

82 King Street

LBC Design and Access Statement - Rev P05

4th June 2025

3DReid

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Document History		Title / LBC Design and Access Statement	File / 250009-3DR-XX-XX-RP-A-08700		
Revision	Date	Purpose of issue	Status	Prepared by	Checked by
P02	03/06/25	First issue	S1	JH	NS
P03	13/06/25	Design principles updated	S1	JH	NS
P04	15/07/25	External works updated	S1	JH	NS
P05	28/08/25	Scope of works updated	S1	JH	SB

01

Introduction

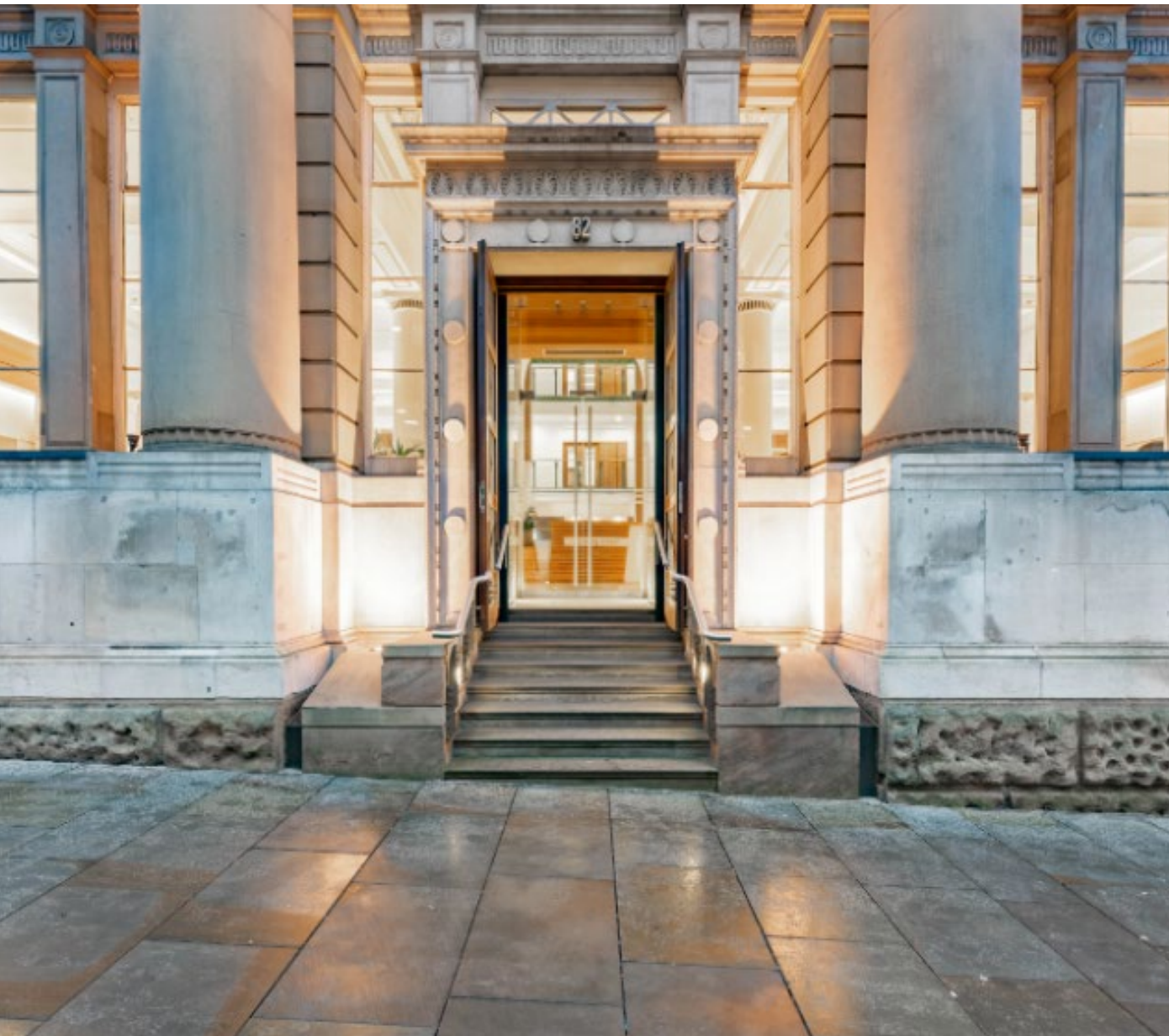
Introduction

Scope of Works & Building Context

82 King Street, located within the Upper King Street Conservation Area is a Grade I listed building and is noted as 'the most important building in the conservation area and the oldest in King Street'.

The building was formerly home to the Manchester branch of the Bank of England and is a Classical style building constructed in the 1840s. The interior has grandeur features such as the large arch windows, arched atrium ceiling and ornate columns.

This report has been prepared to accompany a Listed Building Consent application for refurbishment works to the building; to improve utilisation of the reception area and lift lobby whilst showcasing existing design features.



Introduction

Design Principles

The refurbishment works look to highlight the features of the building and enhance the amenity provision provided.

Design Principles:

- Reposition the reception area within the space.
- Improve the amenity offering by creating a new Business Lounge within the Former Banking Hall.
- Improve the lobby and lift car finishes in line with the new look and feel.
- Look to soften the banking hall with new planting in lieu of the existing water feature between the two buildings.
- Look to install a central art piece within the reception area.
- Manage security through the building with the introduction of new security gates.



