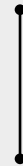


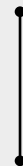


SEVENDALE HOUSE



DESIGN ACCESS
STATEMENT_(RevA)

In support of an application for
Listed Building Consent.



SEPTEMBER 2023
18.09.2023

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00. INTRODUCTION

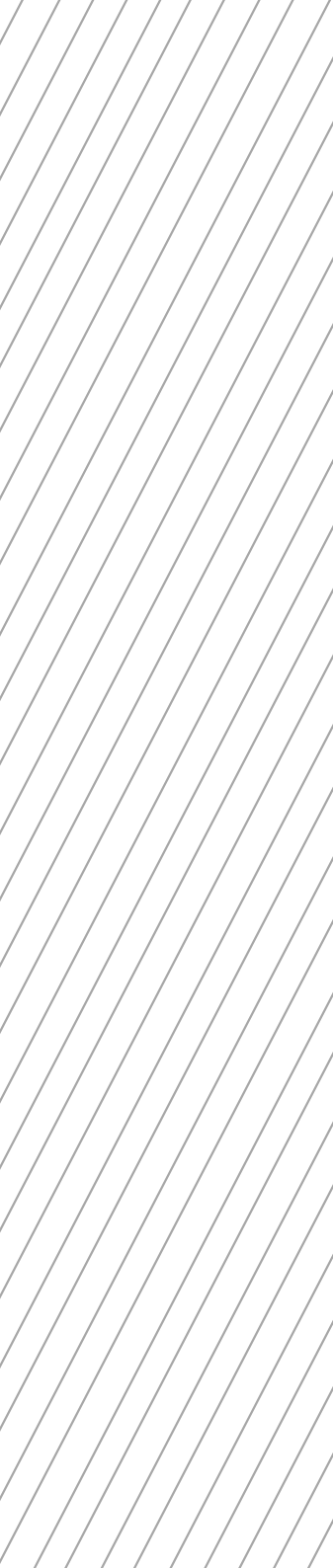
APPLICATION

This Design and Access Statement has been prepared by OBI Property on behalf of PJD Property to document the scope and detail of the internal refurbishment works at Sevendale House, Manchester.

This accompanies an application for Listed building consent. The Design and Access Statement has been written in accordance with the guidance provided within The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

Sevendale House is a Grade II Listed Building designed by John Bowden and built in 1903-6 for I.J. & G.Cooper Ltd. The building is situated in Manchester Northern Quarter off Sevendale square and Stevenson Square. Steel frame with concrete floors, in cladding of polished red granite, red sandstone (now grime-blackened) and blood-red brick and terracotta; green slate roof. Long rectangular plan filling plot bounded by Dale Street, Spear Street, Lever Street and Stevenson Square, with offices at both ends and warehousing (etc) between them. Jacobean style

Listed building consent is required for the Internal suite refurbishment. As all works proposed are internal, there will be no impact upon the Stevenson Square Conservation Area. The focus of the LBC application is on the Grade II listed building only.

