Claremont

ARKWRIGHT

PARSONAGE GARDENS · MANCHESTER

Arkwright House

Design & Heritage statement

November 2024



Design statement

November 2024

This Design & Access statement has been prepared by Claremont on behalf of Hillcrest for Arkwright House, Parsonage Gardens, Manchester.

The proposed works are to create an inviting journey throughout the building, from the external entrance and wayfinding through the reception and common areas, bringing the look and feel in line with the original building style and design intent. We want to highlight the building's history and architectural features.

In this document we have shown some historical images as well as the current fitout proposals to preserve & enhance the historic character of the building. Currently the main entrance is not clear with multiple archways and our aim is to retain the visual consistency and use lighting, planting & signage to highlight the entrance.

Internally, we want to provide a welcoming elegant hotel style reception area that reflects the neoclassical & art deco styling and provides an aesthetically pleasing and functional space with a variety of seating areas and coffee facilities. This follows through from the reception with wayfinding guiding you through the lift/stair lobbies towards the wellness suite, all of which are to have a consistent theme and colour palette which complements existing features such as the tiled staircase.

Following the HPA guidelines, we have put together the following document with our proposals, alongside the attached drawings and a spreadsheet to confirm approvals required.

Within our proposals, We are looking to minimise works to the original building fabric so all partition and curtain fixings are designed to be built along beam lines and fixings to the underside of existing structure will be using agreed fixing methods. New feature light fixtures will use existing cable run locations.

External relocation of signage & lighting and new planters are subject to a full planning application which is being submitted for consideration alongside the Listed Building Application.

These proposals are to improve the public face of the building, and ultimately to make it more lettable for new tenants as well as giving it longevity of design, maintaining the character and quality of this important building.



Heritage statement

Introduction

This statement is submitted to Manchester City Council (MCC) on behalf of Hillcrest Ltd to support the Listed building & planning application for the works to the ground floor, core areas and basement.

The existing building is Grade II listed and is presently in office use. The redevelopment of -the entrance and ground floor of the building will create a high status entrance befitting a building of this quality. These proposals do no affect the current accessibility access of the site, internally or externally.

This statement sets out how the proposal accords with all tiers of policy and in particular how the proposed works to a listed building are appropriate following Government guidance given in Section 16 of the National Planning Policy Framework para.196 taking into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

The proposals are viewed to have a minor negative impact on the Grade II listed asset due to limited impact on floorplans and historic fabric (i.e. fixings), which would be outweighed by the benefits of the scheme to bring more occupants to be building.

The improvements to the visitor journey and enhancement of the entrance will take the opportunity to enhance the special significance and improve the appearance of the Grade II listed asset.

In these proposals, we set out the history and importance of Arkwright, including materials and areas of special interest. The existing building is use as office spaces, and our proposals set out to improve the quality of available facilities and encourage new life to the space.

We have refined the scheme to enhance the architectural details and improve the areas within scope with minimal impact on the key areas. We have also proposed where possible works covered under the HPA and associated Confirmatory agreement.

Our aim is to sustain and enhance the special interest of this Grade II listed building and the contribution of its setting as well as upgrading the facilities and repairing where required. This will ensure that the building can continue in its use as an office, securing future tenants and occupiers.

Over the years, the site has been subject to a number of changes and planning applications. This application sees changes to some of that work in order to create a more appropriate and up to date scheme.

Summary of Historic Significance

Information taken from LBHPA and Certificate of Lawfulness

The following points can be summarised from the Heritage Statement in relation to the history and heritage significance of Arkwright House:

Arkwright House was designed by Harry S Fairhurst in 1927 as the Headquarters for the English Sewing Cotton Company and completed in 1929. Arkwright House was statutorily Listed in March 1982 as Grade II and is located within the Parsonage Gardens Conservation Area.

Its significance can be classified as follows: in terms of aesthetic or architectural significance – its design and appearance, and specifically the grand neo-classical architectural style of the building as influenced by Art Deco ideas in the inter-war period. This is expressed in the overall scale and massing of the building, the nature of its elevations and its roof forms including dormers and tall chimneys, its use of Portland Stone, the design and materiality of its fenestration, the symmetry of its main elevation to, the use of classical detail, etc. It is also found in its position in relation to Parsonage Gardens and neighbouring buildings. Arkwright House powerfully defines the southern side of Parsonage Gardens, and this is perhaps the most important aspect of its aesthetic significance.

Secondly, the significance can be defined in terms of evidential or historic significance. The place the building has in the overall development of this part of Manchester and its role in inter-war change in the area. The development is associated with a noted architect and with a significant north-western industrial company.

The heritage significance of Arkwright House is not uniform in the building. It lies principally in in main elevation to Parsonage Gardens, where the contribution to the overall Parsonage Gardens Conservation Area is most clearly seen.

Following this, the elevations to St Mary's Parsonage and Southgate have considerable quality and assist in extending the visual influence of this very large building into the streets around Parsonage Gardens. It is in these elevations where the original architectural intention of the architect is most clearly expressed is most intact, and where it is most perceptible.

Internally the building retains some features from its original design. Some of the common areas retain a certain amount of Art Deco detailing, but the building has been substantially altered and is now largely plain and recent in character. The floor slab around the cores is not significant in its own right. The report notes that the present fully open nature of each office floor of Arkwright House is very unlikely to have been its original condition. Office buildings of the period of its construction may have had some large open office areas (for clerks or typing pods) but the nature of office work at the time means that it is highly likely that the floor was not completely open. Fully open-plan offices are a feature of a much later, post WWII period. An original plan of the second floor (contained within the Heritage Statement) shows a corridor running centrally along part of the building and into each of the wings. Such a corridor would have had no purpose were it not to facilitate access to (at least partially) sub-divided offices. Ultimately, the space as designed and as now found was designed to be flexible space, to suit the ongoing needs of office use, whether sub-divided or left open.

In light of the evidence above, the current 'openness' of the floors is not therefore regarded as being of significance.

The rear of the building was when built, purely utilitarian in design and character. The lightwells have now been filled in as part of the refurbishment works from 2015-2017.

In summary, the key importance of Arkwright House lies in its powerful presence in the Conservation Area and the quality of its main elevations to Parsonage Gardens, St Mary's Parsonage and Southgate. Its rear parts and its roof have negligible architectural and historic interest. Internally the building retains some features from its original design.

Site & surroundings

Arkwright House is within the Parsonage Gardens conservation area. This was designated in June 1985 and its boundaries are Blackfriars St, Deansgate, Bridge St & ST Mary's Parsonage.

Arkwright House is a Grade II listed building and was constructed in 1929. The front elevation of Arkwright House fronts into Parsonage Gardens, an attractive and rare piece of outdoor greenspace within the city centre. The site is set within an area containing buildings of a similar height and scale mainly in office use although there are some residential retail and leisure uses within the vicinity.

The front and sides of the building is clad in white Portland stone and has impressive 3 storey Corinthian pilasters. The main facade facing Parsonage Gardens is of high quality.

The Parsonage Gardens Conservation Area contains a number of large and impressive buildings. Most buildings are in orange-red brick or terracotta.

The front and side elevations are the attractive frontages. The rear elevation is plain. There is a considerable difference in attractiveness between the rear facade and the front/side facades.

The gardens are part of the Strategic Regeneration Framework set out in August 2020 by KPF and the proposals we are setting forward for Arkwright House would improve the relationship between the building and the gardens to aid the sense of place as defined in the Guide to Development in Manchester.

The distinct character and style of Arkwright already reflects its intended function as an office building and these proposals are to enhance this purpose by making it more attractive to potential tenants which will also make a positive contribution to local character & distinctiveness [NPPF.16, 203 (c)].



Scope

External scope:

External signage & lighting:

- Gas style lamps to be relocated to main entrance archways utilizing existing penetrations and making good where required to original building fabric.
- Relocation of existing Arkwright plaque signs to either side of main entrance arch into previous locations utilizing existing penetrations and making good where required.
- Low impact as using existing locations where possible and the relocation of both signage & lighting will help to make a clearer entrance route into the building and enhance the special significance and improve the appearance of the Grade II listed asset.

Planting:

- Freestanding planters to be added either side of main entrance, not obstructing any significant architectural details, no impact to heritage assets. The final specification of the planting will be selected to best suit the location and maintained by the building management.

Fire escape

- Existing inner glass modern doors to be replaced with solid panelled outward opening doors in keeping with existing outer doors. Existing outer bifold doors to be retained and only closed at night due to fire regulations. In removal of the modern glass doors this will ensure that the side doors are not considered an entrance and the new doors being in keeping with the outer doors will retain the overall appearance. Existing fixings will be used where possible, with any redundant being made good in keeping with original fabric.

Vestibule

- New side door to east end of modern glass entrance lobby (installed 2008) to allow for access directly into reception, mirroring the existing door at the west end of the vestibule. This allows for the central sliding doors to be locked off in inclement weather to retain heat in the reception area, whilst still allowing clear accessible routes into reception. No impact to heritage assets.
- Replace existing barrier matting in existing matwell, no impact on heritage assets, provides a new mat with colour in keeping for walkoff area before entering entrance area.
- Clean existing lighting, walls & ceiling, no heritage impact, makes entrance area more welcoming and fresher.
- The pavement lights are not included in this submission as they are being reviewed on site for a suitable solution due to the quantity and current condition, but where possible will be repaired sensitively in keeping with the original intent, with the light fittings located in the basement below reinstated.

Scope

Reception scope:

Proposed reception works are to bring the look & feel in keeping with the age and style of the existing building intent as well as making it a more welcoming and warmer space for visitors to use:

- New porcelain tiled floor to reception and lobbies with inset carpet in lift lobbies and under seating areas. This will replace the current floor tile which is not original and will be designed with underfloor heating to aid the functionality of this area. This will not affect any heritage assets and care will be taken around skirtings to retain and repair where required.
- New reception desk provides a welcoming face. To sit on top of the new floor with power cable routes down through into the basement so to avoid chasing out walls.
- New loose soft seating and freestanding planting with loose rugs to lounge areas
- Carefully remove existing seating alcoves to open up the space and make it more inviting. Any fixings into the existing fabric will be repaired and a new coffee point & banquette seating areas to be in keeping with new look & feel. These include heaters built in underneath the seats and will have minimal fixings into the fabric. The existing coffee machine will be reinstated using existing pipework routes so no change to the building fabric.
- New feature lighting in existing locations, utilizing existing penetrations and making good where required to original building fabric.
- Add coffered concealed LED lighting, this will provide more light in the reception area and accent ceiling architectural detail. A slimline channel will be created to hold the concealed LED strip, attached as per drawing detail. Medium impact with fixings but a high impact impression.
- Removing the panelling & cladding to the reception to reveal the original walls & features, we will make good and then create some arched panel /mirrored detail to walls with wall lighting to pick up on the shape of the external windows and reflect back the gardens. These will be attached using discrete fixings with the minimal depth to limit impact on plasterwork.
- Metal fretwork dividers & signage/logo sprayed in RAL 1036 Brass colour will be created at each end of the reception to bring detail & texture to the space, as well as reinforcing the Arkwright identity & brand. These have small discrete fixings as noted on drawing details with minimal impact.
- Wayfinding signage will be mounted at various points throughout the space, starting in the reception area with tenant names and directing through to facilities like the wellbeing suite. These will be made to match the logo with the same discrete fixings.
- We will retain the existing fan convector units to each side of the reception area and install an additional heater into the bespoke reception desk. In addition we propose to install electric under floor heating to the central area of the reception under the new tiled finish with cabling through the floor to the desk position. There is an option to also install an overdoor Air Curtain to the Existing glass sliding Automatic Doors (Electric). With a 'Goal Post' Mounting cabled through floor controller at the Reception Desk. This will be finished to match existing door controls.
- Voile Curtains around the existing modern glass front entrance to soften the space and make more inviting. These will be attached using a fixing detail to the underside of the structural beam, as agreed in the HPA and used for partitions elsewhere to minimise impact to existing fabric.
- All walls, ceilings, columns and woodwork throughout will be painted with breathable paint as noted in the finishes schedule and on drawings. The columns will be painted in 2 tone paint to add a painted panel type detail whilst still retaining the existing features.
- In the lift lobbies, there will be future locations for Artwork on each floor by local artists noted on drawing GF300. Fixings for this will be discrete and minimal. The final brief for the art is still to be finalised, but based on the building, history & surroundings in abstract form.

Scope

Wellness suite scope

- To open this space up, we propose to demolish the existing partitions that currently divide the space including the MF ceiling to expose the base build raft detail & make good original beams and ceiling details. The building managers office will be retained as per existing.
- In addition, the proposal is to reduce height of the wall on the ramp to make more inviting & connected to reception. This new half height wall will be retained to with a new topcap detail and clad in tiles as a feature linking it to the central feature staircases.
- New partitions will be built on the on beam line to create a treatment room & gym space, including folding wall (see options in detail) to allow this space to be opened up for events as a multi use space. The partition walls are in line with the HPA recommendations for positioning and will utilize the same fixing detail.
- The wall between the ground floor tenant and the new wellness suite will be upgraded to ensure a fire & acoustic separation between the spaces. This is detailed out on drawing GF 102 including the makeup of the partition from an acoustic & fire perspective.
- The existing fresh air & mechanical systems will stripped back and new ductwork and extract systems for the newly created wellness suite, providing a new extract system to the lounge, gym, shower & treatment rooms, all routed through existing service spines and utilizing existing external louvre above the car park roller door on the rear elevation so no visual change to the external. The units will all be located within the existing ceiling rafts so no visual change.
- The lounge space will include a coffee bar with hot water tap & fridges with design to follow on from the reception area. It will also have freestanding soft seating, storage and rugs to provide a welcoming space.
- The new gym space will have built in storage for loose gym equipment, and include a Flotex flooring on the existing raised access floor in a wood effect print for a hardwearing and practical flooring suitable for both gym and lounge use.
- The new treatment room is designed to be multi use and can also accommodate faith/wellbeing and first aid function. Internally it will have a unit with sink, fridge and space to store prayer mats, as well as we as a cardinal indicator/directional signage. There is a changing screen and loose furniture, with floor lamps to create a cozier feel alongside the darker colour palette.
- The existing kitchen area will be converted into new showers including a vanity area and towel service. The existing kitchen units are to be reused in the new facility in the basement. This space will retain the existing modern MF ceiling, redecorated with suitable paint and the layout allows for access to the existing DB boards etc. The new partitions will be to the underside of the MF so not affecting any existing building fabric.
- Throughout the suite, voile style curtains will be to all windows and within the gym space to screen externally and help soften. The fixing detail will be to the underside of the structural beam, fixing method as previously noted
- All walls, ceilings, columns and woodwork throughout will be painted with breathable paint as noted in the finishes schedule and on drawings. The columns will be painted in 2 tone paint to add a painted panel type detail whilst still retaining the existing features.
- Wayfinding signage continuing the reception style will be mounted at various points throughout the space. These will be made to match the logo with the same discrete fixings.

Scope

Cores scope

- This includes all core areas on the floors from the basement up to 7th floor. This has been shown as a typical design which will be followed throughout. The original lobby area with the staircase and 2 lifts is to have redecoration, signage & artwork only. The modern extended lobby with the single lift and WCs is to be upgraded to have a similar look & feel to the original space.
- The walls will be redecorated in breathable paint with woodwork painted as per finished schedules. There is existing panelling in the original lobby area which will be replicated in the new lobby by the WC's, as this the newer part of the building so no impact on the original building fabric.
- The lobby doors into the demise areas will be replaced to match throughout, these are all newer areas and not original features, and will utilise existing fixings where possible to minimise impact to woodwork. Subject to building control, there will be new glazed doors & side panels into the demises from the north side of the cores on levels 3, 4, 5 & 6, with a lobby door on hold backs to comply with fire regulations.
- The existing cast iron metalwork on balustrade will be repainted with the top bronze/brass handrail to be polished. Any recent/modern signage will be removed and made good.
- The existing tiled floor will be retained throughout the upper floors with a new inset rug on landings to accent the lift areas to aid wayfinding. As this is not original flooring then no impact to original fabric.
- The staircase existing terrazzo flooring & wall tiling is not to be altered or touched in any way as this is a key feature.
- In the lift lobbies, inset into the panelled areas there will be future locations for Artwork on each floor by local artists noted on drawing 1-6F300. Fixings for this will be discrete and minimal. The final brief for the art is still to be finalised, but based on the building, history & surroundings in abstract form, following on from the reception pieces.
- Wayfinding signage continuing the reception style will be mounted at various points throughout the space. These will be made to match the logo with the same discrete fixings.
- The new floor numbers will be located between the lift doors on each floor, & new tenant signs to be in keeping with look & feel and the same discrete fixings as before.
- The existing light fittings under the stairs are to be re-lamped only as asbestos is present in this area.

Scope

WC scope:

- There is no proposed changes to the layouts of any of the WCs, but the aim is to bring the look & feel in line with the rest of the common areas and the style of the building for an improved experience throughout. These are all in the modern section of the building so no impact on any original building fabric.
- Generally retain existing wall tiles and cleaned. The existing taps are to be carefully removed and stored, the tiles behind removed and a new solid core panel to be installed and the taps reinstated. The existing grout is to be repaired and area made good.
- The areas are to have new decoration throughout including woodwork and radiators with colours to fit with the overall scheme.
- The artwork theme will be followed through with framed images on the walls.
- The existing mirrors will be replaced with brass effect and new wall lights in similar finish to complete the look.
- Replacement of flooring to ground floor WCs only to suite in with reception porcelain tiles. Upper floors to all retain existing flooring.

Basement scope:

To improve the facilities in the basement, making the journey in clearer with improved wayfinding.

- There will be a new staff breakout /kitchen built on new partition wall (retaining existing brickwork with new painted decoration only) The units will be relocated from the ground floor area and located on the new partition wall. This will have
- The route into the showers is to be redirected by blocking the existing gate and installing a new entrance in through the bike cage area which will have access control and mean the route is clearer.
- The existing showers are to be amended to make fewer cubicles which are larger to allow for changing space within each cubicle. A WC has also been added into this area, located for plumbing nearest the door. The existing heat recovery, supply & extract ventilation systems will be amended to suit the new layout
- The drying room will have the existing radiators replaced and a new drying cabinet installed within the space. The existing extract ventilation will be increased for improved air flow.
- In the lobby area, the floor levels will be made good and a new lockable storage cupboard built into the alcove.
- The shower area will have the radiators removed and the alcove extended and overclad so include a new vanity unit including towel pick up & laundry bins, hard wired hairdryers and a small sink with a mirror over. This sink will be serviced by amended existing domestic ho
- The lighting in the showers will be upgraded with re-lamed fittings in existing locations.
- Branding/wayfinding to be in keeping with the reception style, ensuring there is a clear signposted route for pedestrians, cyclists & drivers. This will include vinyl graphics to the external of the lobby areas, directing into the core entrances and the cycle entrance. There will also be core signage showing West or East for clarity along with floor/tenant signage by the stairs & lifts. This will all be fixed with discrete & minimal attachments to the walls for low impact to the building fabric.
- The existing cycle cages will be resprayed in black finish and a new entrance gate with access control added.
- Walls throughout the basement car park area will be repainted with a black lower half and white upper, ensuring the recommended precautions are taken where asbestos is present. The Lobbies and core areas will be repainted as noted in the Cores section.

Context & conclusion

Social and Economic Context

The proposed development will form part of the overall refurbishment of Arkwright House, providing a high-quality office development within an important listed building. The proposed works will make Arkwright House more lettable.

Consultation

Various discussions and correspondence were held in pre-application discussions with Paula Burbicka and Danielle Cooper from Manchester City Council from July 2024, plus a site visit with them on 8th August 2024.

Evaluation

The building has an impressive external façade to Parsonage Gardens however the visibility externally and internal appearance and layout at ground floor level need to be improved to provide a welcoming reception and visitor suite with suitable facilities for new occupiers.

The Grade II listed status of the building has been an important consideration in determining the proposed alterations. Much of the works will see previous alterations not in keeping removed, retaining and repairing the important and attractive architectural features to enhance the character of the building.

Design

The Original ground floor was not designed for use as a reception area and over the years this has been adapted with some unsympathetic alterations. No additional floorspace is proposed but making a better use of the space that is available, with a design scheme to highlight the architectural features.

The proposal alterations will see a new location for the reception desk and a variety of seating areas for visitors. The journey will continue through the ground floor lift lobbies with consistent colour palette through to a new Wellness suite including treatment room, lounge, gym & showers in a currently unused area of the ground floor. The lift/stair cores including the WCs on the upper floors will follow this consistent palette, with a more limited scope including decoration and signage.

The existing layout is fully accessible, and this will be maintained. The new proposals will also take into consideration neuro-diverse requirements in addition, particularly looking at wayfinding and signage.

Appearance

The external appearance will be maintained with minor changes to relocate signage & existing light features to highlight the entrance.

The internal works will see the replacement of historic schemes with new in keeping with the building to improve the appearance of the public spaces.

Conclusion

As this statement and associated information demonstrates, the proposed scheme has been thought through to address usage of the space including sustainable design, neurodiversity and accessibility. In encouraging new occupiers to Arkwright house, this scheme will help with the future regeneration of the area.



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ARKWRIGHT

PARSONAGE GARDENS · MANCHESTER

Arkwright House

Design proposals

November 2024



Contents

- Design Proposals:
  - External
  - Reception
  - Wellbeing Suite
  - Cores & Toilets
  - Basement
  - Finishes schedules

References & Appendices

please read in conjunction with Design & Heritage statement and drawing pack





External

Claremont

Historic evidence







Historic images of the external to Arkwright House & gardens

Existing front elevation



Existing photo from Deansgate towards north east corner



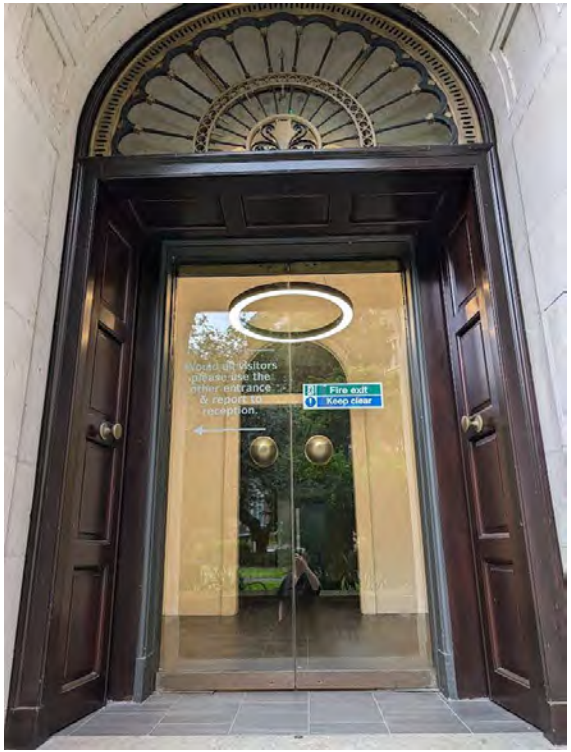
Existing photo northeast corner



Existing photos



Existing fire doors with bifold outer doors closed



Existing fire doors with bifold outer doors open and glass inner doors



This view shows the current pavement along the front of the building from the Northwest corner

Existing photo front elevation



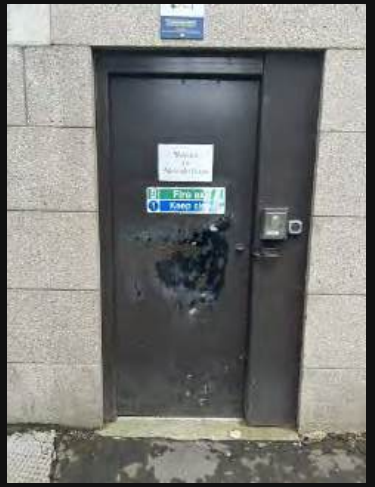
Existing photo main entrance



Existing views of gardens & rear aspect



External appearance



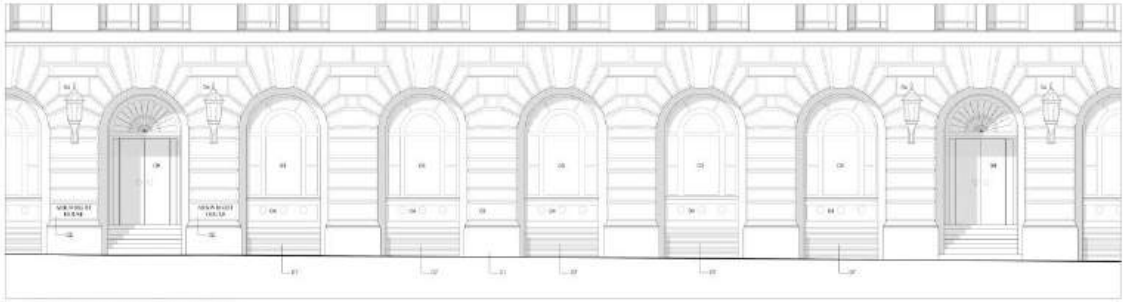


Building rear aspect

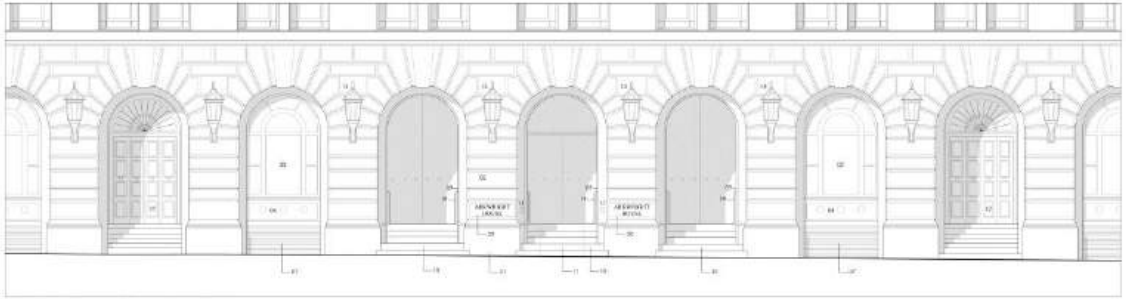
Northwest elevation alterations 2008 – previous approved planning app

DRAWING REF 318724

Approved planning application drawing showing relocation of signage & additional gas lamps



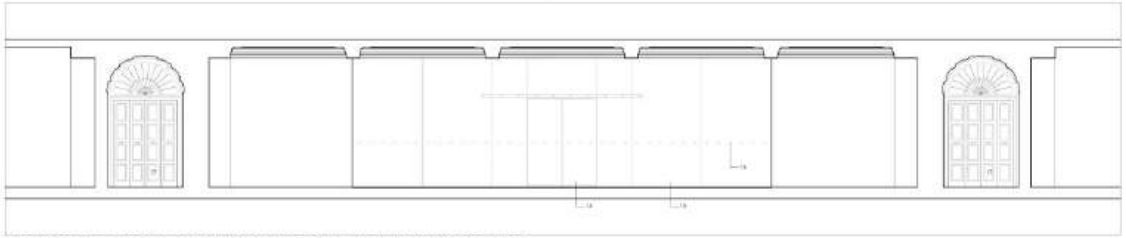
NORTHWEST (PART) ELEVATION, AS EXISTING



NORTHWEST (PART) ELEVATION, PROPOSED



ELEVATION OF PLATFORM LIFT WITH STEPS RETRACTED



NORTHWEST (PART) SECTIONAL ELEVATION OF ENTRANCE SCREEN WITHIN COLONNADE, PROPOSED



ARKWRIGHT HOUSE

OI

GROUND FLOOR ALTERATIONS

NORTHWEST ELEVATION: PROPOSED ALTERATIONS TO ENTRANCE DOORS

OCT 08 SCALE 1:50 @ A1

P L(20)105 /

* Reference 4.

