OMI Architects

METHODIST CENTRAL HALL MANCHESTER

A Hub for Social Justice

DESIGN AND ACCESS STATEMENT

JULY 2024

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1.0 INTRODUCTION

1.1 INTRODUCTION

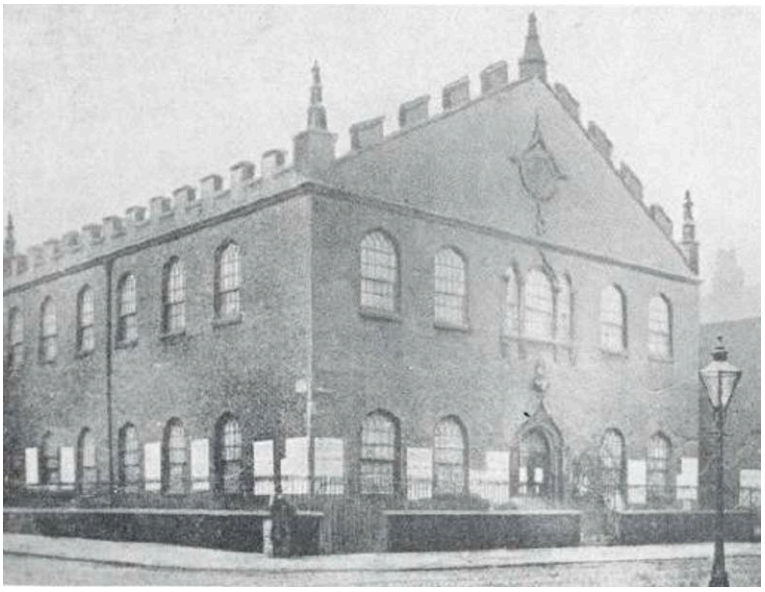
1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by The Board of Trustees of Methodist Central Hall Manchester (MCHM) for the repair and upgrade of Central Buildings, Oldham St, Manchester M1 1JQ. The proposals affect work to a total area of 4,405 sqm across five levels of accommodation including the addition of a 370 sqm rooftop pavilion.

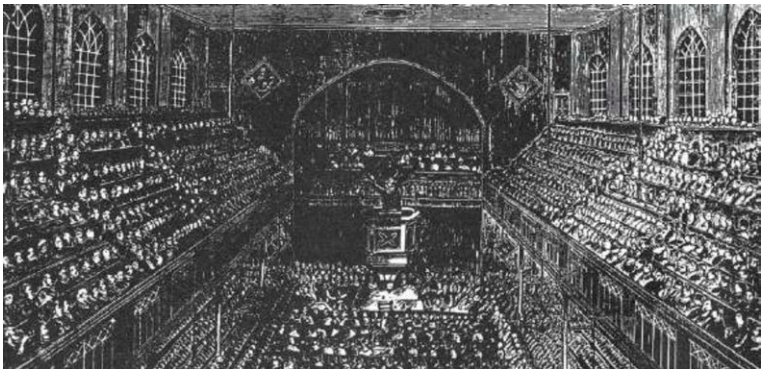
1.2 SUMMARY OF SUPPORTING DOCUMENTS

1.2.1 The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning drawings prepared by OMI Architects, along with the following supporting documents:

• Application Forms	OMI Architects
• Statement of need	The Board of Trustees of MCHM
• Acoustic Assessment	E3P
• Draft Construction Management Plan	John Turners
• Daylight/ Sunlight Assessment	GIA
• Ecology Report	E3P
• Environmental Standards Statement	Crookes Walker Consulting
• Heritage Statement and Impact Assessment	Chambers Conservation
• Repair Schedule Drawings	Chambers Conservation
• Drainage Drawings	DP2
• Demolition Plans	OMI Architects
• Planning Statement	OMI Architects
• Servicing Strategy Drawing	OMI Architects
• Television Reception Report	GTech Surveys
• Travel Plan	OMI Architects







IMAGES
[TOP] Plan of Oldham Street Chapel 1781
[MID] Oldham Street Chapel
[BOTTOM] Final service at the Oldham Street Chapel 1883

2.0 CONTEXT

2.1 HISTORICAL BACKGROUND

2.1.1 A full history of the building and site is detailed in the Heritage Statement and Impact Assessment prepared by Chambers Conservation as part of this application. A brief history of the building is outlined below.

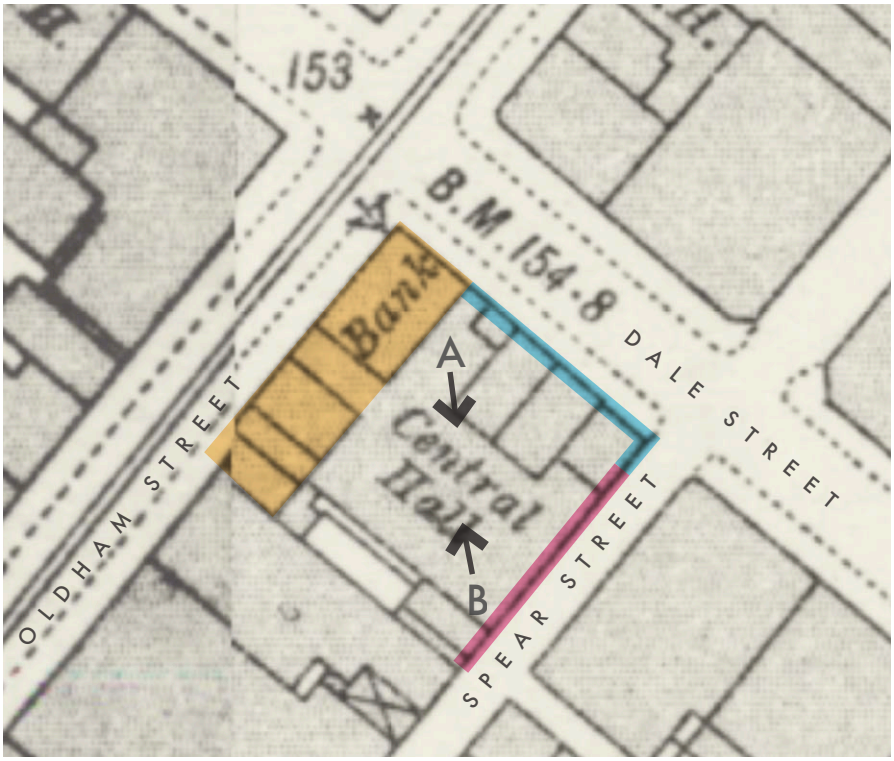
2.1.2 The Methodist church has had a presence on the site at the corner of Oldham Street and Dale Street since the establishment of the Oldham Street Chapel in 1781.

2.1.3 A decline in church attendance and a desire to create a formal community offering resulted in the demolition of the Oldham Street Chapel and the construction of Methodist Central Hall in 1886. The Methodist Central Hall is a substantial late Victorian building designed by the architect George Woodhouse of Bolton.

2.1.4 The Methodist Central Hall was substantially damaged during the Blitz. In 1941 an incendiary bomb fell and destroyed the entire rear section of the building. Almost everything was destroyed except, the basement rooms, partial facades to Dale and Spear Street and the shops and offices to Oldham Street. The building remained empty, and open to the elements, for at least another decade before the re-build began. The construction of the replacement hall and surrounding rooms was undertaken alongside the remodelling and rebuilding of the Dale Street facade. The building was re-opened in 1953.

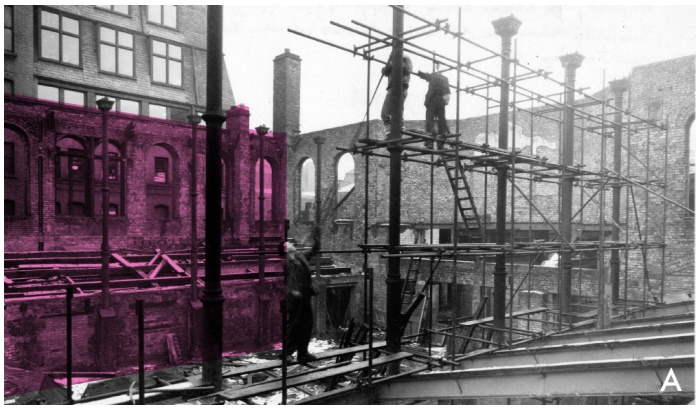
2.1.5 Today the building sits within Manchester's Northern Quarter, an area which is well known for its art, music and youth culture and wide variety of independent shops, bars and restaurants.

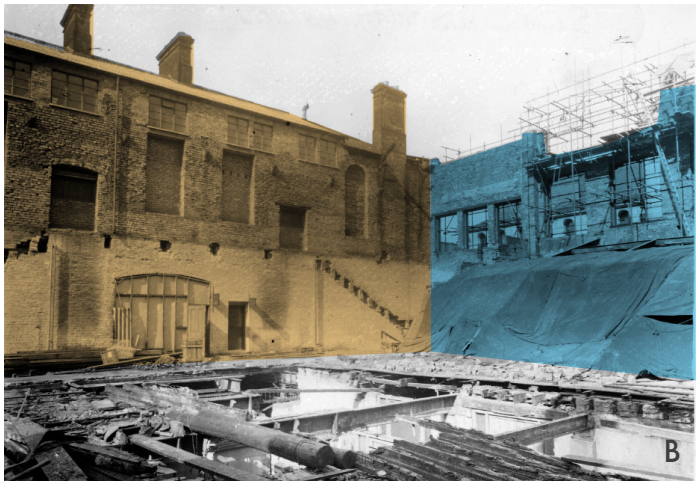




Survived 1941 Incendiary Bomb
Significantly Damaged - Facade significantly altered during reconstruction
Subsequently Demolished - New facade constructed during reconstruction

IMAGES
[TOP] Painting of Methodist Central Hall 1886
[BOTTOM & OPPOSITE] Extent of damage & reconstruction following 1941 WWII incendiary bomb



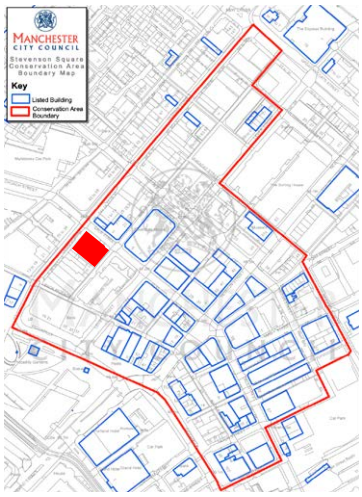






IMAGES
[BOTTOM] Construction of the new hall (Looking towards Dale Street) 1951 & Martins Bank (mid 1950s)





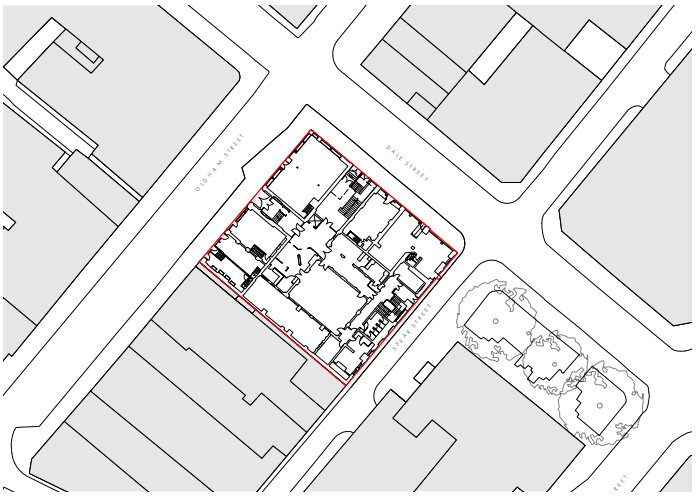


IMAGE
[TOP] Aerial of Methodist Central Hall Manchester
[BOTTOM] Stevenson Square Consevration Area & Location Plan

2.2 THE BUILDING TODAY

2.2.1 MCHM is a seven day a week hub for social justice and a centre for mission and service - at the heart of the city with a heart for the city.

