

London Road Fire Station

Issue 01

**DESIGN & ACCESS STATEMENT FOR UPDATED LAYOUTS
AND HERITAGE ASSESSMENT**



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1.0 HISTORY AND CONTEXT

1.1 History

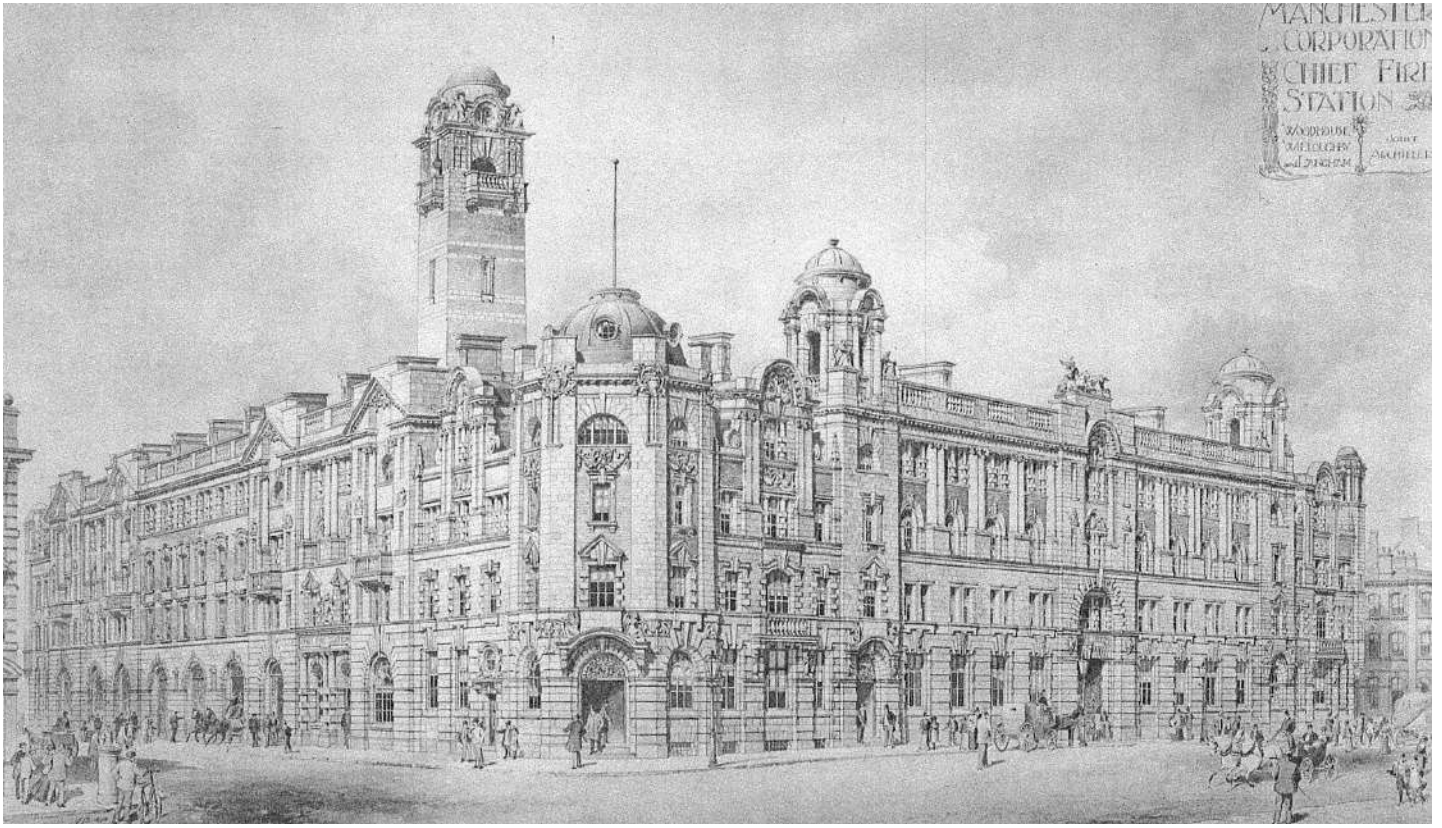


Figure 1.1 – Historical drawing of London Road Fire Station

As part of the developing warehouse district around London Road and Whitworth Street the site for a new fire station was chosen at the start of the 20th Century. Station Chief George William Parker was instrumental in developing the brief, having set up new fire stations in Bootle and Belfast. The architectural competition was won by Woodhouse, Willoughby and Langham in 1901 and the building opened in 1906.

It was designed to be multi-functional from the outset and anticipated the transition of the fire service from horse drawn to motorised engines. It was in service for 90 years before being decommissioned in 1986. It was listed at Grade 2* in 1974.

It was purchased by Britannia Hotels in 1986 and was placed on the Historic England Buildings at Risk Register in 2010. The site was acquired by Allied London in 2015 and the restoration and transformation of the building has been split over two phases.

Phase 1 of the project completed in 2019 involved the complete restoration of the external fabric (structural stabilisation, new roof coverings, window and external door repair, brickwork and terracotta repairs). Phase 2 works were then commenced to bring this landmark building back to life, including a new hotel, restaurants, bars, cafes and a variety of event and workspaces.

1.2 Context

Introduction

The building is a triangular plot formed by London Road to the east and Minshull St South to the west, with the northern edge of the site facing Whitworth St and the south fronting onto Fairfield St. The building was listed Grade 2* in 1974 and is in the Whitworth St Conservation Area.

Whitworth Street Conservation Area

"The Whitworth area is uniquely Mancunian in character; its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city."

The conservation area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct."

Above extract from Manchester City Council website detailing Whitworth Street Conservation Area.

Surrounding Uses

The surrounding building uses vary from mixed-use commercial and retail to student accommodation, hotels, and university/college buildings.

1.3 Works undertaken to date

Phase 1 of the project completed in 2019, delivered by Allied London involved the complete restoration of the external fabric (structural stabilisation, new roof coverings, window and external door repair, brickwork and terracotta repairs)

Phase 2 works were then commenced which look to deliver the final phase of the project to bring this landmark building back to life. This includes a new hotel, workspaces, restaurants, bars, cafes and a restored courtyard space.

2.0 APPROACH TO CHANGE

2.1 Overview

The original building was praised on its completion as it was 'characterised by its subtle integration of multi-purpose uses'.

The building has an expressive Edwardian Baroque façade constructed in durable Accrington Brick and Burmantoft terracotta. The interiors were similarly both decorative and robust with glazed bricks or tiles to the functional spaces.

The building's interior, originally divided into a range of public, semi-private and private spaces set within a regular structural grid anticipated change and allowed it to be repurposed for a variety of new uses.

The revised scheme looks to those original qualities identified in the original Heritage Statement above and seeks to repair and conserve existing fabric and form where possible. Several significant interventions that were consented previously, including the proposed courtyard basement extension, roof terrace and glazed canopy to the full perimeter of the courtyard elevation have now been omitted, providing a greater clarity and legibility to the form of the exterior and interior of the building. A restorative approach to the building's interiors will be applied to High significance areas such as the Coroner's Court with other areas taking a more graduated approach to existing building fabric which will be left as found with only treatment to stabilise the current condition to be applied. The involvement of a new hotel operator has resulted in the need for less cellular spaces, particularly to basement and ground floors. As such, less partitions are required. The fire strategy has also been revised with the particular benefit in relation to the former cells which can be retained in their existing format as well as the retention of the historic stair within the courtyard area. This provides a historic lens through which visitors and occupants will be able to appreciate the changes to the building fabric that have occurred during its lifetime.

2.2 Reduced interventions

The overall strategy for these proposed changes has been one of reduction, both in terms of changes to existing fabric but also in terms of the building services strategy.

These are summarised as follows

COURTYARD

On reflection, it is considered that a full canopy around the perimeter of the courtyard is not required. The glass canopy to the courtyard has therefore been removed. A canopy to the hotel will be retained to the entrance for convenience and wayfinding. This should also be read in conjunction with the separate condition discharge for the courtyard works, which seeks to retain the existing paving to the courtyard and match this with new paving where this is to be installed. Overall, this is viewed as a positive as it allows the courtyard to be closer in character to its original form. For details of the proposed changes, please refer to section 3.1 Consented Layouts vs. Proposed Layouts.

The existing external stair to the courtyard will be repaired and retained in situ. It was intended that this stair would be used as part of the circulation / fire strategy. However, it has proved extremely difficult to make the stair safe for use due to inherent structural issues. As such, it is to be retained in situ and fixed metal decorative panels will be attached to it which prevent its use. The circulation and fire strategies have been updated in response. Retention of the stair will constitute a moderate benefit. For details of the proposed changes, please refer to section 3.2 Consented Layouts vs. Proposed Layouts.