Northwest ELEVATION 2008 – PREVIOUS APPROVED PLANNING APP

DRAWING REF 167853

Planning application drawings showing fire doors in closed position



* Reference 4.

External scope

- External signage & lighting:
  - Gas style lamps to be relocated to main entrance archways
  - Relocation of existing signs to either side of main entrance arch into previous locations
  - Removal of Revolution sign on Northeast corner
- Planting:
  - Freestanding planters to be added either side of main entrance
- Fire escape
  - Existing inner glass doors to be replaced with solid panelled outward opening doors in keeping with existing outer doors. Existing outer bifold doors to be retained and only closed at night due to fire regulations.
- Vestibule
  - Replace existing barrier matting
  - Clean existing lighting, walls & ceiling

Orientation

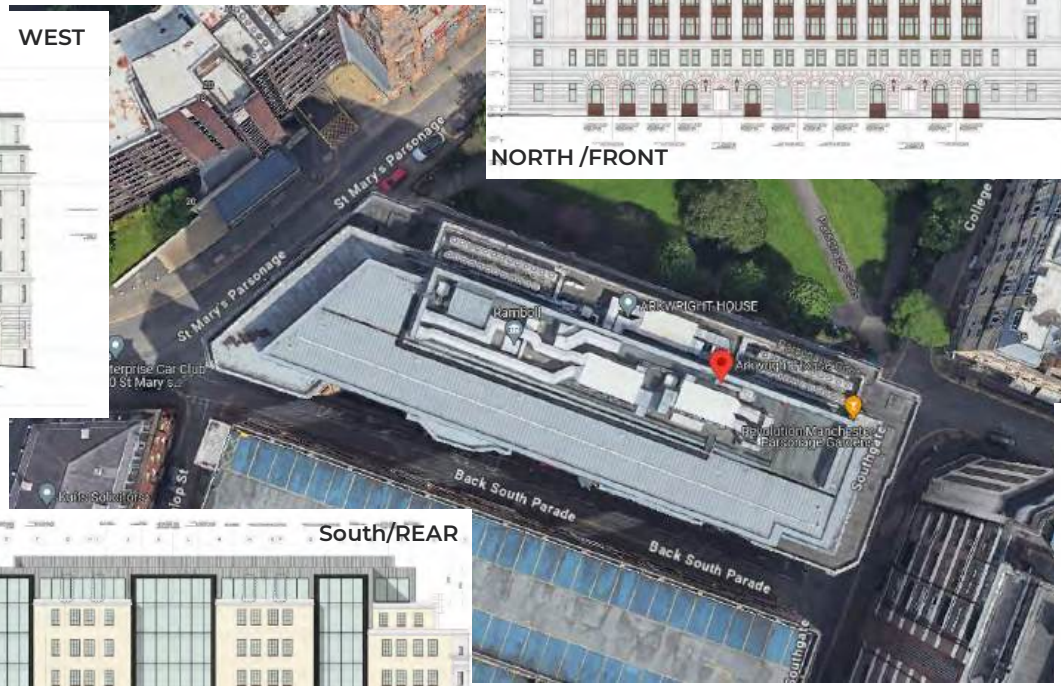
Elevations used are from approved planning application see reference 4



NORTH /FRONT



WEST





EAST (Revolution)



South/REAR

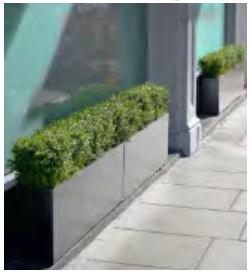
Elevations used are from previous approved planning application see reference 4

External front elevation - proposed

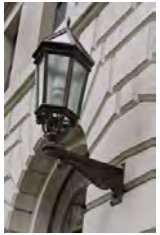




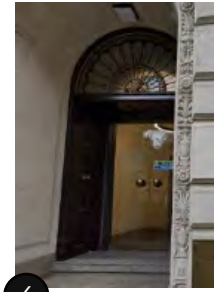
1 Relocate external plaques



2 Add planters –mixed planting in bronze planter



3 Relocated gas lamps



4 New solid panelled doors

Subject to Heritage/Planning agreement

External front elevation (north)

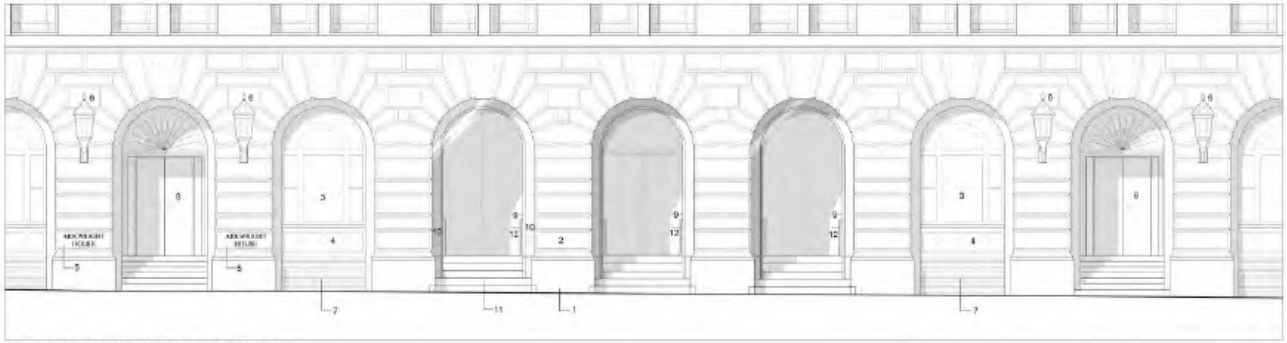
Elevations used are from previous approved planning application see reference 4



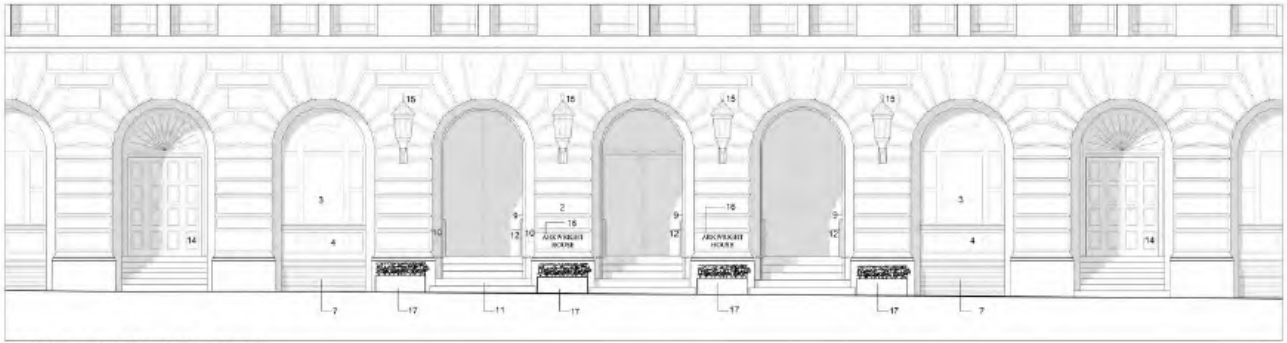
Subject to Heritage/Planning agreement

Proposed elevations

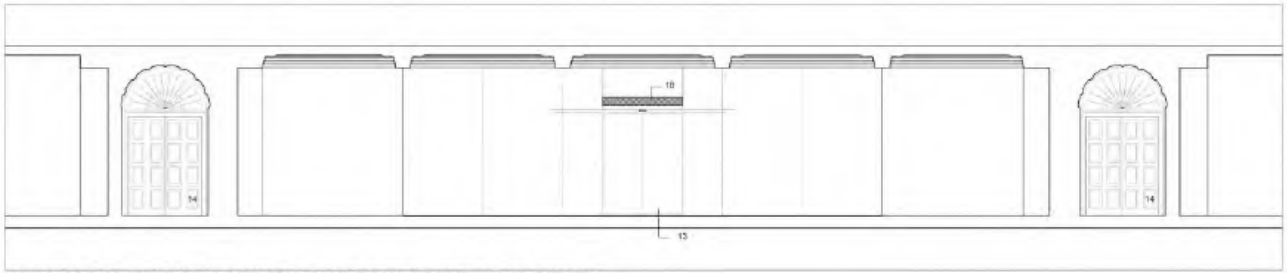
See drawings
- E013826 EB 220 - BUILDING ELEVATIONS
- E013826 EB 221 - FRONT ENTRANCE ELEVATIONS
- E013826 EB 222 - DOOR ELEVATIONS AND SECTIONS



NORTHWEST (PART) ELEVATION, AS EXISTING



NORTHWEST (PART) ELEVATION, PROPOSED



NORTHWEST (PART) SECTIONAL ELEVATION OF ENTRANCE SCREEN WITHIN COLONNADE, PROPOSED

Elevations used are from previous approved planning application see reference 4

East elevation

No works proposed



Revolution Bar

West elevation



Subject to Heritage/Planning agreement

Elevations used are from previous approved planning application see reference 4

Rear elevation – no works proposed



Existing front elevation photos



Existing fire exit with gas lamps & signage



Existing main entrance 3 archways



Existing holes in front stonework where signage has been relocated in the past – we propose to reuse these fixing points and make good where items relcoated.

Existing external

Existing Gas lamps & signage are on fire exit doors making the visitor journey unclear



Proposed external

New locations for lamps & signage highlight the entrance arches

New freestanding planters enhance the focus on reception at lower level and link with the park.

4no Planter (1): Planter
L1200mm x W400mm x H400mm
Bronze effect planter finish.



Subject to Heritage/Planning agreement

Fire exit doors



Existing inner glazed doors
External solid doors folded back



Proposed new solid inner doors to match external

Vestibule

Clean existing walls, ceiling & lighting

New entrance door installed at East end of vestibule to match existing at West end.

Replace barrier matting in existing matwell with Forbo Nuway Tuftigard Anodised Single, Closed construction with scraper bars in sand & plain rubber insert



EAST

WEST

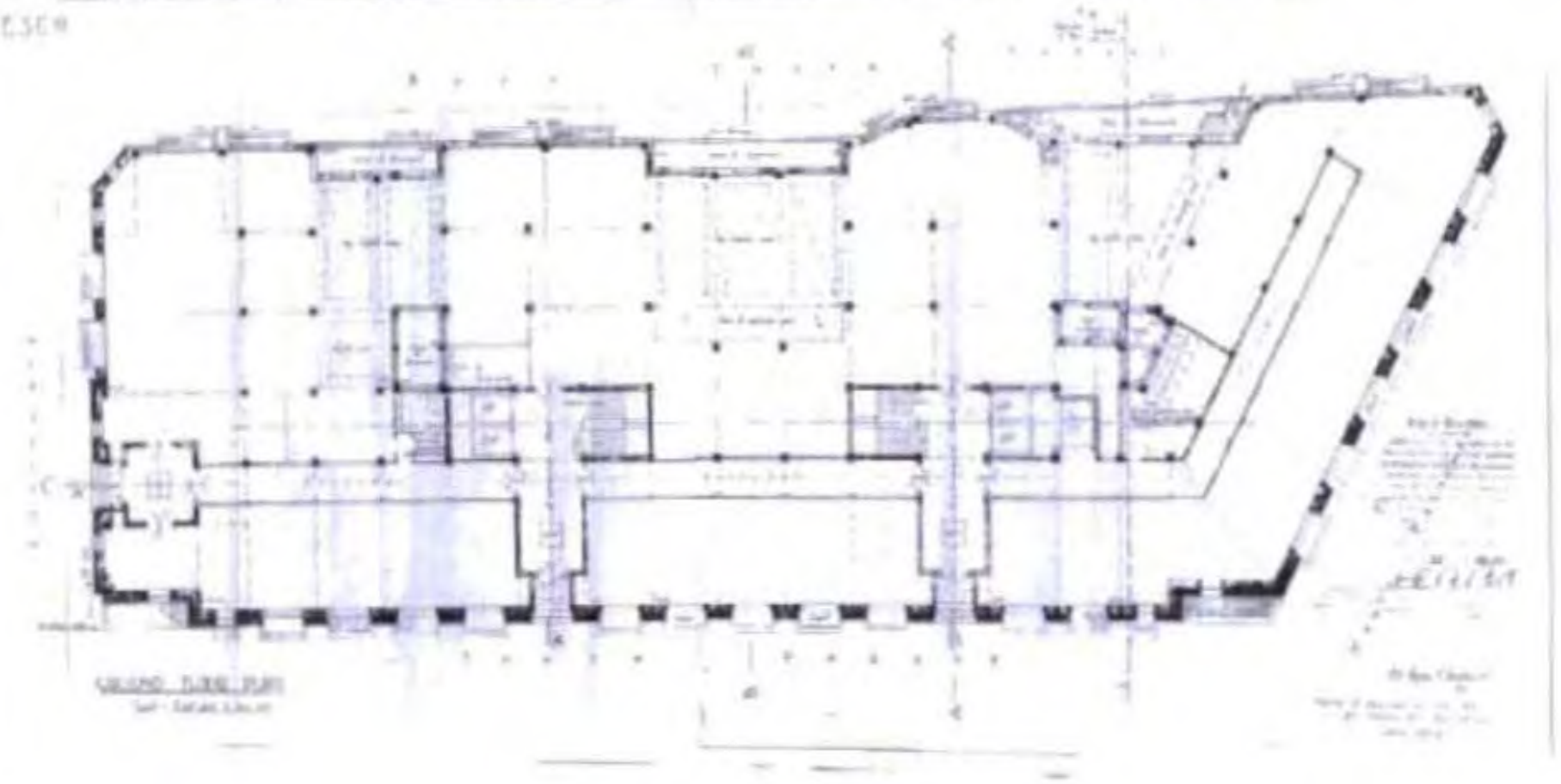


Reception

Claremont

Fig 1 - Original Ground Floor Plan (1925)

Historic reception



historic reception

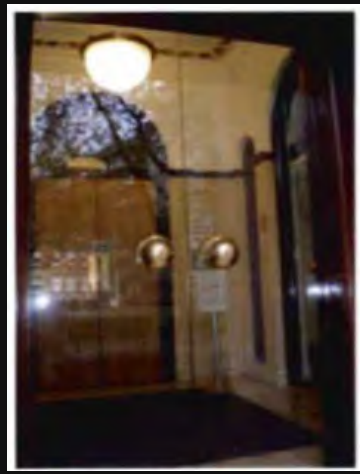










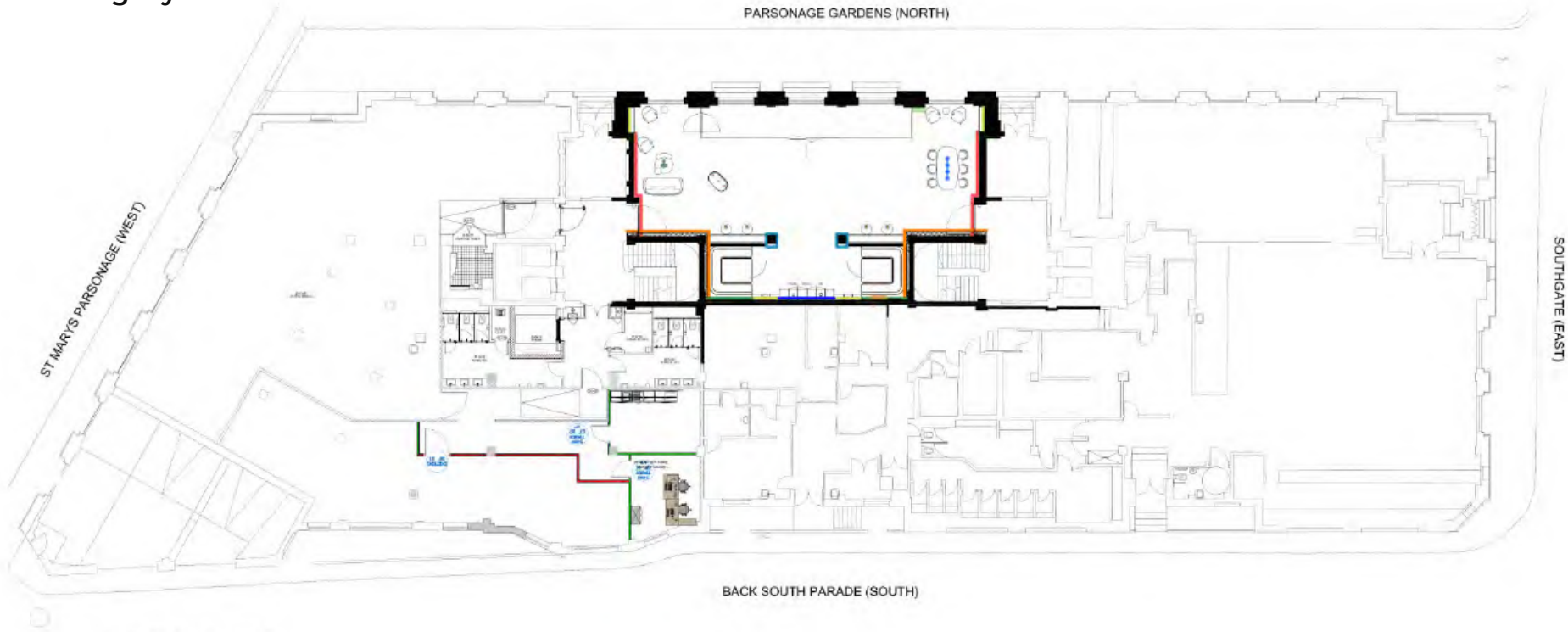


Historic photos showing reception area and lobby details.

The entrance and ground floor area has been amended several times of the life of the building, with the most recent external changes in 2008 to create a dedicated single entrance area.

The internal reception was again refitted in 2020.

Existing layout



GND
EXISTING

Current reception



Current reception



Existing reception



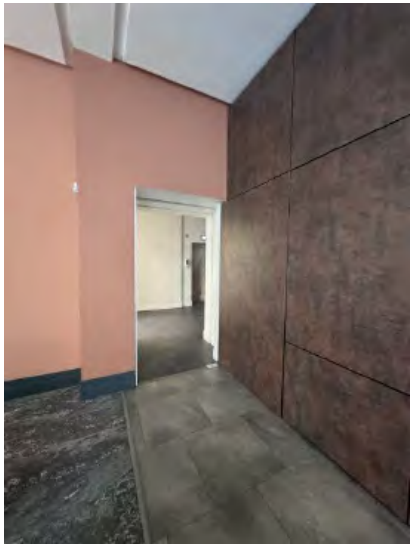
Existing reception photos



GROUND FLOOR RECEPTION AREA

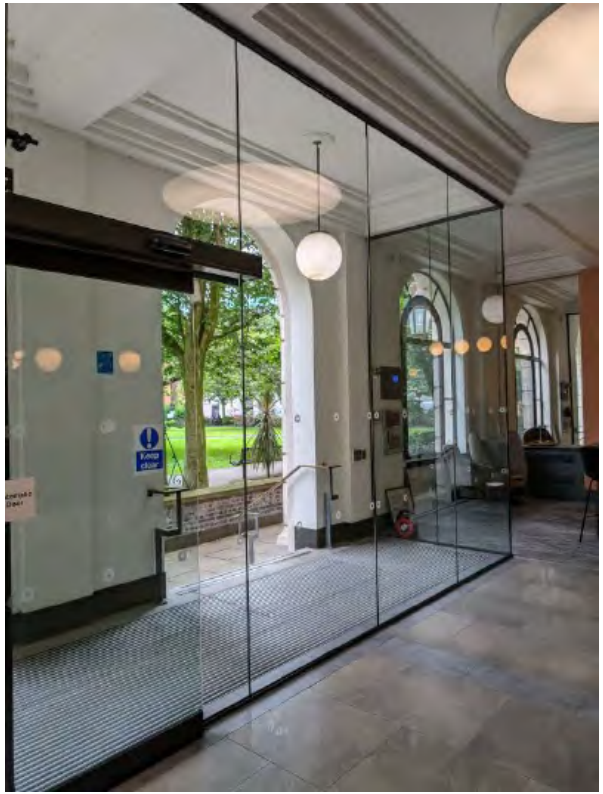


GROUND FLOOR RECEPTION AREA

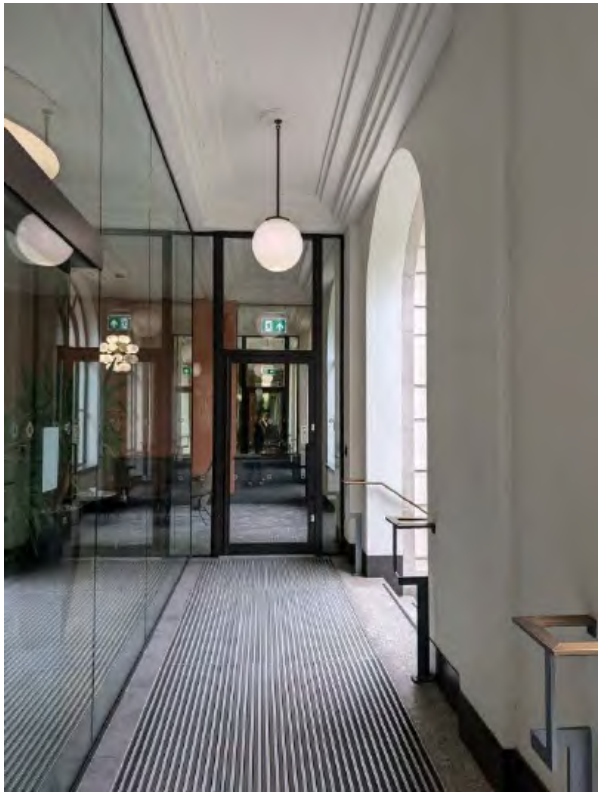


GROUND FLOOR VIEW TO LIFT LOBBY

Existing reception photos



GROUND FLOOR ENTRANCE LOBBY



GROUND FLOOR ENTRANCE LOBBY



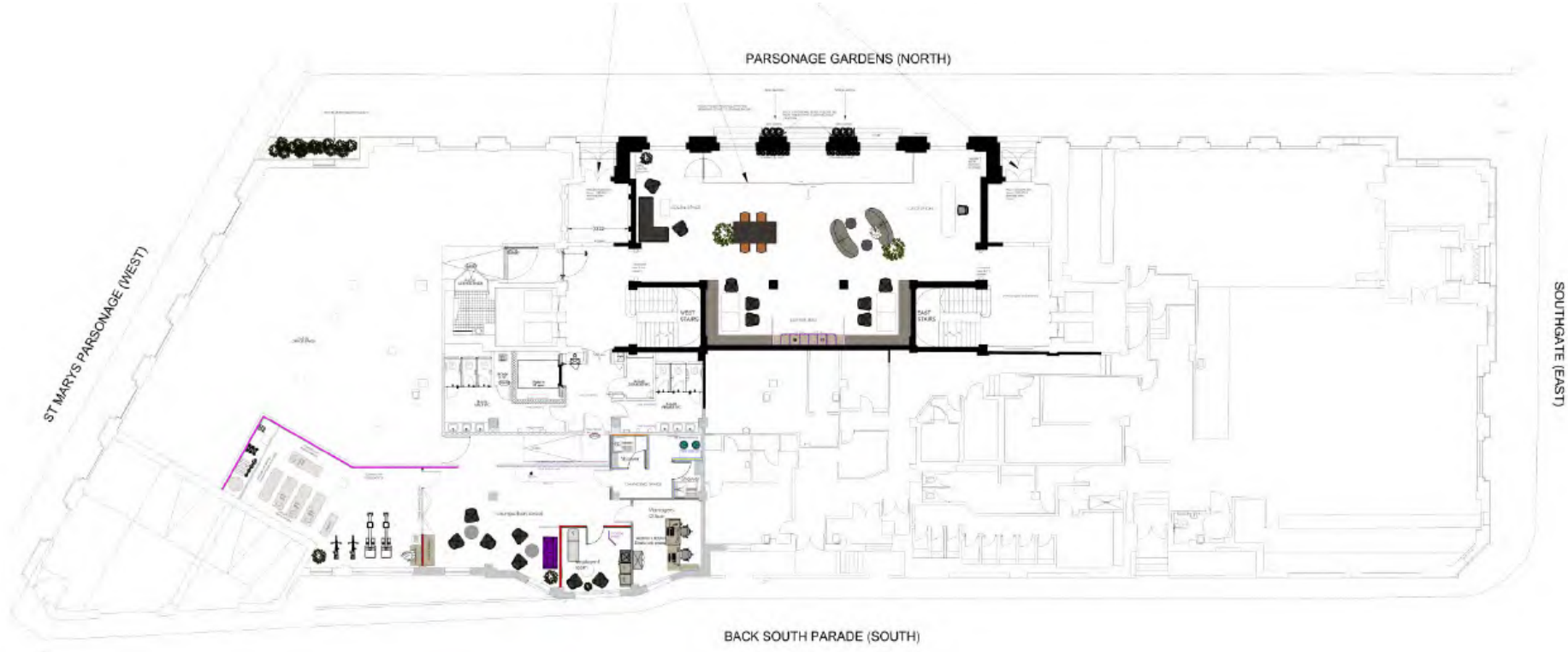
GROUND FLOOR FROM LIFT LOBBY INTO RECEPTION SHOWING FIRE CURTAIN

Reception proposed scope

Proposed reception works are to bring the look & feel in keeping with the age and style of the existing building intent as well as making it a more welcoming and warmer space for visitors to use:

