

**4 HARDMAN SQUARE, MANCHESTER**

DESIGN & ACCESS STATEMENT, JANUARY 2024

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S P R A T L E Y  
& P A R T N E R S

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## INTRODUCTION

This document has been prepared by Spratley & Partners to support the application for the refurbishment and landscaping works for the improvements to the building at 4 Hardman

Square, Manchester. These proposals aim to provide significant investment in the building to create high quality, desirable office accommodation and external amenity space.



Figure 1. External photograph of 4 Hardman Square (as existing)

4 Hardman Square is situated in the city of Manchester's financial centre, Spinningfields. It is an existing five storey office building with retail units to the ground floor.

Located on Hardman Square (between Gartside Street, Bryom Street, and Hardman Street) the building is ideally located with public transport links and car parking facilities available.

- THE SITE
- 1

4 Hardman Square
- SPINNINGFIELDS
- 2

3 Hardman Square
- 3

The Manchester College
- 4

NCP
- 5

RBS
- 6

Leftbank Apartments
- 7

Civil Justice Centre
- 8

Manchester Crown Court
- 9

3 Hardman Street
- 10

The John Rylands Library
- 11

2 Spinningfields Square
- 12

Spinningfields Square
- 13

2 Hardman Street
- 14

No 1, Hardman Street
- ADDITIONAL
- 15

St John's Gardens
- 16

Science and Industry Museum
- 17

Old Granada Studios
- 18

River Irwell
- 19

Albert Bridge House
- 20

NCP
- 21

Parsonage Gardens
- 22

J.S.Beaumont department store
- 23

St Mary's Church
- 24

235-291 Deansgate

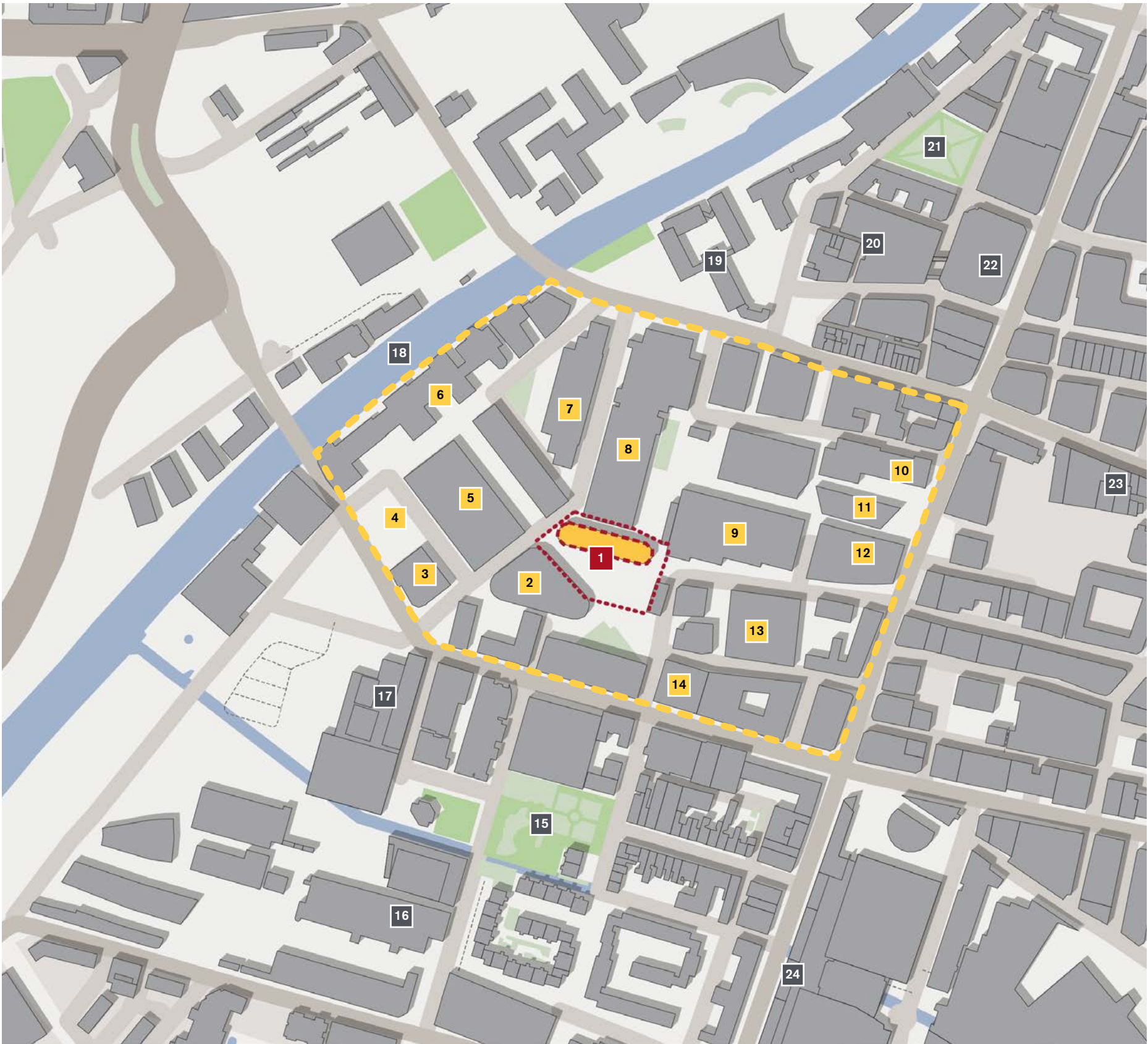


Figure 2. Site context

KEY

- 1

4 Hardman Square
- Grade II Listed Buildings:

2

Former Hydraulic Power Station in Grounds of City College, Water Street (1254724)

3

Masonic Temple, Bridge Street (1197809)

4

Sunlight House, Quay Street (1270915)

5

The Opera House, Quay Street (1247470)

6

Cobden House, 19 Quay Street (1247447)
- Cit of Manchester Conservation Areas:

7

Deansgate Conservation Area

8

St John Street Conservation Area

9

Castlefield Conservation Area

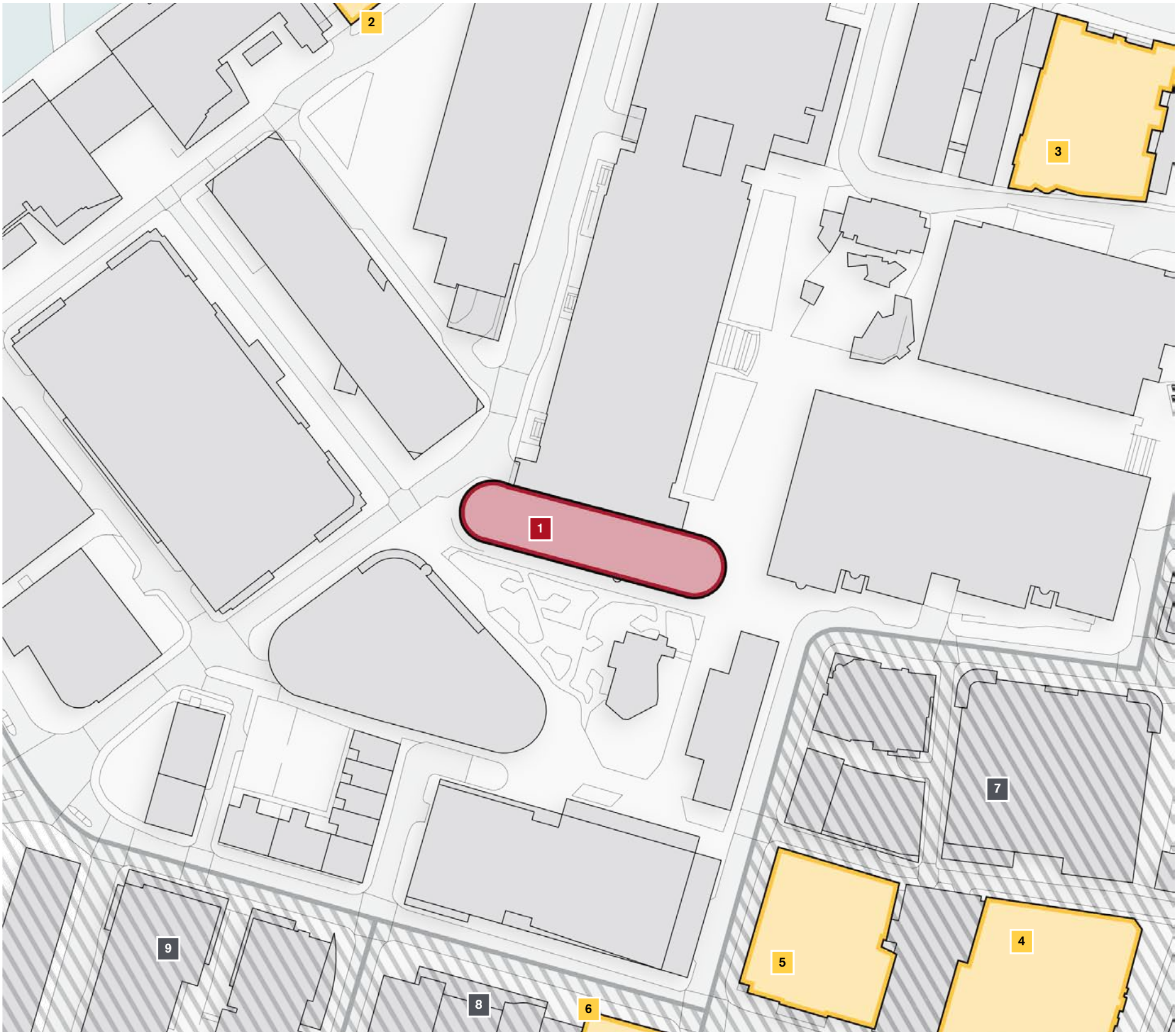


Figure 3. Historic context

HISTORIC CONTEXT PHOTOGRAPHS



HEIGHT MAP

- >45m
- 35m
- 25m
- 15m
- 5m

Key Buildings

- 1 4 Hardman Square
- 2 Civil Justice Centre
- 3 3 Hardman Street
- 4 3 Hardman Square
- 5 RBS



## EXISTING BUILDING

4 Hardman Square was constructed in 2006. The structure is a steel frame and is predominately clad in a glazed curtain walling. A plant area is located on the ground floor adjacent to the reception. There is additional rooftop plant (visible from aerial photographs).

The entrance is located on the south elevation of the building, central on plan. This is a double height space with a height of approximately 7-8m (this height is used to provide mezzanine areas within the retail units).



Figure 4. Aerial View of 4 Hardman Square (as existing)