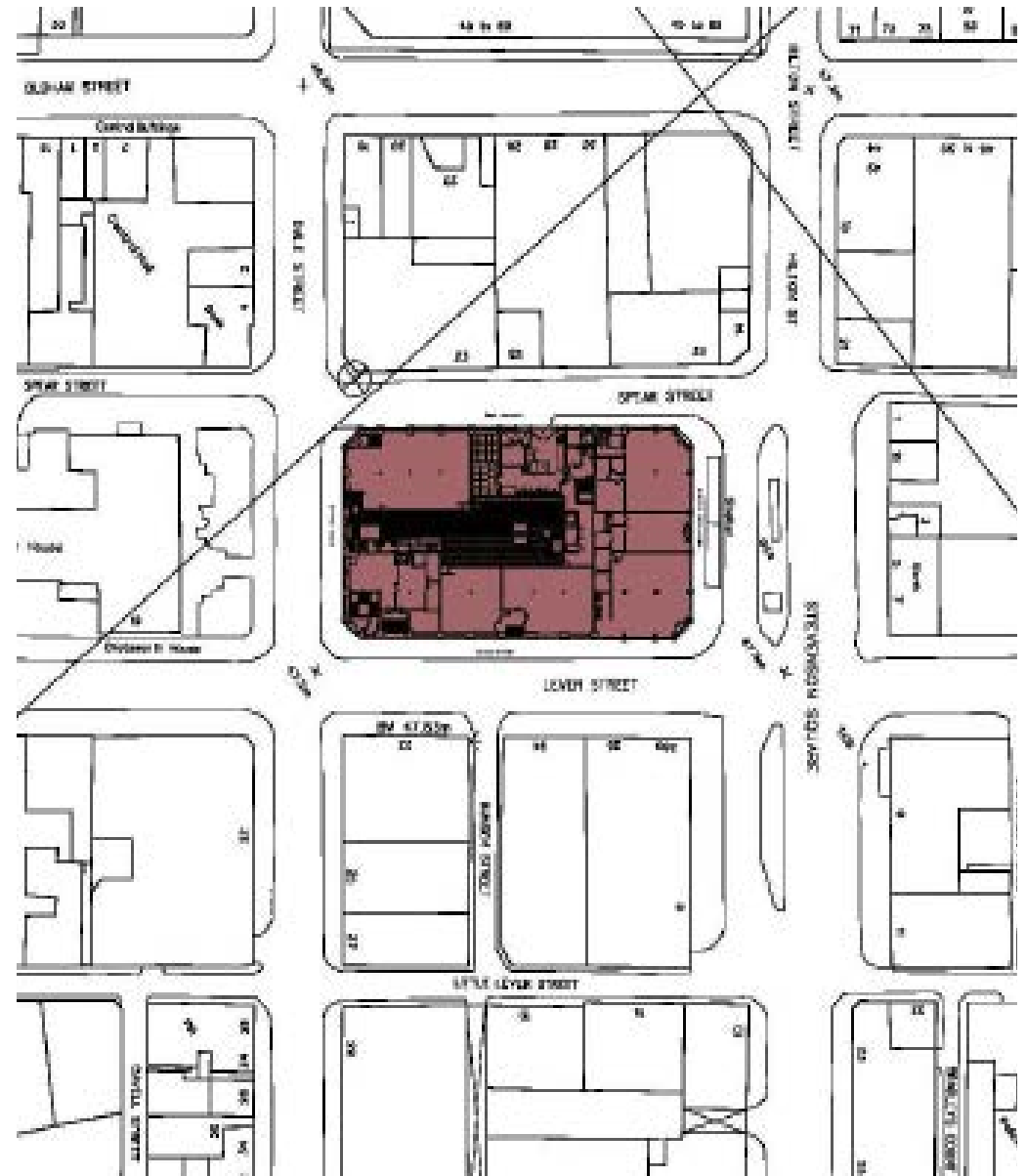


PHILLIP J DAVIES HOLDINGS PLC.

Phillip J Davies (PJD) Holdings PLC is a family-owned property company with over 50 years expertise in the sector. The company was formed by Philip J Davies in the 1960's and is now managed by Mark Davies who came on board in 2002 following a successful legal career. Based in Altrincham, the company has amassed an impressive portfolio of commercial buildings based mainly in the North West. Some of the portfolio has been refurbished over the last few years, with Sevendale House in the Northern Quarter the latest buildings to be fully renovated.

SITE AND BUILDING CONFIGURATION

- The property is a grade II listed building situated in Manchester Northern Quarter.
- The building comprises five floors plus two basements incorporating a gym unit at basement and ground floor levels with
- office accommodation above. The ground floor includes a cafe and a bike/bin store
- The building was constructed in 1903-6 for I.J. & G.Cooper Ltd who were generally tradesmen.





TO LET

LEXIBLE
HIGH
QUALITY
OFFICES
100 SQ FT
(9.3 SQ M)
TO
42,665 SQ FT
(3,964 SQ M)

Lambert Smith
Hampshire
0161 228 0481

DANIEL
HARRIS
0161 237 9303

W. & A.
COOPER
LIMITED



SLATER MONGER
HAS MOVED TO
101 BROWN
STREET
SILVER
EXHIBITION C.

00. CONTEXT

This document is centred around the internal refurbishment of basement - 5th floor. To briefly summarise the works to each areas see below:

- Basement: Addition of new building amenity space including new fitness studio, including improved shower and changing facilities, introduction of a new cycle store with access from Dale Street and breakout spaces.

Ground Floor: Introduction of new breakout / meeting facilities open to all the building occupiers.

First Floor: Creation of 3No. new small suites fully fitted and furnished.

Second Floor: Common Area works only.

Third Floor: CAT A fit out working within the existing office suite.

Fourth Floor: CAT A fit out working within the existing office suite including repairs to the existing parquet flooring.