Ground Floor Interiors Proposal

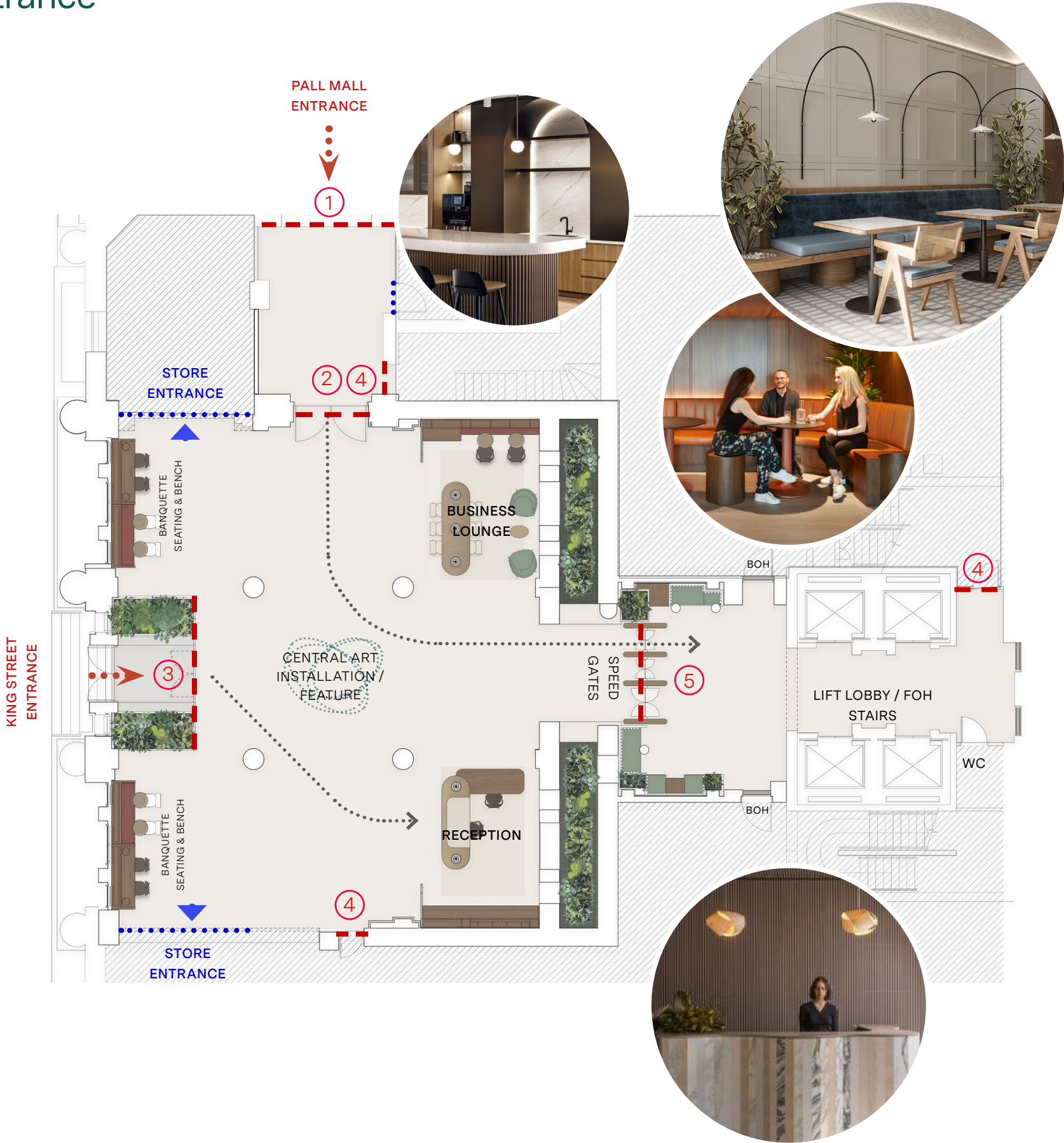
Arrival, Main Entrance & Alternate Entrance