EXTERIOR PHOTOGRAPHS



EXISTING GROUND & MEZZANINE FLOOR PLANS

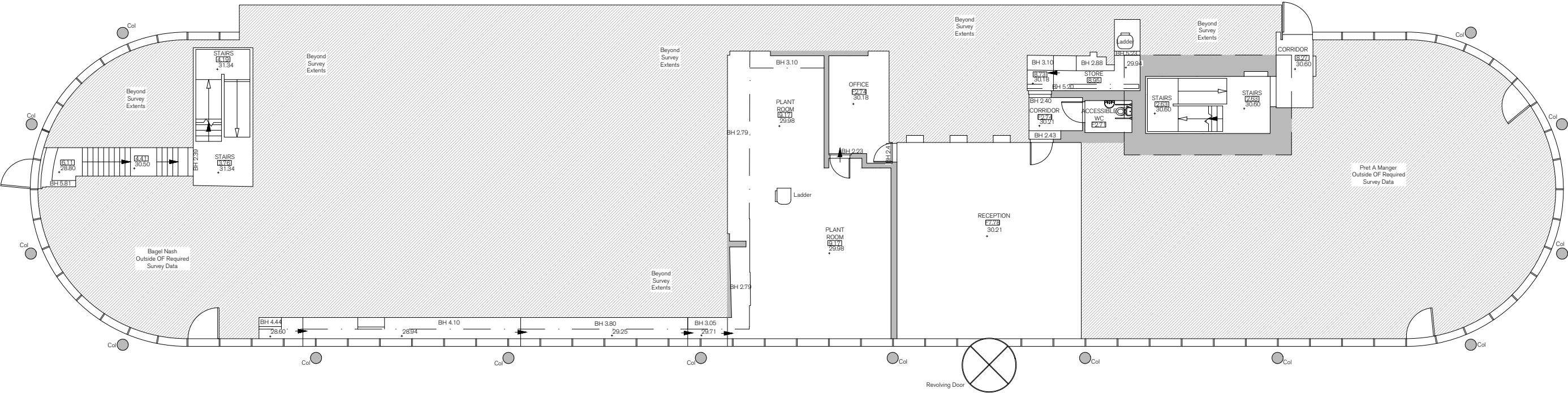


Figure 5. Existing Ground Floor Plan

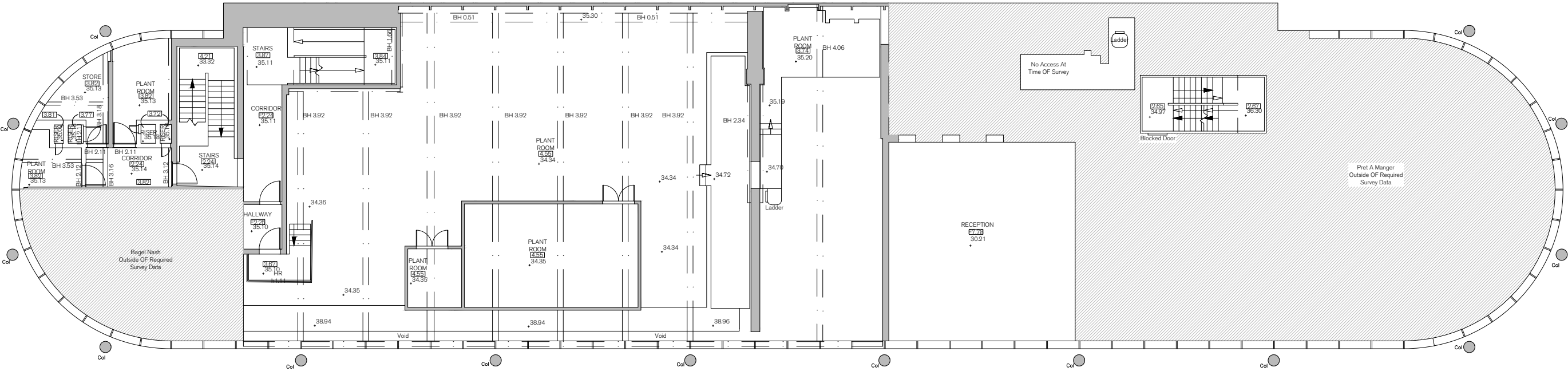
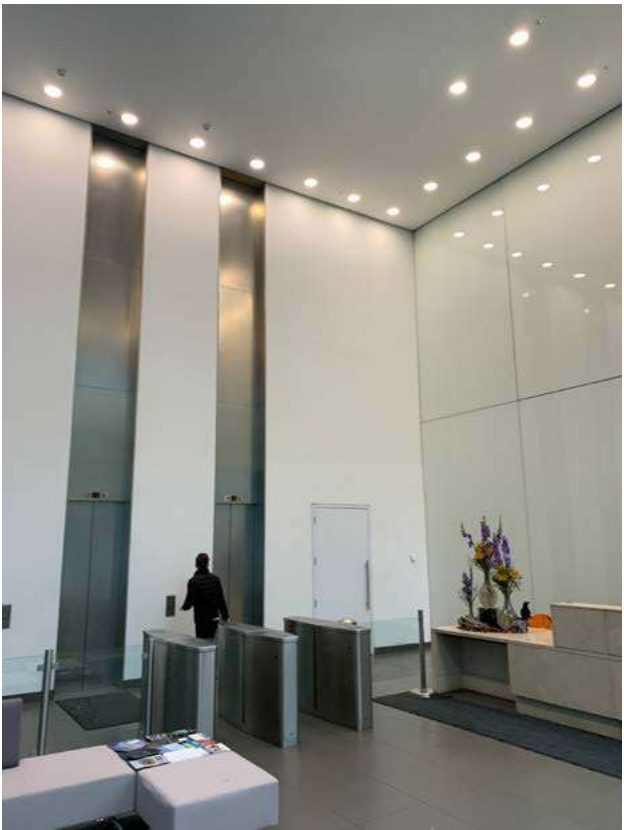
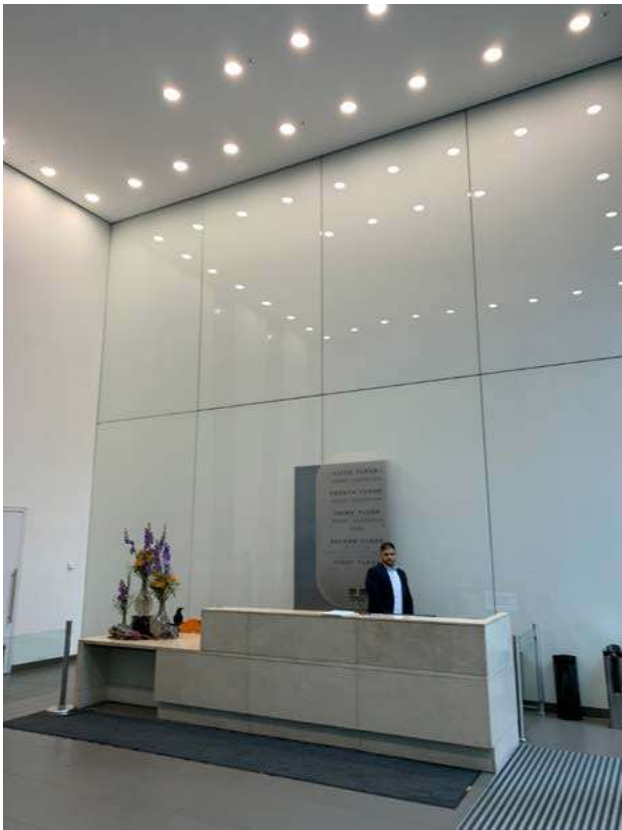


Figure 6. Existing Mezzanine Plan

GROUND & MEZZANINE EXISTING PHOTOGRAPHS



3.2 EXISTING FIRST & SECOND FLOOR PLANS

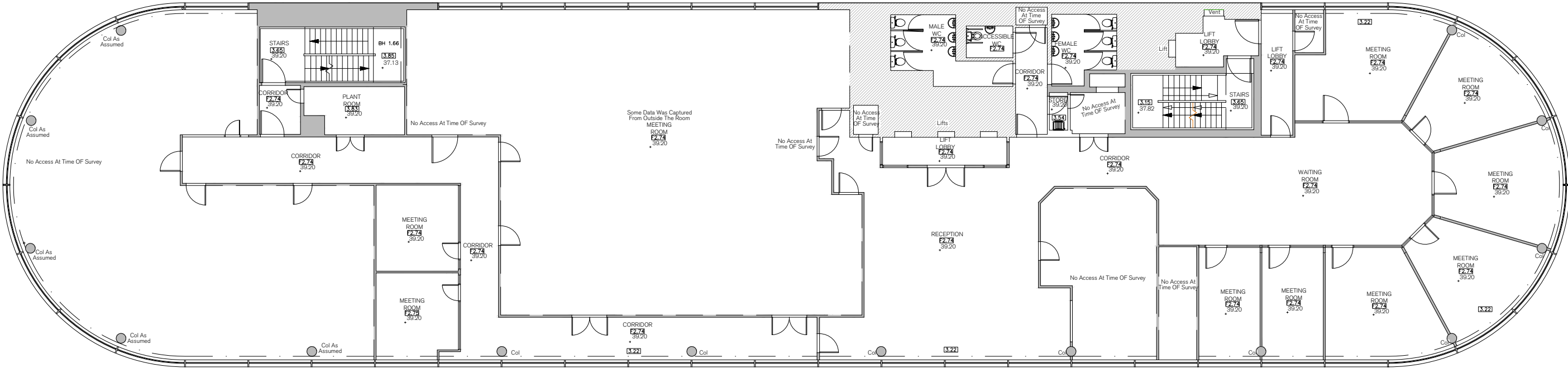


Figure 7. Existing First Floor Plan

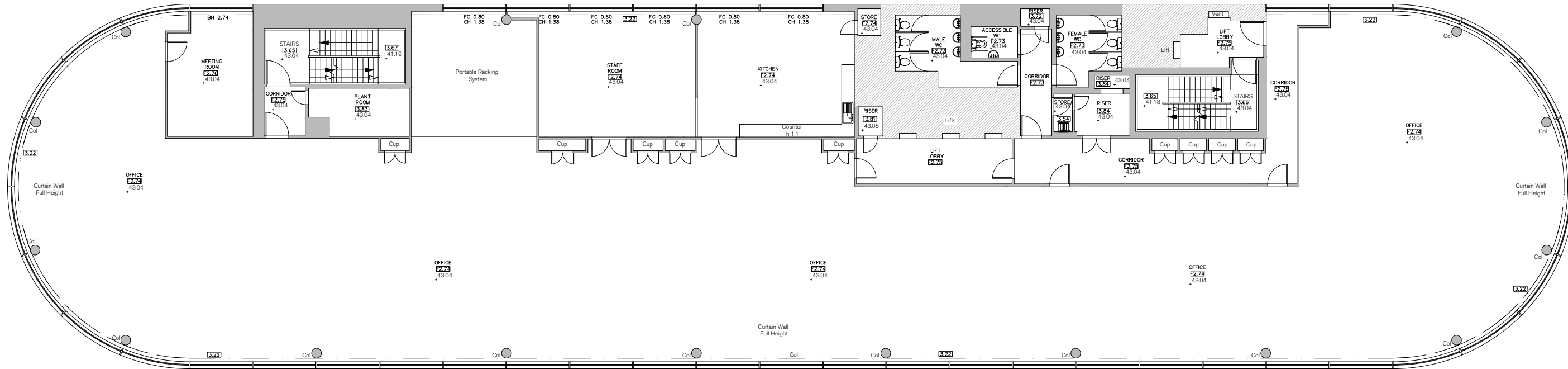
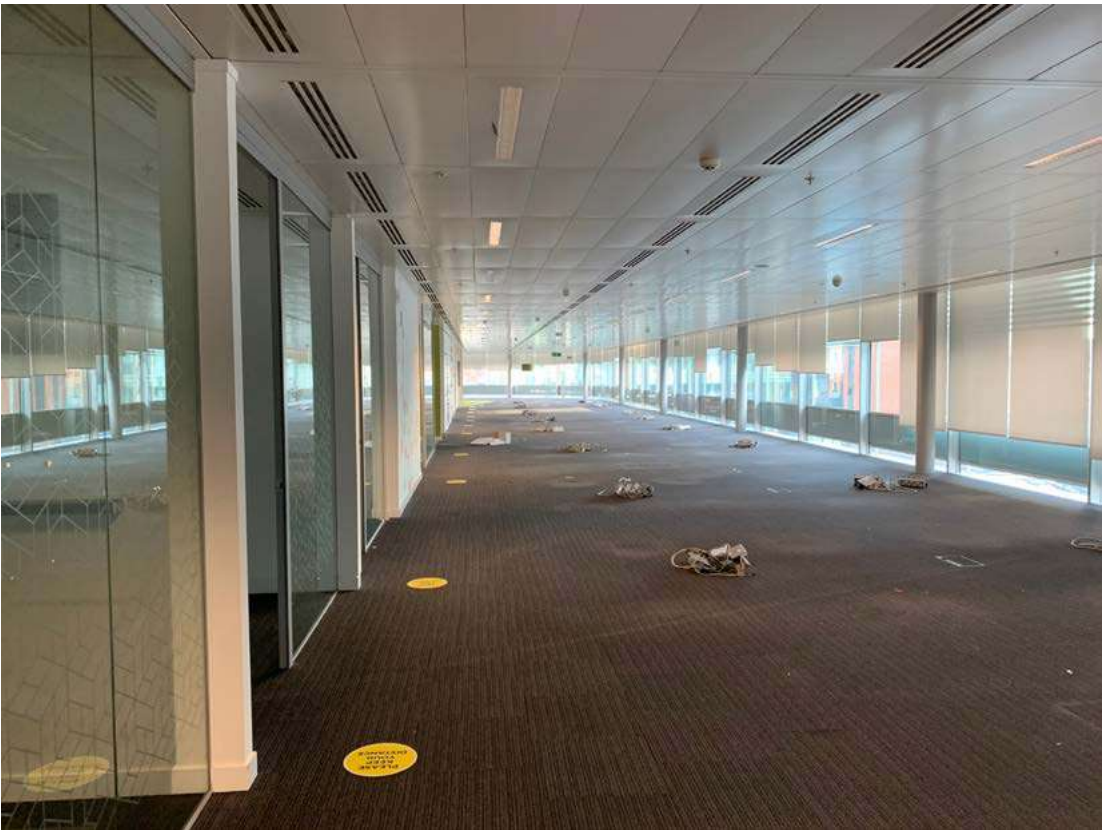


