DESIGN AND ACCESS STATEMENT
+
ARCHITECTURAL METHOD STATEMENT

Corporation Street, Manchester, M4 4AH

IA | INTERIOR ARCHITECTS

IA - LONDON OFFICE
Harella House EC1V 7DF, London
United Kingdom

www.interiorarchitects.com

CONTENT

1. Location

2. Introduction, existing photographs, existing feature studies and proposed design palette

3. Intervention areas – Level 1

3.1 North area – Conference room suite

3.2 North area - New training room

3.3 Central area – Existing breakout

3.4 South area - Quiet zone

1. Location

Hanover Building (Corporation Street, Manchester, M4 4AH) is a Grade II-listed building located in the Shudehill Conservation Area in the City of Manchester.

2. Introduction, existing photographs, existing features study and proposed material palette.

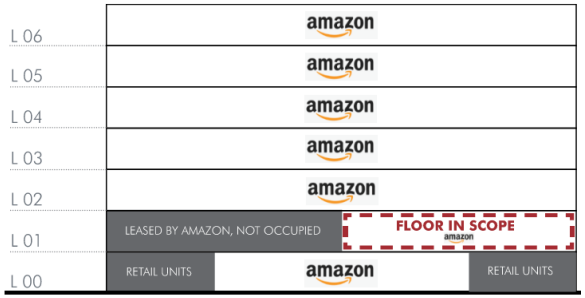
The Hanover Building office levels, which were previously multi-tenant, are now solely leased by Amazon for floors 1 through 6, and the ground floor excluding the retail units.

In 2024, refurbishment works commenced on the ground floor and second floor of the building, with completion anticipated in summer 2025. These works presented Amazon with the opportunity to revise and enhance the building's security and access strategy. As part of this, improved security measures are being introduced at both the Corporation Street and Hanover Street entrances, along with the provision of a step-free entrance and accessible reception area for employees and visitors.

Amazon currently leases, but does not occupy, the first floor. At this stage, they are proposing to re-fit only the east block of Level 1, while the west block will remain unoccupied. The intention is to retain and adapt the existing previous tenant fit-out within the east block where possible, incorporating a large training room with a capacity of 60 people, a suite of meeting rooms, and a quiet/library area to support focused individual work. The inclusion of a dedicated training room, a facility previously lacking in the building, will enable Amazon to host a greater number of internal events and training sessions, while also enhancing their ability to engage with clients and visitors at their Manchester site.