Ground Floor Layout

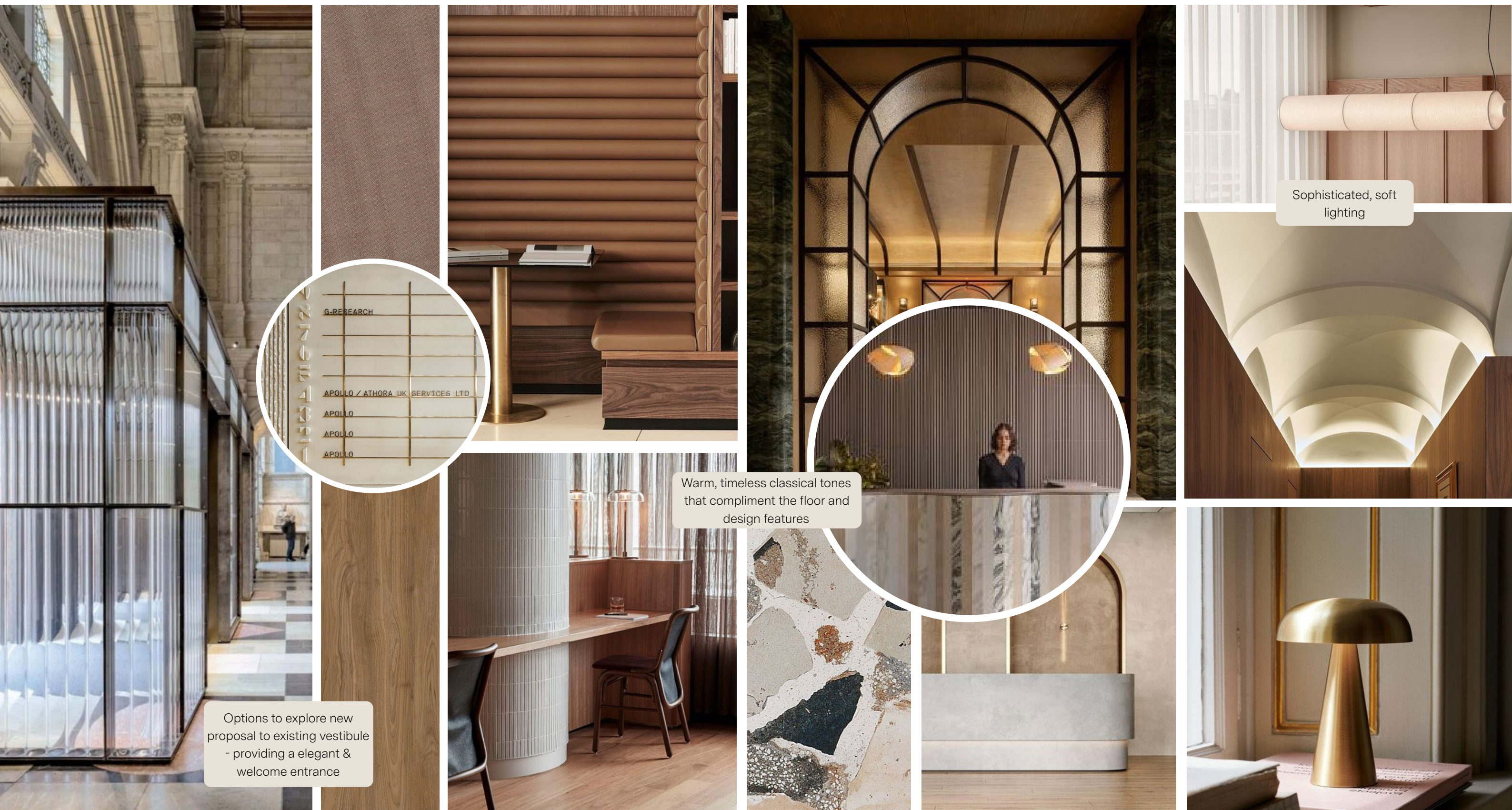
Access Control

- 1 Existing gates to remain.
- 2 New internal doors to be fitted to alternate entrance - providing access control for additional security plus a barrier for wind / weather conditions
- 3 Main entrance door to remain open during office hours only. After hours this entrance will be locked and all night time foot traffic to enter using card access through secondary entrance
- 4 Staircase access control
- 5 Security gates to be installed between public and tenant areas

Store Entrance



Internal Arrival & Reception
Initial Concept - Moodboard



Options to explore new proposal to existing vestibule - providing a elegant & welcome entrance

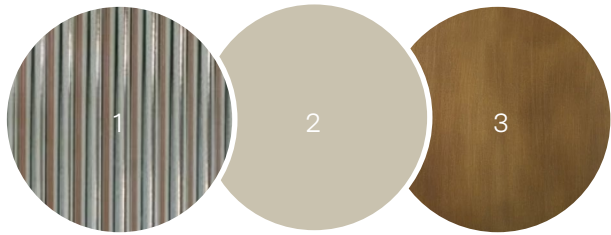
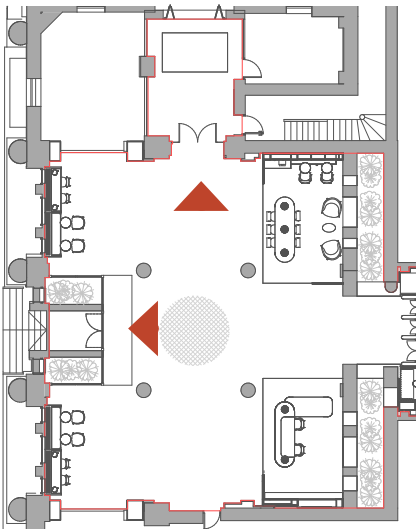
Warm, timeless classical tones that compliment the floor and design features

Sophisticated, soft lighting

Main Entrance & Alternate Entrance Elevations

The internal entrances to the building will be refurbished in line with the new concept. The main entrance will feature a new larger glazed vestibule to create a sophisticated arrival experience and become a feature within the space. The Pall Mall entrance will feature new double glazed doors to improve the comfort conditions within the reception area.

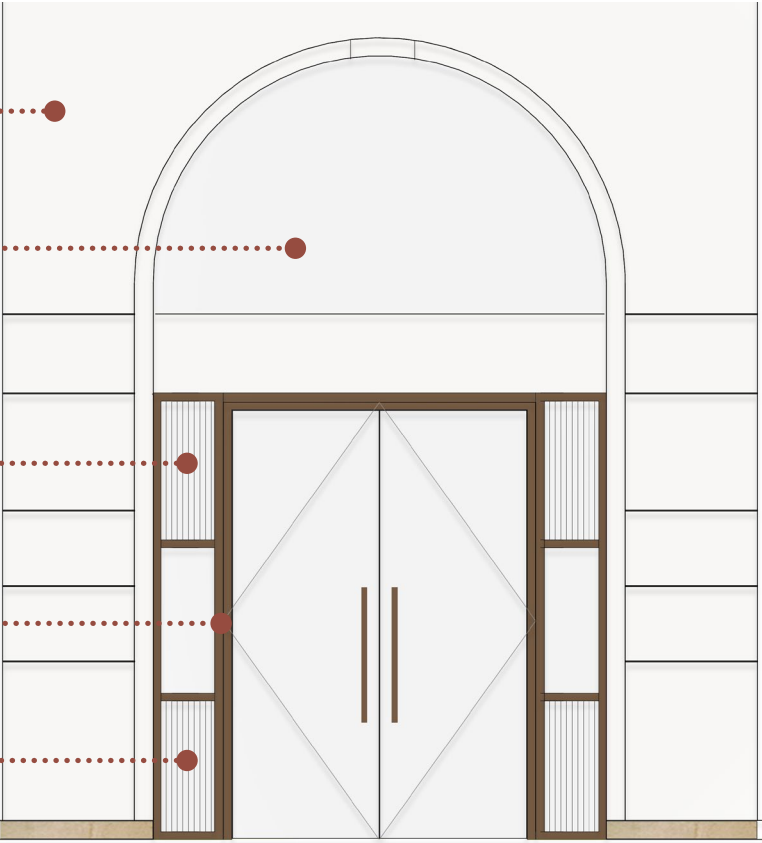
Both entrances will be double glazed. Security, access and heating will be coordinated within the following stage.