2.2.2 The building is situated within the Stephenson Square Conservation area and has street frontages to Oldham Street to the north west, Dale Street to the north east and Spear Street to the south east. The retail units that front Oldham Street and Dale Street are owned by the applicant and leased to the current tenants.

2.2.3 The large community building houses a wide variety of rooms, facilities and spaces. At its heart the building is a place of worship with a chapel at entrance level. In total eight congregations use the building on a Sunday utilising various spaces including the main hall and surrounding rooms. The building also provides office space for other charities and organisations as well as the 20 staff of the Trustees for Methodist Church Purposes.

2.2.4 Rooms for hire provide meeting space and conference facilities which are in high demand given the city centre location. The main hall is entered at first floor and provides a large space for communal gathering. A café is located at ground floor whilst the basement level provides multifunctional community space under the banner of Mosaic which is used by partner organisations.

2.3 PROJECT AIMS

2.3.1 The overarching aim of the project is to increase the social visibility of the Methodist presence in Manchester, and locally in the Northern Quarter, whilst ensuring Central Hall is best placed to continue to evolve to serve the needs of the church and the wider Manchester community for the decades to come. The aim of the project can be summed up in the desire to create a place 'A Hub for Social Justice'.

2.3.2 The Board of Trustees for MCHM view the project as an opportunity to expand the building's provision whilst maintaining the nature of the work currently undertaken. Much of the work undertaken in the building involves partnership with a wide range of charities and organisations.

2.3.3 To meet this aim, the project involves:

- Improving the presence of Central Hall at street level,
- Bringing a sense of arrival, welcome, hospitality and sanctuary at entrance level,
- Transforming the internal arrangement of the building, increasing legibility, rationalisation of circulation and increasing levels of daylight,
- Increasing the number of meeting areas and office spaces,
- Upgrading of the main hall space to cater for a variety of uses including theatre productions, worship, live music, and film screenings.
- Renewing the existing building services
- Providing renewable energy generation and recycling,
- Creating new staff gathering spaces for social interaction, rest and refreshment.

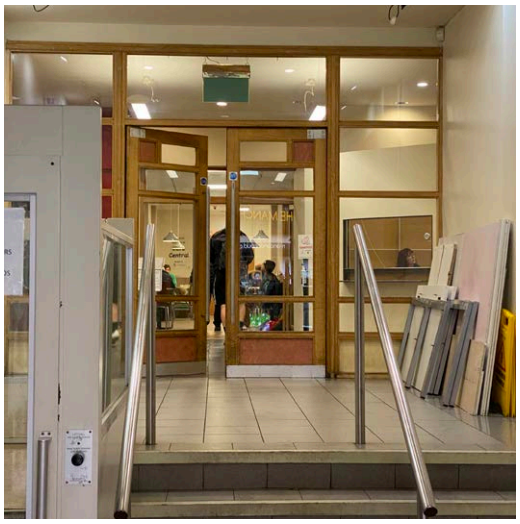
2.3.4 The building is currently operating at capacity. Requests to hire additional space are not able to be fulfilled. The Board of Trustees for MCHM have discerned the need to provide additional communal gathering space that meet needs not satisfied elsewhere in the building.

2.3.5 The retail units to Oldham Street and Dale Street will remain unchanged, except for the upgrade of shop frontages.

2.4 PLANNING HISTORY

2.4.1 Manchester City Council's online database shows the following planning history associated with the site subsequent to the year 2000 as follows:-

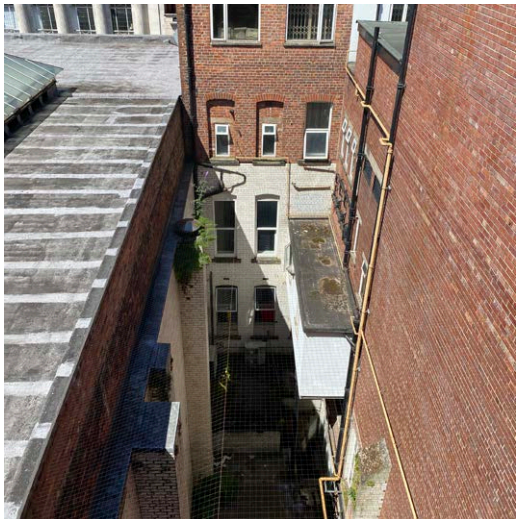
- PLANNING CONSENT -Amendments to entrance to provide level access. 064686/FO/CITY2/02
- PLANNING CONSENT - Refurbishment and improvement of existing side entrance/exit and shopfront. 082349/FO/2007/C2
- PLANNING CONSENT - External alterations to facilitate the provision of a new disabled access lift to include relocation of front door to new access point and replacement shop front within existing door opening. Ref. No: 118161/FO/2017



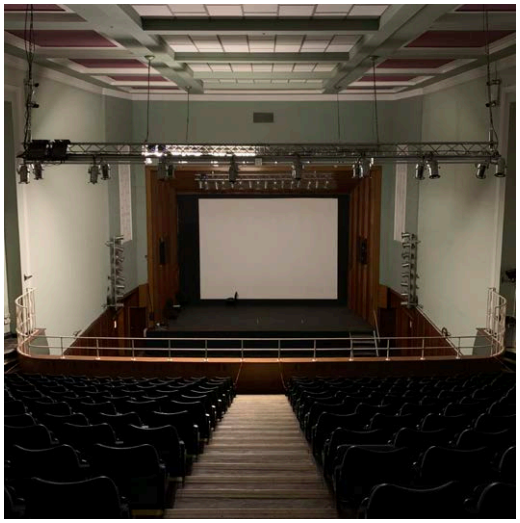
ENTRANCE FOYER



CAFE



LIGHTWELL



MAIN HALL

IMAGES
The existing building

3.0 DESIGN

3.1 EXISTING BUILDING ISSUES

3.1.1 The existing building works incredibly hard and provides a wide range of spaces for a diverse range of activities. Internally the finishes are robust and simple. The building is well maintained, however there is a need for significant refurbishment.

3.1.2 Replacement roof coverings and stonework repair is required. Alongside this the building services have reached the end of their serviceable life. Significant investment will be required to tackle these issues and maintain the status quo.

3.1.3 The Board of Trustees for MCHM wish to ensure that any investment does more than maintain the status quo. Instead investment must tackle wider issues relating to the suitability of the current accommodation. The trustees are keen to ensure the building is well positioned to accommodate both current and future needs.

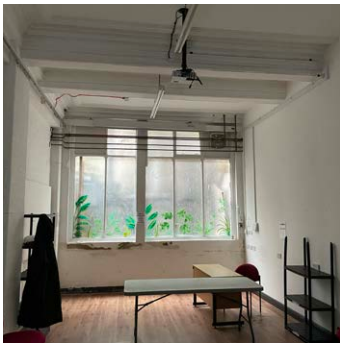
3.1.4 OMI Architects have worked closely with the Board of Trustees and have undertaken a thorough review of the building. Close consultation with a wide range of stakeholders has highlighted current issues and helped identify opportunities to capitalise upon the building's future potential. A summary of the issues identified at each floor level is outlined below, the opportunities identified are discussed later in section 3.



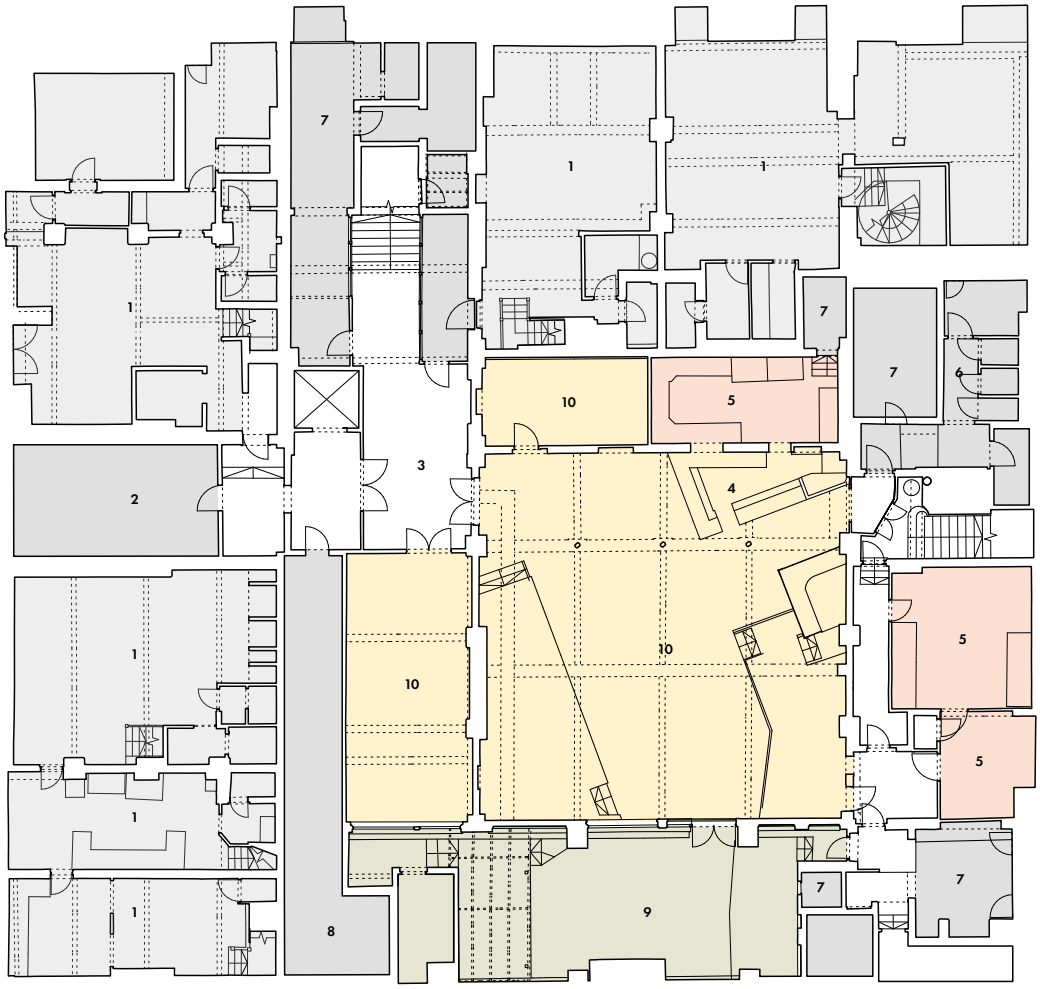
STAIRS TO DALE STREET



MAIN MOSAIC SPACE



COMMUNITY ROOM



LEVEL -01 - LOWER GROUND FLOOR

1	RETAIL UNIT	**6**	WCS / SHOWERS
2	PLANT	**7**	STORE
3	BREAKOUT SPACE	**8**	ARCHIVE
4	SERVERY	**9**	EXTERNAL COURTYARD
5	KITCHEN	**10**	COMMUNITY ROOM

IMAGES
[TOP] Basement Community Space (MOSAIC)
[BOTTOM] Existing Basement Plan

3.1.5 ISSUES – LEVEL BY LEVEL

3.1.5.1 BASEMENT

The basement level provides multifunctional community space under the banner of Mosaic which is used by partner organisations.