Building Photograph



Current building diagram/area in scope

EXISTING PHOTOGRAPHS

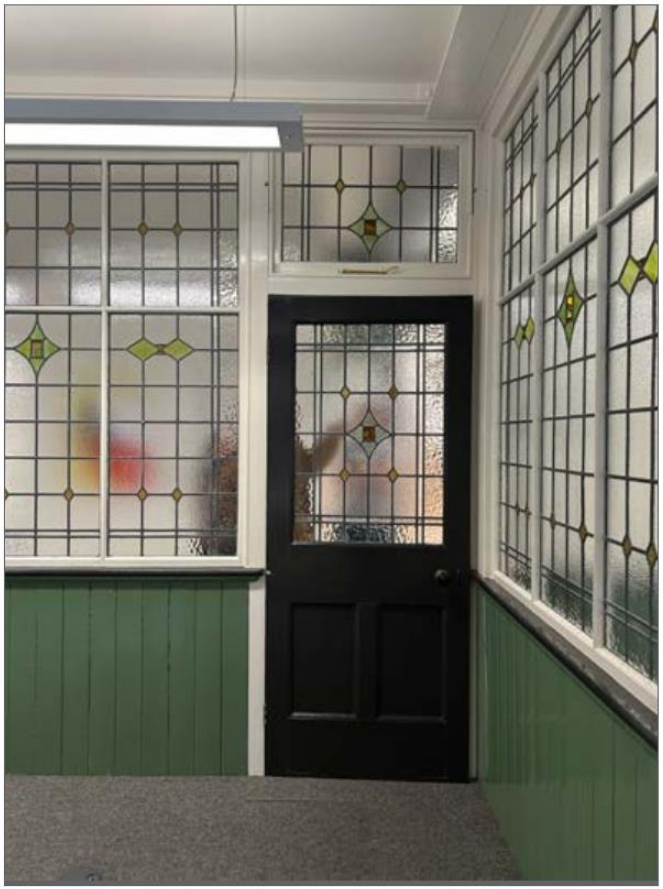







EXISTING BUILDING FEATURES STUDY



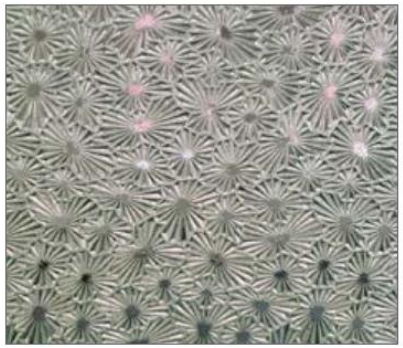





EXISTING BUILDING FEATURES STUDY

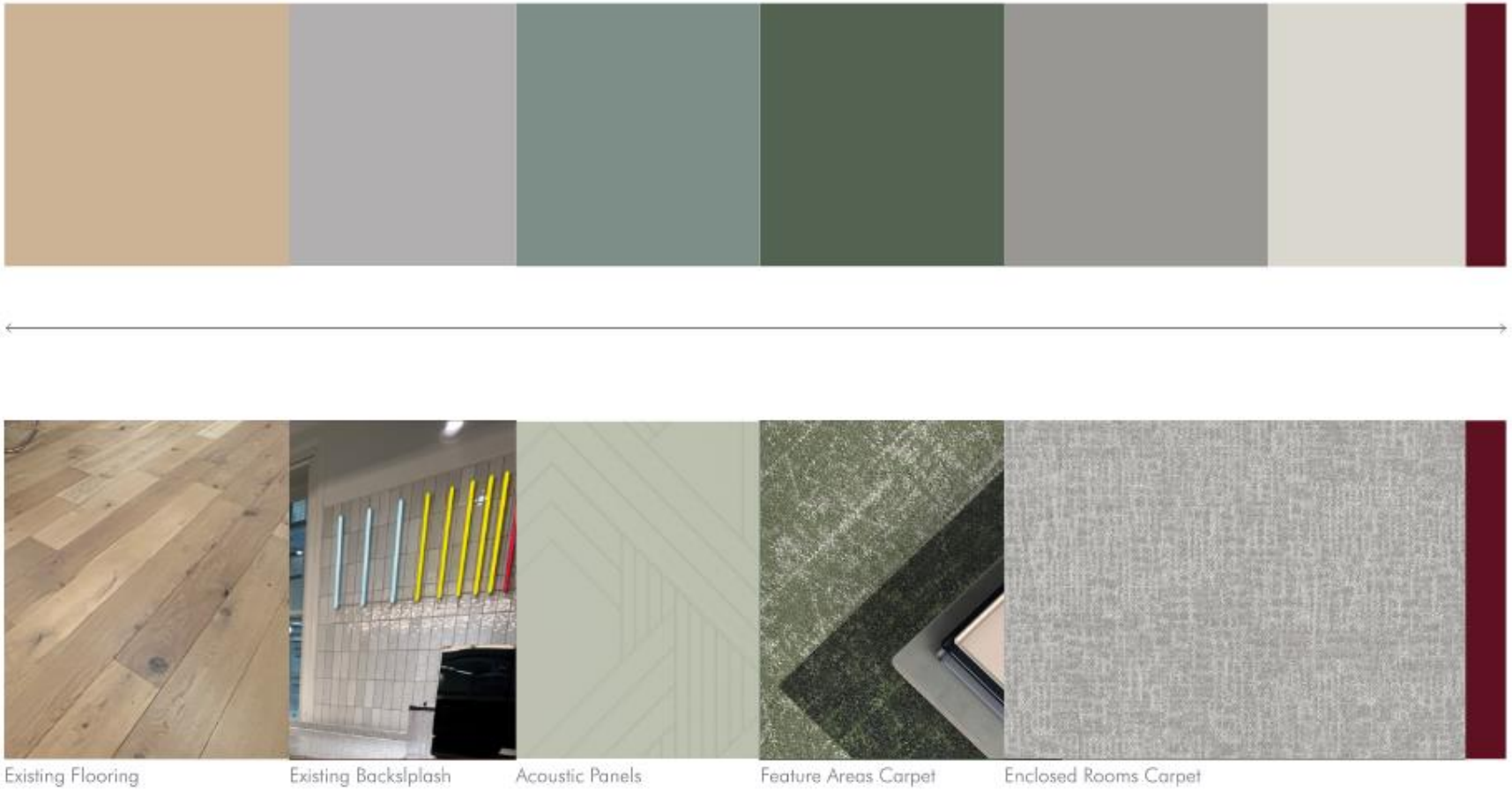








PROPOSED PALETTE FORMULA



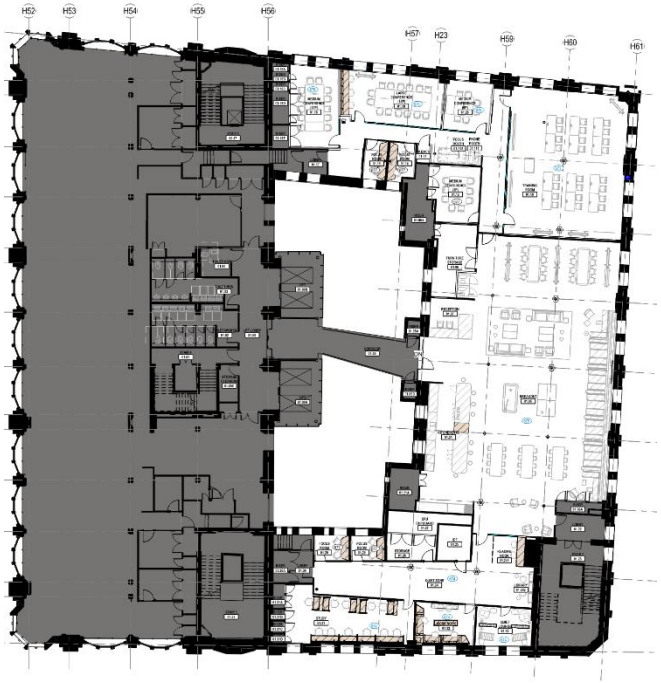
3. Interventions – Level 1

The proposed works aim to optimise the use of the existing layout by retaining and reusing as many of the current rooms as possible. The intervention is primarily focused on improving the functionality of the East Block at this level to support Amazon's operational needs.

A new series of rooms, including training and conference facilities, will be introduced in the northern section of the floor. These additions are designed to support a flexible and efficient layout, allowing the space to function as Amazon's main meeting and events floor within the building.



