Hawkins\
Brown

6 .0 Design

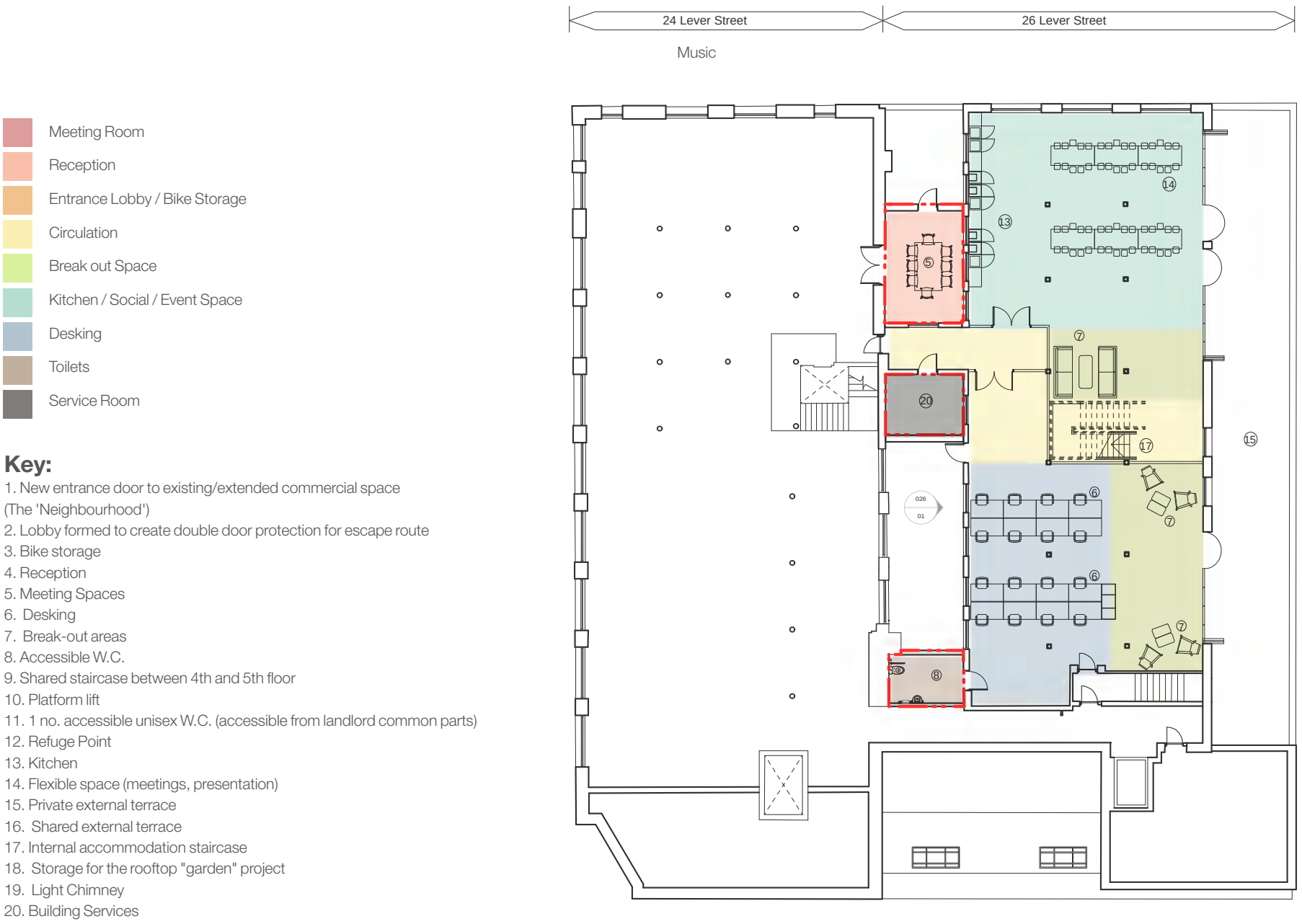
6 .1 Layout, Use, and Amount

Total of Proposal

The proposal sees modest extensions to commercial space on the third floor of the building and a new full floor of commercial space to form a fourth floor at 26 Lever Street, with connections back to 24 Lever Street. The building core is extended, stepping between the buildings with a new staircase and platform lift, giving the new floorspace ultimate flexibility in the way it is subdivided and allowing step free access to be provided to all floors and a newly formed shared terrace.

Third Floor Plan

The third floor of 26 Lever Street will be shared between 'The Neighbourhood' and a co-working studio and will via bi-fold doors open out onto a private terrace. Within 'The Neighbourhood's' space a large open plan kitchen / flexible space has been created to become the social heart of their studio.
Additional areas of meeting, and accessible W.C. spaces have been provided between the current built forms of 24 and 26 Lever Street, these will be solely used by the tenants of this floor, accessed via their rented spaces. An additional area of building service space has also been provided and will be accessed via the landlord's demise.



Key:

1. New entrance door to existing/extended commercial space (The 'Neighbourhood')
2. Lobby formed to create double door protection for escape route
3. Bike storage
4. Reception
5. Meeting Spaces
6. Desking
7. Break-out areas
8. Accessible W.C.
9. Shared staircase between 4th and 5th floor
10. Platform lift
11. 1 no. accessible unisex W.C. (accessible from landlord common parts)
12. Refuge Point
13. Kitchen
14. Flexible space (meetings, presentation)
15. Private external terrace
16. Shared external terrace
17. Internal accommodation staircase
18. Storage for the rooftop "garden" project
19. Light Chimney
20. Building Services

©Hawkins\Brown April 2016

Fourth Floor Plan

The proposal creates additional studio space on a new fourth floor level as part of the rooftop extension to 26 Lever Street. Links will create connections back to the existing circulation. The shared circulation that currently services both buildings will serve the proposal and an additional circulation core accessed from the landlord's area will bring public traffic through to the shared terrace at rooftop level, 26 Lever Street. An internal accommodation staircase will be available for 'The Neighbourhood' staff to travel between the floors.