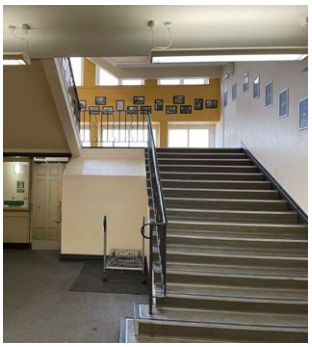
- Retail units occupy the Oldham Street and Dale Street sides of the building.
- The current layout relates to the now closed publicly accessible Nexus café. This limits the usage of the main Mosaic space.
- The basement has multiple floor levels, which prevents equal access.
- The current layout lacks flexibility and does not provide multiple individually accessible rooms.
- The only public access from within the building to the basement is via a single passenger lift. This is problematic at peak times. The stair access to the basement from ground floor is not publicly accessible.
- The general impression of the space is low quality.
- There is an over provision of kitchen accommodation.
- Existing showers and toilets are small, out of date and lack privacy.
- Archive space is no longer required.
- The external courtyard is under used and in need of significant upgrade.
- There is insufficient storage space.



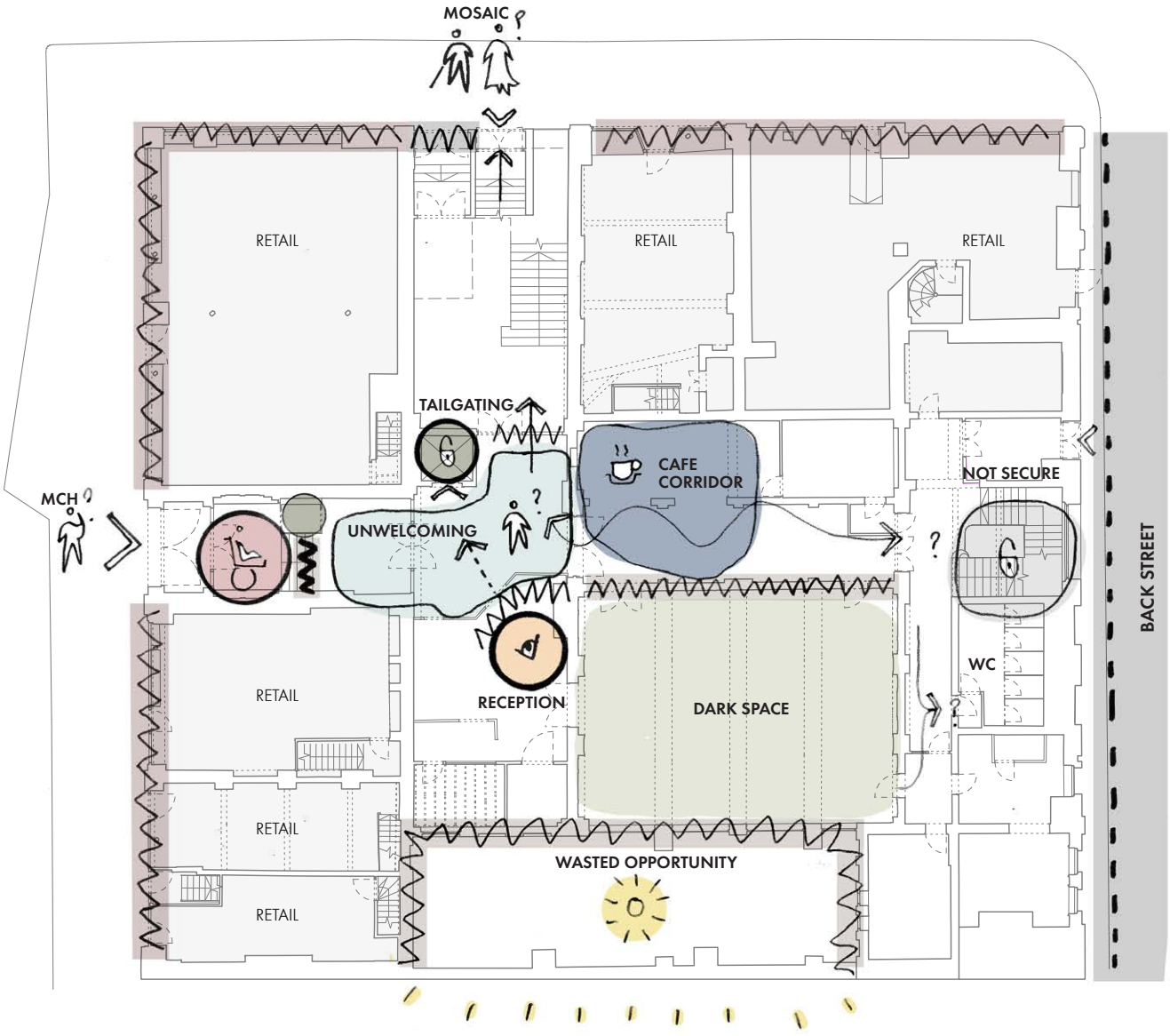
LIGHTWELL



CHAPEL



MAIN STAIR



IMAGES
[TOP] Basement Community Space (MOSAIC)
[BOTTOM] Ground Floor Issues Diagram

3.1.5.2 GROUND FLOOR

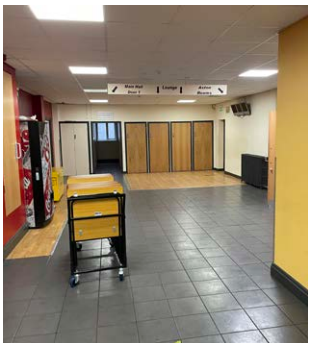
- Lack of clarity of how to enter the building from the street.
- The retail units are let to a diverse range of tenants. The shopfronts and signage are generally of poor quality and have a negative impact on the streetscape.
- The entrance foyer from Oldham Street features decorative glazed terracotta panels, however the overall perception of the space is let down by low-quality finishes and a worn platform lift and stairs.
- The reception itself is of low quality and is does not provide good surveillance of the main entrance.
- Visitors to the building cannot easily orientate themselves and the reading of the key spaces within the building is largely hidden.
- The existing main stair circulation is overly generous, under used and takes up a significant portion of the usable ground floor area.
- The lift is not secure and gives direct access to all floors. Unauthorised use of the lift means that private areas of the building are not secure. At peak times the lift does not provide sufficient capacity
- Access to the basement is possible from Dale Street and Spear Street, with the main access being on Dale Street. The entrance is not clearly defined and currently opens directly onto a staircase.
- The café does not benefit from any natural light and is situated with a circulation corridor in the centre of the building plan.
- The neighbouring chapel is not flexible and as such is rarely used at peak capacity. Although adjacent to the lightwell, the space itself is dark and unwelcoming.
- Toilet provision is of low quality and is positioned within the side of the building which is not publicly accessible.
- The lightwell is under utilised and hidden from view.



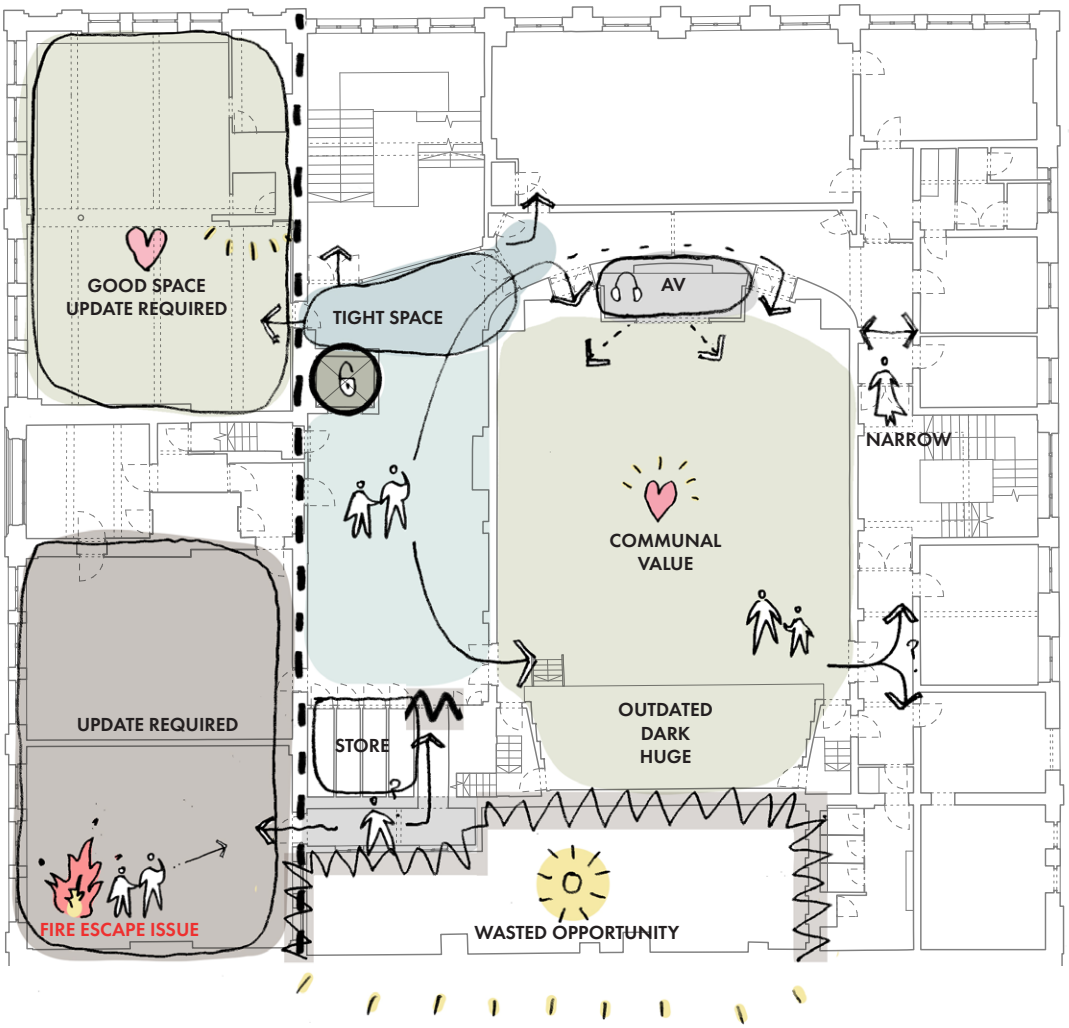
OLDHAM STREET / DALE STREET CORNER



MAIN HALL



MAIN HALL BREAKOUT SPACE



IMAGES
[TOP] Basement Community Space (MOSAIC)
[BOTTOM] First Floor Issues Diagram

3.1.5.3 FIRST FLOOR

- The first floor is the entrance to, and breakout space from, the main central hall. Although the breakout space is large, the lift location compromises access to surrounding rooms and the circulation corridor (added later) and store prevent this space from benefitting from natural light from the lightwell.
- The main hall itself continues the site's long history of providing a communal gathering place of significant scale. However, the height, scale and low light levels of the hall are not suited to the most frequent type of use.
- The rooms surrounding the main hall provide office accommodation and rooms for hire - all of which are in need of upgrade.
- Original timber framed secondary glazing is present to most windows to Oldham Street and Dale Street.
- Circulation is confusing and narrow in places. The added circulation corridor to the most south westerly room is at end of life and needs to be removed. The fire escape distance from this room is in excess of regulation.
- The toilet provision is of low quality requires upgrade.
- The lightwell is underutilised and hidden from view.
- There is a lack of storage provision.



