STAMP
ARCHITECTS

WITH
AXI & BLOC

PALL MALL COURT

DESIGN & ACCESS STATEMENT

SEPTEMBER 2025

SA_131 (09) 001 - (PR) DESIGN & ACCESS STATEMENT

REVISION: P01

PURPOSE FOR ISSUE: LISTED BUILDING APPLICATION

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1.0 PROJECT INTRODUCTION

1.1 Introduction

This Design & Access Statement has been prepared by Stamp Architects Limited on behalf of Gunnercooke LLP in support of a Listed Building Consent application for the proposed Category B fit-out of the 4th and 5th floors at Pall Mall, Manchester.

The Statement has been developed with contributions from a number of consultants, including AXI Studio, Bruntwood (landlord), and Bloc Building Consultancy, ensuring a coordinated approach to design, heritage, and technical considerations.

The requirement for a Design & Access Statement arises under Section 62 of the Town and Country Planning Act 1990 (as amended) and Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposals have also been prepared with regard to the guidance contained within the National Planning Policy Framework (NPPF, 2023)—specifically Section 16: Conserving and Enhancing the Historic Environment—and the statutory duties set out in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to preserving the building, its setting, and any features of special architectural or historic interest.

The purpose of this Statement is to articulate the design rationale for the proposed works, demonstrating how the fit-out has been developed sensitively in response to the building's listed status, while meeting the operational needs of the occupier and safeguarding the heritage significance of the property.

The document also describes the scope of the proposed interventions, their relationship to the historic fabric, and their role in supporting the building's ongoing viable use. Furthermore, it addresses access considerations in accordance with national and local planning policy, ensuring that the proposals are inclusive, appropriate, and sustainable.



1.0 PROJECT INTRODUCTION

1.2 Site Location

Site Address: Pall Mall Court, 67 King Street, Manchester M2 4PD

Pall Mall Court is located within Manchester's Central Business District on a gently sloping site bounded by King Street to the south, Marsden Street to the north, Pall Mall to the west, and Brown Street to the east. The building's principal entrance is situated on King Street.

The property forms part of a cluster of three mid-century buildings, including 55 King Street (Pinnacle), set within the finer-grained urban fabric of predominantly Victorian buildings that characterise much of King Street. The site lies within the Upper King Street Conservation Area, which highlights its contribution to the historic and architectural significance of the wider city centre.

The building occupies a highly accessible position at the heart of the city core. It benefits from excellent public transport connections, with several Metrolink tram stops; including St Peter's Square, Piccadilly Gardens/Market Street, and Exchange Square & all within a five-minute walk. In addition, the major rail stations of Manchester Victoria, Manchester Piccadilly, and Manchester Oxford Road are all located nearby, providing regional and national connections. The site is also well served by bus routes, with the Piccadilly Gardens Bus Station a short walk away.



1.0 PROJECT INTRODUCTION

1.3 Site History

The Grade II listed Pall Mall Court was designed by architects Brett & Pollen and constructed between November 1966 and December 1968. It was formally listed at Grade II in 1995, recognised as a significant example of post-war modernist commercial architecture within Manchester's historic core.

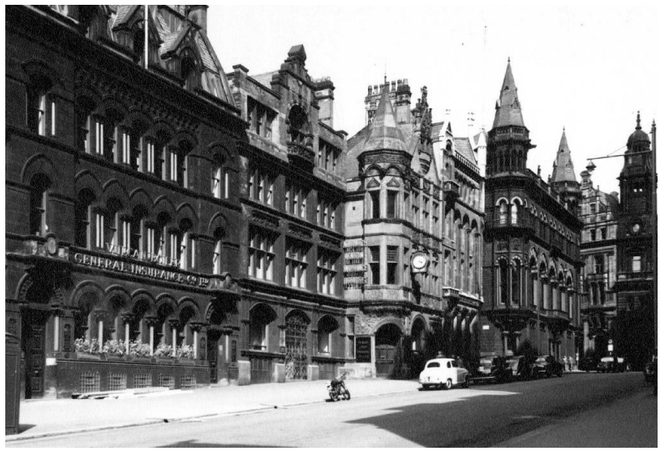
The building was originally conceived as the Manchester headquarters of the London Insurance Group, but during construction the company merged with Sun Alliance. This change in circumstances led to adaptations in the scheme: only part of the building was occupied by the insurance group, while the remainder was let to multiple tenants including banks, solicitors, and architects.

The design was also modified during construction, with the King Street ground floor; originally intended for archive and storage & reconfigured to accommodate a new banking hall, introducing additional access and fenestration.

Architecturally, Pall Mall Court forms an irregular modernist composition positioned to the east and south of a contemporary public piazza, which partially overlays the line of the former Pall Mall thoroughfare, from which the development takes its name.

The site itself has a layered history. Development began on open grassland in the 1730s, with King Street first recorded in the Court Leet of 1730. By the mid-18th century, the area had developed as a prestigious residential quarter for Manchester's upper classes. The street pattern familiar today emerged in the 1750s, with Marsden Street (formerly Marsden's Row), Brown Street, and Pall Mall laid out to define the block. At its centre, St James's Square was developed with Georgian townhouses fronting the square.

The area grew in civic importance with the construction of Manchester Town Hall at the junction of King Street and Cross Street in 1825, which consolidated the street's status as a commercial and financial centre. Throughout the 19th century, residential properties were progressively replaced by substantial banking halls and offices. In 1862, Alfred Waterhouse designed the Royal Insurance Building on the King Street frontage of the site. This striking Gothic structure stood for over a century before being demolished in the 1960s to allow for the redevelopment of the block and the construction of Pall Mall Court.





PALL MALL C.19.....



PALL MALL COURT C.1968







PALL MALL COURT INTERIOR DESIGN C.1968

2.0 CAT A DESIGN PROPOSAL

2.1 Bruntwood Overview

Bruntwood are the freehold Owner, Developer, and Landlord of Pall Mall Court; they have obtained Planning & Listed Building Consent for the redevelopment.

Bruntwood specialise in the adaptive reuse and sustainable redevelopment of key city-centre assets, ensuring they remain viable, high-quality workplaces that respond to contemporary occupier needs.

At Pall Mall Court, Bruntwood's investment has focused on upgrading the base building services, improving energy performance, and sensitively refurbishing common areas and external fabric, while respecting the heritage significance of the Grade II listed structure. These Category A works have created a robust and flexible platform, enabling high-quality Category B fit-outs to be delivered for future Tenant Fit-Out.

2.1 Proposed CAT A Design

Bruntwood has delivered a significant redevelopment of Pall Mall, carefully balancing the preservation of its historic character with the demands of a modern, sustainable workplace. At the heart of the scheme was the replacement of the Grade II listed glazed façade, undertaken with sensitivity to heritage while upgrading the building envelope to meet contemporary standards of performance and appearance.

The project also included a full strip-out of asbestos and all legacy building services, creating a clean slate for modern infrastructure. Sustainability was a key driver behind the redevelopment, with the installation of new, highly efficient heating and cooling systems designed to reduce energy consumption, minimise operational costs, and support long-term environmental performance.
Across all tenant areas, raised access flooring has been introduced, providing flexibility for future workspace layouts and the integration of building services. In addition, welfare facilities have been fully upgraded and thoughtfully positioned adjacent to vertical circulation routes, ensuring ease of access and improving user experience throughout the building.

This comprehensive redevelopment has not only safeguarded Pall Mall's architectural heritage but has also repositioned the building as a high-performing, sustainable, and adaptable environment that meets the needs of today's tenants while anticipating those of the future.

3.0 CAT B DESIGN PROPOSAL

3.1 Architectural Design Proposal

Pall Mall, a Grade II listed landmark in the heart of Manchester, is currently undergoing a sensitive and extensive three-year transformation. Led by Bruntwood, the CAT A refurbishment programme has focused on preserving and enhancing the building's historic character, while providing a modern, flexible platform for future occupiers.