Figure 8. Existing Second Floor Plan

TYPICAL UPPER FLOORS EXISTING PHOTOGRAPHS



EXISTING THIRD & FOURTH FLOOR PLANS

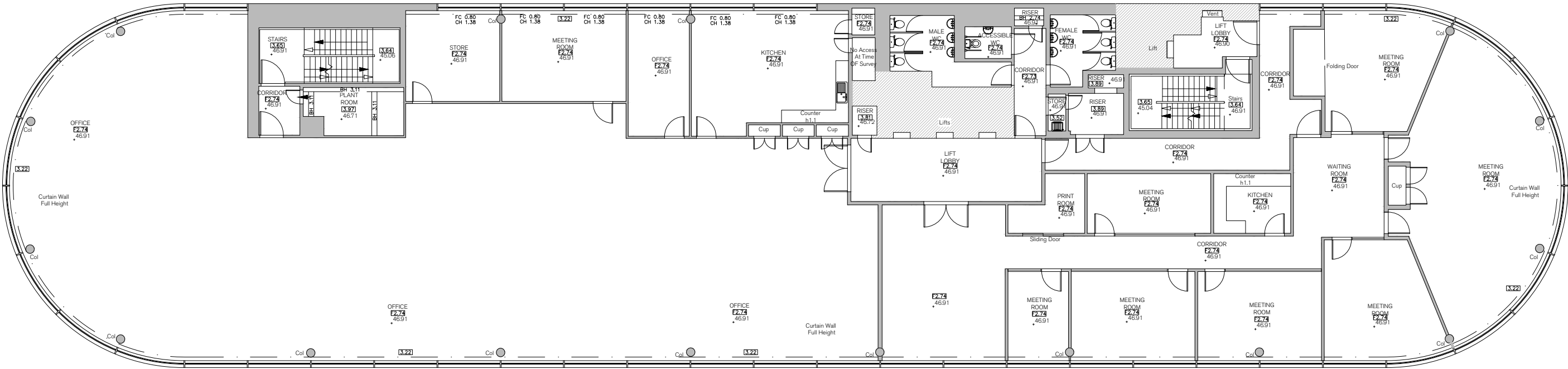


Figure 9. Existing Third Floor Plan

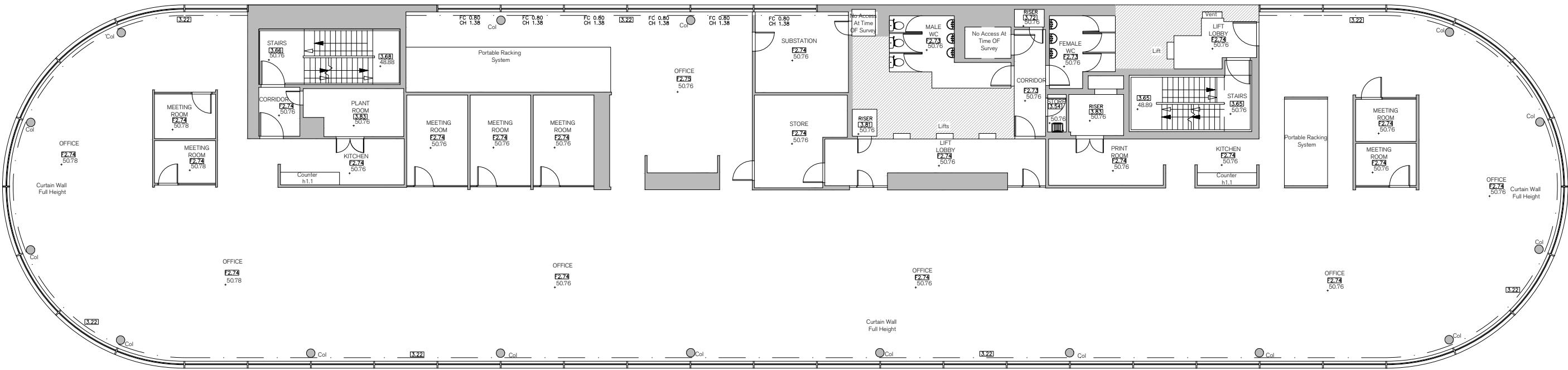
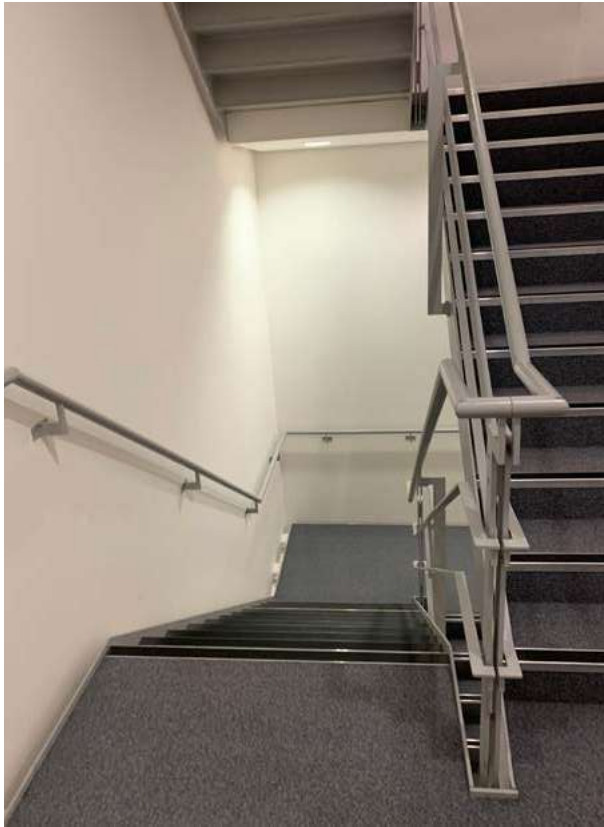


Figure 10. Existing Fourth Floor Plan

UPPER FLOOR COMMON AREA EXISTING PHOTOGRAPHS



EXISTING FLOOR PLANS

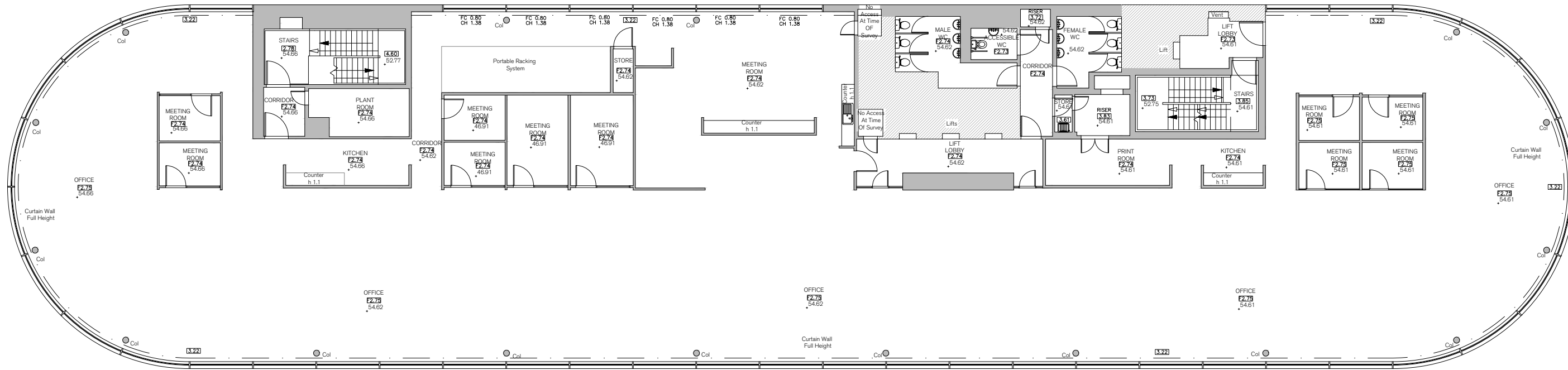


Figure 11. Existing Fifth Floor Plan

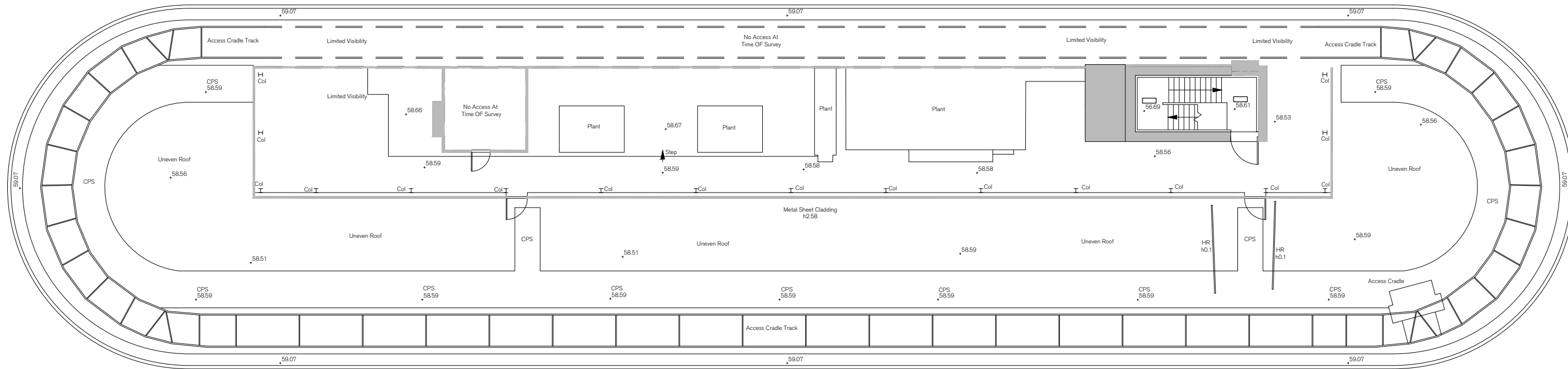
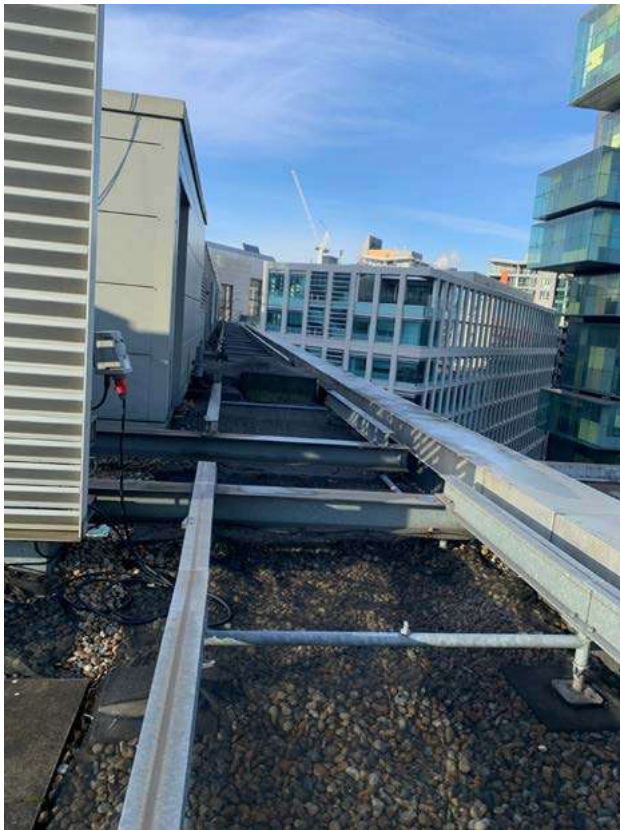


Figure 12. Existing Roof Floor Plan

ROOFTOP EXISTING PHOTOGRAPHS



EXISTING ELEVATIONS

- 1 Curtain walling
- 2 Blank facade
- 3 Louvred rooftop plant
- 4 Existing revolving door
- 5 Curtain walling and louvred system