Rooftop Plan

At the rooftop level, the majority of the proposal is dedicated to the open rooftop terrace for dedicated use by the tenants of the building and the Rooftop 'Garden' Project. The terrace is bookended by the roof forms of the fourth floor, is accessed by a shared staircase and platform lift, and has provision of an accessible W.C.

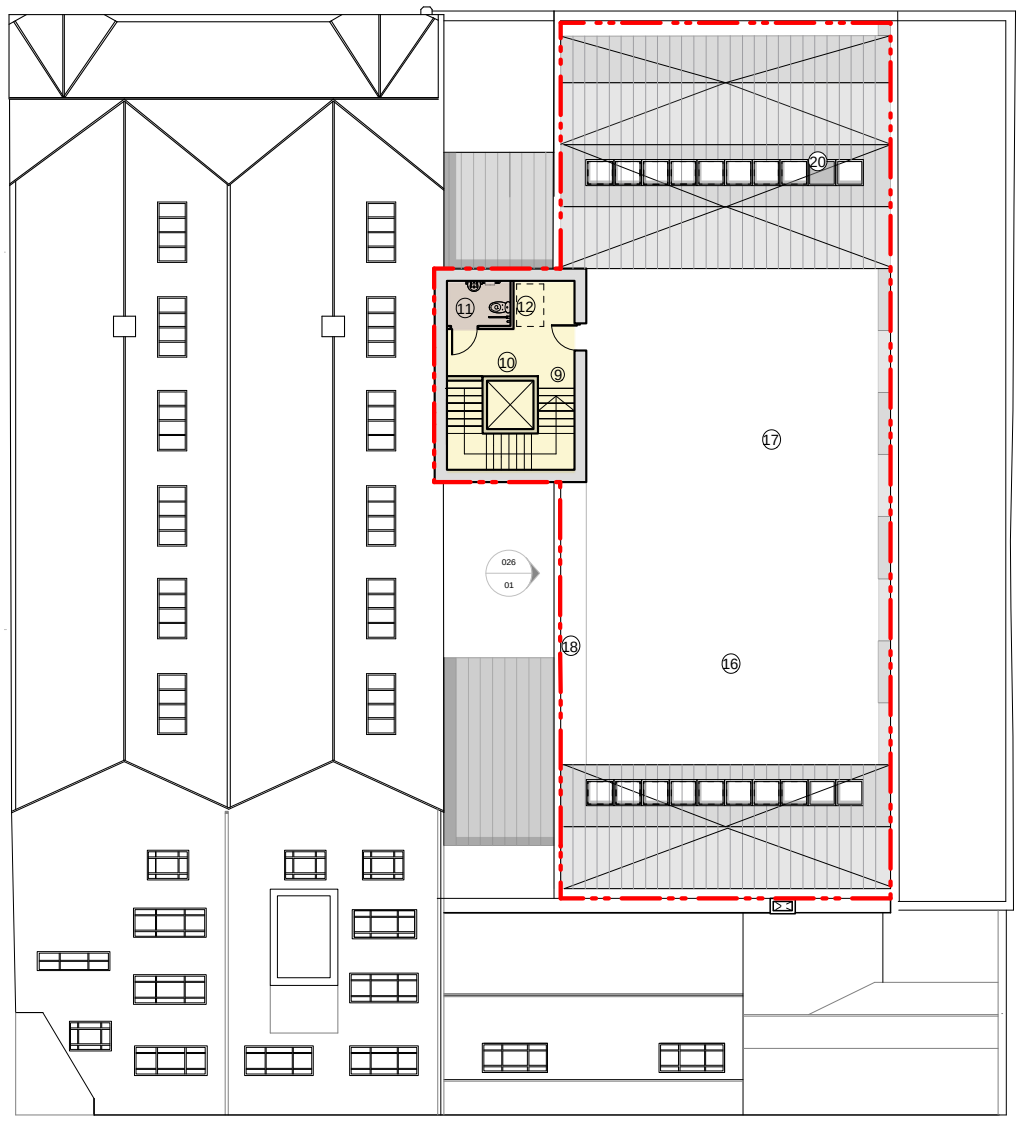
24 Lever Street | 26 Lever Street

'The Neighbourhood' Existing | 'The Neighbourhood' Extension



24 Lever Street | 26 Lever Street

'The Neighbourhood' Extension and shared roof terrace



Hawkins\
Brown

6 .2 Scale

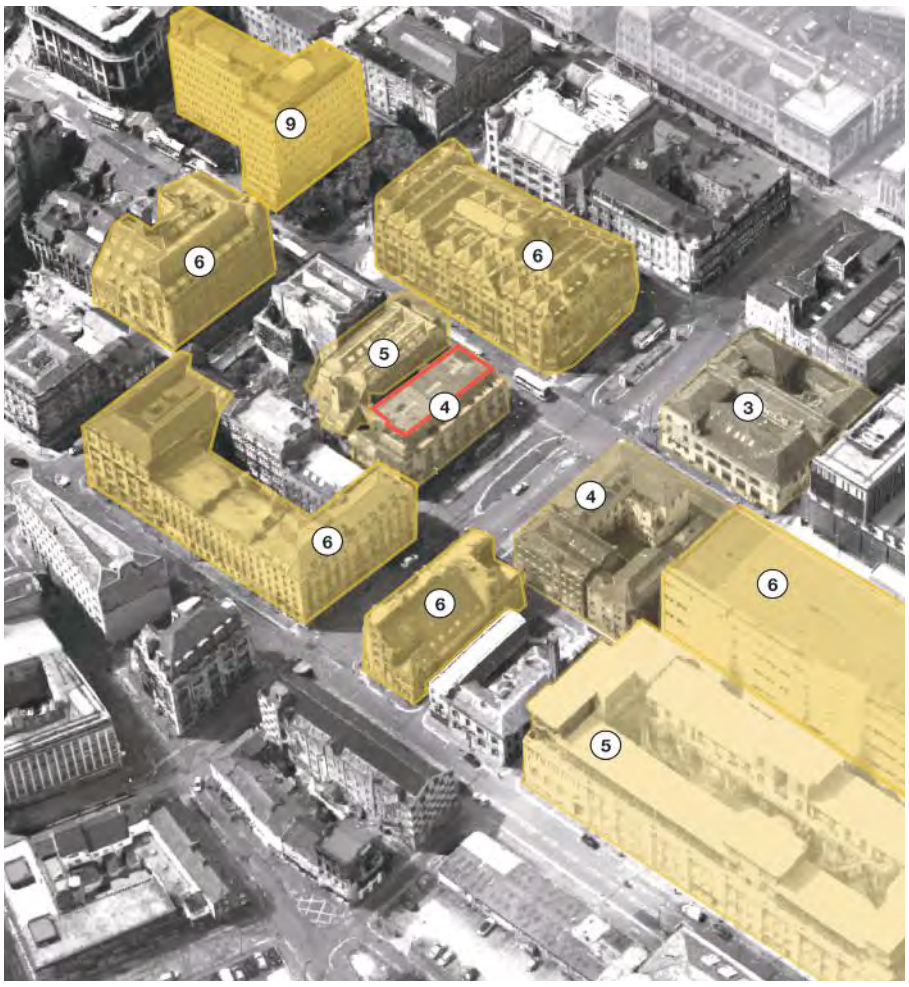
The scale of the proposal within its context has been carefully considered to enhance the Stevenson Square Conservation Area setting and the setting of the nearby listed buildings.