The completion of this CAT A work is scheduled for late 2025. As part of this renewed vision for Pall Mall, Gunnercooke LLP; a progressive legal and consulting business founded in Manchester in 2010. Gunnercooke has taken residence across the 4th and 5th floors, establishing a new flagship headquarters to reflect its recent business transformation.

3.2 General Arrangement

The spatial arrangement for the proposed Category B fit-out has been carefully developed to reflect the operational needs and culture of gunnercooke LLP as a global law firm. The design is structured around four principal elements, each of which plays a vital role in supporting the firm's day-to-day activities, client engagement, and long-term growth. These are:

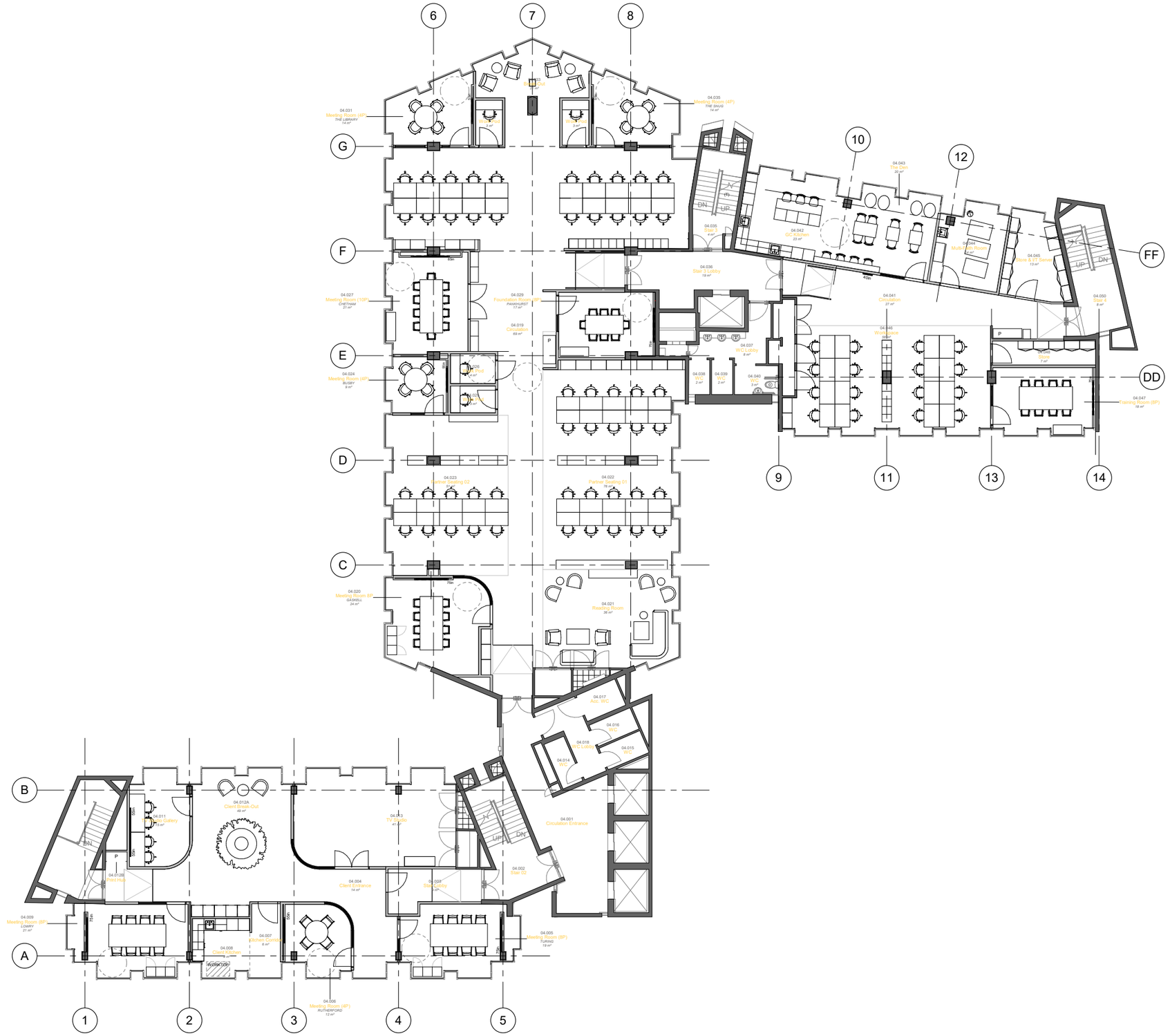
1.) Client - Creating a premium, hospitality-led environment for welcoming and hosting Clients.

2.) Partner - Providing dedicated space for partners that fosters collaboration, discretion, and professional focus.

3.) Gunnercooke Trust - Accommodating the Operational engine of the Business with the charitable foundation of gunnercooke LLP, ensuring its activities are fully integrated within the fabric of the workplace.

4.) Events Space - Delivering a flexible and high-quality venue for seminars, networking, training, and cultural events, supporting both internal and external engagement.

Together, these four components establish a clear organisational structure for the fit-out, balancing the need for confidentiality and privacy with opportunities for collaboration, innovation, and community engagement. The result is a workplace that not only supports the firm's professional requirements but also reflects its values and forward-looking approach.



3.0 CAT B DESIGN PROPOSAL

Client Area

The Client Area is located within the King Street block on the 4th floor and is conceived as a high-end, hospitality-led environment that acts as the principal interface between gunnercooke LLP and their clients. The design draws on the language of premium hospitality interiors to create an environment that is both welcoming and professional, reflecting the firm's experience-led approach to client service.
The space comprises:

A suite of formal and informal meeting rooms - Including enclosed rooms for 8 and 4 persons, providing flexibility for a range of client engagements from private discussions to collaborative workshops. The configuration balances accessibility with acoustic privacy, ensuring sensitive conversations can take place in an appropriate setting.

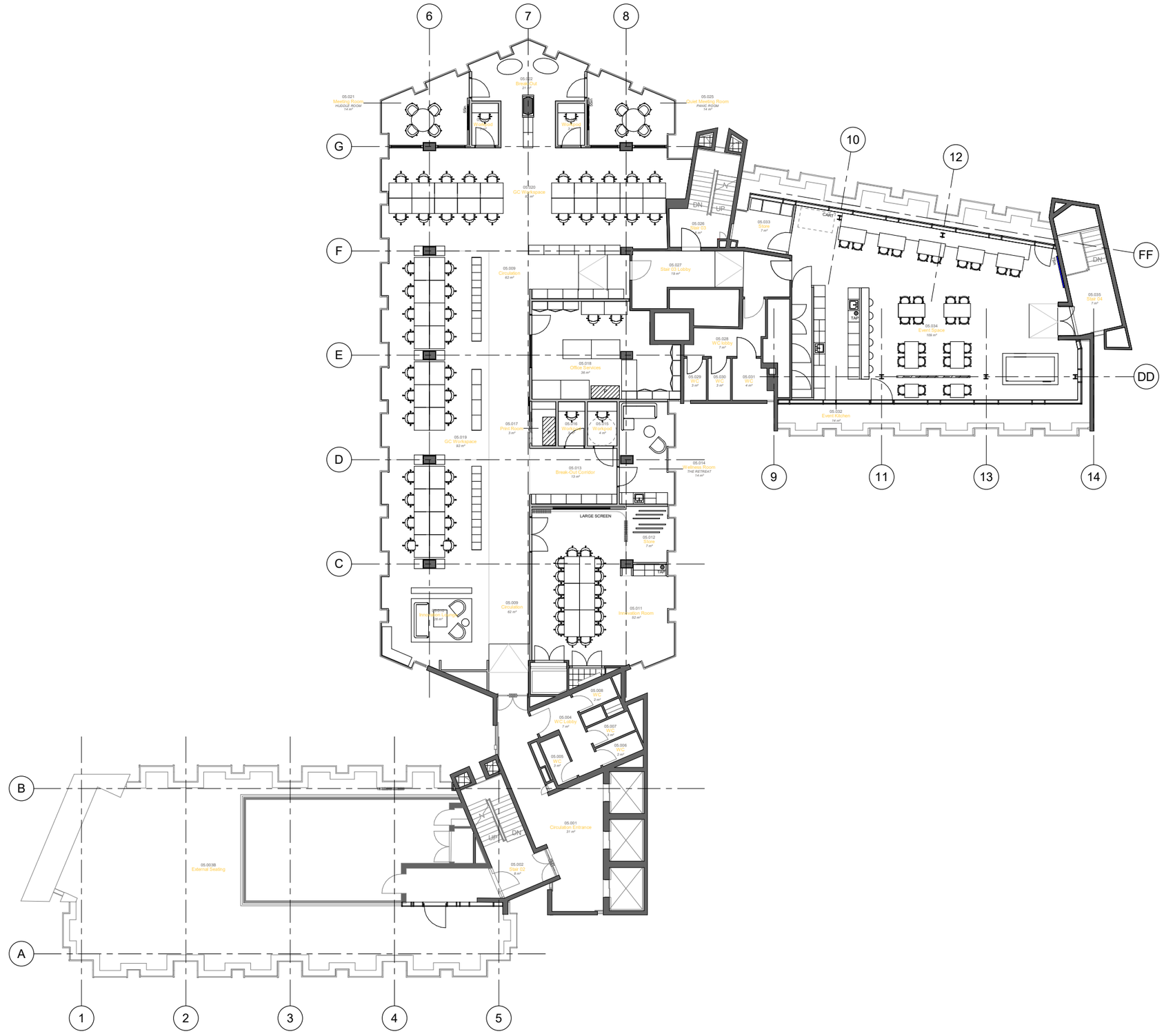
A fully equipped TV and media studio - Enabling the firm to host virtual events, produce digital content, and conduct broadcast-quality media engagement. This facility supports Gunnercooke's innovative approach to client communications and brand presence.

