

Everett's Refurbishment Cobbett House South

Design & Access Statement

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DAY

Introduction

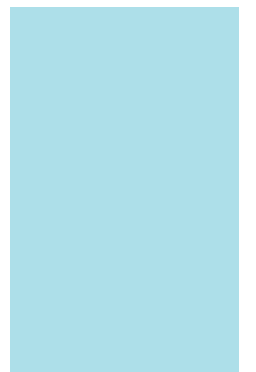
This document has been prepared by DAY Architectural to support an application for Listed Building Consent for the refurbishment of the former Everett's Restaurant at Cobbett House South; the Trust Headquarters for Manchester University NHS Foundation Trust.

This document sets out a strategy and aspiration to provide a high-quality yet sympathetic refurbishment of the former Staff Restaurant that has been vacant since the Covid 19 Pandemic, in order to create a modern office & flexible mix-use space for the Trust Charities Department.

This project looks to enforce the Trusts vision for its charitable offering across their various sites - that these are to be co-located near to their respective Estates & Facilities Departments to enforce a 'Front of House' approach for the Estate.

DAY's design for this area looks to enhance the existing character of the area, preserving original features wherever possible to create a considered high quality commercial offering.

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Asset Overview

From an historic environment perspective Cobbett House is a grade II listed building and therefore Manchester City Council, as Local Planning Authority (LPA), has a 'statutory duty' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest that it possesses.

The Royal Infirmary was listed in February 1989 and the list entry describes the building as follows:

"Hospital. 1905-8, by E.T. Hall and John Brooks; partly destroyed by war damage. Blood-red brick with liberal dressings of white limestone; slate roofs. Three long ranges on the same axis, all originally linked by bridges but the junction with the centre and north ranges destroyed; the main range originally U-plan with a central tower but its left wing cut short, and the south range with a tower at the north end. Edwardian Baroque style. Four storeys plus the towers. The main range has channelled rustication to ground floor, false quoins to 1st floor, giant Ionic pilasters to the 2nd and 3rd floors, plain frieze and modillioned cornice; the tower is of stone and projects, and has (inter alia) a pedimented porch and Gibbs surround, coupled windows in the centre and single-light windows at the sides, a segmental open pediment over the centre, and an octagonal turret with concave corners, clockface to the front and oculi to the sides, and a domed roof. Windows with glazing bars in the upper leaves, some coupled and some broken pediments. Two-storey segmental bow window to south wing. Stone link attached to right-hand side of this wing in the form of a semi-circular arched bridge with mask keystone, run-out voussoirs and balustraded parapet, and open passage with Tuscan colonnade. Tower (to which this connects) has 4-stage Baroque turret with square 1st stage and cylindrical upper stages, colonnades, domed roof (etc). Otherwise, both the north and south ranges have 3:5:3 bays, in similar but simpler style, with (inter alia) giant Ionic colonnades to the upper floors of the centres."



