NINESTJOHNSTREET

Design & Access Statement

06.08.24

Freetrade Exchange
37 Peter Street
Manchester
M2 5GB



ARCHITECTURE × INTERIOR

Calico, 4th Floor
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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 to describe the design process accompanying the drawings submitted with this application.

The statement outlines how the proposed development has emerged from a comprehensive assessment of the site's circumstances and characteristics, as well as the needs of its end users. It should be read alongside the separate Planning Statement by Paul Butler Associates.

The proposals involve the installation of two floors for workplace amenities for 9 St John Street Barrister Chambers to facilitate office use within the existing building demise and ensure the continued use of this significant building in the heart of the City Centre.

1.2 Development Team and Relevant Experience

Client: 9 St John Street (9SJS)
Architects: AXI
Quantity Surveyor: JLL
Planning Consultants: Paul Butler Associates (PBA)

Relevant Experience:

9 St John Street are a leading Barristers Chambers based in Manchester City Centre. The reputation and legacy they have earned is prestigious and they are seen as a well-respected set of chambers known for its comprehensive legal services. The chambers host a diverse team of experienced barristers specialising in various areas of law, including criminal, civil, family, and commercial litigation.

With a strong reputation for providing high-quality legal representation and advice, 9SJS is recognised for its commitment to excellence and client-focused approach. The barristers here are noted for their expertise, professionalism, and dedication to achieving the best outcomes for their clients, making the chambers a prominent institution in the Northern Circuit and beyond.

AXI is a Manchester based architectural practice that has extensive experience working with listed buildings 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.

Paul Butler Associates was established by Paul Butler in 1992 to provide professional, independent, cost-effective and creative planning advice to our clients, and this remains the motivation of our committed and experienced team of qualified professionals today. We advise on all aspects of the statutory planning system, including development control, planning applications, negotiations, planning appeals, inquiries and enforcement matters. The practice has been instructed by a broad range of public and private sector clients across a variety of sectors, within the northwest of England and beyond.

2.0 Assessment

2.1 Site Description

Freetrade Exchange, also previously known as Harvester House, is a Grade II listed building, within the Deansgate-Peter Street Conservation Area. It is bounded by Peter Street, Southmill Street and Bootle Street. The building was originally a merchant's warehouse, constructed in 1868 and designed by Clegg and Knowles in the Italian Palazzo style in with ashlar facing stone to the external faces to Peter Street and Southmill Street, and in red brick to Bootle Street. The building has five storeys plus basement and is roughly square in plan to the site. Features noted by Historic England include a vermiculated plinth, rusticated detailing, moulded sill bands and balustraded parapet. The round headed doorway to the right hand side noted in the listing will form an entrance to the unit for these proposed works. All noted features are external to the building. For further information on the historical aspects please refer to the Heritage Statement by SLHA.

Recent modifications have been undertaken by the landlord including enabling shell works to the Lower Ground Floor for conversion into a restaurant unit as well as overall refurbishment of the building in its entirety to create 6 floors of office space. Minor external alterations have taken place to the Peter Street entrances and the Bootle Street elevation to improve its arrival and street frontage.

Within the proposed office floors new openings have been formed allowing access to the lift core and risers. Additionally, new M&E services and raised access decking has been installed throughout by the landlord.

3.0 Architectural Method Statement

3.1 Design Objectives

- To adapt the current space to meet the needs of 9SJS and enable the use of floors 00 and 01 as high-quality office space, we propose a design that respects both the building's character and heritage as well as the philosophy of 9SJS.
- Our design is informed by the existing building structure. We aim to minimise disruptions to the existing historical fabric by placing cellular spaces, such as meeting rooms, in the centre of the floor plan. This approach allows open spaces to occupy the external walls, increasing depth of daylight into the floor plate and reducing the need for partitions along these elevations.
- To further minimise disruption to the existing fabric, we propose running power services for the new workspaces through floor boxes. In instances where this may not be suitable, these power systems will run through proposed partitions to avoid impacting the existing external walls.

3.2 Design Proposals

3.2.1 Entrance and Level access from Peter Street.

The existing entrance door, which historically facilitated coach access, is entirely glazed, featuring dark mullions and transoms (Figure 1). This entrance, installed as part of the general works by the landlord, creates a welcoming and easily navigable entrance.

A new, larger, split-level reception area offers level access from Peter street, leading to a lift, which services all six levels of office space and direct access to the level 00 office space.



Figure 1: Existing Peter Street Entrance to Reception

3.2.2 WCs

WC’s to each floor were delivered under the general works package by the landlord, we propose no alteration to the existing layout.

3.3 Principles of the Design

3.3.1 Use:

The existing use class of the building as a whole is mixed between Class E (commercial, business and service) on the upper floors and Basement. Use to the Lower Ground Floor is restaurant, where a restauranteur has taken over the lease of the space. This application is only relating to business floors at levels 00 and 01.

