



# Fairhursts:

PROSPECT HOUSE, LTM  
DESIGN AND ACCESS STATEMENT  
August 2025 Rev P01

## DESIGN AND ACCESS STATEMENT

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Report Ref: 7808-FA-PH-ZZ-RRP-A-09-103 Rev 01

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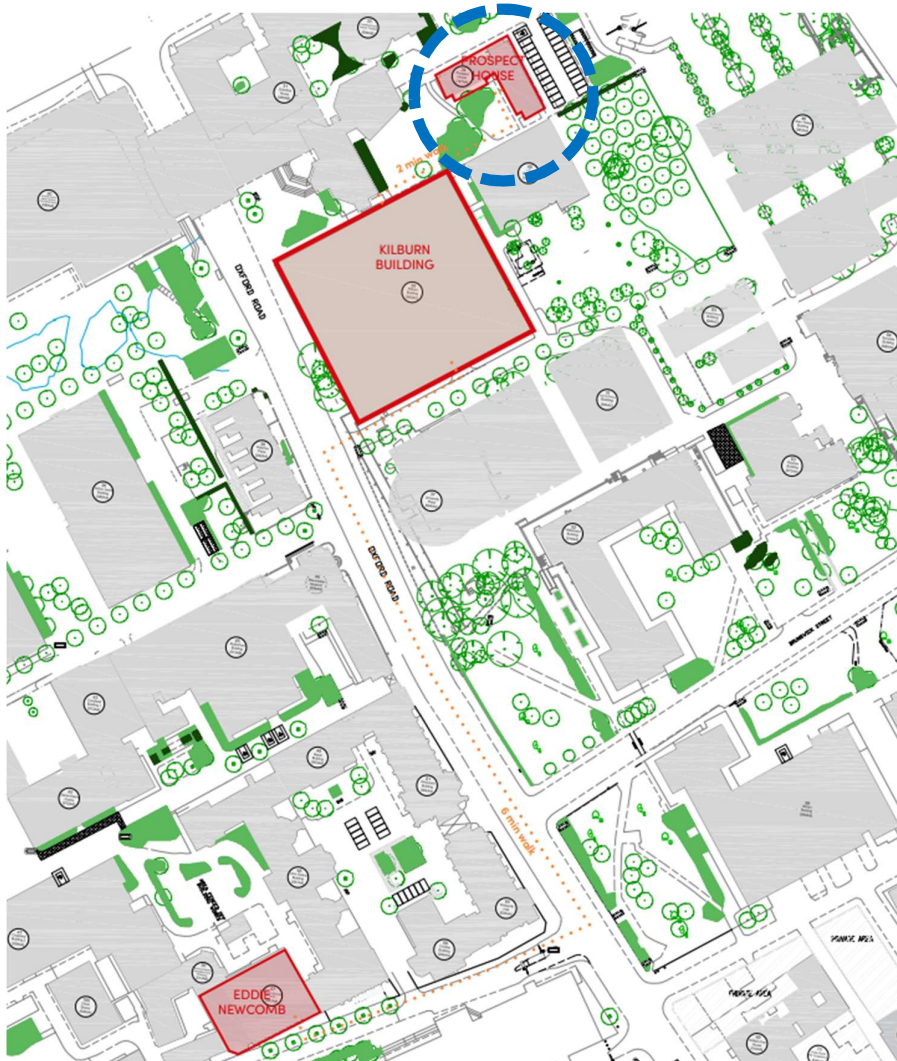
*To be ready in conjunction with Planning Statement, associated reports and drawings*

## SITE & PROJECT CONTEXT

This project consists of **long-term maintenance works to Prospect House** and forms part of a wider project to on behalf of the Department of Computer Science and Information Technology Services (ITS) at the University of Manchester.

The wider project spans three existing buildings on the university campus: the Kilburn Building, Prospect House, and the Eddie Newcomb Building. Currently, both the Department of Computer Science and ITS are based in the Kilburn Building. To support the university's growing academic offerings and accommodate an anticipated increase of 100 additional Computer Science students by September 2026, the project aims to expand into additional space across the three buildings.