MEP SERVICES STRATEGY

A vertical riser solution has been incorporated instead of the previous strategy of horizontal services distribution. This has the benefit of resulting in significantly fewer service penetrations into the historic fabric, including the roof and particularly the Fairfield St Courtyard elevation which had several large vent positions previously included.

3.0 CHANGES TO LAYOUTS & ELEVATIONS

3.1 Consented Layouts vs. Proposed Layouts

In relation to variation of the condition which lists consented plans relating to Planning and LBC applications

PLAN CHANGES

BASEMENT

Former Police Station

- Spa facilities now omitted – proposed partition walls removed from scheme.

Former Engine Shed

- Goods lift now omitted requiring less removal of historic fabric from engine shed.
- Introduction of Stair I4 to create connection between basement and GF level.
- The fire strategy has resulted in the introduction of a new Lobby to the base of Stair EX02 meaning that there is no need for intervention at the courtyard level.
- Relocation of partition walls.
- Timber screen noted on Statement of Significance no longer exists. Wall to be installed to this area in line with Fire Strategy.
- Ramps and Slopes added to create level access from new Lift 5.
- Slopes are introduced to Unit A and associated back of house (i.e. the basement to Fairfield Street) to respond to changes in floor level.

Hotel & Former Gas meter testing room

- Proposed screening room partition walls no longer required and omitted
- Hotel basement layout revised following feedback from operator.
- Risers relocated.
- New bar area included.

Spa facilities no longer required, proposed partition walls removed from scheme

Hotel basement layout rearranged

- Riser 3 location no required in basement
- Speakeasy bar introduced
- Riser 42 now added

Proposed screening room partition walls no longer required

- Goods lift no longer required
- Introducing Stair S14 for level access between Unit A and Stair S06 lobby

Lobby introduced to base of Stair EX02

Proposed partition walls moved

- Timber screen no longer exists, proposed wall in place to follow fire strategy.
- Ramp and slopes introduced to suit changes in floor level.

Change of existing floor level approx 473mm

Change of existing floor level approx 100mm

Location of riser 42 basement requires further survey information to ascertain existing building fabric

PREVIOUS LAYOUT - NOW OMITTED

PROPOSED AMENDMENT TO LAYOUT



GROUND FLOOR

Former Police Station

- Wall layout re-arranged to suit the requirements of the fire strategy. This resulted in a change to this strategy that allowed the retention of the existing prison cell doors by creating an additional protected lobby.

Former Ambulance Bay/Workshop

- Riser 10 now amended to become a riser cupboard contained within the overall enclosure for lift 6 and only at GF level, resulting in less removal/covering of historic fabric.
- Removal of existing timber door and screen above, replacement of remaining screens at GF level with new fire rated screens. These are full screens with no subdivisions, except at the uppermost curved window, set deep into the existing window reveals to maintain the existing aesthetic of a full opening that exists at present.

Former Engine Shed

- Goods lift now omitted requiring less removal of historic fabric.
- New Riser 14 created for vertical services distribution to 2F.
- Relocation of partition walls.

Hotel & Former Gas meter testing room

- Full length glazed canopy omitted and individual canopy to be provided to the hotel entrance.
- WCs relocated to basement.
- GMT – Inclusion of new Riser 41 for vertical services distribution and creation of protected lobby between the former gas meter testing room and Stair 2.
- Layout for Lift 1 & 2 simplified and improving accessibility by removing requirement for stairs between lobby and reception.
- Goods lift size increased following feedback from hotel operator.
- WCs relocated to basement to allow space for Hotel Bar Area. New riser and dumb waiter also included to this area.

COMPARATIVE PLANS – GROUND FLOOR LEVEL

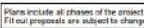
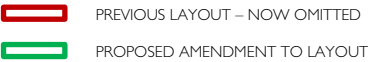


Figure 3.1b – Ground Floor Layout: **Above:** Consented scheme comparison and **Below:** proposed GA plan

FIRST FLOOR

Former Police Station Accommodation

- 2no. new external doors proposed to existing window openings in response to fire strategy. This allows direct egress from the former duplex apartments and allows the retention of the existing timber stairs and balustrades.

New workspace kitchenette, lift lobby and WCs

- Riser 10 now omitted as this is required to GF only as part of revised MEP strategy, so removal of historic fabric omitted from the proposals in this area.
- Workspace WC Layouts amended to retain existing windows and daylight to these areas.

Workspaces to Fairfield St

- Partitions proposed to segregate workspaces have now been omitted.

Hotel Areas

- Full length glazed canopy omitted and individual canopy to be provided to the hotel entrance.
- Hotel room layouts amended following feedback from operator.
- GMT – Inclusion of new Riser 41 for vertical services distribution and creation of protected lobby between the former gas meter testing room and Stair 2.

Workspaces to Whitworth St

- Lobby to workspace 120a increased in size to allow change in level to be accommodated.
- Introduction of two external doors to the first-floor workspaces to Whitworth Street means that existing fabric on stairways can be retained and ensures compliance with the proposed fire strategy. These doors are proposed to former window opening positions.
- Riser 32 included as part of new vertical riser strategy.

COMPARATIVE PLANS – FIRST FLOOR LEVEL



Figure 3.1c – First Floor Layout: *Above*: Consented scheme comparison and *Below*: current GA plan

SECOND FLOOR

New workspace kitchenette, lift lobby and WCs

- Stair S10 lobby partition wall moved from proposed position to create more covered area.
- Riser 10 now omitted as this is required to GF only as part of revised MEP strategy, so removal of historic fabric omitted from the proposals in this area.
- Workspace WC Layouts amended to retain existing windows and daylight to these areas.

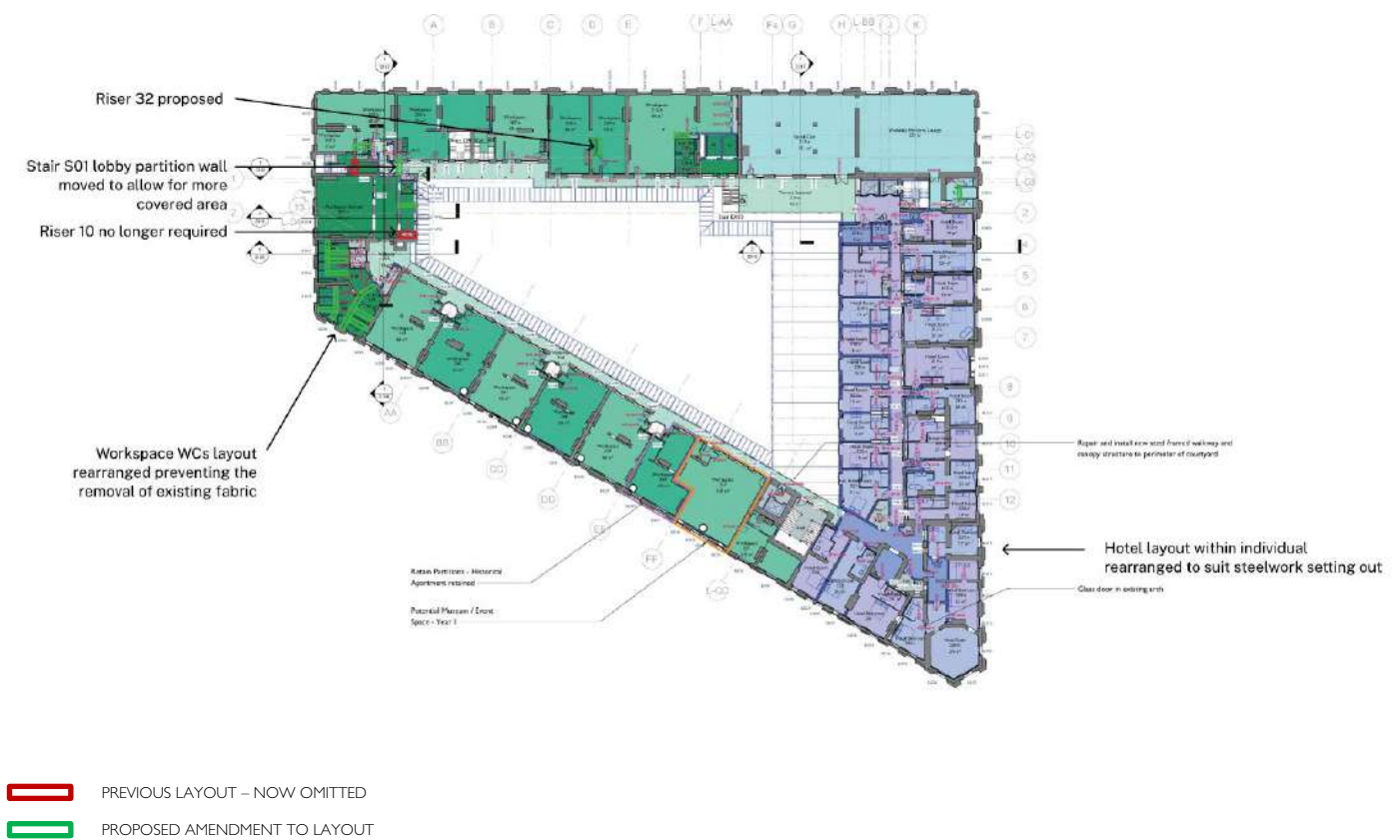
Hotel Areas

- Hotel room layouts amended following feedback from operator. Changes have arisen for various reasons, for example changes to the hotel layout due to steelwork positions.

