MOJO

Design & Access Statement

Queens Road Bus Depot

Rev: P05
Date: 2024-05-09

Architects Registration Board

RIBA

1.0 - Project title and address

Queens Road Bus Depot,
Cheetham Hill,
Manchester,
M8 8UT

2.0 - Purpose of the DAS

This Design and Access statement has been written to accompany a Listed building consent application to Manchester City Council.

The application is to support the proposal which comprises internal refurbishment of an office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities within the Grade II listed Queen Road Bus depot in Manchester.

3.0 - Summary of the development area

The site area and area involved in the development are as follows:

Site Area: **15,920 m2**
Involved Area: **175 m2 (1% approx of the overall site)**

4.0 - Planning History

Application for repair and replacement of existing timber framed single glazed windows
First Manchester, Queens Road Depot Queens Road Cheetham Manchester M8 8UT

Ref. No: 099349/FO/2012/N1 | Validated: Wed 16 May 2012 | Status: Decided

5.0 - Supporting Documentation submitted

This Design and Access Statement should be read in conjunction with the following documents which make up the listed building application;

24032-MOJO-01-00-DR-A-PL0001-S4-P02_Existing GA - Level 00
24032-MOJO-01-00-DR-A-PL0002-S4-P03_Proposed GA - Level 00
24032-MOJO-01-00-DR-A-PL0003-S4-P02_Demolition Plan - Level 00

24032-MOJO-01-00-DR-A-PL2201-S4-P03_Proposed Internal Partition Types - Level 00

24032-MOJO-01-00-DR-A-PL2202-S4-P02_Wall and Ceiling Lining Sections
24032-MOJO-01-00-DR-A-PL2204-S4-P01_Roof Lining Sections

24032-MOJO-01-00-DR-A-PL3501-S4-P01_Existing Reflected Ceiling Plan - Level 00
24032-MOJO-01-00-DR-A-PL3501-S4-P03_Proposed Reflected Ceiling Plan - Level 00

24032-MOJO-01-00-DR-A-PL4201-S4-P01_Existing Wall Finishes - Level 00
24032-MOJO-01-00-DR-A-PL4201-S4-P03_Proposed Wall Finishes - Level 00

24032-MOJO-01-00-DR-A-PL4301-S4-P01_Existing Floor Finishes - Level 00
24032-MOJO-01-00-DR-A-PL4301-S4-P03_Proposed Floor Finishes - Level 00

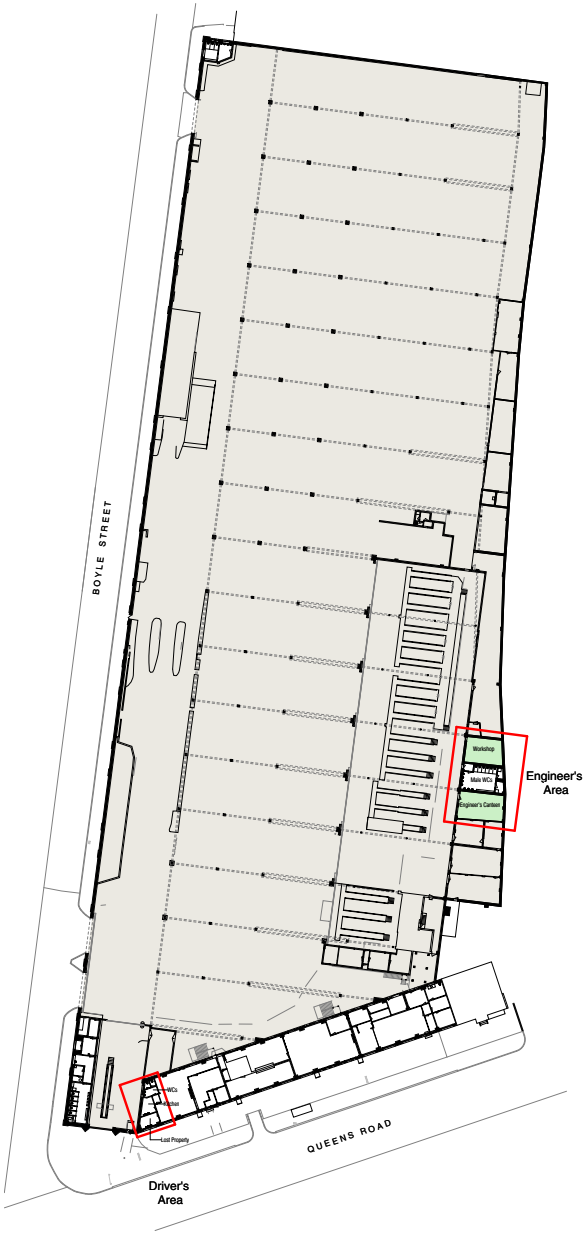
Heritage Statement Queens Rd Bus Depot Mcr. SLHA.