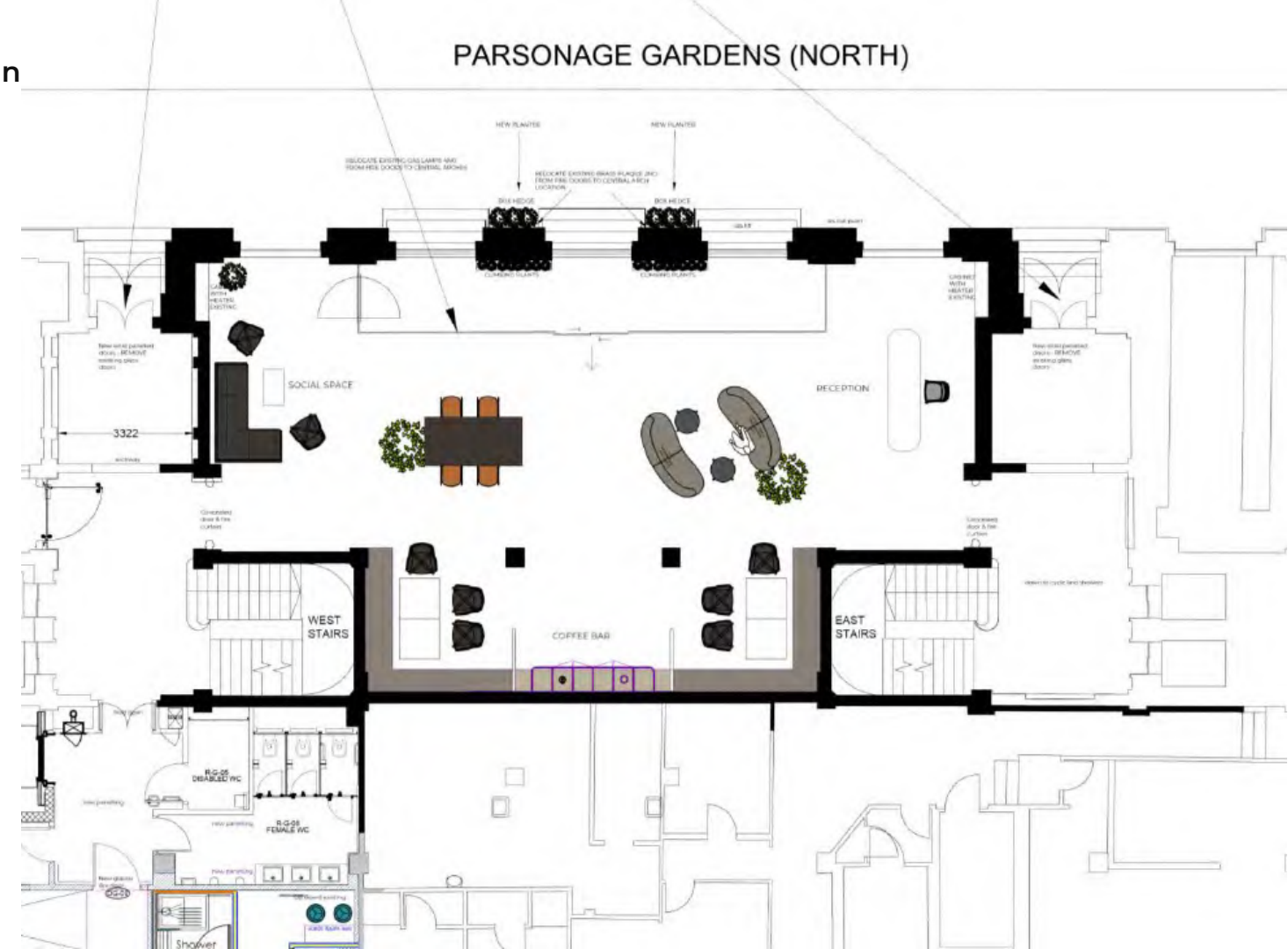
- New reception desk
- New porcelain tiled floor to reception and lobbies
- Inset carpet areas to lounge/banquette spaces
- Loose Rugs to lounge areas
- Open up and remove soft seating alcoves
- Replace coffee point & banquette seating areas to be in keeping with new look & feel
- New feature lighting in existing locations
- Add coffered concealed LED lighting to accent ceiling architectural detail
- New loose soft seating and freestanding planting
- Panelling /mirrored detail to walls with wall lighting (remove existing panelling)
- Metal fretwork dividers & signage/logo
- Wayfinding begins
- Rework heating & add heat curtain over glass entrance sliding doors
- Curtains around existing glass front entrance (fixing detail to underside of structural beam, fixing method as per partition fixing detail)
- Redecoration throughout including columns

Reception proposed plan



See drawings E013826 GF Series as noted in Appendices

Reception proposed plan

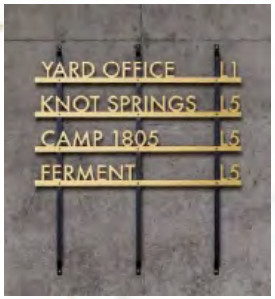


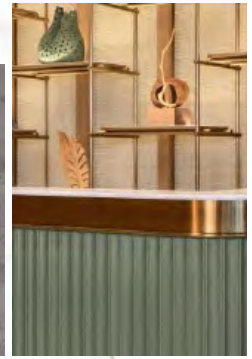
Finishes palette



Marble, terrazzo, patinated brass, oak timber and leather detailing





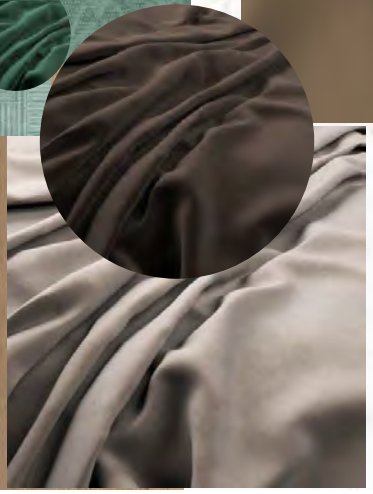




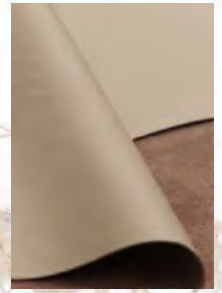










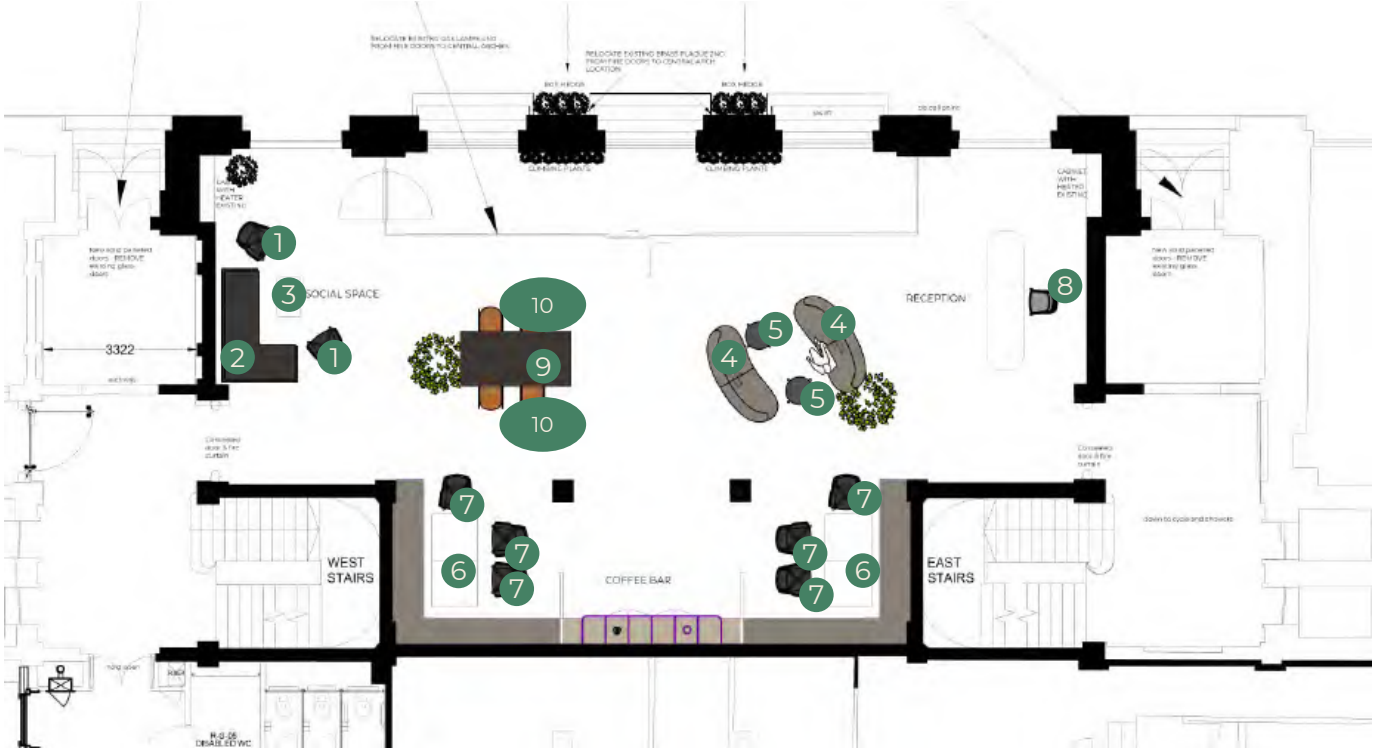








Reception – furniture layout

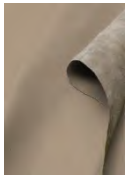


See drawings E013826 GF Series as noted in Appendices

Reception proposed furniture

LOUNGE AREA







1

2no Lounge chair Boss Remi/2/Plush

- 1no Muirhead Grampian Alpaca GP069
- 1no Warwick Plush velvet Lagoon



2

1no L-Shaped sofa Protocol Dallas STHD04 with brass & black legs
Warwick Plush Velvet Chocolate









3

1no Protocol Marcel 470 Rectangular coffee table Marcel with smoked glass top & black frame BIL Steel Black

CUSHIONS:



Svensson Velvet Kit 6740



Agua Boucle Dove

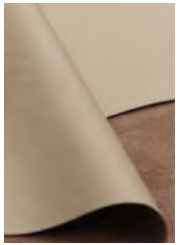


Warwick Plush Velvet Fog

ALL SUBJECT TO FINAL SPEC/SAMPLES

Reception proposed furniture cont.

CENTRAL SEATING AREA





4 2no Davison Highley Dune 01 Small Sofa
- 1no Bute Storr 1501 Eggshell
- 1no Muirhead Grampian Birch GP119





5 2no Protocol Denver 085-OT Coffee table with dark marble top & brass frame

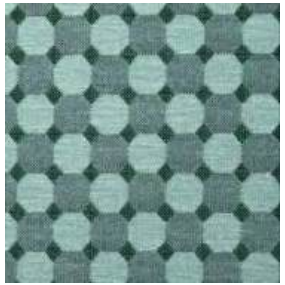
CUSHIONS:



Svensson Velvet Kit 5531



Warwick Plush Velvet Lagoon



Svensson Mira 5033



Warwick Plush Velvet Chocolate

ALL SUBJECT TO FINAL SPEC/SAMPLES

Reception proposed furniture cont.

REAR COFFEE/BANQUETTE AREA



6 4no T60 Dining table 1000 x 1000 x 740h
Black Fenix top 720
Black RAL 9011 steel column & square base





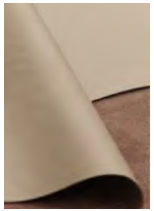
7 6no Chair Protocol Fau U0100319 with dark wood frame
& seat in Bute Alchemy 0604 Gin Fizz
PAR Ash Black Oak legs







8 1no New Design Group Mi+ Reception desk chair high back with 5-star black base on castors
Muirhead Grampian Doe GP041 Black frame/arms



ALL SUBJECT TO FINAL SPEC/SAMPLES

Reception proposed furniture cont.



FINISHES

TOP

RAL9005
Black oak veneer on MDF with solid oak edging

LEGS

RAL 9005
Black solid oak

Tan

9

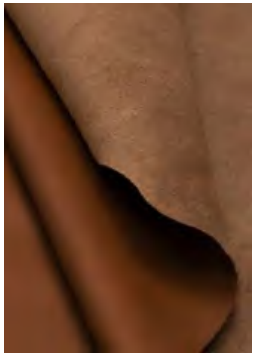
Modus V Work table 2.4 x 1.2m
TOP FSC™ certified oak veneer on MDF with solid oak edging
LEGS FSC certified solid oak
POWER power unit accessed via central solid oak lid
CABLE MANAGEMENT steel cable tray in a textured powder coat finish and leather cable tidy in Tan





10

4no Chair Protocol Fau
U010000335 with dark wood frame
Seat in Muirhead Lustrana
LA005 Cinnamon
PAR Ash Black Oak legs





ALL SUBJECT TO FINAL SPEC/SAMPLES

Lights utilising existing fitting positions

Reception

Curtains & concealed LED in coffers mounted using agreed fixing detail to the underside of beam

New reception desk & logo

Replace barrier matting

New furniture, planting & rug area

New porcelain tiled floor

Redecorate columns



Reception

New reception desk & logo

Removing existing panelling & concealed doors and adding new mirrored panels in arch shape to reflect existing windows

New coffee bar in existing location (reusing existing coffee machine)

New wall panelling & mirrored arches



Reception

New feature pendant lights utilising existing fixing positions

Curtains & concealed LED in coffers mounted using agreed fixing detail to the underside of beam

New freestanding furniture & planting



Reception

Curtains & concealed LED in coffers mounted using agreed fixing detail to the underside of beam

Existing access door

New fretwork screens to screen coffee point

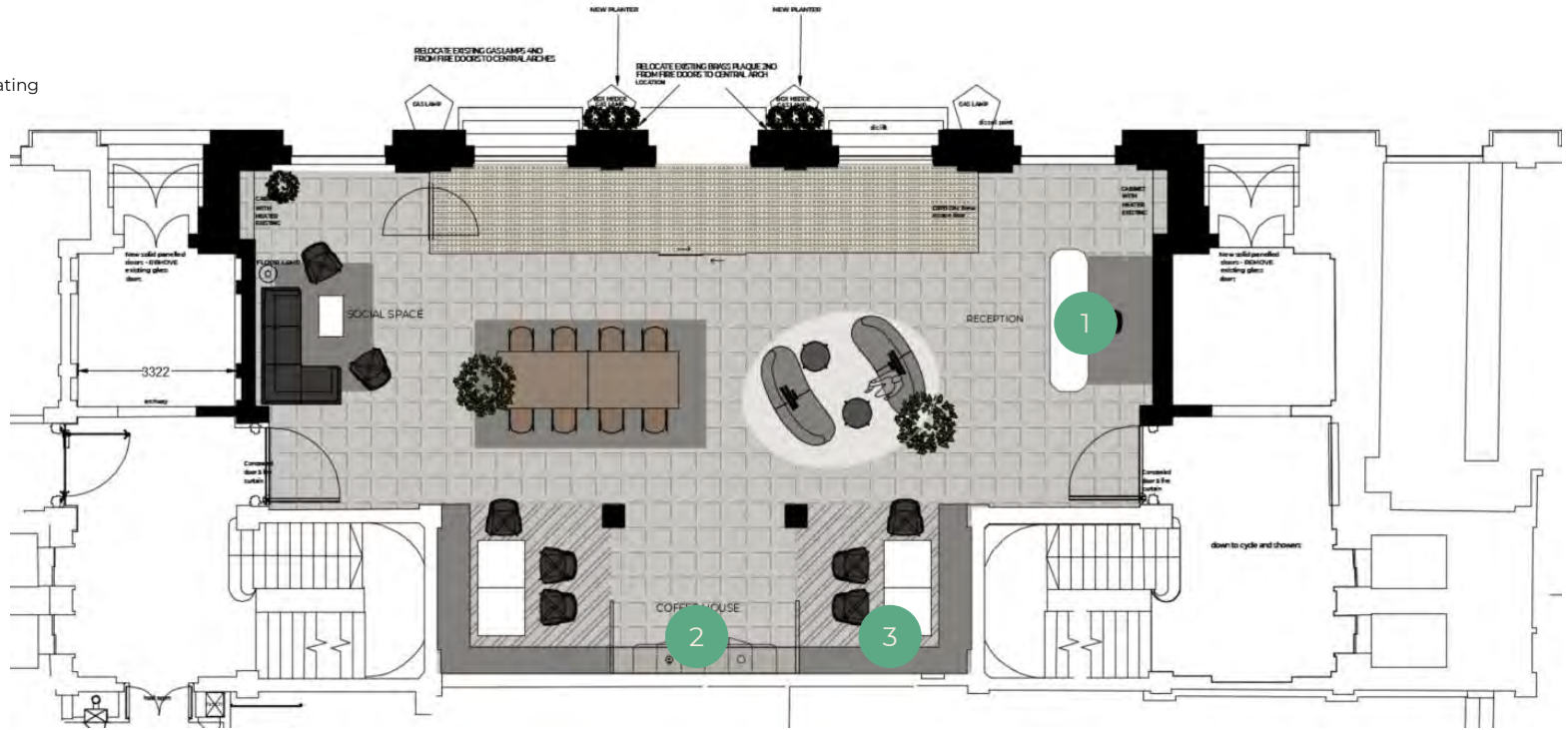
Reinstate existing heaters under new banquette seating

Replace barrier matting



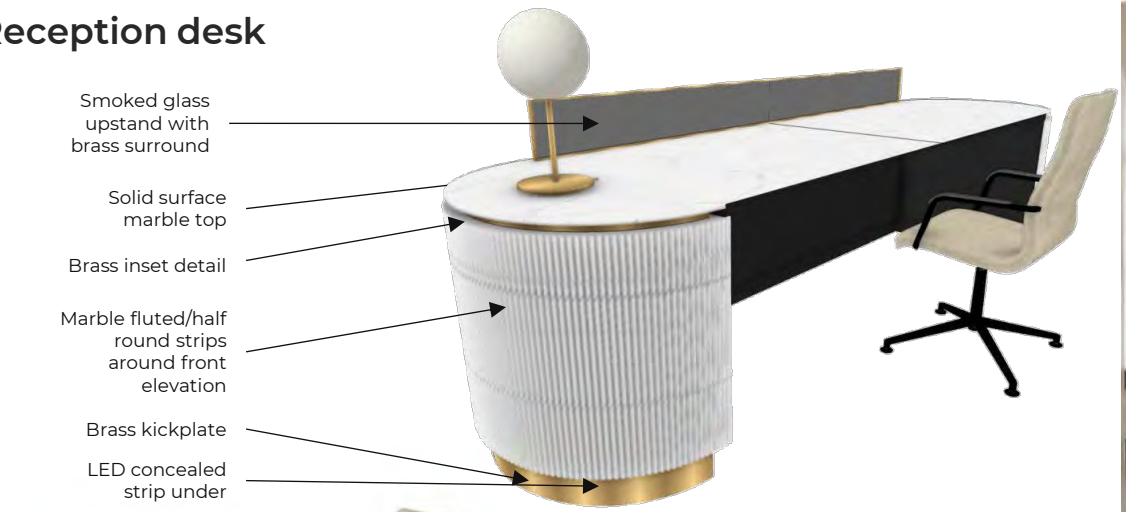
Bespoke locations plan

1. Reception desk
2. Coffee bar
3. Banquette seating



See drawings E013826 GF Series as noted in Appendices

1. Reception desk

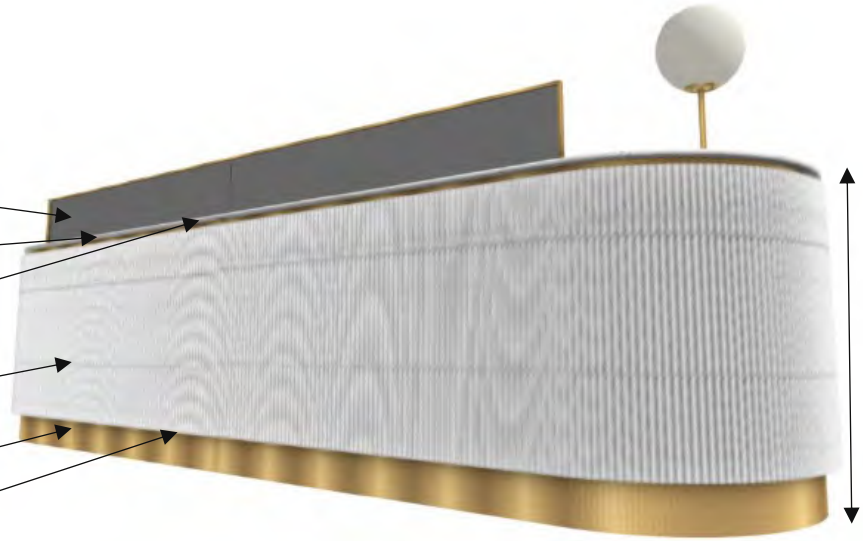






- Worktop: marble effect
- Upstand: smoked glass with brass surround
- Inset brass detail under worktop
- Front: Marble half round tiles
- Kickplate brass
- Concealed LED under
- Grommet holes in top matching worktop finish
- Cable management tray under

1. Reception desk cont.







3. Banquette seating 2no

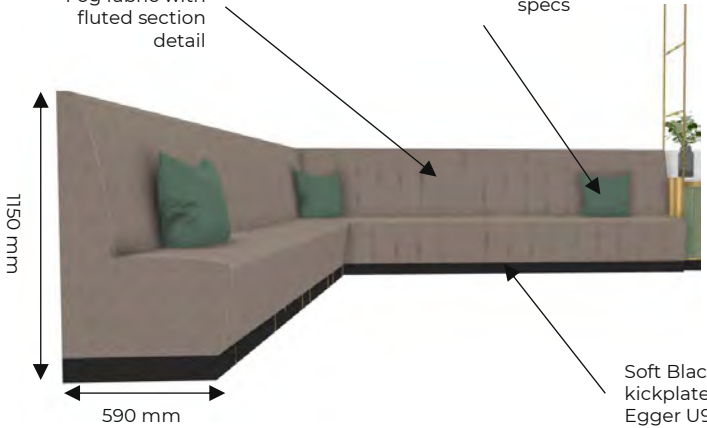




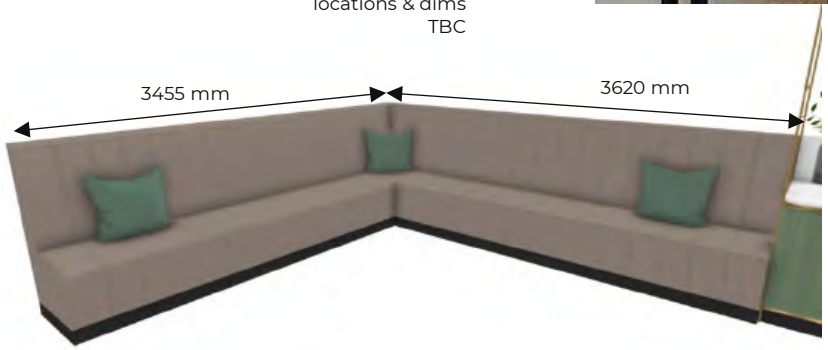
Existing heating vents under seat to be reinstated. Grilles required – locations & dims TBC

Warwick Plush Fog fabric with fluted section detail

Loose cushions see furniture specs



Soft Black laminate kickplate 100mm Egger U999 ST9



2. Reception Coffee bar



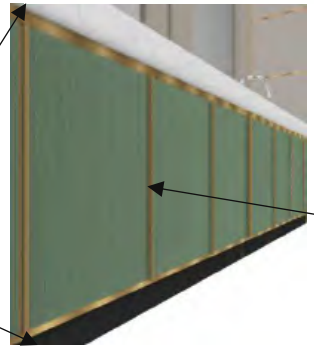
Solid surface marble top & splashback

Doors in fluted soft green with 1no internal shelf

Soft Black laminate kickplate 100mm Egger U999 ST9



Existing Ipad coffee tap to be reinstated
Spec TBC inc ventilation requirements



Brass details

Brass handles

2. Reception Coffee bar cont.



- Worktop: marble effect
- Inset brass detail under worktop
- Front: Green half round lacquered
- Kickplate soft black laminate
- Concealed LED under
- Grommet holes in top matching worktop finish
- Framework brass with reeded glass inserts

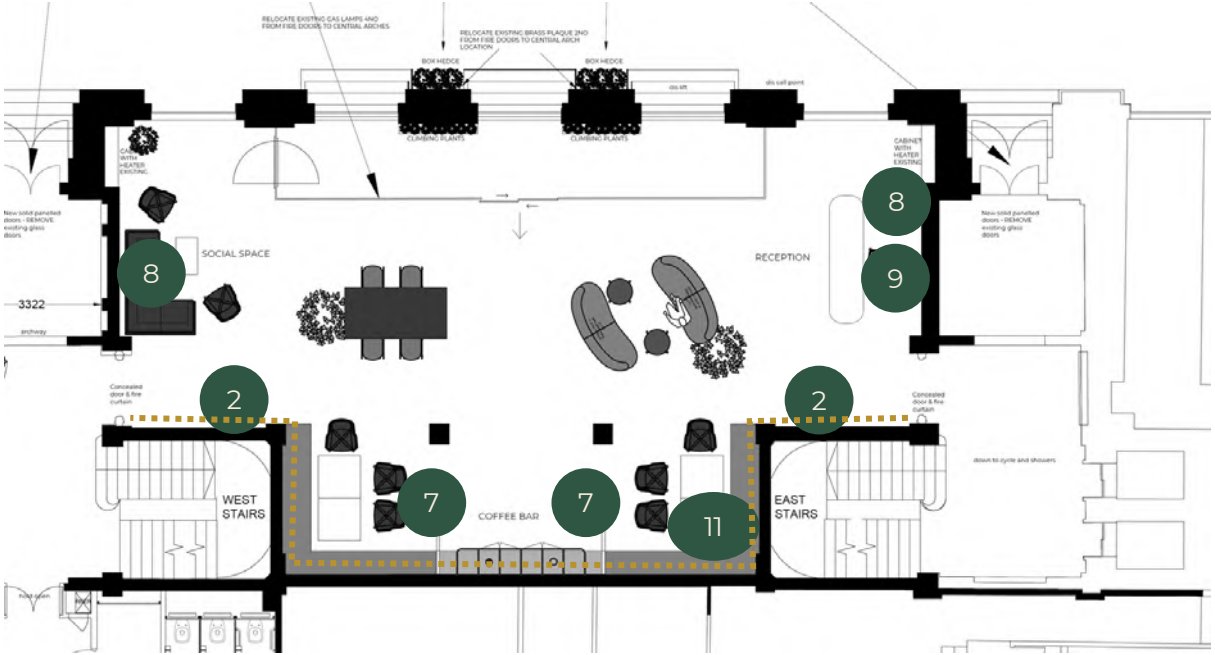
Artwork & signage

1. Manifestation
2. Wayfinding wall mounted signage
3. Car park wall signage
4. Artwork by local artists
5. Tenant signage
6. Floor sign
7. Feature screen on cable fixings
8. Feature screen wall mounted
9. Logo
10. Door signage
11. Mirrors/arched frames

See drawings for locations :

E013826 BF 300 - ARTWORKS & SIGNAGE
E013826 GF 300 - ARTWORKS & SIGNAGE
E013826 1-6F 300 - TYPICAL ARTWORKS & SIGNAGE

Reception branding & signage locations



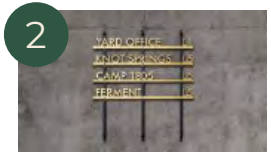
1. Manifestation
2. Wayfinding wall mounted signage
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4. Artwork by local artists
5. Tenant signage
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7. Feature screen on cable fixings
8. Feature screen wall mounted
9. Logo
10. Door signage
11. Mirrors/arched frames

9



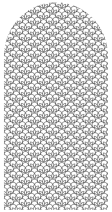
Feature panelling/logo

2



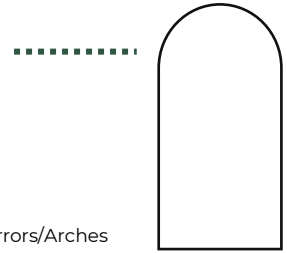
Wayfinding sign board

7



Fret cut screens

11



Mirrors/Arches

Fixing detail:
Drill 6mm hole x 30mm depth.
Insert 6mm Red Rawl plug.
Fix signage to plug using No.8 x 35mm pozi screw (based on signage material thickness being between 5-8mm, depending on signage type).