- Materials**
- 1. Reeded glass
 - 2. New wall paint
 - 3. Bronze framing



- New wall paint
- Existing upper glazing retained
- Reeded glass panelling to upper panels
- Bronze framing
- Reeded glass panelling to lower panels



Pall Mall Entrance

- Reeded glass panelling to upper panels
- New wall paint
- Bronze framing
- Planting zone to vestibule
- Reeded glass panelling to lower panels



King Street Entrance with New Vestibule

New window joinery to conceal MEP plant

New window joinery to conceal MEP plant

Business Lounge & Lobby

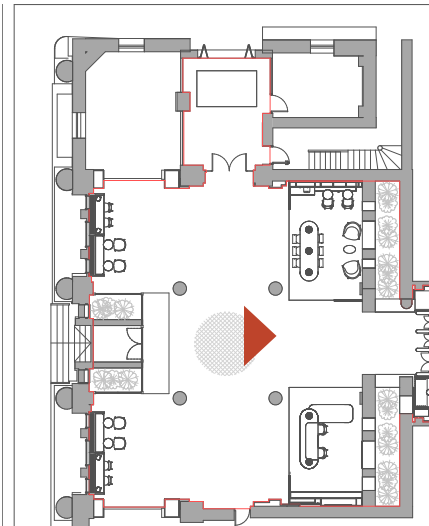
Initial Concept - Moodboard



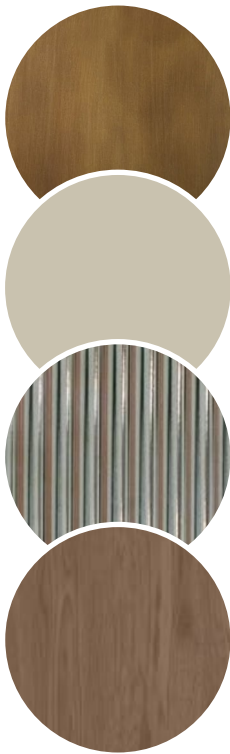
Arrival, Reception and Business Lounge Elevations

The Former Banking Hall will feature the backdrop of the new reception and business lounge. The new planting between the buildings will provide a softer environment for both tenants and visitors to the building.

- Key Works**
- Removal of existing timber wall units and existing reception desk
 - New joinery works to both areas
 - New floor finish to business lounge & reception
 - Water feature to be de-commissioned
 - Walls to be painted throughout in a warm white / taupe finish (selected from approved colours)



Existing Space



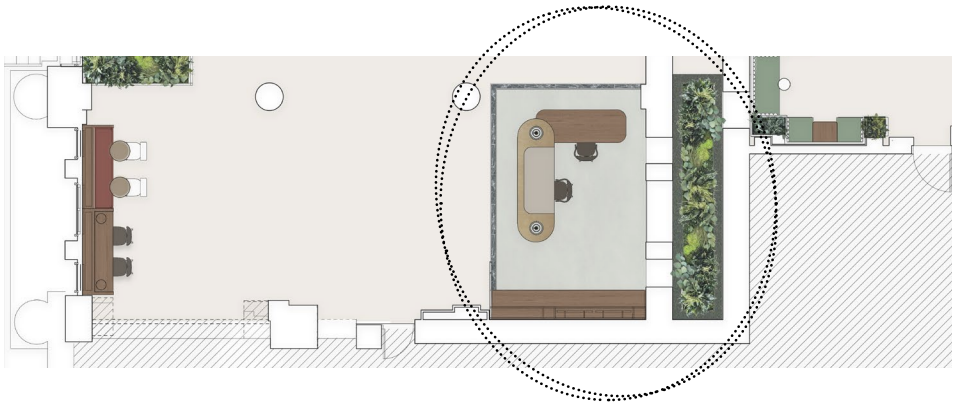
- Antique Bronze Framing
- New Wall Paint
- Reeded Glass paneling frame
- Feature Walnut Timber Framing



Business Lounge Island Table

Reception

Reception
Joinery Details



Material Palette



- Materials**
- 1. Walnut joinery with batten details
 - 2. Reeded glass
 - 3. Antique bronze detailing
 - 4. Tenant signage board
 - 5. Backlighting feature
 - 6. Feature fluted tile design



Key Visual

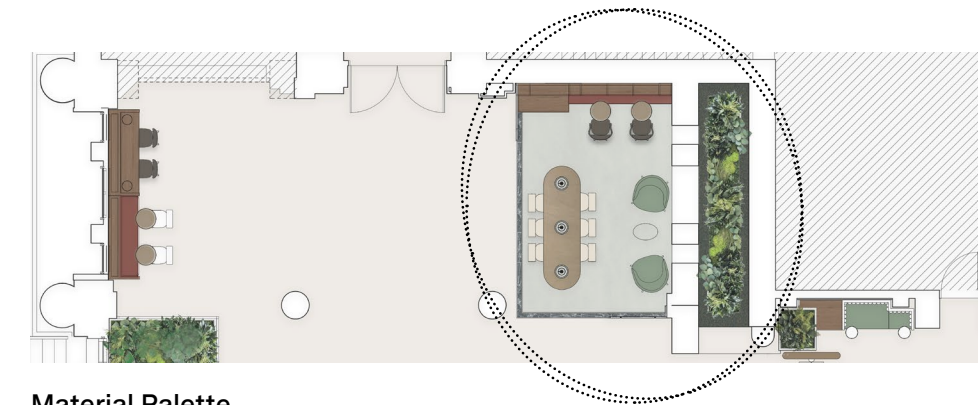
Lower counter recess for accessibility and view point facing speed gates