Fifth Floor: CAT B fit out works within the existing suites.

All Works including common areas involve the replacement of existing wall, floor and ceiling finishes, new LED lighting throughout. Note no works to be undertaken within any tenanted spaces.

The works comprise the removal of a number of the existing non-original partitions, suspended ceilings and floor finishes. This is to open up the suite and expose all original features, cornices and ceilings where they exist /survive.

In addition, to the works with the suited spaces. The proposals include refurbishment of the former bar 'Cooper Hall' to improve bike storage facilities, create new challenging facilities and the addition of a new studio. The GFL will also be modernised to provide a new breakout, lounge and meeting space to improve building amenity. as part of this proposal, a new staircase would be installed to link the new bike store entrance and GFL Space to greater improve access and security.

01. SCOPE OF OFFICE REFURBISHMENT

The proposed works generally comprise the following:

- Retention of the existing soffits and features and repair to the building fabric along with redecoration. All mechanical installations are to be retained and reconfigured to suite.
- Removal of the existing lighting and installation of new LED lighting.
- New decoration to the existing columns, walls, timber work (including skirting/coving) ceilings, containment and pipework.
- New floor coverings, including repairs to original parapequet on floors four and five.
- New mechanical and electrical installations

Ceiling Design

The proposed ceiling design strategy is to expose all modern suspended ceilings and bulkheads to reveal the original ceiling features, coving and beams

The air conditioning systems and ductwork will be housed above a narrow plasterboard suspended ceiling raft, allowing the soffit and beams of the ceiling to be visible, emphasizing the innovative nature of the building. This concept is the same as the 2017 refurbishment works.



Current Ceiling Design



New Ceiling Design

Wall Design

The proposed wall design is to add joinery moulding to frame wall lights and signage.



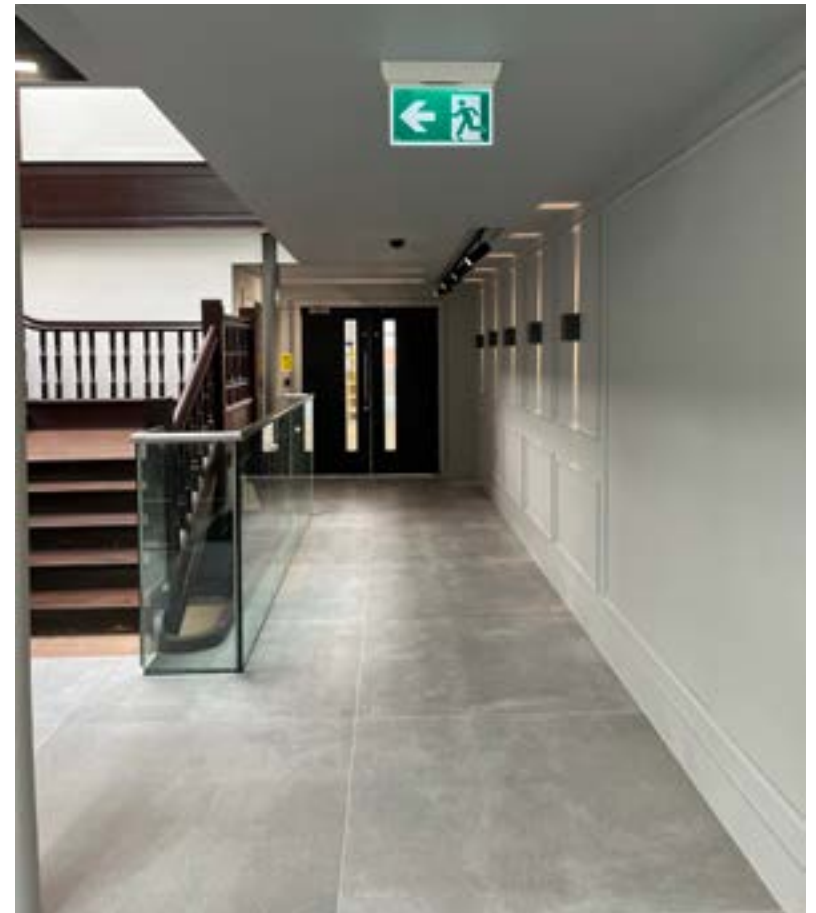
New Wall Design

Floor Landings Design

The proposed floor design from carpet to ceramic



Current landing design



Proposed landing design

03. MATERIAL SPECIFICATION

Lighting Specification

The existing ceilings / soffits consist of plasterboard. The lighting primarily consists of lightweight suspended luminaires.