9. Logo

1no

Logo in brushed brass RAL 1036

Behind reception – wall mounted approx. 2500m wide x 1500m h

In line with brand guidelines

ARKWRIGHT



2. Wayfinding signage

20no total

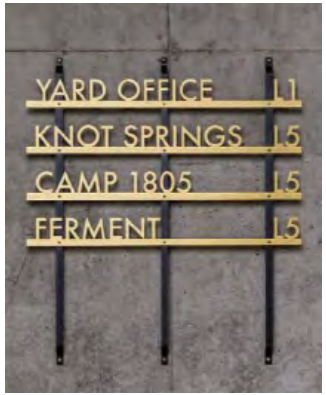
Brushed brass RAL 1036 wayfinding signage throughout building on black support bars with brass lettering

- 2no in reception

- 1no per lift lobby, 9 floors = 18no

Approx 800w x 1200h subject to text/tenants per floor





RECEPTION & LIFT LOBBIES EXAMPLE TEXT:

7. RAMBOLL
6.
5. OREGA
4. OREGA
3. SAN CARLO
2.
1.
G. KELLAN GROUP
WELLNESS SUITE

MANAGED BY SAVILLES

GROUND FLOOR LOBBY EXAMPLE TEXT:

WELLNESS SUITE:
TREATMENT ROOM
SHOWERS
GYM

FINAL TEXT TBC SUBJECT TO TENANTS

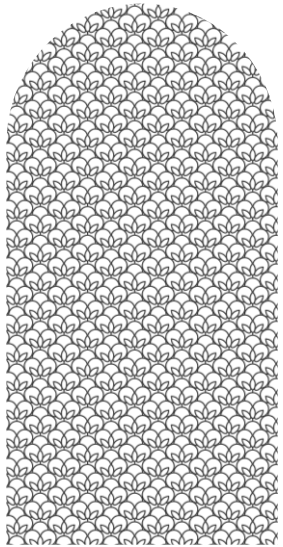


7&8. Fretwork screens

7no total

Brushed brass colour RAL 1036 fretworks screen with cotton bud logo design

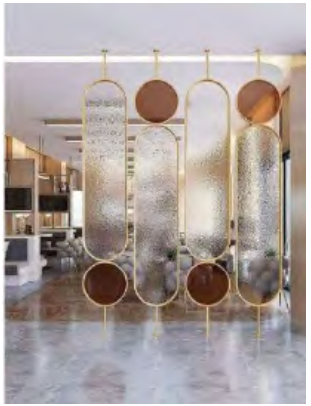
a) Behind reception & sofa area – wall mounted approx. 3.5m wide x 2.8m h





Visuals





Concept images



11. Mirrors

Reception arched mirrors/frames, framed in valchromat colour as per decoration schedule.

Mirrored:

a) 2no large 2.5h x 1200w

b) 6no small 1500m x 1200w

Frames only:

a) 2no large 2.5h x 1200w

b) 4no small 1500m x 1200w

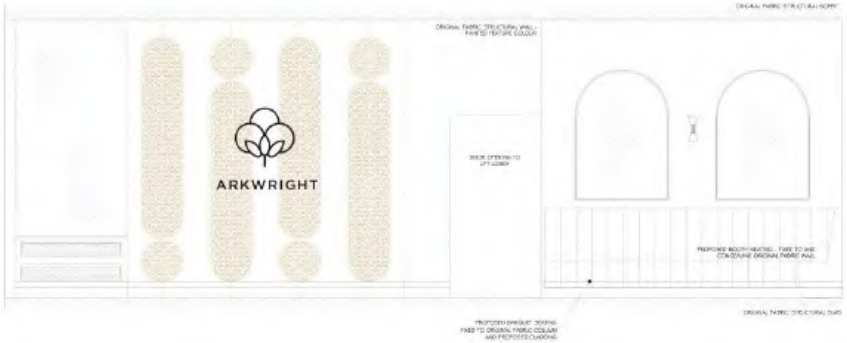


Visuals

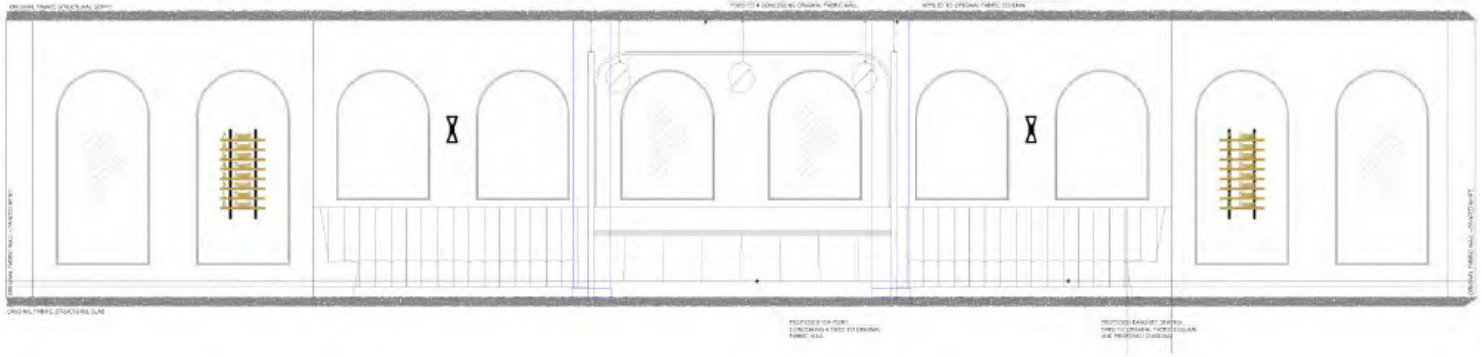


Cornforth White

Reception elevations

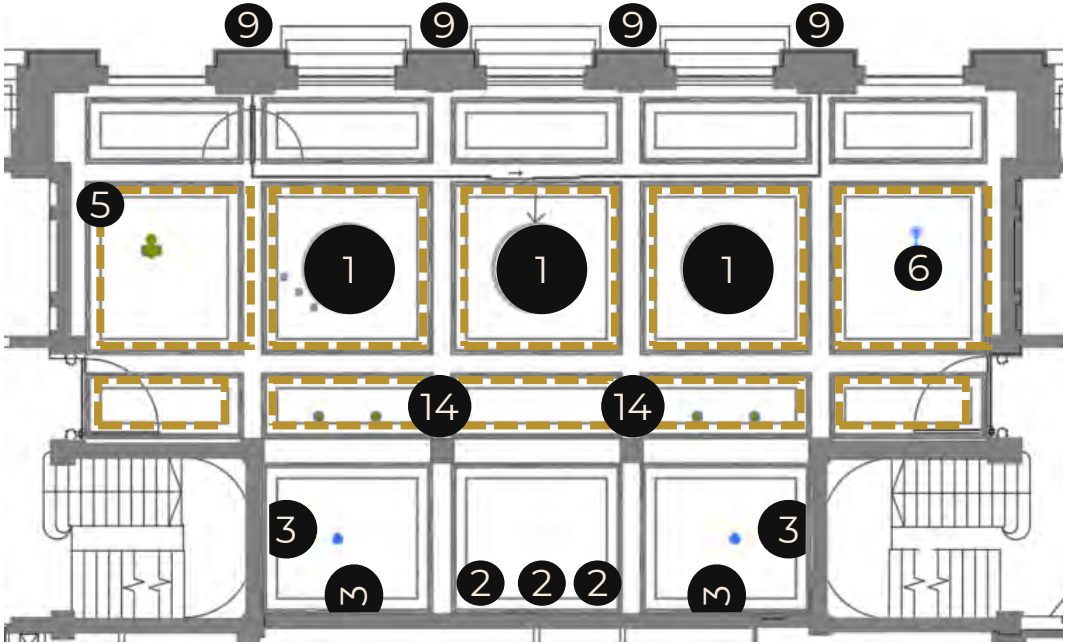






See also drawing ref: ...

LIGHTING



8

8

4

7

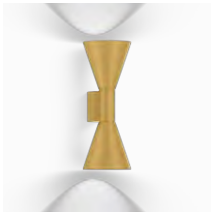
Feature lighting



1 Reception large pendants:
Lee Broom Carousel XL in Polished Gold



2 Coffee bar pendants:
Lee Broom Crescent Light in opaque acrylic & brushed brass



3 Reception/wellness wall lights:
Wevre & Ducre ODREY WALL 2.4 In Gold finish



4 WC wall lights:
Wevre & Ducre J.J.W. 02In Gold finish



5 1no Reception floor lamp:
Nova Floor Lamp, Brushed Brass



6 1no Reception desk lamp:
Brushed Brass

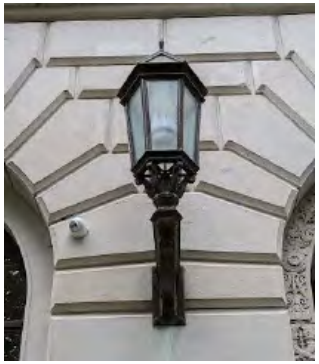


7 Treatment room floor/table lamps:
Wevre & Ducre DRO Table/Floor



8 Lift lobby pendants:
Black circular pendants to match existing

Feature lighting cont.



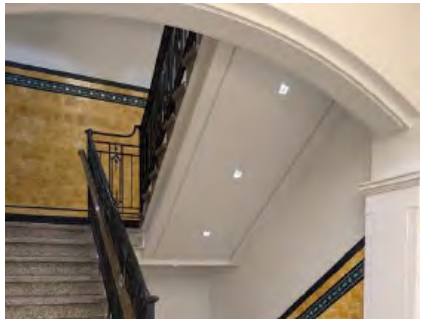
9 External existing ‘gas lamps’ to be relocated.



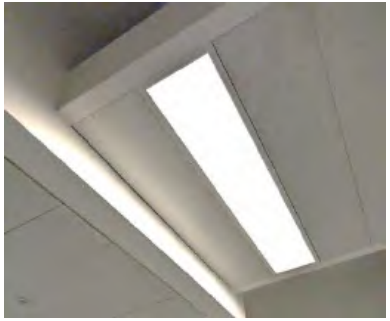
10 Ceiling coffered concealed LEDS (Example image – see detail)



11 Recessed ceiling spots in MF IP rating for WC/showers White



12 Existing stairwell fittings relamped



13 Existing raft lighting to be relocated/added to as required.



14 Recessed floor light,IP67 rated Black wallwasher LED

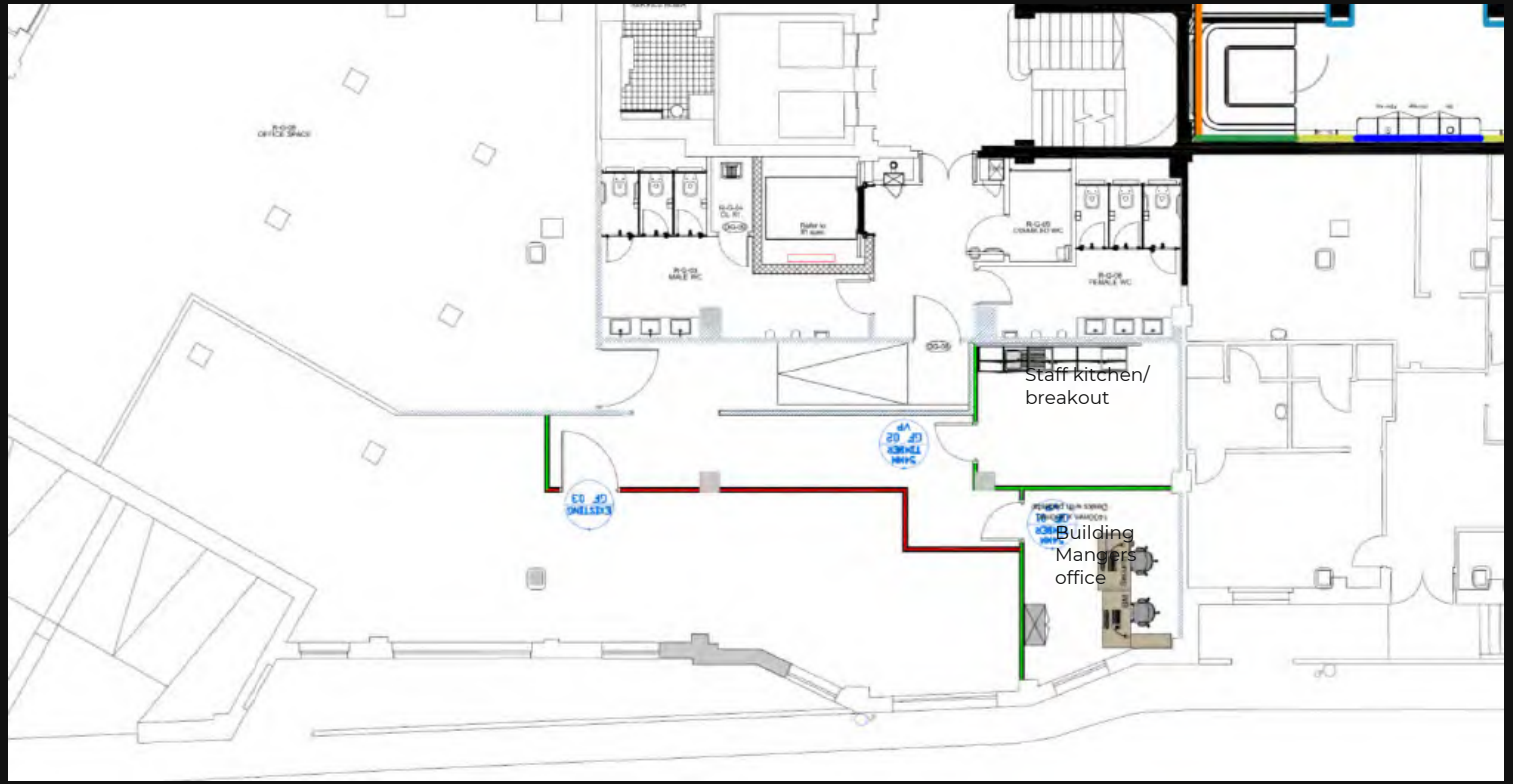


Wellness suite & gym

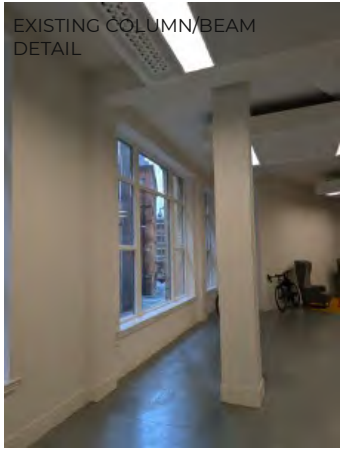
Claremont

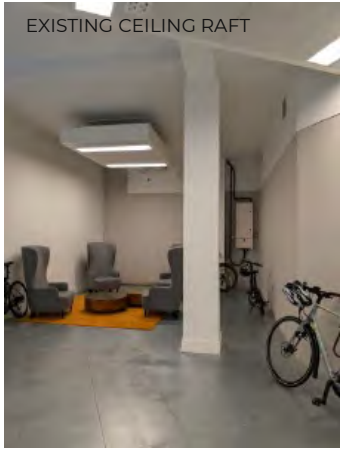
Current layout

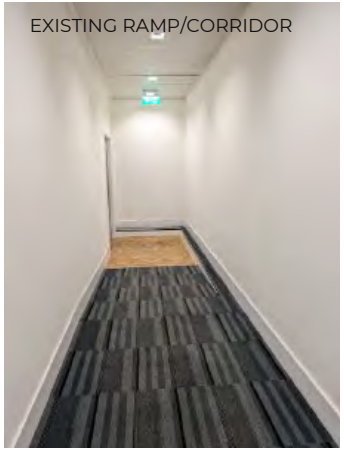
This space at the rear of the building is currently underutilised, only housing the building managers office and a refreshment area for security.
The proposal is to turn this area into a wellness suite, making it part of the usable space on the ground floor and providing facilities for all tenants to use.



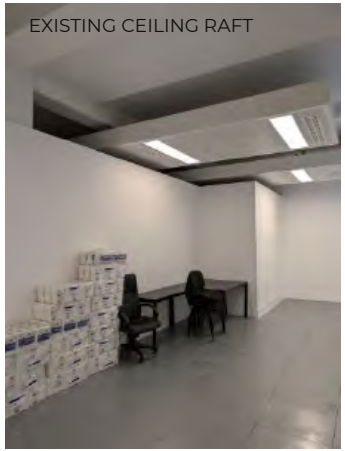
Existing photos

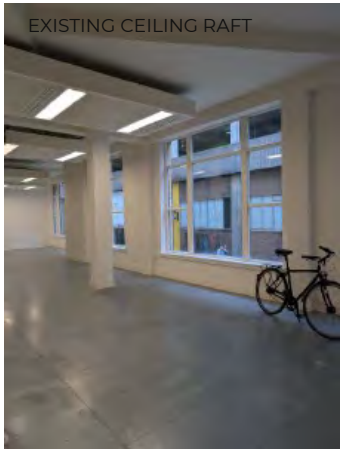

EXISTING COLUMN/BEAM DETAIL

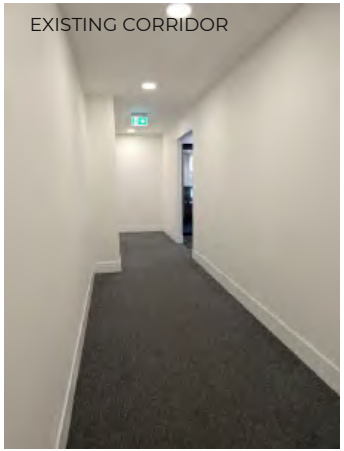

EXISTING CEILING RAFT

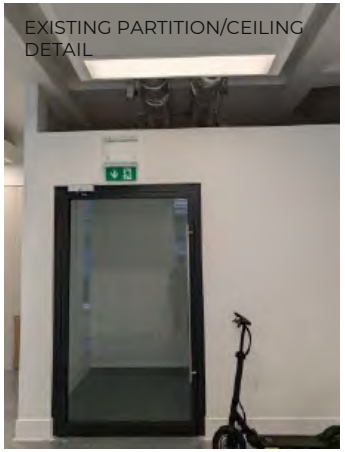

EXISTING RAMP/CORRIDOR


EXISTING STAFF KITCHEN


EXISTING CEILING RAFT


EXISTING CEILING RAFT


EXISTING CORRIDOR


EXISTING PARTITION/CEILING DETAIL

Wellness suite scope

- Demolish existing partitions where required & make good for demise split
- Reduce height of wall on ramp to open up space and make more inviting & connected to reception
- Retain building manager office
- New partitions on beam line for treatment room & gym including folding wall
- New gym space with equipment storage
- New lounge bar area with soft seating
- New treatment/faith/wellbeing room
- Convert existing kitchen into new showers with vanity area (kitchen to be relocated)
- Upgrade acoustics between new gym & tenant demise to create fire break
- Curtains to all windows (fixing detail to underside of structural beam, fixing method as per partition fixing detail)
- Redecoration throughout
- New signage

Wellness suite proposed plan

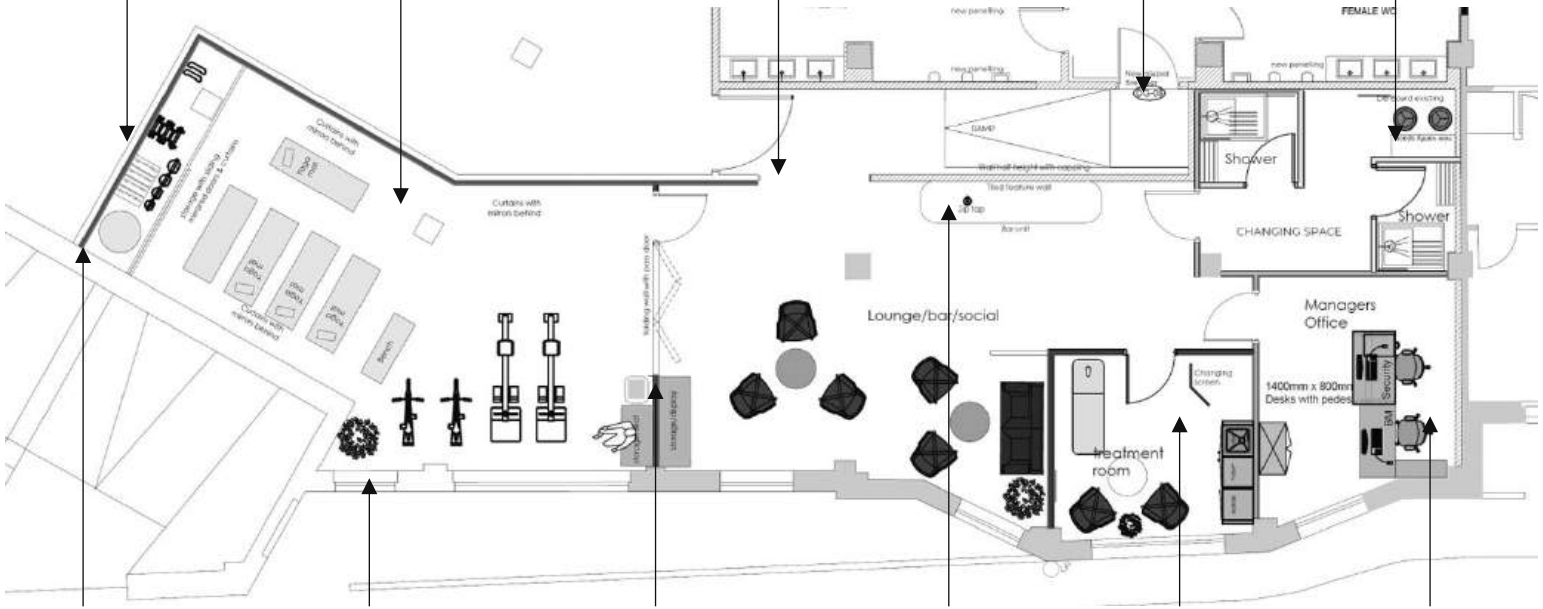
Existing wall to be upgraded to aid acoustic issues

New gym space with integrated storage

Open up wall to ramp to create inviting lounge space

New glass door FR60

New showers with vanity area



Mechanical system split so Wellness suite has separate controls from ground floor tenant demise.

Curtains to all windows & around gym to aid acoustics

New walls built on beam line including glazed folding wall

New lounge bar with zip tap

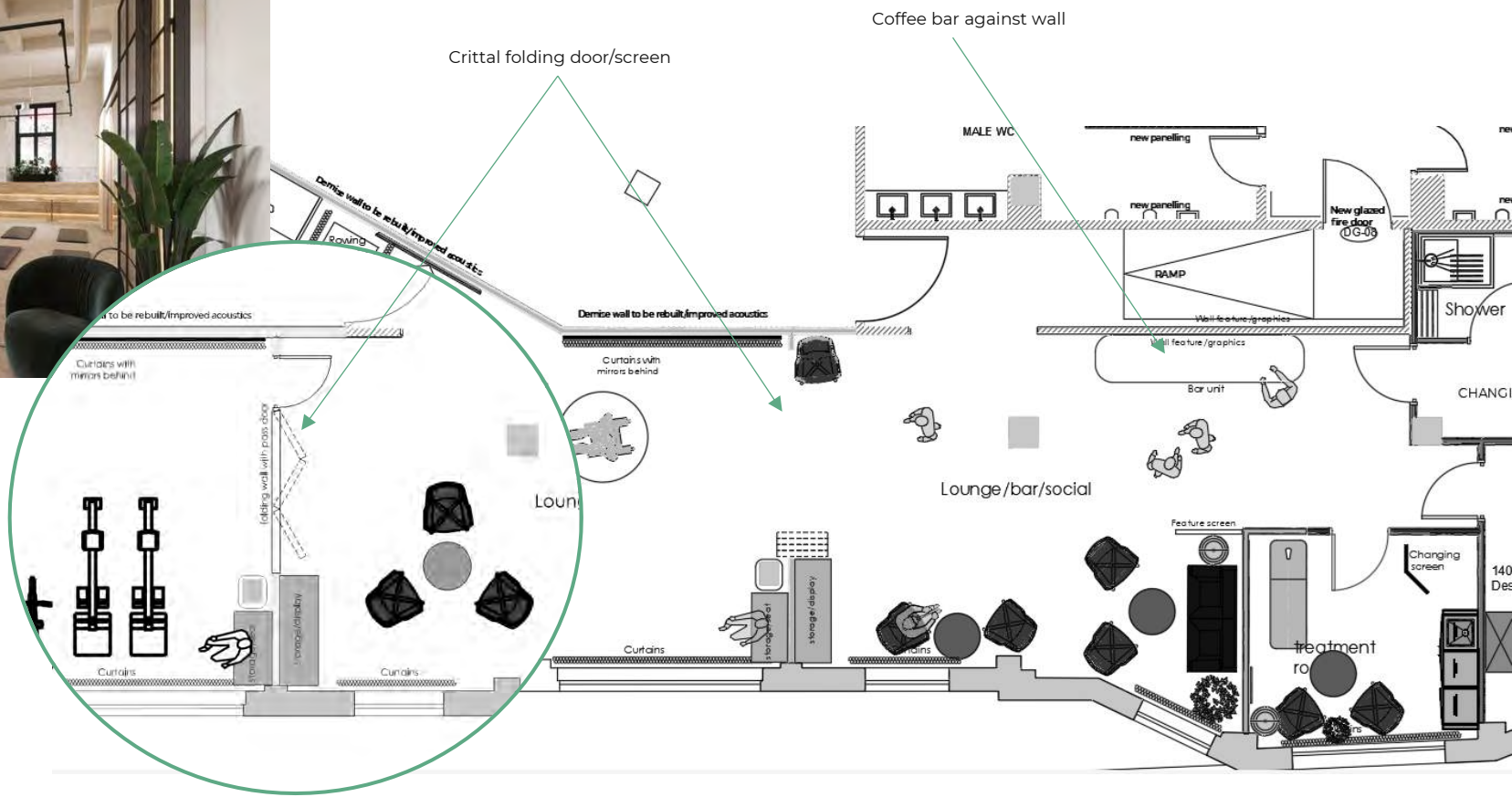
New treatment room with partitions on beam lines

Existing building manager office retained

See drawings E013826 GF Series as noted in Appendices

Folding wall proposals





Folding walls






There are 2 options for the folding wall which have the same aesthetic overall so will materially look the same. The difference is in the acoustic ratings which are subject to acoustician review and supporting structure which will be designed to comply with the fixing detail set out previously.

Opening: 3600mm
Height: 2100mm
Including pass door
Frame black RAL9005 with clear glass.