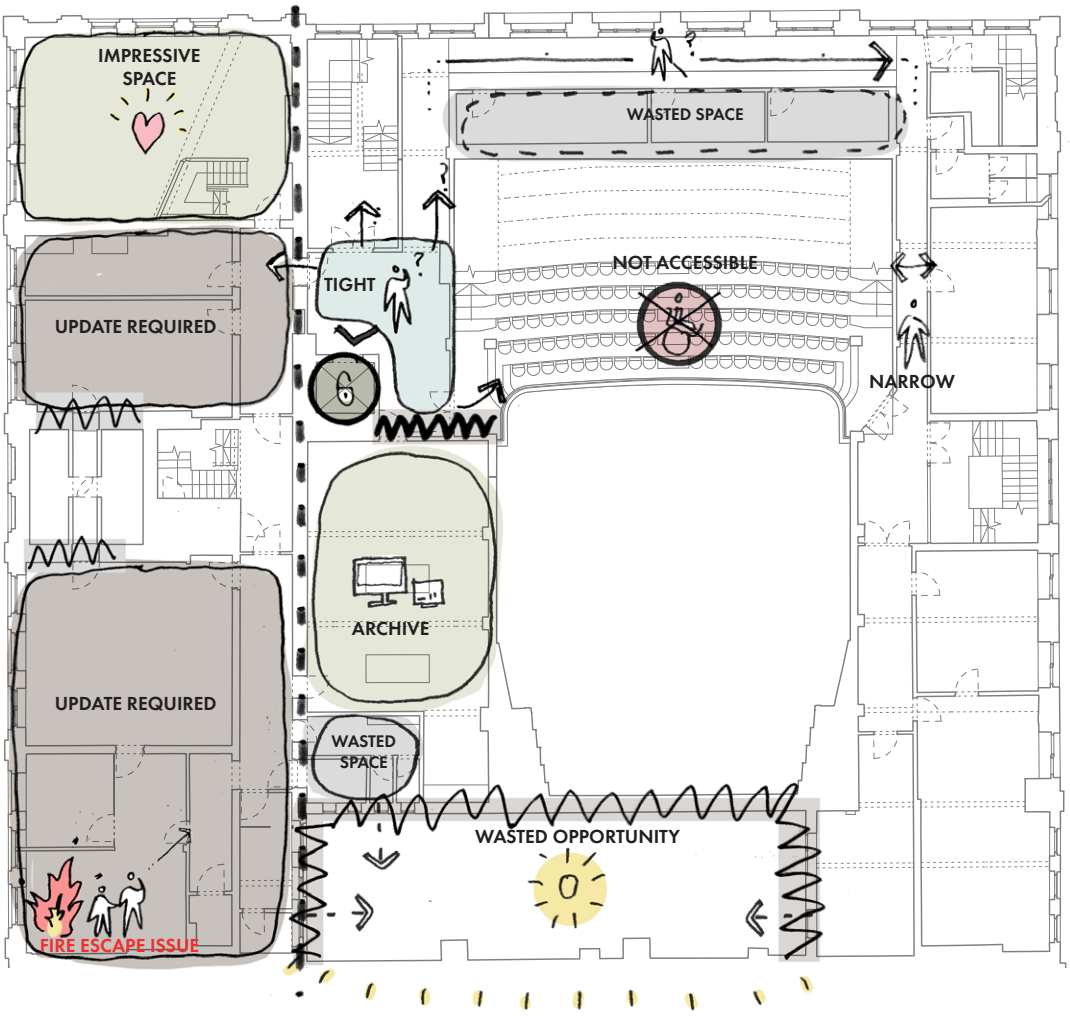
ARCHIVE



OLDHAM STREET / DALE STREET CORNER



COMPROMISED CIRCULATION

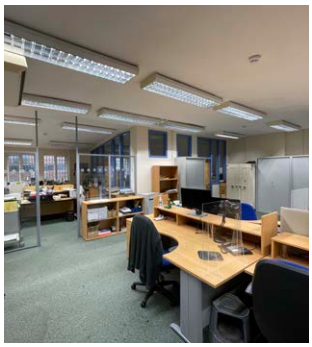


IMAGES

[TOP] Basement Community Space (MOSAIC)
[BOTTOM] Second Floor Issues Diagram

3.1.5.4 SECOND FLOOR

- The second floor provides office accommodation and archive storage for the Trustees of Methodist Church Purposes (TMCP), and office space for partner organisations. The terraced hall balcony seating is accessed from this level.
- The terraced seating is rarely used at capacity and takes up a large proportion of the total floor area.
- Circulation is forced around the rear of the hall and as such creates a confusing and compromised route with a corridor presenting onto Dale Street.
- Compromised micro 'office' spaces exist under the terraced hall seating.
- There is no appreciation of the lightwell from publicly accessible areas.
- The TMCP offices are split over two levels. This lower TMCP level utilises one of the best rooms in the building, to the Oldham Street and Dale Street corner, as a reception and office space. The double height room is compromised by a mezzanine level and associated stair.
- The cellular nature of the TMCP offices are no longer suitable. All of the office accommodation is in need of upgrade.
- The arrival point via the stairs or the lift is to a tight compromised circulation space.
- Archive storage is no longer required and currently takes up a significant proportion of the floor area.
- The escape distance from the most south westerly room is in excess of the permitted escape distance.



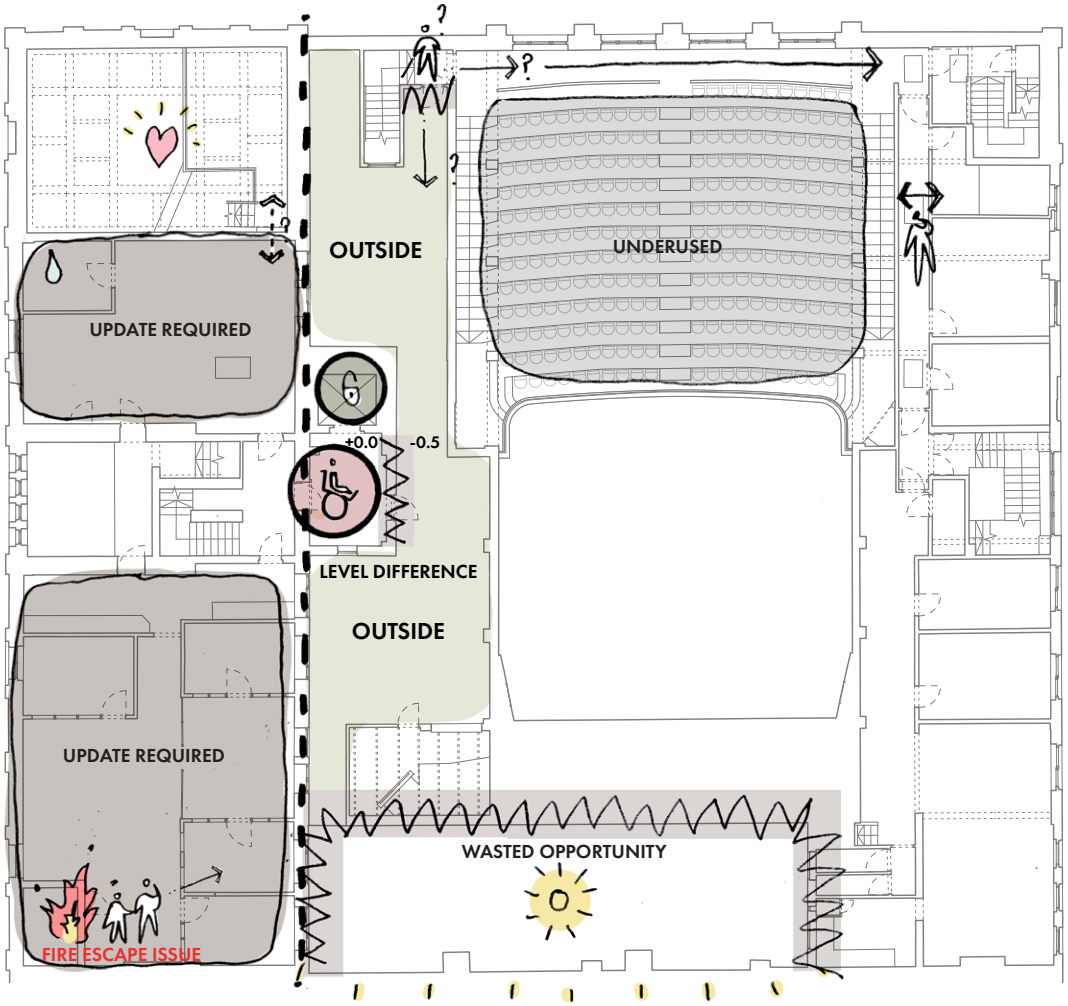
TMCP OFFICES



UNDER USED TERRACED BALCONY SEATING



ROOF

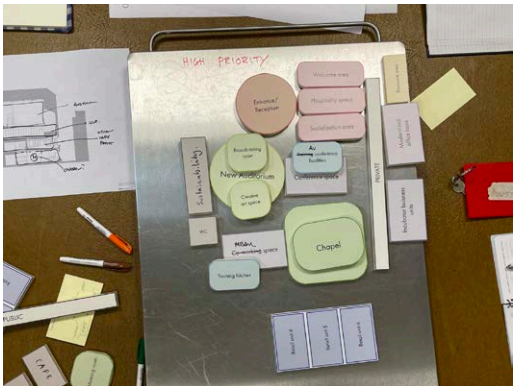


IMAGES
[TOP] Basement Community Space (MOSAIC)
[BOTTOM] Third Floor Issues Diagram

3.1.5.5 THIRD FLOOR

- The third floor provides upper-level office accommodation for TMCP and office accommodation for partner organisations.
- A change in floor level of 500mm compromises the usage of this level.
- The lift provides access to the upper level of TMCP's office only. A flat roof separates the Oldham Street side of the building from the rest of this level. The rear of the main hall terraced seating can only be accessed by stair.
- Circulation is confusing and compromised.
- The escape distance from the most south westerly room is in excess of the permitted escape distance.
- The cellular nature of the TMCP offices are no longer suitable. All of the office accommodation is in need of upgrade.
- The offices provided for partner organisations to the Spear Street side of the building are only accessible by a single stair.
- The upper level of terrace seating is rarely used.
- The lightwell cannot be appreciated from this level.
- Roof coverings have reached end of life





	PRIMARY EMPHASES	FEEL	AREAS	GROUPS & ORGANISATIONS
Roof	Events	High-end Corporate	Event Space Secret Garden	
3rd Floor	Offices Socialisation	Calm	City Church Offices Socialisation Space	TMCP City Church MCHM Ministry Team
2nd Floor	Offices Business Meetings Training	Corporate	Offices (inc. Board Room) Meeting Rooms	WAST MSM City Church
1st Floor	Group Meetings Conferences Events	Open Flowing	Main Hall Meeting Rooms	'Anonymous' groups Community groups Community Chaplaincy External organisations
Ground Floor	Sense of 'Arrival' Sanctuary Hospitality	Accessible Welcoming	Reception Café & Kitchen Sanctuary	MCHM Building Team Café Team
Basement	Social Justice Start Up Projects Events	Homely Safe Open	Meeting spaces Training spaces Event spaces Community Kitchen	Sanctus Lifeshare WAST Saints & Sinners
Retail	Retail	Tied together Individual		

IMAGES
[TOP] Engagement Workshops
[BOTTOM] Level by Level Emphasis Table

3.2 THE BRIEF

3.2.1 The issues were identified through significant consultation with the client team, the building users and a wide number of stakeholders. Five briefing workshops were undertaken in order to fully understand the requirements of each building user and partner organisation.