The proposed lighting comprise:

1. Suspended linear bespoke LED downlight.

Existing Floor Finishes

Existing floor finishes consist of modern metal tiles in office areas and a mixture of tiles and carpet in reception and landings.

The proposed floor finishes comprise:

1. Tiled floor in reception and landings.
2. Vinyl flooring in office space.

04. TECHNICAL & OPERATIONAL

Existing Structure and Proposed Works

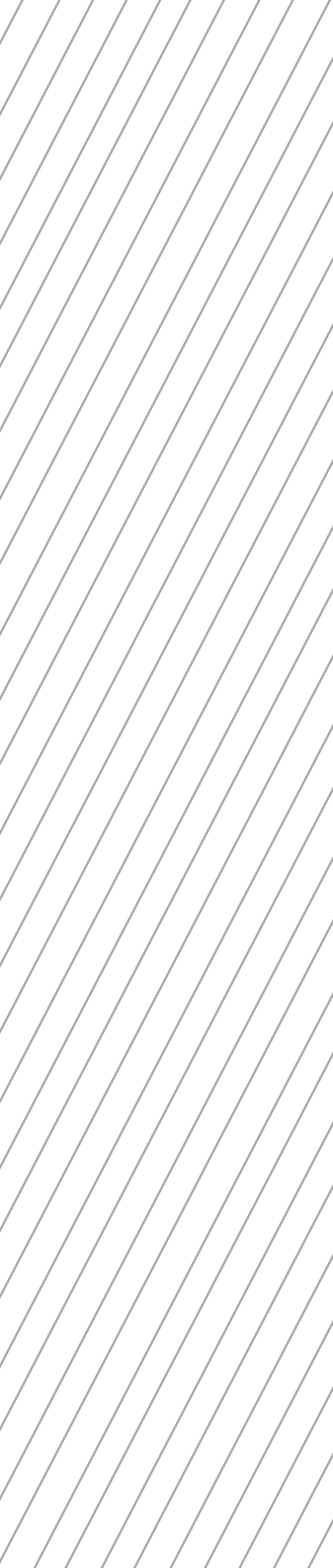
- The existing structure is predominately a steel frame and masonry structure clad in red terracotta and brick.

Mechanical and Electrical Strategy

- The electrical supplies will be modified to comply with current building regulations.
- Refer to drawings for layout and details

Acoustic Issues

- Due to the City Centre location background noise levels are relatively high. A background noise survey has been undertaken by our Acoustic Engineers Sandy Brown in March 2021. – please refer to their report included in this application.
- We intend to retain the existing timber framed windows throughout and undertake isolated repairs where required. The windows will be refurbished where necessary.



Fire Strategy

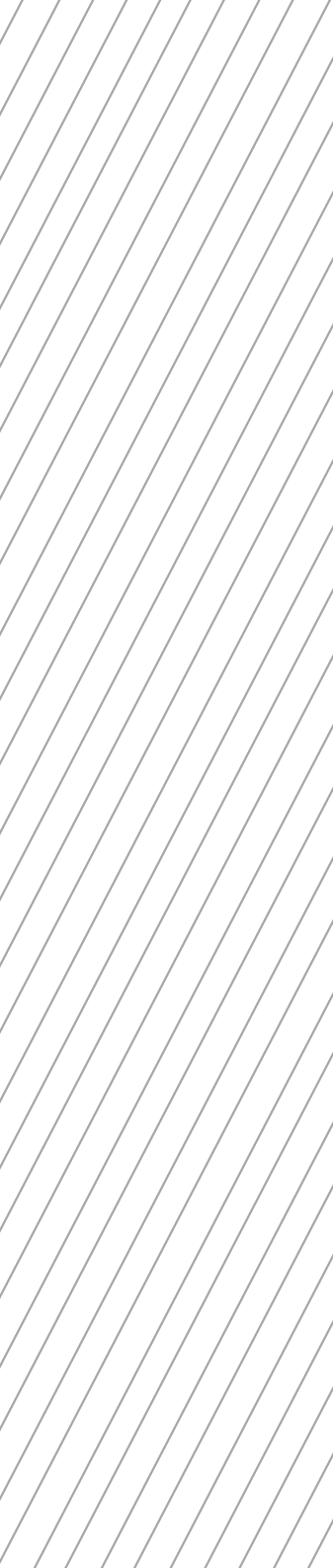
- Principally we are not changing or increasing the size of the accommodation.
- All works to the compartmentation, fire stopping, new fire alarm system etc are deemed to be improvements to the existing.