MG500 Specification Double Glazed (achieves 44dB), floor supported, internal crittal bars included

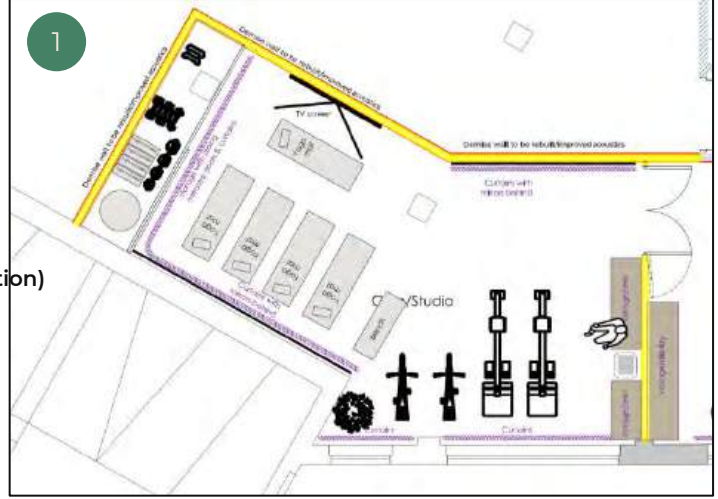
- Aluminium frame black as standard,
- 5mm thick tempered glass (Low Iron glass is available at an additional costs)
- Stacking: Centre Folding/Single Wing
- Panels: 4 x hinged panels & 1 x door closure panel
- Suspension: Floor supported
- *2 internal crittal bars per panel
- Panel thickness 71mm
- System weight 40 kg/m2
- Top and bottom black rubber profile seals
- Aluminium head track painted black as standard
- Direct fix to a supporting timber head

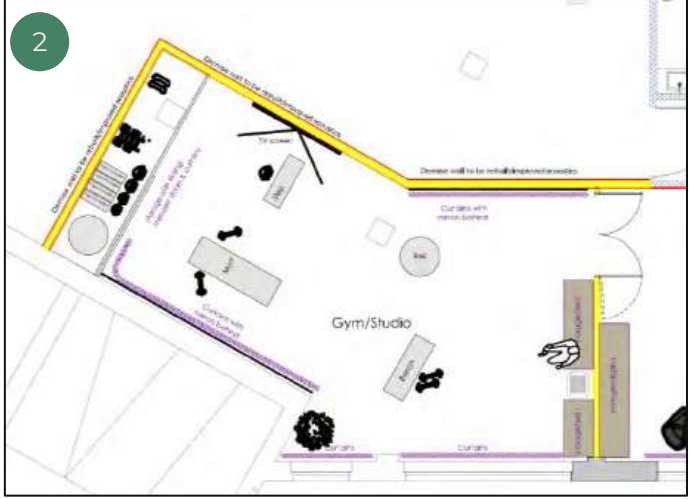
MG900 Specification Single Glazed (achieves 34dB), top hung, external crittal bars included

- Aluminium frame black as standard,
- 8mm thick tempered glass
- Panels: 4 x sliding panels & 1 x door closure panel
- Suspension: Top hung with a floor guide
- *2 external crittal bars per panel
- Panel thickness 35mm
- System weight 21 kg/m2
- Top and bottom brush seals
- 500mm secondary support work to supporting structure
- Direct fix to supporting structure

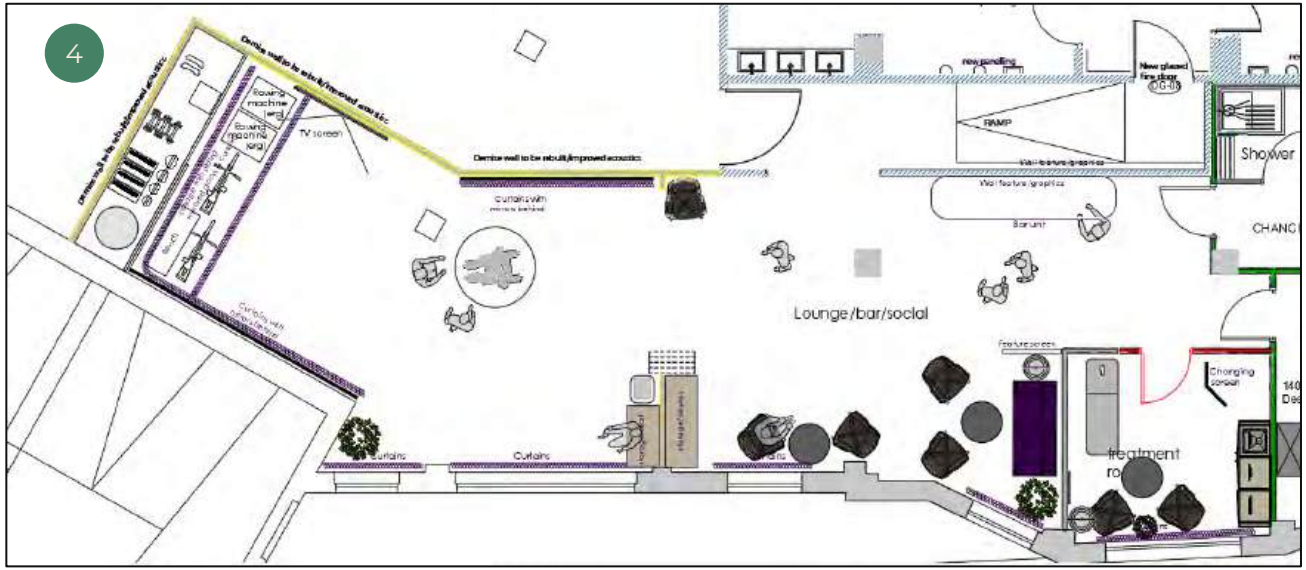
Layouts

1. Gym/class layout
2. Individual workout layout
3. Meeting room
4. Social event (folding door option)









1. Gym equipment racks



2. Feature textured wall





3. Mirrored storage

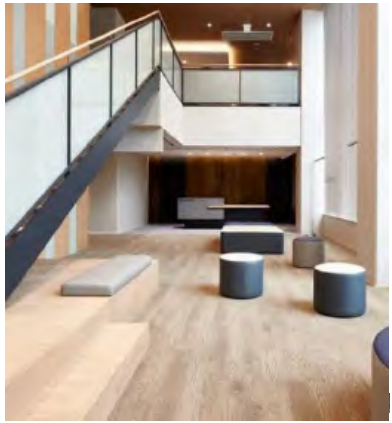


4. Gym equipment examples
Kettle bells
Medicine balls
Free weights rack (small)
Mats
Bands
Step
Rower/Erg
Bikes
Bench
Balls

5. Built in storage



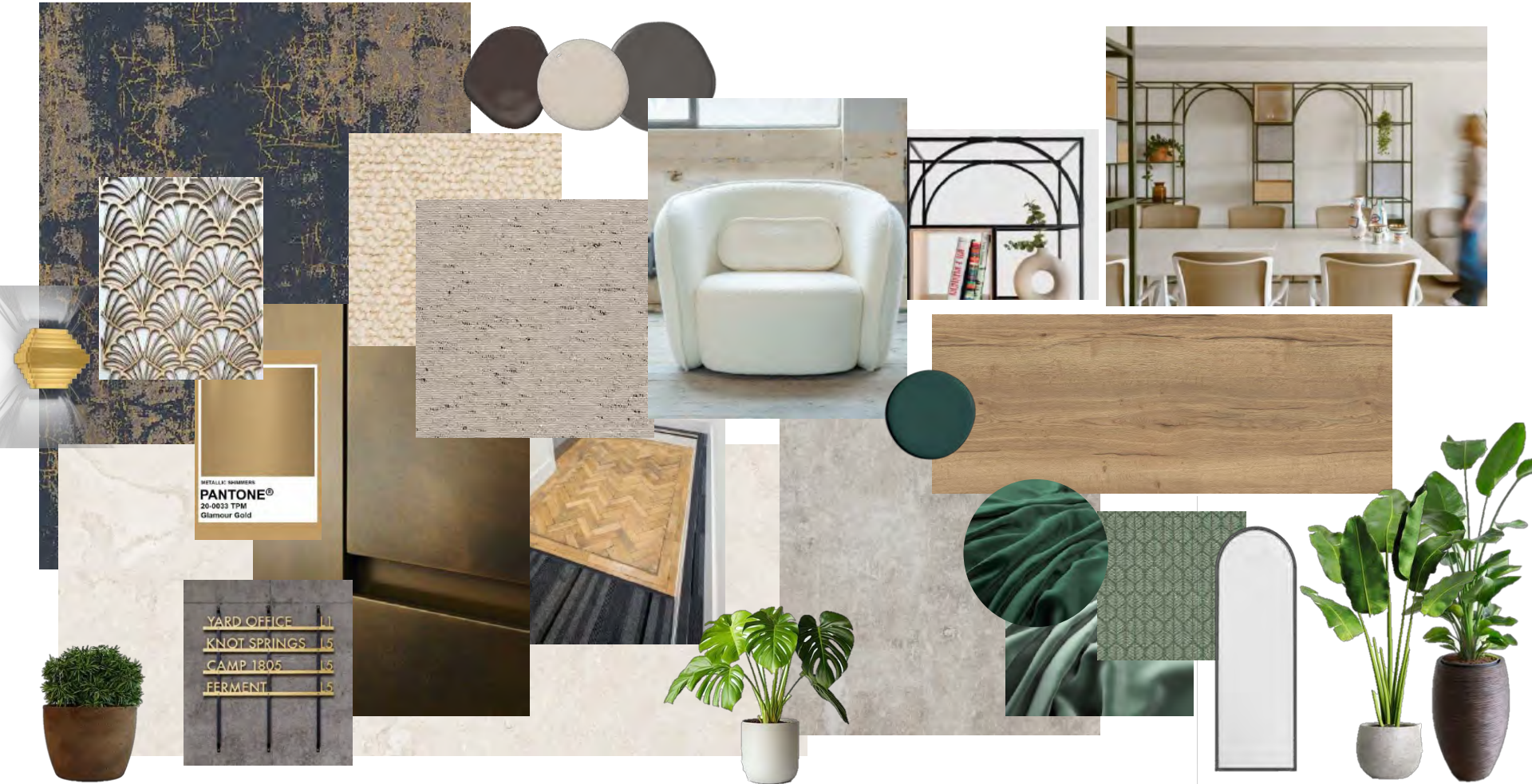
7. Flotex flooring



6. Crittal glazing & Curtains



Wellness suite look & feel



Gym


Existing M&E rafts retained
Built in gym equipment storage
New curtains fixed to underside of beam using agreed fixings
Walls mirrors with curtains that can pull in front
Columns painted to follow same look & feel as reception
New Flotex flooring

Treatment room



Wellness bespoke location plan

4. Wall panelling

5. Lounge coffee bar

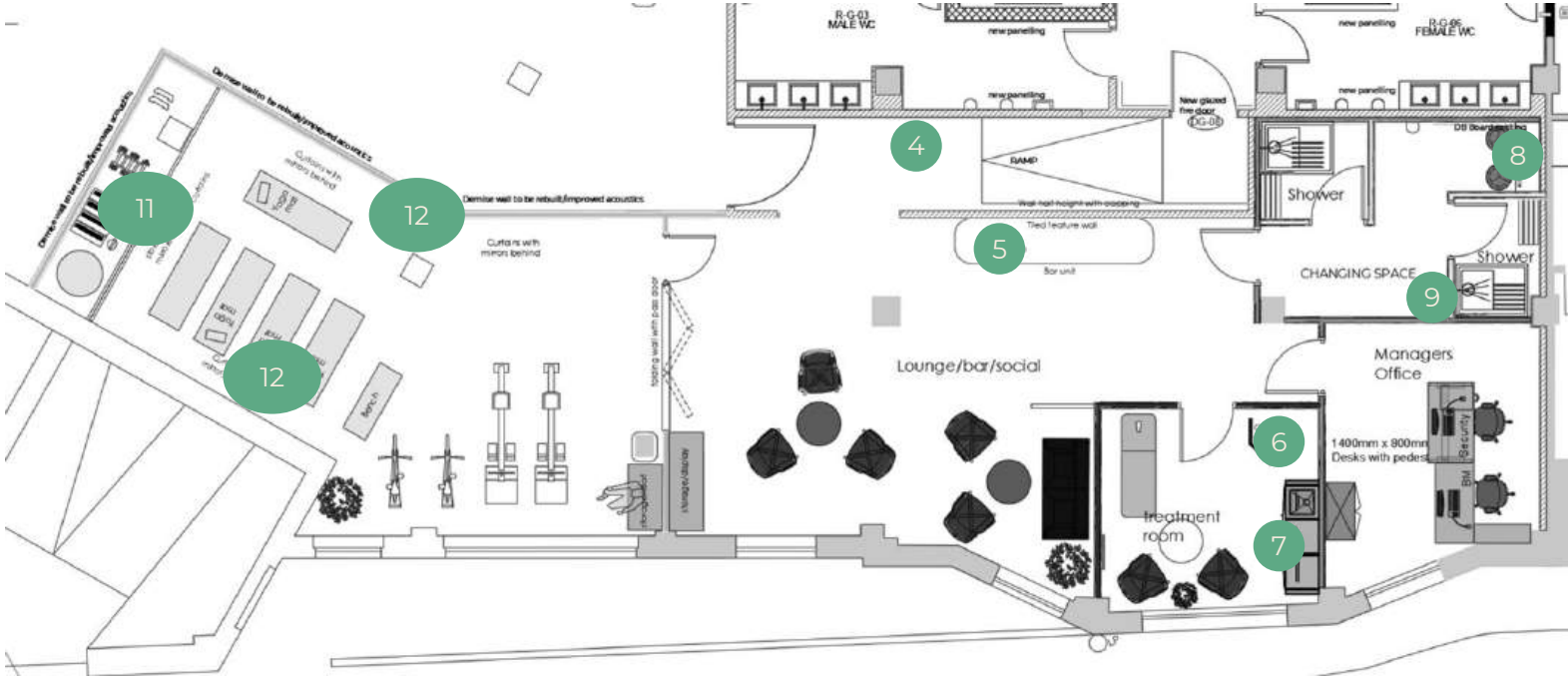
6. Changing screen

7. Treatment room unit

8. Shower vanity unit

11. Gym Storage

12. Gym mirrors



4. Wall panelling

Arched mouldings approx. 2225 x 1250w 5no (signage in Artworks pack)



5. Lounge coffee bar





6. Changing screen

3no Panels each
1800 mm high x
350mm wide



Brass hinges

Panels in Oak laminate
Egger Natural Wild Oak
H1318 ST10

7. Treatment room

To coordinate with plumbing & electrical



Storage

Splashback 300 mm

Counter 850 mm

Depth 600 mm

Width 1860 mm

Inset sink single bowl with swan neck tap

Cable route for lamp with power through to RAF

Built in integrated fridge

Brass handles

Solid surface marble top & splashback and end panels

Doors in Oak laminate Egger Natural Wild Oak H1318 ST10

Soft Black laminate kickplate 100mm Egger U999 ST9

8. Wellness Shower vanity

Chamfered corner

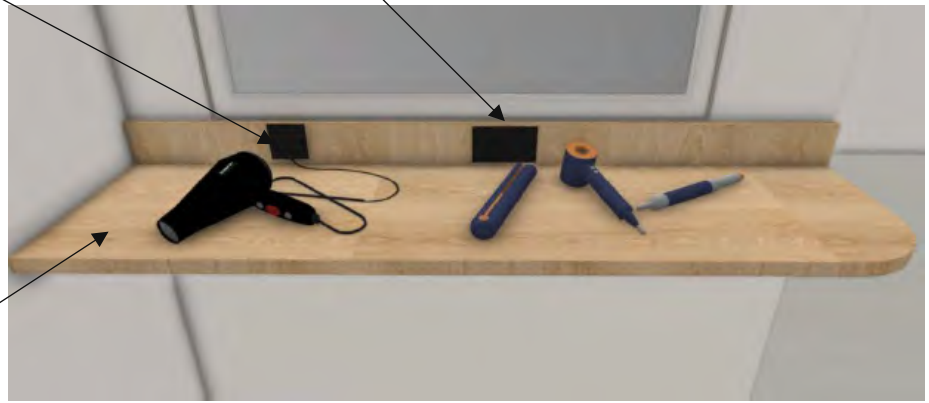


1605 mm wide x 420mm deep
Upstand 100mm



Double socket in black

Hardwired hairdryer &
straighteners
Fused spurs located
under worktop
All cover plates in black



laminate Egger
Natural Wild Oak
H1318 ST10
worktop &
upstand

11. Gym mirrors

Floor to ceiling mirrors on 3no walls



12. Gym equipment storage

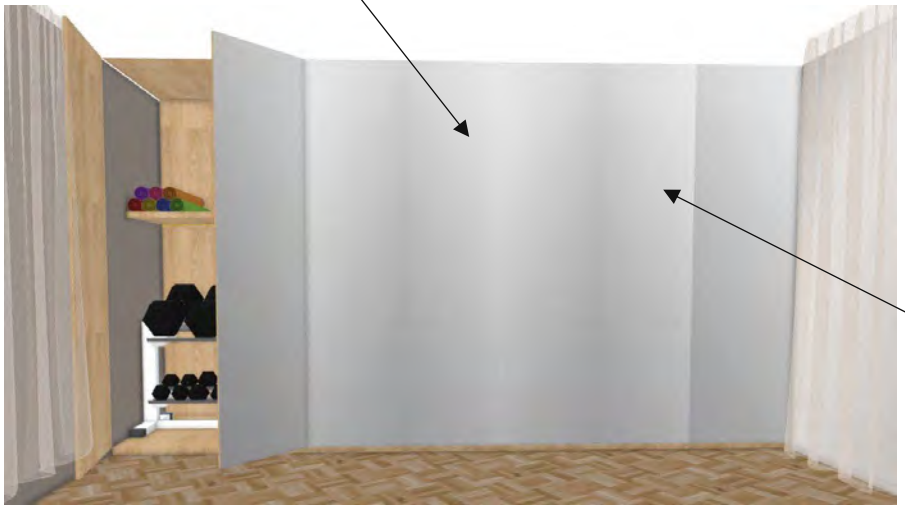
Overall dimensions
4630 mm wide
1000mm deep (subject to equip & column location)
Height to suit ceiling raft detail

Internals & shelves in Oak laminate Egger Natural Wild Oak H1318 ST10

Gym equipment TBC inc weight & dims. Racks/shelving/hooks etc to be included



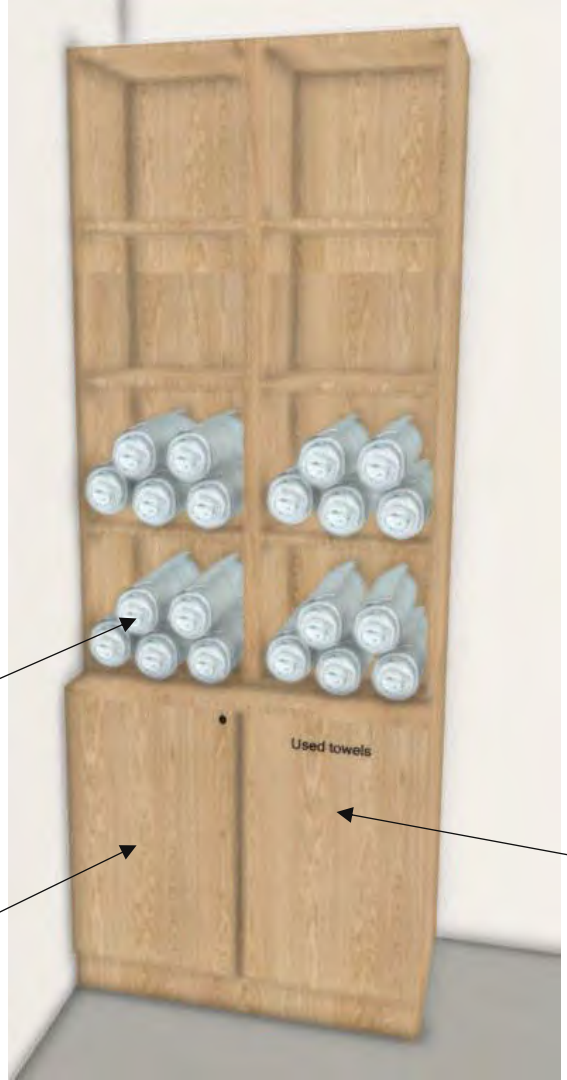
Mirrored doors on push catches



Pillar concealed within this panel

DB boards located behind – access required at all times. Dims TBC

9. Towel storage



Laminate Egger Natural Wild Oak H1318 ST10

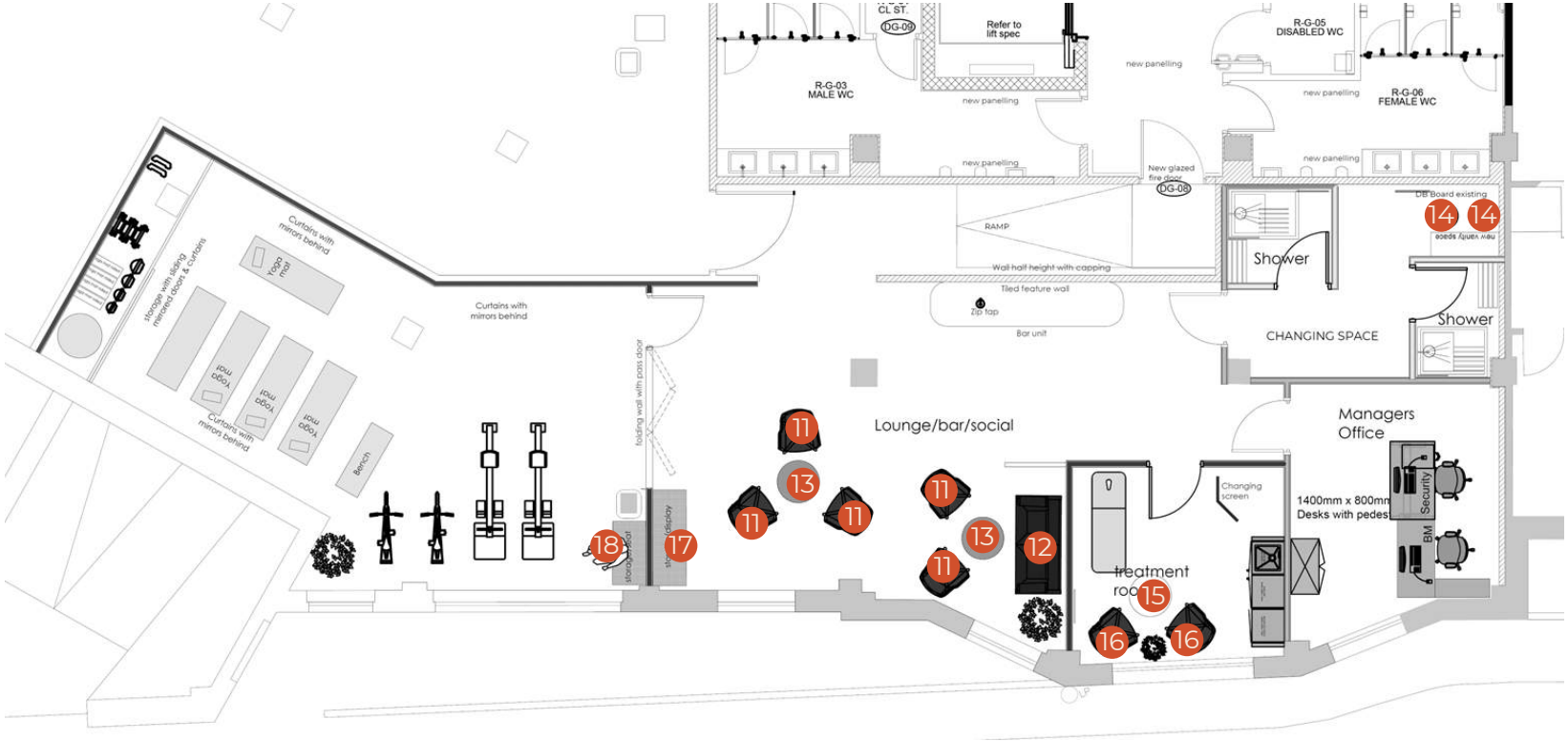
2100h x 800w x 430d

Open towel storage

Cupboard lockable with internal shelves

Pull out towel bin

Wellness suite Furniture plan



Wellness suite Proposed furniture

LOUNGE







11 Lounge chair Boss Remi/2
2no Warwick Plush Lagoon
3no Warwick Plush Hunter

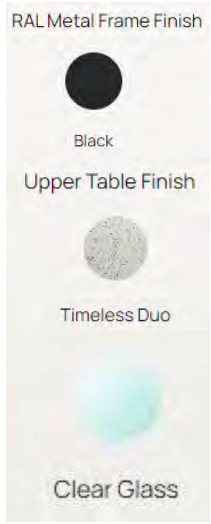




12 Lounge sofa Frovi Snug 2-seater
Kvadrat Canvas 2 244, black legs
Cushion Ludvig Svensson Pocket 6745



13 Lounge coffee table Orbit
Glass top with Timeless Duo
upper table, black frame



SHOWER /VANITY



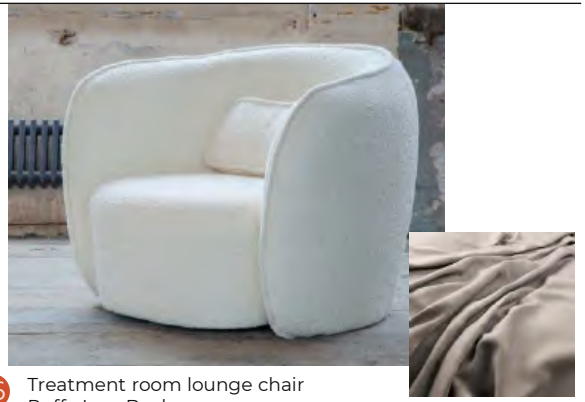


14 Vanity Stool Brimm BRI/1/OAK
Base plinth oak
Kvadrat Canvas 2 244

TREATMENT ROOM



15 Treatment room coffee table
with dark marble top & brass
frame



16 Treatment room lounge chair
Puffa Low Back
Warwick Plush Velvet Fog

ALL SUBJECT TO FINAL SPEC/SAMPLES

Wellness suite Proposed furniture







Taupe
Grey

17

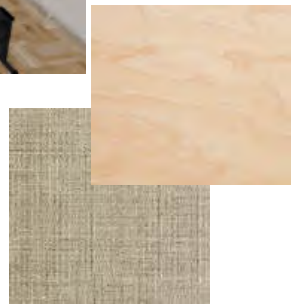
Spacestor Palisades I Grid
- Run Dimensions: 1636mm wide x 2420mm high x 416mm deep
- Type: Type I (Grid Style)
- Grid Size: 400x400x400
- Grid Material: Black (RAL9005)
- Base: 800h Cupboard
- Base Material: Egger - Black (U999)

Accessories:
- Shelf (Taupe Grey): 5,
- Glass Shelf: 4,
- Planter Box (Taupe Grey): 2,
- Pot Plant Shelf (Taupe Grey): 2,
- Mycelium: 1,
- Light: 1,
- Hanging Plant: 1