A high-specification refreshment suite - Offering barista-standard coffee, light catering, and lounge-style hospitality for visiting clients. This area serves as both a functional amenity and a social hub, reinforcing the welcoming and client-focused ethos of the business.

The location of the Client Area within the King Street block, adjacent to the lifts and reception, ensures that visitors are received directly into a secure and prestigious environment without the need to move through private workspace.

This positioning strengthens privacy and confidentiality, critical given the sensitive nature of much of Gunnercooke's work, while also maximising convenience and clarity of wayfinding.

The design aesthetic is characterised by premium finishes, tailored lighting, and carefully curated furnishings, creating a sophisticated yet comfortable atmosphere. The spatial layout and materiality respect the building's listed fabric, with interventions designed to be lightweight, reversible, and sympathetic to the architectural character of Pall Mall Court.



3.0 CAT B DESIGN PROPOSAL

Partner Area

The Partner Suite has been conceived as a hybrid workspace that caters to Gunnercooke's network of consultants and professionals, whose working styles are diverse and often highly flexible. The design aims to provide an environment that balances opportunities for collaboration with the privacy and focus required for legal work of a sensitive nature, incorporates:

Open-plan partner desk zones - Design to foster communication, visibility, and a sense of professional community, enabling knowledge sharing and collaboration across disciplines.

Series of enclosed meeting rooms, work pods, & quiet zone - Supporting different modes of working, from confidential discussions and concentrated research to one-to-one mentoring or small group collaboration.

Subtle spatial zoning – achieved through the careful use of furniture, lighting, and partitions rather than heavy subdivision, maintaining the openness of the floorplate while ensuring a degree of acoustic and visual privacy where required.

The agile nature of the layout allows the Partner Suite to adapt to fluctuating patterns of use, reflecting the flexibility of Gunnercooke's consultant model. By combining open and enclosed settings, the suite supports both independence and collegiality, offering spaces where professionals can focus, connect, and collaborate as needed.

The specification of finishes and furnishings has been carefully considered to create a professional but welcoming atmosphere, complementing the wider architectural character of Pall Mall Court while providing a distinctive sense of identity for the firm's partnership network. The result is a high-quality, future-proof workspace that reinforces Gunnercooke's innovative business model and commitment to supporting its professionals in delivering outstanding client service.

Gunnercooke Trust

Located on the 5th floor, the Gunnercooke Trust area accommodates both the operational engine of the firm and its dedicated social impact foundation. The space has been designed to reflect the dual role of this part of the business: providing an efficient and well-organised environment for the day-to-day support functions, while also embodying the values of innovation, collaboration, and community that underpins the Gunnercooke's mission.

Predominantly open-plan desking - For the core operational team, enabling ease of communication, efficiency, and strong visibility across business functions.

Small, enclosed meeting rooms and work pods - Offering spaces for confidential discussions, focused tasks, or small-group collaboration away from the open-plan environment.

Office Services - Strategically positioned to support the wider workplace with essential administrative, IT, and facilities function

Wellness provision - Providing a calm and restorative space for employees, aligning with the firm's commitment to staff wellbeing and recognising the pressures of a high-performance professional environment.

An Innovation Room – A large, flexible space designed to host workshops, training, brainstorming sessions, and cross-disciplinary projects. This area is central to the Trust's mission of fostering new ideas, driving creative initiatives, and supporting the development of both the business and its wider community projects.

The design of the Gunnercooke Trust area prioritises flexibility, openness, and inclusivity, ensuring the space can adapt to a range of uses while maintaining a clear identity within the broader fit-out. Its position on the 5th floor provides a sense of focus and separation from the client-facing areas below, while still maintaining strong connections with the wider workplace. By combining operational efficiency with spaces that actively support wellbeing and innovation, the Gunnercooke Trust area embodies the firm's ethos of pairing professional excellence with social responsibility, ensuring that both the business and its charitable foundation are provided with a high-quality environment in which to thrive.

Events Space

The Events Space located on the 5th Floor (Extension) forms a key component of the fit-out, providing a flexible, high-quality venue for internal and external gatherings. It is designed to reflect Gunnercooke's identity as a modern, outward-looking law firm that places strong emphasis on knowledge sharing, collaboration, and cultural engagement.

The space is deliberately versatile, with an open-plan layout supported by adaptable furniture and integrated technology.

3.0 CAT B DESIGN PROPOSAL

This allows the area to be configured for a wide variety of uses;

Seminars and training sessions - Supporting the professional development of consultants and clients.

Networking and hospitality events - Strengthening client relationships and fostering professional connections.

Workshops and collaborative forums - Encouraging cross-disciplinary exchange and innovation within the firm and its wider network.

Cultural and community activities - Aligned with the values of the gunnercooke Trust, ensuring the space contributes to the firm's social impact agenda.

The Events Space is equipped with state-of-the-art AV and presentation facilities, enabling hybrid events, live streaming, and digital engagement to complement in-person activity. Attention has also been given to acoustics, lighting, and material finishes to ensure the environment is equally suited to both formal presentations and more informal gatherings.
Located in close proximity to circulation routes and shared amenities, the Events Space has been carefully positioned to welcome guests without compromising the privacy of partner and client areas.

The result is a multi-functional hub that enhances the life of the firm, providing a platform for professional, social, and cultural exchange, and reinforcing Gunnercooke's role as a forward-thinking and connected global law firm.

3.3 Internal Glazing & Partitions

The specification and arrangement of drylining partitions and internal glazing have been carefully developed in accordance with Bruntwood's Tenant Fit-Out Guide.

(Pall Mall_Tenant FitOut Guide_6911-SRA-XX-XX-RP-904_P02),

This has been formally reviewed and approved by Manchester City Council's Listed Building Department as part of the Category A refurbishment works. This ensures that all proposed interventions are fully aligned with the Landlord's heritage-sensitive framework and compliant with planning approvals already in place.

For all meeting rooms, workpods, and other enclosed spaces, partitions have been specified using the British Gypsum A206231 partition system. This system consists of a 70s 72c metal stud framework lined on both sides with two layers of 15mm Soundbloc board and filled with 50mm Isover insulation. This configuration achieves an independently verified site-tested acoustic performance of 50dB (Rw), providing a robust level of sound separation appropriate for confidential discussions and sensitive professional activities. The specification also offers durability and buildability while ensuring reversibility, in line with the principles of working within a listed building.