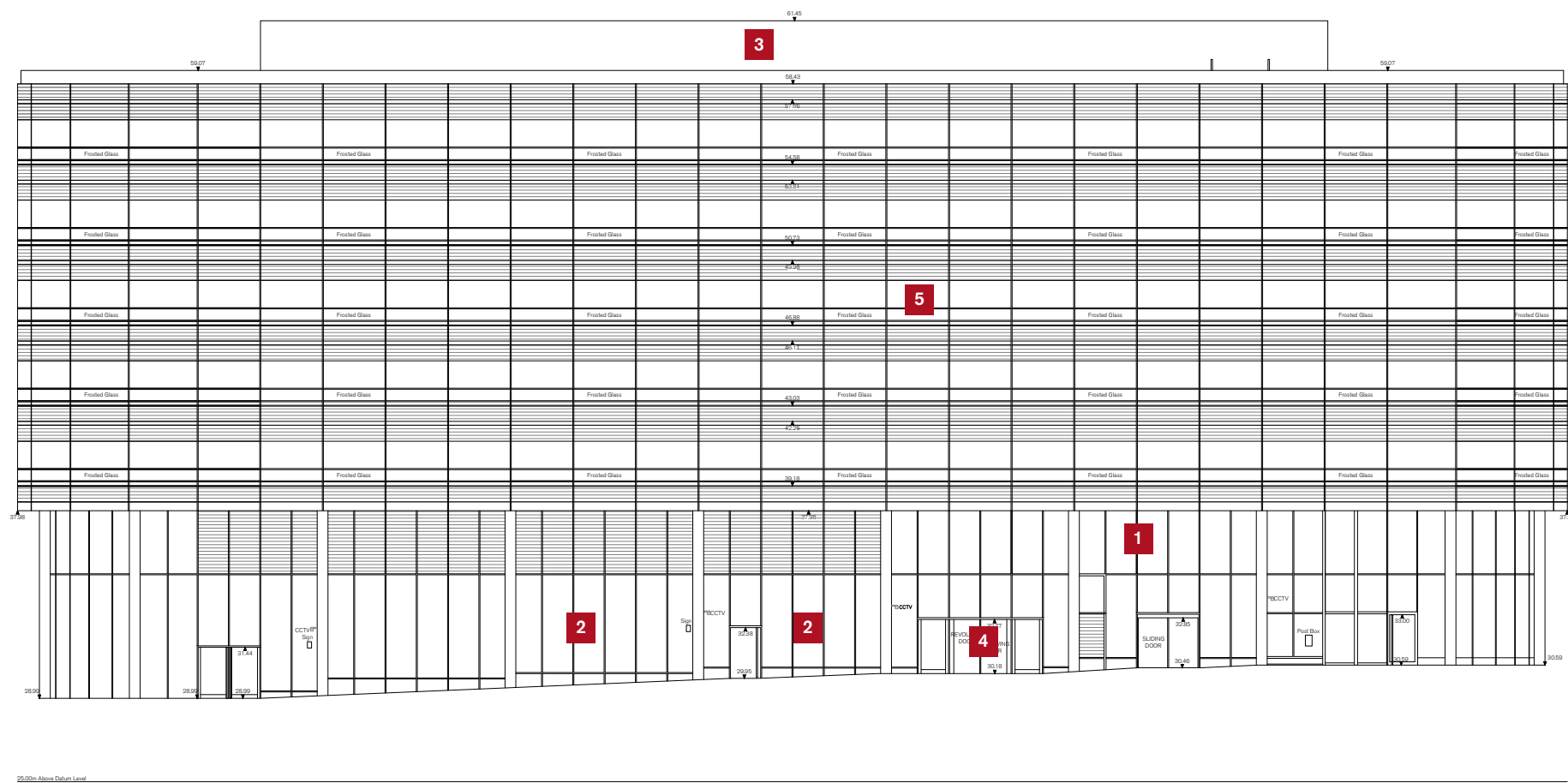


Figure 13. Existing South Elevation

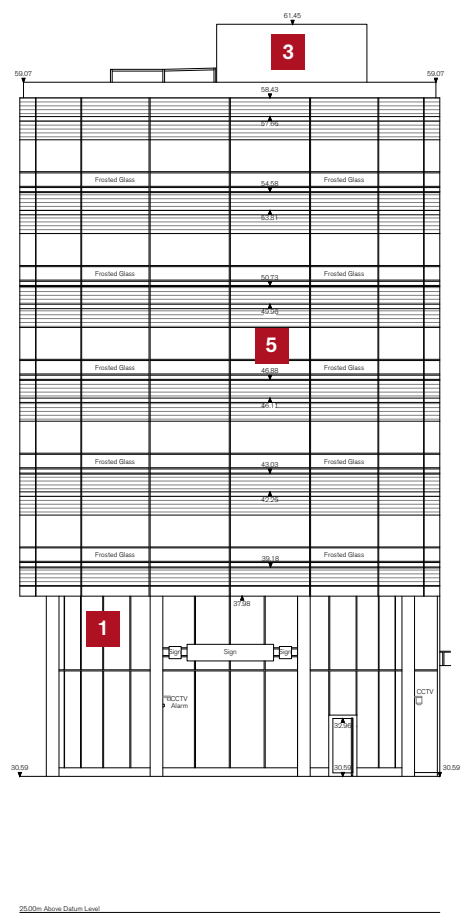


Figure 14. Existing East Elevation

EXISTING ELEVATIONS

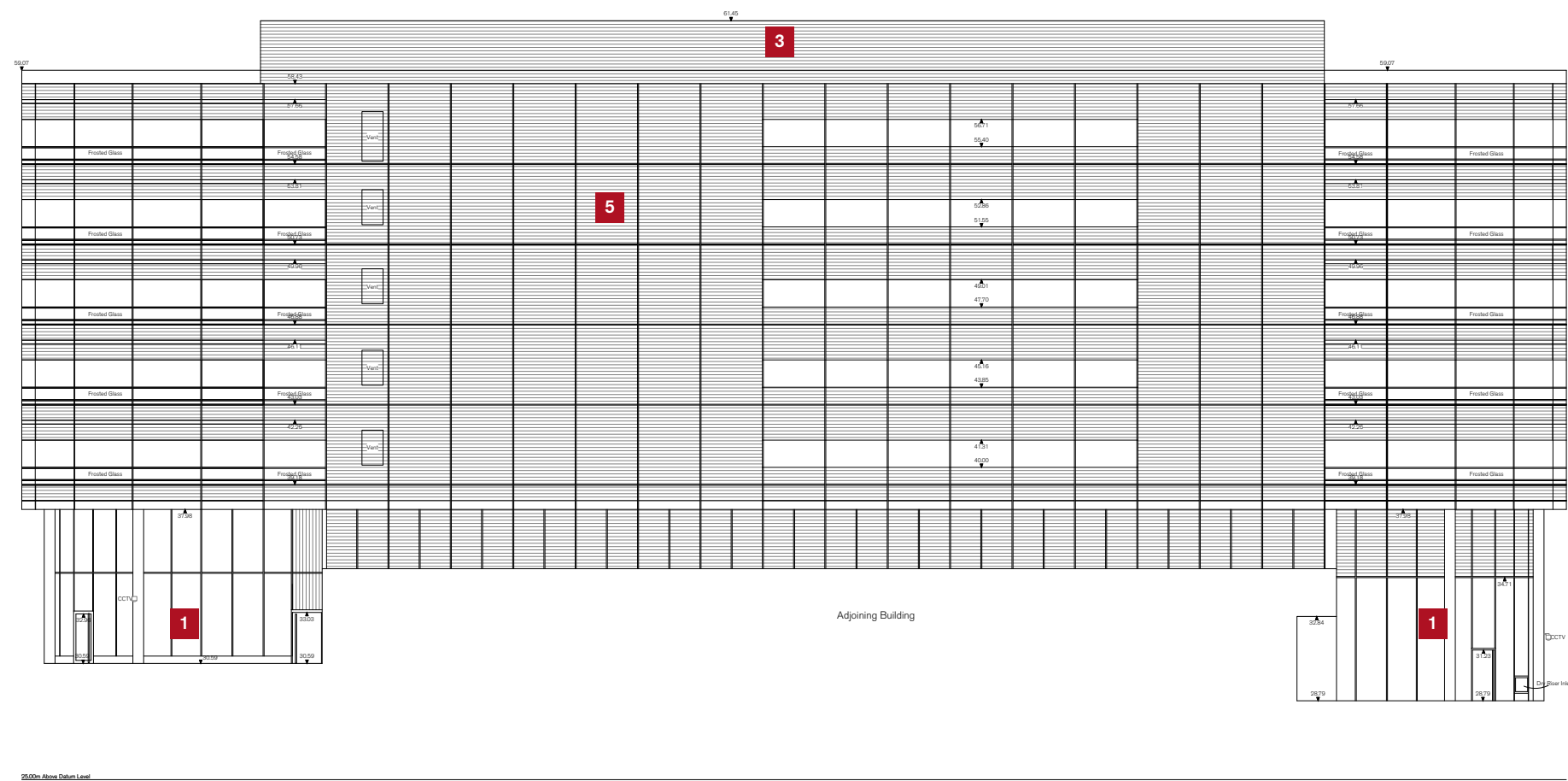


Figure 15. Existing North Elevation

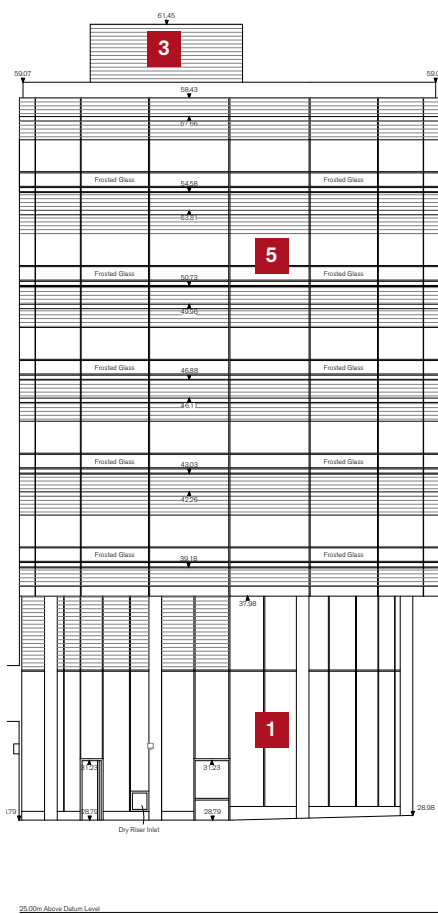
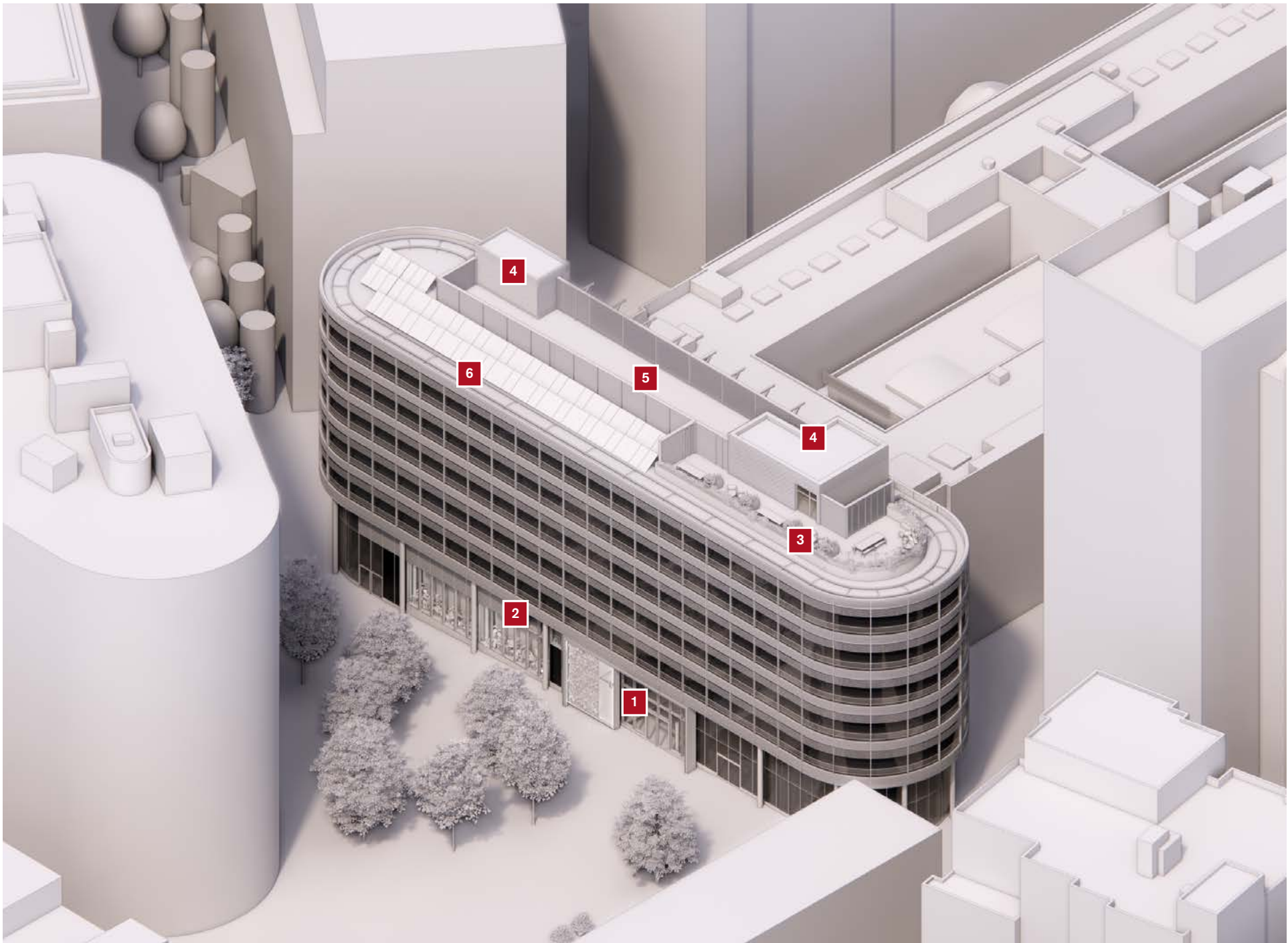


Figure 16. Existing West Elevation



KEY

- 1 New canopy and feature cladding to main entrance on Hardman Square
- 2 Activation of blank facade to left of main entrance
- 3 New communal roof terrace
- 4 Core extensions for roof terrace and plant access
- 5 Existing plant reconfigured to suit layout. Louvred screens replaced
- 6 PV Panels



## PRE-APPLICATION ADVICE

Avison Young submitted initial designs to Manchester City Council for pre-application advice 30/05/2022.

The proposed development including the following proposals:

- A new canopy and feature cladding to main entrance on Hardman Square
- Activation of blank facade to left of main entrance
- Existing finishes re-coated throughout building to tie through with proposals including grey sprayed louvres to upper floors
- Lightweight rooftop extension with exposed steel frame
- Existing plant reconfigured to suit layout. Louvred screens replaced
- New communal roof terrace
- PV Panels

A written response was received from MCC 29/06/2022.

Feedback in principle was positive in terms of developing and improving an important building within the Spinningfields area of Manchester, however the LPA gave considerable weight to the existing building's design.