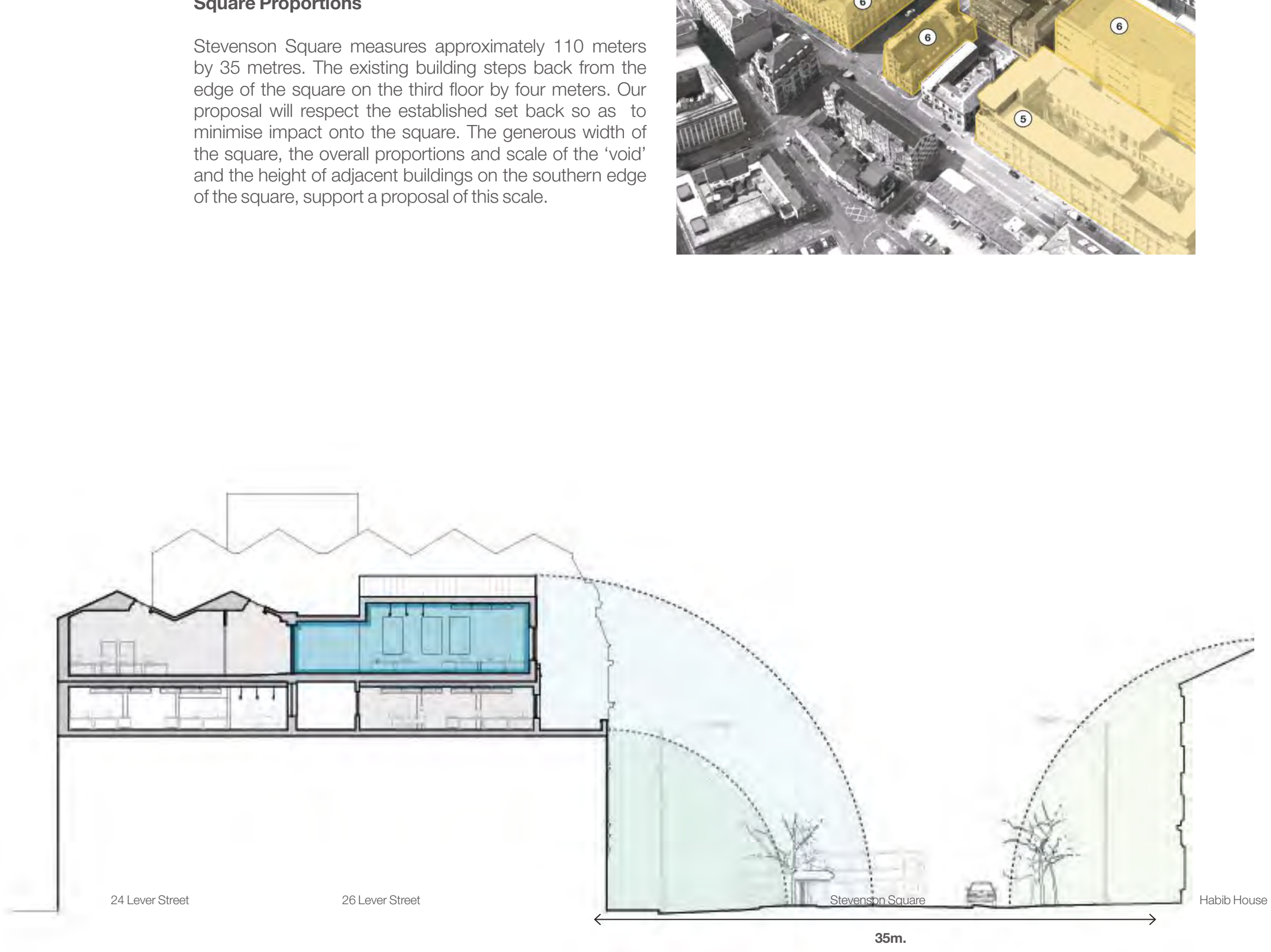
Storey Heights

Exploratory studies looked at the existing storey heights in the area to understand how the proposal will fit within its context (see diagram right)

Square Proportions

Stevenson Square measures approximately 110 meters by 35 metres. The existing building steps back from the edge of the square on the third floor by four meters. Our proposal will respect the established set back so as to minimise impact onto the square. The generous width of the square, the overall proportions and scale of the 'void' and the height of adjacent buildings on the southern edge of the square, support a proposal of this scale.





