

British Council Manchester, Bridgewater House
Design & Access Statement

Revision C
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HLM
Architects

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01 Introduction

Introduction

Overview of the Proposal

Overview

This Design and Access Statement has been prepared by HLM Architects to accompany the planning application for the proposed alterations to the 6th floor office space at Bridgewater House Manchester which is a Grade II listed building.

British Council wish to transform their Manchester office to be in line with their recently completed Cardiff office. As part of the works there is a proposal to downsize the existing office with a 55% floor area reduction and a significant refurbishment to cater for current and future needs post pandemic.



Bridgewater House, Whitworth Street, Manchester
Savills UK - date unknown

02

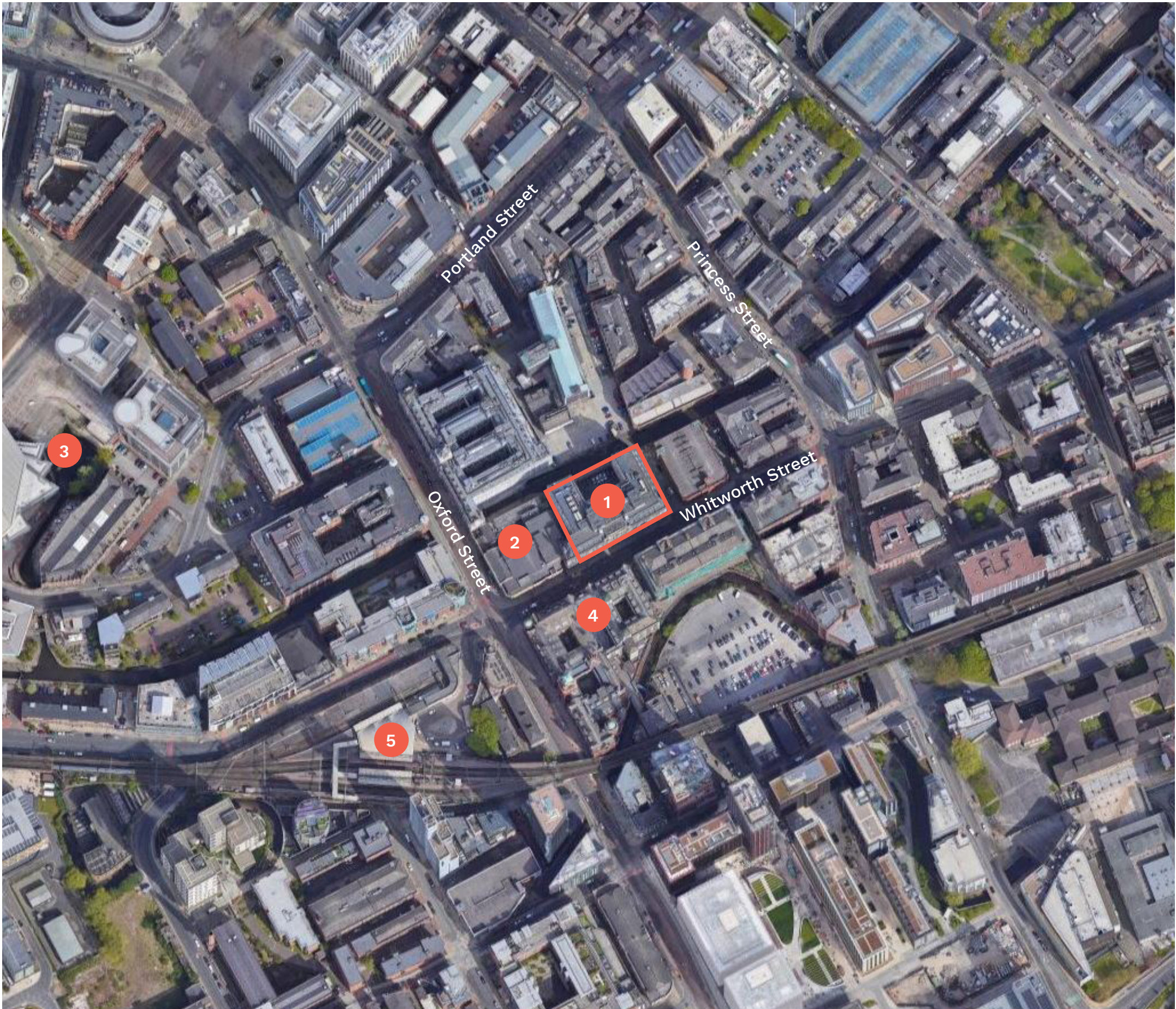
Site Analysis

Site Analysis
Site Location

Bridgewater House, Manchester

The site is located on Whitworth Street in Manchester’s city centre and forms part of the Gay Village area.

To the West, it neighbours the Palace Theatre and to the East is an NCP car park. To the South, opposite the building is the Kimpton Clocktower hotel and to the North, at the rear of the building is the Rochdale Canal.



