

DESIGN AND ACCESS STATEMENT
+
ARCHITECTURAL METHOD STATEMENT

Corporation Street, Manchester, M4 4AH



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CONTENT

1. Location

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

3. Interventions – Ground Floor

- 3.1. Corporation Street Entrance
- 3.2. Hanover Street Entrance
- 3.3. Balloon Street
- 3.4. Ground Floor MEP Interventions

4. Speed lanes location justification

5. Interventions – Level 2

- 5.1 Adjustments to the layout of the enclosed rooms around the core
- 5.2 New lighting strategy to be implemented in the west block
- 5.3 New lighting strategy to be implemented in the west and east block kitchenettes
- 5.4 New floor & wall finishes throughout
- 5.5 Level 2 MEP Interventions

6. Level 2 Ceiling details / relationship to beams

- 6.1 Ceiling strategy
- 6.2 Partition/ceiling details, relationship to beams (East block)
- 6.3 Partition/ceiling details, relationship to beams (West block)

7. New columns/façade lighting

DESIGN AND ACCESS STATEMENT + ARCHITECTURAL METHOD STATEMENT

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. This shift provides Amazon with the opportunity to revise the security and access strategy, incorporating enhanced security measures at the Corporation and Hanover Street entrances, and provide their employees and visitors with a step-free entrance and reception area. Securing the ground floor will allow Amazon to make better use of the premium real estate space within the atrium, encouraging employees to engage with and utilize this area more effectively.

This project involves interventions on the ground floor and second level.



Building Photograph



Building section indicating Amazon levels

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EXISTING PHOTOGRAPHS



GROUND FLOOR - ATRIUM



GROUND FLOOR - ATRIUM



GROUND FLOOR - CORPORATION STREET EXISTING RECEPTION



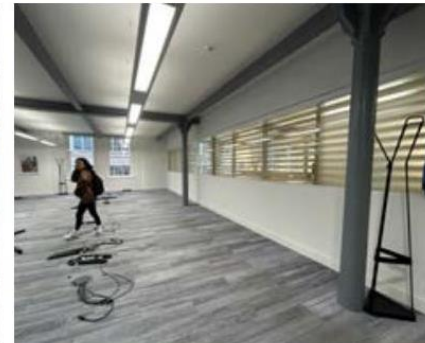
GROUND FLOOR - CORPORATION STREET EXISTING RECEPTION



LEVEL 02 - EAST BLOCK - LARGE KITCHENETTE



LEVEL 02 - EAST BLOCK - OPEN OFFICE



LEVEL 02 - EAST BLOCK - OPEN OFFICE



LEVEL 02 - EAST BLOCK - OPEN OFFICE



LEVEL 02 - WEST BLOCK - SMALL KITCHENETTE



LEVEL 02 - WEST BLOCK - SMALL KITCHENETTE



LEVEL 02 - WEST BLOCK - OPEN OFFICE



LEVEL 02 - WEST BLOCK - OPEN OFFICE

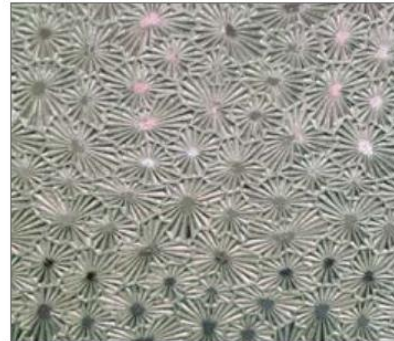
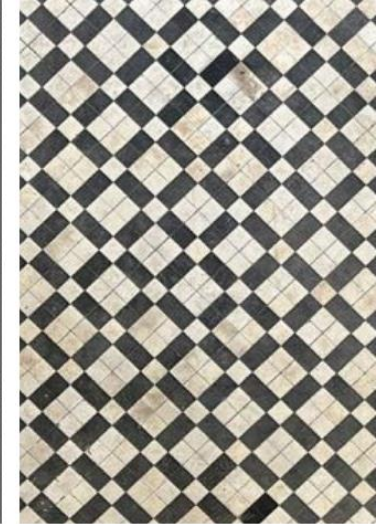
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EXISTING FEATURES STUDY



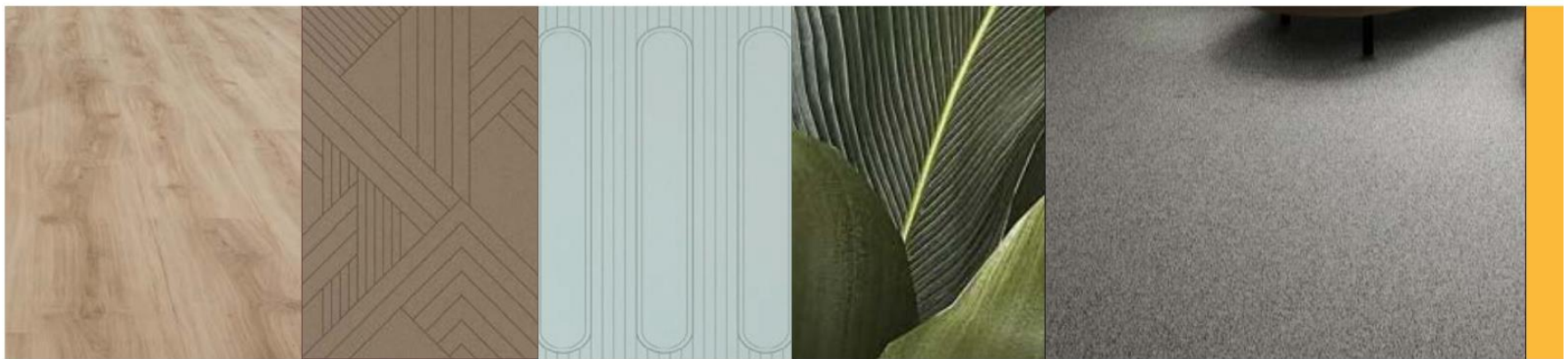
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EXISTING FEATURES STUDY