Workspaces to Whitworth St

- Riser 32 included as part of new vertical riser strategy.

COMPARATIVE PLANS – SECOND FLOOR LEVEL



THIRD FLOOR

New workspace kitchenette, lift lobby and WCs

- Stair S10 lobby partition wall moved from proposed position to create more covered area.
- Riser 10 now omitted as this is required to GF only as part of revised MEP strategy, so removal of historic fabric omitted from the proposals in this area.
- Workspace WC Layouts amended to retain existing windows and daylight to these areas.

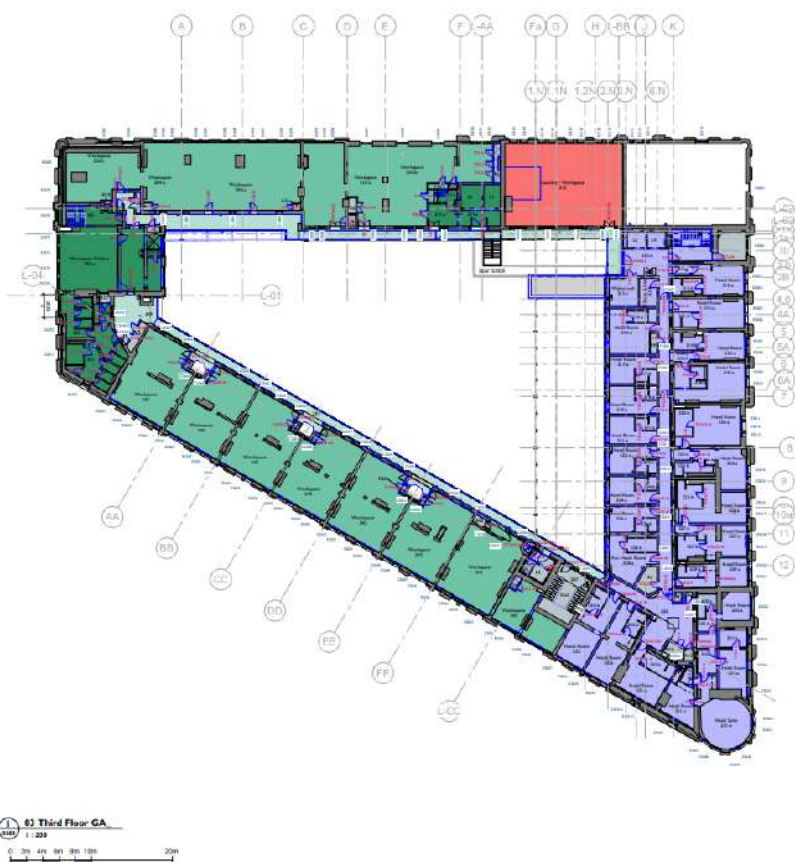
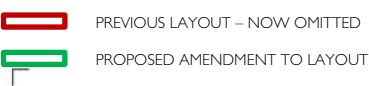
Hotel Areas

- Hotel room layouts amended following feedback from operator. Changes have arisen for various reasons, for example changes to the hotel layout due to steelwork positions.
- Lift Lobby Walls amended from proposed position.
- Stair S11 omitted as roof terrace is no longer proposed, so no access required.

Workspaces to Whitworth St

- Riser 32 included as part of new vertical riser strategy.

COMPARATIVE PLANS – THIRD FLOOR LEVEL

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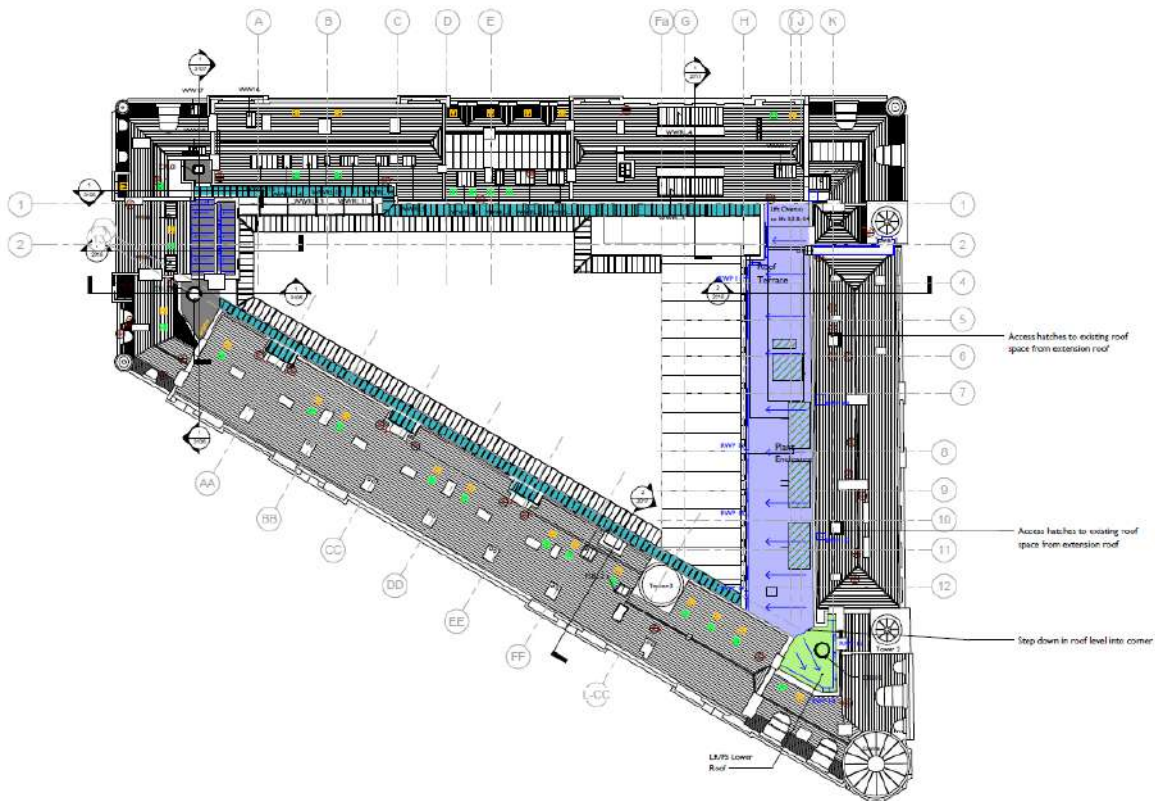
Please include all phases of the project.
 Fit out proposals are subject to change.

