



Bridgewater House – Part 8th Floor

Design & Access Statement
20/01/25. Rev 00

58-60 Whitworth Street
Manchester
M1 6LT



ARCHITECTURE X INTERIOR

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1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Planning and Heritage Statement produced by Paul Butler Associates.

The proposed development involves the refurbishment, alterations and selective demolition of modern elements to the eighth floor to facilitate the ongoing office and education use within the existing building demise and ensure the continued use of this magnificent building in the heart of the City Centre.

1.2 Development Team and Relevant Experience

Client: APAM

Architect: AXI

Planning and Heritage Consultant: Paul Butler Associates

Project Manager: Vantage

Relevant Experience:

AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with APAM on the refurbishment works of listed heritage buildings throughout Manchester, working to bring back a new lease of life to the building and surrounding areas with the highest quality of designs whilst preserving the heritage integrity of the original designs.

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2.0 Assessment

2.1 Assessment

2.1.1 Physical Site Assessment

Site Description

The site is bound by the Rochdale Canal to the north, Atwood to the east, Whitworth Street to the south, and the Palace Theatre to the west. The building appears to have been built as a shipping Warehouse, not for the typical cotton trading but for exhibiting velvet and moleskin.

The building spans across 10 floors, all of which operate under the classification of either offices or educational facilities. The building has a principal entrance off Whitworth Street within the original opening, allowing access to the Ground and upper Ground Floor level sitting above surrounding street level.

The principal facades onto Whitworth Street are faced by an assortment of deep recessed windows and bayed windows, which repeat in a regular pattern, and formed of painted timber framing in a sash or hinged style with ornate stonework surrounds and horizontal banding. A neutral white stone provides the façade finish to the majority of the building, with further ornate stonework grounding the building where it meets the street.



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Site History

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

2.0 Assessment

2.1 Assessment

Status of Site

The eighth floor is currently split into three separate suites with this application focusing on the recently vacated central suite which is managed by the landlord Apam and set to be refurbished to a CAT A standard in line with recently completed suites on the lower floors.

Surrounding Context

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

3.0 Description of Proposals

3.1 Design Objectives

- Full refurbishment of existing eight floor central office space that is currently vacant to a CAT A high spec finish in accordance with previously completed and approved schemes on the 6th and 5th Floors.
- The proposal will consist of the removal of the existing glazed meeting rooms to the northwest corner of the plan, the replacement of the existing kitchenette adjacent to the WC block, the formation of a new dedicated meeting space adjacent to the main suite entrance in an existing recess off the main open office area.
- High level alterations includes the removal of the existing metal pan grid ceiling inclusive of all existing fittings to expose the ceiling soffit and extent of the mansard roof. This will be replaced with a co-ordinated exposed M&E scheme akin to the approved principals on the lower floors so as to celebrate the original volume of the space and will be sprayed out to match the sympathetic colour scheme befitting the heritage asset.
- Full refurbishment and up lift of the existing male, female and DDA wc's. This will not include extensions of the existing or additional units, only decoration and refurbishment of existing fittings and replacement of sanitaryware in the existing configuration.

3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous Chapter and outlined in the supporting Paul Butler Associates documentation.

3.3 Principles of the Design

3.3.1 Use:

The existing use class for the eight floor is unchanged from office use by the proposals.

3.3.2 Layout

The existing overall footprint for the eighth floor configuration is set to be unchanged as per the existing as the adjacent suites remain occupied by separate tenants. The only alterations to the layout involves the removal of the 2 x No large meeting spaces to the North West of the plan, which sits against the

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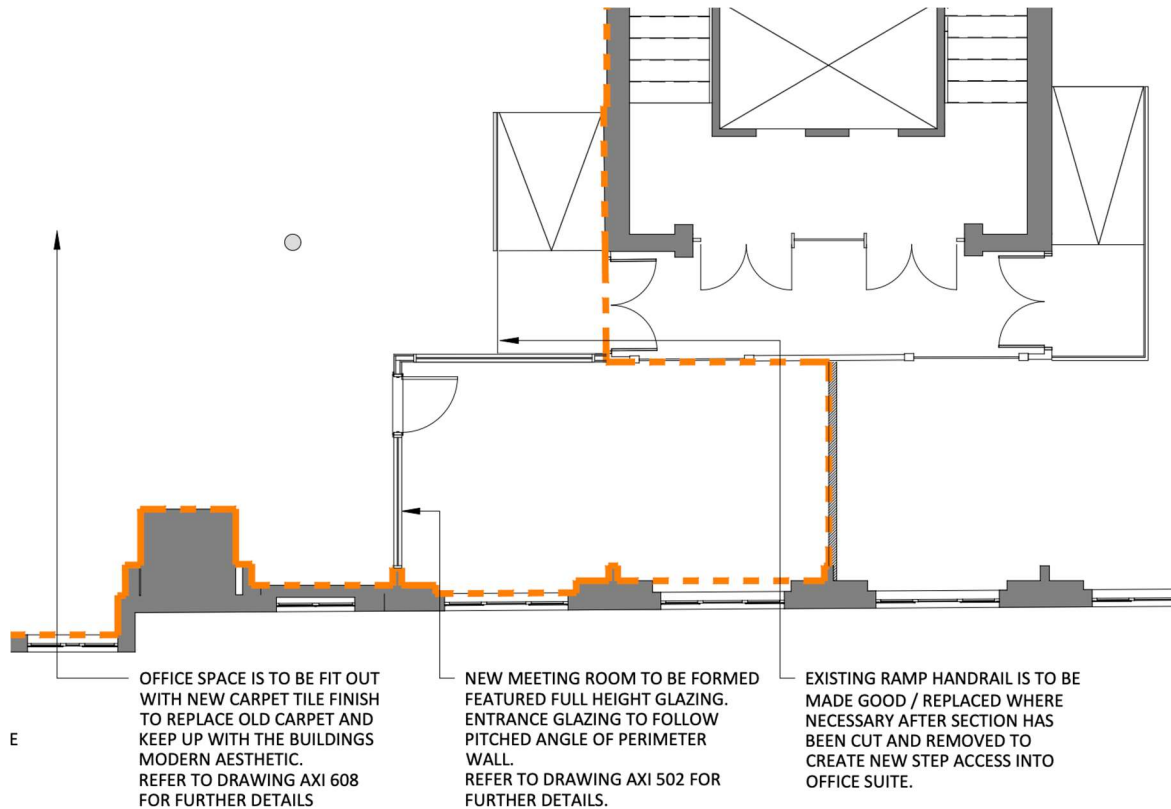
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courtyard elevation and impact on the openness of the floorplate. The proposal seeks to remove these rooms, along with the high-level bulkheads and internal ceiling grid and return these areas back to the open office. The existing redundant lift shaft has already been converted into a private meeting space with full height glazing and set to be unchanged as part of these works.