©Hawkins\Brown April 2016

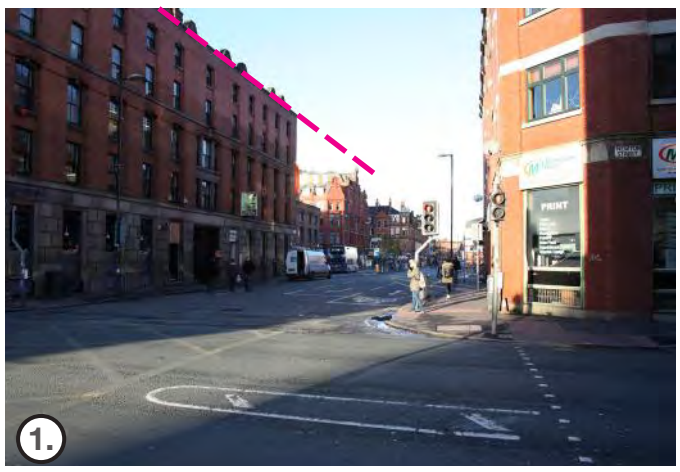
Key Vistas and Square Datums

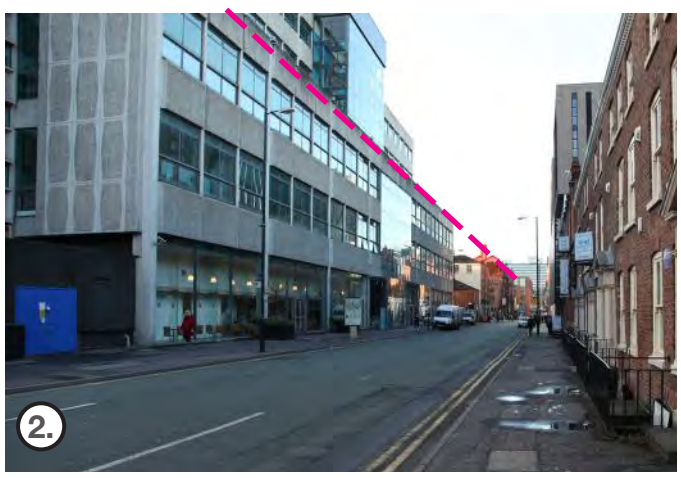
The height of the proposal has been considered in relation to both views within and on the approach to the square. Within the southern edge of the square, the existing building sits below the established datum of Sevendale House (six large storeys) and the five stories of Rutland House. Within this context 26 Lever Street appears truncated at only 4 storeys. The proposal will bridge this datum and aesthetically redefine this edge of the square.
The approach to the square on Lever Street from the Piccadilly area, has also been studied, with a number of listed buildings in the foreground.