Figure 3.1e – Third Floor Layout: **Above:** Consented scheme comparison and **Below:** Proposed GA plan

ROOF

- The original roof plan had a roof terrace area access from a new stair from 3F. In addition to this, the MEP strategy required multiple penetrations through the pitched roof areas across the building.
- Stair S11 is proposed to be removed as the roof terrace has been omitted from the scheme, meaning that access to the roof for the general public is no longer required. The consented glass balustrading to roof level is to be replaced with a simple metal balustrade.
- The revised MEP Strategy includes strategically placed vertical risers to allow more concentrated distribution through the building and localised distribution of services to the Hotel and Workspaces. This has significantly reduced the number of penetrations through the pitched roof areas and allowed any penetrations to be situated in either the new build elements of the roof on the hotel plant deck, the area of flat lead roof above the workspaces on Whitworth St or within the flat roof areas of the new risers to the walkway perimeter

COMPARATIVE PLANS – CURRENT ROOF PLAN



COMPARATIVE PLANS – PROPOSED ROOF PLAN

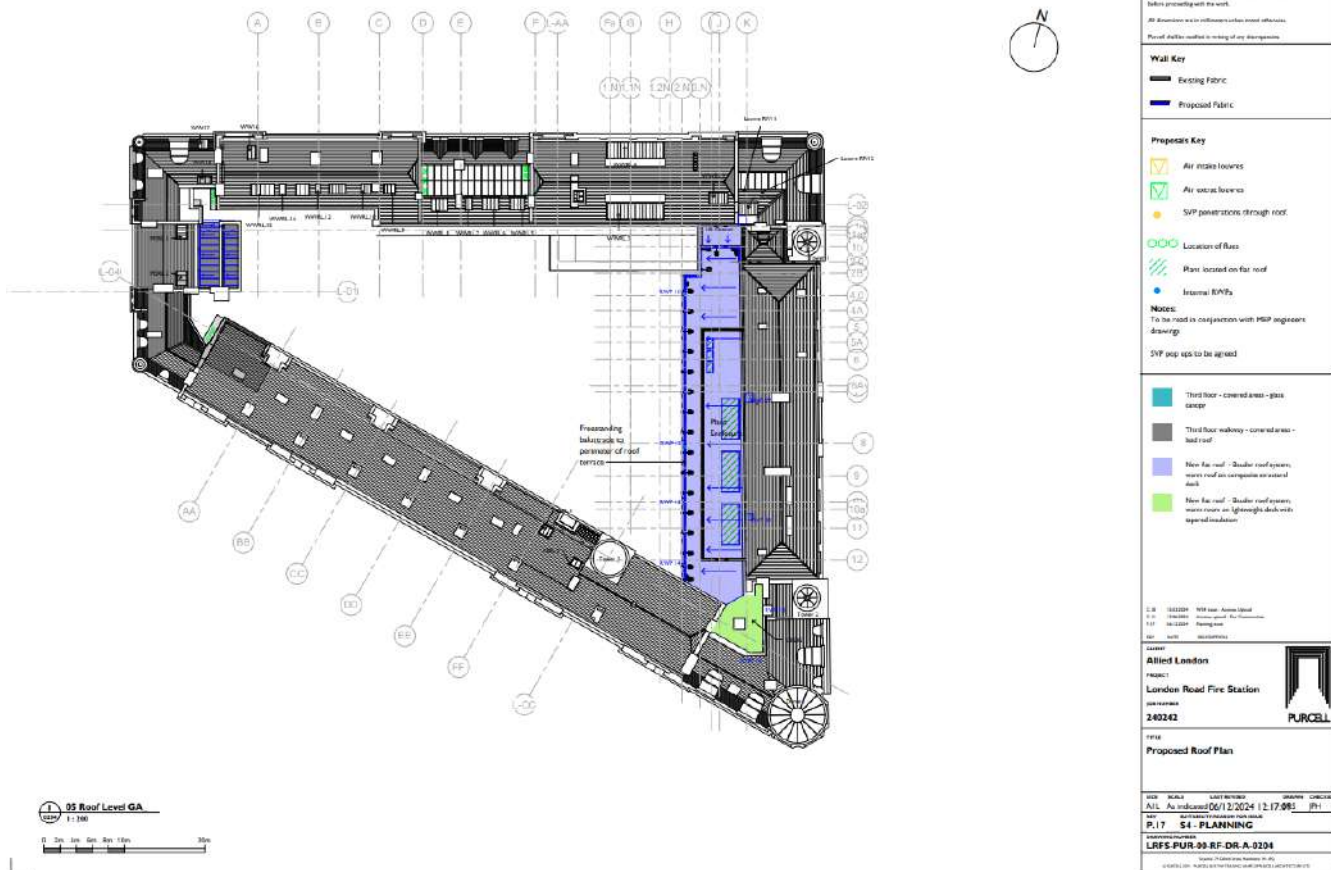


Figure 3.1f – Roof Layout: **Above:** Consented scheme comparison and **Below:** Proposed roof plan has been able to significantly reduce services penetrations through roof area via revised MEP Services Distribution strategy.

ELEVATIONS

A similar approach of adopting conservation principles of reduction and alignment with the historic fabric has been taken to the building elevations, as that taken with the internal layouts of the building. To both the external street facing facades and internal courtyard elevations, some of the more interventionist elements, such as new doors and the glazed canopy have been omitted and existing fabric retained where possible. Detailed proposals for the external lighting will be submitted separately. A summary of the proposed amendments is included below.

Whitworth St

- Hotel entrance has more simplified fenestration pattern to doors to align with existing façade and other new glazing across the building.
- Proposals for vertical louvres highlighted remain unchanged.

London Road

- Existing door retained to former Bank on corner of London Road and Fairfield St.
- Proposals for vertical louvres remain unchanged.
- Secondary glazing – this will not be visible but noted for inclusion.

Fairfield St

- Inclusion of 2no. vertical louvres to the side of existing service entrance.
- Secondary glazing – this will not be visible but noted for inclusion.

Minshull St

- Amendments to this elevation relate to details of bin store and substation gates which have been applied for under separate conditional discharge.

Whitworth St Courtyard

- Introduction of two external doors to the first-floor workspaces to Whitworth Street means that existing fabric on stairways can be retained and ensures compliance with the proposed fire strategy. These doors are proposed to former window opening positions.
- 2no. new glazed doors to be installed behind the existing timber doors,
- Omission of full glazed canopy to courtyard perimeter and inclusion of new canopy over the hotel entrance only
- Additional areas of balustrade to infill the open sections adjacent to the new hotel

London Road Courtyard

- Changes to hotel façade consented separately ref. 136104/FO/2023 & 136105/LO/2023.
- Omission of full glazed canopy to the perimeter of the façade
- Inclusion of new canopy over the hotel entrance only
- Omission of ramp to former Coroners Court and inclusion of lift and stairs.

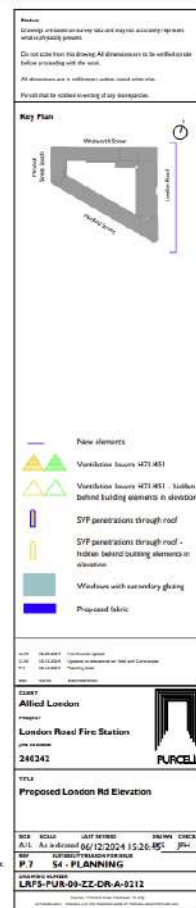
Fairfield St Courtyard

- Existing screens to the top of Stair 7 now retained
- Proposed Services louvres both within façade and at low level now omitted with louvres positioned horizontally.
- New glazed double doors to be installed behind existing timber doors.