6.0 - The Application Site info

The Application site is a bus depot in the heart of Cheetham Hill, Manchester.

Queens Road Bus Depot was designated as a Grade II listed building in 1988. Statutory listing means that a building of structure is identified as being of special architectural or historical interest at a national level and it is therefore protected though law and through the planning system.

The Site is not located in a Conservation Area.



7.0 - Project proposal

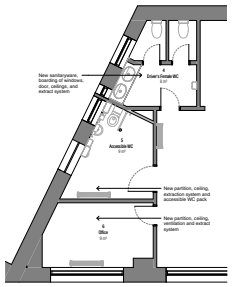
The bus depot is in need of internal refurbishments including an office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities.

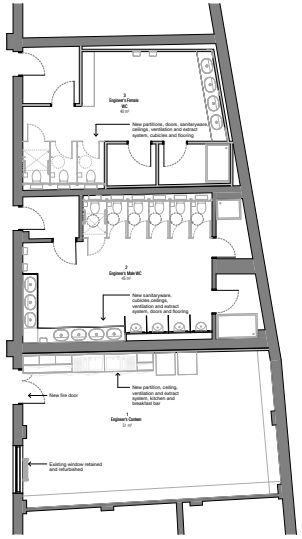
As you can see from the plan adjacent, the internal works will have minimal impact to the structure and exterior of the building and zero impact on the surrounding area/environment.

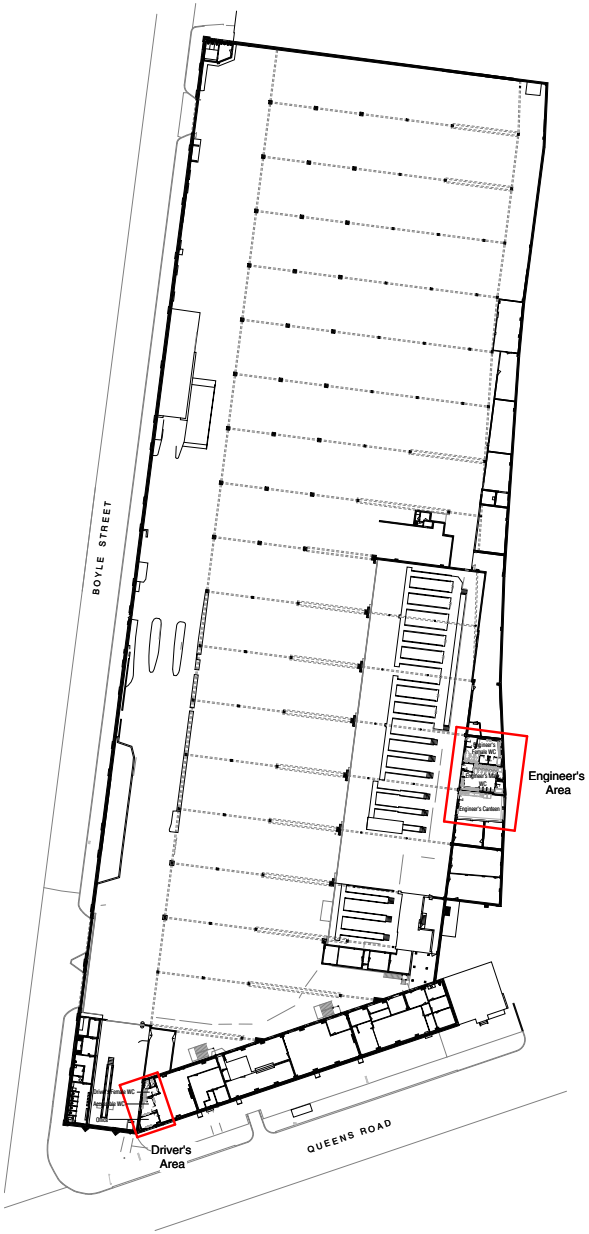
The existing office is being used as a store area so its refurbishment is required for staff to use. Its location isn't being moved.