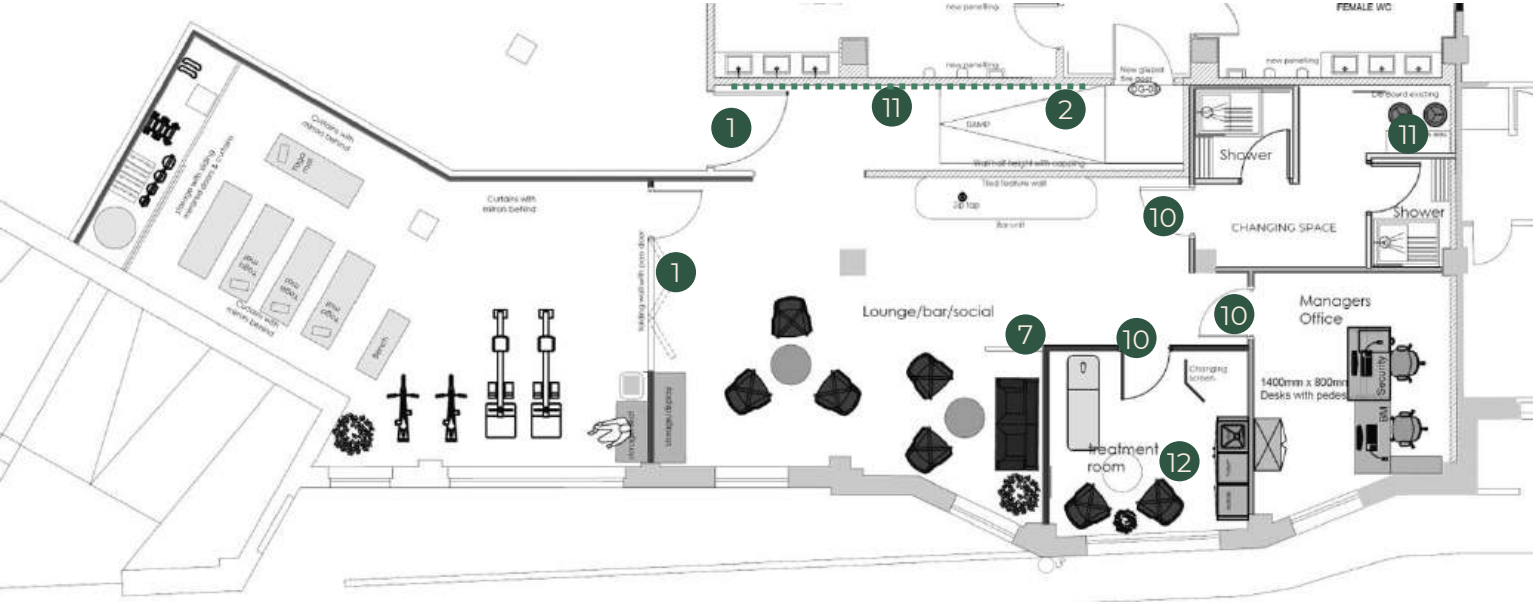
18

Spacestor Bleachers 1no
Double base unit with seatpad
Base lacquered plywood
Seatpad in Camira Sumi Muso SUR05



ALL SUBJECT TO FINAL SPEC/SAMPLES

Wellbeing branding & signage locations



1. Manifestation
2. Wayfinding wall mounted signage
3. Car park wall signage
4. Artwork by local artists
5. Tenant signage
6. Floor sign
7. Feature screen on cable fixings
8. Feature screen wall mounted
9. Logo
10. Door signage
11. Mirrors/arched frames
12. Qibla/Cardinal direction

1. Manifestation

- 2no Ground floor tenant existing glazed doors – full height etched design TBC
- 1no Gym door/folding wall – reeded design to central panel of crittal approx. 3.5m wide x 700mm h







12. Qibla finder/cardinal directions

Brushed brass RAL 1036 signage noting Cardinal & Qibla directions

Approx 150 x 150mm wall mounted





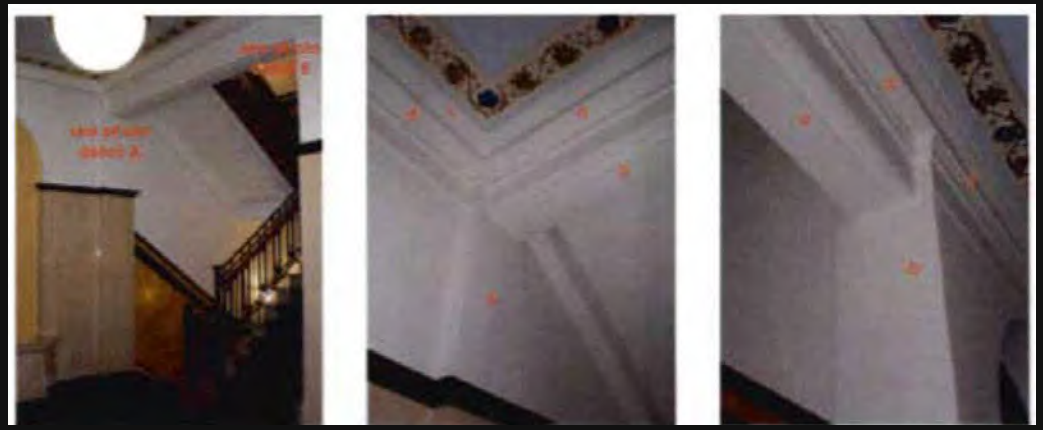


CORES

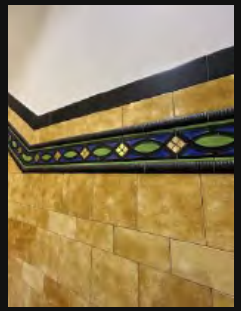
Claremont

Historic staircase

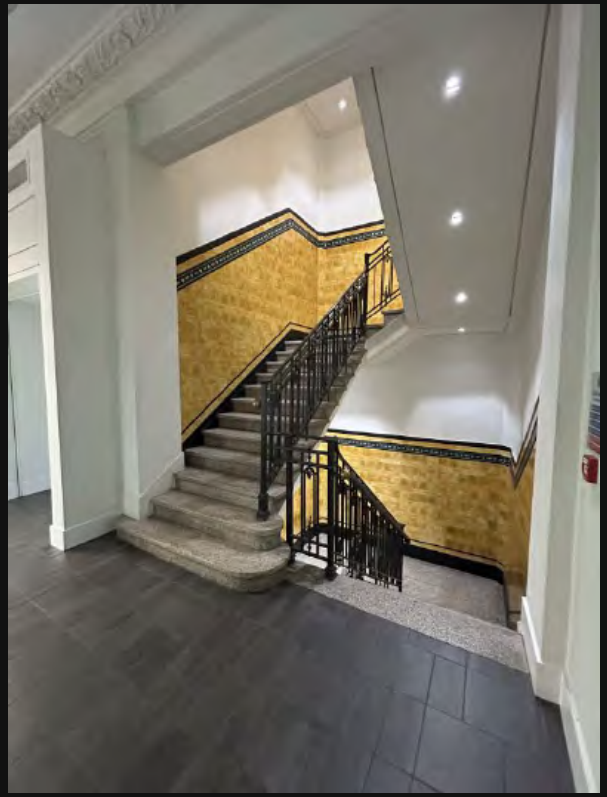




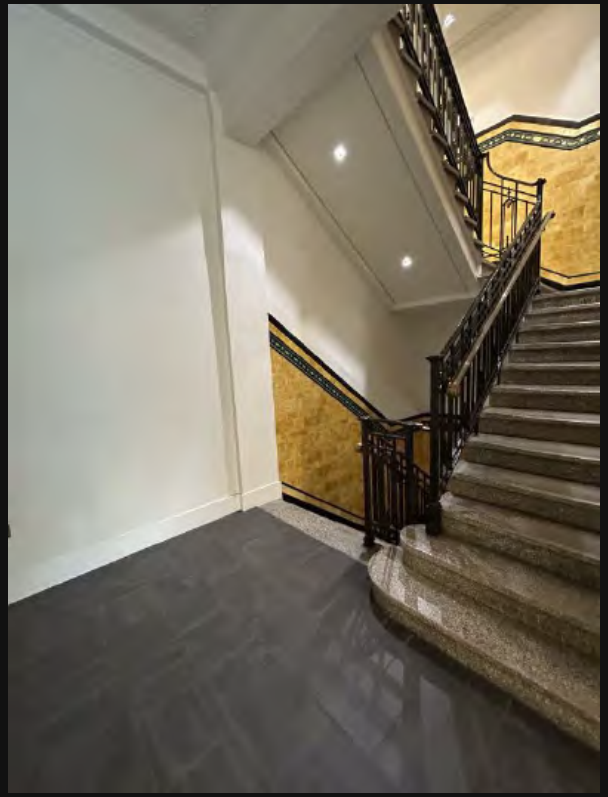
The wall tiling on the staircase is the key feature that will be retained. Images above show previous detailing that have been painted over.



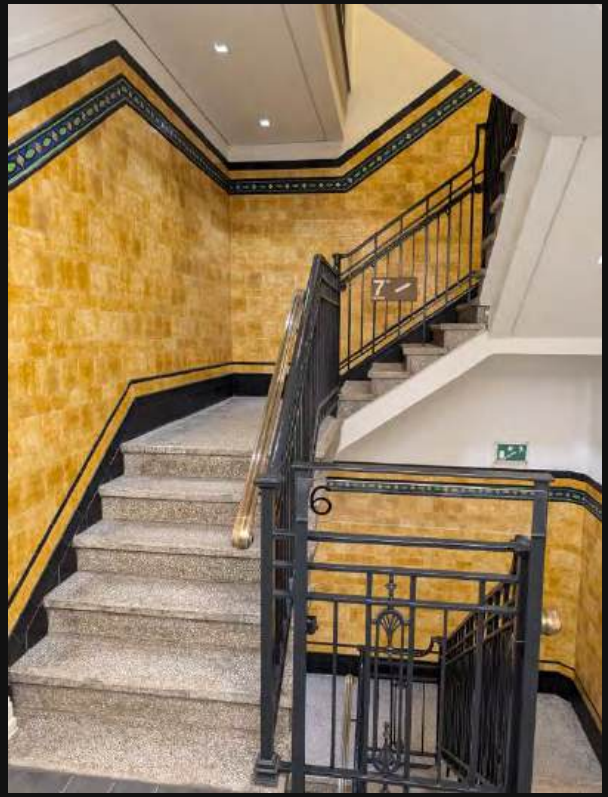
Existing photos



GROUND FLOOR STAIRS/ LOBBY

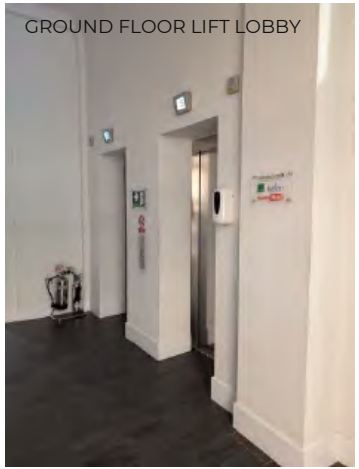


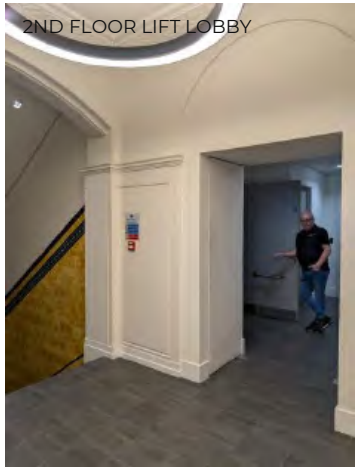
FIRST FLOOR STAIRS/ LOBBY

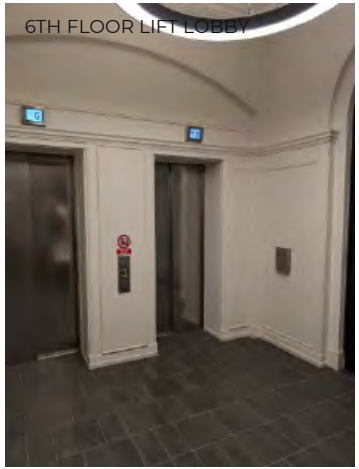


SIXTH FLOOR STAIRS/ LOBBY

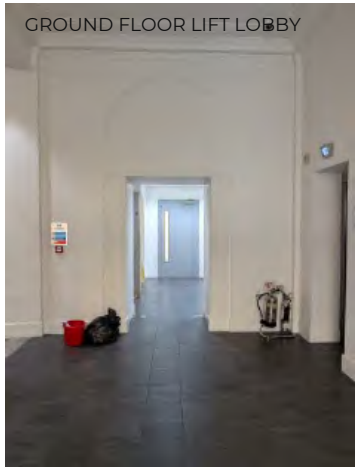
Existing photos

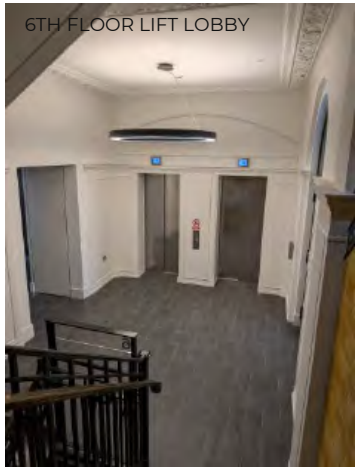

GROUND FLOOR LIFT LOBBY

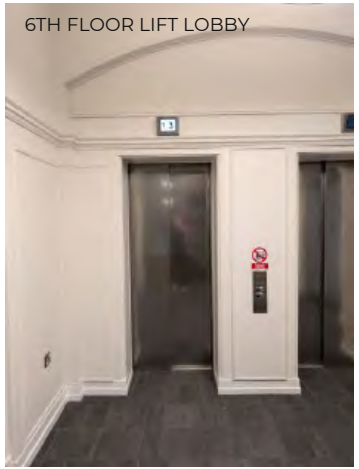

2ND FLOOR LIFT LOBBY

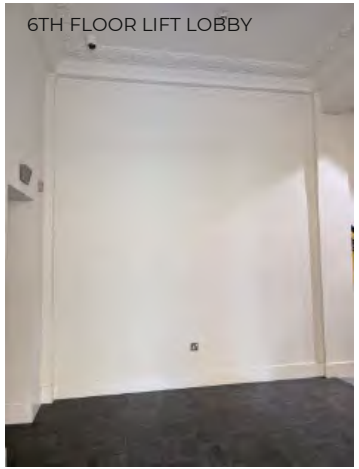

6TH FLOOR LIFT LOBBY


1ST FLOOR LIFT LOBBY


GROUND FLOOR LIFT LOBBY


6TH FLOOR LIFT LOBBY


6TH FLOOR LIFT LOBBY


6TH FLOOR LIFT LOBBY

Cores Scope

- All floors basement up to 7th
- Paint woodwork/panelling in contrasting colour
- Replace lobby doors to match throughout
- Redecorate existing walls
- Repaint existing cast iron metalwork on balustrade & polish bronze/brass handrail
- Inset rug on landings
- Artwork on each floor by local artists
- New wayfinding signage
- Replace floor numbers & tenant signs to be in keeping with look & feel
- Re-lamp existing lighting under stairs
- Existing Staircase tiling is the key feature

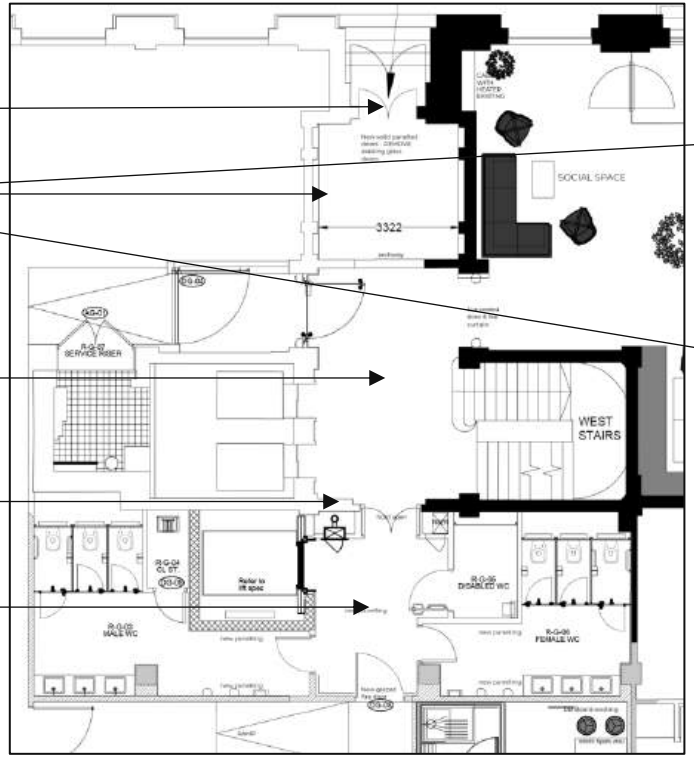


Proposed Stair/Lift Lobby visual – Ground floor

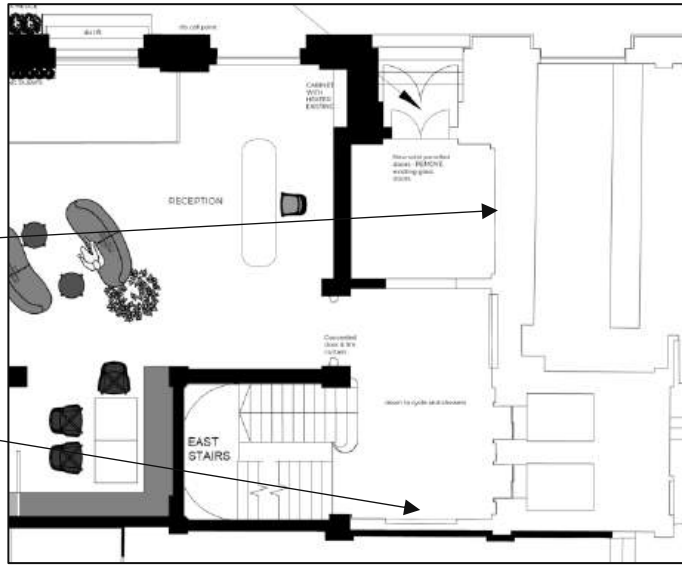


Core areas plan

WEST STAIR CORE



EAST STAIR CORE



Replace inner glazed doors with solid

New artwork

New carpet inset rug

New wayfinding signage

New panelling in rear lobby to match existing



See drawings E013826 Cores Series as noted in Appendices

Proposed Stair/Lift Lobby visual – upper floor landings



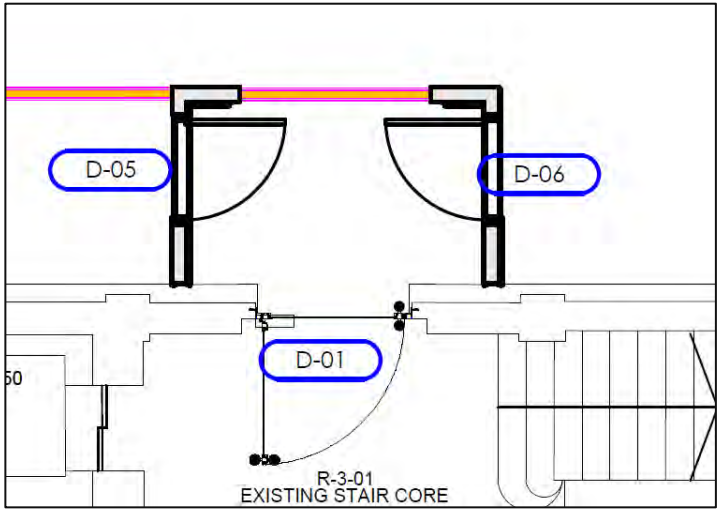
New lobby doors

Floors 3, 4, 5, 6 only to North core side (towards front of building)

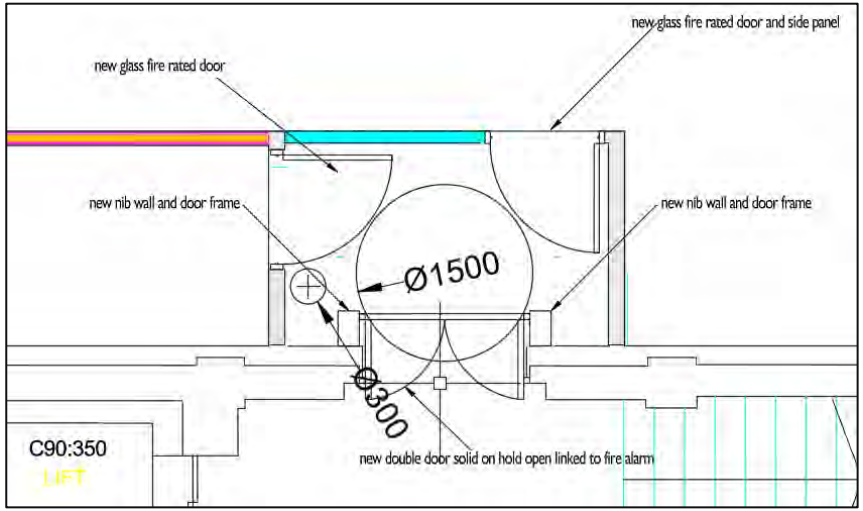
Revised lobby door arrangement (subject to Building Control approval)
Entrances from the main stair lobby into the demises on the front of the building currently there is a large single glazed door with a closer which opens across the lifts.

Proposal is to change this to a smaller double doorset on a hold open device which would disengage on the fire alarm (similar to the arrangement on the ground floor). Small nibs would be built to create a deeper door frame, with all material/styles in keeping with the surrounding existing woodwork and install a new fire rated glass door & side panel so there is visibility into the demises and to the external view.

This means you have a clearer route and fewer barriers/doors you have to walk through to get into each demise.



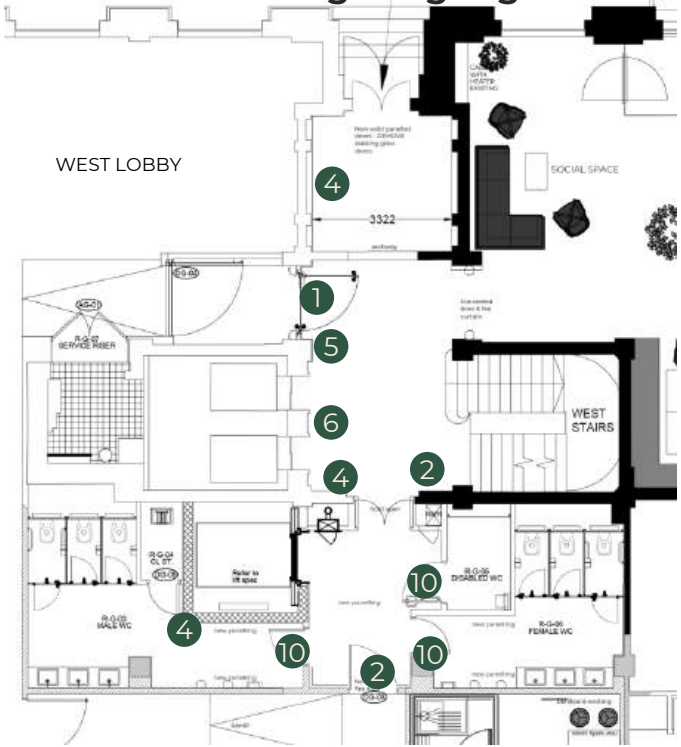
TYPICAL EXISTING DETAIL



TYPICAL PROPOSED DETAIL

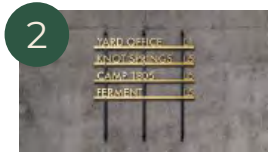
See drawings E013826 Cores Series as noted in Appendices

Lobbies branding & signage locations

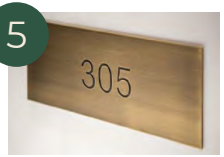




1. Manifestation
2. Wayfinding wall mounted signage
3. Car park wall signage
4. Artwork by local artists
5. Tenant signage
6. Floor sign
7. Feature screen on cable fixings
8. Feature screen wall mounted
9. Logo
10. Door signage
11. Mirrors/arched frames



Wayfinding sign board



Tenant signage



Floor numbering



Shower & WC door signage

See drawings E013826 Cores Series as noted in Appendices

5. Tenant signage

Brass plaques RAL 1036 approx. 300 x 200mm, concealed fixings

Current list of tenants – standard text (no logos), final wording TBC

7. RAMBOLL – 2no

5. OREGA – 2no

4. OREGA – 2no

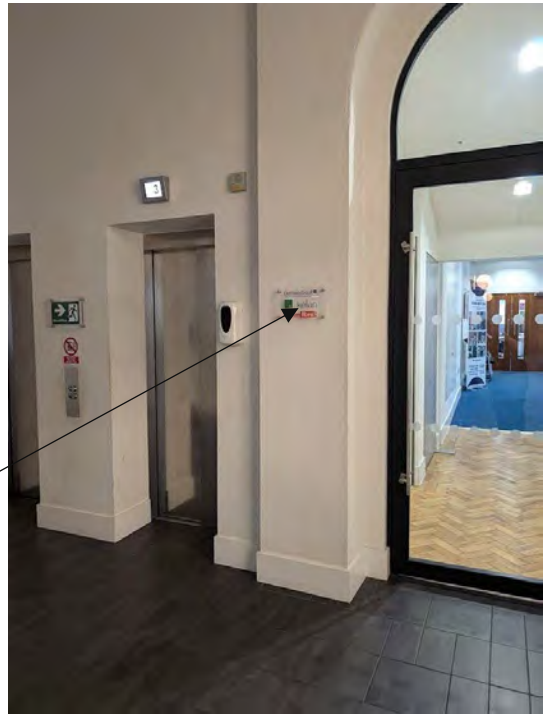
3. SAN CARLO – 2no

G. KELLAN GROUP – 1no

NB. Future tenants to have the same style of signage – excluded







EXITING TENANT SIGNAGE TO BE REPLACED

6. Floor sign

18no Total

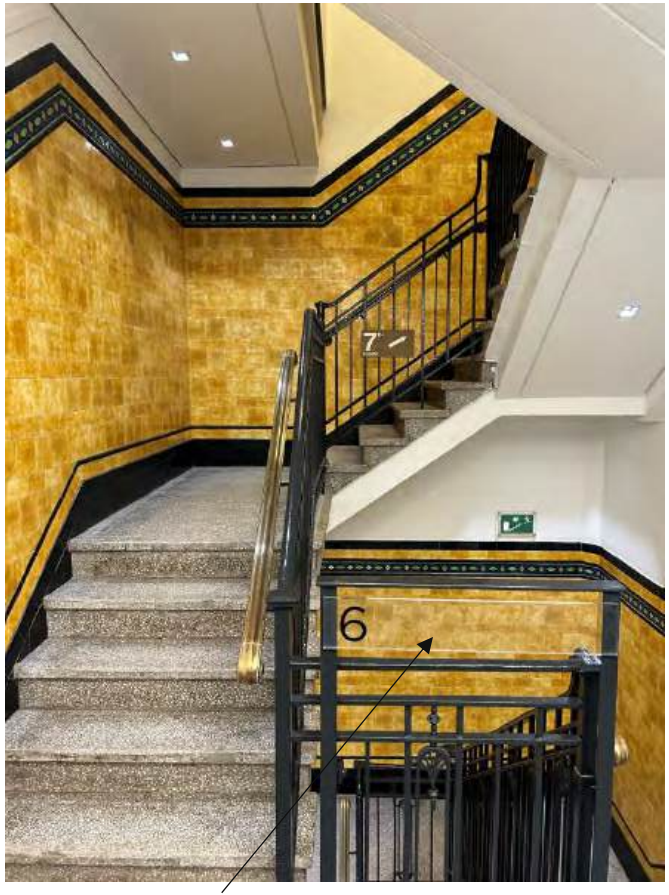
Remove clear acrylic signs and add new Brushed brass RAL 1036 floor numbers next to each lift lobby

2 per floor, 9 floors = 18no

Approx 400w x 700h each number







EXISTING – REMOVE ACRYLIC

10. Door signage

Brushed brass RAL 1036 figures/lettering Approx 150mm h with backplate in charcoal for braille:

- Male WC 2 per floor, G-7 = 16no
- Female WC 2 per floor, G-7 = 16no
- Disabled 2 per floor, G-7 = 16no
- Unisex – 1no basement
- Showers – 5no basement, 1no ground
- Drying room – 1no basement
- Treatment room – 1no















WC's

Claremont

Typical existing WC layout for East & West cores



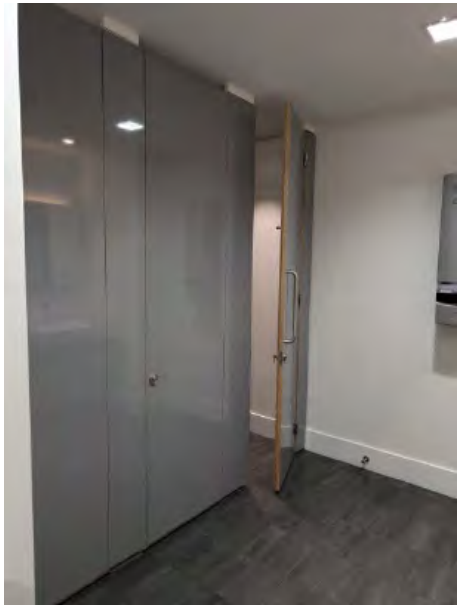


WC's scope

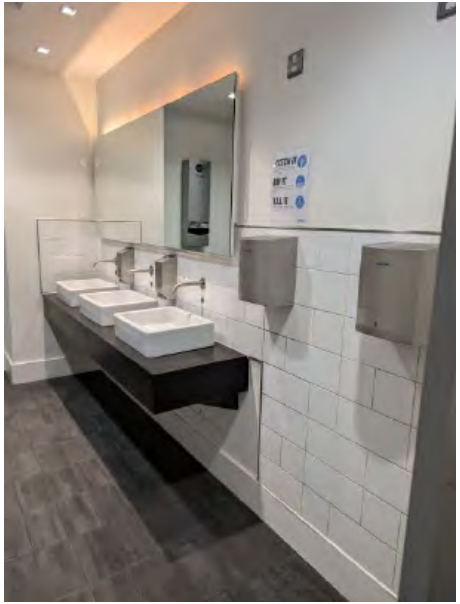
- No change to layout
- Retain existing wall tiles
- Redecorate paintwork and add panelling to link to lobby
- Extend artwork theme
- Replace mirrors
- Add wall lights
- Upgrade panels behind existing taps & repair existing grout
- Replacement of flooring to ground floor only to suite in with reception porcelain tiles. Upper floors to all retain existing flooring.