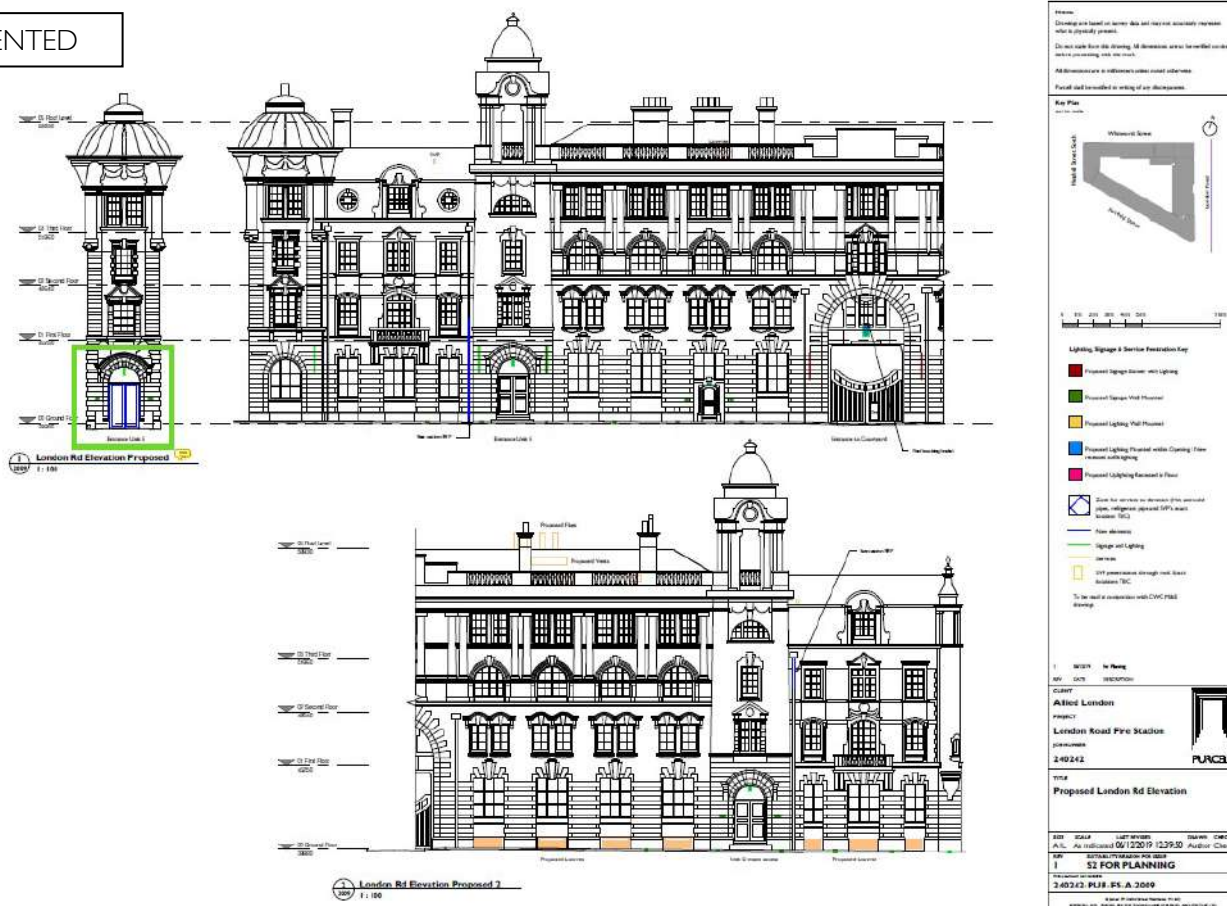
Minshull St Courtyard

- Glass canopies to walkways and first floor omitted,
- Proposed fenestration pattern simplified with proportions of façade maintained.
- New glazed door and window to entrance to new workspace included.

PROPOSED

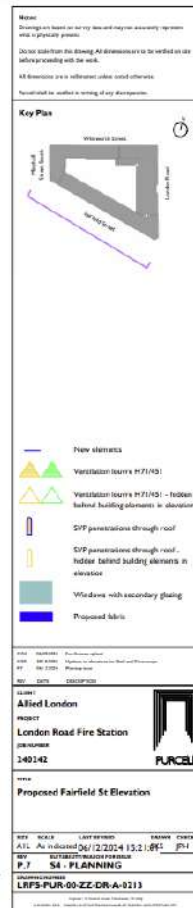


CONSENTED



20

PROPOSED



CONSENTED

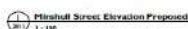


21

PROPOSED



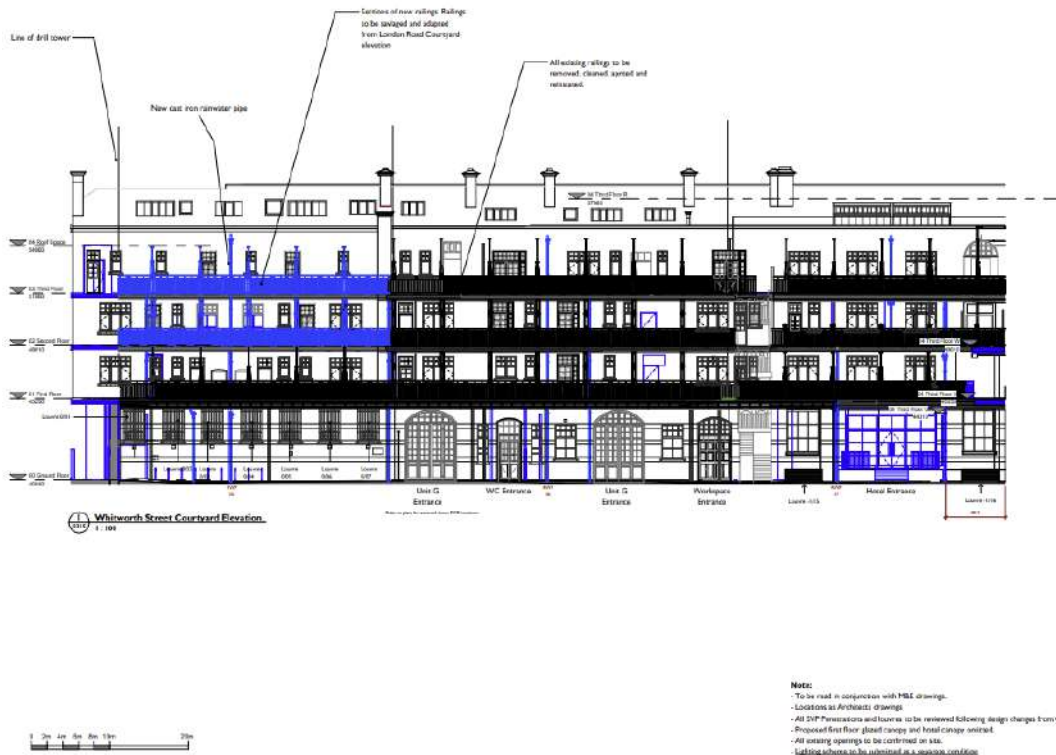
CONSENTED



22

ELEVATIONS – WHITWORTH ST COURTYARD

PROPOSED



CONSENTED

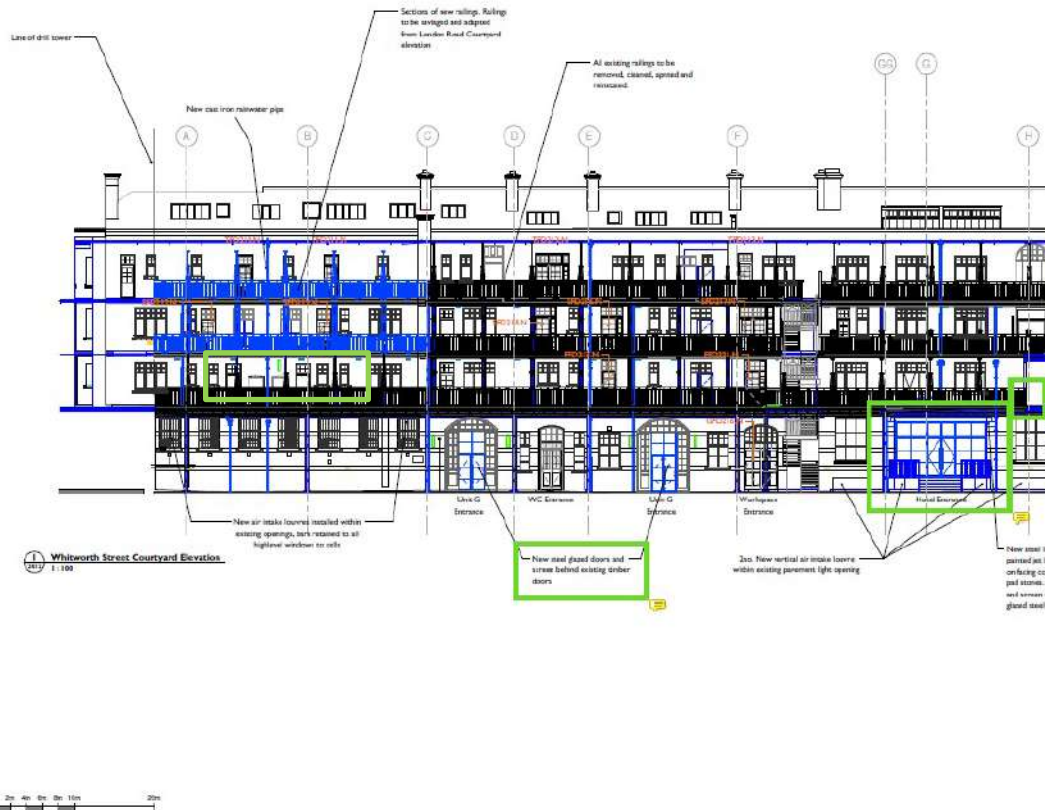


Figure 4.1k – **Above** Proposed Whitworth St Courtyard Elevation. **Below** Consented Whitworth St Courtyard Elevation Mark Up. Areas of green highlighted (left to right) denote the inclusion of 2no. new doors to workspaces, 2no. new glazed doors to be installed behind the existing timber doors, the removal of the full glazed canopy to the perimeter of the façade and inclusion of new canopy over the hotel entrance only and additional areas of balustrade to infill the open sections adjacent to the new hotel