Waste Management

- Principally we are not changing or increasing the size of the accommodation. Therefore we will not be affecting or increasing waste within the building.
- The tenant will be responsible for organising their own waste management strategy in line with their specific operations.

Access and Maintenance

- All access and maintenance was review in the refurbishment works in 2012. There are no new works in this phase to be completed.



Heritage Impact

- The first option considered was to introduce a new opening above the existing staircase, thereby reducing the degree of intervention to the original floors. However, this was not feasible as alterations would need to be made to increase the size of the stair landing, it would cause security issues and prevent the flow of traffic. We do not want the main entrance for the workspace to be altered for this work.
- In order to maximise the usable lettable area when creating the small suites, the column gridline has been followed. The columns would not be boxed in and wall would run into them to maintain them as a feature of the building.
- Rafts – Consideration was given to how the existing rafts could be maintained while improving the aesthetics of the floor plate. As part of this design, we will be installing LED uplighters to express the coffers in the ceiling.
- Wall design – We feel adding the moulding is a great way to add character and identify to the building.

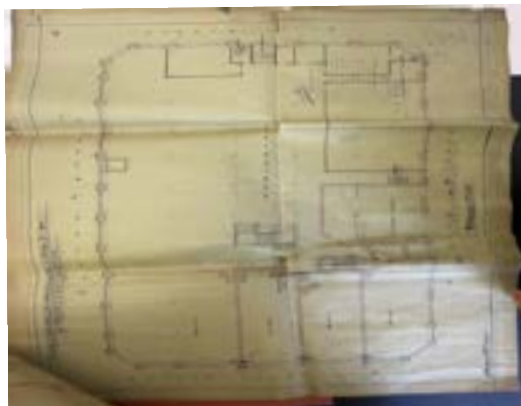
Please refer to Schedule of Works and Design Workbook for further details of the works.

Throughout the design of the scheme, consideration has been given to maintain the baseline significance of the building and although we are aware the Concrete slab floors are of significance we believe that opening up the Ground floor expands maximum useable area throughout the building.

05. SUMMARY

Heritage

- There are no proposed works to the external elevations/ areas of the building.
- Internally there has been an extensive amount of fit out and refurbishment carried out since the building was opened in 1906. Its is our intention to carefully remove the modern existing finishes, if any features of architectural or historical importance are discovered they will be clearly identified and retained. Where possible these will also be incorporated within our design proposals and final finishes.
- Materials and finishes have been carefully selected by our designers in line with the 2017 refurbishment works.



Commercial Consideration

PJD Holdings PLC has a vested interest in the building and are proposing to make more significant investment to improve the building.

The aim will be to increase the specification, whilst working sensitively to preserve and enhance the architectural prowess of each building to restore the character and charm of the buildings and ultimately their letability.

Sevendale House was previously refurbished in 2013 and was the catalyst which helped encourage other landlords to develop and draw young professionals into the Northern Quarter. The main areas of focus for the refurbishment are the Basement, Reception / GFL and Common areas. In addition to refurbishment of those areas the first floor is to be carved up to create 3No. Small suites which from leasing experience are in far higher demand in the current market. The remaining 3rd floor, 4th floor and fifth floor suites will be retained and refurbished to a CAT A specification.

Currently, there is little to no amenity available within the building beyond the Foundation coffee shop. The intention of these works is to improve the amenity spaces for the building in both the Ground and Basement floors by offering communal meeting rooms, tea points & breakout spaces, improved bike storage, changing facilities and a small gym studio for private classes.