As part of this expansion, Prospect House must undergo essential long-term maintenance works (LTM) to ensure it is suitable for future use. This work is time-sensitive and critical to the successful delivery of the overall project.



## EXISTING SITE AND LOCATION

The building is located on Booth Street East and its location remains unchanged.

## THE BRIEF

Prospect House is a three-storey office building, built around 25 years ago and designed by Hodder Associates. It is located on Booth Street East and has an L-shape layout, with offices in the South and West wings, connected by a central core.

The LTM works address critical issues including water ingress and damage to building fabric, failing drainage systems, and roof access and maintenance safety. The upgrades aim to reduce carbon and running costs, maintenance safety along with enhancing building occupant comfort.

Key components include:

### 1. Walls / Fabric

- Making good and re-painting to the existing through colour render.
- Removal and replacement of all glazing and curtain walling, including main entrance doors.
- Re-decoration of brise soleil, external louvres and escape doors.
- Cleaning of existing stone rainscreen panels to ground floor.
- Review and repair / repaint of structural steel elements and window / roof supports.

### 2. Roofs

- Removal and replacement of all roofs including first and second floor flat roofs and planar glazed elements.
- New perimeter edge protection to upper-level roofs.
- Access hatch and ladder to second floor roof/s.
- New access doors to inaccessible roof areas.
- New step overs for changes in level.

### 3. Siphonic Drainage to Gravity Drainage

- Removal of existing siphonic drainage and installation of new gravity drainage system including external rainwater down pipes.
- Connection to new manholes and making good to external works to connect to existing drainage SW system.
- New external aluminium downpipes to facades for drainage.

### 4. Internals

- Refurbishment of all WCs.
- New accessible and ambulant WCs to ground floor.
- Alterations to main internal stair and balustrade to comply with Part M / K, where feasible.
- Demolition and installation of new partitions.
- Internal refurbishments of decoration and finishes.
- Internal concrete repairs to structural concrete feature ceiling.
- New lighting and MEP services to suit new layouts.

## DESIGN INTENT & ELEVATIONAL TREATMENT

The proposed refurbishment will respect the original fabric of the building. Where replacements of roofs, glazing and colour-through render is proposed, like for like or visual match products will be used to replicate the original appearance of the building where feasible. Planar glazed roof areas that are not visible from street areas will be removed and covered due to historic leaks, poor detailing and low thermal properties.

### **Making good and painting of the existing through colour render.**

The existing through-coloured render is weathered, with cracking and areas of flaking of applied paint / coatings.

The existing render will be cleaned, made good where damaged, flaking areas of paint removed and sanded back to sound grounds and re-painted. It will add protection to the façade and retain the existing appearance and finish. Full removal of the textured paint has been explored to reveal the smooth finish below, however removal would damage the render below in some areas, so a repair and re-paint approach has been proposed.



Existing Render Colours to be retained and repainted as existing:



Grey

Blue

White

Pink

### **Removal and replacement of all glazing and curtain walling.**

Just under half of the existing glazing is single glazed and requires replacement to enhance thermal comfort, reduce solar gains and enhance carbon efficiency.

Under Building Regulations Part L, if more than 25% of a thermal element is renovated, the entire element must be upgraded to comply with the regulated U-value requirements. In this project, the distribution of single glazing and double glazing has been assessed, revealing that single glazing accounts for approximately 45% of the total glazed area. As

this significantly exceeds the 25% threshold, all glazing, including the double-glazed portions, will be replaced to meet current Part L energy efficiency standards. This will include replacement of the 2 existing entrance doors, pictured below. The doors will be replaced with Leaf and half swing automatic doors on access control to meet fire escape requirements and reduce the need for additional pass doors with replacement of the sliding door to the street entrance.