ELEVATIONS – LONDON RD COURTYARD

PROPOSED



CONSENTED

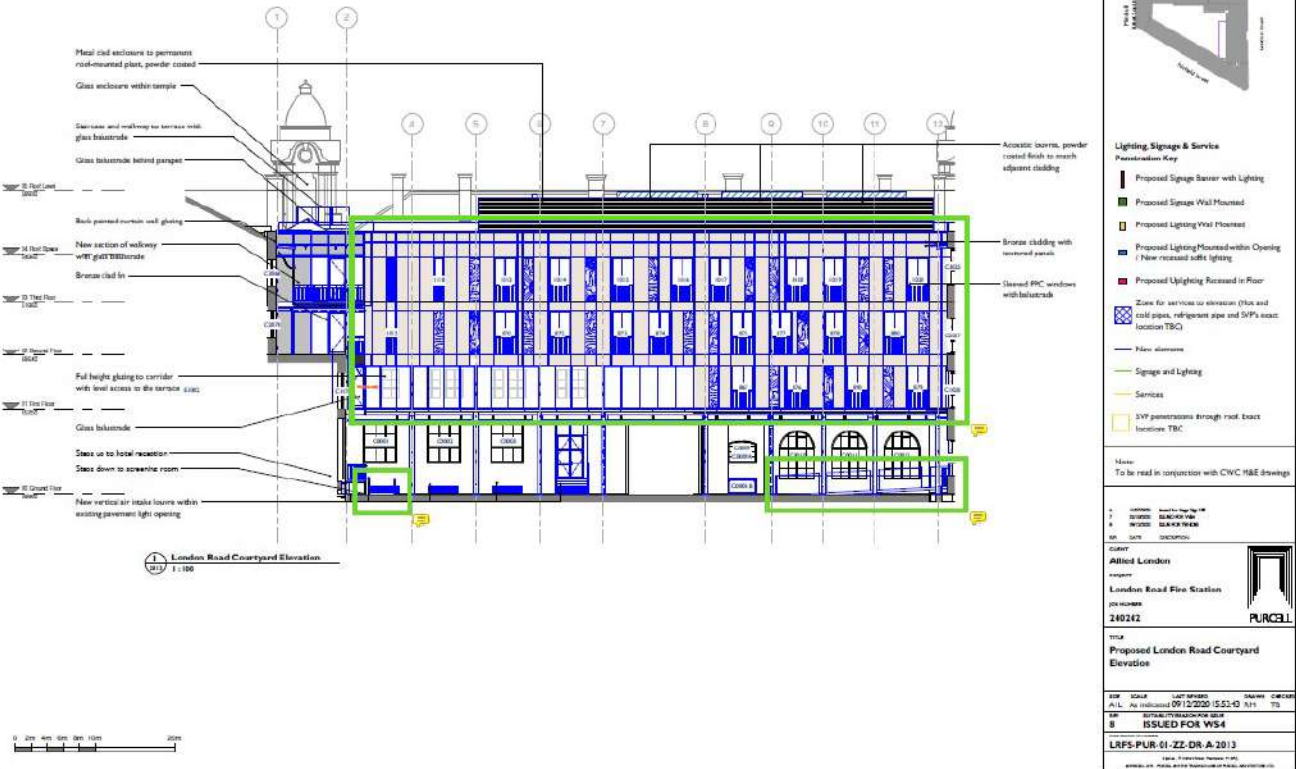


Figure 4.11 – **Above:** Proposed London Road Courtyard Elevation. **Below:** Consented London Road Courtyard Elevation Mark Up. Proposed revisions highlighted in green as follows; Changes to hotel façade consented separately ref. 136104/FO/2023 & 136105/LO/2023. Proposed changes to the removal of the full glazed canopy to the perimeter of the façade and inclusion of new canopy over the hotel entrance only and removal of ramp to former Coroners Court and inclusion of lift and stairs.

PROPOSED



CONSENTED



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PROPOSED



 Windows to be SAC fire rated

 Glazing to be obscured. Window specification to comply with the Ith Engineer's requirements below.

*Glass panes, plates or formed shall be made of laminated glass. They are to be strong enough to withstand 1000 N horizontal load, force on one

Notes:

- To be read in conjunction with M&E drawings.
- Locations as Architects drawing
- All SVP Penetrations and sleeves to be reviewed following
- Proposed first floor glazed canopy and hand canopy are
- All existing openings to be confirmed on site.
- Lighting scheme to be submitted as a separate condition



Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Dimensions shown on this drawing: All dimensions are to be verified on site before proceeding with the work.
 All dimensions are to reference unless noted otherwise.
 Please call if needed in writing of any design questions.

Key Plan:

Legend:

- Proposed Elements
- Vegetation between H7 (H4)
- Vegetation between H7 (H4) - to be added behind building elements in elevation
- SWF penetrations through roof - to be added behind building elements in elevation
- Windows with secondary glazing
- Proposed Hardscape

Table:

DATE	BY	DESCRIPTION
01/01/2020	01/01/2020	01/01/2020

Project Information:

PROJECT:
 London Retail Fire Station

ADDRESS:
 260242

PHASE:
 Proposed Marshfield Street Courtyard Elevation

Table:

DATE	REVISION	LAST PREPARED	DATE WHEN	CHG BY
01/01/2020	01/01/2020	01/01/2020	01/01/2020	01/01/2020

P.15 S4 - PLANNING

LRFS-PUR-00-22-DR-A-0210

Table:

DATE	REVISION	LAST PREPARED	DATE WHEN	CHG BY
01/01/2020	01/01/2020	01/01/2020	01/01/2020	01/01/2020

P.15 S4 - PLANNING

LRFS-PUR-00-22-DR-A-0210

CONSENTED

[illegible]

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3.2 Retained Stair

This element of the project originally formed part of the circulation and fire strategy. However, due to its condition, this is now proposed to be repaired and retained in situ but will not form part of the circulation or fire strategy, which have been redesigned to accommodate this omission.

It has been agreed that this forms part of the high significance of the wider courtyard area and its retention will have a continued moderate benefit to the scheme. A proposal has been included to provide fixed metal decorative panels, that are placed to the front of each flight, to the same height as the existing balustrade to prevent unintended access. The design of these references both the existing stair treads and new façade cladding pattern.