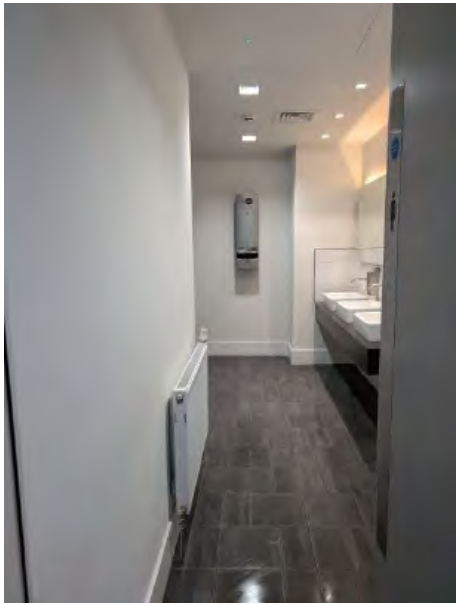
Existing WC photos



EXISTING CUBICLE SYSTEM



EXISTING VANITY AREA



EXISTING ENTRANCE



EXISTING DORO SIGNAGE

WCs visuals



New artwork black frames with historical/building inspired images

Retain existing white wall tiles

Paint feature green colour all walls & new panelling

Retain existing floor tiles

New brass wall lights

New brass framed mirrors

WCs visuals



Paint feature green colour all walls & new panelling detail

New artwork black frames with historical/building inspired images

Retain existing white wall tiles

Retain existing hand dryers, sinks, vanities etc.

Retain existing floor tiles

New brass wall lights

New brass framed mirrors

Retain existing cubicle system & sanitaryware

Paint existing radiators to match wall feature colour

10. WC vanity splashbacks







LOCATION PLAN & VISUAL



Egger Colour core laminate options– colour to be checked on site against existing tiles

FINISHES

To all WCs, all floors – site measure needed to confirm dims. See overleaf for estimates.

Remove & carefully store existing taps

Replace existing splashback/access hatch with new solid core laminate panel on concealed fixings for future access.

Reinstate existing taps

Repair grouting & clean throughout

4. Lobby artwork & WC Framed pictures

Bespoke lobby artwork for all floors by local artists, details to be agreed. Sizes to fit each location

Ground floor 3no large, 1no small = 4no total

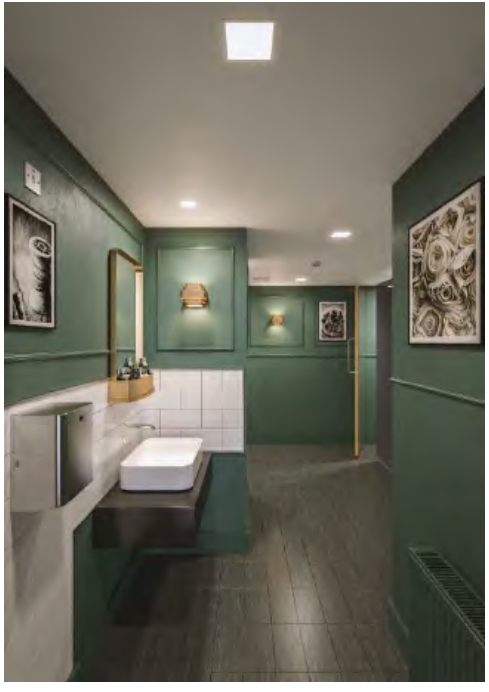
Upper floors 1no each per East & West lobby (1-6)= 12no total

Framed black pictures, images by local artists in WCs on all floors

12no per floor (3 per WC), 8no floors (G – 6) = 96no

Approx A2 size









Basement

Claremont

Basement scope

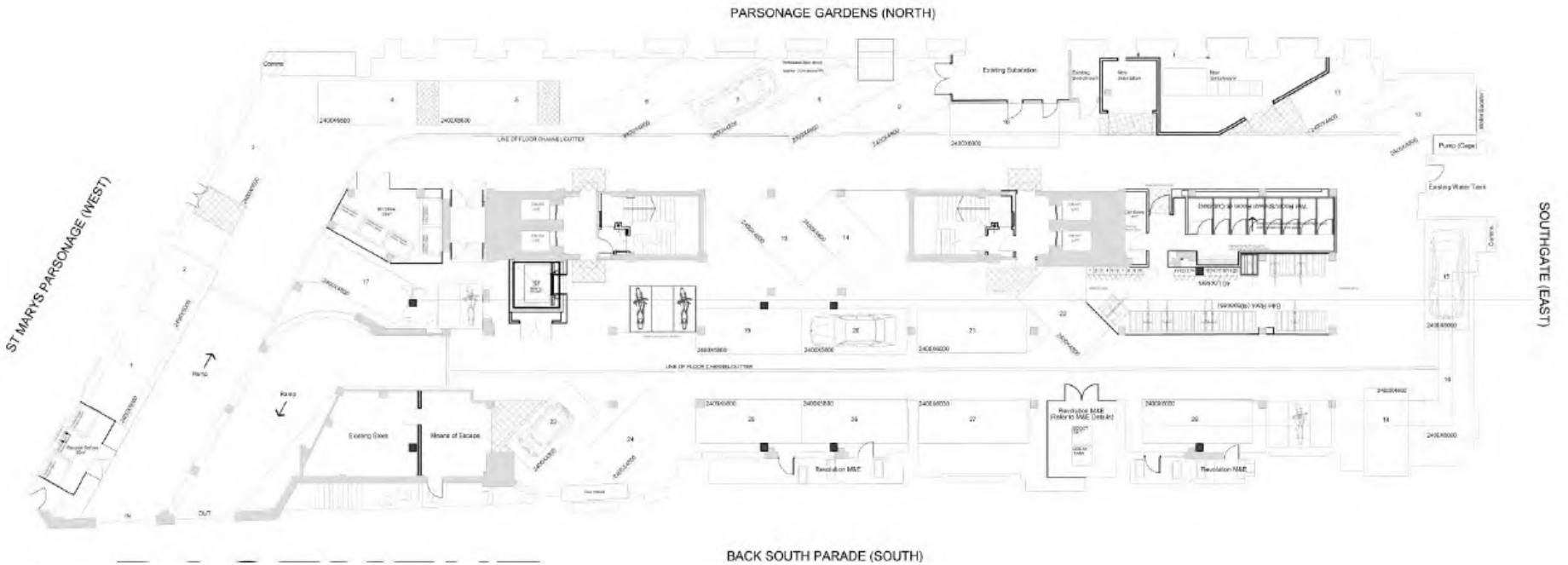
To improve the facilities in the basement, making the journey in clearer with improved wayfinding.

- Build new staff breakout /kitchen
- Amend showers layout to allow changing space in cubicles & add WC
- Add new vanity unit including towel bins, hairdryers etc.
- Upgrade lighting
- Improve drying room function
- Branding/wayfinding

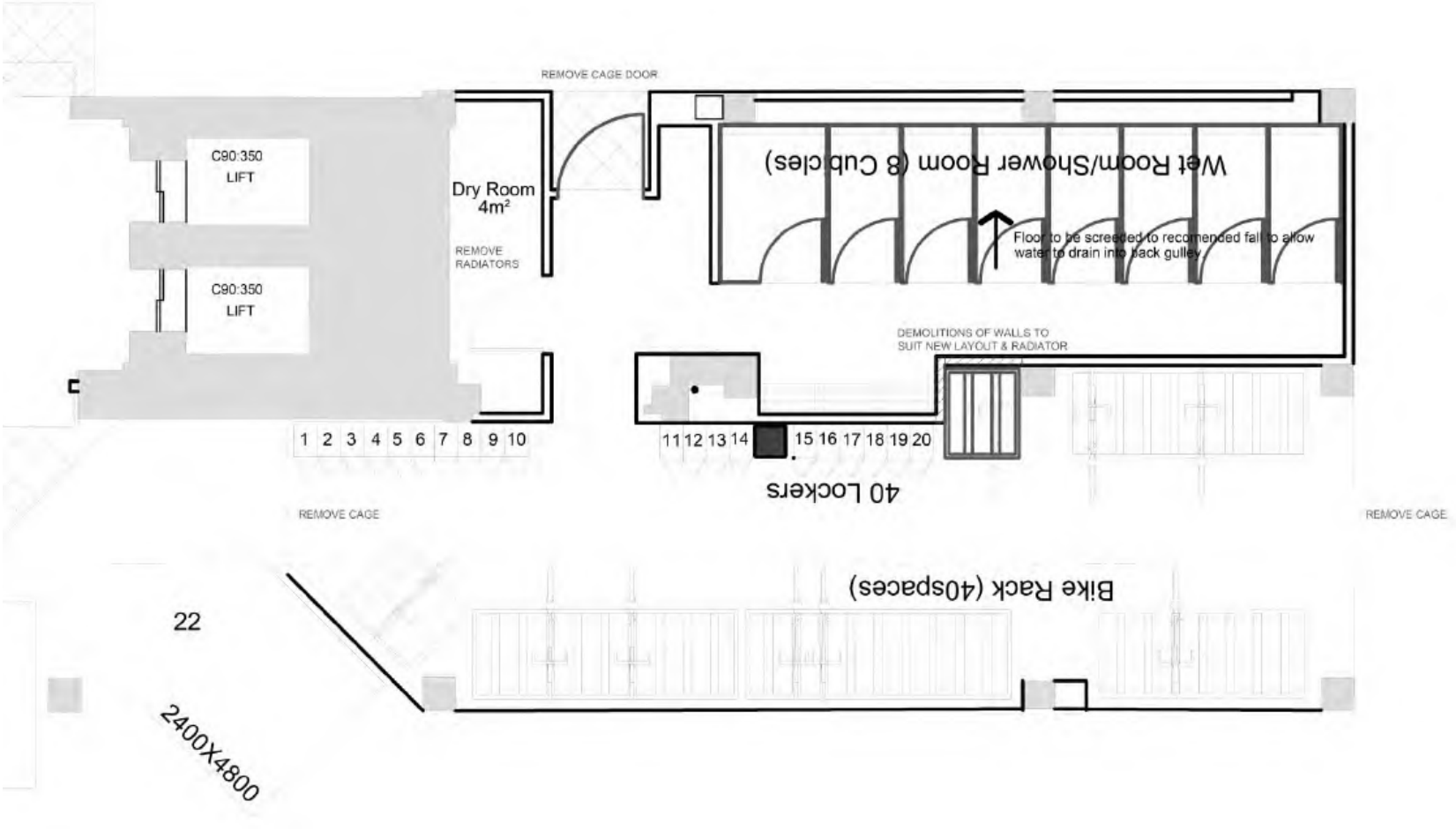
Car park:

- Respray cycle cage & add new entrance
- Options on flooring treatment and design
- Redecoration of walls
- Flooring painting wayfinding

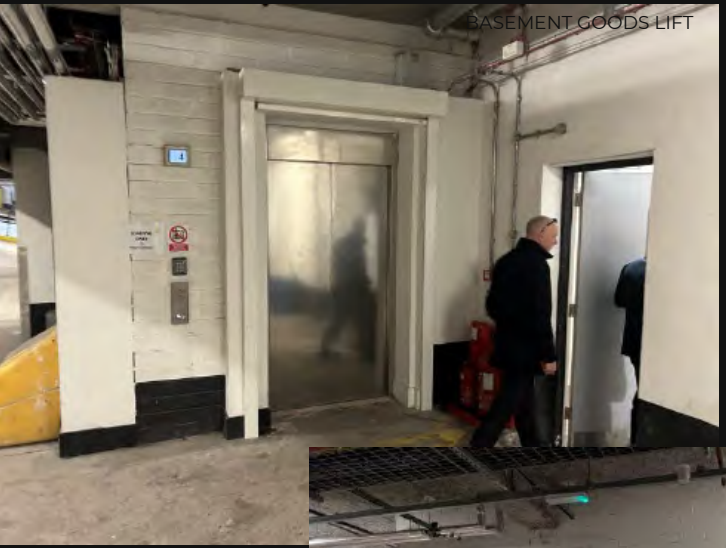
Existing plan



Existing shower plan

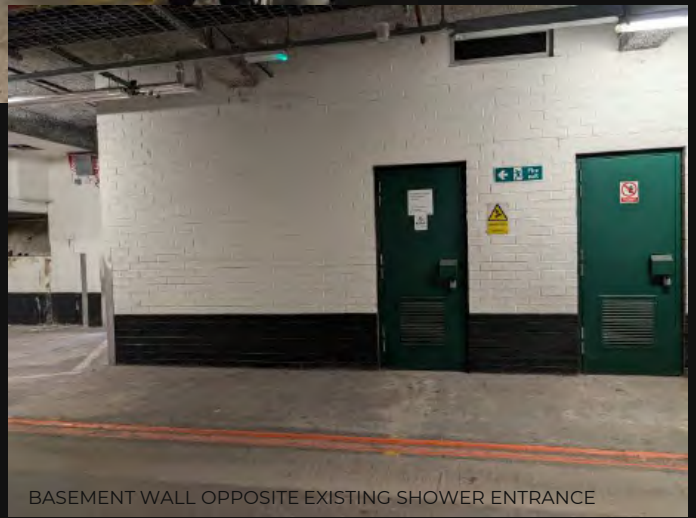


Existing car park and cycle storage


BASEMENT GOODS LIFT


EXISTING PARKING SPACES


EXISTING CYCLE RACKS


BASEMENT WALL OPPOSITE EXISTING SHOWER ENTRANCE


EX NG DRYING ROOM


EXISTING SHOWER CUBICLE

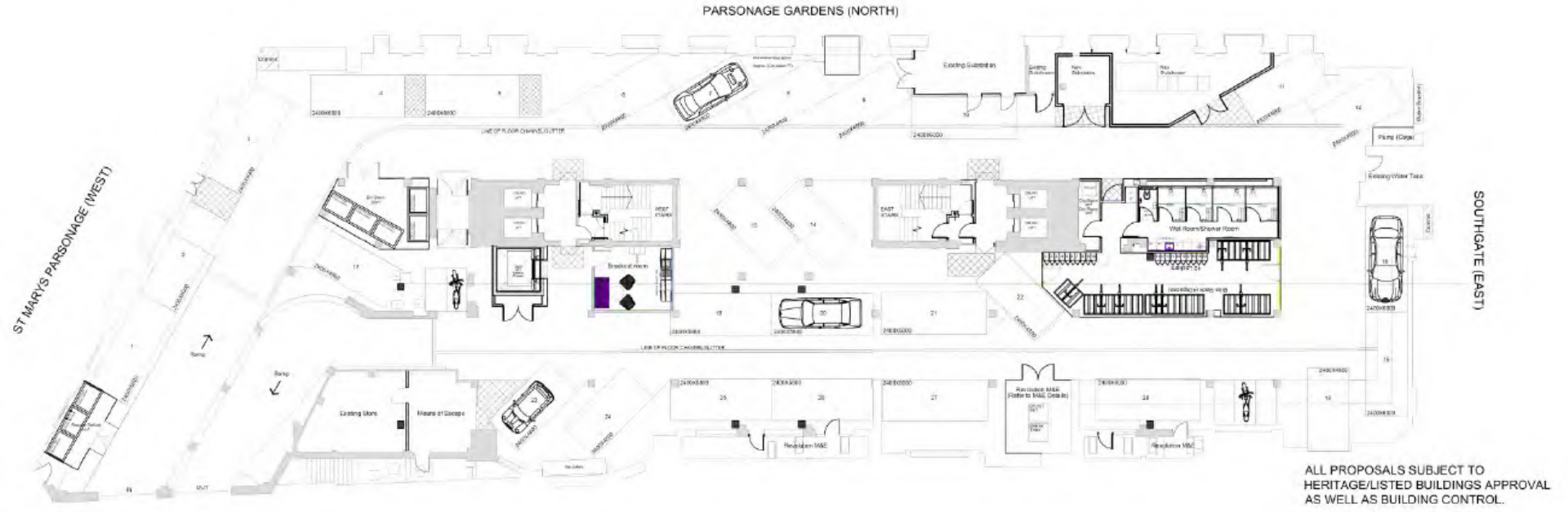
Existing cycle storage



Existing showers



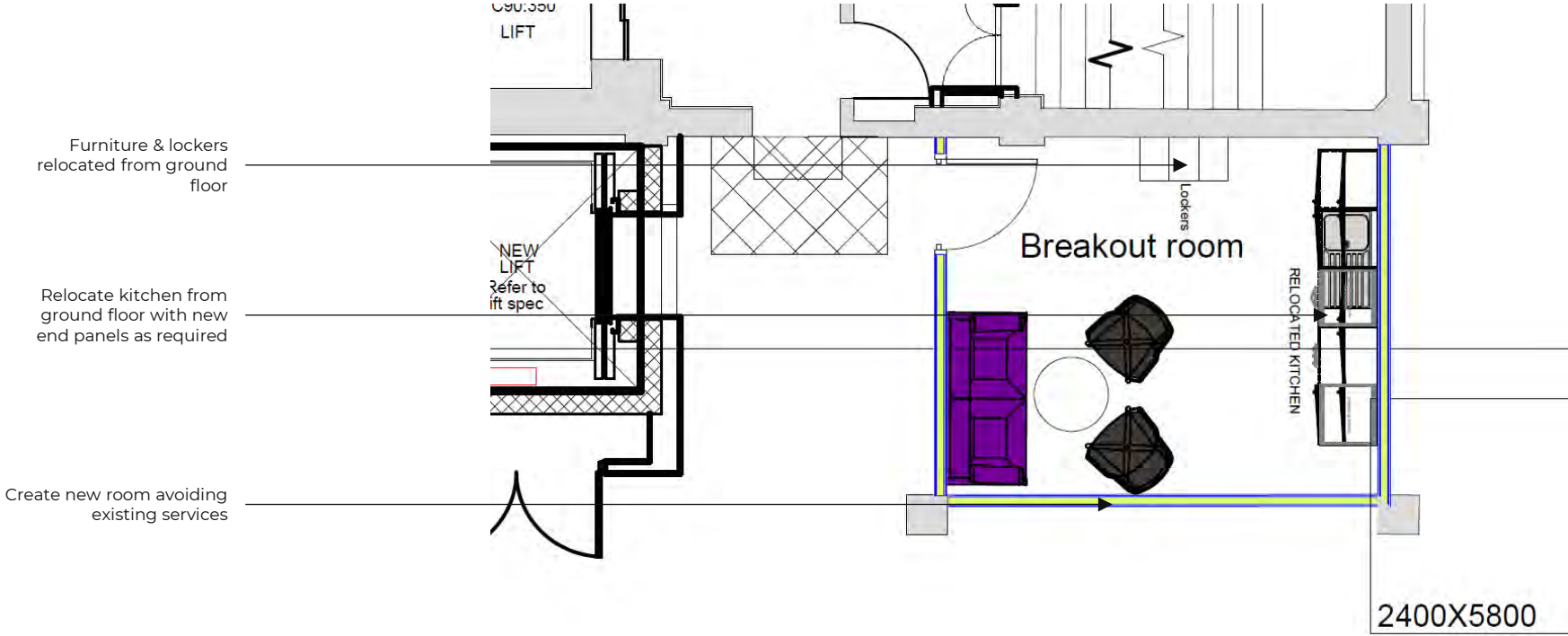
Basement proposed plan



See drawings E013826 BF Series as noted in Appendices

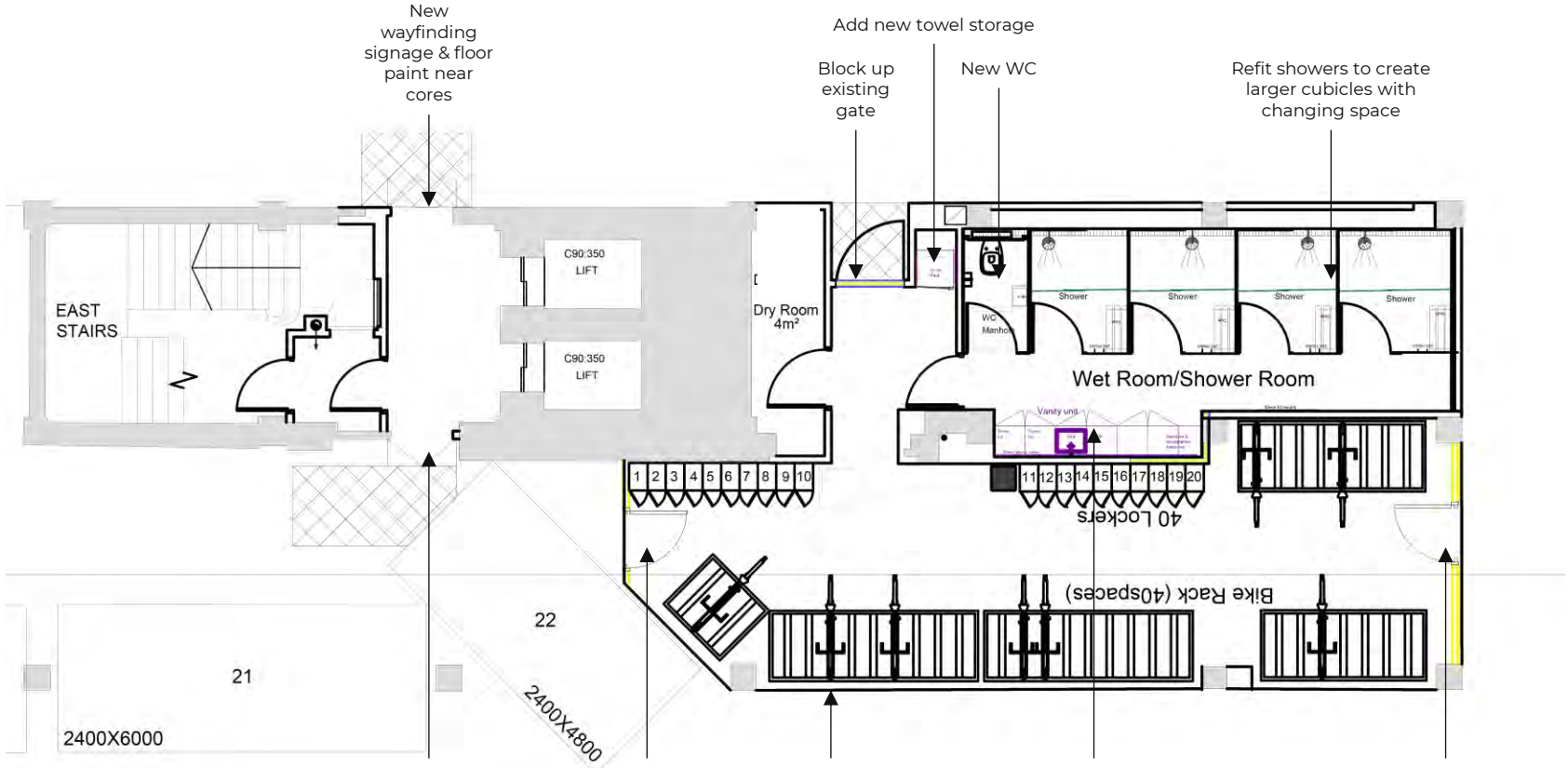
Basement plan - West

Proposed staff kitchen/breakout area



See drawings E013826 BF Series as noted in Appendices

Basement plan - East



See drawings E013826 BF Series as noted in Appendices

9. Basement vanity unit



Laminate Egger Natural Wild Oak H1318 ST10

1800h x 650w x 800d

Mirror with black frame

Open shelving for towels

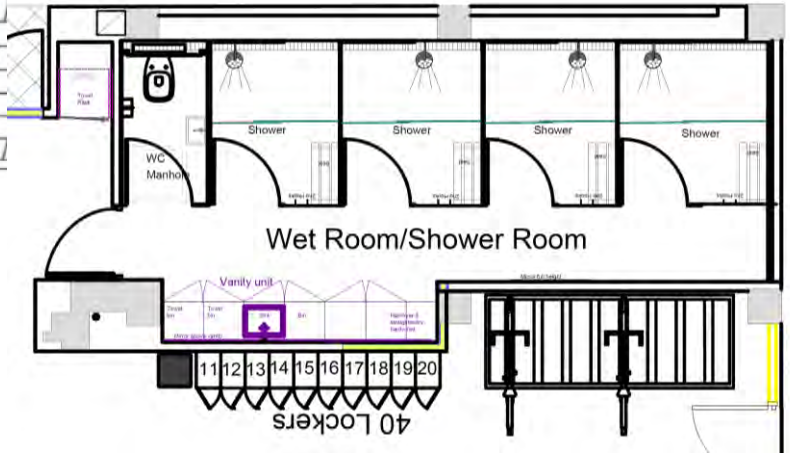
Hardwired hairdryer & straighteners

Base unit with internal shelves

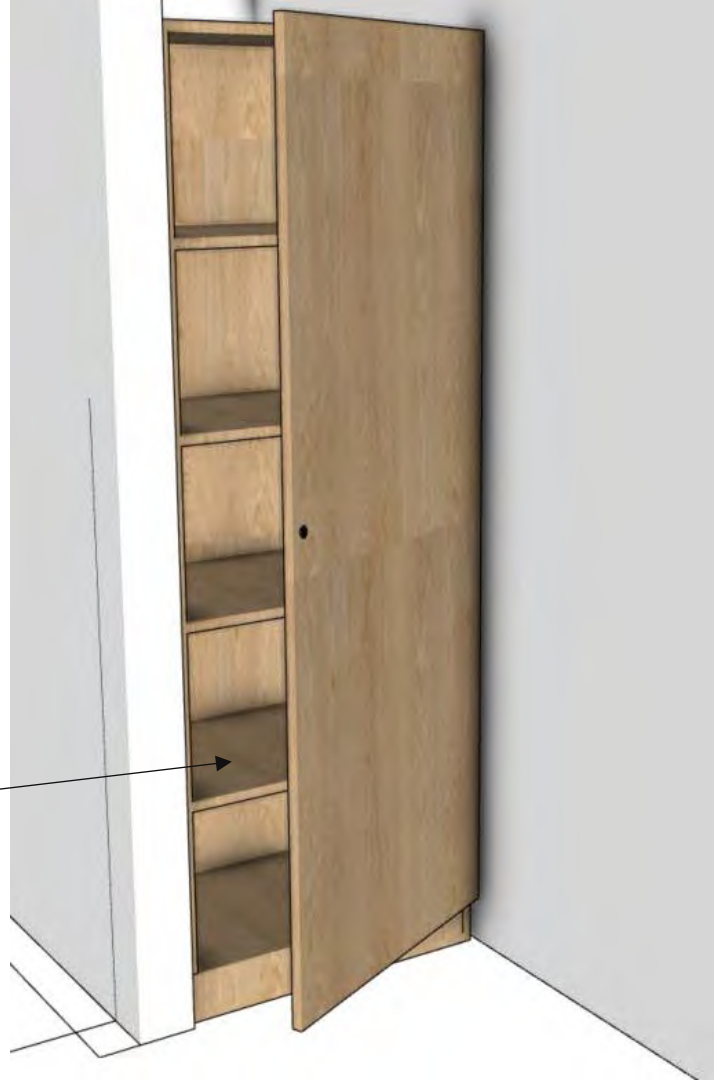
Base unit with pull out waste bin Signage on door

Sink/tap with space under for plumbing route etc.