For that reason, the re-spray proposed to the building exterior and the design of the rooftop were not supported.

Secondly it was advised by MCC that the rooftop extension should be designed as if it had always been part of the building rather than a set-back pavilion style extension.

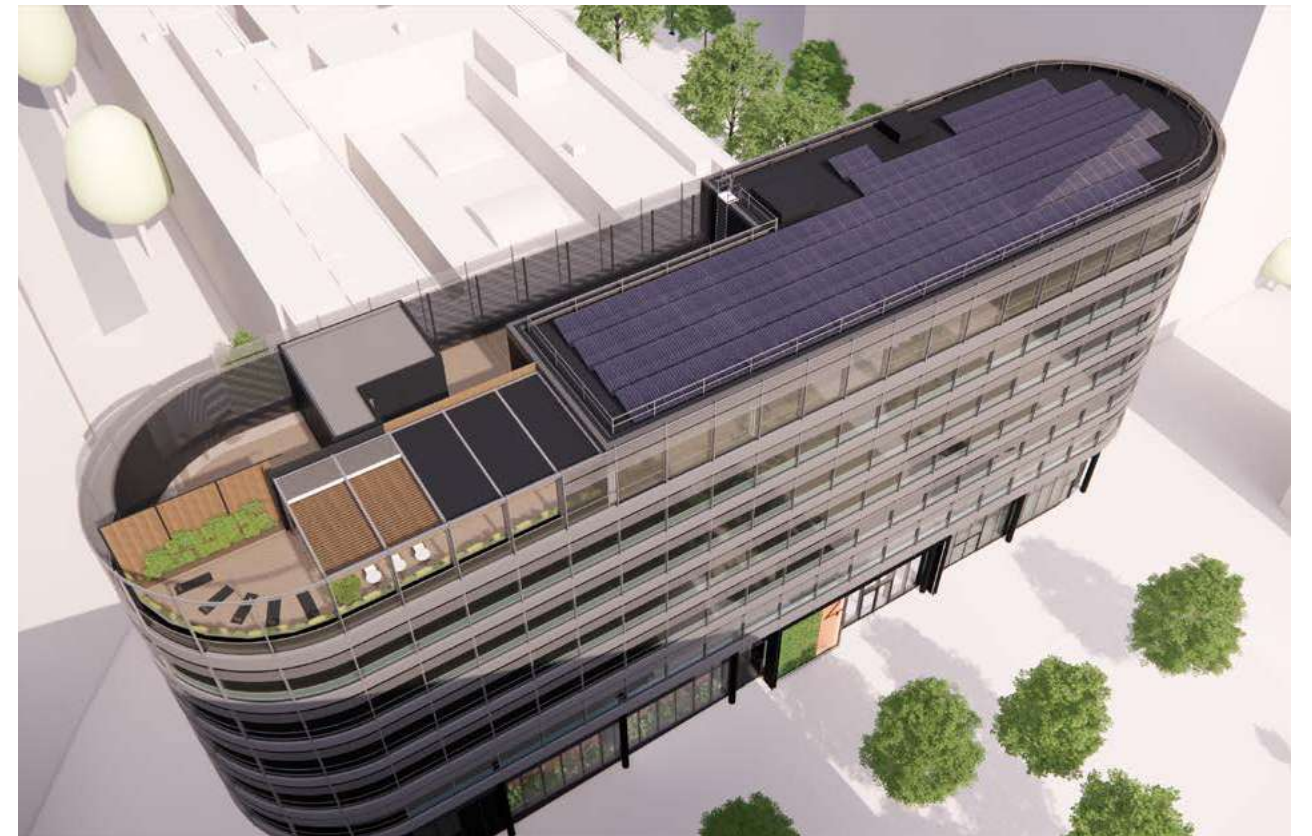
Following this feedback the client / design team have investigated these key considerations and developed the proposal for the extension and omitting the re-spray entirely.



## APPROVED APPLICATION

Application 135123/FO/2022 was approved subject to condition 24th January 2023.

The information enclosed within this updated Design and Access Statement relates the proposed amendments to designs at 6th floor level including the reduction in size of the originally consented roof terrace, omission of additional office space, and the relocation of PV panels to the 6th floor level.





- 1 Shared Roof Terrace
- 2 PV/Plant Area to Roof
- 3 Entrance Reconfiguration and Facade Alterations
- 4 Activation of blank facade to left of main entrance
- 5 Western Staircase Extended to provide plant access
- 6 Davit Arms for Maintenance Access where existing BMU access is reduced (to be retained to 3 sides)

Figure 17. View from Hardman Square



Figure 18. View from Hardman Street

- 1 Shared Roof Terrace
- 2 PV/Plant Area to Roof
- 3 Davit Arms for Maintenance Access where EXG BMU access is reduced (to be retained to 3 sides)
- 4 EXG Fire-Fighting Lift to be Extended to Roof Level for Terrace Access



Figure 19. View from North- East

PROPOSED GROUND FLOOR

KEY AREAS:

- 1 Activation of blank facade to left of main entrance
- 2 New cycle store entrance
- 3 New canopy and feature cladding to main entrance on Hardman Square
- 4 Refurbished reception area
- 5 Mezzanine floor above accessed via new spiral staircase
- 6 New link from reception to main stairwell
- 7 New plant area following ground floor re-configuration
- 8 New cycle storage (raised access floor throughout hatched area)
- 9 Existing sprinkler tank and new plant enclosure cages sprayed feature colour

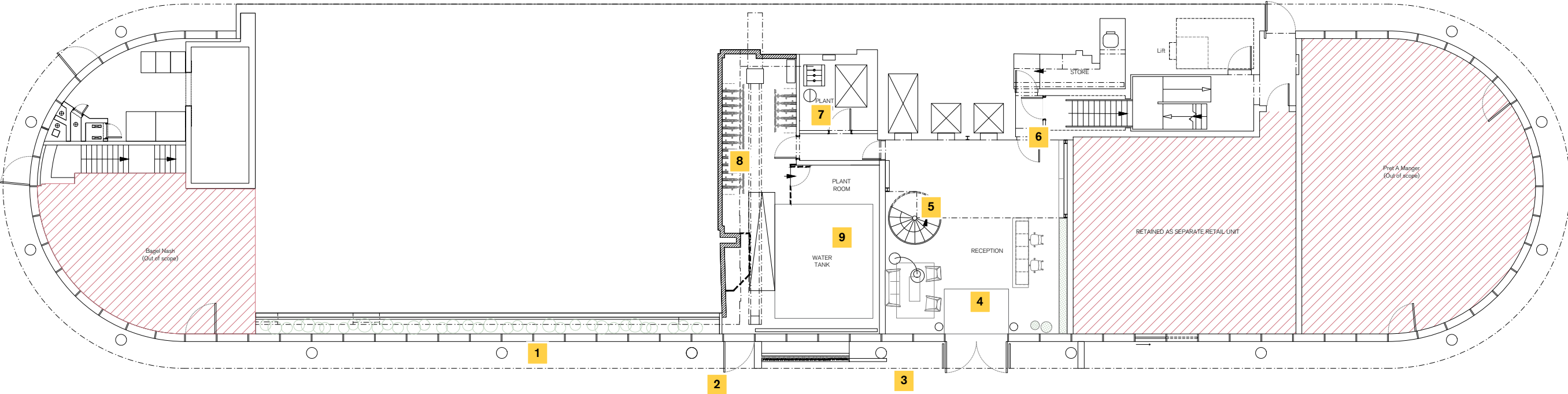


Figure 20. Proposed Ground Floor Plan

PROPOSED STREET LEVEL FACADE

The existing building fails to address its prominent position on Hardman Square, with its blank facade left of the main entrance and indiscreet entrance and branding.

The proposal aims to improve the relationship between the building and its external context which will improve the streetscape by creating an active facade at ground level.



Figure 23. Internal garden



Figure 21. Copper signage

- 1 External blackened metal canopy with feature lighting
- 2 Copper panel with cut-out branding & green wall
- 3 Louvre above canopy goalpost
- 4 Feature copper panel with hanging planting
- 5 Entrance Reconfiguration and Facade Alterations



Figure 22. Entrance to 4 Hardman Square





Figure 24. Entrance to 4 Hardman Square

PROPOSED MEZZANINE FLOOR

KEY AREAS:

- 1 Double height space above reception area
- 2 New spiral staircase from ground floor
- 3 New business lounge/coffee service at mezzanine level
- 4 New link from mezzanine to main stairwell
- 5 Common area meeting booths
- 6 Exercise studio
- 7 New mezzanine level WCs
- 8 New shower and changing areas

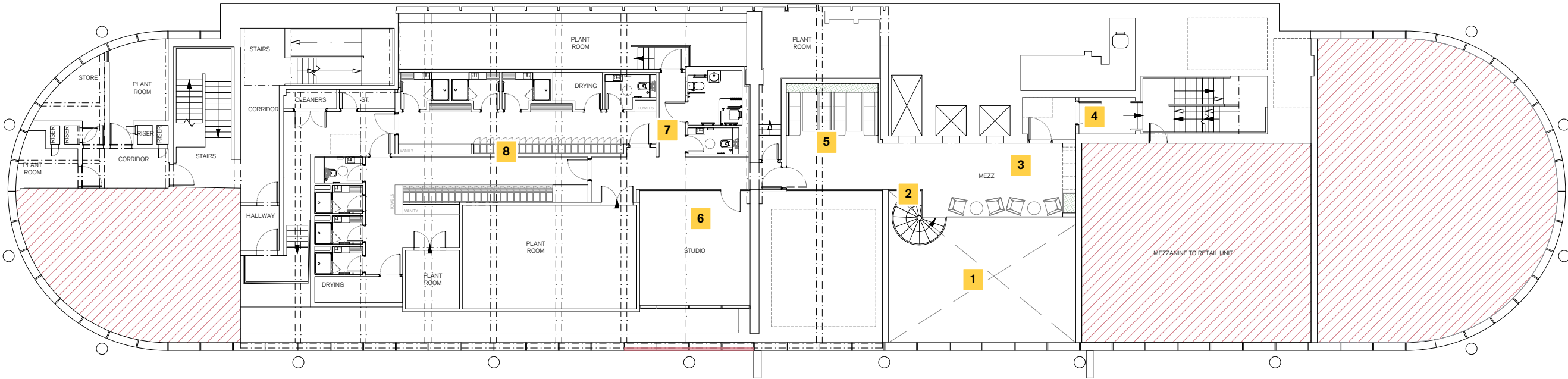


Figure 25. Proposed Mezzanine Plan

TYPICAL UPPER FLOOR

KEY AREAS:

- 1 CAT A Office Refurbishment
- 2 Existing core retained and redecorated
- 3 New WC layout to achieve BCO requirements at 1:10 occupancy
- 4 Potential feature stair to combine floors following tenant request

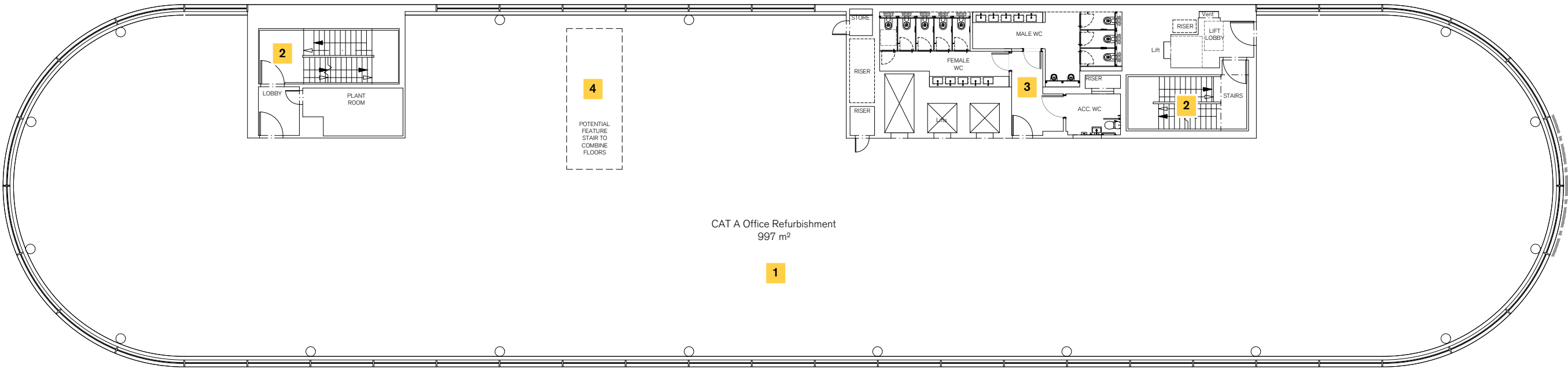


Figure 26. Proposed Typical Upper Floor

ROOF TERRACE

The proposed roof terrace is situated to the East of 4 Hardman Square at 6th floor level.

To facilitate access from the main stair, the existing core is extended to ensure lift access from all floors in the building from the existing fire fighting lift. WCs are also added to this level.

The escape stair has been extended to ensure compliant means of escape from roof terrace and plant areas.