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PROPOSED PALETTE FORMULA



Floor Vinyl

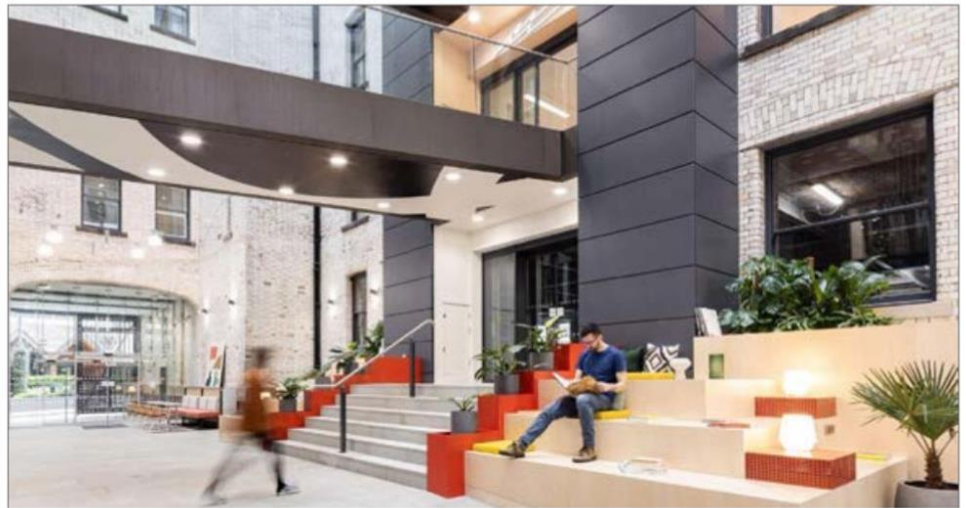
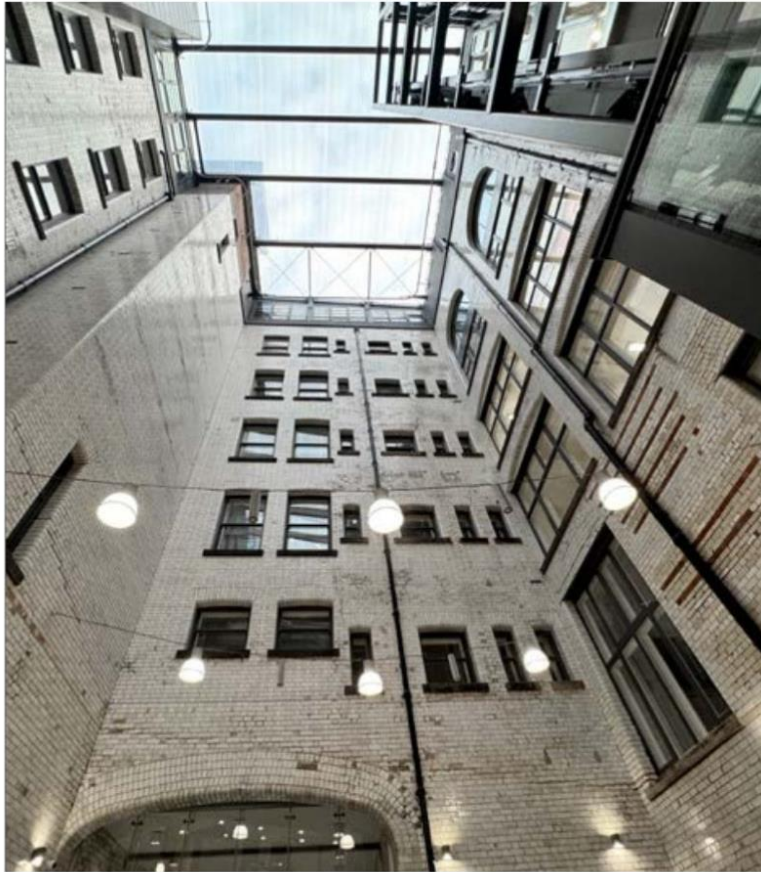
Acoustic Panels

Biophilia

Carpet

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EXISTING FEATURES STUDY (ATRIUM)



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PROPOSED PALETTE FORMULA (ATRIUM)



Existing Materials

New Materials



Wall Bricks

Floor Tiles

Facade

Joinery

Furniture Upholstery

Artwork

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3. Interventions – Ground Floor

3.1. Corporation Street Entrance:

This entrance will remain a secondary access point, primarily used by Amazon employees who are familiar with the building and able to navigate the steps. It is anticipated that there will continue to be a significant flow of people through this entrance, as it is the closest to Victoria Station.

This entrance will also house certain additional reception facilities that are challenging to integrate into the atrium, such as the badging room.

Amazon will not be providing a reception desk at this entrance; however, a security podium will be available, staffed by a permanent security personnel

3.2 Hanover Street Entrance:

As a step-free access point, this entrance will serve as the primary entry for both Amazon employees and visitors. The Amazon reception desk will be located here, and as a result, employees such as the receptionist and security personnel will be working in this area. To enhance thermal comfort, Amazon plans to implement interventions, including the installation of a new vertical air curtain fixed to the floor and the addition of a new underfloor heating system.

