven PA-PET fleece. Secondary: Modified bitumen

– CARPET SPECIFICATIONS

Construction:	Tufted loop pile
Gauge:	47.00 needles per 10cm (12th gauge)
Stitch Rate:	47.00 stitches per 10cm
Density:	220,900 tufts per m2
Pile Weight:	1,000 g/m2
Pile Height:	4 mm

– CARPET PERFORMANCE

Lifetime Wear Warranty
Lifetime Colourfastness Warranty
Lifetime Stain Removal Warranty

– ENVIRONMENTAL FEATURES

Encore SD Ultima solution dyed nylon contains between 25% and 51% pre-consumer recycled nylon
Colback SMR sustainable primary backing is made with 75% locally sourced, post-consumer recycled PET
This construction is up to 40% denser than most equivalent products. Lifecycle analysis shows that the overall environmental footprint of carpet is reduced by increasing the amount of time it remains on the floor

TAMLITE LIGHTING

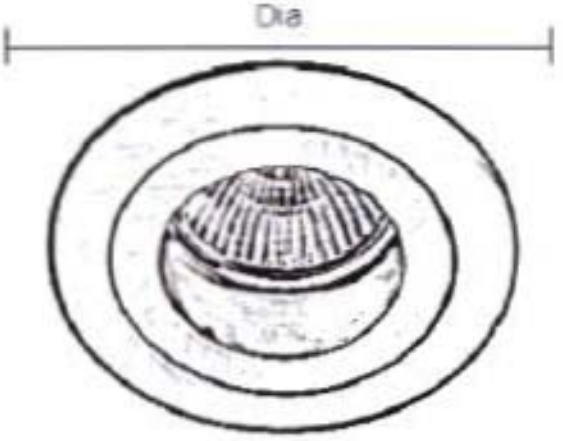
STARLITE DESIGNER



Features
- Modern design
- Suitable for professional installations
- Easy fit lamp clip
- Low voltage or mains

Construction
- Die cast aluminium
- Finished in Satin nickel

To specify/ order
Recessed designer halogen downlight as per Tamlite 'STARLITE DESIGNER' range



Mortice Knob on Rose



Click the image to zoom Click the image to zoom

Model: Mortice Knob on Rose

Code: 99017

Knob Dimension: 50 x 50 mm

Rose Dimension: 50 x 4 mm

Description:

Solid stainless cylindrical mortice knob

c/w round unsprung rose

Grub screw fixing on 8 mm spindle

To suit doors 35-54 mm thick

316 Stainless steel

Requires heavy sprung latch

Code	Available finishes:	£ excl VAT	qty
99017	SS Satin Stainless Steel	£57.89 pair	1 ADD TO CART

Notes: Prices of Mortice Knob on Rose exclude Value Added Tax. You can purchase Mortice Knob on Rose now by clicking on the add to basket button. Call our sales hotline 0044 (0) 20 7228 1185 to discuss . Purchasing could not be safer and easier. The credit card details you enter to buy are totally secure on our fully encrypted link. Once your purchase for Mortice Knob on Rose is approved your order will be despatched.

- Home
- Hinges
  - Concealed - Invisible
  - Contract Brass Hinges
  - Cupboard Hinges Wood and Glass
  - Hinges - Brass and Plated Finishes
  - Hinges - Miscellaneous
  - Hinges - Stainless Steel
  - Spring Hinges
- Locks & Security
  - Access Control

Onyx Stainless Steel Systems



TAMLITE LIGHTING

SATURN



Features
Distinctive coloured 'Halo' backlight effect
Range of coloured bases to choose from
Option of various metal trim finishes
Side or rear cable entry
Integral emergency option

Construction
Polycarbonate base
Opal polycarbonate diffuser
Metal trim
Steel gear tray

To specify/ order
Circular 2D Architectural bulkhead as per Tamlite 'SATURN' range supplied with 2D lamp