KEY AREAS:

- 1 Plant Area
- 2 Proposed Extension to Eastern Staircase to provide WC Facilities
- 3 BMU reduced to 3 sides
- 4 Davit Arms for Maintenance Access where existing BMU access is reduced (to be retained to 3 sides)
- 5 Shared Roof Terrace
- 6 PV Provision
- 7 Western Staircase Extended to provide plant access
- 8 Existing Fire-Fighting Lift to be Extended to Roof Level for Terrace Access

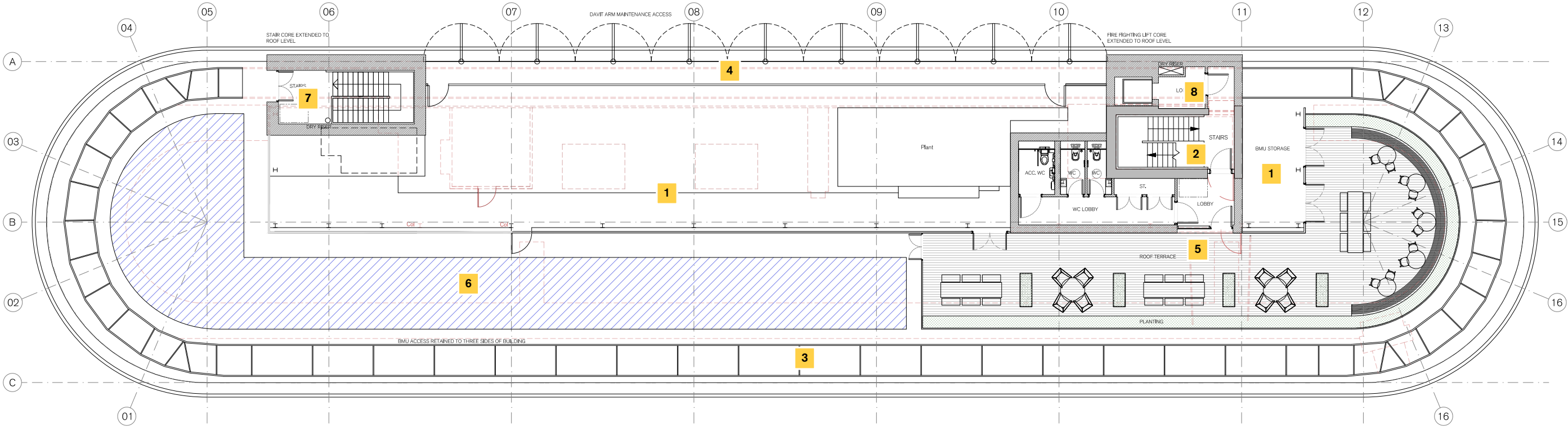


Figure 27. Proposed Roof Level

KEY FEATURES

- 1 Shared Roof Terrace
- 2 PV/Plant Area to Roof
- 3 Western Staircase Extended to provide plant access
- 4 Davit Arms for Maintenance Access where existing BMU access is reduced (to be retained to 3 sides)
- 5 Fire-Fighting Lift to be Extended to Roof Level for Terrace Access
- 6 Existing BMU Reduced to Serve 3 Sides Only, to facilitate staircase/lift extensions
- 7 Existing Eastern Staircase
- 8 Proposed Extension to Eastern Staircase to provide WC Facilities

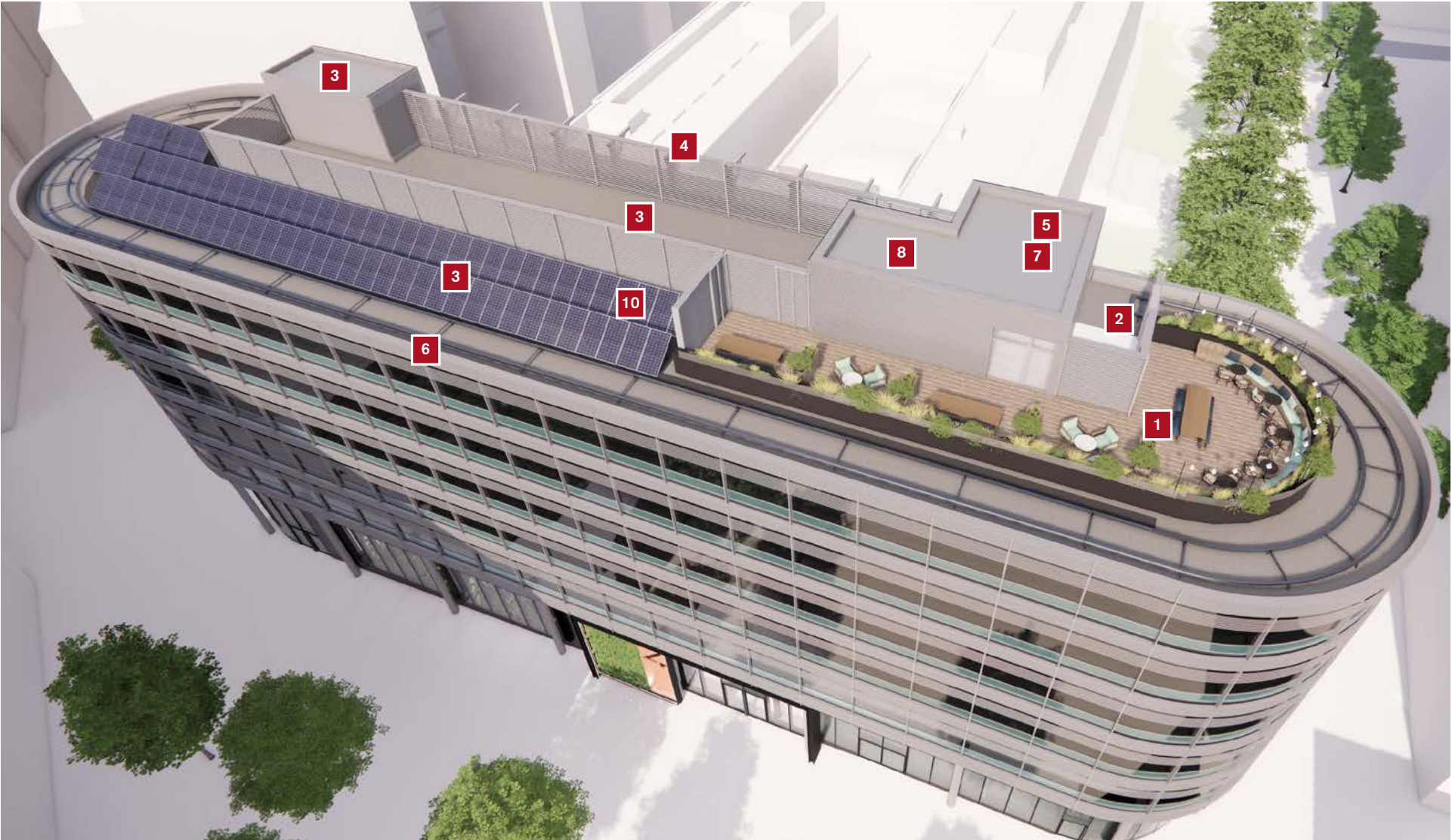


Figure 28. Aerial view of rooftop

# ROOFTOP TERRACE

## KEY FEATURES

- 1 Dark-grey metal planter to perimeter of terrace to include glazing behind planting (for additional guarding)
- 2 Festoon Lighting
- 3 Timber seating with built-in low-level lighting
- 4 Composite timber decking
- 5 Metal louvred panels (EXG/new to match EXG) to plant area
- 6 Independent timber-clad planters to include lighting
- 7 Extension of eastern staircase/proposed WC provision to be clad to match existing grey cladding to building.



Figure 29. Roof Terrace looking East



Figure 30. Roof Terrace looking West

KEY FEATURES

- 1 Dark-grey metal planter to perimeter of terrace to include glazing behind planting (for additional guarding)
- 2 Festoon Lighting
- 3 Timber seating with built-in low-level lighting
- 4 Composite timber decking
- 5 Metal louvred panels (EXG/new to match EXG) to plant area
- 6 Independent timber-clad planters to include lighting
- 7 Extension of eastern staircase/proposed WC provision to be clad to match existing grey cladding to building.
- 8 EXG BMU retained to 3 sides
- 9 Plant area not detailed in this pre-application

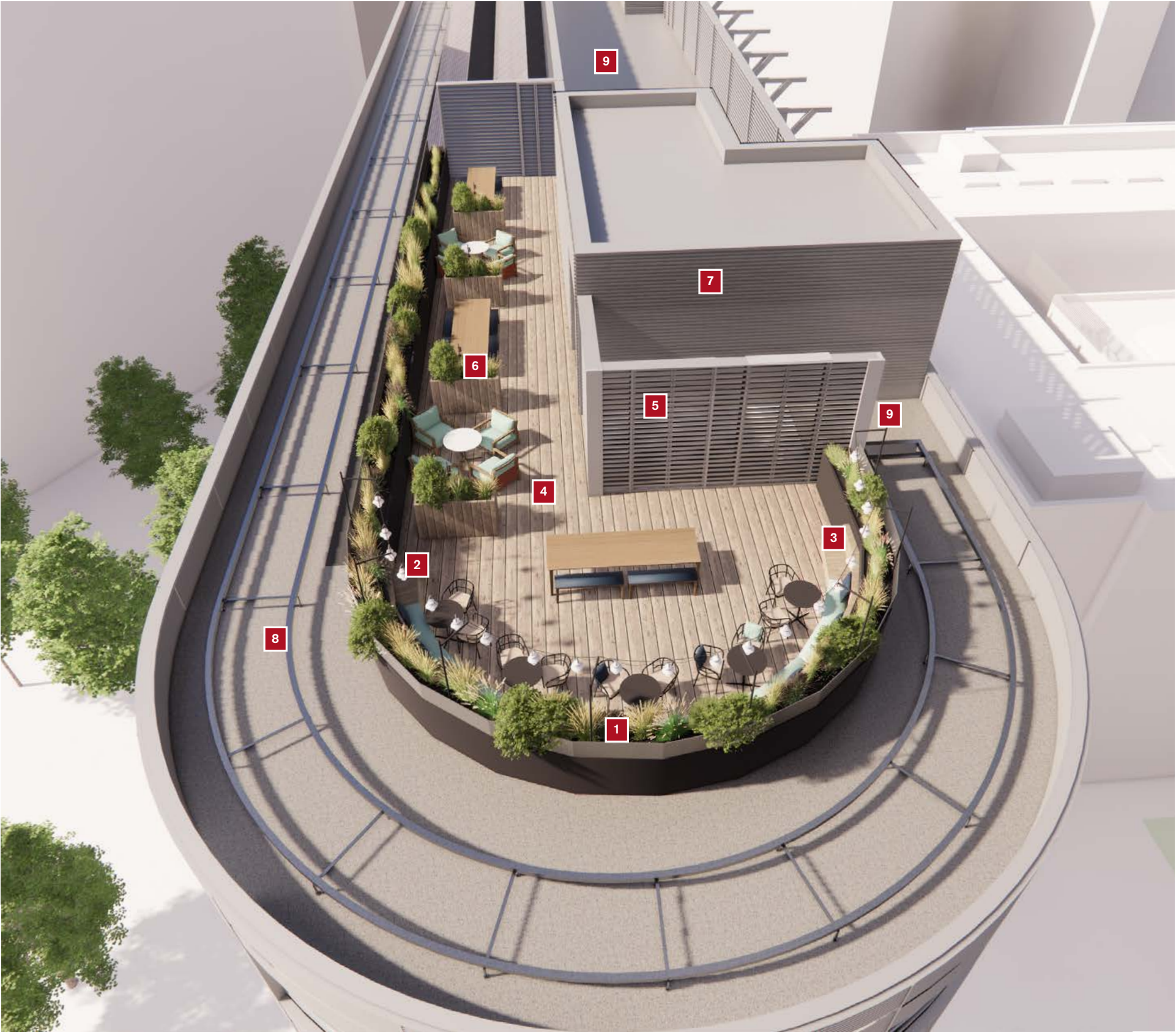


Figure 31. Roof Terrace Aerial View

MATERIALITY

- 1 Feature copper cladding
- 2 Greenwall
- 3 Blackened metal canopy
- 4 Existing facade