Base unit with pull out towel bin Signage on door



Storage unit



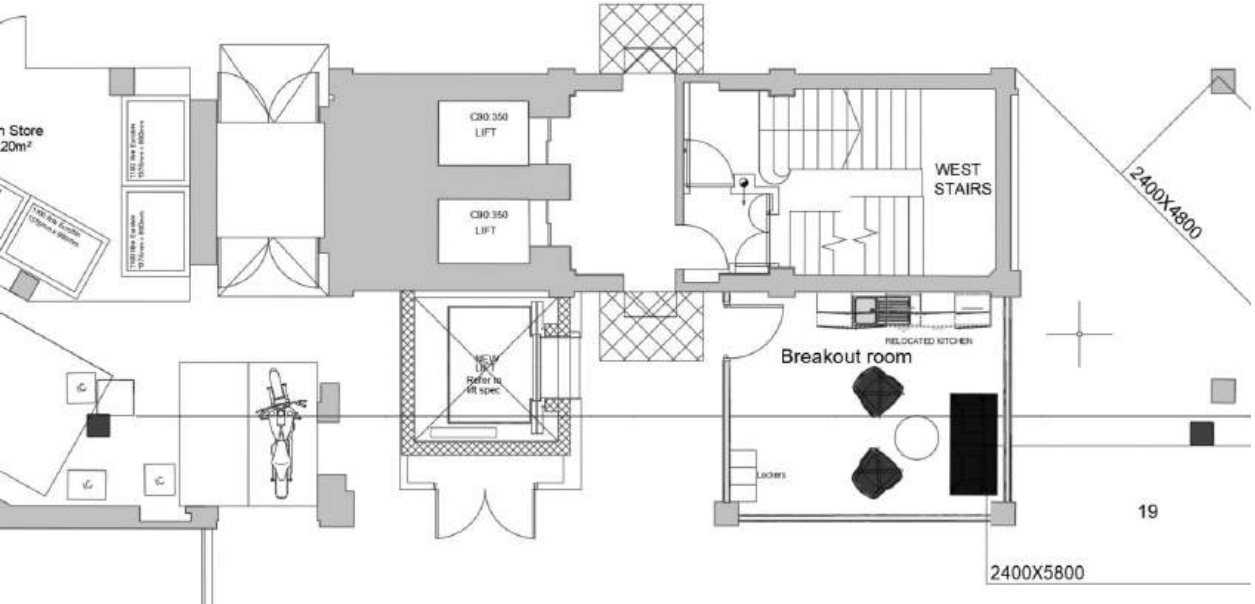
Lockable storage cupboard with internal shelves

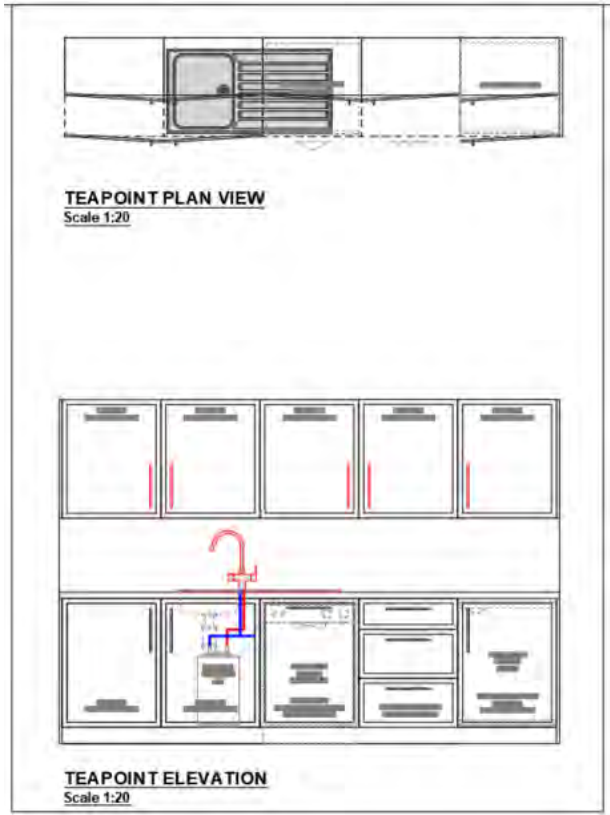
Laminate Egger Natural Wild Oak H1318 ST10

1800h x 650w x 800d

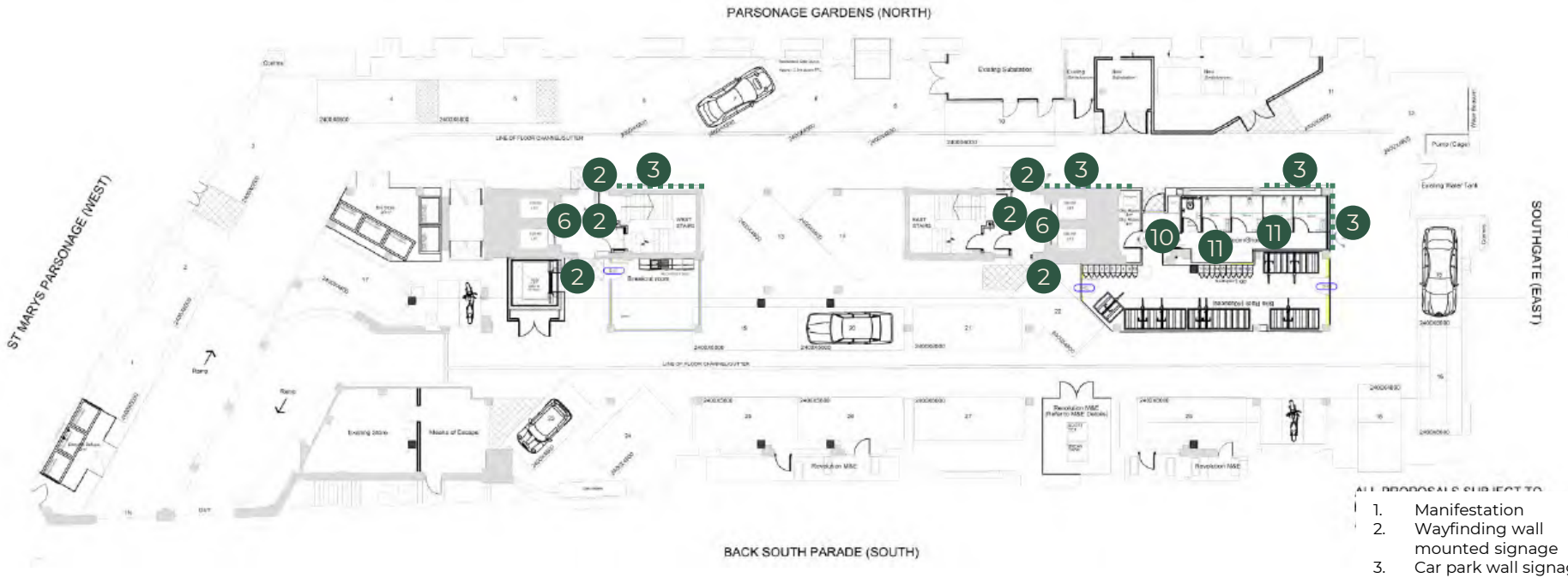
13. Basement Relocated kitchen

-Re-use salvaged units from first floor fitout along with new end pieces etc to fit teapoint.
-Splashback, see decoration layout for spec
-Install undersink hot water boiler
-White goods - assumes all white goods available from first floor and in good working order





Basement signage locations



1. Manifestation
2. Wayfinding wall mounted signage
3. Car park wall signage
4. Artwork by local artists
5. Tenant signage
6. Floor sign
7. Feature screen on cable fixings
8. Feature screen wall mounted
9. Logo
10. Door signage
11. Mirrors/arched frames
12. Qibla/Cardinal direction

See drawing E013826 BF 300 - ARTWORKS & SIGNAGE

3. Car park wall signage



Simple directional graphics on existing block /brick wall

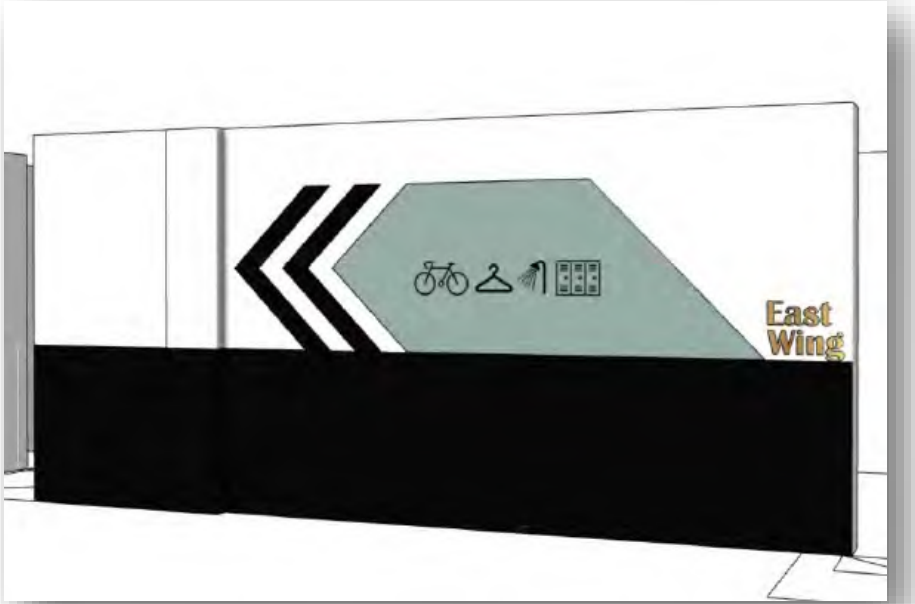
Painted lower walls throughout basement in black (see decoration layout)

Vinyl graphic directional signage with symbols, 3 locations approx. dims:

a) 4.7m x 1.2m high

b) 3.8m wide x 1.2m high

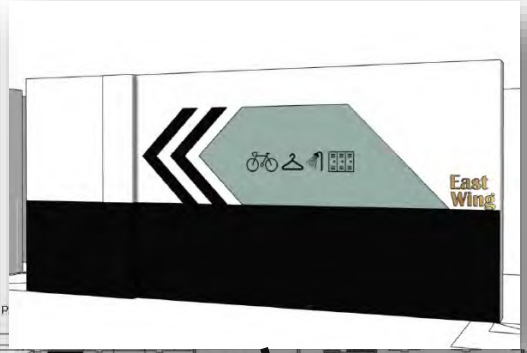
c) 6.5m x 1.2m high (around corner)

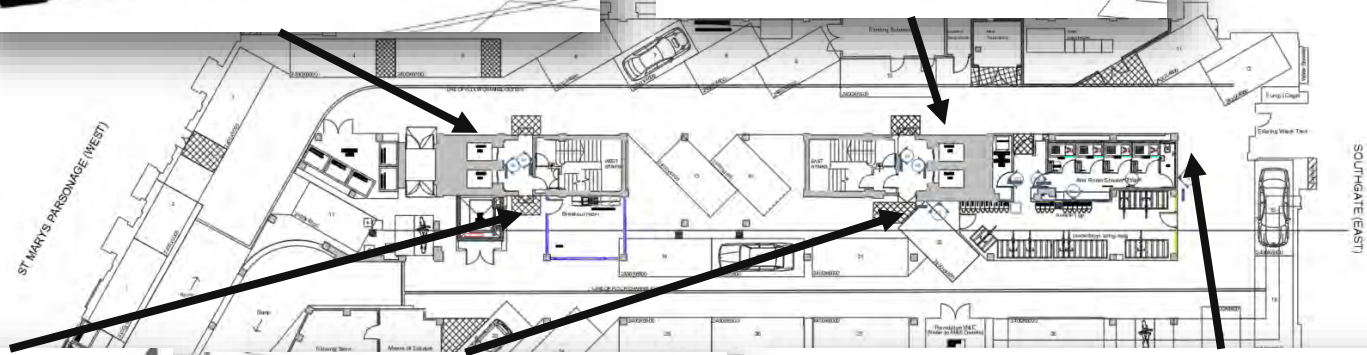


East/West wing Brushed brass RAL 1036 lettering – 4no total, approx. letters 150mm each

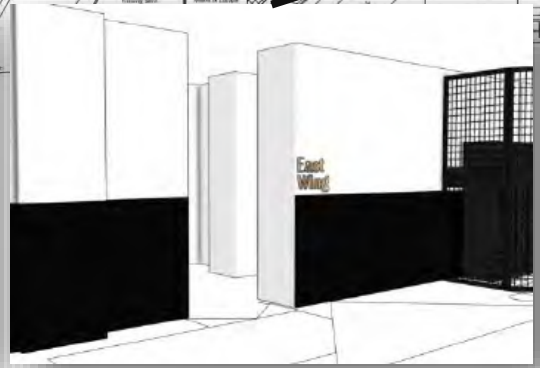


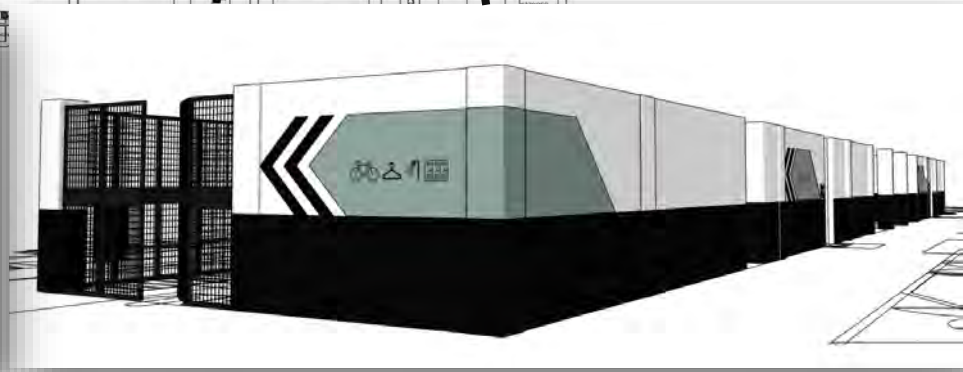

West
Wing


East
Wing


ST MARYS PARSONAGE (WEST)
SOUTHGATE (EAST)


West
Wing


East
Wing



Arkwright

Finishes Schedule

Rev 0

Partitions, Door & ironmongery Approvals

Ref	Type	Manufacturer	Product	Image	Quantity/ Location	Approval Status
DOORS	SOLID LAMINATE		Egger U201 Pebble Grey		Drawing ref:	
DOORS	GLAZED		RAL 9005 BLACK FRAME			
GLAZING	CRITTAL		RAL 9005 BLACK FRAME			
IRONMONGERY			RAL 9005 BLACK			
MOVABLE/FOLDING WALLS	GLAZED CRITTAL EFFECT WITH PASS DOOR		RAL 9005 BLACK			

See also drawing ref: 500

Curtains Approvals

Ref	Type	Manufacturer	Product	Image	Quantity/ Location	Approval Status
VOILE CURTAINS	VOILE/SHEER	Edmund Bell	Sheer Revive Champagne		Reception, wellness	

See also drawing ref: 106

Flooring Approvals

Ref	Type	Manufacturer	Product	Image	Quantity	Approval Status
F2	Reception tiles	Solus/Pamesa	900 x 900 Pamesa Old manor Clasico with grid finish Expansion joints colour to match		245 sqm	
F1	Reception Barrier matting	Forbo Nuway	Sand with black rubber inserts		20.5 sqm	
F4	Carpet (ramp & inset)	Ege	Ege Epoca Pro Beige Grey		11.83 sqm	
F7	Reception carpet	Tarkett	Tarkett DessoDesso & Ex - Desso & EX for Home AA08 9512-630 - Broadloom/Rug		31.36 sqm	
F8	Rugs	Tarkett	Tarkett Desso Rodin D531 9115 2no 2m x 2.7m 1no 3.6m dia Edging bound colour TBC		2no 2.7 x 2m 1no 3.6m dia	

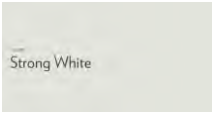
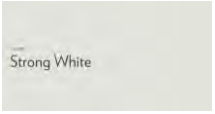
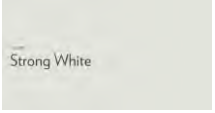
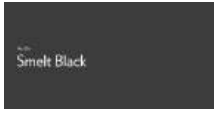
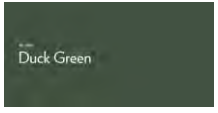
See also drawing ref: 104

Flooring Approvals

Ref	Type	Manufacturer	Product	Image	Quantity	Approval Status
F9	Rugs Wellbeing 2no	EGE	GIANT MARBLE DARK GREY 0936008		2no 2m dia	
F10	Wellbeing ramp & Treatment room inset	EGE	Ege Epoca Pro Beige Grey		5.9 sqm	
F11	Wellbeing suite	Forbo	Flotex wood planks		11.83 sqm	
F12	Showers	Forbo	Safestep Aqua 180482 Greige		16.2 sqm	

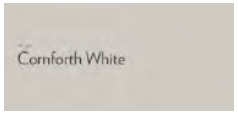
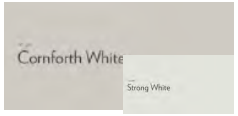
See also drawing ref: 104

Decoration Approvals

Ref	Type	Manufacturer	Product	Image	Fire rating	Approval Status
W1	Walls	Crown Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Strong White No.2001		N/A	
W2	Woodwork	Crown Trade Fastflow Quick Dry Satin - Crown Paints Professional	To match Farrow & Ball Strong White No.2001		N/A	
W3	Walls with moulding details	Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Strong White No.2001		N/A	
W4	Skirtings & heater fronts	Crown Trade Fastflow Quick Dry Satin - Crown Paints Professional	To match Farrow & Balls Smelt Black No.G18		N/A	
W5	Walls – WCS & showers	Crown Trade Clean Extreme Mould Inhibiting Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Duck Green No.W55		N/A	

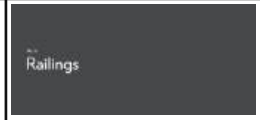
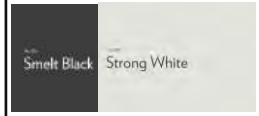
ALL WALL PAINTS TO BE BREATHABLE
See also drawing ref: 105

Decoration Approvals

Ref	Type	Manufacturer	Product	Image	Fire rating	Approval Status
W6	Walls (Wellness)	Crown Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Cornforth White No.228		N/A	
W7	Columns	Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Cornforth White No.228 with detail in Strong White No.2001		N/A	
W8	Shower tiles	Solus https://solusceramics.com/product/fluting/	Fluting FLT-White 5FLT001 50 x 200 laid herringbone with Mapei Grout in Black 120		N/A	
W9	Tiles half height wall	Solus https://solusceramics.com/product/fluting/	Fluting FLT-Black 5FLT008 50 x 200 laid vertically with Mapei Grout in Black 120		N/A	
W10	Wallcovering	Tektura	Edo T2FD05		Euroclass C / Class 0 and 1 to BS476 part 6 and 7	

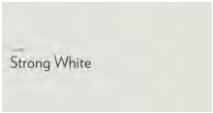
ALL WALL PAINTS TO BE BREATHABLE
See also drawing ref: 105

Decoration Approvals

Ref	Type	Manufacturer	Product	Image	Fire rating	Approval Status
W11	Walls (Treatment room)	Crown Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Railings No.31		N/A	
W12	Walls	Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Smelt Black No.G18 to 2.3m & Strong White No.2001 above		N/A	
W13	Basement wall paint		Black from FFL to 1180h		N/A	
W14	Basement kitchen splashback	Solus	Charmed Tempt 5LFC101 Gloss 65 x 200 laid vertically with Mapei white grout 100		N/A	
W15	Floor paint basement	Suitable non slip floor paint	To match RAL 150 70 10		N/A	

ALL WALL PAINTS TO BE BREATHABLE
See also drawing ref: 105

Feature Ceiling Approvals

Ref	Type	Manufacturer	Product	Image	Quantity/ Location	Approval Status
C1	CEILINGS RECEPTION LOBBIES, CORRIDORS, WELLBEING	Crown Crown Trade Clean Extreme Stain Resistant Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball Strong White No.2001		Drawing ref:	
C2	CEILINGS TO WCS, SHOWERS	Crown Trade Clean Extreme Mould Inhibiting Scrubbable Matt - Crown Paints Professional	To match Farrow & Ball All White No.2005		Drawing ref:	

See also drawing ref: 103

APPENDICES

Drawing list

EXTERNAL
E013826 EB 220 BUILDING ELEVATIONS
E013826 EB 221 FRONT ENTRANCE ELEVATIONS
E013826 EB 222 DOOR ELEVATIONS AND SECTIONS

BASEMENT FLOOR

E013826 BF 001 EXISTING GA
E013826 BF 010 STRIPOUT
E013826 BF 100 PROPOSED GA
E013826 BF 102 PARTITION LAYOUT
E013826 BF 102.1 - HERITAGE DETAILS
E013826 BF 103 CEILING LAYOUT
E013826 BF 103.1 MECHANICAL OVERLAY
E013826 BF 103.2 FIRE ALARM OVERLAY
E013826 BF 104 FLOORING LAYOUT
E013826 BF 105 DECORATION LAYOUT
E013826 BF 106 BESPOKE JOINERY LOCATIONS
E013826 BF 210 TEAPOINT LAYOUT
E013826 BF 220 SHOWER LAYOUT
E013826 BF 300 ARTWORKS & SIGNAGE
E013826 BF 500 DOOR SCHEDULE

GROUND FLOOR
E013826 GF 001 EXISTING GA
E013826 GF 010 STRIPOUT
E013826 GF 010.1 PROPOSED FLOORING STRIPOUT
E013826 GF 100 PROPOSED GA
E013826 GF 102 PARTITION LAYOUT
E013826 GF 102.1 HERITAGE DETAILS
E013826 GF 103 CEILING LAYOUT
E013826 GF 103.1 MECH OVERLAY
E013826 GF 103.2 FIRE ALARM OVERLAY
E013826 GF 104 FLOORING LAYOUT
E013826 GF 105 DECORATION LAYOUT
E013826 GF 106 BESPOKE JOINERY LOCATIONS
E013826 GF 220 - LEFT & RIGHT SIDE RECEPTION ELEVATIONS
E013826 GF 221 - CENTRAL RECEPTION ELEVATIONS
E013826 GF 222 - SECTION STAIR CORE CORRIDOR
E013826 GF 300 ARTWORKS & SIGNAGE
E013826 GF 500 DOOR SCHEDULE

TYPICAL CORES 1-6
E013826 1-6F 104 TYPICAL FLOORING
E013826 1-6F 300 TYPICAL ARTWORKS & SIGNAGE
E013826 2F 500 CORE DOORS
E013826 3F 500 CORE DOORS
E013826 4F 500 CORE DOORS
E013826 5F 500 CORE DOORS
E013826 6F 500 CORE DOORS

REFERENCES

REFERENCES:

1. Arkwright House: Heritage Partnership Agreement December 2017
2. HPA Confirmatory Agreement, 4th November 2024
3. Arkwright House Fire Strategy, Aecom December 2014
4. Previous Planning applications 087674/FO/2008/C1 and 087672/FO/2008/C1 and listed building applications 087675/LO/2008/C1 and 087673/LO/2008lC1 and 088166-LO-2008-C1
5. Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990
6. National Planning Policy Framework (NPPF) 16. Conserving and enhancing the historic environment, Paragraphs 195 to 214
7. Planning Practice Guidance (PPG)
8. Historic England 2021 Listed Building Consent: Historic England Advice Note 16. Swindon. Historic England.



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