Datum



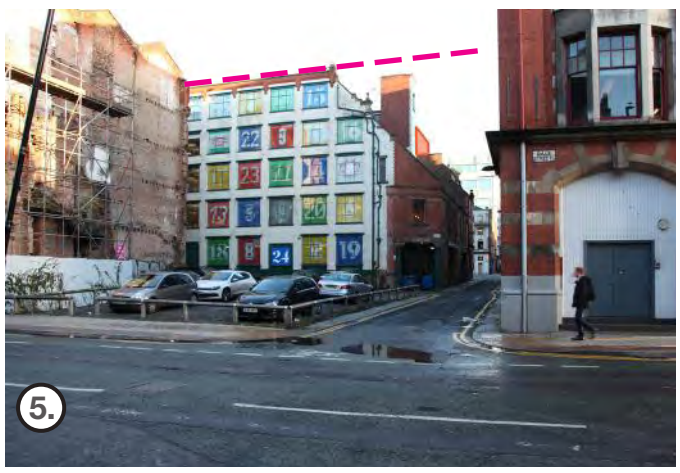
Stevenson Square Conservation Area







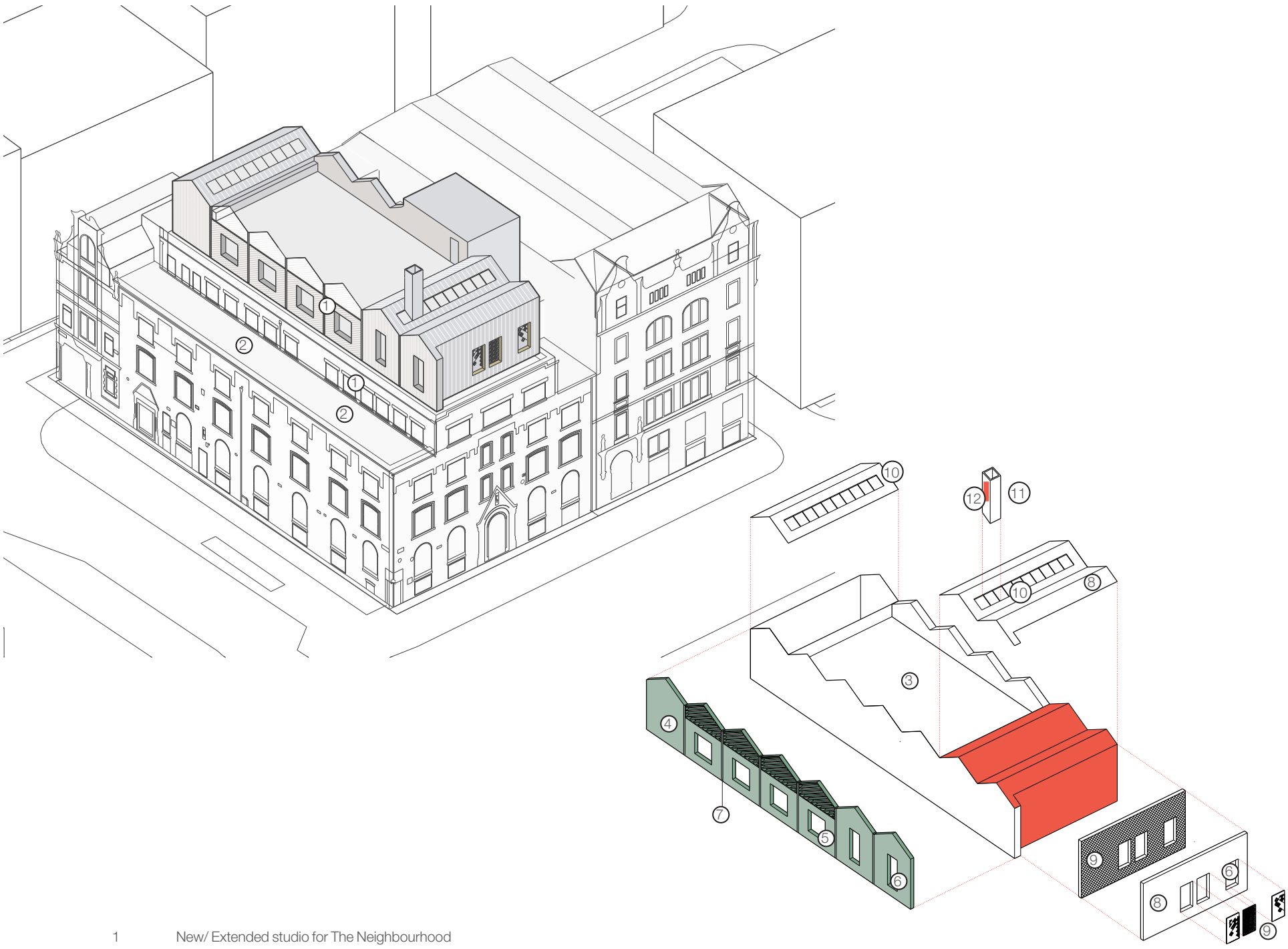




Hawkins\
Brown

6 .3 Appearance

The proposal is sensitive to the forms, architectural detail, materiality and industrial history of the Northern Quarter and Manchester. Within its appearance the proposal celebrates its position within a historic, creative, and mixed use square rich in variety of architectural styles, materials and details but with common themes. Its detailing and use of materials will provide a modern interpretation of Manchester's industrial past relating to its physical and social history.

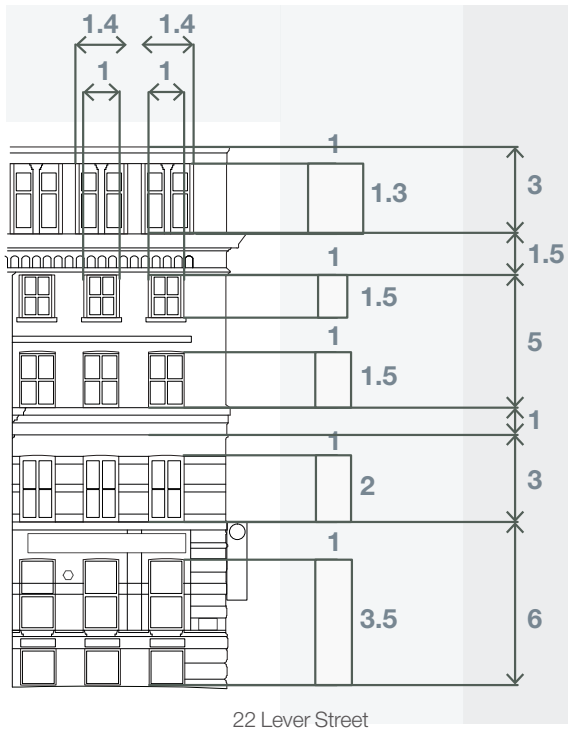


1 New/ Extended studio for The Neighbourhood
2 Private external terrace
3 Shared external terrace
4 Stevenson Square facing elevation - made of directional, stained timber
5 Openable window module to serve main studio floorplate with openable section for natural ventilation
6 Fixed picture window
7 Recessed channel in dark grey anodised metal
8 Dark grey standing seam roof material
9 Metal lattice openable panel for artwork display
10 North facing openable roof lights for natural ventilation
11 'Light' chimney
12 Factory Whistle