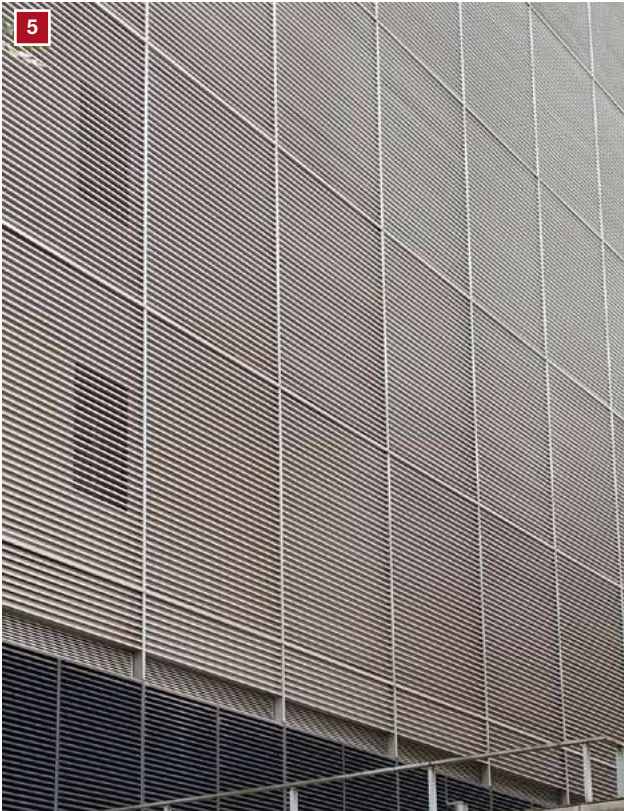
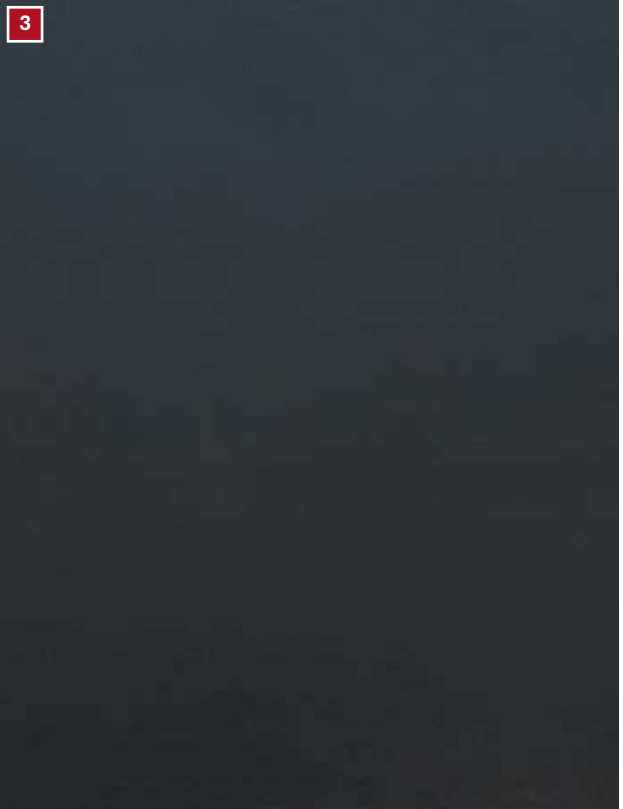


Figure 32. Proposed material palette

PROPOSED ELEVATIONS

KEY FEATURES

- 1

External blackened metal canopy with feature lighting
- 2

Copper panel with cut-out branding & green wall
- 3

Louvre above canopy goalpost
- 4

Activation of blank facade - feature copper panel with hanging planting
- 5

Entrance Reconfiguration and Facade Alterations
- 6

Retain existing facade
- 7

Structural glass balustrade
- 8

Shared terrace
- 9

Extended core
- 10

Louvred plant enclosure
- 11

Line of extant planning permission

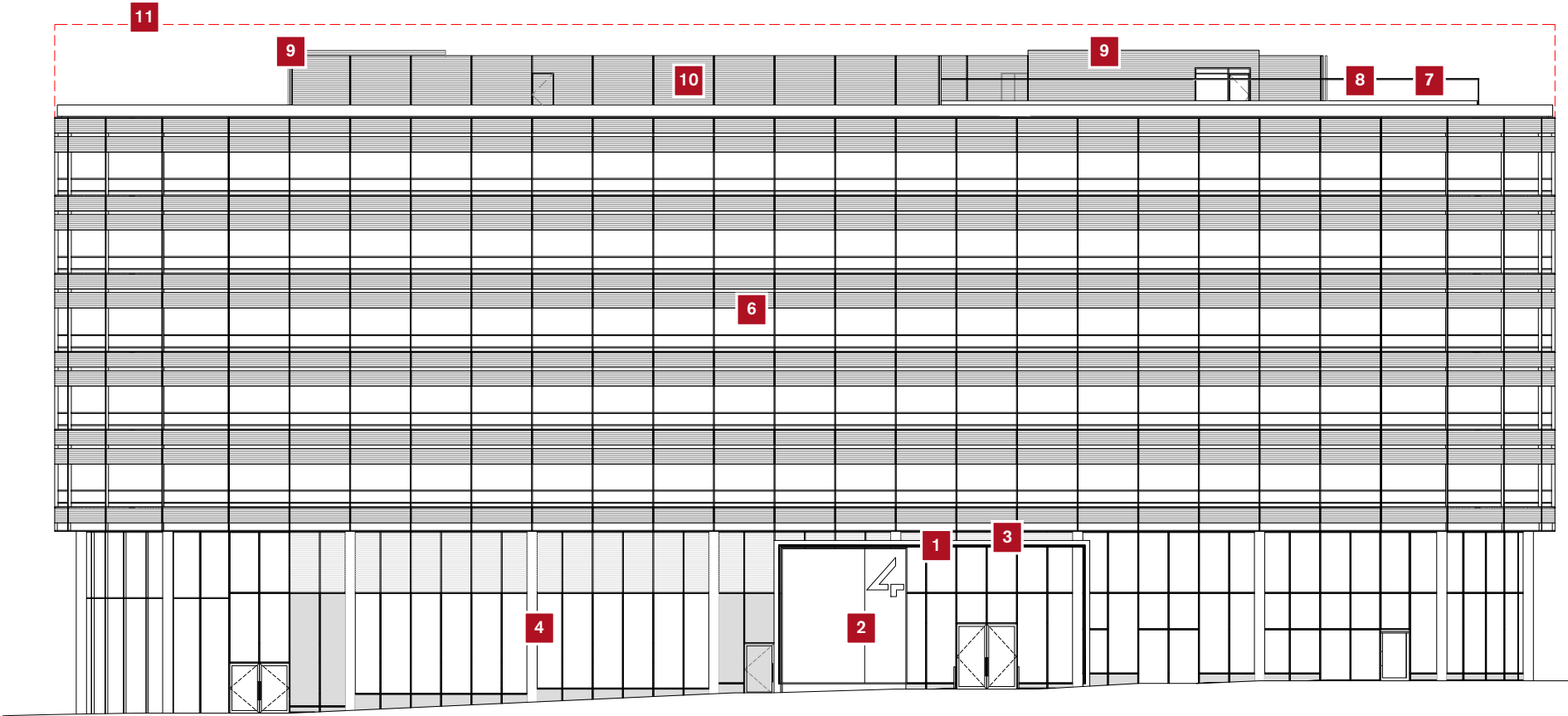


Figure 33. Proposed South Elevation

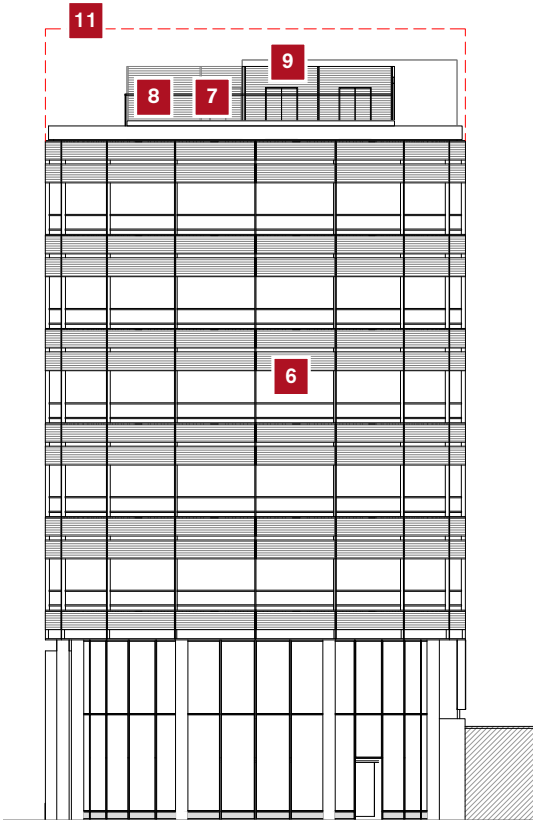


Figure 34. Proposed East Elevation

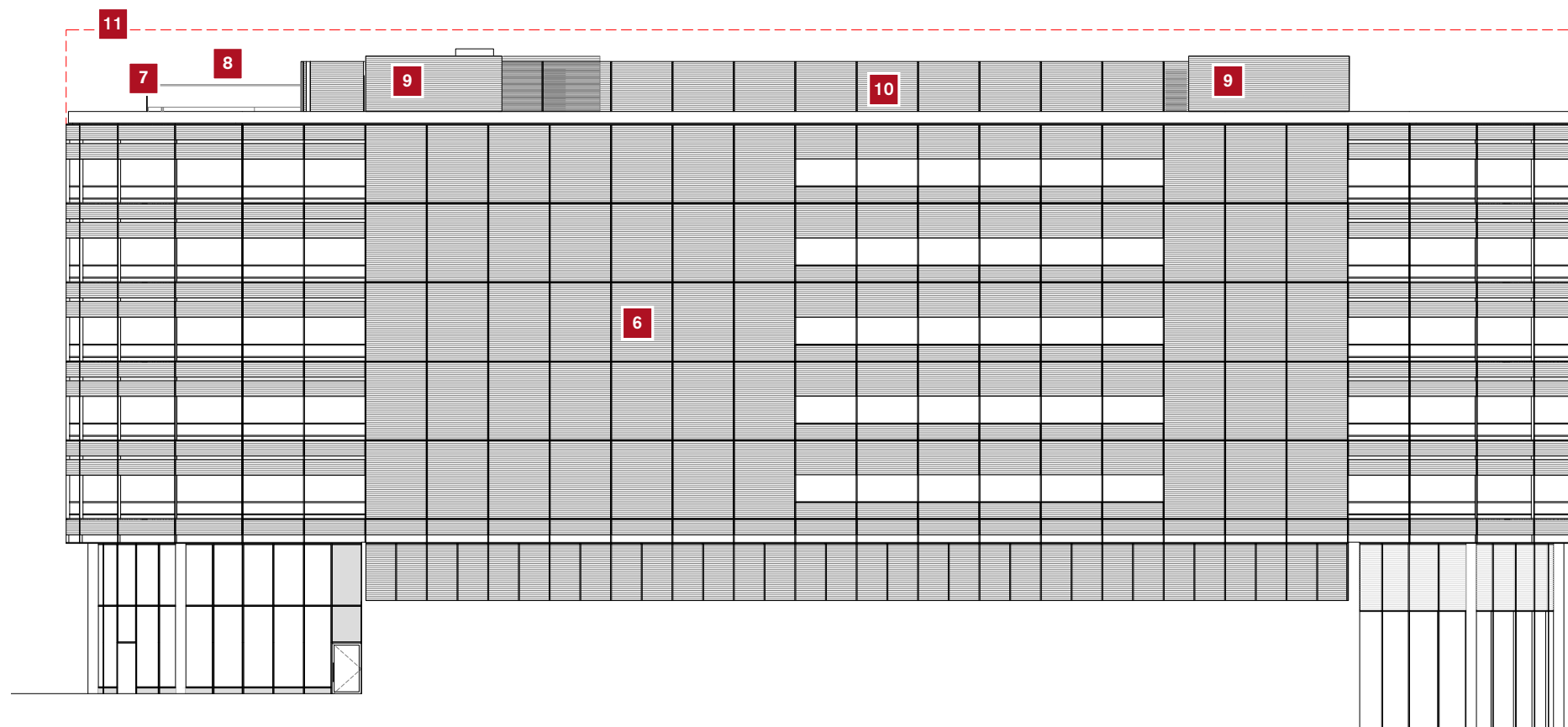


Figure 35. Proposed North Elevation

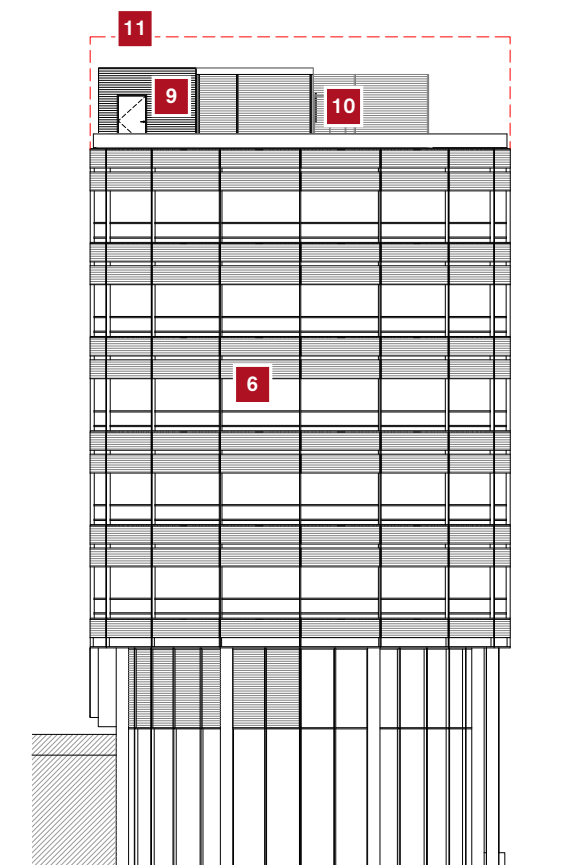


Figure 36. Proposed West Elevation

INTERNAL REFURBISHMENT

Internally the client is committed to undertaking a full refurbishment to bring the building up to current standards. This includes refreshing all finishes, upgrading lighting and M&E and reconfiguring some of the internal spaces.