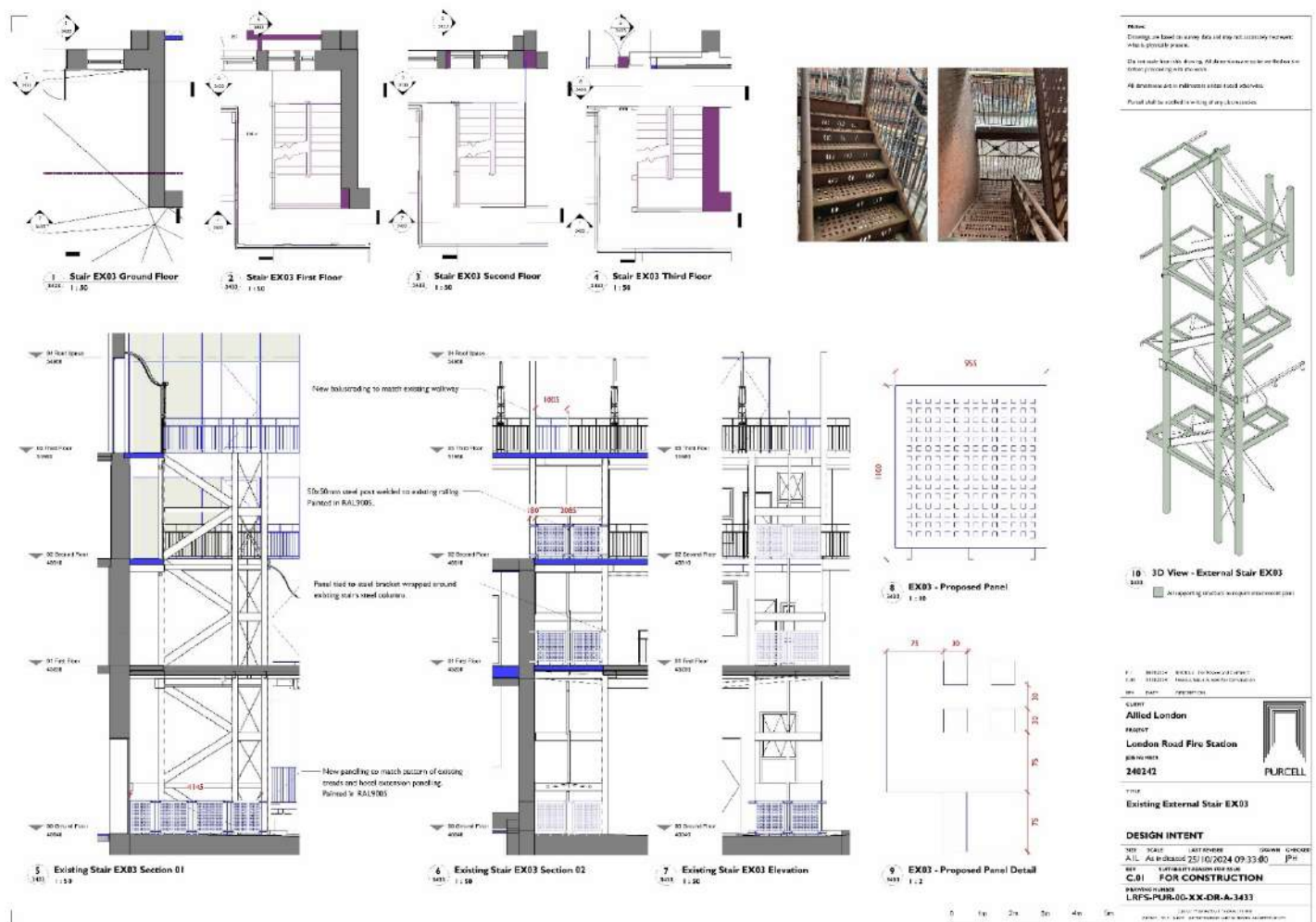


Figure 3.2a – Retained External Stair, Design Intent

4. HERITAGE ASSESSMENT

4.1 Objectives

This heritage assessment of the proposed amendments at London Road Fire Station have been developed in response to the Conservation Objectives set out in the SHLA Significance Appraisal of 2019. These are as follows:

Secure a sustainable use

This objective set out the requirement to secure a use that was sympathetic to the 'pre-existing built fabric' and that will serve to 'enhance the special character of the building'. It sought to recognise that this is an early example of a multifunctional civic building with a variety of different uses with a series of larger spaces for specialised activities at the ground level that contrasted with the more repetitive layout of the upper floors. The proposed amendments continue to offer the same uses as previous scheme, including workspaces, hotel, F&B provision, plant and ancillary spaces. The proposals utilise the courtyard space as a central entry and circulation point for the hotel with the volumes of the larger ground floor and basement spaces maintained for larger events and gatherings. Access to workspace and individual F&B outlets are from the street. The conversion of the historic rooms for the hotel and the repetitive nature of the workspaces have been developed to suit the nature and language of the upper floors.

Preserve the external architectural expression

The objective of the preservation of the architectural expression of this Grade II* listed building is maintained by these proposed amendments. The works to restore the terracotta and brickwork facades, repair of the cast iron rainwater goods and windows and doors has been completed, with the repair and replacement of the pavement lights to the building perimeter submitted under a separate conditional discharge. The previously omitted courtyard excavation to form a new basement and single storey pavilion is maintained, with the further retention of historic fabric such as the courtyard paving and external stair which further enhances the character of this space, whilst activating its use will maintain its function as social catalyst and key visual connector for the development.

Ensure appropriate adaption to the interior spaces

Whilst it was noted in the Significance assessment of 2019 that the building's exterior has survived in better condition than the buildings interior, the proposed amendments seek to maintain and restore the building's high significance spaces whilst reducing the amount of proposed intervention from the consented scheme. A review of the buildings most significant spaces has been undertaken with appropriate responses, ranging from the proposed restoration of the coroner's court to the retention of glazed bricks to the circulation areas and the retention and re-use of the prismatic lenses to the pavement lights to the basement areas.

Retain historic fixtures, fittings and equipment, where feasible

The objective to retain of historic features, fittings and equipment where feasible has been undertaken in terms of a categorisation of those materials are on site. This has included a schedule loose items including fireplaces, hearths and surrounds and where these are to be re-used, glazed brick and stonework, window casements and joinery items. Where elements survive in situ, such as the stained glass in the police station, bars and doors to the former cells and the racks to the laundry room, these will be repaired and retained.

Express the historic decorative scheme

The objective to express the historic decorative scheme continues to be met by the proposed amendments. This includes the full stripping of later paint finishes to reveal and restore the glazed brickwork to the circulation cores, gas meter testing room and engine hall. Specialist plaster and timber restorers have been commissioned to undertake survey works and proposals for timber panelling and doors as well as historic lath and plaster ceilings to the high significance spaces including Coroners Court, Former Control room and bank areas. This has been developed in tandem with the interior design strategy by Studio Hart.

Maintain historic circulation patterns

The historic circulation patterns of the building have been maintained by the proposed amendments, whilst at the same time improving accessibility to ensure the long-term viability of the building. New lifts have been installed at strategic entry points and the walkways extended so that a continuous vertical and horizontal pattern can be achieved across all levels of the building. The courtyard will once again form a key part of this circulation pattern and the ground floor will become more permeable from around the building edge.

Celebrate the plan-form

The objective to celebrate the plan form is maintained with these proposed amendments. A series of independent uses has been found for every space within the building and this is facilitated by the opening up of the courtyard as a level and open space as a key part of the buildings character.

Maintain the positive contribution to the Conservation Area

The proposed amendments maintain the positive contribution to the Conservation area, through the restoration of the building façade and through proposals to repair or replace the pavement lights to the building perimeter.

4.2 Proposed Amendments

The proposed changes are minor in nature. The amendments have arisen due to the following:

- Introduction of Hotel Operator. This has provided detailed testing and feedback on the operation of proposed layouts of the basement and ground floor and incorporated some layout changes to the upper floors, within the extents of the new steel frame to the courtyard extension. All proposed amendments have been in accordance with the Developer Specification which is in line with the strategy of a restorative approach and in response to the significance of the principal historic spaces within the building.
- Revised MEP Services Strategy. The proposed amendments to the services distribution strategy across the building from a horizontal approach, which routed services around the underside of the walkways and multiple and significant penetrations around the courtyard elevations is now proposed to be a series of vertical risers located strategically across the building to serve workspace and hotel functions. This also has significantly reduced the quantity of penetrations to the pitched roof areas.
- Revised Fire Strategy. The original strategy is proposed to be amended to take account of the hotel operator requirements as well as being developed in tandem with the amended MEP Services strategy. This has been developed to allow several areas of high significance, including the former police cells and existing stair to the courtyard to be retained in situ and restored.

4.3 Proposed Impact

Plan Layout

The impact of the proposed works reduces the amount of fabric removal from the building interiors, whilst proposing the restoration of High Significance spaces such as the former Coroner's Court. Circulation patterns are maintained and enhanced ensuring access for all users. The direct heritage impact is considered to be minor adverse as this would result in minor physical change to areas of lower significance.

Roof

The original roof plan included a roof terrace area accessed from a new stair from 3F which is now proposed to be omitted as meaning that access to the roof for the general public is no longer required. The consented glass balustrading to roof level is to be replaced with a simple metal balustrade. The revised MEP Strategy includes strategically placed vertical risers to allow more concentrated distribution through the building and localised distribution of services to the Hotel and Workspaces. This has significantly reduced the number of penetrations through the pitched roof areas and allowed any

penetrations to be situated in either the new build elements of the roof on the hotel plant deck, the area of flat lead roof above the workspaces on Whitworth St or within the flat roof areas of the new risers to the walkway perimeter. This direct heritage impact is considered to be major beneficial as these amendments preserve more building fabric and the character of the roofscape, particularly along the Fairfield St and Whitworth Street elevations.

Elevations

In line with the fire strategy, minor new openings are required to facilitate the use of the building, for example, to retain the historic stairs to the former police staff accommodation. These interventions have been minimised and, where required, have been located in areas of lower significance. The direct heritage impact is considered to be minor adverse as this would result in minor physical change which will alter the elevations to provide access at each level and to be in compliance with the fire strategy. This is also balanced by the retention of the existing glazed screens to each level of stair 7 and the omission of the glazed canopy to the perimeter of the building. The proposed alterations would not diminish the character of the courtyard or the aesthetic of the elevations, particularly when screened by the sections of repaired balustrade.

4.4 Summary

These proposed amendments continue to demonstrate a viable use for the former Fire Station, particularly now informed by key stakeholders who are proposed to occupy the property. These proposals are a reduction in intervention from that proposed previously. Taken in balance with the restoration works already carried out to the building fabric, the minor physical impact of the alterations would be more than outweighed by the benefits of securing a viable new use. The proposed minor physical impact of the proposed amendments are offset by the reduced scope of the proposed interventions and when set in balance against the restoration of the High Significance spaces, courtyard, external stair and balustrades offer a major beneficial impact whilst securing its optimum viable use for the future. Works are found to be appropriate from a heritage standpoint.