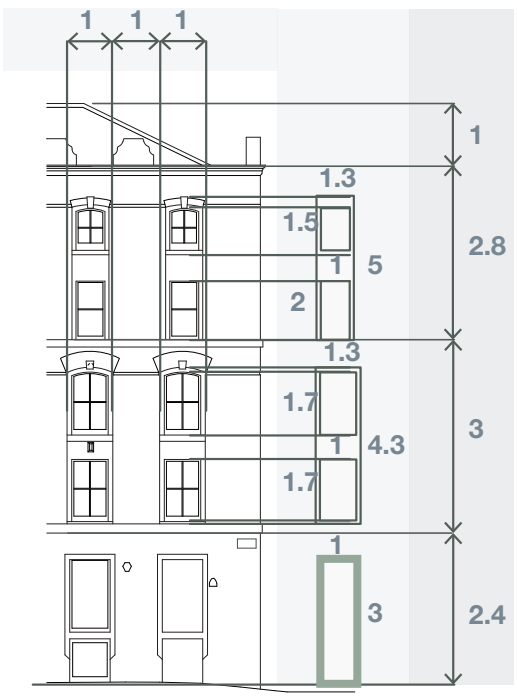
©Hawkins\Brown April 2016

Window Apertures - An Urban Square Condition

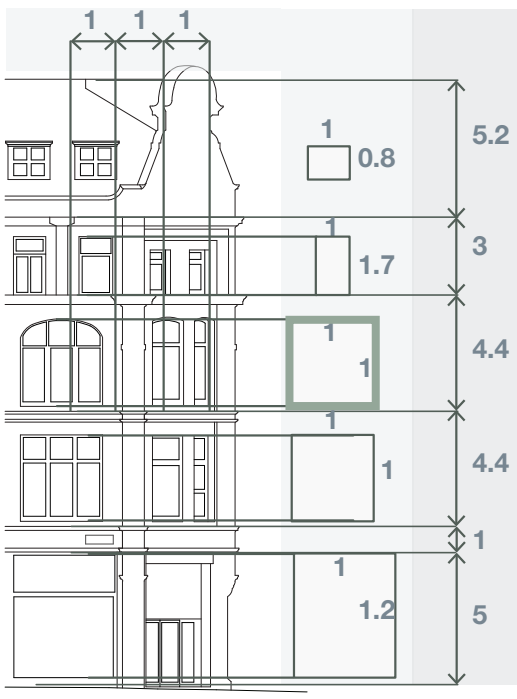
In adding to the urban square elevation we wanted to understand the existing edge condition and how the proposal could take reference from existing elevations within the Square. This study looks at the window sizes and proportions across a number of buildings as well as how those apertures form a distinct hierarchy across the floors of the building. This study became a driver for the proportion of our proposed windows and setting out that work with the existing building bays.



22 Lever Street



Rutland House



Sevendale House

Form - A Rooftop Condition

In creating a new rooftop condition the proposal aims to be sensitive to its context within the square and conservation area. Our design process involved exploring and investigating the existing and historic conditions of the area before interpreting these to create a modern yet contextual approach.

Stevenson Square and its surroundings show special consideration taken with the ‘crowns’ of buildings. This is an approach modern interventions also acknowledge.

The proposal takes its que from the listed Sevendale House. A rooftop condition study revealed pitches of between 30º and 32º. With a pitch of 30º for each bay, the proposal will be sensitive to its grander neighbour.

Sevendale House




15-21 Hilton Street

Rooftop Condition
‘The Crown’



Sevendale House

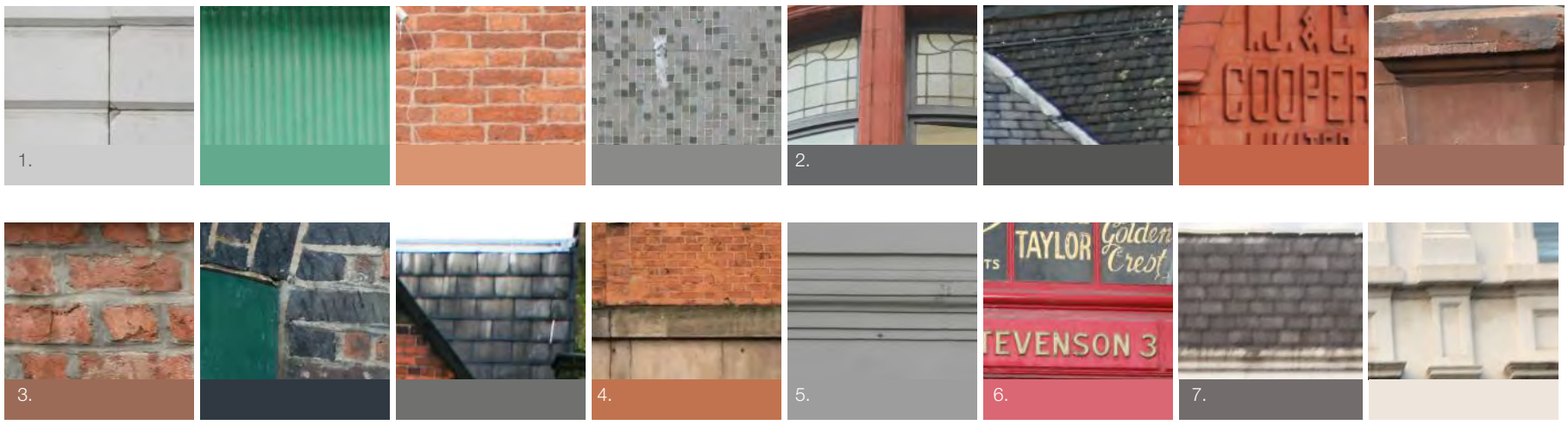
Proposal for 26 Lever Street

Hawkins\
Brown

Materiality

To develop contextually sensitive proposals, it is critical to understand the materials and tonal qualities of the surrounding buildings. The images below extrapolate the key material palette found around Stevenson Square from which the foundations of the proposed design and material considerations for the new facade proposals have been developed. As a rooftop extension we have taken the grey tones of the contextual rooftop materials as inspiration for our own material palette

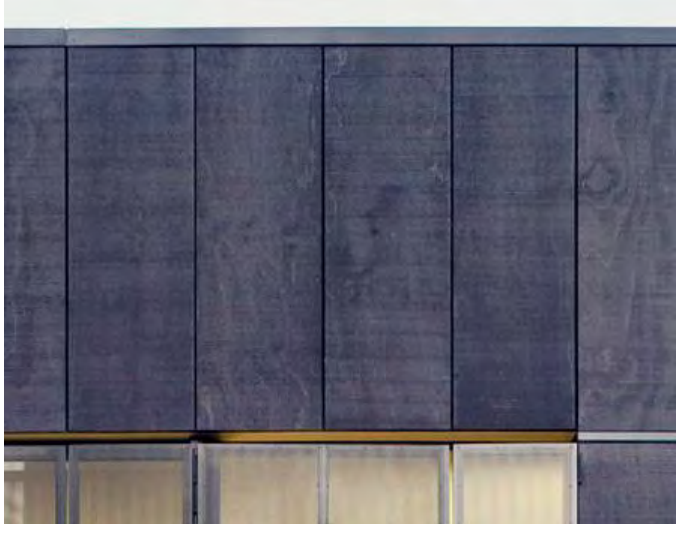
1. Habib House
2. Sevendale House
3. 24 Lever Street
4. Rutland House
5. 5 Stevenson Square
6. 1-3 Stevenson Square
7. 21 Hilton Street