The setting-out of partitions has been carefully controlled to follow the approved partition abutment detail illustrated in the Tenant Fit-Out Guide (see extract, Image 01). Specifically, partition runs are designed to terminate at the perimeter mullions, in accordance with the approved landlord detail. This avoids any partitions being fixed between mullions, for example into glazing systems, thereby preserving the original design intent of the building's façade rhythm and ensuring that no interventions compromise the architectural integrity of the listed fabric.

By adopting these carefully considered specifications and details, the proposed fit-out delivers a high-performance internal environment—acoustically, visually, and functionally—while respecting the requirements of the listed building consent and maintaining consistency with the landlord-approved CAT A framework.

Soffit Abutments

The building is constructed with a substantial cast in-situ reinforced concrete frame, with overall stability provided by concrete shear walls to the elevations and by the stair and lift cores, supplemented by the inherent stiffness of the structural frame itself.

In accordance with the Tenant Fit-Out Guide and the approved CAT A strategy, no fixings are permitted to the underside of the concrete rib deck. Fixings are restricted to the downstand concrete coffers only (see Image 2).
Where partition head details are required to run between the downstand coffers, the gap is to be lined out as illustrated in Image 2. This creates a continuous fixing head detail for the partition system.

All gaps between the downstand coffers will be lined with plasterboard, specified to achieve the required fire rating performance, ensuring compliance with both building regulations and the landlord's fit-out standards.

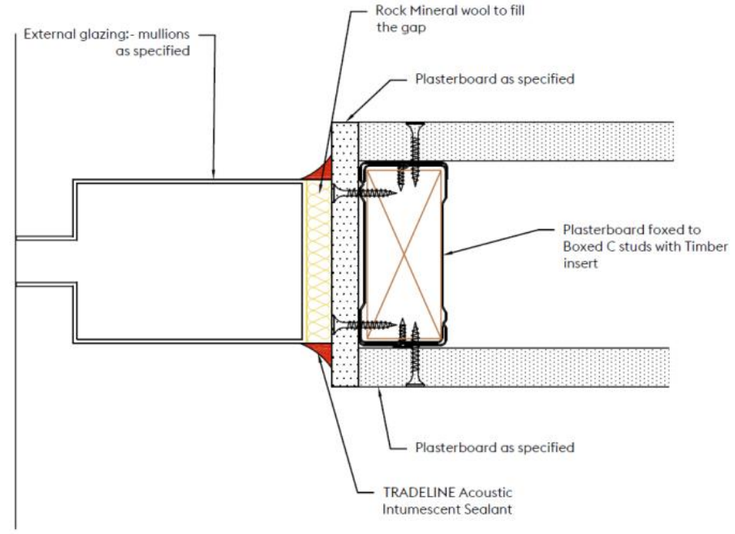


Image 01 - Mullion - Partition Abutment Detail

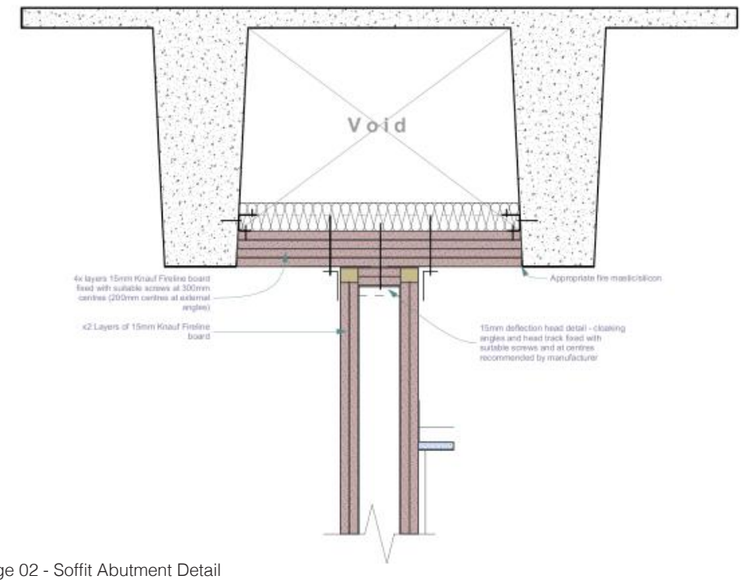


Image 02 - Soffit Abutment Detail

3.0 CAT B DESIGN PROPOSAL

Internal Glazing

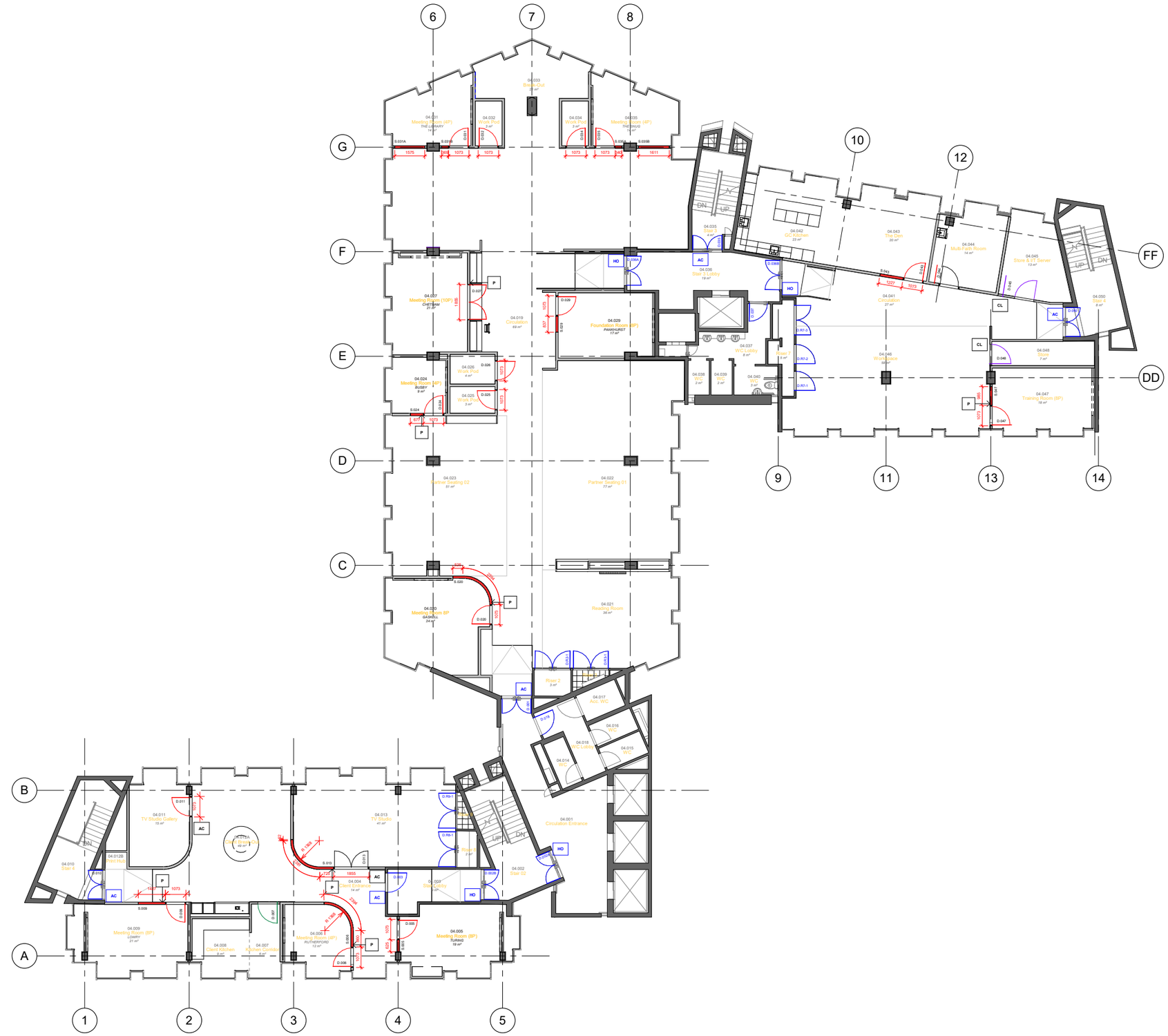
The scheme makes use of internal full-height glazing (up to 2.1m) within partitions running parallel to the curtain walling, maximising daylight penetration and visual connectivity across the floorplate. This approach enhances transparency and openness, ensuring that the internal environment reflects the premium, modern character of the fit-out while maintaining a sense of cohesion with the building's architectural language.