The toilet and shower facilities are total refurbishments given the outdated and hap-hazard nature of the current setup in the depot.

The new Female WC and shower facilities will replace a seldom used workshop, and is vital to help accommodate a more inclusive set of facilities for the workforce.







8.1 - Engineer's Canteen

Existing Condition
The existing canteen area is currently unsanitary and in much need of refurbishment to provide the modern standards to meet the Workplace health, safety and welfare requirements of the HSE.

The shell consists of painted masonry walls, a painted concrete floor, and an exposed roof and associated structure.

On the entrance wall from the garage, there is a modern but worn timber door system sitting within an existing aperture, and what appears to be an original window.

Proposals
Refurbishment of canteen facilities. The existing modern fixed furniture and doors will be removed. A wall lining system to one wall, suspended ceilings, ventilation and extraction system, kitchen and breakfast bar facilities will be introduced. The historic window to the west wall will be retained and refurbished by sanding down finishes, re-painting and replacing the glazing to provide a unified appearance.

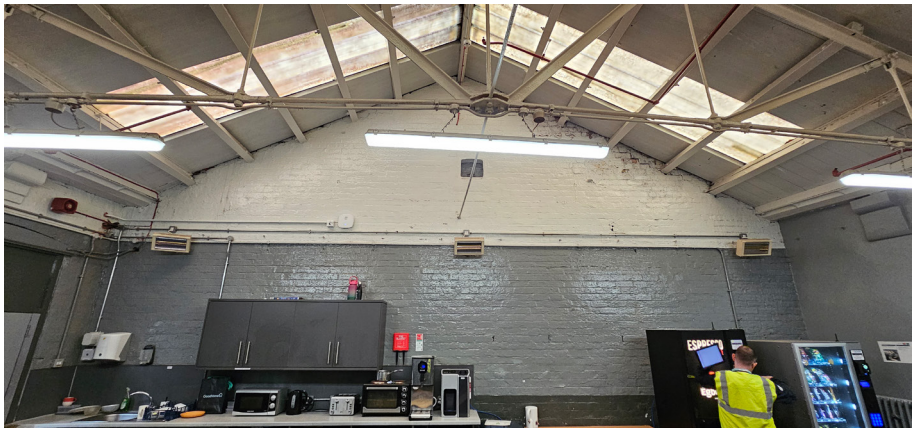
Walls
The proposals seek to line one of the existing walls with a plasterboard lining system which will provide a hygienic finish required for a kitchen/canteen environment and the ability to both fix services to, and distribute services behind which will minimise service fixings into the original wall.

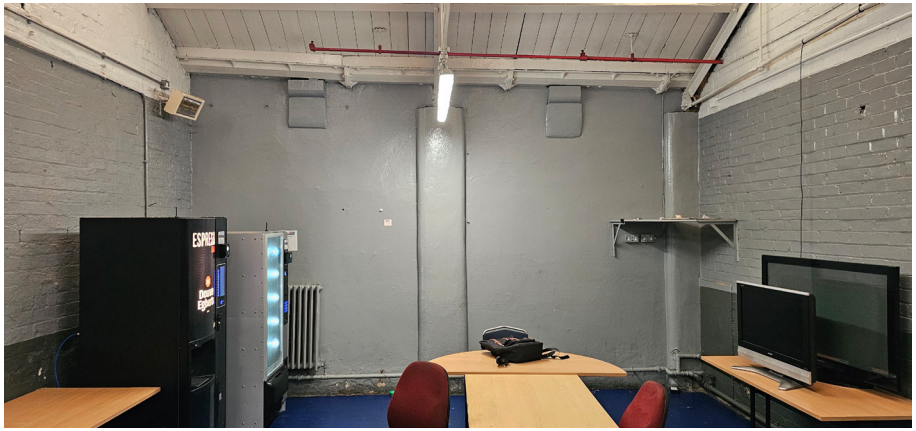
Ceiling
Addition of a new suspended plasterboard ceiling at the pitched level of the roof is proposed which will again provide a much more hygienic finish given the use of the building

