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bruntwood
Works

# Design & Access Statement

*03.07.23 rev 00*

*113-115 Portland Street*
*Manchester*
*M1 6DW*




ARCHITECTURE X INTERIOR

Calico 4th Floor, 53-55 Mosley Street, Manchester, M2 3HQ
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

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## 1.0 Introduction

### 1.1 Introduction to the Design and Access Statement

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

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

The proposals involve the refurbishment, alterations and selective demolition to facilitate shower and change room use within the existing building demise in conjunction with the interior fit-out works being carried out within the building.

### 1.2 Development Team and Relevant Experience

**Client:** Bruntwood
**Architects:** AXI
**Structural Engineer:** tbc
**Heritage Consultants:** Paul Butler Associates
**Quantity Surveyor:** Bruntwood
**Building Control:** tbc

**Relevant Experience:**

Bruntwood have vast experience in the successful refurbishment and renewal of commercial building stock in Manchester, Liverpool, Leeds and Birmingham.

AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with Bruntwood on the refurbishment works at the Manchester Club and Union building adjacent to the town hall, as well as the former RBS building at 38 Mosley Street.

## 2.0 Assessment

## 2.1 Assessment

### 2.1.1 Physical Site Assessment

### Site Description

The building is Grade II* listed and sits within 113-115 Portland Street. The proposals are set over two levels, upper and lower ground floor within what was previously a Grade II* listed warehouse. Built some time between 1876 and 1882, the building was constructed primarily as a warehouse to be set within a new warehouses district.

The scope of this proposal to remove the current existing toilet block situated within the lower ground floor of the building and replace it with a new shower and changing facility block.

Upon review of the existing toilet block, it appears to be mostly independent of the greater building fabric and consist of plaster boarded partition walls with low-level timber panelling to the outer leaf and low-level tiling to the inner leaf, capped with an mf ceiling. The flooring consists of vinyl within the toilet block and storage area and timber laminate flooring throughout the main ‘front of house’ space.



*Figure 1: Picture existing toilet block*



*Figure 2: Picture within existing toilet block*



*Figure 3: Picture of adjacent storage room*

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**Site History**

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

**2.0 Assessment**

**2.1 Assessment**

**Status of Site**
The building is currently vacant in its entirety.

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

**3.0 Description of Proposals**

Removal of existing toilet block and adjacent storage rooms with new independent shower block and changing facility constructed in place.
The works are to be in conjunction with the internal fit-out for the lower ground floor which is being undertaken separately to this proposal.

**3.1 Design Objectives**

- Formation of new shower block to be independent of existing building fabric so to not interfere with any heritage elements.
- Design to be in relation with Bruntwood client design guidelines.
- Adaptation and attachment of existing ventilation system to suit requirements for new shower block without interfering with external or structural elements of the existing heritage building.

**3.2 Design Proposals**

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

**3.3 Principles of the Design**

**3.3.1 Use:**

The existing use of the building was formerly occupied by the CUBE gallery project. Works only relate to the existing toilet block with the remainder of the building being undertaken by a separate proposal scheme.

**3.3.2 Layout**

The existing configuration of the building is largely retained by the proposals and the new proposed shower block will facilitate the same area and space currently occupied by the existing toilet block. The proposal is to sit independently within the space and so is to not have any structural amendments or implications to the structural fabric of the existing building.

### 3.3.3 Scale

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

### 3.3.4 Materials

Internally, new walls are set to be sympathetic to the nature of the existing building, faced in plasterboards and to receive full decoration. All materials and design guidance are to be selected within Bruntwood design guidelines.

## 4.0 Access

### 4.1 Movement Through and To the Site

The principal entrance to the building is located from Portland Street, with a double glazed doorset set within the principal façade. The proposed shower block for this scope is located on the lower ground floor which is accessible via the existing stair set or elevator lift.
The location of the new shower block will be in place of an existing toilet block with the principal entrance to this being within the same location as that of the toilet block.
The building currently has existing DDA access and facilities that lay outside of the scope of this proposal and thus no additional DDA access or facilities have been required within the scope of this proposal.

### 4.1.1 Internal Layout

The existing configuration of the building is largely retained by the proposals and the new proposed shower block will facilitate the same area and space currently occupied by an existing toilet block. The proposal is to sit independently within the space and so is to not have any structural amendments or implications to the structural fabric of the existing building.

The scope of this proposal is onto to design the layout of a new shower block independent of the existing building fabric.

### 4.2 Inclusive Access

The proposals do not impact upon the existing arrangements for inclusive access. The principal level access from Portland Street is maintained, with all accessible access means within the building and already in place being retained.

### 4.3 Consultants

It has not been deemed necessary to appoint an access consultant.

## 5.0 Summary

In conclusion, the location and current use of the building and site have been summarised and proposed plans have been introduced. The scheme seeks to ensure the continued use of the building, retaining heritage features in conjunction with the wider scope of the proposed internal fit-out which is to be completed separately.