Existing Curtain Wall and Windows



Curtain Wall sample, colour to match Grey. Fixed Window sample. Open Window sample.

The proposed aluminium window system and aluminium curtain walling has been chosen to maintain slim sightlines along with some of the profile features of the fixed and opening window systems. A sample of windows has been reviewed, and the Smart Aluminium MC Wall and Alitherm 400 with Heritage insert windows was chosen for the slim and moulded profile that closest replicated the steel frames in-situ.

Additional opening lights to match the new proposed system will be added to 4 rooms to avoid summertime overheating for improved comfort, (see elevations for details of opening windows).

The aluminium curtain walling stick system for the large format atrium glazing and some of the larger glazed elements will maintain the vertical features of the facades while slimming down the appearance. Glazing sizes and frame lines are intended to be kept where this is feasible with the systems and sizes constraints. Some alterations are noted although minor to keep with system approved design constraints.

See elevations and sections for further details.

## Removal and replacement of roof.

The existing roofs above first and second floor do not meet current building regulations due to its high thermal transmittance. It is also at end of life being a single ply membrane and has some leakage issues across the building evident in the interiors. To address these issues, additional insulation is required to reduce heat loss and bring the roof into compliance. The roof is also causing significant leaking to second and first floor, see photos below due to poor / inadequate drainage with a siphonic system.

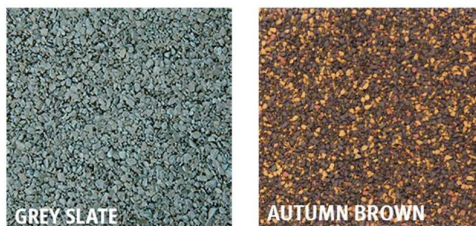
The proposed uppers roofs cover a footprint of approximately 310m<sup>2</sup> and are located around 9 metres above ground level. The upgrade involves removing the insulation between rafters to create a new polymer bitumen warm roof system with the required warranties and insurances for the university EPMS. This will involve a slight raise in the roof heights and depth of the edge facias for the increased insulation and perimeter gutters / outlets.

On the lower terrace levels the existing paving, ballast and insulation / single ply will be removed and a new bitumen polymer roof covering applied as per the upper roofs. Areas of existing render will be required to be removed and new upstands created for window / door openings to allow for compliant details to be achieved. Insulation to this level will be reduced to allow outer external perimeter upstands and guarding to be retained at safe height and avoid requirements for increased heights and elevational alterations. Existing copings will be removed cleaned and re-laid with lapped roofing details sealed for weather tightness. Reduced U-Values will be required at this level but these will be an improvement on the current condition.

The proposed enhancements will improve the thermal envelope and weather tightness, resulting in a building that improves the occupant comfort.



Existing Roof Finishes Low level terrace (left) and Upper Roofs (right)

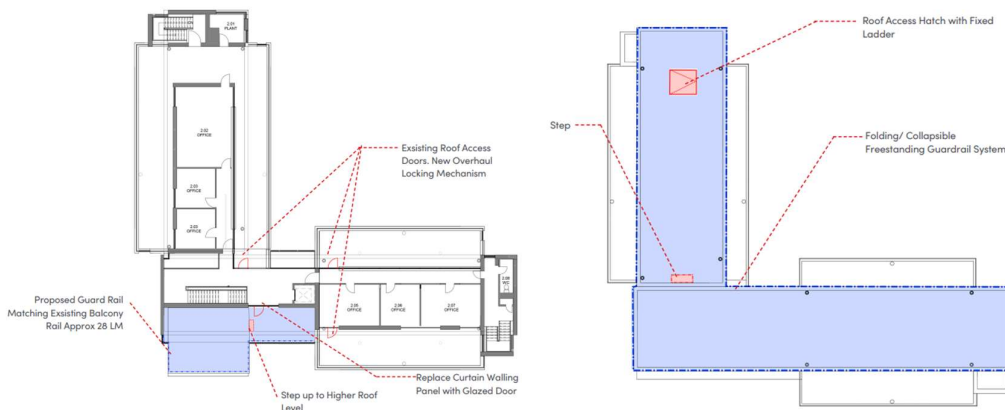


Proposed Finishes Lower and Upper levels

## New roof hatch and edge protection.

The existing second floor roofs are not accessible.