3.3 Balloon Street:

This entrance will remain closed, as it is currently



Ground Floor Layout



3.1 Corporation St. Entrance.
Proposed visual



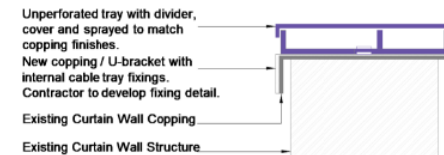
3.2 Hanover St. Entrance.
Proposed visual

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3.4 MEP Interventions

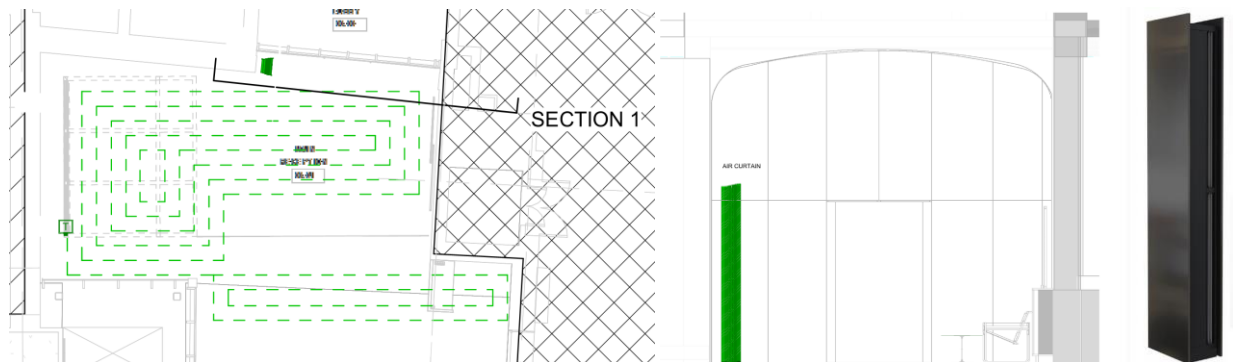
Ground floor MEP planned works involve delivering a range of services for the new atrium reception. The scope includes installing heating solutions via underfloor heating, air curtains, and desk-mounted heaters, along with integrating lighting into the reception joinery. Additional services such as small power, IT, and security will support the new entrance and atrium. Furthermore, adjustments to the small power, security, lighting, and fire alarm systems are planned to accommodate the new badging room and speedgates.

Due to the constraints imposed by the atrium, there are limited options for cabling routes. Therefore, a new IT and security containment system will be installed over the existing curtain wall, as highlighted in blue in the visual below, descending and being securely fixed to the existing brick structure, in a manner similar to the currently present black pipes. The objective is for the containment trunking to be as unobtrusive as possible, with a dark grey powder-coated finish to match the curtain wall.

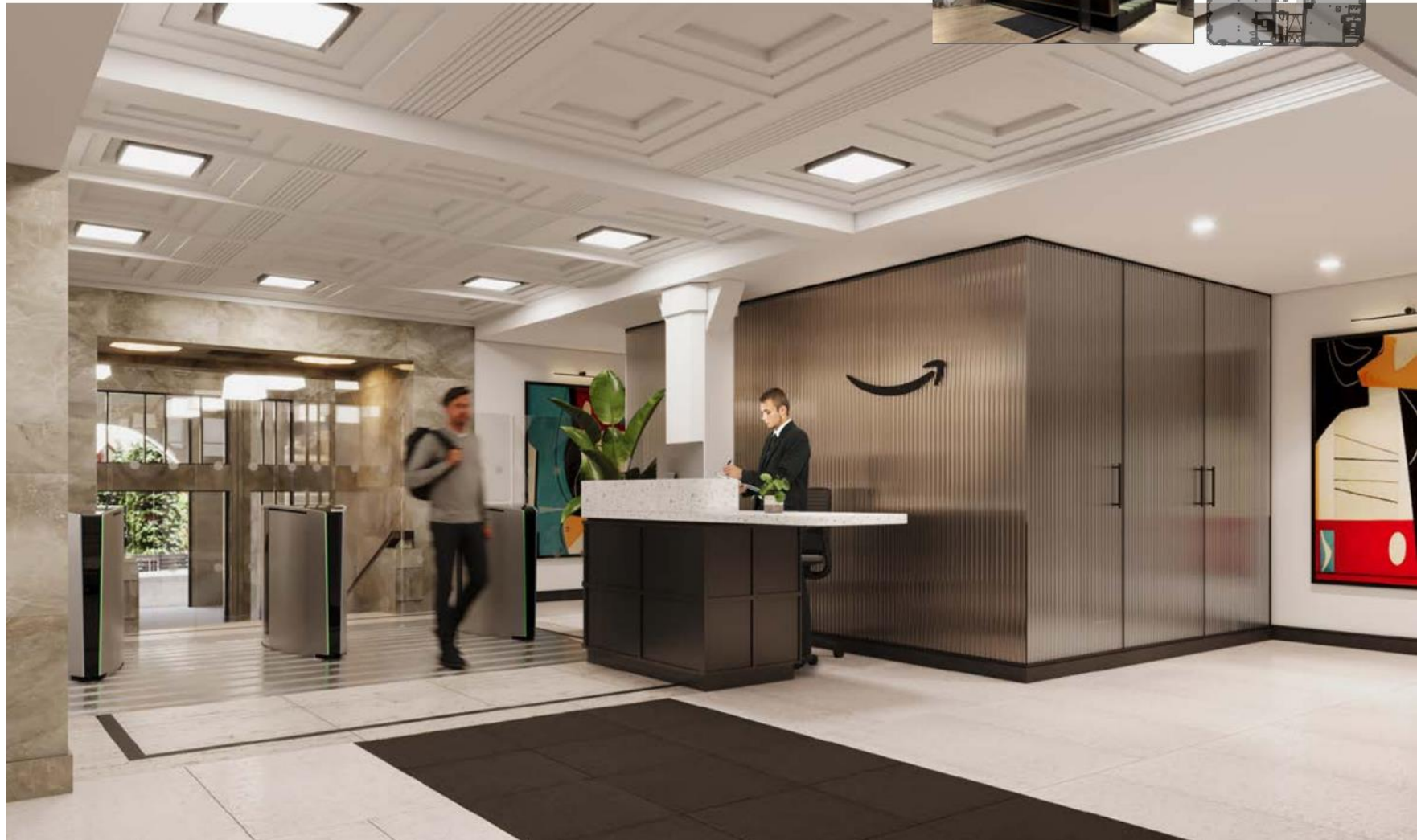


INSTALLATION DETAIL OF CONTAINMENT IN CURTAIN WALL

A new floor-mounted air curtain will be installed at the new entrance to reduce heat loss resulting from increased foot traffic. Finish: black metal.