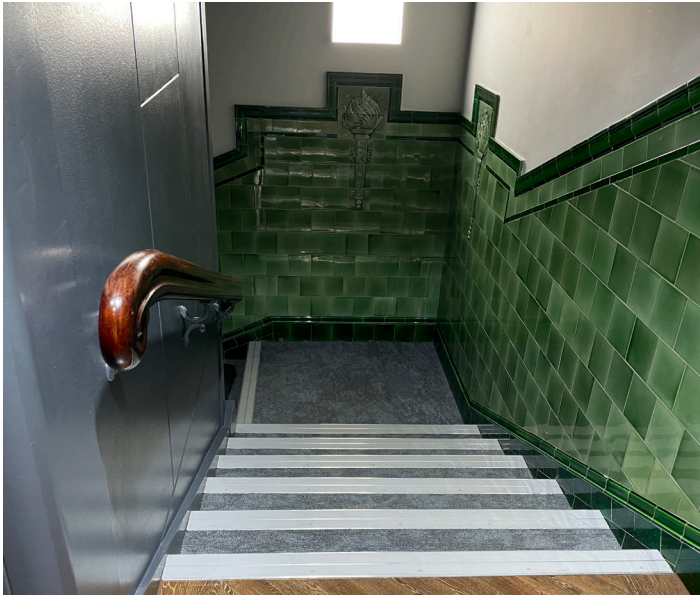
Map key

- 1 **The Site**
Bridgewater House, Whitworth Street
- 2 **Palace Theatre**
Oxford Street
- 3 **The Bridgewater Hall**
Lower Mosley Street
- 4 **Kimpton Clocktower Hotel**
Oxford Street
- 5 **Manchester Oxford Road Train Station**
Oxford Road

Site Analysis
Photographic Survey - 6th Floor Office



Lift lobby and office entrance doors



Stairs to lift lobby



Staff canteen



Ramp from entrance doors into office



Print and post area



Exposed brick wall to meeting room



Windows to front elevation in meeting room



Fixed roller racking storage

Site Analysis
Photographic Survey - 6th Floor Office



Staff teapoint



Windows to rear elevation in typical desk area



Fixed roller racking storage



Access ramp to rear fire exit stair



Accessible staff shower/change



Print and post area



Original exposed brick shaft



Rear of original brick shaft

03

Design Proposal

Design Proposal
Overview

Architectural Proposal

In line with the proposal to downsize the existing office, a significant refurbishment is required that will utilise design elements from the recently completed British Council Cardiff office.

The new office will consist of the following spaces:

- Meeting rooms
- Call rooms
- Collaboration area with large pantry
- Small pantry/tea point
- Open plan office space
- Exam area
- Accessible shower
- Wellbeing room
- Faith room
- IT room
- Facilities Management room
- Cleaners Store
- Print and post areas
- Store rooms

To create the above spaces, new slab to slab partitions will be constructed to meet client acoustic requirements. Currently, there is a raised access floor throughout. This will need to be removed, made good and/or replaced in the necessary areas. Special care is to be taken when installing new elements that connect with existing structures in the building, for example new partitions connecting with exposed brick walls. (See drawing BCM-HLM-01-06-DR-I-2501 for wall fixing details.) Image 03 shows exposed brick wall in an existing meeting room that a new partition is going to run into, to create some new call rooms. All other exposed brick areas are to be unaffected.

Refurbishment works will include stripping out all existing floor finishes and ceilings, which are to be replaced with new in line with design guidance from the new Cardiff office. New paint finishes will be required to existing walls as per the interior design strategy.

M&E Proposal

The M&E design will provide new ventilation, heating and cooling and lighting throughout. All high level services will be visible with the introduction of an exposed soffit approach with suspended acoustic rafts hanging below. Low level services will be located within the existing raised access floor. New ventilation penetrations will be required to the rear elevation on the building. The proposal includes fitting new louvres to the existing windows. Please refer to Proposed GA Elevations for locations and sizes of the proposed grilles.

New power and data locations will be provided through to suit the new office layout and client requirements. Electrical supply will be taken from distribution boards located in the existing riser stairwell.

The drainage strategy for the new office will be to utilise existing SVPs that currently serve the 6th floor. All waste routes to connect into the nearest SVP.

Water pipework will connect into the existing circuits within the 6th floor. As with all of the M&E design service routing, arrangement and connection locations are part of contractors design during stage 4 of the project.



01 - Entrance door surrounds to be removed whilst new door sets are fitted.



02 - Nothing to be fixed to existing shaft structure.



03 - Brick wall to be unaffected by new call room partitions. Partition to abut wall only.



04 - Nothing to be fixed to existing shaft structure.

Listed elements internally on 6th floor

04 Access Strategy

Access Strategy
Access & Servicing

Access Strategy

Primary access into the new office for staff and visitors will be via the lifts and stairwell on the Atwood side of the building (currently used as a fire exit to the floor) from the ground floor reception area.

The existing arrangement of the building requires that public access be provided from Whitworth Street, with second means of escape provided at the rear of the building which escapes onto the carpark.

DDA Provision

Finished floor level of the new office will match that of the existing office with ramp access to all exit and entrance doors.

All internal doors will facilitate DDA access and will have colour contrast with adjacent walls. All ironmongery will be easy grip with colour contrast.

Floor finishes will contrast with the adjacent walls and have anti-slip qualities where appropriate.

Collaboration pantry will have a knee recess and lower worktop.

All switches, sockets etc. will be positioned to accommodate ease of access.

Servicing

Vehicle access and deliveries to the building will be undertaken via Atwood Street and through the underpass to the building’s carpark/service road.

Weight and height restrictions are in place for vehicles accessing the rear carpark/service road.

Public Transport

The city centre site benefits from excellent public transport links to the rest of the city, being less than 100m from bus stops. The train station and tram stops are also within short walking distance.

The project has also provided a staff shower within the building to encourage sustainable modes of transport such as walking and cycling.



Key

-  Pedestrian Access
-  Bus stop
-  Tram stop
-  Train station