Where partitions are set perpendicular to the curtain walling, these have been designed as solid plasterboard partitions to achieve the required acoustic and fire performance ratings. This balance between glazed and solid elements ensures both functionality and sensitivity to the building's listed fabric.

A carefully considered glazing system, such as Optima (or equivalent), has been specified. The choice is informed not only by its heritage-inspired design - referencing the refined proportions and black-framed aesthetic of Crittall-style glazing - but also by its proven acoustic performance. The system incorporates laminated double-glazed units capable of achieving up to 48dB (Rw), supported by glazed single or double doors of matching specification.

To address the privacy requirements of different spaces, glazing will be supplemented where appropriate with blinds, curtains, and manifestation films. The glazing strategy has been carefully tailored to each room's function: for example, archive rooms require full enclosure to safeguard sensitive information, while multi-faith rooms and store rooms are designed for complete privacy rather than transparency. In contrast, meeting rooms and collaborative spaces benefit from controlled levels of openness and visibility, supported by integrated blinds for discretion when required.

In addition to acoustic considerations, the extent of glazing has been carefully balanced to provide flexibility in room layouts and furniture arrangements, avoiding over-reliance on glazed partitions where solid walls are more appropriate. This ensures that the fit-out not only meets the business's confidentiality and operational needs but also provides a workplace that is adaptable, secure, and respectful of the building's listed status.



3.0 CAT B DESIGN PROPOSAL

STAMP ARCHITECTS

Internal Glazing Key

CAT B (GUNNERCOOKE) DOORS

DT.01



MANUFACTURER: OPTIMA SYSTEMS
PRODUCT REFERENCE: EDGE SYMMETRY (FRAMED)
DOOR LEAF TYPE: SINGLE
GLAZING TYPE: DOUBLE GLAZED
GLAZING SPECIFICATION: 2NO. X 12.8MM ACOUSTIC LAMINATE GLASS
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: REFER TO DOOR SCHEDULE
CABLE MANAGEMENT: SCHCUO CHANNEL
GLAZED SCREEN:

DT.03



MANUFACTURER: TBC
PRODUCT REFERENCE: TBC
DOOR TYPE: CONCEALED
DOOR LEAF TYPE: SINGLE
VISION PANEL: NO
FIRE RATING: REFER TO DOOR SCHEDULE
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: REFER TO DOOR SCHEDULE
FINISH: PRIMED - PAINTED FINISH (SPRAYED)
IRONMONGERY: TBC
ARCHITRAVE: NO

DT.02



MANUFACTURER: OPTIMA SYSTEMS
PRODUCT REFERENCE: EDGE SYMMETRY (FRAMED)
DOOR LEAF TYPE: DOUBLE
GLAZING TYPE: DOUBLE GLAZED
GLAZING SPECIFICATION: 2NO. X 12.8MM ACOUSTIC LAMINATE GLASS
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: REFER TO DOOR SCHEDULE
CABLE MANAGEMENT: SCHCUO CHANNEL
GLAZED SCREEN:

DT.04



MANUFACTURER: : STEMKO (OR SIMILAR)
PRODUCT REFERENCE: NATRADOORPLUS LTC
DOOR LEAF TYPE: SINGLE
VISION PANEL: NO
FIRE RATING: REFER TO DOOR SCHEDULE
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: REFER TO DOOR SCHEDULE
FINISH: PRIMED - PAINTED FINISH (SPRAYED)
IRONMONGERY SUPPLIER: FORMANI BASICS
- FINISH: BRONZE
- LEVER HANDLE: LB719 (SPRUNG ROSE LEVER)
- ESCUTCHEON: LBY50
LOCK: MORTICE
ARCHITRAVES: 100MM SOFTWOOD BULLNOSE
KICKPLATE: STANDARD STAINLESS STEEL

CAT B (GUNNERCOOKE) GLAZED SCREEN



MANUFACTURER: OPTIMA SYSTEMS (SIMILAR & APPROVED)
PRODUCT REFERENCE: REVOLUTION 54 PLUS SHOREDITCH EDITION
PARTITION HEIGHT: 2130MM
PARTITION ABUTMENTS: 94MM HEAD, WALL 25MM & FLOOR 25MM
GLAZING TYPE: DOUBLE GLAZED
GLAZING SPECIFICATION: 2NO. X 12.8MM ACOUSTIC LAMINATE GLASS
ACOUSTIC RATING: 48dB
GLAZING JUNCTION: NEBULA IN-LINE JOINT
FIRE RATING: NON-FIRE RATED
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: RAL 9001
MANIFESTATION: TBC
IRONMONGERY: OPTIMA STANDARD IRONMONGERY SUITE
OTHER: INCLUDES (SHOREDITCH EDITION HORIZONTAL TRANSOM GLAZING BARS

DOOR ASSESSORIES KEY - (CAT B)

CL	DOOR CLOSER
AC	ACCESS CONTROL
BC	HOLD OPEN MAGNETIC LOCK
CP	CONTROL PANEL (ROOM BOOKING PANEL)

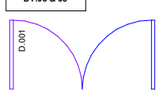
CAT A (LANDLORD) DOORS

DB.01, 02 & 04



DOORS: LANDLORD CAT A DOORS (BLUE HATCH)
PRODUCT REFERENCE: TBC
DOOR LEAF TYPE: SINGLE
LEAF FINISH: TBC
VISION PANEL: REFER TO DOOR SCHEDULE
GLAZING SPECIFICATION: TBC
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
FIRE RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: TBC
ACCESS CONTROL: TBC
HOLD OPEN: TBC