Operational allowances (i.e. riser spaces) have therefore been previously allowed for within the landlords' prior application as enabling works to ensure feasibility to fit out this space.

3.3.2 Layout

The proposals largely retain the existing configuration of the building, with minor non-structural partition walls added to better meet the needs of 9SJS. A primary concern for 9SJS is achieving visual and audio privacy between meeting and board rooms. This where they will conduct private highly delicate discussions with opposing case members, who may sometimes be in the room adjacent to them. This requirement has driven the design, ensuring there is no glazing between meeting rooms. Where glazed doors and screens are incorporated, it will face external windows to maximise daylight in these spaces.

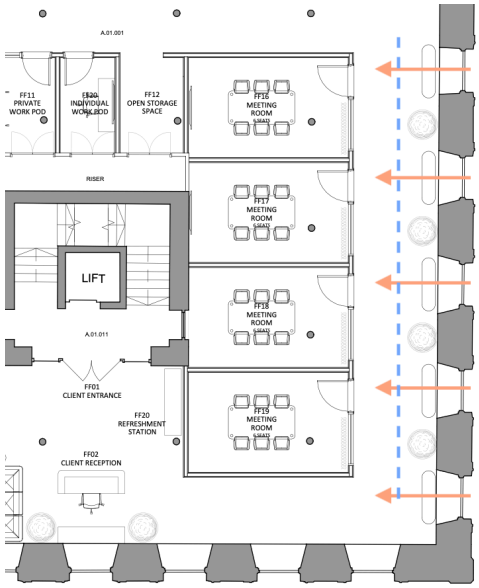


Figure 2: Circulation (Blue dashed) and daylight into meeting rooms (Orange)

The proposed partition layout has considered features such as column finals to avoid clashes with these existing features. A minimum of 50mm spacing between the column capitals and partitions has been included to allow for the existing features to be celebrated and ease of decoration of the proposed partitions.

For the general arrangement layouts of the scheme please refer to drawings 24-200 AXI 100 & 101.

3.3.3 Scale

There is no change to the overall scale or footprint of the unit with selective internal non-structural modifications to form new rooms.

3.3.4 Materials

Internally, new walls are set to be sympathetic to the nature of the existing building, faced in plasterboard and to receive full decoration and where they meet existing structural beams or walls, a shadow gap detail will be incorporated. Existing columns and beams are to be left with their finishes exposed and floor finishes are to be laid over the existing raised access deck.

The glazed doors and screens within the new partitions will be in the style of crittal glazing, with dark frames. This is to echo the industrial past of the building, tying into the aesthetic of the existing structure.

The spaces within the floor plates feature rich accent walls and a dark marble-effect reception desk, complemented by warm upholstery and feature artwork, creating a welcoming and relaxed atmosphere.

The boardroom includes a bespoke panelled TV wall with integrated acoustic panels and a carpeted floor for superior acoustics, along with bespoke bookcase walls housing books and law reports. The workspace is designed with a lighter, neutral palette and warm off-white decor, accented by soft deep tones and varied floor finishes to denote transitions between zones.

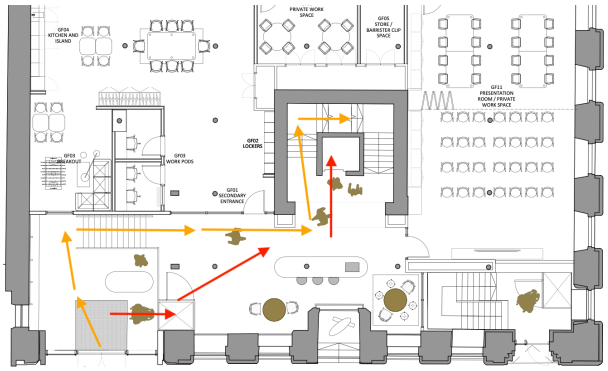
Open shelving and simple white desks contribute to an airy, open feel. Meeting rooms emphasise acoustic performance with bespoke panelled TV walls, textured carpet, and muted colour block walls for a calm ambiance. They are screened off with matt black crittal frames and sheer curtains, adding an industrial touch and privacy.

Please refer to the relevant finishes and detail drawings for further information on walls, ceiling, flooring and partitions

4.0 Access

4.1 Movement Through and To the Site

Employee and visitor access the office floors are illustrated in Figures 3, 4, and 5 below. Inclusive access to the reception is available from Peter Street, which is secured by access-controlled doors and monitored by a staff member at the reception desk. From the reception, both employees and visitors can use the lift or stairs to reach the office spaces. Once through the reception, signage is implemented to guide visitors to the first floor, which serves as the arrival area for visitors of 9 St John Street.