SECONDARY ENTRANCE VISUAL (CORPORATION STREET)



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RECEPTION VISUAL (HANOVER STREET ENTRANCE)



ATRIUM VISUAL



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4. Speed lanes location justification – Corporation Street

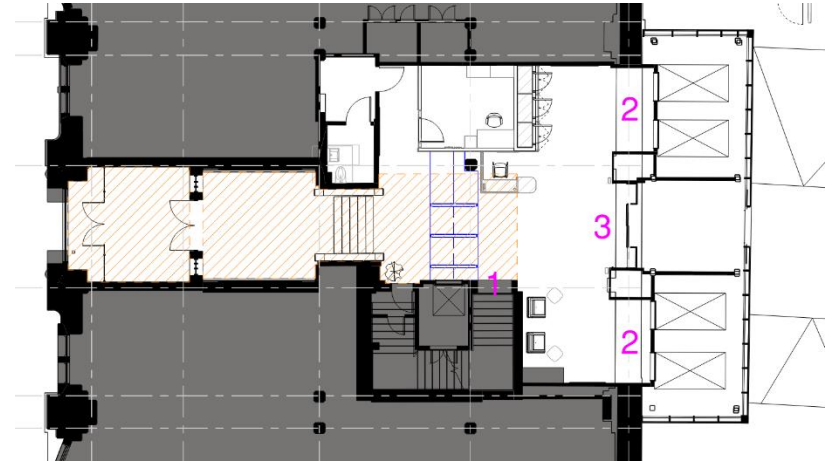
As the location of the newly proposed speed lanes overlaps with the existing historic flooring (see orange hatch vs speed lanes highlighted in blue), IA has been asked to justify their placement and provide a rationale for why the lanes cannot be positioned elsewhere.

The speed lanes are required on the Corporation Street entrance to stop general public entering into the Amazon office space. Each lane is fitted with a card reader only giving access to those with authorized access. Each lane has tailgate alarms as well as anti-climb and forced alarms. Speed lanes will be mounted on a plinth and no fixings will be required to the existing historic flooring.

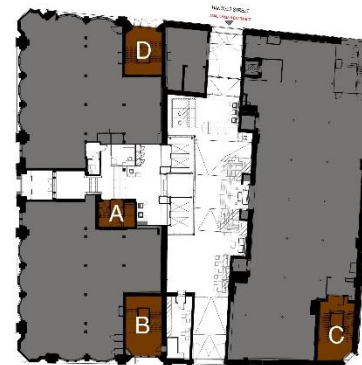
These lanes need to secure (1) the circulation staircase 'A', (2) the lifts, and (3) the access to the atrium space.

The speed lanes must be positioned before the entry point to Staircase A (1) to allow staff to use this staircase for circulation between the different levels of the building. Amazon is unable to control any other staircases due to fire exit routes originating from the basement areas, which are not under Amazon's control.

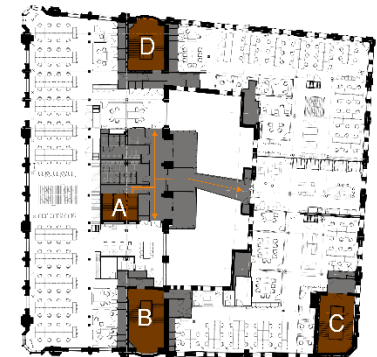
Staircase A is the main staircase in the building, providing access to both the east and west blocks, while not serving the basement area. In line with Amazon's security strategy, staircases B, C, and D are restricted for employee use and are only designated as emergency exits. As such, Staircase A is the only staircase available for staff circulation and the only historic staircase accessible to employees. is the only one available for staff circulation and the only historic staircase accessible for their use.



