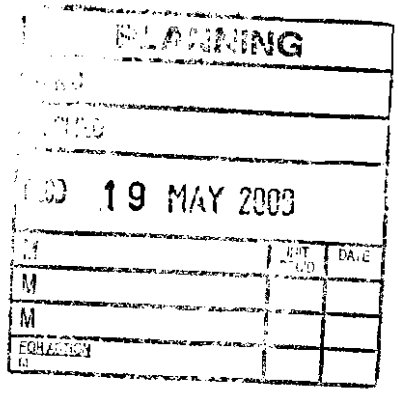
Design statement for proposed refurbishment level 02

Piccadilly Plaza

Manchester

for Bruntwood Estates Limited



Report by **Stephenson Bell** Architects and planners, issued as a supplemental document to full planning permission application

May 2008

DESIGN STATEMENT

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1.0 INTRODUCTION

1.1 The Statement

This design statement has been prepared as a supplement to the Planning Application for the refurbishment of City Tower level 02 which forms part of the Piccadilly Plaza site.

The proposals to which this Planning Application relates are as follows:

- Removal of the existing glazing to level 02 and new replacement façade works, incorporating new entrance doors.
- Refurbishment of the secondary office reception area (to supplement the main City Tower reception located at ground floor level).
- Refurbishment of existing office space
- New W.C and shower facilities for building tenants

The application creates no new floor area, and no change of use is proposed (only the re-configuration and rationalisation of existing facilities).

1.2 Architectural commission

This architectural commission follows on from Stephenson Bell's successful redevelopment of the Mall, Podium and Gables of Piccadilly Plaza for Bruntwood Estates Ltd, following their purchase of the Plaza in 2003 (planning application reference number: 072885).

2.0 HISTORICAL AND ARCHITECTURAL CONTEXT

The Piccadilly Plaza site lies at the heart of the Manchester City Centre, and occupies a complete city block. The site is bounded by Parker Street and Piccadilly Gardens, Mosley Street, Portland Street and York Street.

2.1 Site history and context

Covell Matthews were the original architects for the Plaza, realising the project between 1960 and 1964.



Plaza complex as viewed from Piccadilly Gardens

The Plaza complex is comprised of a two storey podium, surmounted by two towers and a pavilion, serving to complete one edge of Piccadilly Gardens. The main tower (originally 'Sunley Tower' now renamed 'City Tower'), is currently the third tallest in Manchester, and sits at right angles to the gardens containing office accommodation. The facades of the tower have recently been re-furbished, and Bruntwood are carrying out an ongoing refurbishment of individual office floor plates.

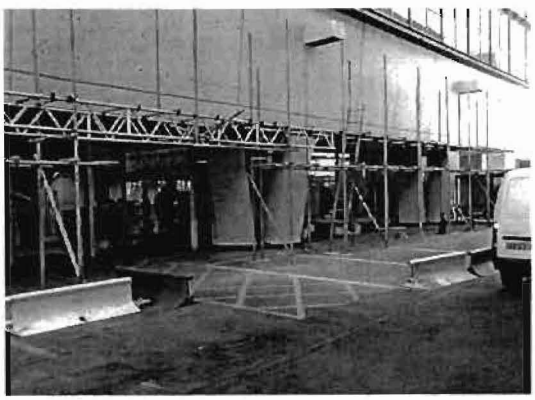
Stephenson Bell was appointed by Bruntwood in 2004 in order to 'rationalise' the podium and tower elements of the Plaza. Stephenson Bell completed a scheme to open up the street level public frontages, providing an opportunity to enliven the pedestrian realm through the creation of a new eleven metre wide, two story high Mall, cut through the podium between Piccadilly Gardens and York Street, also creating 4 new retail spaces and providing new ground floor reception areas to City Tower and a new first floor level office suite. A key aspect of the development was that it would serve to assist further regeneration and enhancement of York Street, by the addition of new 'active' retail frontages where possible, to relieve the current back-of-house feel. The works comprise of the following elements:

- New two storey high, 11m wide Mall linking Piccadilly gardens and China town.
- Mall anchored by 18m high GRC wall.
- New double height ground floor reception to City Tower.
- New podium glazing from Mall to Portland Street on Parker Street, York Street & Portland Street.
- Creation of four new retail units around Mall.
- Refurbishment of City Tower gables.
- New oriel windows to City Tower.
- New terracotta façade works to York Street retail units from Mosley Street to vehicle ramp.