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Site Analysis

Site Location Plan



KEY

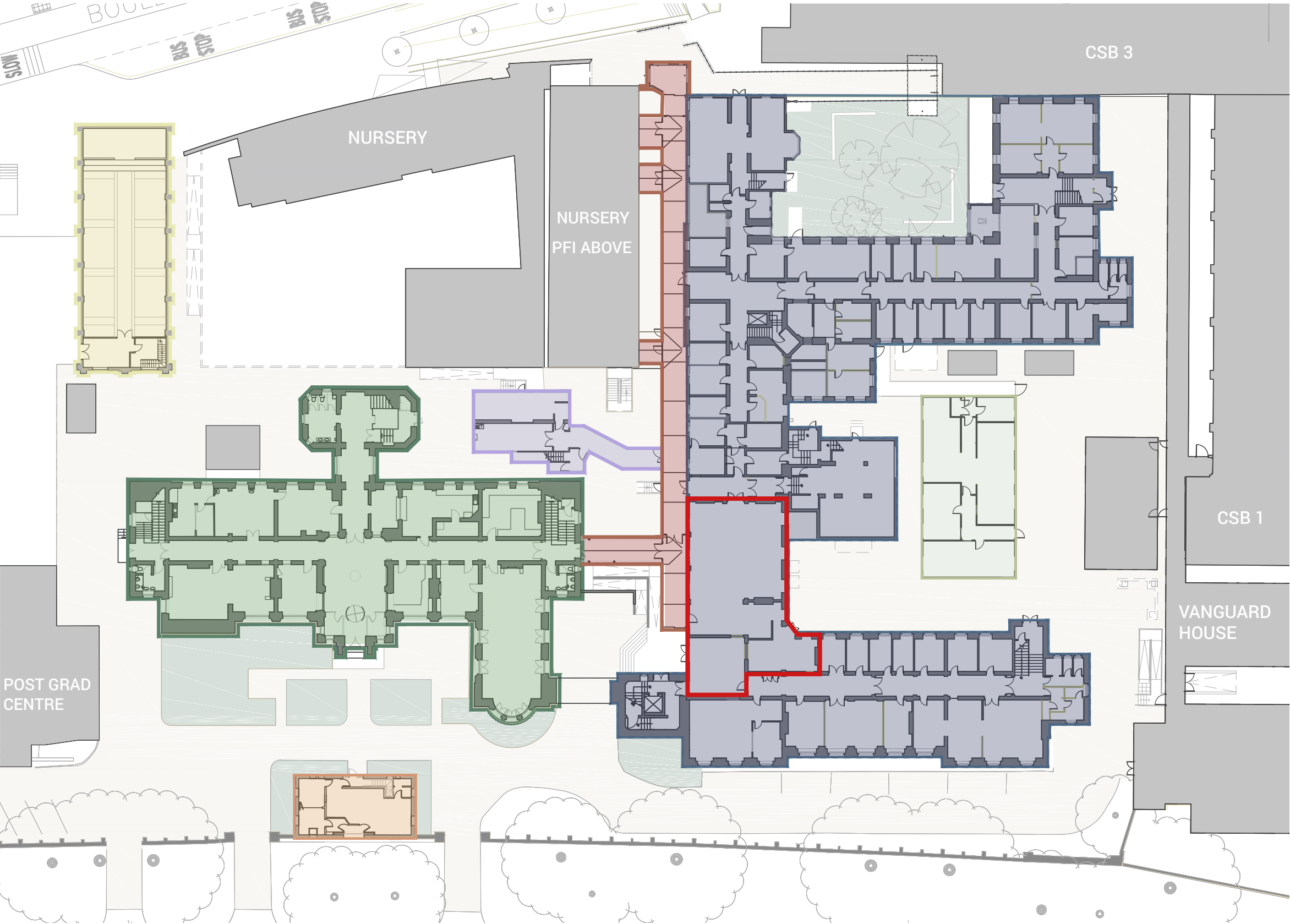
- 1. Disabled Car Park
- 2. Hathersage Road Car Park
- 3. Grafton Street Car Park
- 4. Clinical Science Centre
- 5. MRI - Children's Hospital
- 6. MRI - Saint Mary's Hospital
- 7. MRI - Royal Eye Hospital
- 8. Manchester Royal Infirmary
- 9. Library/Postage Centre
- 10 The Whitworth Art Gallery
- 11. Whitworth Park Halls

- Cobbett House Context & Entrance Plateau
- Trust Boundary - Manchester Royal Infirmary
- Area of works - Everett's

Site Analysis



Block Plan



- KEY**
- Cobbett House North
 - Cobbett House South
 - Executive Corridor
 - SF Taylor Cabin
 - IT Cabin
 - Chapel
 - The Lodge
-  Area of works - Everett's

Site Analysis

Route to Site - Car Parks



KEY

- 1. Disabled Car Park -
Predominantly access to MRI
- 54 Spaces
- 2. Hathersage Road Car Park
- 1600 Spaces
- 3. Grafton Street Car Park
- 706 Spaces

- Central Node
Off the Blvd.
- Link Between Central
Node and Reception
- Main Staff Routes to
Node.
- Entrance of Hospital
Carparks
- Cobbett House Context
- Trust Boundary -
Manchester Royal Infirmary
- Area of works - Everett's

Staff and visitors who will be accessing the building will arrive by car and park in either of the car parks and converge at the central node highlighted in Blue. Staff coming from the other areas of the Hospital will also access from the highlighted node.