Corporation Street Layout



Ground Floor - Staircases

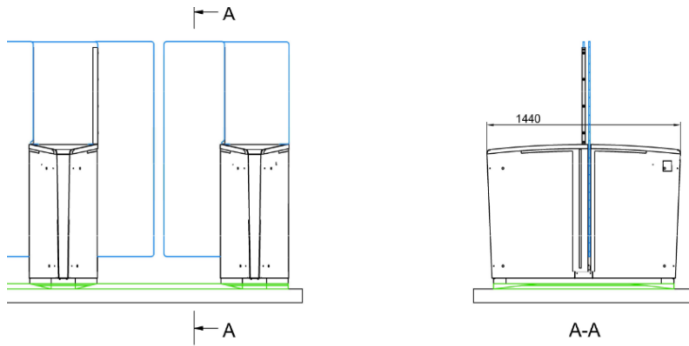


Level 2 - Staircases

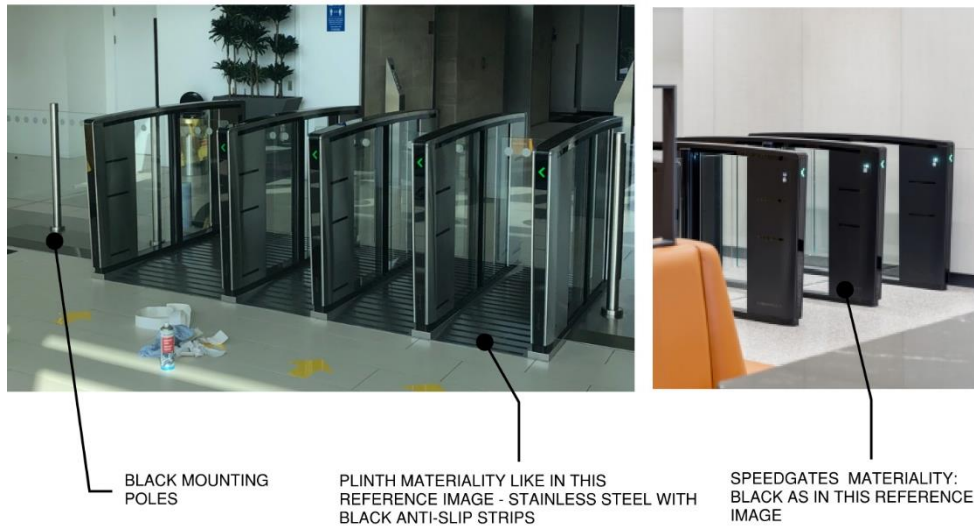
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Speed gates will be mounted on a plinth, as shown in green in the sectional drawing below.

That will allow for the speed gates to be mounted with no fixings to the historic flooring



Speed gates and plinth finishes clarification and reference images



5. Interventions – Level 2

On Level 2, Amazon will implement a new fit-out tailored to their requirements and standards. This fit-out will primarily repurpose the existing infrastructure, including the MEP strategy.

Key modifications will include:

5.1 Adjustments to the layout of the enclosed rooms around the core

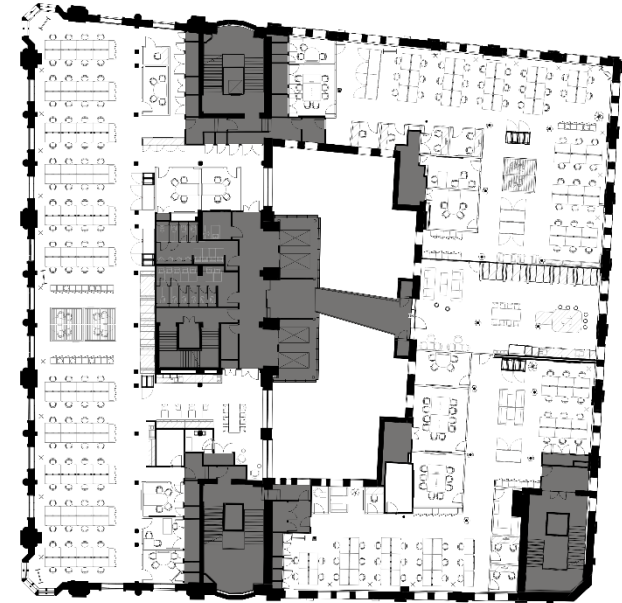
Some rooms will be slightly expanded, but the existing perimeter of the enclosed ceiling will remain unchanged, meaning no additional beams or columns will be encased. For new rooms being constructed next to the facade, open ceilings are proposed, adopting the existing solution already implemented in the building.



Existing partitions to be stripped-out indicated in blue



Proposed partitions indicated in orange



Level 2 Layout

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5.2 New lighting strategy to be implemented in the west block

A new lighting strategy will be introduced in the west block, where the existing suspended lighting will be removed and replaced with new standing lamps for the workstations and wall lights in columns and façade for the circulation and emergency lighting. The goal is to enhance the visibility of the impressive existing coffered ceilings and eliminate the suspended ceiling effect created by the current lighting setup.

6.4 New lighting strategy to be implemented in the west and east block kitchenettes

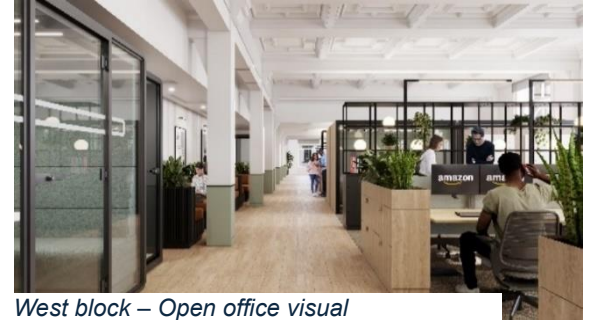
The lighting in the two kitchenettes on level 2 will also be upgraded, replacing the office-style lighting with a modern catenary system. This new system will highlight the existing historic beams, giving them greater prominence.

5.4 New floor & wall finishes throughout

New timber-effect vinyl flooring will be installed in the circulation areas and kitchenettes, with new carpeting added in the remaining spaces. Additionally, a green paint datum line will be introduced, drawing inspiration from the original walls on level 1, which feature green timber paneling at the lower level.

5.5 Level 2 MEP Interventions

The planned MEP works consist of redistributing and supplementing the existing services to match the new fit-out layout. This includes relocating current floor HVAC units, grilles, and their associated controls, while retaining trench heaters with minor adjustments in targeted areas. The works also include reusing the existing containment and most of the small power infrastructure, in addition to installing new small power outlets, lighting, and controls for the Hanover Wing and meeting/enclosed areas. New fire alarm detection and alarm devices will also be integrated.