A - Pre-weathered timber cladding
B - Dark grey standing seam metal roof
C - Dark grey anodised metal balustrade
D - Dark grey anodised openable metal framed windows
E - Dark grey anodised non-openable metal framed windows
F - Recessed channel in dark grey anodised metal
G - Hit and miss timber cladding
H- Light Chimney, timber clad to match facade

©Hawkins\Brown April 2016



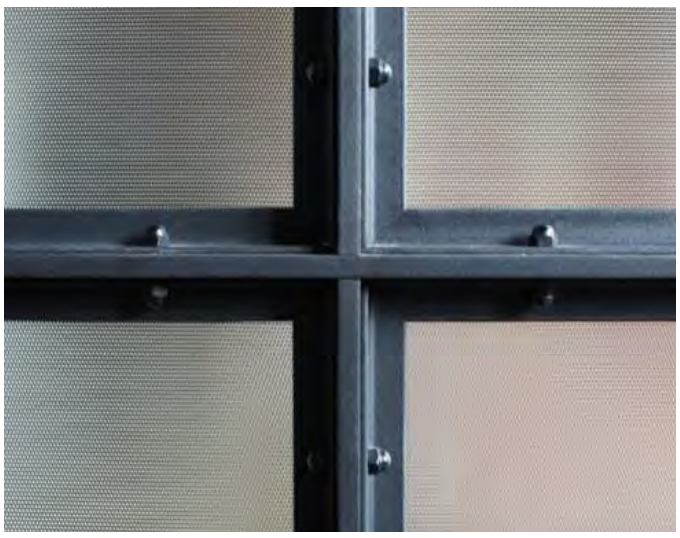
Bauernhaus Museum Wolfegg / Von M



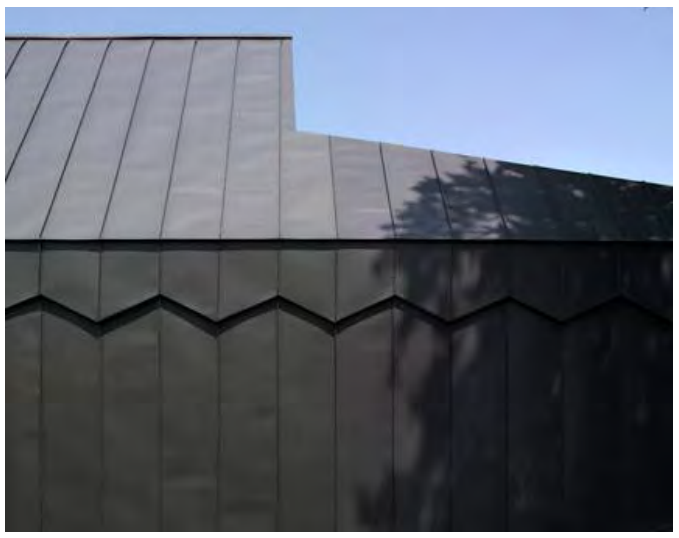
Country House Goedereede / Korteknie Stuhlmacher Architecten - 13

Timber (A,G+H)

Timber has been chosen for its lightweight, sustainable qualities. As a traditional material, it can be specified to carefully blend with the tones of much of the surrounding rooftops. The cladding can be detailed in a contemporary way and specified so as to attract minimal future maintenance.



Former Carnegie Library



Ditchling Art and Craft Museum, Adam Richards Architects

Windows and Frames (D +E)

Dark grey anodised metal framed windows are proposed to blend with nearby buildings. These windows will be deeply recessed to employ a similar language in the proposed as in the existing 26 Lever Street.

Metal Roofing (B)

The tonal qualities of the proposed roofing solution embraces its context; a grey metal has been chosen to tonally match the dominant colour in the area. The standing seam detail will give a familiar texture across the roofscape.

Hawkins\
Brown

In order to enrich the material palette with references to the context of the proposal, we have taken inspiration from the Historic, Creative, Industrial and Social elements of Stevenson Square and the Northern Quarter.

Enriching the Material Palette : Historic

Referencing the historic use of metal within Stevenson Square (see historic photo of Stevenson Square below) we have incorporated a metal latticework that subtlety gives interest to openable panels within the Lever Street Elevation. The pattern of this latticework will reference the pattern of brickwork in the existing building.



Historic Photograph of Stevenson Square



The Jewish Center, Wandel Hoefer Lorch + Hirsch



Proposal

Enriching the Material Palette : Creative

The Northern Quarter has become a hub for creatives within the Manchester area and beyond. This creative spirit has become a part of the fabric of the area, and within 24 and 26 Lever Street, at times a part of the architecture. During the Christmas period 24 Lever Street became an advent calender raising money for charity (see middle below). While creative thinking allowed the Rooftop Garden Project to begin and thrive, with community members themselves co-designing the rooftop (see below left). Within the proposal we wanted to incorporate an area that gave space for this creativity to become visible and celebrated. Openable panels on the Lever Street elevation will allow the tenants of the building and members of the Rooftop 'Garden' Project to communicate with the wider community.