Floor tile inset to replace existing carpet inset

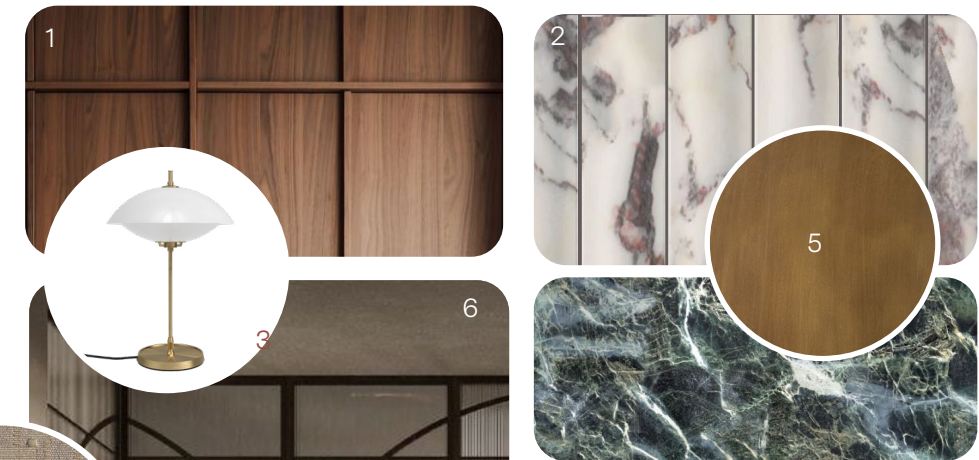
Closed storage units for reception staff

Business Lounge

Joinery Details



Material Palette



- Materials**
- 1. Walnut joinery with batten details
 - 2. Fluted marble effect tiling
 - 3. Feature table lamps
 - 4. Feature upholstery
 - 5. Antique bronze detailing
 - 6. Framework
 - 7. Feature wall tiles
 - 8. Joinery colour finish



Key Visual

Speed Gates

Specifcation Details

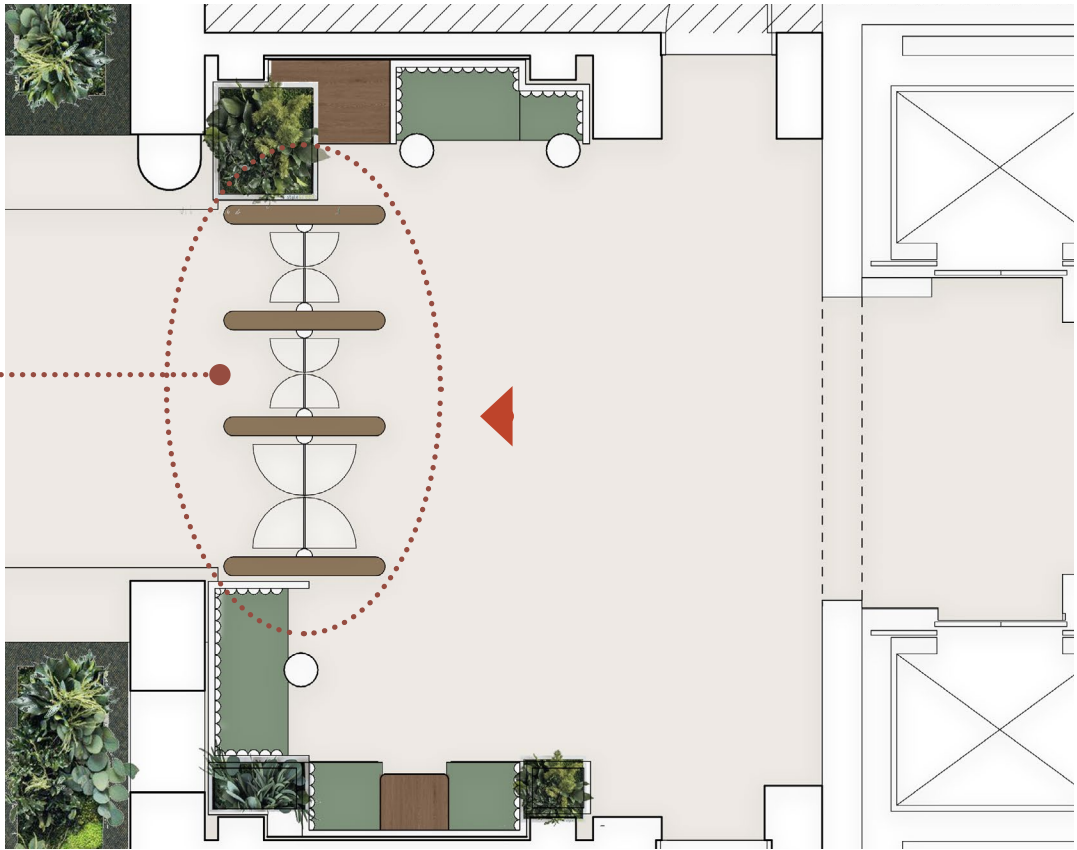
Based on an estimated occupancy of circa 1200 people, a 30 minute ‘peak rush hour’ window of arrival and an average of 4 seconds per person it is estimated that 3 speed gates will be required.