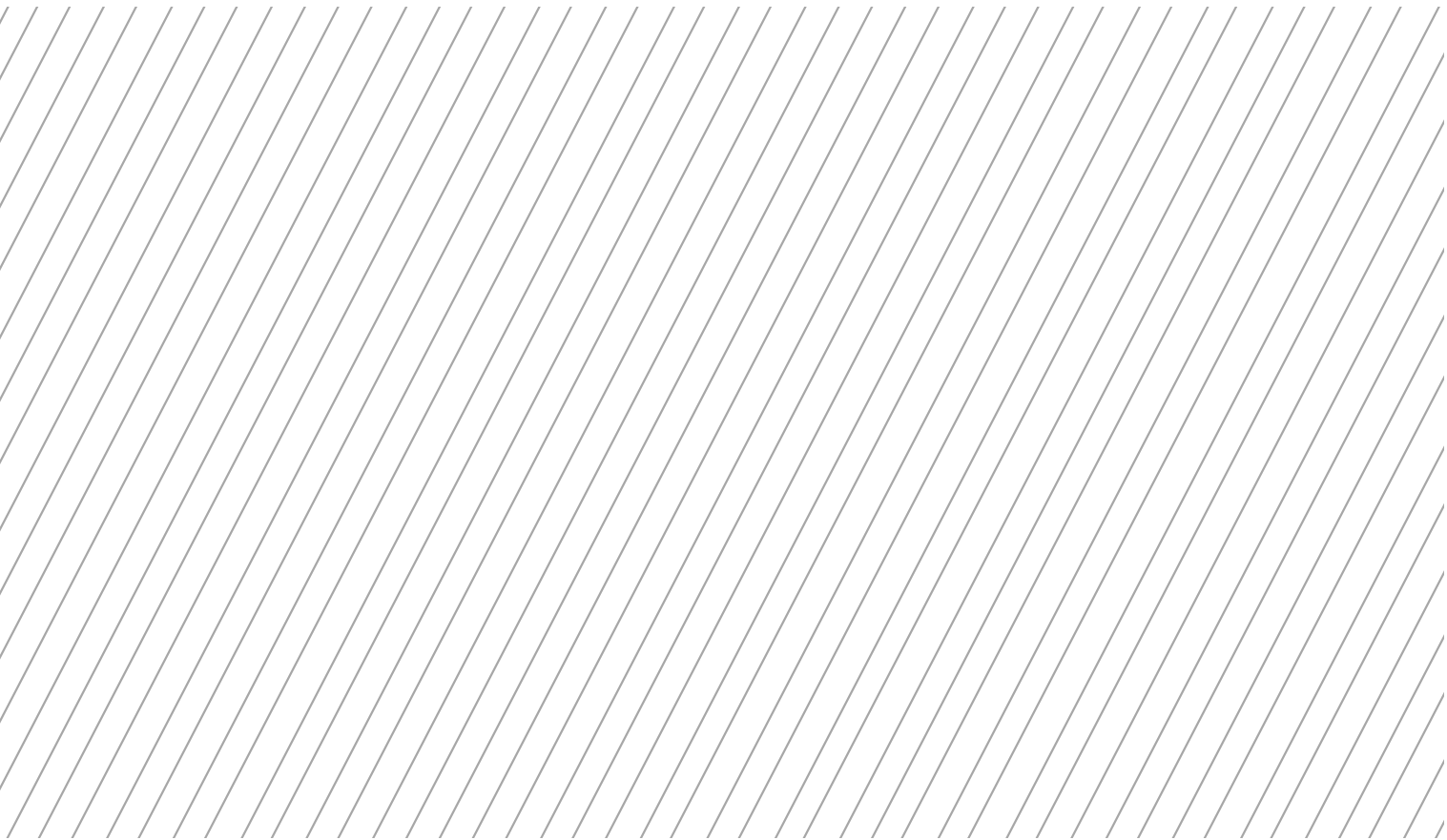
Commercial Consideration

The proposals see the GFL become a communal business lounge for tenants to use throughout the day and the basement unit refurbished to improve the bike storage. Bike storage was limited and has slowly expanded throughout the building since occupiers are more and more encouraged to ride to work. The current access strategy brings users out onto Spear Street, the side street is poorly lit and regularly has homeless sleeping on the road which makes it unfavourable for anyone leaving the building in the evenings. The new entrance would allow users to walk in off Dale Street straight into a new shower / changing facility then use the internal staircase to access the rest of the building. This also improves security for the building as all users and tenants would come from one direction and not be able to bypass the speed gates or security by coming through the cycle store.

We believe the proposed refurbishment works will improve the buildings let ability and also encourage other landlords again to improve their assets and ultimately the Northern Quarter as a whole. It is also important to create a community feel within the property and we believe the addition of communal meeting, breakout and gym will improve the identity for the building and enforce a sense of community within the building.

Conclusion

Overall much of the proposal is a copy of the refurbishment works completed in 2013 in the suite which was occupied at the time. These works will lead to the building being more successful and present a long term future for tenants.



OBi

a. 80 Mosley Street, Manchester, M2 3FX

t. 0161 237 1717

w. obiproperty.co.uk