3.2.2 The consultation feedback was formulated into an overall building strategy which resulted in the preparation of a level by level primary emphasis and feel for each level of the building.

3.2.3 The level by level primary emphasis was supplemented by target aspirations for key areas. These have formed a key aspect of the developed brief. These aspirations are outlined below:

3.2.3.1 Entrance:

- Improve the building's street presence
- Invite people inside – provide a suggestion of what happens inside the building
- Improve accessibility
- Maintain the entrance from Dale Street for direct basement access
- Maintain the retail units in their current form.

3.2.3.2 Circulation:

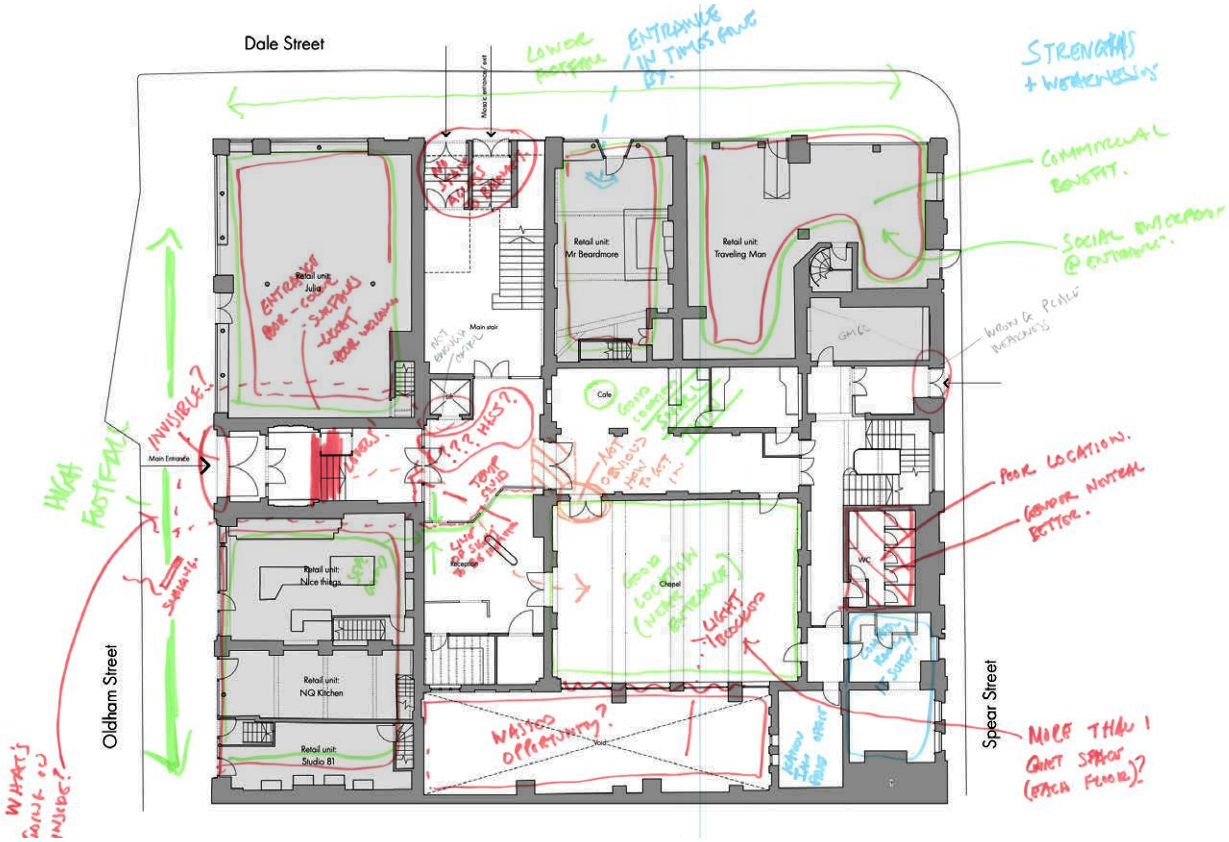
- Overall rationalisation and simplification of circulation
- Improve legibility and wayfinding
- Improve stair and lift access to all floors
- Improve access across the building at Level Three

3.2.3.3 Existing Hall:

- Maintain the existing hall but transform the space to be more flexible and more suited to a wider range of scale of uses.

3.2.3.4 Café and Chapel:

- Improve public access and use of the cafe
- Accommodate a 'quiet' space at ground floor for prayer and reflection
- Keep the sanctuary at the fore.
- Create a flexible space to accommodate multiple scales of event.



IMAGES
Stakeholders' Workshop Markups

3.2.3.5 Basement (Mosaic):

- Accommodate multiple external partners and organisations
- Maintain separate entrances (for sensitivity)
- Improve flexibility and subdivision

3.2.3.6 TMCP Offices:

- Rationalise office space.
- Release the archive space through digitisation.
- Reduce the office space to a single floor.

3.2.3.7 Other office and ancillary spaces:

- Rationalise the spaces.
- Upgrade the facilities.
- Provide sufficient storage and WC facilities.
- Improve flexibility.
- Increase the number of office spaces.
- Create a shared socialisation area where all workers can meet.

3.2.3.8 Rooms for Hire (income generation):

- Improve access and circulation to all rooms
- Refurbish and upgrade all rooms for hire
- Increase the number of available rooms for hire

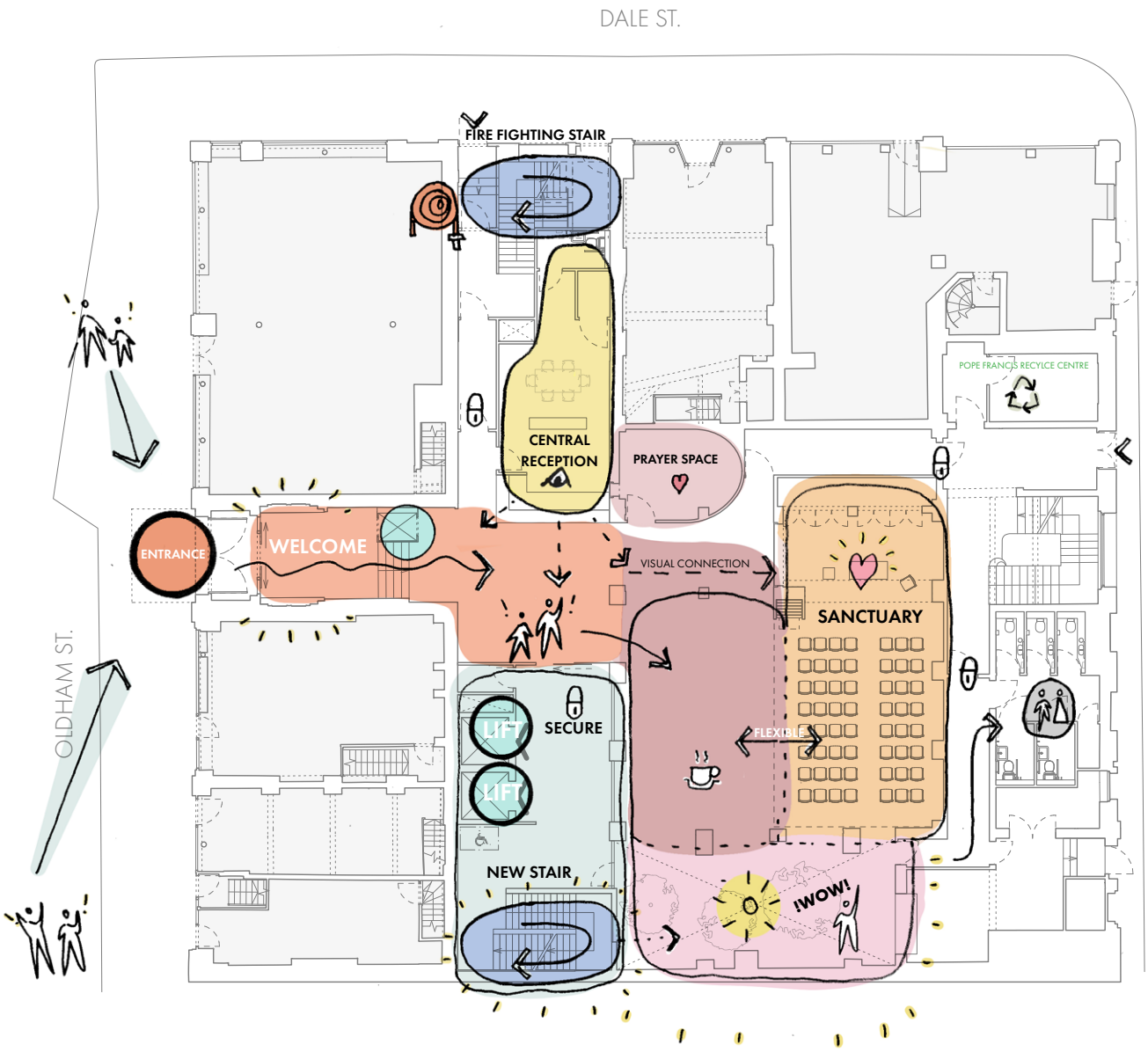
3.2.3.9 Building Services:

- Replace all building services with low carbon alternatives
- Maximise on site energy generation

3.2.3.10 Repair:

- Assess, quantify and schedule repairs to all existing fabric – primarily stonework, windows and roof covering replacement.
- Improve the thermal performance of the existing building.

3.2.3.11 Reference should be made to the Statement of Need provided by Methodist Central Hall that supports this application.



IMAGES
Concept Plan Diagram - Entrance Level

3.3 CONCEPT

3.3.1 The building is considered as a 'hub'. The hub concept informs the approach to arrival, gathering and mixing of multiple charities, workers and visitors ensuring generosity of space and opportunities for incidental and purposeful connections.