- 2 standard size
- 1 accessible

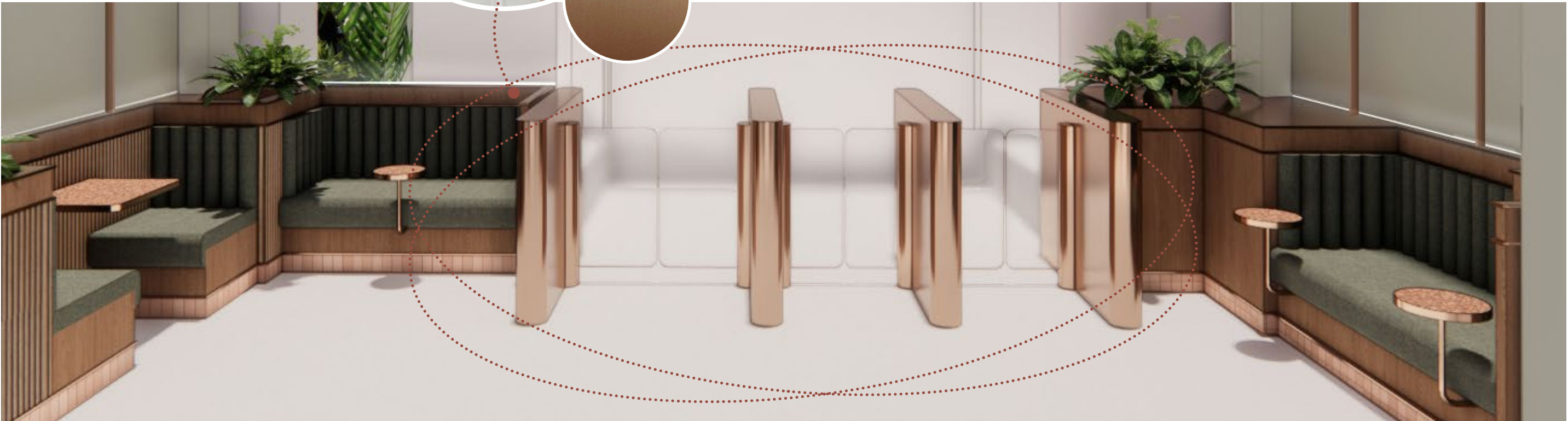
Specification
Manufacturer: Boon Edam
Product: Signature Contour Speed Gates
Finish: Bronze
Details: To be coordinated with client and manufacturer in stage 4



New speed gates to be fixed to the floor. Power and card readers to be coordinated at stage 4

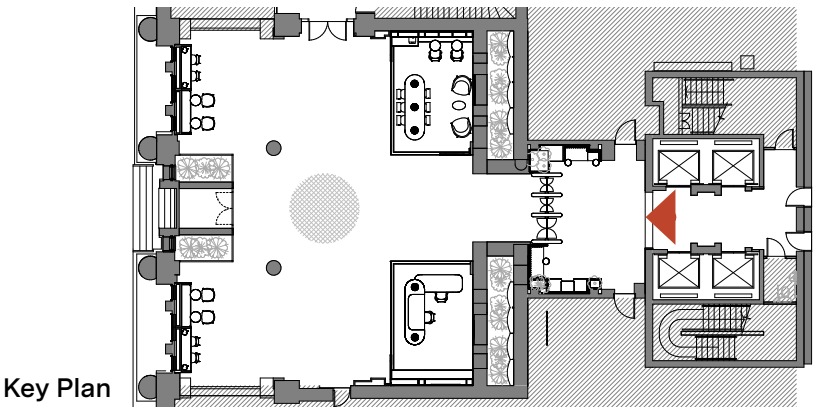


Plan View



Key Elevation

The Speed Gate Lobby Joinery Details



Arched lighting connected and power fed from joinery

Planters to the ends of units

Built in booths, banquette seating and coffee tables



Key Visual

Store Front Surrounds

Design Proposal

The internal store front surrounds and signage back panels will be refinished in line with the reception and business lounge design proposal.

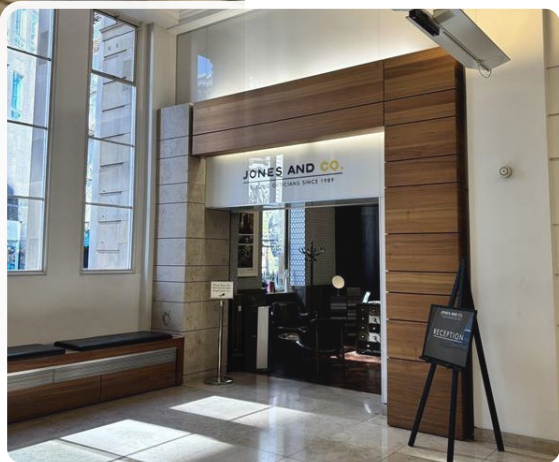
The geometry of the existing surround will be retained. Sizes and lighting to be reviewed on site for coordination.

Key Works

- The existing ‘orange’ timber cladding will be replaced with new walnut timber.
- The existing signage back panel will be replaced with a reeded glass effect panel and framework with concealed LED lighting.
- The shop signage will be applied to the front of this in line with the tenant brand signage.
- Side panels and underside of bulkhead panels will be removed and will be repainted.