Floors
New vinyl flooring

Doors
Replace of modern doors with new

Fittings
Existing radiator to be retained in-situ and redecorated.





8.2 - Engineer's Male WC

Existing Condition

The fabric of the entire space is modern and of no historical significance with tiled floors and walls, and a grid ceiling. All of these finishes appear to be late 20th Century additions and are in a poor state of repair along with the sanitary appliances in the room.

The lobby into the space appear to be non-original with the doors being of a more modern style and certainly not original.

Proposals

Refurbishment of male toilet and shower facilities. The existing modern doors, cubicles, sanitaryware and stub wall will be removed. New sanitaryware, cubicles, suspended ceilings, ventilation and extract system, doors and flooring will be introduced. The floors will be screeded, and a new floor finish introduced.

Walls
Replacement of wall tiles with new

Ceiling
Replacement of grid ceiling with suspended plasterboard ceiling to main WC area, and replacement grid ceiling to shower areas

Floors
Replacement of floor tiles with new

Doors
Replace of modern doors with new

Fittings
Replacement of all sanitary fittings with modern replacements. IPS panels will be introduced to the rear of the WCs cubicles and urinals

8.3 - Existing Workshop to Engineer's Female WC

Existing Condition

The existing workshop is a large open space furnished with movable tool cases, with modern services routed around the walls which also serve other rooms in this area. The shell consists of what appears to be masonry walls that have been plastered since the building's construction, a painted concrete floor, and an exposed roof and associated structure. The door into the room is a modern timber door clearly not original.

Proposals

Refurbishment of existing workshop to provide female toilets and shower facilities for engineers. The existing modern door will be removed. All existing modern furniture will be removed. New partition walls, doors, sanitaryware, suspended ceilings, ventilation, extraction system, cubicles and flooring will be introduced. The floors will be screeded, and a new floor finish introduced.

The option of introducing pods to facilitate any new showers and toilets was considered, but existing drainage connections dictate where outlets can be located at floor level and therefore where pods can go. The pod locations would then still disrupt the proportions of the space whilst the lights and ventilation ducts and grilles at the truss level to the main WC area would still obscure the structure further and create unsightly connection details.

Walls

The existing walls are unsuitable for the hygenic requirements of a modern WC/shower facility to deal with the oily and greasy environment of the mechnics workshop. A tiled finish is required to provide easy clean surfaces, and a new wall lining system to the walls will minimise the impact on the existing fabric that would be created by tiling them directly. The existing services to the walls would then be boarded over rather than removed, and provide the clean environment required for WCs and showers. These adaptations will be easily reversible and provide much needed facilities for the building to ensure it remains fit for purpose in the 21st Century.

Ceiling

Addition of suspended plasterboard ceiling to main WC area, and addition of new grid ceiling to shower areas. Although these additions will cover up the existing fabric, they will protect them from the moist environment.