Co-design process of the Rooftop 'Garden' Project



24 Days of Lever Street



Proposal

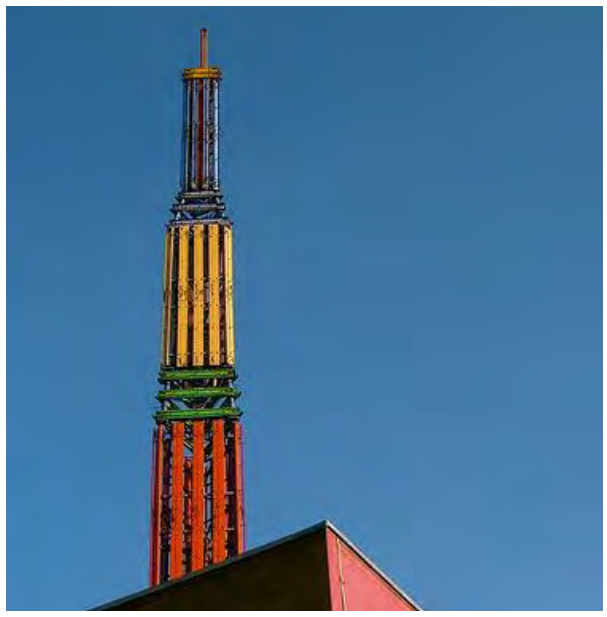
©Hawkins\Brown April 2016

Enriching the Material Palette : Industrial

As an industrial powerhouse of the region, the traditionally industrial form of the chimney is prevalent within Manchester. Taking a modern interpretation of the chimney, a light chimney will bring light into the lower levels of the building. A ‘factory whistle’ will sit proudly atop of the structure. Its design possibly informed through a community design competition or collaboration with a local artist. The use of sculpture within this feature would take precedent from local artworks such as Peter Freeman’s ‘Toy Boy’.



‘A Riverbank’, L.S. Lowry



Peter Freeman's 'Toy Boy'



Proposal

Enriching the Material Palette : Social

The architecture of the building will allow the social activities of the rooftop to be visible to the street and public. The use of a slatted timber on the pitched balustrades will allude to the social activities and greenery behind, allowing the people of the Rooftop ‘Garden’ Project to become a part of the architecture themselves.



The Rooftop ‘Garden’ Project in use

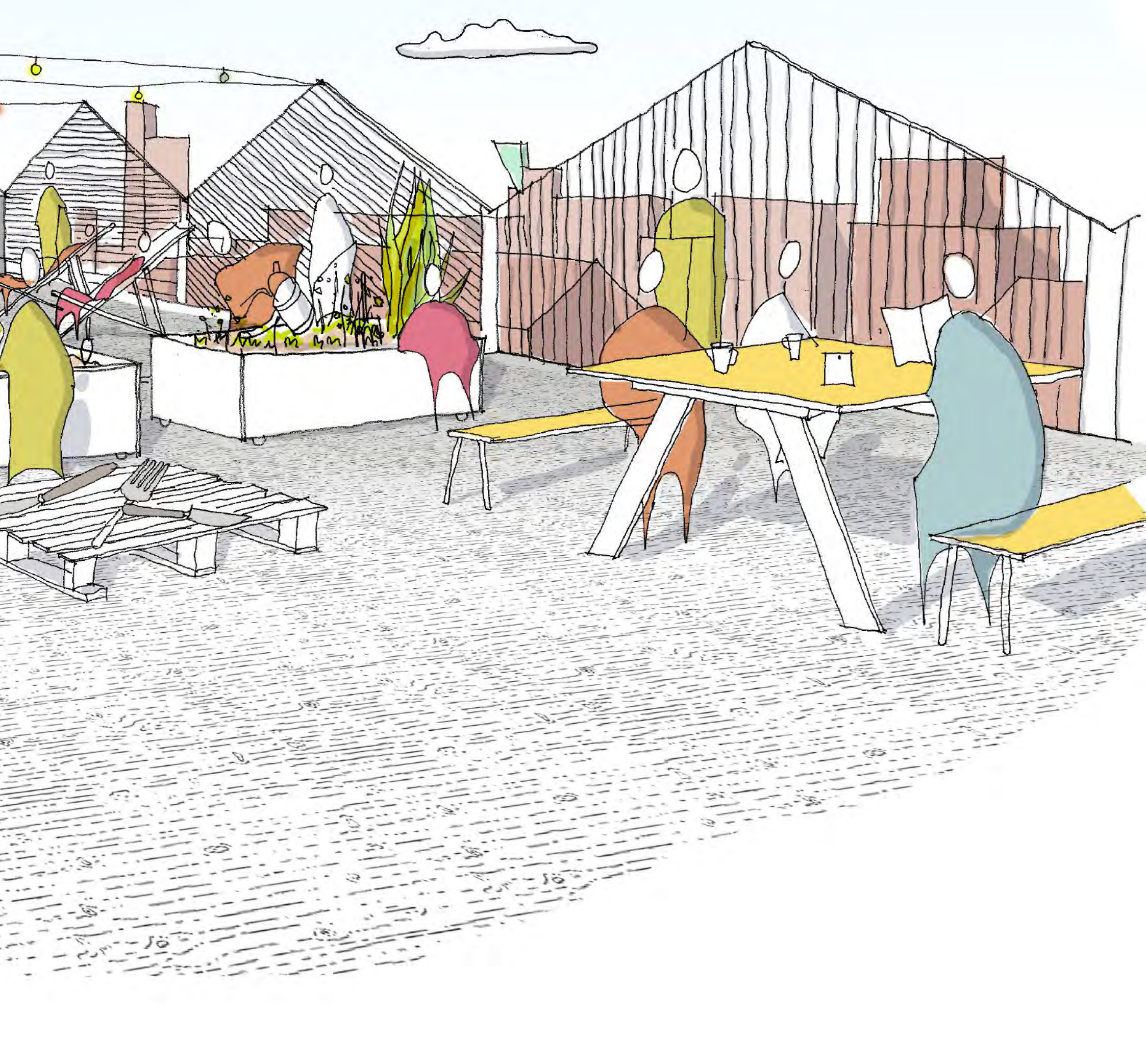


Optical Glass House, Hiroshi Nakamura & NAP



Proposal


ROOFTOP GARDEN PROJECT




MARLSBRO HOUSE
GIVE WAY
N44 AEL


COOPER LTD
Fred Aldous
JCDecaux
'lost souls'