West block – Open office visual



East block - Kitchenette visual

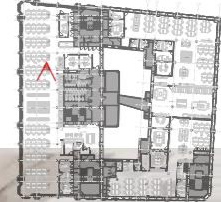
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KITCHENETTE VISUAL (L2, EAST BLOCK)



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OPEN OFFICE VISUAL (L2, WEST BLOCK)



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6. Level 2 - Ceiling details / relationship with beams

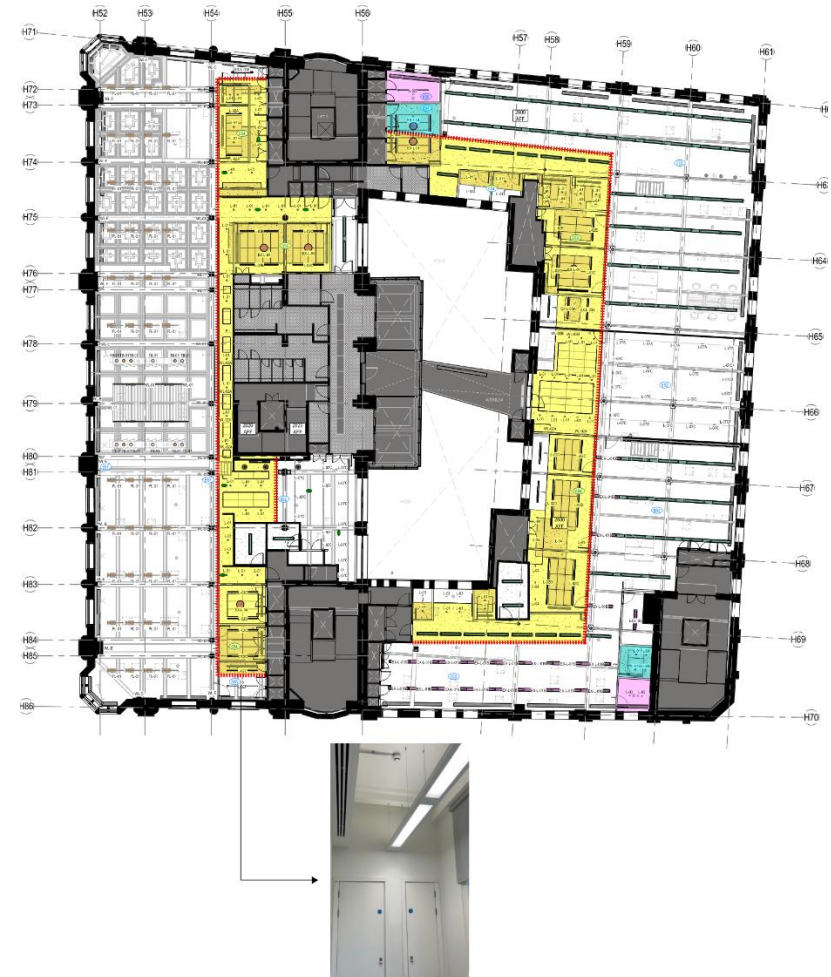
6.1 Ceiling strategy

The current proposal is to retain the majority of the suspended ceiling perimeter around the core and atrium (highlighted in yellow), maintaining the existing bulkhead line (red line) and the clearance to the beams.

The layout of the suspended plasterboard ceiling and acoustic tiles will be only minimally modified to accommodate the new room configuration.

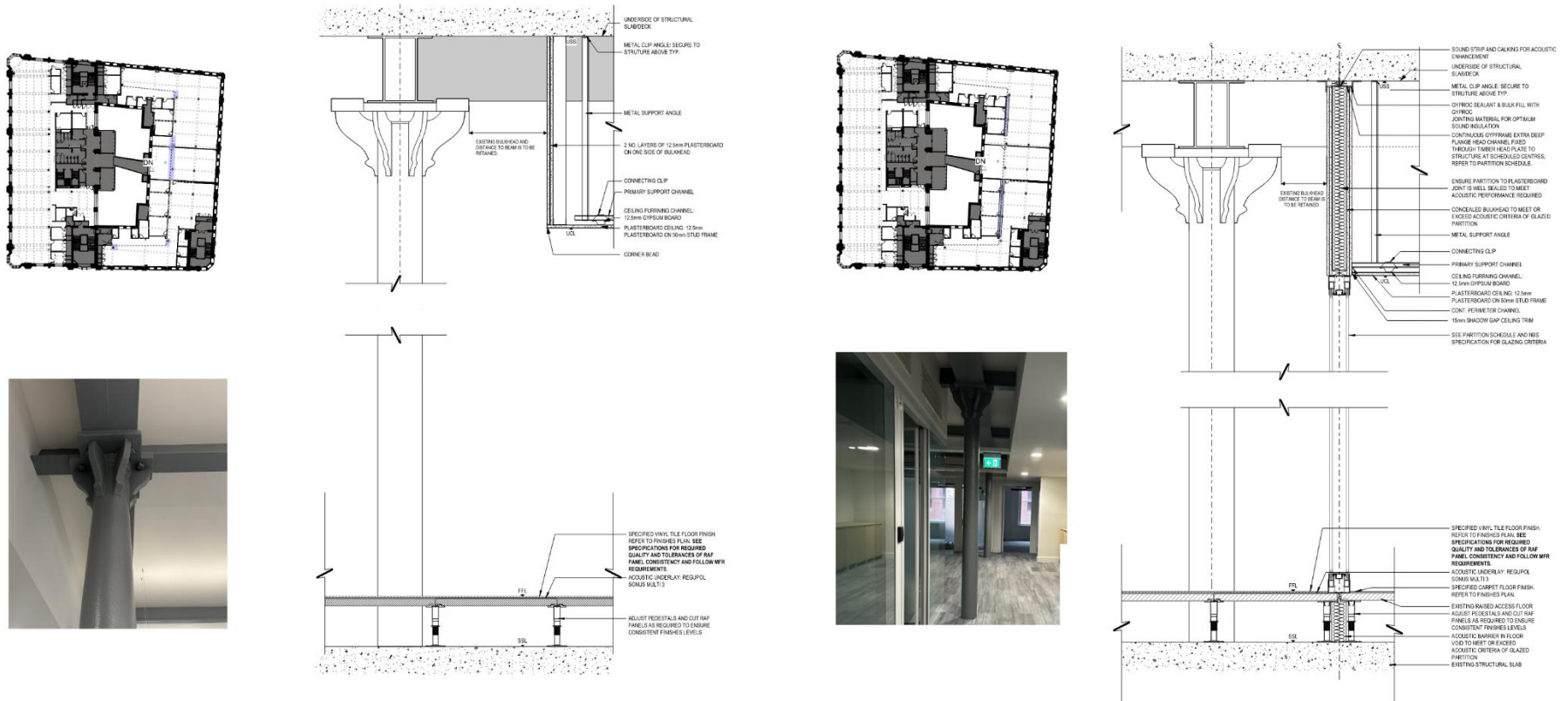
The only portions of suspended ceiling being added are shown in blue.