Floors

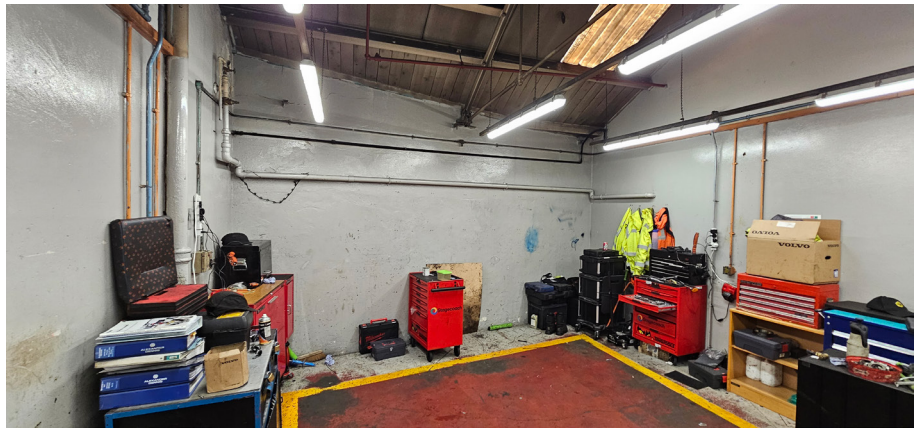
Addition of new floor tiles on new levelling screed

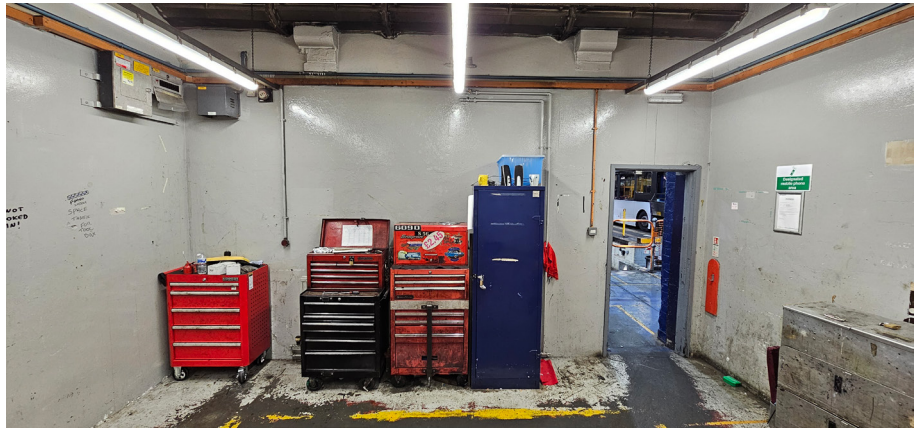
Doors

Replacement of modern doors with new

Fittings

New modern sanitary fittings. IPS panels will be introduced to the rear of the WC cubicles.





8.4 - Driver's Female WC

Existing Condition

The fabric of the entire space is modern and of no historical significance with tiled floors and walls, and a suspended plasterboard ceiling that is falling down. All of these finishes appear to be late 20th Century additions and are in a poor state of repair along with the sanitary appliances in the room.

The lobby into the space appear to be non-original with the doors being of a more modern style and certainly not original.

There are also two seemingly original windows along the west wall of the space which adjoin the MOT bay on the opposite side. These windows have been previously crudely covered up from the MOT bay side over the years to provide privacy.

Proposals

Refurbishment of female toilets. The existing modern doors and partition walls forming the lobby area will be removed and the remaining walls made good. Windows will be boarded over internally with single-sided partitions, and new doors, sanitaryware, suspended ceilings and extract system will be installed. The floors will be screeded, and a new floor finish introduced.

Walls
Replacement of wall tiles with new

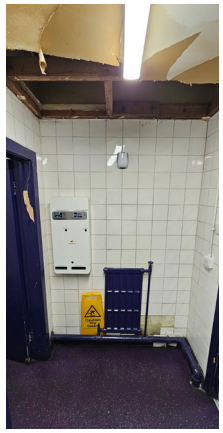
Ceiling
Replacement of modern suspended plasterboard ceiling with new

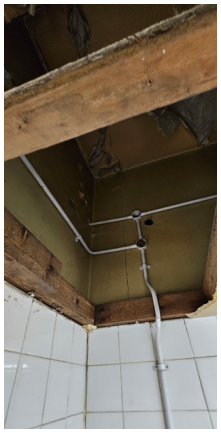
Floors
Replacement vinyl floor with new floor tiles

Doors
Replacement of modern doors with new

Fittings
Replacement of all sanitary fittings with modern replacements

Windows
The existing windows are being retained and covered with a removable opaque film which is essential for privacy into new toilets from a working area behind. The construction would be as simple and reversible as possible to avoid impacting the existing fabric with the window still visible from the opposite side.