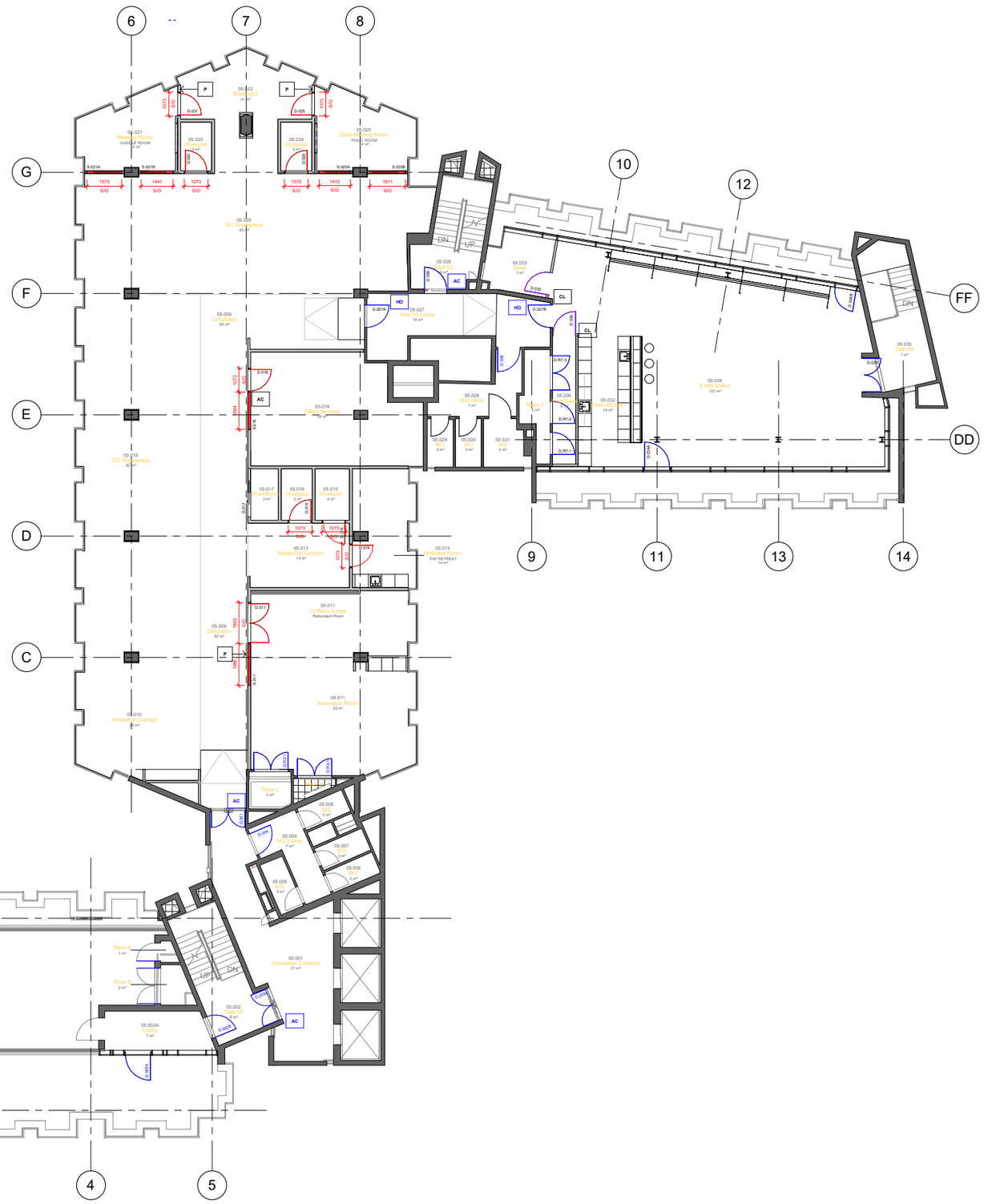
DT.03 & 05



DOORS: LANDLORD CAT A DOORS (BLUE HATCH)
PRODUCT REFERENCE: TBC
DOOR LEAF TYPE: DOUBLE
LEAF FINISH: TBC
VISION PANEL: REFER TO DOOR SCHEDULE
GLAZING SPECIFICATION: TBC
ACOUSTIC RATING: REFER TO DOOR SCHEDULE
FIRE RATING: REFER TO DOOR SCHEDULE
DOOR SIZE: REFER TO DOOR SCHEDULE
COLOUR: TBC
ACCESS CONTROL: TBC
HOLD OPEN: TBC

DOOR ASSESSORIES KEY - (CAT A)
CONTRACTOR TO INSTALL

AC	ACCESS CONTROL	HO	HOLD OPEN MAGNETIC LOCK



3.0 CAT B DESIGN PROPOSAL

3.4 Reflected Ceiling Plans

The scheme incorporates a number of plasterboard ceilings designed specifically to reduce sound transfer between the open-plan office areas and the adjacent meeting rooms. This approach ensures that conversations held within the meeting rooms remain private and that workplace noise does not disturb meetings or collaborative sessions.

In line with the Tenant Fit-Out Guide, the proposed plasterboard bulkhead is set back from the curtain walling, as illustrated in Image 03. An angled trim detail is introduced to conceal perimeter window treatments, such as blinds, ensuring a clean and integrated aesthetic along the façade.

The meeting rooms themselves will be constructed using a British Gypsum MF Ceiling Grid System, lined with Soundbloc plasterboard to deliver enhanced acoustic performance. This specification has been selected in response to the limited soundproofing properties of the existing concrete structural slab, thereby improving both speech privacy and overall user comfort.

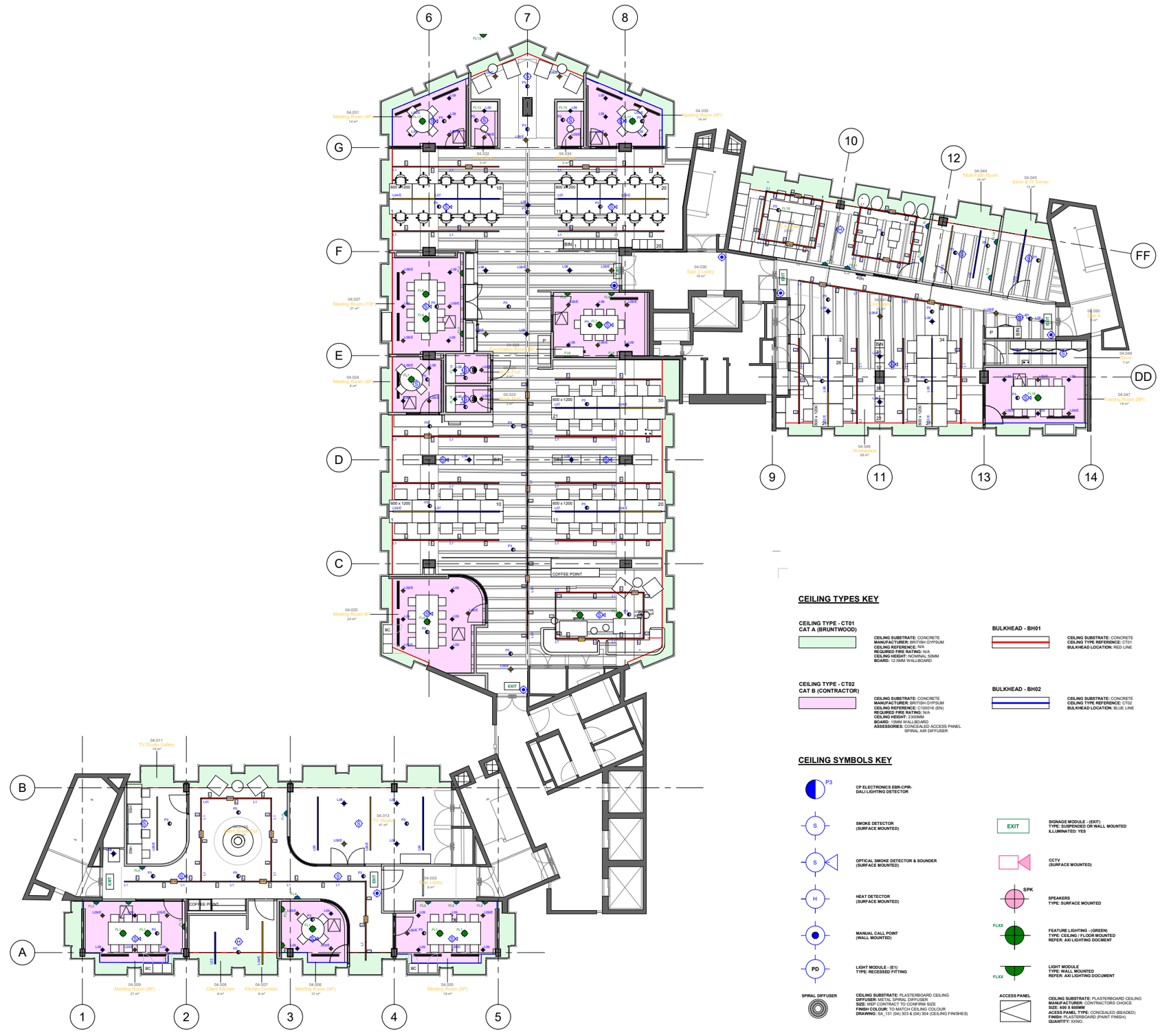
All MEP (Mechanical, Electrical and Public Health) systems, as well as lighting installations, will be carefully coordinated with the ceiling construction. Any required access panels or maintenance points will be discreetly integrated to maintain the high-quality finish and avoid visual disruption to the ceiling plane.

3.5 Lighting

Lighting has been carefully designed and coordinated to suit the specific requirements of each room within the scheme, ensuring both functionality and visual quality. The design is structured around three key lighting types:

Task Lighting, to provide sufficient illumination for work surfaces and reading areas; Feature Lighting, to enhance the architectural character of the space and create visual interest; and Emergency Lighting, to ensure compliance with statutory safety standards and provide safe egress in the event of power failure.