The creation of the business lounge on the Mezzanine will provide flexible working areas as well as informal meeting spaces. The shower, exercise studio and cycle facilities will promote wellness within the building and hope to reduce car travel to and from site.

These major improvements will create a more attractive building to potential tenants and therefore ensure further investment in the building over future years.



Figure 37. Internal visuals

Figure 38. Internal visuals - Reception & Business Lounge



Figure 39. Internal visuals - Exercise studio, Reception, Typical office floor, Changing facilities

Greening strategies will be implemented across the scheme including vertical planting on the front facade to large planters on the rooftop.

We are proposing to activate the blank facade to left of main entrance with feature copper panel and an internal garden including hanging planting. Secondly the alterations to the entrance include the introduction of a copper panel with cut-out branding and green wall situated behind.

The improved cycle store and changing facilities for staff will promote the use of cycling/ running to work.

The internal scheme proposes the use of integrated, hanging and planters throughout. The external rooftop terrace has a fixed planter running the full perimeter with large planters.

Creating improved outdoor spaces that can be directly accessed from the office floor will increase occupant wellbeing.

PV panels are being introduced to the scheme contributing to clean energy and reducing the buildings carbon footprint.

The internal refurbishments will increase ventilation rates to office floors and provide efficient LED lighting throughout.

Low carbon, sustainable design is at the heart of the development brief. The development will comply with the following:

- BREEAM – Target excellent
- NABERs – Target 4.5 Stars

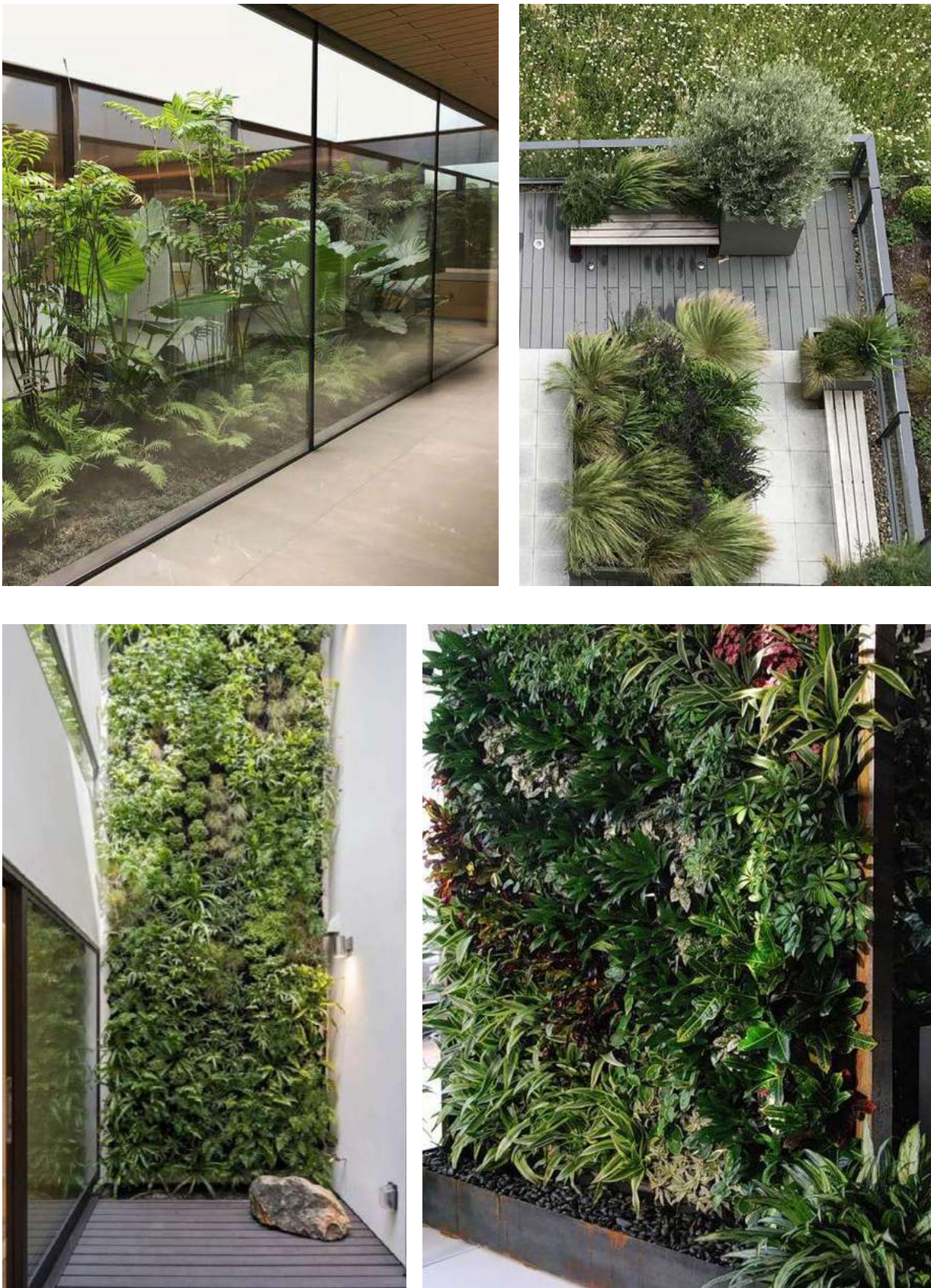


Figure 40. Green strategies

The existing bin store is being maintained in location and size 38 m2. All bins are located in the secure dedicated bin store at the side of the building next to Bagel Factory and access is via an Access Control System which requires an authorised access card.

All waste from the building must be transported in sealed bags and trolleys where applicable to avoid any spillage on the Spinningfields Estate.

The bin provision and collection frequency is regularly reviewed and adjusted as required.

4 Hardman and MAPP have a service contract in place with SWR Newstar.

The Proforma submitted as part of this application has a detailed waste strategy for 4 Hardman Square.

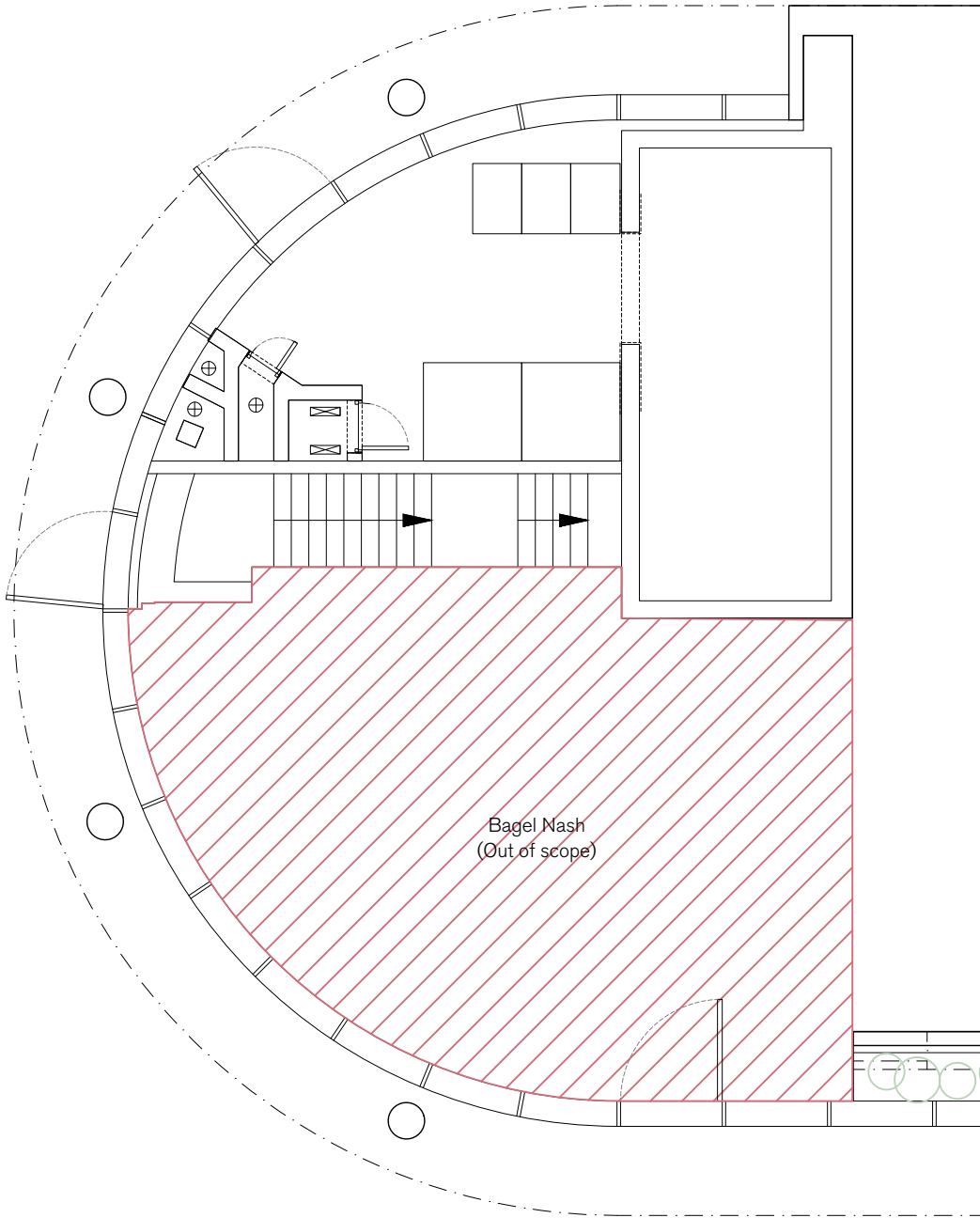


Figure 41. Ground Floor Refuge Store

APPROACH TO THE SITE:

4 Hardman Square is accesible via foot, the nearest road access is Hardman Street and Gartside Street.

CYCLE PARKING:

The new cycle store provides 38 new cycles easily accessed left of the main entrance on the ground floor.

SERVICE AND DELIVERIES

Service and delivery access will primarily be via the main entrance doors

BUILDING ACCESS

The building is accessible via step free access through the main entrance on the south facade. The entrance consists of an automated door system, the doors exceeding the maximum opening force and minimum clear with requirements in Approved Document M Volume 2.

VERTICAL CIRCULATION

Step-free access is provided to every level of the buildings via passenger lifts. The lift will provide access to the new Mezzanine level and be installed to provide step free access to the roof extension.

HORIZONTAL CIRCULATION

All doors will be clearly identifiable within their immediate environment with door widths and clearances to meet Approved Document M Volume 2, Table 2.

WC FACILITIES

WC's are provided on each office floor in the form of male and female washrooms and an accessible WC. The new WC layout achieves BCO requirements at 1:10 occupancy. A unisex accessible WC is to be provided within the Mezzanine.

SHOWER FACILITIES

Shower and change facilities are to be provided within the Mezzanine. These will take the form of male and female shower cubicles with changing space and an adjacent unisex accessible shower and WC room will be provided. The accessible shower will incorporate a corner WC meeting the requirements of Approved Document M Volume 2 and BS 8300-2:2018.

EMERGENCY EGRESS

The evacuation strategy for disabled people will be developed in conjunction with the fire strategy and management policies with reference made to Approved Document to Part B of the Building Regulations and good practice recommendations within BS 9999:2017. The needs of people with sensory and cognitive impairments are to be taken into account in the development of an evacuation strategy.

This planning application sets out the principles for the works to 4 Hardman Square, for improvements to the Ground to 5th floor, the introduction of a mezzanine and a new roof terrace. Detailed site and contextual analysis has led to proposals that promote positive development and improved amenities within the site whilst respecting the existing site context and surrounding buildings.

The proposed scheme has been carefully considered and thought out alongside the appointed design team. The main aims of this proposal are:

- New canopy and feature cladding to the main entrance and activation of the blank facade to the left of the main entrance with greening strategies and branding. This improves the buildings legibility and tenants arrival to site.
- Careful and efficient planning of new shower and locker facilities on the mezzanine and cycle store on the ground floor. Promoting cycling and sustainable means of travel through improved facilities.
- The new communal roof terrace provides a variety of outdoor breakout spaces increasing staff wellbeing.
- Improved biodiversity of the site through the inclusion of green walls and planting to the roof terrace.
- Reduce energy consumption by introducing PV Panels.

It is our view that the proposed scheme has been well considered and outlines the client's desire for continued investment and improvement of the site. The proposal looks to make a striking impact whilst providing a considered and reasonable level of development that responds to the wider context.



Figure 42. View from Hardman Square

S P R A T L E Y  
& P A R T N E R S