8.5 - Existing Kitchen to Accessible WC

Existing Condition

The existing kitchen area is a strangely shaped room furnished with a small modern fixed kitchenette and a number of free-standing locker units. Modern services are routed around the walls and at ceiling level, with an original cast iron radiator in situ on one of the walls.

The shell consists of plastered masonry walls, an assumed concrete floor with modern vinyl finish, and a modern suspended plasterboard ceiling. The plaster to the MOT bay wall seems to have damp issues.

The door into the room is a modern timber door clearly not original. There are also two seemingly original windows apertures along the west wall of the space which adjoin the MOT bay on the opposite side. One of these seems to be an original window, whilst the second aperture is boarded over.

Proposals

Refurbishment into accessible toilet facility. The existing modern door will be removed. A new partition wall, suspended ceilings, extraction system and accessible WC will be introduced. The floors will be screeded and a new floor finish introduced.

Walls
Existing plaster condition to be reviewed and new wall tiles introduced

Ceiling
Replacement of modern suspended plasterboard ceiling with new

Floors
Replacement vinyl floor with new floor tiles

Doors
Replacement of modern doors with new

Fittings
Existing radiator to be retained in-situ and redecorated

Windows
The existing window is being retained and covered with a removable opaque film which is essential for privacy into new toilets from a working area behind. The construction would be as simple and reversible as possible to avoid impacting the existing fabric.

8.6 - Office

Existing Condition

The existing lost property room is located on the Queens Road boundary of the building and contains an existing window to that elevation. Unlike the other rooms in this area, there has been no modern suspended ceiling installed over the years - assumable so as not clash with the existing full height window - but like all of the other spaces there are modern services and a modern entrance door, and an original cast iron radiator in situ under the window.

The shell consists of plastered masonry walls, an assumed concrete floor with modern carpet tile finish. The plaster to the external walls seems to have damp issues, whilst the removal of some of this plaster has revealed a structural issue on the masonry west wall which will need to remediated sensitively outside of the scope of this application.

Proposals

Refurbishment of space. The existing modern door will be removed. A new carpet floor finish will be introduced and the walls redecorated.

Walls
The existing structural issues will be remediated outside of the scope of this application. Existing plaster condition to be reviewed, and plaster finish redecorated.

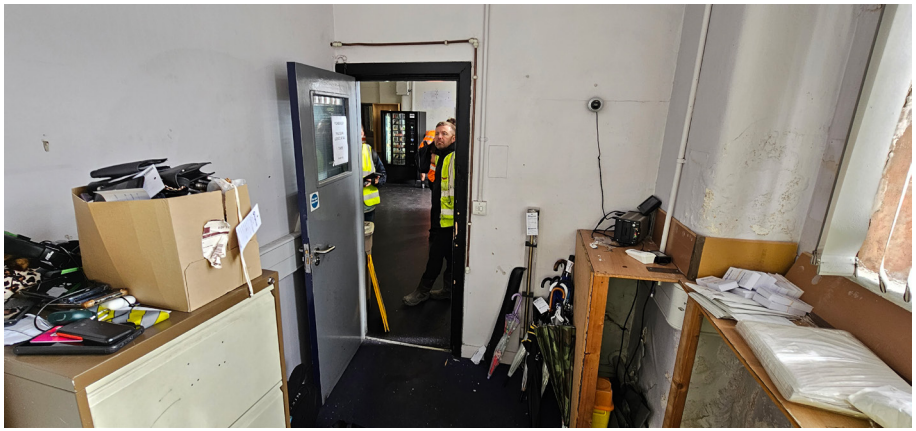
Ceiling
Redecoration of existing plaster ceiling.

Floors
Replacement of carpet finish with new carpet tiles

Doors
Replacement of modern doors with new

Fittings
Existing radiator to be retained in-situ and redecorated

Windows
Redecoration of existing window frames



9.1 - Suspended Ceilings

Overall Appreciation, Proportion and Legibility of Original Building
Suspended ceilings are required to both the Female WCs and the Staff Canteen in order to provide staff with facilities that are fit for purpose to modern standards to meet the Workplace health, safety and welfare requirements of the HSE.