To verify performance, lux levels have been calculated and validated in collaboration with LDL Lighting Designers & Suppliers, ensuring that the scheme achieves the required illumination levels for each space type. For example, the design provides appropriate task lighting lux levels over desks to support productivity and reduce eye strain, while corridor lighting lux levels are calibrated to meet regulatory and best practice standards for circulation areas.



CEILING TYPES KEY

CEILING TYPE - CT01
CAT A (BRUNTWOOD)
CEILING SUBSTRATE: CONCRETE
MANUFACTURER: BRITISH GYPSUM
CEILING REFERENCE: N/A
REQUIRED FIRE RATING: N/A
CEILING HEIGHT: NOMINAL 50MM
BOARD: 12.5MM WALLBOARD

BULKHEAD - BH01
CEILING SUBSTRATE: CONCRETE
CEILING TYPE REFERENCE: CT01
BULKHEAD LOCATION: RED LINE

CEILING TYPE - CT02
CAT B (CONTRACTOR)
CEILING SUBSTRATE: CONCRETE
MANUFACTURER: BRITISH GYPSUM
CEILING REFERENCE: C100516 (EN)
REQUIRED FIRE RATING: N/A
CEILING HEIGHT: 2300MM
BOARD: 15MM WALLBOARD
ASSESSORIES: CONCEALED ACCESS PANEL
SPIRAL AIR DIFFUSER

BULKHEAD - BH02
CEILING SUBSTRATE: CONCRETE
CEILING TYPE REFERENCE: CT02
BULKHEAD LOCATION: BLUE LINE

CEILING SYMBOLS KEY

P3 — **CP ELECTRONICS EBR-CPPR-DALI LIGHTING DETECTOR**

S — **SMOKE DETECTOR (SURFACE MOUNTED)**

S — **OPTICAL SMOKE DETECTOR & SOUNDER (SURFACE MOUNTED)**

H — **HEAT DETECTOR (SURFACE MOUNTED)**

MANUAL CALL POINT (WALL MOUNTED)

PD — **LIGHT MODULE - (E1) TYPE: RECESSED FITTING**

SPIRAL DIFFUSER
CEILING SUBSTRATE: PLASTERBOARD CEILING
DIFFUSER: METAL SPIRAL DIFFUSER
SIZE: M&P CONTRACT TO CONFIRM SIZE
FINISH COLOUR: TO MATCH CEILING COLOUR
DRAWING: SA_131 (04) 303 & (04) 304 (CEILING FINISHES)

EXIT — **SIGNAGE MODULE - (EXIT) TYPE: SUSPENDED OR WALL MOUNTED ILLUMINATED: YES**

CCTV (SURFACE MOUNTED)

SPK — **SPEAKERS TYPE: SURFACE MOUNTED**

FLXX — **FEATURE LIGHTING - (GREEN) TYPE: CEILING / FLOOR MOUNTED REFER: A30 LIGHTING DOCMENT**

FLXX — **LIGHT MODULE TYPE: WALL MOUNTED REFER: A30 LIGHTING DOCUMENT**

ACCESS PANEL
CEILING SUBSTRATE: PLASTERBOARD CEILING
MANUFACTURER: CONTRACTORS CHOICE
SIZE: 600 X 600MM
ACESS PANEL TYPE: CONCEALED (BEADED)
FINISH: PLASTERBOARD (PAINT FINISH)
QUANTITY: XXNO.

3.0 CAT B DESIGN PROPOSAL

A carefully selected palette of fittings has been incorporated to balance technical performance with aesthetic appeal. These include the Leila Track & Spot system, offering flexibility for directional task or accent lighting; the Oscar Downlight, providing clean and consistent general illumination; and the Millie Suspended Light, introducing a contemporary feature element that supports ambient lighting requirements & is referenced in the ***Approved Tenant Fit-Out Guide Page 27-29***

In addition, the lighting controls and PIR sensors (Passive Infrared Sensors) have been designed to optimise energy efficiency. These systems automatically regulate usage based on occupancy and daylight availability, reducing unnecessary energy consumption while maintaining comfort and compliance.

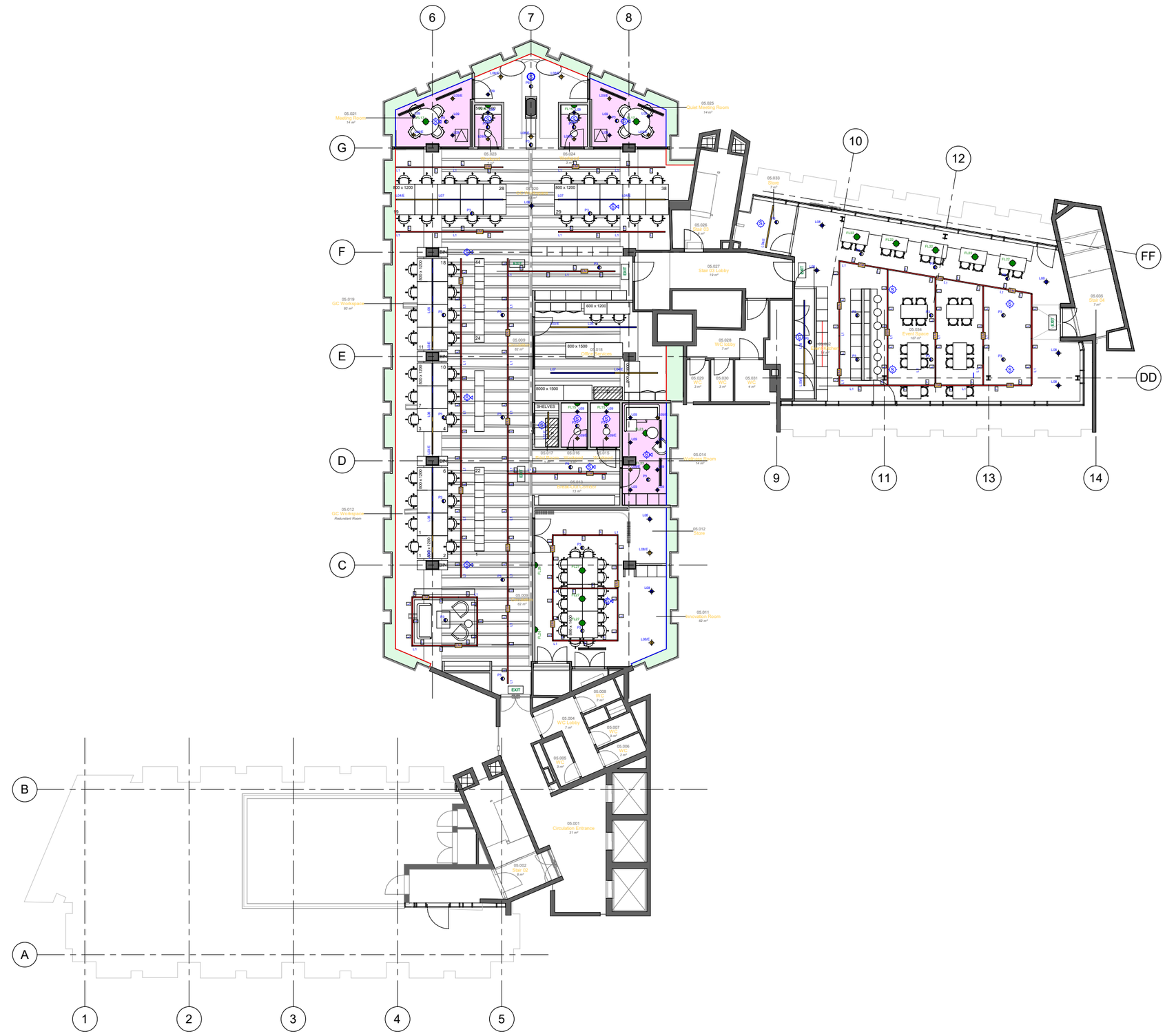
3.6 Mechanical

The proposed Mechanical Layout for the scheme utilises a Hybrid Variable Refrigerant Flow (HVRF) Air Conditioning and Ventilation System, developed in line with the approved CAT A mechanical design, please Refer to Drawings;
1199-HAR-XX-04-DR-M-5702 - P4
1199-HAR-XX-05-DR-M-5702 - P4

. This forms the baseline for performance and compliance, while allowing for minor amendments and detailed coordination with the CAT B layout. Adjustments have been made to ensure seamless integration with internal partition head details, as well as the incorporation of plasterboard ceilings within the Meeting Rooms and Workpods.