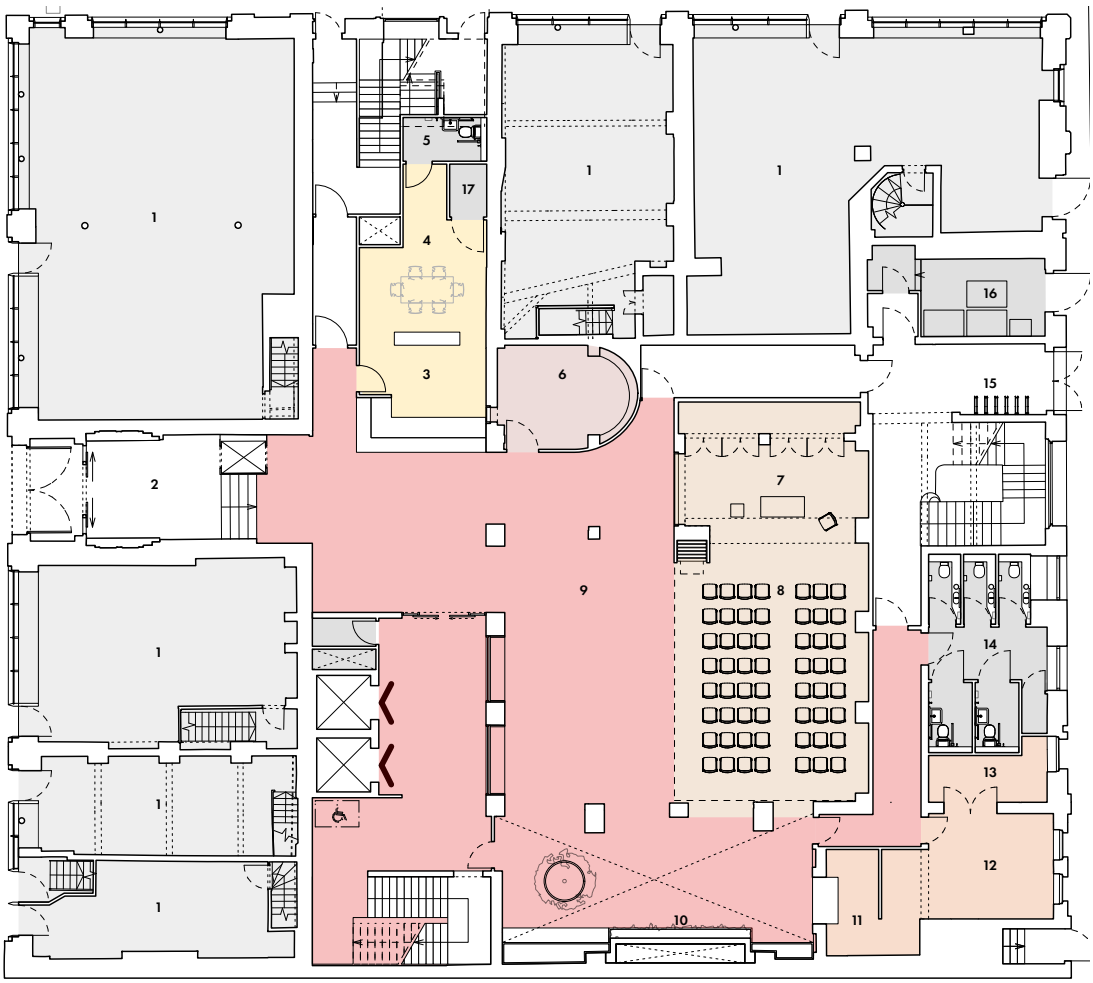
3.3.1 The concept places welcome at the fore, from signposting the entrance externally, to the creation of an open and welcoming arrival space. Circulation is tightly controlled via the creation of a secure lift and stair core which increases circulation capacity. The whole arrival floor plate can be configured to suit a wide variety of events.

3.3.2 The sanctuary is placed on axis to the main entrance signposting the driving force behind the building's operation.

3.3.3 Roof glazing to the lightwell creates a bright and welcoming aspect to the arrival and helps improve a user's understanding of the building.

3.3.4 The concept places legibility as a core aim of the project ensuring visitors can orientate, circulate and understand the intended primary emphasis for each floor level.

3.3.5 There is a clear need to consolidate office space and expand and improve the available rooms for hire and to provide flexible accommodation. The resulting concept plan allows areas to be separated and controlled independently.



LEVEL 00 - GROUND FLOOR

1 RETAIL UNIT
2 ENTRANCE FOYER
3 RECEPTION
4 STAFF OFFICE
5 STAFF TOILET
6 PRAYER ROOM
7 SANCTUARY
8 CHAPEL
9 BREAKOUT AND CAFÉ
10 LIVING WALL
11 CAFÉ SERVERY
12 CAFÉ KITCHEN
13 KITCHEN STORE
14 WCS
15 CYCLE STORAGE
16 RECYCLING
17 STORE

3.4 PLAN ARRANGEMENTS

3.4.1 The plans on the following pages show how the principles established during the concept stage have developed. The design of the proposals have been carefully considered in response to the existing arrangement and areas of significance of the building.

3.4.2 ENTRANCE LEVEL

3.4.2.1 The proposals will maintain the existing level access threshold from Oldham Street. Sliding glazed doors open into the entrance foyer which contains the decorative glazed terracotta panelling. A new platform lift and stairs will be positioned closer to the main reception with no door separation.

3.4.2.2 The experience of visiting the building is comprehensively transformed. The entrance level is fully opened up by the removal of the majority of non-structural infill walls between column structure. This creates an open, flexible breakout and welcome space which can be configured to suit a range of events.

3.4.2.3 The view into the sanctuary is immediately evident upon arrival. The dedicated chapel and sanctuary space is defined (when required) by a movable wall to allow inclusion or separation form the main breakout area. A prayer room provides a dedicated quiet space for prayer available for use by all visitors.

3.4.2.4 The existing main circulation stair is generous however is no longer used to capacity. A significant amount of floor area is given over to the stair. The proposals reuse this space in a more efficient manner - at ground level a new reception provides a clear line of sight to the entrance. Behind reception is a staff office and wc. A new firefighting stair provides fire fighting access to all levels, with exception of the basement. Firefighting access to the basement is via the main street entrance from Dale Street or via the staircase adjacent to Spear Street. A staff entrance from Dale Street is maintained and makes use of the existing timber doors.

3.4.2.5 The existing staircase to the Spear Street side of the ground floor provides access to all floors except the new rooftop level. This side of the building provides ancillary accommodation including kitchen, wcs, secure bike storage and a recycling store with level access onto Spear Street.



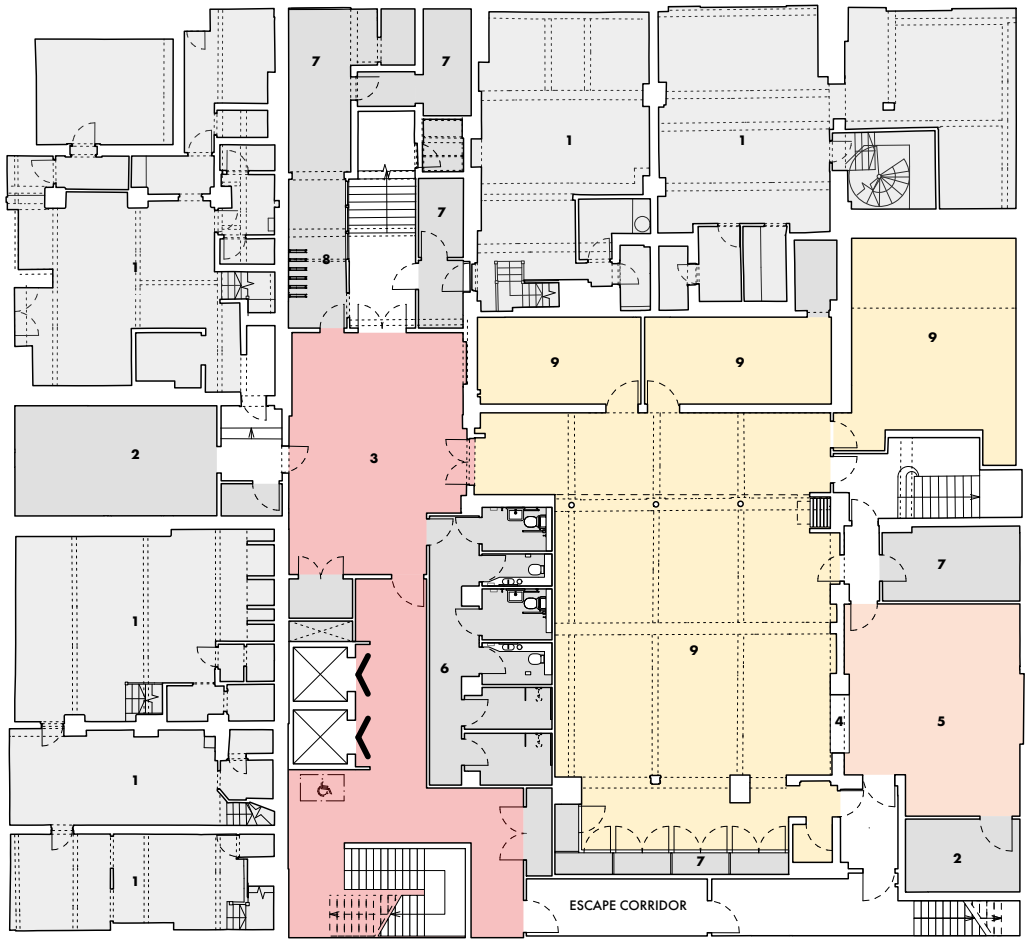
IMAGE
The flexible open plan entrance level leads to the atrium

3.4.2.6 Retail units to the Oldham Street and Dale Street sides of the building occupy ground and basement only. Work to the retail units is limited to improvement of the shopfronts. There is no access from the retail units to the main entrance level.

3.4.2.7 The proposals transform the existing lightwell into an internal atrium with a glazed rooflight. Currently the lightwell is an open courtyard at basement level. The proposals create an atrium floor at entrance level. Natural light can penetrate the internal space, creating a brighter more inviting arrival with a café in the atrium. A three-storey living wall, tree and seating planting provides a green backdrop to the space. Opposite the living wall, the volume of the main hall is expressed. Breakout spaces at levels one to three have visual links to the atrium, aiding legibility and visitor orientation.

3.4.2.8 The north western end of the lightwell is utilised as the main stair circulation core. This stair connects all levels and benefits from monitored secure access at ground level. Two passenger lifts connect all floors and provide increased circulation capacity at peak times.

3.4.2.9 Secure cycle storage for 6 bikes is provided at this level. This is in addition to the ten cycle spaces available immediately adjacent to the Oldham Street entrance afforded by five Sheffield Stands.



0m 1m 5m 10m

LEVEL -01 - LOWER GROUND FLOOR

1 RETAIL UNIT
2 PLANT
3 BREAKOUT SPACE
4 SERVERY
5 KITCHEN
6 WCS / SHOWERS
7 STORE
8 CYCLE STORAGE
9 COMMUNITY ROOM

3.4.3 BASEMENT LEVEL

3.4.3.1 The basement level provides flexible space for use by a variety of charity organisations and is branded as Mosaic. Existing direct access to Mosaic from Dale Street is maintained under the proposals. A new door arrangement creates a lobbied entrance before accessing the staircase.