The amendments uphold the high quality and conservation-led principles of the consented scheme, which was recognised as delivering transformative regeneration to this part of Manchester and securing the future of an important Grade II* listed building.

5.0 ACCESS STRATEGY

5.1 Proposed Accessibility Strategy

Inclusive design

The design of the proposed development of London Road Fire Station seeks to achieve the highest standards of accessibility and inclusion.

The design has been developed to provide a simple and clear layout which is easy to use for, all regardless of disability, age or gender.

The following sets out the key principles which have informed the design.

- Disability Discrimination Act (1995)
- Disability Discrimination Act (2005)
- The Building Regulations, Approved
- Document M, Access to and use of Buildings.
- Town and Country Planning Act 1990
- MCC Core Strategy 2012

Circulation

The overall strategy for the entire scheme is to adopt a policy of passive way finding, to allow all users have a sense of location and can orientate themselves without the need for total reliance upon tradition signage. By including changes in material texture and colour, circulation routes can be defined and made apparent.

This methodology ensures that spaces are not dominated by large confusing signs but instead the building fabric forms part of the signage strategy and the interior is less threatening and impersonal for the user. The circulation areas have been designed to ensure unobstructed movement and access to the building. The new hard landscaped Courtyard has been designed to allow seamless movement and access to all areas of the building from this space.

External Areas

- Accessible lifts to the ground floor where not at street or courtyard level.
- High visibility signs to identify building and entrances.
- Materials will be selected to reduce surface glare.
- The entrance will be clearly signposted.
- The interior layout will be clearly signposted.
- The use of lighting and clear high contrast signs to aid way finding.
- Tactile and visual surface guides to denote the route from entrance to lifts.
- Solid floor surfaces to facilitate ease of wheelchair movement.

Horizontal & Vertical movement

Horizontal and Vertical Access around the building has been comprehensively improved over the original design, which had numerous changes in level and limited vertical circulation. The external walkway decks are now provided continuously around the building, where previous sections were never included as part of the design. This allows step free access around the internal perimeter of the building, assisted by new quarry tiled surfaces to denote the walkway areas.

Vertical circulation has been improved significantly, through the addition of 6no. new lifts provided throughout the building. The existing external steps to the main front entrance of the hotel from the street are dictated by existing site levels. Therefore a new accessible lift will be located adjacent to the main entrance from the courtyard allowing direct

access to the building. This route has been designed as an integral part of the entrance design so as to not be perceived as secondary.

For horizontal circulation within the hotel, corridors have been used designed for level access directly accessible from the vertical circulation cores. The entrance doors and bedroom interiors have been designed to comply with current Building Regulation requirements. These requirements include compliance with internal corridor and door widths, access for ambulant disabled people to all stairs switches, sockets and windows at convenient heights for all, and WC at entrance level which is wheelchair accessible.

Given the historic fabric of the building it was not possible to provide level access to all hotel rooms. We have allowed for 3no of the 60 hotel rooms to be accessible (5% of the total) directly from the new vertical circulation core. Alongside those rooms which are fully DDA compliant, a larger number of the overall total number of rooms will be suitable for guests who may have a degree of mobility issues or impairments. We have also made provision for connected rooms via shared lobbies to enable guest who require a carer to stay in several locations within the hotel accommodation. All function and conferencing rooms, along with entrance and bar will be fixed with induction loops.

New sections of stair have also been included to facilitate access to the basement areas and also an additional flight to the existing Stair 1, for the workspace entrances. All new vertical circulation elements include:

- User-friendly handrails to stairs and landings, tactile count downs on underside of handrails to indicate changes in direction and presence of landings.
- High contrast to step nosings.
- Escape stairs will have enhanced lighting and glare will be minimised.
- To ensure that the lifts are accessible to visually impaired people the lifts are to include high contrast signage and tactile controls.
- Means of escape
- Egress planning to address procedures, design and equipment including auxiliary aids.
- Visual fire alarms especially where people may be alone.
- LED definition to escape cores for vision impaired people.
- Improvements in legibility of evacuation procedure signs.
- Direction and location signs to escape cores and refuges.

Doors

All new doors to be a minimum width of 850mm (between door stops) when fully open and are fitted with vision panels.

Ergonomically user friendly and visually distinct ironmongery, fixtures, fittings and equipment, at a height user 1,000mm from floor level.

- Doors have been designed to:
- Be automated to principal entrances and refuge areas in line with agreed fire strategy.
- Be of a weight suitable to be used by people with limited strength or reduced mobility.
- Use Lighting to help define space, fixtures, signs.
- Deliberate use of colour and surface treatment to enable visually impaired people.

Lighting Strategy

Throughout the scheme lighting is integral to the overall way finding and accessibility strategy and will include:

- Visual fire alarms
- Reflected and diffused light to escape stairs.
- Lighting to defining lift landings and doors.
- Highlighting for columns.
- Lighting to wash walls.

-01 Basement Waste Access & Servicing Strategy

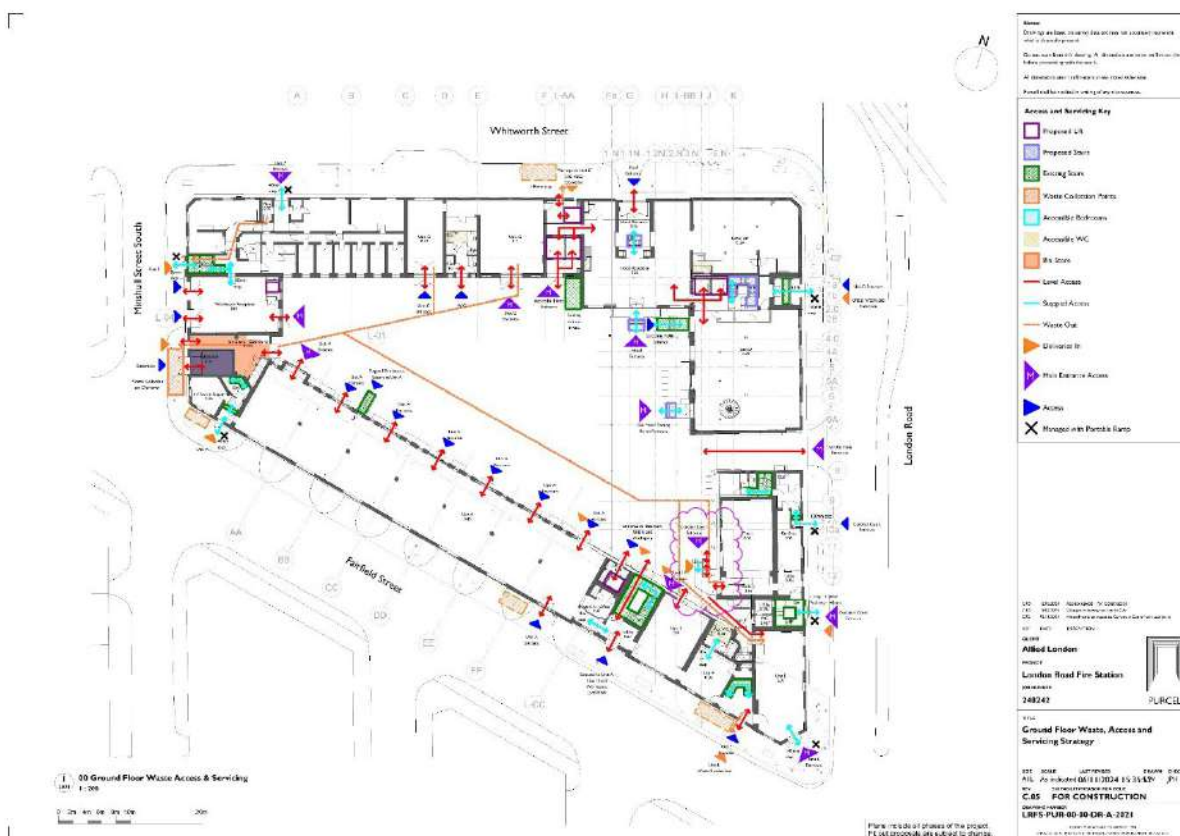
Legend:

- Proposed Lift
- Proposed Store
- Existing Store
- Waste Collection Point
- Accessible Storehouse
- Accessible WC
- B's Store
- Level Access
- Segregated Access
- Waste Out
- Universal In
- Press Entrance Access
- Access
- Proposed with Possible Barriers

Scale: 1:500

North Arrow: N

Grid Lines: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.





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