The proposed roof will incorporate a new access hatch positioned on the east wing of the building, with fixed ladder access. The roof area will feature collapsible guardrails around the access point. These guardrails can be deployed during maintenance activities to provide fall protection and folded down afterward to maintain the roof's streamlined appearance. The edge protection will be fold down to the roofs and in line with wall below on the upper levels for structural constraints so will be set back further removing from views. See roof plans for details.

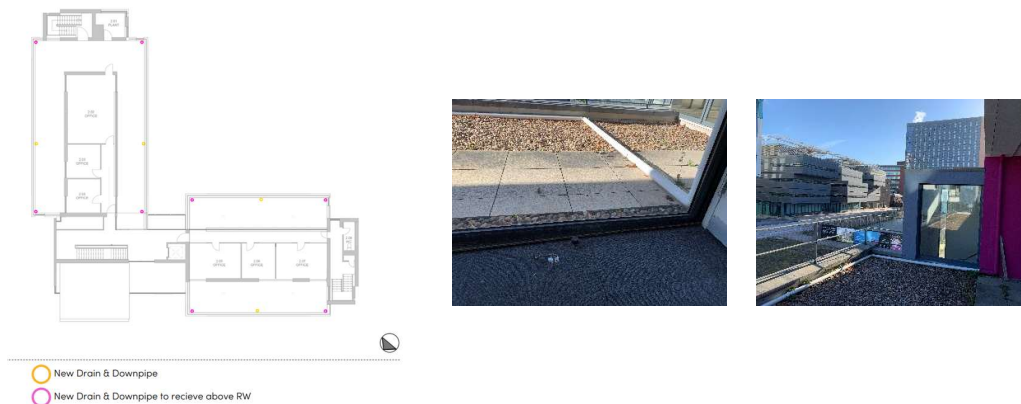


## Siphonic Drainage

The building currently has a siphonic drainage system that feeds into internal downpipes. External outlets at roof level feed to the lower terrace at second floor and then within the building. Drainage piping is located along the exterior of the building's facade and runs across the roof. It therefore creates potential trip hazards.

It is proposed that the siphonic drainage system be removed from the structure due to historic issues with damp, water ingress, and damage caused by a poorly designed and poorly functioning system. To accommodate this change, a new gravity system with external hoppers and aluminium downpipes is proposed with associated connections and new access points to existing SW drainage.

New external downpipes will be required across the building and all roof levels for the gravity drainage system that will be visible externally along the facades, these have been located as sensitively as possible to have least impact on the facades. See elevations for extent.



### Refurbishment of all WC's.

The existing WCs are in poor condition and damaged in part.

All WC's will be refurbished to include new sanitary furniture. A new layout will be introduced to optimize the use of space.



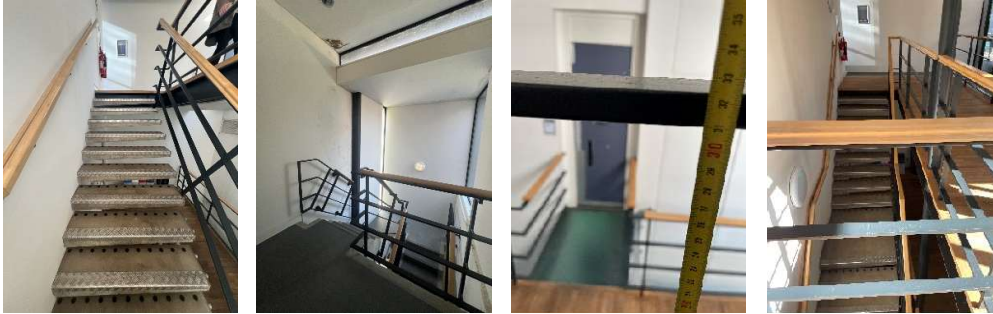
### New accessible and ambulant WC's to ground floor.