A single new meeting room is proposed to be located adjacent to the suite entrance facing onto the principal elevation. The intended location has been put forward not only for practical purposes befitting an incoming tenant to allow direct access for clients to a meeting room near the entrance, as opposed to travelling across the floorplate to make use of the existing spaces at the far end of the space.



The proposed new location makes use of an existing alcove set back from the main workspace which provides the suite split to the adjacent unit. Therefore, only two new partitions are needed to create the new meeting room. The intention is to use glazing to both elevations, with studwork limited to the corner at which the two walls meet and to form the bulkhead above to allow for the glazing to be restrained and provide a zone for mechanical and electrical services to pass through.

The glazing will include a bespoke panel to follow the form of the mansard roof where it meets the original fabric so as to express the form of the building and make reference to the specific perimeter treatment.

For the general arrangement layouts of the scheme please refer to drawings AXI 108 and for the meeting room detail refer to AXI 502.

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3.3.3 Scale

There is no change to the overall scale or footprint of the building with selective internal structural modifications to room sizes as noted above.

3.3.4 Materials

The office space will receive new floor finishes throughout, replacing the existing with modern flooring carpet to the majority to provide acoustic separation between suites. Vinyl flooring will be provided to breakout/kitchen and WC areas for ease of maintenance.

There are set to be no new walls or doors as part of the proposed works, existing partition walls will receive a new decoration painted finish with existing exposed brickwork to be cleaned where necessary.

The mechanical and electrical strategy will be suspended beneath the existing structure and configured to achieve maximum visibility of any high-level detailing where possible and maintain the volume of the spaces.

Please refer to the separate ceiling, floor and wall finishes drawings for information on materials and finishes.

4.0 Access

4.1 Movement Through and To the Site

The principal entrance(s) to the building is located from Whitworth Street, with a glazed door set accessed level from street level.

4.1.1 Internal Layout

The general layout of the existing eighth floor configuration are set to remain as existing with no existing stud partitions being removed. However, the glazed partitions to the existing meeting rooms are set to be removed with a new meeting room being formed within the southeast corner of the plan.

The new meeting room will consist of partition walls that will be fixed between the raised access floor and exposed ceiling soffit with large glazing panels to maximise visibility through. The glazing intended to be used will be a bespoke fitting to align with the pitch of the mansard roof / wall that it will be fixed to, refer to drawing AXI 502 for further details.

The existing metal pan grid ceiling panels being removed and uncovering the currently covered heritage steel beams / columns within the suite to better suit the space and occupier use requirements. All modifications have been proposed following a detailed pre-application appraisal with the Conservation team from MCC.

The principal lift core and central staircases will be retained as are in full working order and provide vertical access to all floors across the building's entirety.

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4.2 Inclusive Access

The proposed development does not impact upon the existing arrangements for inclusive access. The principal level access from Whitworth Street is maintained.

Within the building footprint, lift cores enable vertical access to all floors with compliant ramped access allowing for access onto the raised access flooring which covers the entirety of the floorplate.

DDA WC provision is allowed for and already present on the eighth floor within the proposal.

This ensures that the proposed development adheres to the regulations set out in Part M of the Building Regulations.

5.0 Summary

In conclusion, the location and current use of the building and site have been summarised and proposed plans have been introduced. The scheme seeks to ensure the continued use of the building, reinstating the majority of hidden heritage features and bringing a beautiful Manchester landmark back into the public demise.

6.0 Schedule of Works

Eighth Floor

- New decoration finishes throughout to walls - (see drawing AXI 618)
- New decoration finishes throughout to floors – (see drawing AXI 608)
- New decoration finishes throughout to ceilings – (see drawing AXI 308)
- New task lighting throughout to accommodate new exposed ceiling as well as working with new look and feel to enhance spaces – (see drawing AXI 308)
- New exposed M&E services at high level – (see drawing AXI 318)
- New kitchenette / dedicated breakout space – (see drawing AXI 500)
- New meeting room to replace existing – (see drawing AXI 502)

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