The two new rooms being constructed along the façade perimeter (highlighted in pink) will feature open ceilings with suspended lighting, a condition already existing and accepted in the building as the photograph shown on the right.



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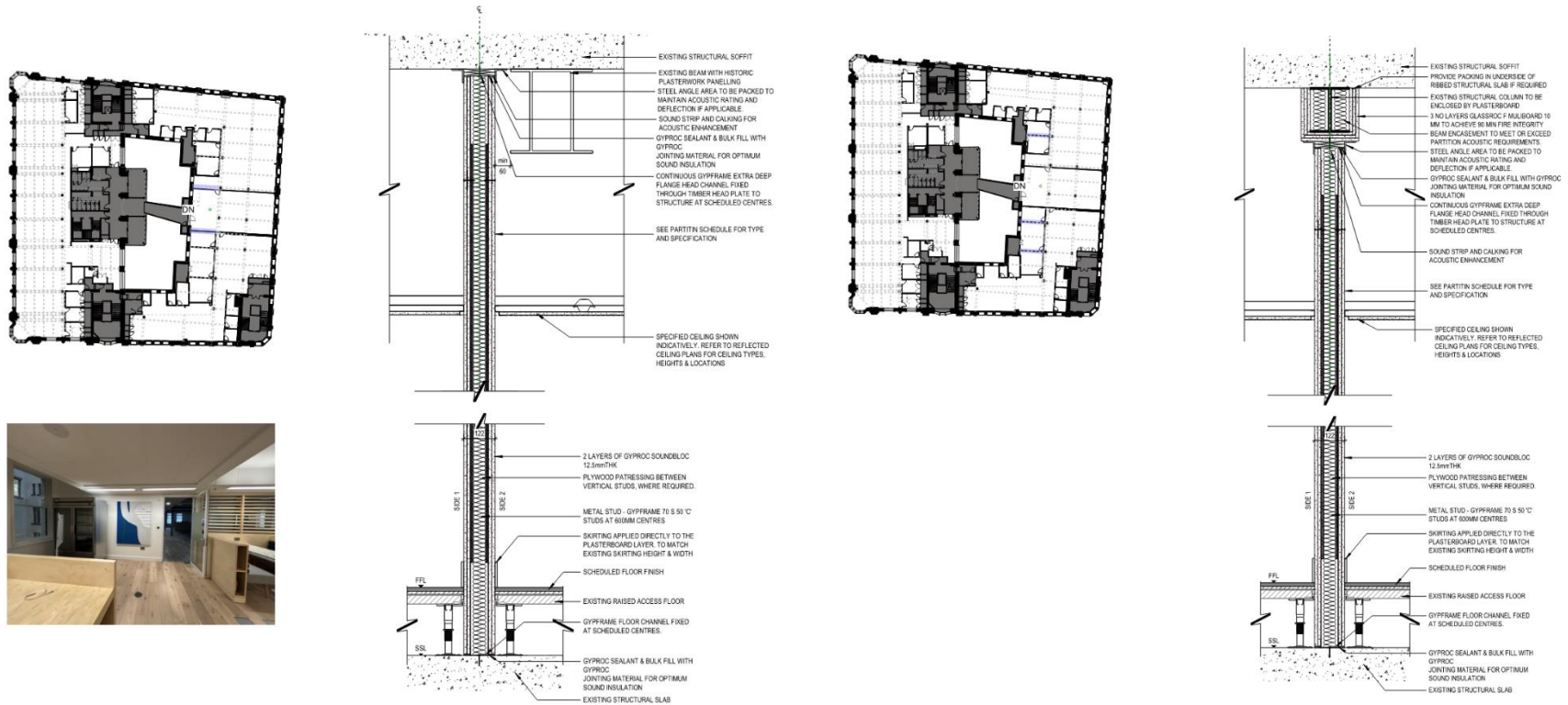
6.2 Partitions/ceiling details and relationship to beams (East block)



The existing bulkhead and clearance to the beams will be retained in the highlighted areas

In the highlighted areas, the rooms are being slightly extended, and the glazed partition line will be adjusted to align with the existing bulkhead. The clearance to the beams will be maintained, as the bulkhead is only being upgraded to improve its acoustic performance.