To accommodate these spatial and architectural constraints, the typical horizontal air diffusers used in open-plan areas have been adapted to integrated ceiling-mounted spiral diffusers. This provides a more discreet solution while ensuring consistent air distribution and maintaining both acoustic and aesthetic performance across different room types.

All mechanical design calculations, including fresh air rates, occupancy-based air change requirements, and thermal load assessments, were undertaken and verified during RIBA Stages 4 and 5. This ensures compliance with relevant design standards, statutory regulations, and performance benchmarks, while delivering a comfortable and energy-efficient environment for end users.



4.0 CAT B INTERIOR DESIGN

4.1 Interior Design Overview

The interior design scheme has been developed to respond sensitively to the building's historic character while reflecting the prestige and legacy of the company. A carefully curated selection of finishes — including deep timber panelling, patterned carpets, and rich velvet drapery — provides a tactile quality that enriches the ambience from the Client Area on arrival, through to the Partner Area, GC Trust, and into the Events Spaces. Each of these zones has been individually honed, with interior finishes tailored to reinforce their specific function and identity, whilst remaining cohesive within the overall design narrative.

In the Client Area, the design sets the tone for the wider scheme through the use of traditional panelling and bespoke finishes. This creates a welcoming yet distinguished first impression, balancing heritage character with contemporary refinement and immediately conveying the values of quality, craft, and permanence. The Partner Areas are elevated through rich materials and bespoke detailing, providing a sense of gravitas and continuity with the company's heritage. The GC Trust is treated with a sense of intimacy and warmth, reflecting its role as a more private, reflective setting, while the Events Spaces introduce a heightened sense of elegance and flexibility, designed to accommodate both formal gatherings and social occasions.

The Meeting Rooms across these areas adopt a more immersive and expressive character, with colour-drenched walls and ceilings enriched by beautifully crafted wallpaper accents, creating a sense of intimacy and decadence. These interventions are carefully balanced so that each room retains its own distinctive atmosphere while aligning with the wider palette of finishes

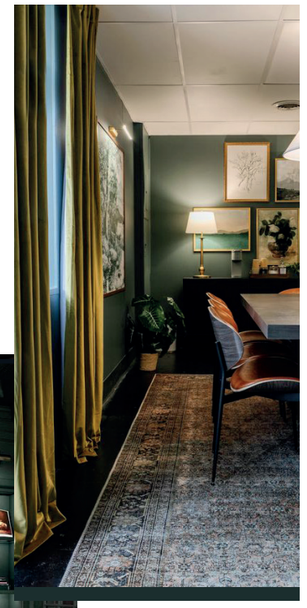
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Lighting design plays a pivotal role in shaping the character of these interiors. Wall-mounted fittings and pendant luminaries are selected and positioned to establish a hierarchy of lighting levels, supporting the varied functions of the different areas. Accent lighting highlights artwork, joinery, and heritage details, while ambient lighting ensures a warm and atmospheric backdrop throughout.

A palette of traditional hues — deep greens, rich browns, and warm neutrals — brings consistency, depth, and gravitas across the scheme. This is complemented by metallic accents and plush soft furnishings in velvet and leather, which introduce



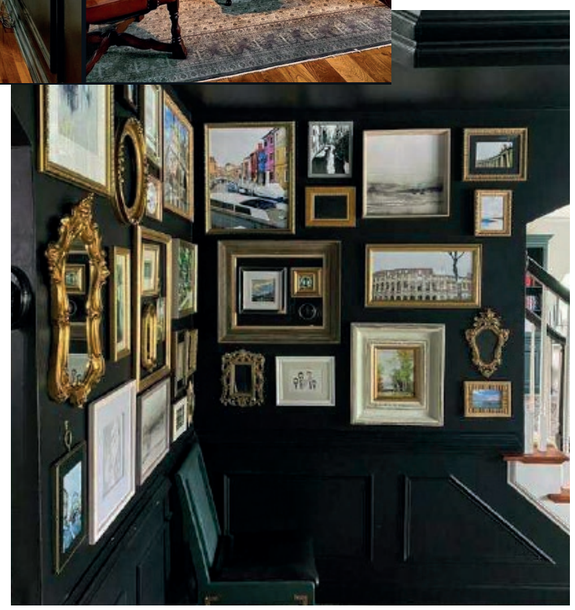


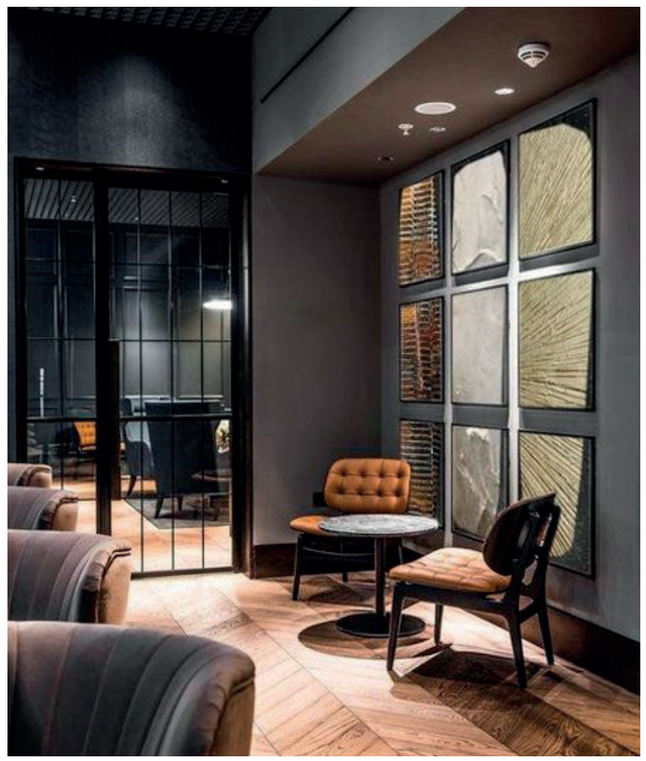












refined moments of luxury. Together, the finishes and furnishings create interiors that are layered, timeless, and evocative of both tradition and modern comfort, with each space carefully honed to its purpose within the building.

4.2 Interior Design - Look & Feel

The Interior Design Proposal seeks to create a welcoming and characterful experience from the moment clients arrive. The client arrival space is designed to feel warm, inviting, and richly layered. Patterned carpet inserts introduce visual interest underfoot, while deep-toned timber panelled walls bring a sense of tradition and depth. These elements combine to create a tactile and textured backdrop. Carefully placed wall lights lower the overall lighting level, creating an intimate ambience while also drawing attention to a curated display of framed artwork that animates the walls.

Soft, thick velvet drapery lines the window elevation, introducing both grandeur and softness. Hung from floor to ceiling, the drapes emphasise the height of the room and guide the eye upwards, enhancing the sense of scale. The colour palette is rooted in traditional heritage tones (greens, blues, greys, and creams) establishing a timeless and sophisticated atmosphere that extends consistently through all client-facing areas. Crittall-style glazing and smaller partitions, detailed with painted panelling, will help define zones within the space without closing them off completely. These partitions also provide opportunities to showcase artwork, decorative objects, and styling elements, allowing the design narrative to flow seamlessly across the interiors.

In contrast, the Gunnercooke Trust area adopts a brighter, more practical, and slightly more contemporary approach while still maintaining a strong connection to the overall design language. Here, soft neutral tones dominate the main workspace walls, offering a calm and functional backdrop. Subtle injections of the deeper hues—borrowed from the client-facing areas—are introduced strategically through accent walls, furniture, and accessories.

These touches provide visual continuity and honour the traditional styling, while decorative breaks and detailing nod to the heritage-inspired palette seen elsewhere. The result is a professional, uplifting workspace that balances practicality with elegance.