In 2006 Bruntwood and MCC appointed Stephenson Bell to design the hard landscaping works for York Street. The works complement the recent refurbishment of the majority of buildings on York Street reflecting the roads prominent position in Manchester and successfully extending the Upper King Street business area.

2.3 *Current status of level 02*

Level 02 forms the junction between the base of City Tower and the podium block. It originally housed the main reception area for City Tower, prior to creation of the new Mall. During the main refurbishment work the space received little attention and is now in a dilapidated condition. Currently level 02 houses a secondary reception area (for people accessing City Tower from the podium deck), office space, staff facilities, and back of house areas. The existing facades are in a poor state of repair and are typically single glazed in metal frames. Temporary timber hoadings are also in place where escalators (now removed) served the original reception area.



existing level 02 façade and reception area entrance

3.0 DESCRIPTION OF PROPOSALS

3.1 *Scope of work / Design proposals*

This application seeks to continue the improvements made to Piccadilly Plaza during the previous phases of work.

The new design proposals involve replacement of the existing facades, with new double glazed units and render finish walls, improving the overall thermal performance and visual quality of interior and exterior space. A new glazed revolving door and power assisted opening door. The pattern of new solid and glazed panels follows the same rhythm of fenestration module already established on the existing upper floors of City Tower. A new rendered 'dwarf' wall is included to the base of the new glazing to the office spaces on the south side of the building, in order to provide a background for internal cable/ power trunking and furniture.

Polyester powder coated louvers to the south elevation will provide ingress and egress points for new plant installations serving the upgraded office space.

Plant installations and enclosures in the vicinity of the new works are to be retained as existing, as noted on the application drawings.

3.2 *Servicing*

Given that no additional floor space is being created as a result of the new proposals, it is anticipated that the refuse and general servicing arrangements for the new proposals can be contained within the existing capacities.

3.3 *Vehicle parking*

Generally: The proposals do not affect the current car parking layout. All car parking throughout the complex is to be retained as existing.
Disabled car parking: The existing provision is to be retained.
Secure cycle parking: An existing bicycle storage area is located at podium deck level, this provides secure covered storage for 24 bicycles. This is to be retained.

3.4 Access statement

The recent works to the Piccadilly Plaza sought to dramatically improve the disabled access provision to all parts of the complex. Access to City Tower was primarily improved by extension of the existing lift shafts to ground floor level, enabling level access from the surrounding streets, via the Mall to City Tower. These lifts also serve level 02 and allow access to all levels of City Tower for those parking and entering the building at podium deck level. The staircores are to be retained as existing.

The proposals aim to maintain and improve the existing access into City Tower. Pedestrian access to level 02 will be maintained directly from the podium deck, with a level threshold. All those entering level 02 will pass through a security lobby/reception which incorporates a power assisted door with a clear opening width of 1000mm. The entrance doors are to be fully glazed with appropriate manifestation. A clear unobstructed space of 1500x1500mm is provided at the entrance for wheelchair manoeuvring.

New internal doors will have a minimum clear opening width of 800mm or 850mm if on an escape route. Self-closing fire doors will require a force of no greater than 20N to open. New corridors will be at least 1200mm wide, with a 300mmm space provided at the pull side of doors.

New toilets and shower facilities are to be provided for building tenants. In addition one wheelchair accessible unisex W.C/ shower room is to be provided