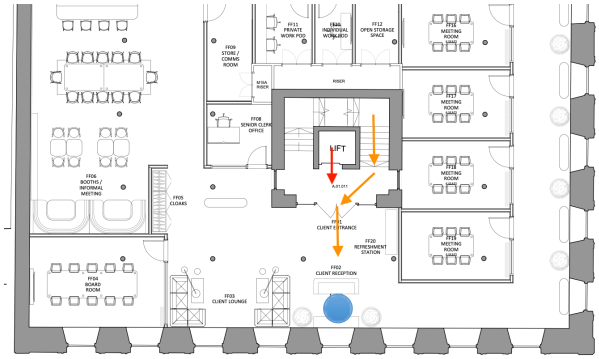


Figure 3 (Left): Peter Street Entrance at Ground Floor Level & Figure 4 (Right): First floor Arrival

- *Lift access RED*
- *Stair access ORANGE*
- *Office reception BLUE*

Secondary entrances are accessible from reception. These entrances primarily serve two purposes: allowing visitors to enter and exit the presentation room directly for functions and enabling staff to access and leave the ground floor office without passing through the first floor.

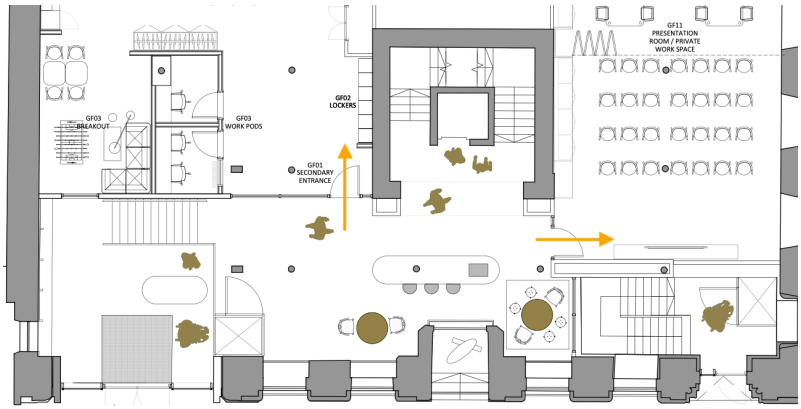


Figure 5 : Secondary access for visitors and staff

ARCHITECTURE ✕ INTERIOR

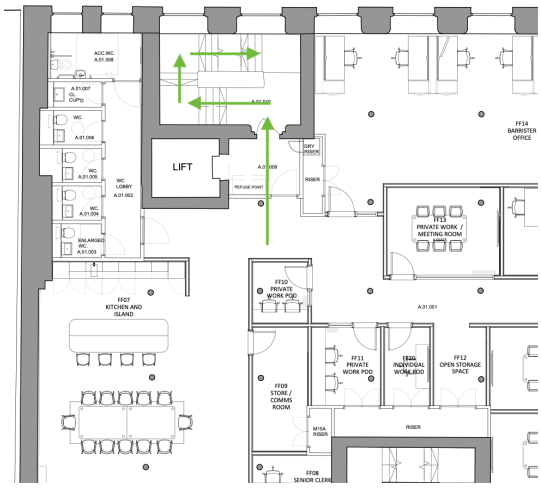
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4.2 Exit In The Event Of Fire

The existing fire strategy for the building denotes there are two main exists, the front entrance through reception and to the rear, through a secondary staircase onto Bootle Street (See figures 6 & 7 below). For additional information on the exist strategy's please refer to the landlords fire strategy for the building.

Bootle St



Bootle St

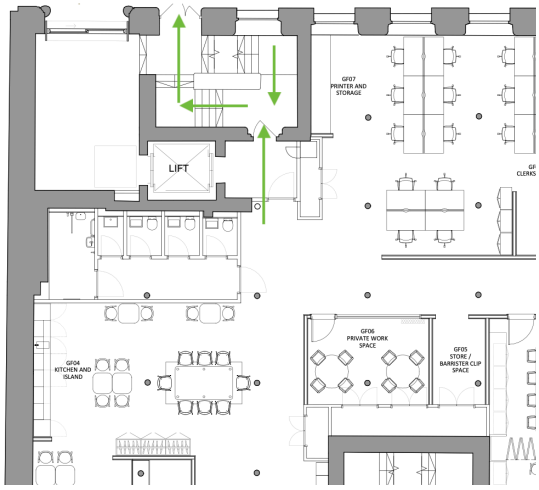


Figure 6 (left) First Floor, exit into stairwell, onto Bootle Street Elevation

Figure 7 (right) Ground Floor, exit into stairwell, out onto Bootle Street

5.0 Building Services

5.1 Waste Management

Waste management for the office spaces has been accounted for in the current layouts provided by the landlord as part of the shell and core works/planning application. Bins will be emptied by the building operator will be taken for collection via the rear lift and via the Bootle Street entrance, with main collection to be arranged by the operator.