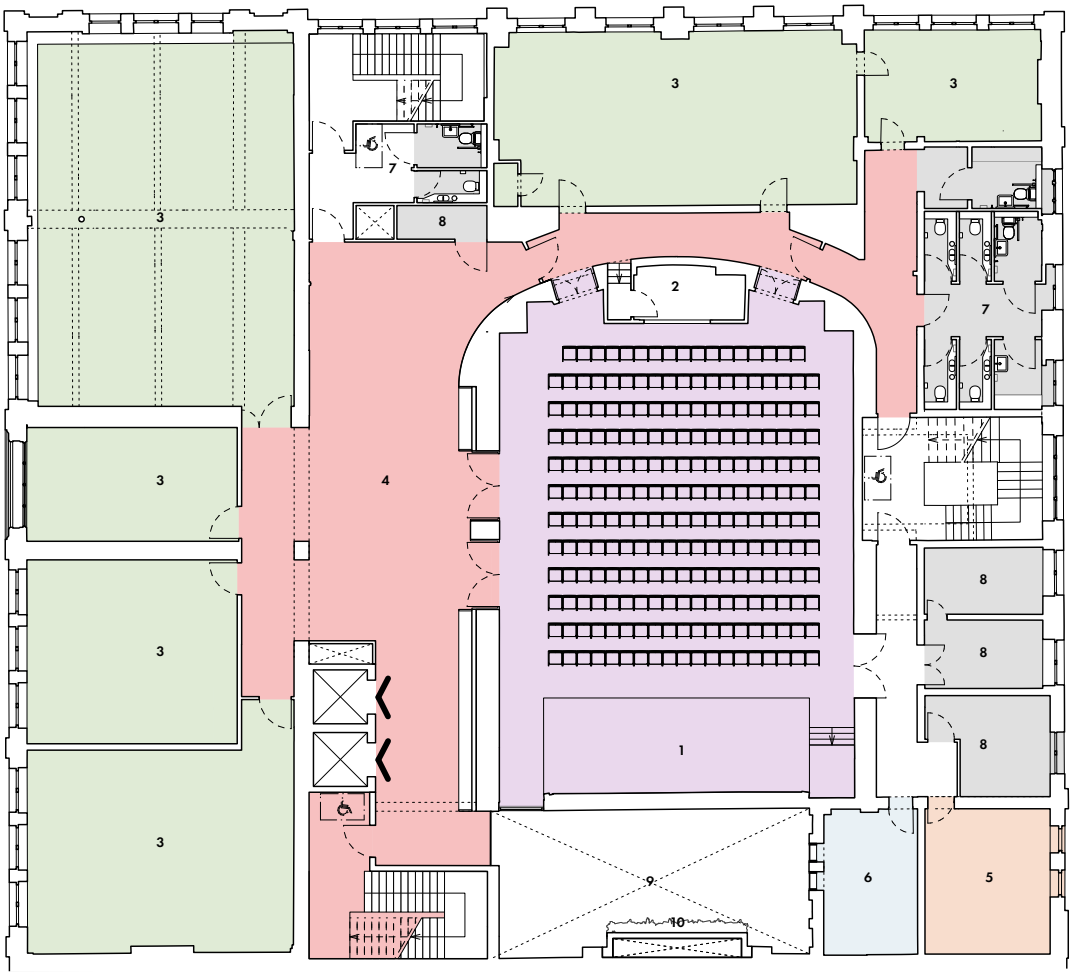
3.4.3.2 Currently, access to the basement from entrance level is only possible via the passenger lift or the stair adjacent to Spear Street. The proposals provide two lifts and a new main circulation stair to connect this level to all levels above, the Spear Street stair access is also retained. The new floor at the base of the lightwell allows the expansion of the Mosaic footprint, whilst accommodating a fire escape corridor to Spear Street.

3.4.3.3 The Spear Street side of the basement is currently at a higher level than the rest of the basement. The proposals will create a level floor across the whole basement opening up equal access to all spaces.

3.4.3.4 The main Mosaic space is supplemented by three additional rooms which can be individually booked or used as part of one main booking.

3.4.3.5 Kitchen provision is rationalised to one location and positioned to serve all rooms without disruption to the users of the Mosaic spaces.

3.4.3.6 Toilet and shower provision is expanded and centrally located. Access is provided from the breakout space to avoid disruption of activities within Mosaic.



0m 1m 5m 10m

LEVEL 01 - FIRST FLOOR

1 MAIN HALL
2 AV ROOM
3 ROOMS FOR HIRE
4 BREAKOUT SPACE
5 KITCHENETTE
6 OFFICE
7 WCS
8 STORE
9 LIGHTWELL VOID
10 LIVING WALL

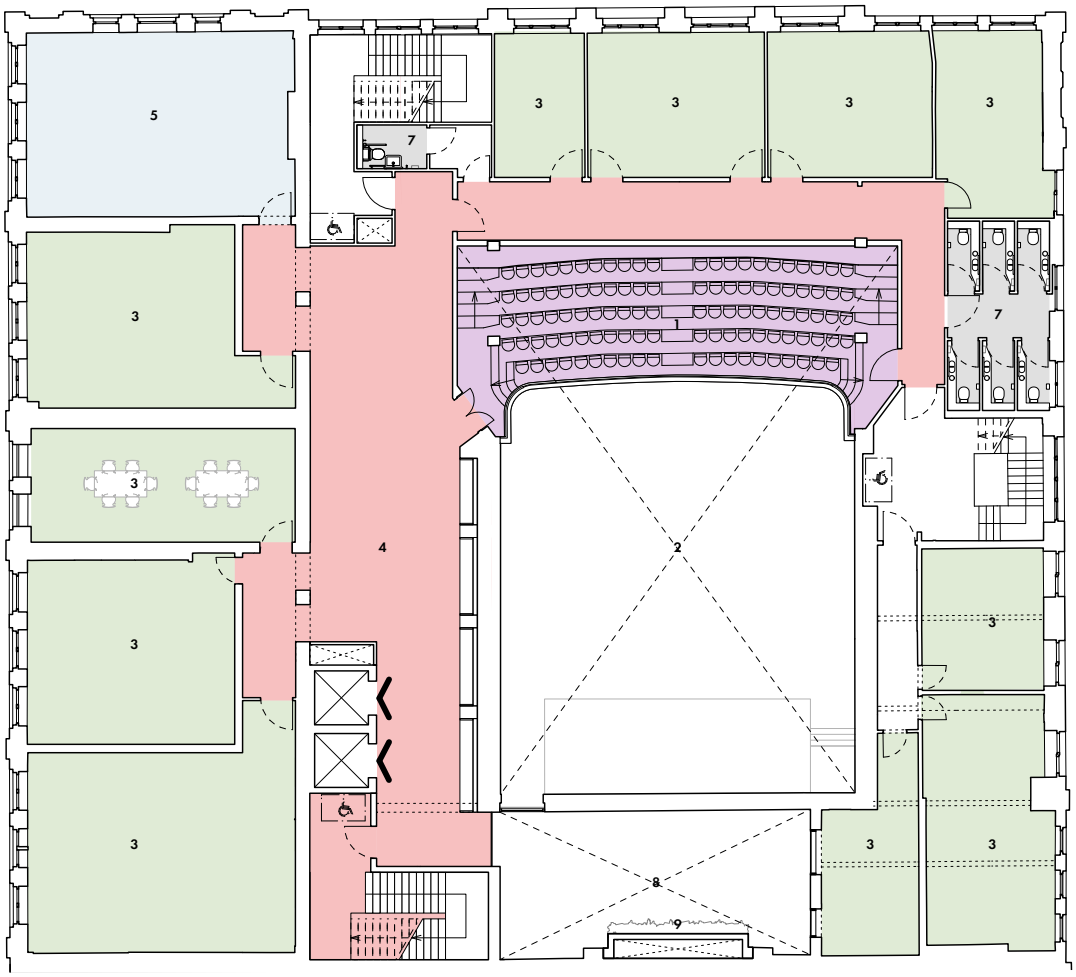
3.4.4 FIRST FLOOR LEVEL [FIG – LEVEL 01 PLAN]

3.4.4.1 First Floor is the main hall entrance level. The scale of the breakout space is maintained to accommodate large gatherings. Stair and lift circulation deliver people directly to the breakout space. Access to the hall is improved through the inclusion of two full height twin leaf entrance doors which can be held open to allow events in the hall to spill into the breakout space. Built in bench seating will sit either side of the doors. An open balcony at the end of the breakout space will provide views into the atrium and café garden below, aiding orientation. Again, on this level, the firefighting stair and associated lobby replace the existing main circulation stair. Two WCs (incl. one accessible) are provided adjacent to the breakout space with the majority of WCs including two accessible WCs being positioned to the Spear Street side of the building.

3.4.4.2 Reordering of the hall will alter the existing stage and the scale of the space. The aim is to create a more intimate and welcoming main hall. Internal finishes and building services will be upgraded. Timber panelling will form a robust perimeter wall treatment at low level with air handling ductwork integrated behind. This coupled with the specification of light painted plasterwork to the upper wall areas and renewed hall lighting will brighten the space. A window to the side of the stage will provide a visual link to the atrium. The hall will benefit from three storage rooms created to the Spear Street side of the building.

3.4.4.3 Rooms for hire will be upgraded with new internal finishes and building services, ad hoc partitions will be removed, and existing features enhanced. Existing timber window frames will be retained, timber casements will be replaced to match the existing but will be upgraded with slimline double glazing. Existing timber framed secondary glazing will be retained with new timber framed secondary glazing provided elsewhere. High level hopper casements will be brought back into operation as a means of providing natural ventilation. The thermal performance of the area between floor and cill will be improved at each window position.

3.4.4.4 The central portion of the building to Oldham Street (directly above the main entrance) will be altered to create a meeting room which benefits from the large arched window. This area of the plan has been altered over time however the proposals retain an existing arched opening and reinstate the cornice while removing the poor-quality alterations. The new space will benefit from the architectural quality of the existing building.



0m 1m 5m 10m

LEVEL 02 - SECOND FLOOR

1 RETAINED MAIN HALL TERRACED BALCONY SI
2 MAIN HALL VOID
3 ROOMS FOR HIRE
4 BREAKOUT SPACE
5 BOARD ROOM
6 OFFICE
7 WCS
8 LIGHTWELL VOID
9 LIVING WALL

3.4.4.5 A new office space is created which overlooks the atrium, the adjacent kitchenette provides tea and coffee provision for the hall and work surface area for the preparation of cold food.