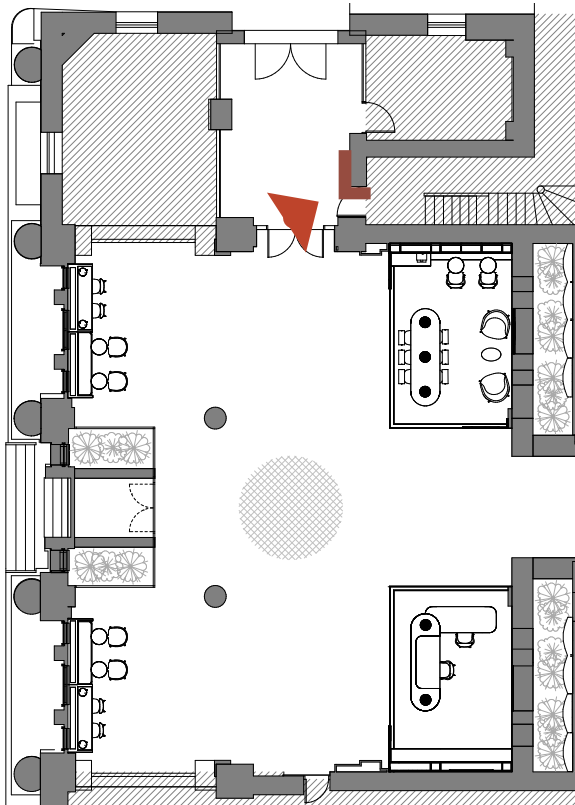


- Moodboard & Materials**
- 1. Reeded glass - backlit
 - 2. Walnut timber surround
 - 3. Paint finish
 - 4. Bronze framing
 - 5. Reeded glass effect vinyl



Pall Mall Lobby Signage Design Proposals

The existing wall panel inserts will be replaced within the Pall Mall entrance lobby as a signage opportunity.



Location Plan



Existing Lobby Panels



Antique bronze sheet metal to wall within footprint of existing panels.

Polished bronze framing and logo applied to front.



Option 1



Antique bronze panel to sit flush with wall tiles within the footprint of the existing panels.

Logo to be embossed into panel.