Please refer to the approved waste management pro forma for further details.

5.2 Servicing

The proposed layout aims to cause minimal changes to the existing services layout. Partition setting out has been informed by the existing services and structural beam layout into consideration.

Risers have been provided as part of the existing shell unit inherited from the landlord which was upgraded as part of their recent works.

6.0 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 and provide a new home for and preserve the legacy of 9 St John Street Barristers Chambers.

This will be achieved alongside the ability to reinvigorate original features of the building within the Ground and First Floor office suites.

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APPENDIX 1

Proposed Ground Floor Plan



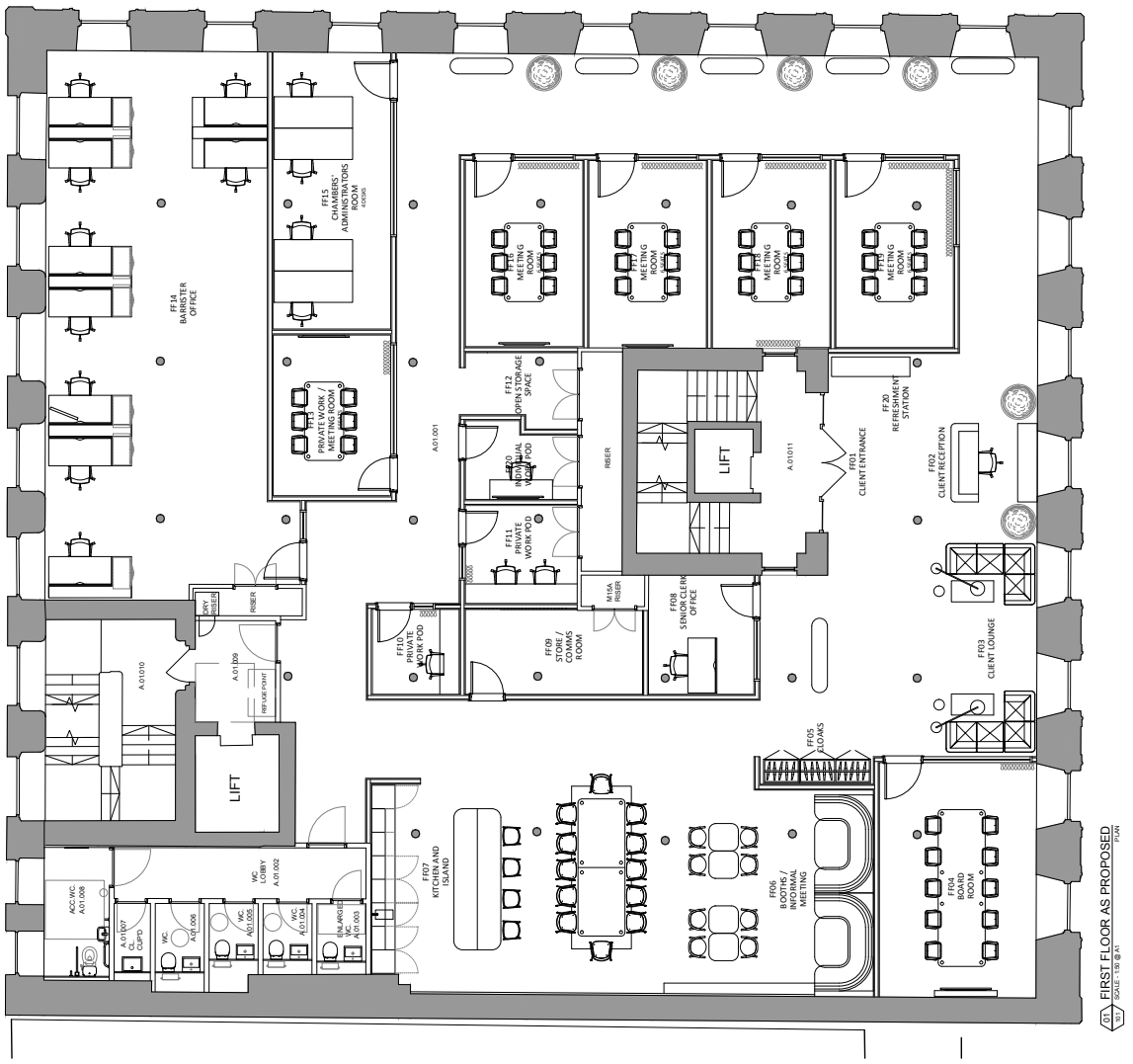
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APPENDIX 1

Proposed First Floor Plan



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