3.4.4.6 Secure cycle storage for 6 bikes is provided at this level.

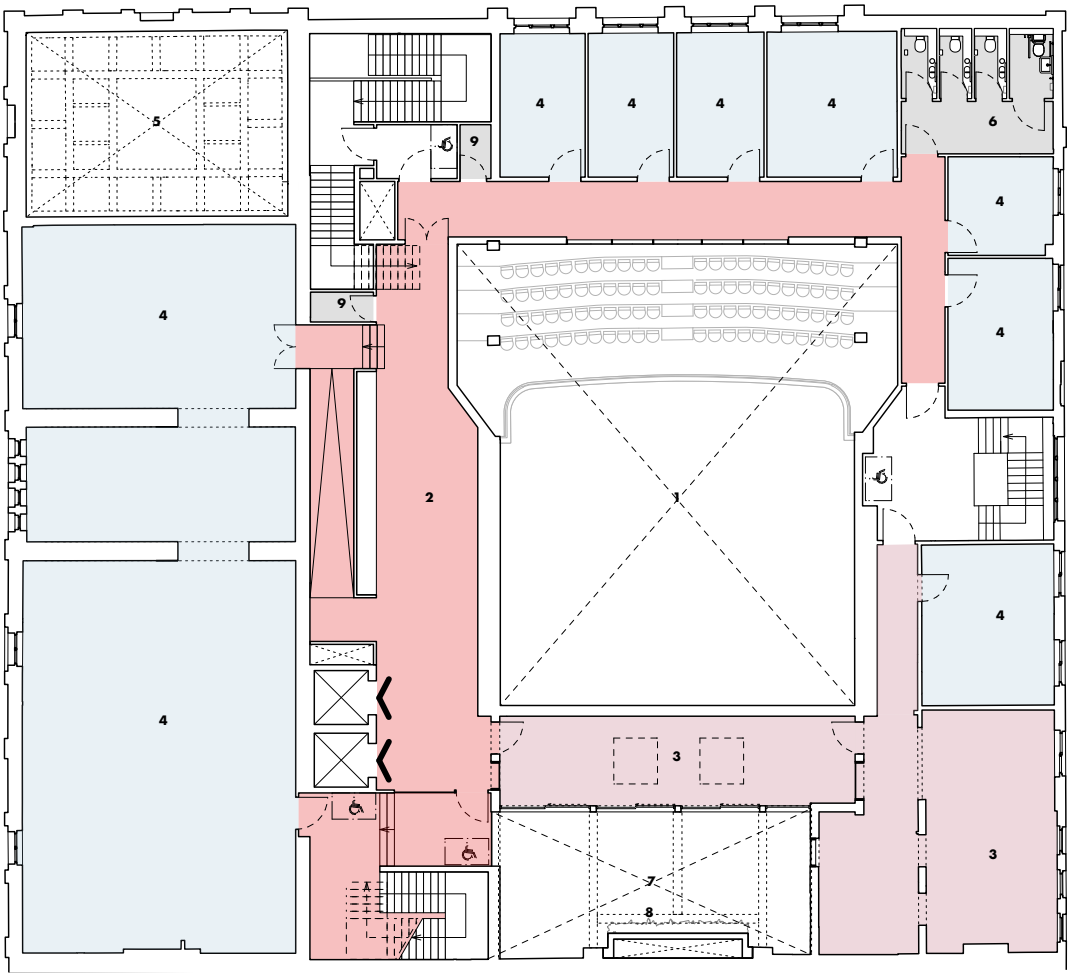
3.4.5 SECOND FLOOR LEVEL

3.4.5.1 The proposals for the second floor shift the focus from office space towards bookable and hireable rooms for meetings and training.

3.4.5.2 TMCP will vacate this floor and consolidate their operation on the third floor. Part of this shift will include the digitisation of TMCP's current paper archive which is currently housed on this level. Former office spaces will be re purposed to create rooms for hire. The rooms will be upgraded with new internal finishes and building services, ad hoc partitions will be removed and existing features enhanced. Existing timber window frames will be retained, timber casements will be replaced to match the existing but will be upgraded with slimline double glazing. Existing timber framed secondary glazing will be retained with new timber framed secondary glazing provided elsewhere. High level hopper casements will be brought back into operation as a means of providing natural ventilation. The thermal performance of the area between floor and cill will be improved at each window position.

3.4.5.3 The removal of the archive enables the creation of a breakout space to encourage interaction and gathering. As per the first floor level, built in bench seating backs onto the hall and an open balcony at the end of the breakout space provides views into the atrium and café garden below, aiding orientation.

3.4.5.4 The terraced balcony seating to the hall is accessed from this level via entrances at either side of the hall. The capacity of the terrace seating has been reduced to suit the current and future demand of the hall. The steel structure which supports the back half of the terraced seating will be removed to allow the creation of three rooms for hire which benefit from windows to Dale Street. The front portion of the balcony seating structure will be retained as will the existing balcony frontage to ensure sight lines are maintained and the character of the space is preserved.



LEVEL 03 - THIRD FLOOR

1 MAIN HALL VOID
2 BREAKOUT SPACE
3 SOCIAL AREA
4 OFFICE
5 BOARD ROOM VOID
6 WCS
7 LIGHTWELL VOID
8 LIVING WALL
9 STORE

3.4.5.5 A new corridor separates the rear of the balcony seating from the new office spaces and provides a circulation route from the breakout space to the rooms for hire at the Spear Street side of the building.

3.4.5.6 The room on the corner of Oldham Street and Dale Street is currently used as the reception for the TMCP offices and features a high vaulted ceiling with decorative plaster work and panelling. The room will be refurbished and repaired to create a bookable boardroom for large team meetings.

3.4.5.7 One accessible WC is provided adjacent to the breakout space with the remaining of WCs provision positioned to the Spear Street side of the building stacked above the level below.

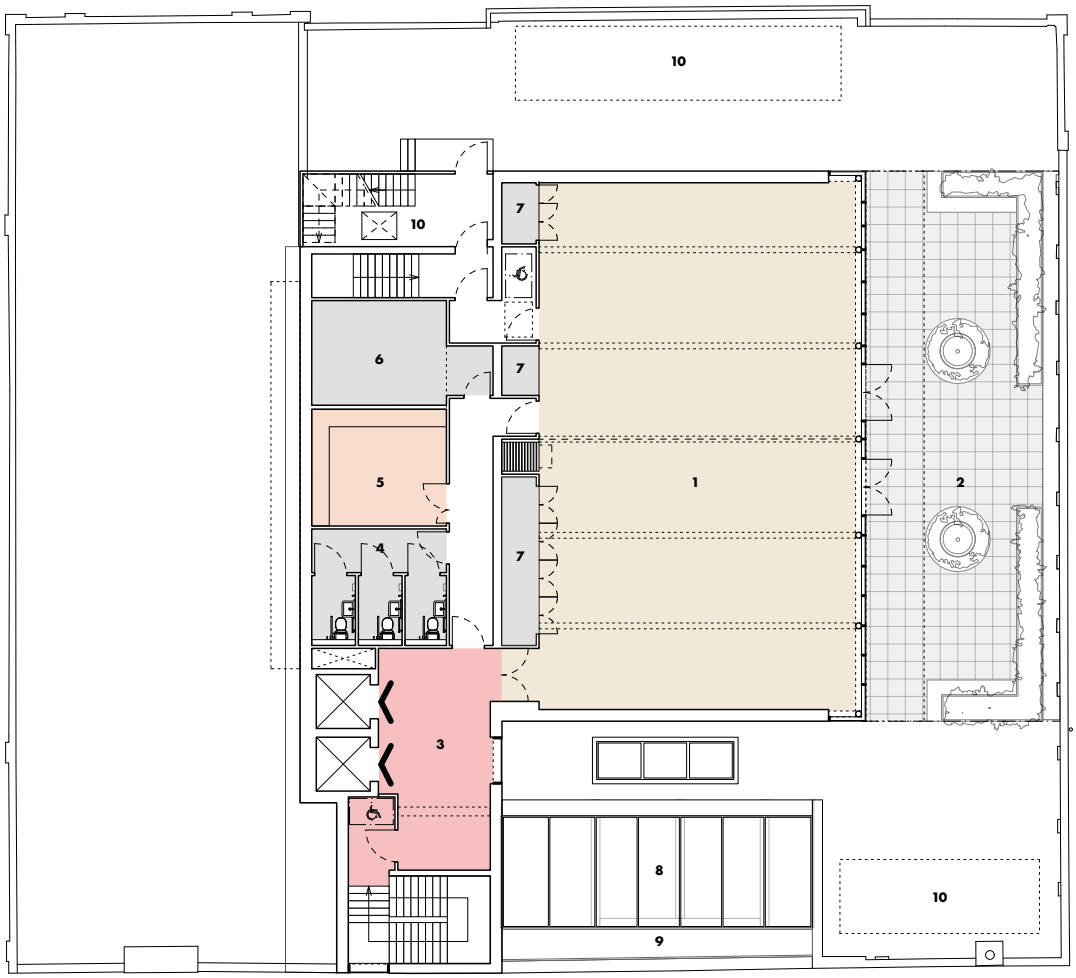
3.4.6 THIRD FLOOR LEVEL

3.4.6.1 The third floor will become the main workspace level within the reordered building. This intentional grouping of workspaces is a key aspect of the hub concept. This level will not be accessible to the public without prior arrangement.

3.4.6.2 As mentioned earlier, this floor has a 500mm change in level. The proposals maintain this level difference, with the TMCP offices being located within the higher section of the floor which is contained within the existing building to Oldham Street. Transition between the level difference is provide my means of a ramp and steps. As per lower levels, built in bench seating is provided within the breakout space and views into the atrium and café garden below are possible.

3.4.6.3 Internal partitions will be removed within the TMCP offices and the existing roof trusses and rooflights will be exposed to create a higher, brighter, open plan work environment. The boardroom to the corner of Oldham Street and Dale Street will have the mezzanine removed to return the room to its original arrangement.

3.4.6.4 At this level, the removal of the steel structure which supported the back half of the terraced seating, facilitates the creation of four offices which benefit from large windows to Dale Street.



0m 1m 5m 10m

LEVEL 04 - FOURTH FLOOR

1 EVENTS SPACE
2 ROOFTOP TERRACE
3 BREAKOUT SPACE
4 TOILETS
5 KITCHENETTE
6 PLANT
7 STORE
8 LIGHTWELL ROOF
9 WALKABLE GUTTER
10 EXTERNAL PLANT AREA

3.4.6.5 The Spear Street side of the building is reconfigured to create staff toilets, better proportioned office space and wider circulation routes. The southern corner of the building becomes the social hub for workers from different organisations within the building, providing a lounge, informal meeting space and a large communal kitchen. This is a key aspect of the concept. The space benefits from views into the atrium, indeed the link socialisation space (accessible from the breakout space) has sliding glazed walls which can be opened to provide three balconies overlooking the atrium.

3.4.6.6 One accessible WC is provided alongside other wc provision.

3.4.6.7 At this level the firefighting stair is reconfigured to accommodate the setback of the level above.

3.4.7 FOURTH FLOOR LEVEL

3.4.7.1 The fourth floor is a new level of accommodation providing additional communal gathering space.

3.4.7.2 Steel trusses provide the new floor and roof structure enabling large spans while minimising additional load on the existing building.

3.4.7.2 This level – referred to as the rooftop pavilion - is linked to all levels of the building below via two passenger lifts and the main circulation stairs.

3.4.7.2 The main gathering space at this level is subdividable to provide two large spaces. A spine wall of storage serves both spaces. The glazed South East elevation opens onto a rooftop terrace garden. Corridor access provides a route to the toilets and kitchen as well as providing a secondary route when the space is subdivided. At this level the firefighting stair provides a second means of escape.

3.4.7.2 A internal plant room is provided at this level. New flat roofs provide space for external plant, while an external stair provides access to a plant deck on the roof above. The roof above the main space accommodates a PV array. For further detail on the building services and the proposed energy and sustainability strategies reference should be made to the Energy Statement that supports this application.