New wheelchair-accessible and ambulant disabled toilets will be provided on the ground floor to facilitate public access and comply with Part M needs.

### Alterations to internal stair and balustrade to comply with Part K.

The balustrade and open risers on the main entrance stair (Stair 2) does not meet the requirements for public access as outlined in Building Regulation Part K, Section 5.8 and 1.9.

Proposals to the stair will include infilling the open risers with aluminium flashings and over cladding the balustrade where budgets allow. The timber handrail to the wall can be replaced with a Part M compliant profile with other handrails retained due to the fixing and details being integral to the balustrades.



## PROPOSED BUILDING HEIGHT

As indicated above a new upper roof finish will increase the existing roof height by approximately 350mm. The proposed perimeter balustrade at 1100mm high, sat on top the roof finish, will increase the overall heights to top of balustrade by 1450mm (when deployed / open).

## JUSTIFICATION

The proposed LTM works are necessary to address the current underutilisation of the building, which is significantly impacted by issues such as leaking, damp, water ingress/ damage, and non-compliant toilet and stair facilities. These conditions have rendered the space unsuitable for academic /student use.

The refurbishment will not only bring a valuable existing asset of The University of Manchester back into active and sustainable use, but it will also support the growth of the Computer Science department by providing much-needed space for research facilities and academic offices.

## ACCESS

Level access is provided to the current building at 2 main entrance points and fire escape exits and this will remain unchanged. A hard standing exists around the perimeter of the building which will be reinstated following any drainage works. The proposal includes the provision of an improved wheelchair-accessible toilet and an ambulant toilet on the ground floor. Due to the existing wall construction on the upper floors, it is not feasible to accommodate ambulant toilets at those levels.

The stair and balustrade will be modified to comply with Part K requirements where feasible, infilling open risers and a new handrail to the wall side as a minimum, as outlined above and detailed in internal works drawings.

An existing lift is available in the building and will be retained for access to upper floors.

## SERVICING

The existing servicing aspects to the building will remain unchanged and the access to service areas, fire tender and bin stores are to be retained.

## SECURITY

The security strategy of the building will remain as existing with access control located to the 2 primary entrances. Access to the building will be restricted to staff and approved visitors only and via Card access control on posts outside the building entrances.

## TRANSPORT

Prospect House is located between three main roads: Oxford Road, Booth Street East, and Upper Brook Street (A34), all of which are well-served by bus routes. The building is approximately a 15-minute walk from Oxford Road train station and a 20-minute walk from Manchester Piccadilly train station.

## SUSTAINABILITY

The works aims to repurpose an underutilized building, integrating it into a sustainable long-term use for the University of Manchester. Materials are to be from a sustainable source whenever / wherever practical. The improved roof and window insulation will aim to reduce the running costs and provide carbon savings as noted in the sustainability report.

New elements will aim to meet current Part L requirements where feasible. On the lower terrace roofs, to maintain safe fire exit routes, safe maintenance and remove the need to increase existing parapets, lesser U-values than current Part L will be required but will be an improvement to the current thermal U-Values. These can be further explored during strip out and removal of existing finishes to see if better U-Values can be achieved in the depths available.

Areas of overheating and occupant comfort have been modelled and considered with new glazing specifications and additional opening lights provided to prevent excessive summertime temperatures currently experienced in the building.

## CONCLUSION

In conclusion, the proposed long-term maintenance works are critical to bringing Prospect House into use. The building currently suffers from significant issues including leaks, damp, water ingress/damage, and non-compliant facilities, making it unsuitable for academic use.

The refurbishment will address these challenges and will not only preserve and modernise an existing university building but support the wider project in facilitating the growth of the Computer Science department, enabling expansion of research facilities and academic offices.