Option 2

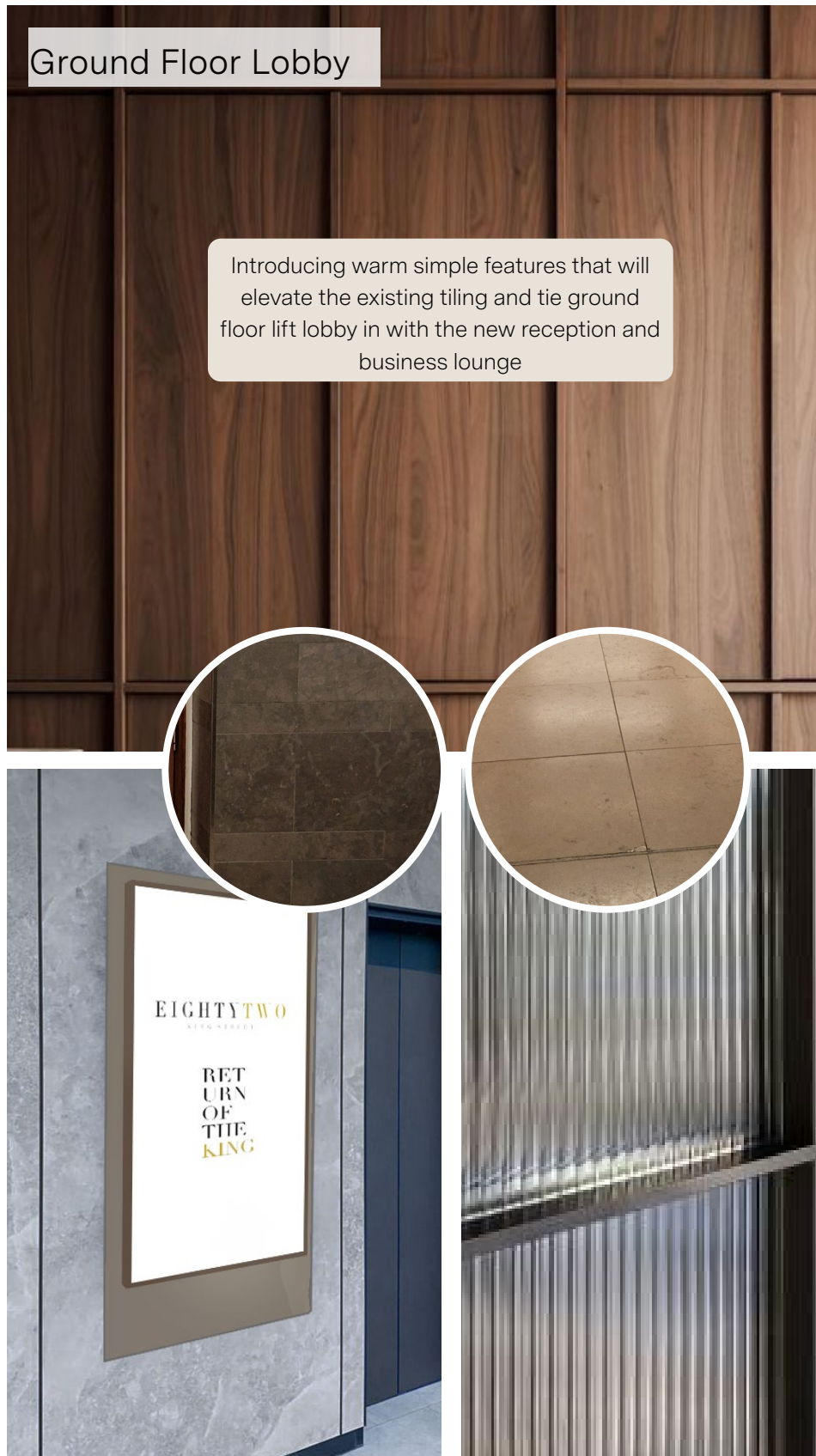
Lobby & Lift Cars Interiors Proposal

Interiors Proposal

Lift Lobby & Car Mood board

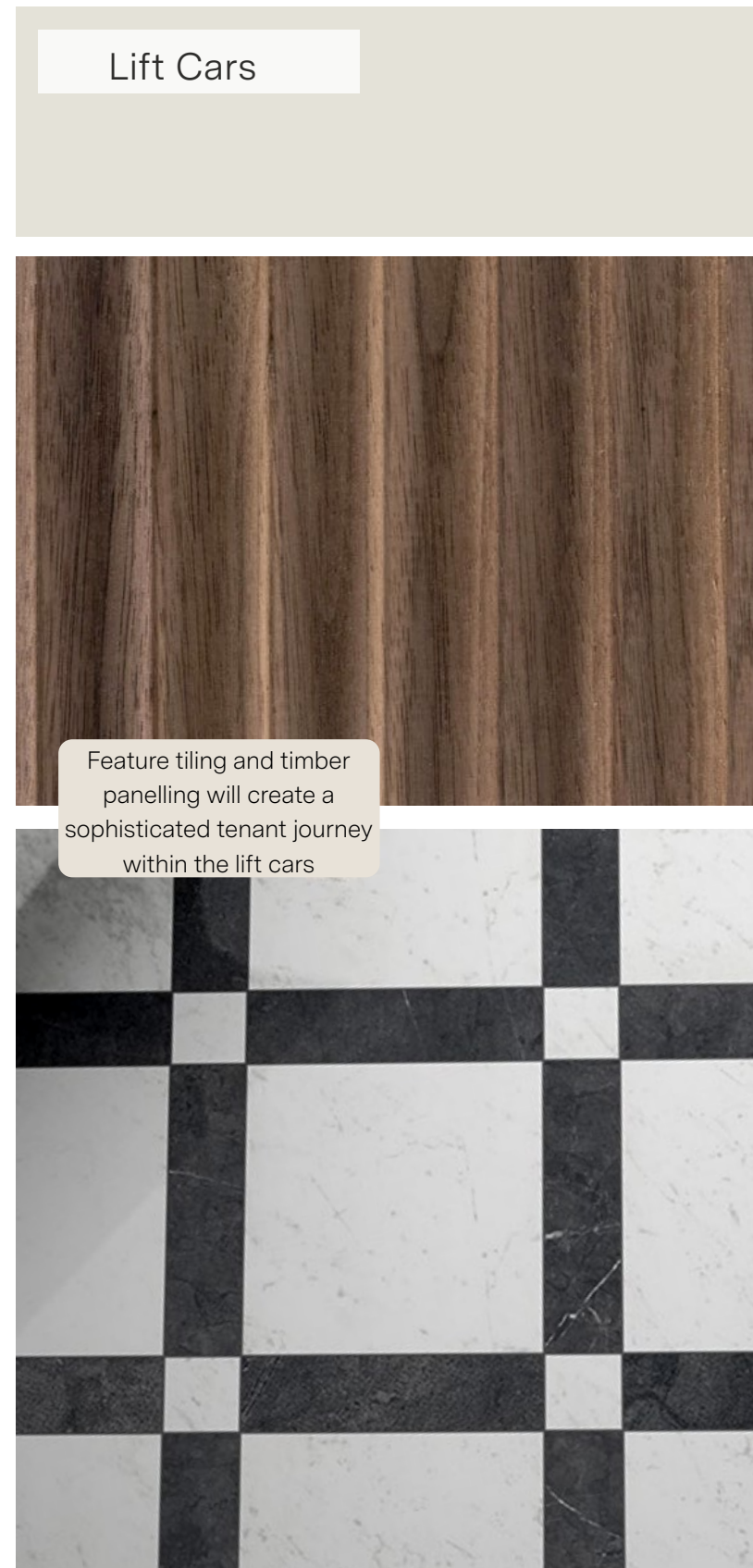
Ground Floor Lobby

Introducing warm simple features that will elevate the existing tiling and tie ground floor lift lobby in with the new reception and business lounge



Lift Cars

Feature tiling and timber panelling will create a sophisticated tenant journey within the lift cars



Interiors Proposal

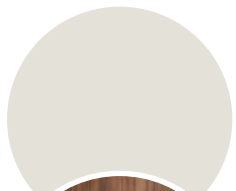
Ground Floor Lift Lobby

The ground floor lobby will be refurbished in line with the new interior concept for the ground floor reception and business lounge.

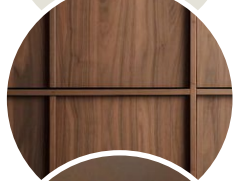
The existing tiling to the walls and floors will be retained as part of the scheme.

Key Works

- Remove glazed wall panels and incorporate new back wall panelling
- New crittall door to salon
- BOH door refinished to match wall panelling.
- New integrated info-screen to back wall with timber framing and bronze backplate.
- New bronze infill panel with lift call buttons. ans signage refinished.
- Repaint walls and ceilings to lift lobby.
- Make good existing tiling to walls and floors.
- Consider refinishing stainless steel trims, call buttons and lift doors in bronze in line with look & feel.
- Consider softening overhead lighting.
- Consider relocating fire extinguisher and fixing to wall.



New Ceiling Paint



Timber Panelling



Bronze & Black Metal Detailing



Crittall & Reeded Glass



Interiors Proposal

Lift Cars

The lift car will be brought in line with the new ground floor lobby finishes for a warmer and more sophisticated tenant joinery.

Key Works

- Remove existing half height back panel and replace with timber panelling
- Replace tiled flooring with feature tiles
- Repaint ceiling
- Consider softening lighting

Material Palette



- Materials**
- 1. Timber panelling
 - 2. Painted ceiling
 - 3. Feature tiling



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