Existing partitions to be stripped-out indicated in blue



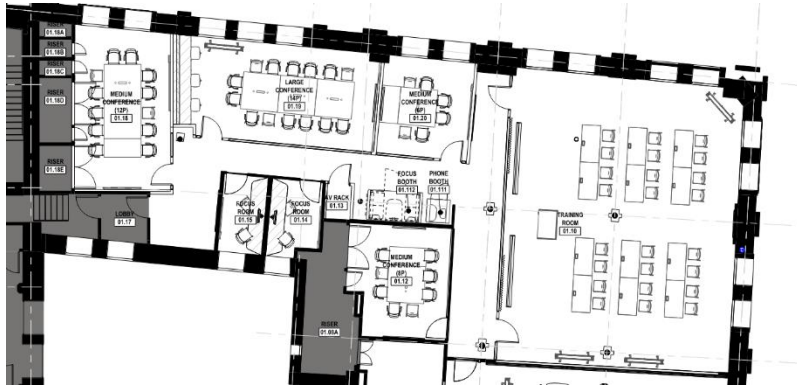
Proposed layout

3.1. North area – Conference room suite

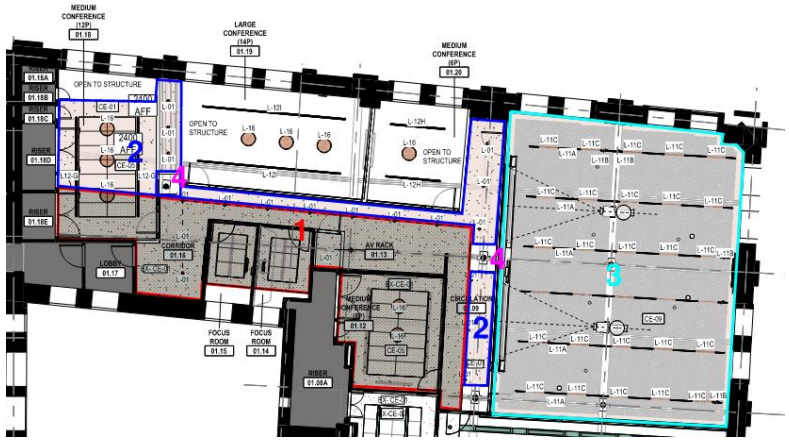
A new series of rooms, including training and conference facilities, will be introduced in the northern section of the floor. Wherever possible, glazed partitions have been used to form the new room fronts. This approach helps to maximise natural light and maintain visual connectivity across the floorplate.

The main intervention in this area, alongside the introduction of new internal partitions, is the ceiling and MEP strategy. This has been carefully developed in response to a range of design constraints, including high occupancy levels, strict acoustic requirements, limited ceiling voids, and the need to coordinate with retained MEP infrastructure. While the design avoids suspended ceilings near heritage columns to preserve exposed structural features, a limited area of suspended ceiling is required within the corridor to accommodate key service distribution. The HVAC solution balances technical performance with spatial and conservation considerations by reusing existing systems where feasible, using ceiling voids in enclosed rooms as ventilation plenums, and delivering conditioned air through a shallow raised access floor acting as a supply plenum. This ensures thermal comfort, acoustic control, and efficient use of space across both open-plan and enclosed office areas.

1. Current suspended ceiling area to remain
2. New suspended ceiling area to be added
3. New acoustic ceiling area within training room
4. Proposed detail around columns to keep columns and associated features visible

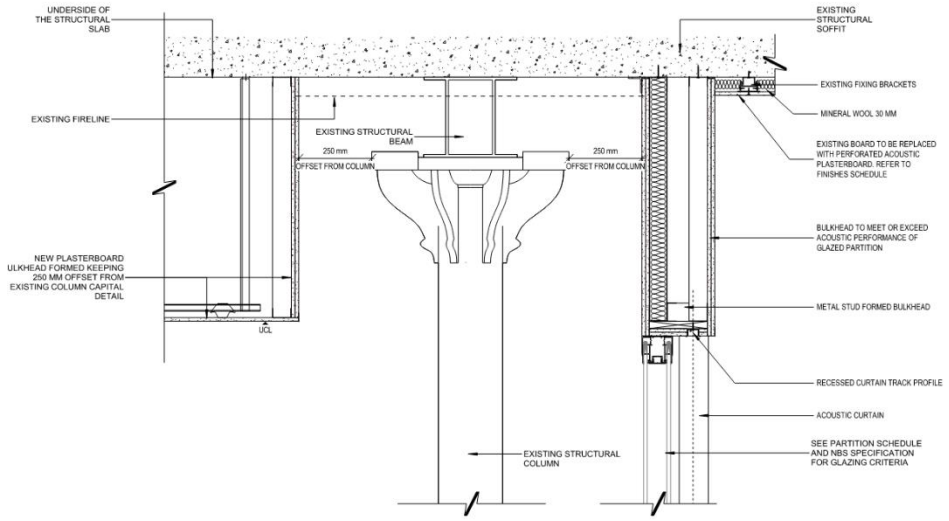


New Meeting room suite layout



New ceiling interventions diagram

The design carefully considers the treatment of existing columns to ensure they remain fully visible and legible within the space. Where new partitions or suspended ceiling approach structural columns, detailing has been developed to maintain a physical and visual gap between new interventions and historic elements. This allows the columns—and any associated features such to be expressed within the final layout.