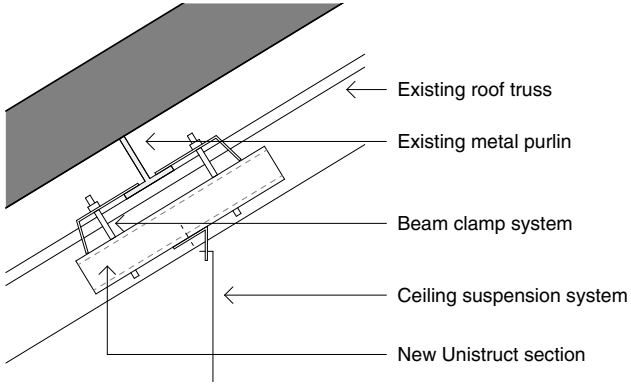
The suspended ceilings will not only provide a hygienic and easily cleaned environment for what will be humid areas, but also improve the environmental conditions of the spaces for the building occupants by retaining some of the heat within the space thus reducing the carbon footprint of the building. The ceilings will also protect the historic fabric through sensitive installation methods which can be easily reversible.

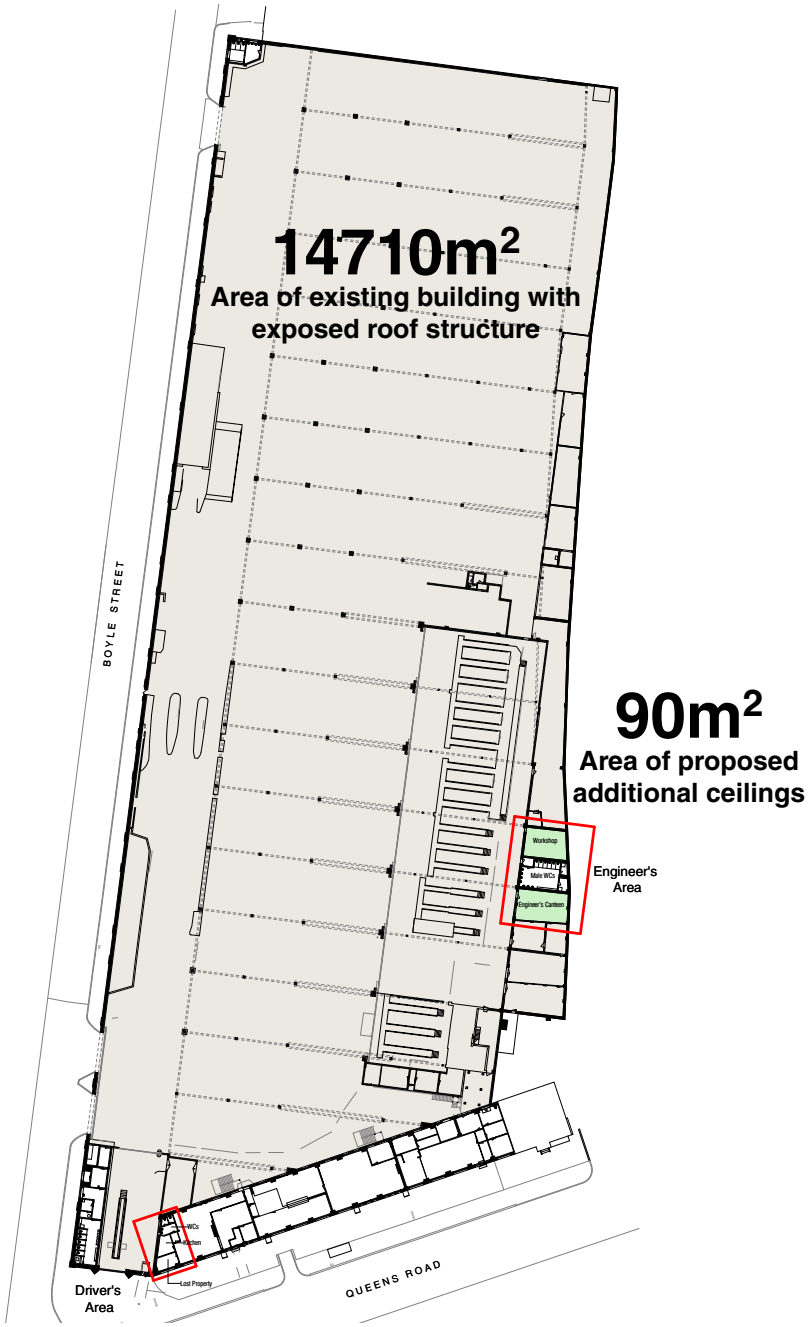
The minor adverse heritage impact through obscuration of the original roof trusses is recognised by the client and design team, but this should not detract from the overall appreciation and legibility of the original building given that an overwhelmingly large percentage of the original building and it's historic structure can still be appreciated especially within the main bus depot areas.