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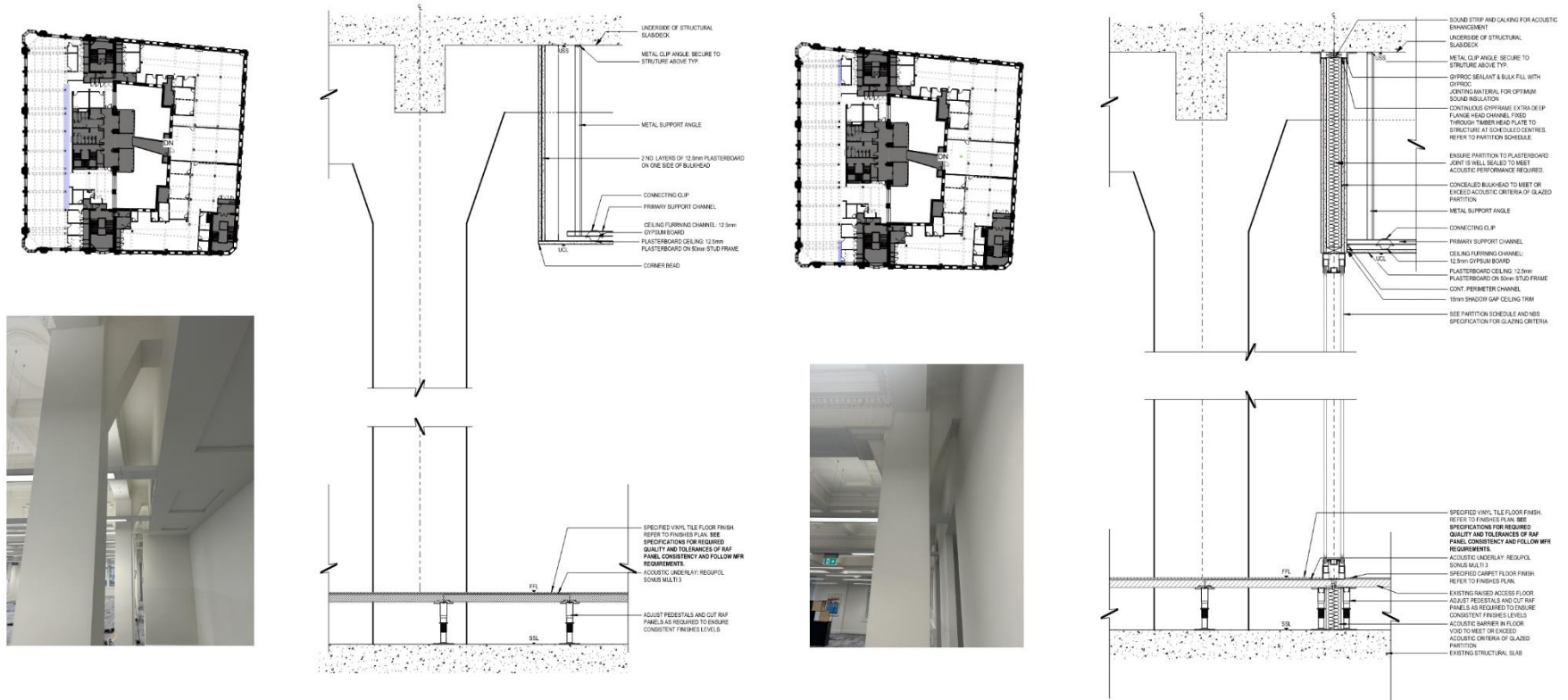


Existing detail and distance to beam is to be retained

Where partitions align with beams, and only where the beams are already enclosed within the suspended ceiling void, the beams will be encased in a fire-rated enclosure that meets or exceeds the performance of intumescent paint.

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6.3 Partitions/ceiling details and relationship to beams (West block)



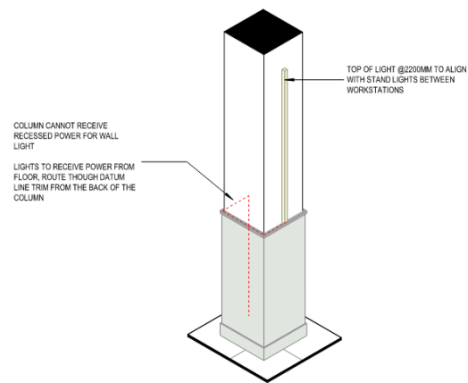
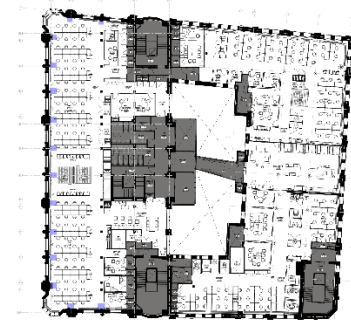
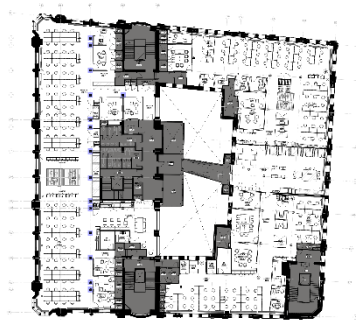
Existing bulkhead is to be retained

In the highlighted areas, the existing bulkhead is only being upgraded to improve its acoustic performance, but the distance to the existing beam will be retained.

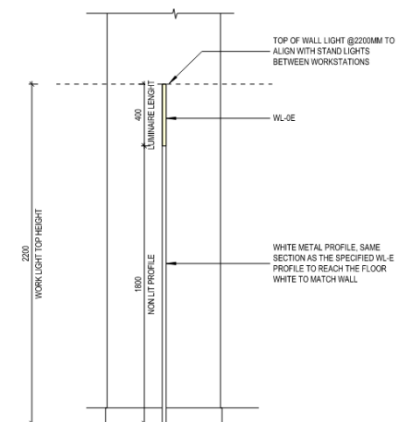
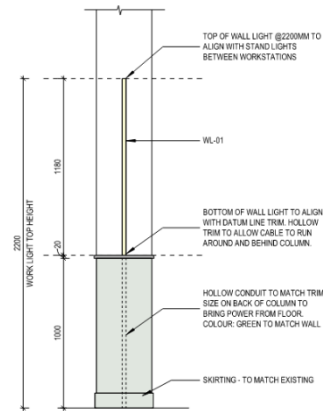
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7. New columns/façade lighting

To accommodate the revised lighting strategy, new wall lighting will be installed to illuminate the circulation spaces and incorporate adequate emergency lighting. This will be achieved using a slim LED profile, which not only provides functional lighting but also serves as a design feature within the open office space, complementing the new lighting scheme.



Columns new lighting



Facade new lighting



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