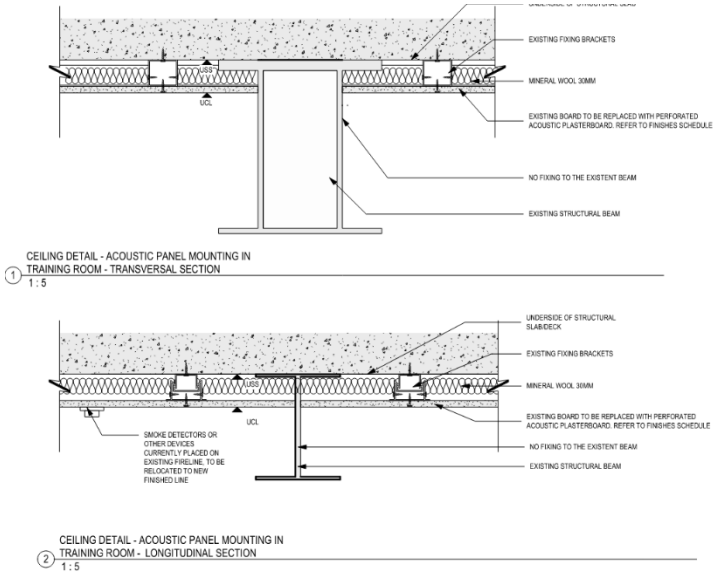
4. Detail around columns

3.2. North area - New training room

In the new training room, designed as the largest open space within this north area, every effort has been made to avoid the introduction of a suspended ceiling. To meet acoustic comfort requirements in line with Amazon's internal standards, the existing plasterboard lining to the soffit will be replaced with a perforated plasterboard system. This upgrade significantly improves acoustic performance while maintaining full visibility of the existing beams and columns. The resulting finish preserves the open character of the space and closely matches the appearance of other open-plan areas within the East Block.



Training room visual



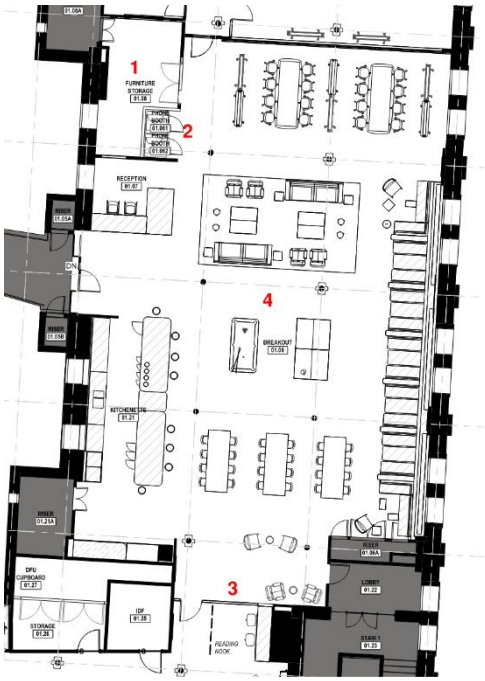
Training room acoustic ceiling detail

3.3. Central area - Existing breakout

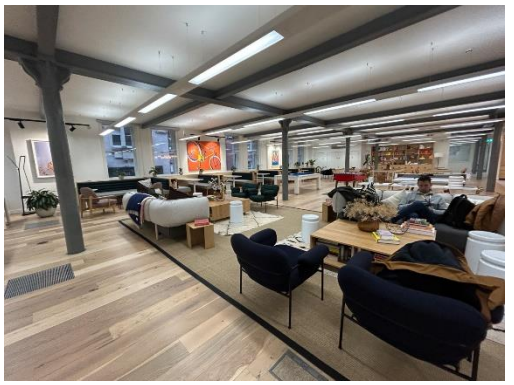
Architectural works within the central breakout area have been kept to a minimum to preserve the existing layout and character of the space. The proposed interventions consist of three targeted modifications:

1. Minor alteration to the existing room layout to form a dedicated furniture storage area.
2. The introduction of a niche for new phone booths, integrated discreetly into the existing wall line.
3. Replacement of a section of solid wall with a full-height glazed partition. This change is intended to improve visibility into the original partitions area. Unlike the previous layout, which featured an open connection, the new glazed wall will provide a defined separation between the two areas. This not only improves acoustic performance in the southern zone but also creates a more enclosed and attractive space for focused work.
4. From an MEP perspective, minor adjustments are required in the central breakout area, including the repositioning of certain fire barriers and modifications to floor grilles and LECU units. The existing floor finish, timber flooring adhered directly to the raised access floor, will need to be replaced as it cannot be readily lifted. A new floor finish will therefore be installed.