To put the amount of change into context, the areas to receive new roofs equate to **0.61%** of the overall building area, with these adaptations contributing to providing facilities required in the 21st century whilst maintaining the building and it's current use for many decades to come.

Impact on Original Fabric
The proposed method of suspending a new ceiling from the original roof structure would be totally free of mechanical fixings and completely reversible.

This will be achieved by using beam clamps friction attached to the existing metal roof purlins that span between the trusses. These clamps would then support a 'unistrut' channel which in turn would allow the suspension fixings for the ceilings to be attached to.





9.2 - Wall Linings

Requirement and Protection of Existing Fabric
Within the areas where a robust and hygienic finish is required, new wall lining systems to the walls will minimise the impact on the existing fabric that would be created by tiling them directly. The existing services to the walls would then be boarded over rather than removed, and provide the clean environment required for WCs, showers and kitchen facilities. These adaptations will be easily reversible and provide much needed facilities for the building to ensure it remains fit for purpose in the 21st Century.

Mechanical Fixings
It has been suggested that mechanical fixings from the new wall linings would cause direct impact on the original fabric. Any addition to the walls - whether services fixed directly, or a lining system - will require mechanical fixings, and so consideration has been given to the available options.

Two types of lining system have been considered for the refurbishment, the first being a 'Universal' metal framed lining system where metal studs are attached vertically to the wall with brackets at 800mm vertical centres into the wall for every stud, the second is an 'Independent' metal framed lining system which fixes into the floor at the base, and then a single bracket at high level to restrain the head of the system to the head of the existing wall.

An an example of mechanical fixings required for **fixing services to original walls**, the existing west wall of the Engineer's Canteen has approximately **64 fixings** for a mixture of conduit, junction boxes, light fittings and electrical cables. And a clock.

As a comparison, a '**Universal' wall lining system** of the same area would require **50 fixings** cumulatively to the wall and floor.

An **'Independent' wall lining system** of the same area would require **20 fixings** cumulatively to the wall and floor. Both systems would then have all services fixed into the wall lining rather than the existing wall.

From this review, it's clear that the impact of introducing lining walls might not always create more harm to the existing fabric compared to leaving an existing wall exposed and introducing surface mounted services.

A design decision has therefore been made to use an 'Independent' wall lining system throughout to minimise the number of mechanical fixings into the existing fabric. These fixing points would then be considered to cause minimal impact to the existing walls such as fixing into areas of mortar rather than directly into the existing masonry where possible.

Extent of new wall linings

10.0 Conclusion

The role of the DAS in the application, along with the accompanying documentation is to set out a summary of what is proposed and to provide justification for the works.

The proposed works are minor in nature, and have zero impact to the surrounding area and facilities. In most cases the facilities are pure refurbishments to bring them up to modern standards and will significantly improve the work conditions of the staff.

The clients aspiration is to maintain the building's original use as a transport depot and safeguard the building's future use in this regard, allowing the building to continue functioning for years to come.

The Heritage Assessment concluded that although there are a number of Minor Adverse impacts attributed to the obscuring of the historic roof trusses, it is considered that the proposed works will secure the continued function of the building going forward, contributing to its long-term conservation by ensuring it is still fit for purpose.

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