These interventions are designed to enhance functionality and user experience while retaining the majority of the existing fit-out and maintaining the overall character of the space.



Central area layout



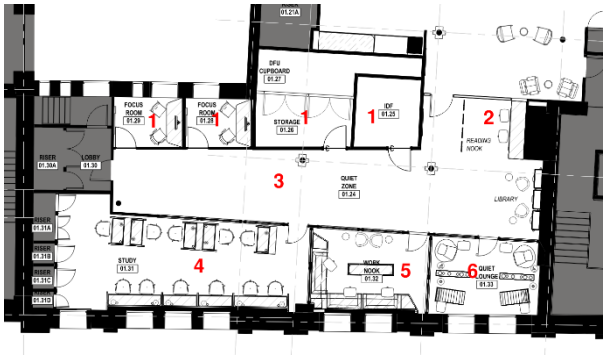
Existing breakout space photograph

3.4 South area – Quiet zone

The southern area, which retains the original partition layout, presents notable challenges due to poor acoustic performance, making it unsuitable for typical office use. In response, the space has been reimagined as a quiet zone or library area, specifically intended for focused, individual work. The overall palette has been adjusted to incorporate darker tones, allowing the original white and green partitions to remain a visible and distinctive feature. Acoustic comfort is improved through the use of softer, sound-absorbing finishes and carefully selected furniture and joinery.

The lighting strategy has also been adapted to suit the revised function of the space. Standard linear office luminaires have been replaced with a more tailored lighting approach, including softer ambient lighting throughout and more organic, playful luminaires within enclosed rooms, enhancing both visual comfort and character in support of the space's quieter, more reflective atmosphere.

1. Rooms to be retained
2. Reading nook with custom-made joinery
3. The corridor has been updated with a new darker-toned palette, creating a more refined and subdued atmosphere appropriate to its adjacent functions. The lighting strategy includes ceiling-mounted spotlights for general illumination, complemented by integrated indirect lighting within the bulkhead along the interface with the original partitions. This combination enhances visibility and accentuates key architectural features without the need for intrusive fittings.



Quiet zone area layout



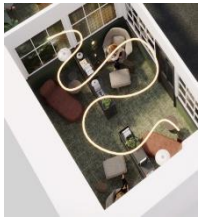
Quiet zone area visual



4. Study room

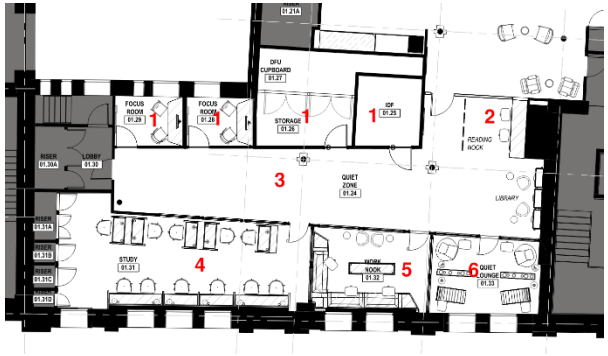


5. Work nook



6. Quiet lounge

4. The study room features custom-designed joinery elements tailored to support focused, individual work. These pieces have been carefully positioned to maintain a clear physical gap from the original partitions, ensuring the historic elements remain visually distinct and unobstructed. The joinery integrates functionality with a quiet, understated design language that complements the character of the space.
5. The work nook offers a more relaxed setting for informal focus work, featuring custom joinery with a softer, more inviting character. The design incorporates cushioned elements to create a comfortable, approachable environment, distinct from the more structured study room. These features are intended to support a variety of individual working styles while maintaining a cohesive aesthetic within the overall scheme.
6. The quiet lounge has been designed as a relaxed, restful space featuring loose furniture and floor lamps to create a comfortable atmosphere. The area includes chaise longues and ottomans, encouraging users to put their feet up and engage in reading, listening, or other low-intensity focused activities. This flexible setup supports informal relaxation while complementing the overall quiet zone.



Quiet zone area layout



Quiet zone area visual



4. Study room



5. Work nook



6. Quiet lounge