Site Analysis

Route to Site - Public Transport

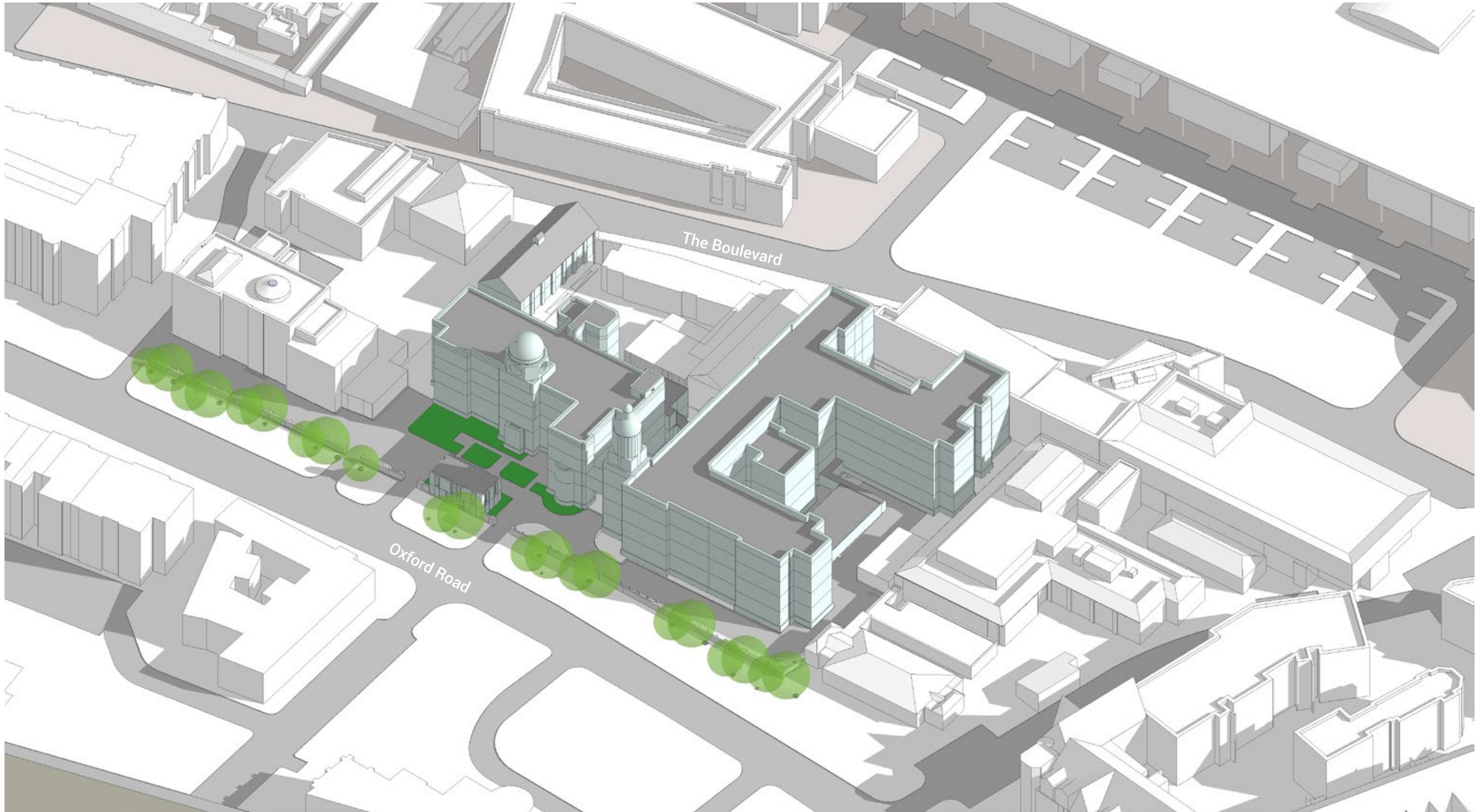


- KEY**
-  Central Node
Off the Blvd
 -  Central Node
Off the Oxford Rd
 -  Link Between Central
Node and Reception
 -  Main Staff Routes to
Hospital Buildings
 -  Location of Closest bus
stops
 -  Direction of Public
Transport Links on
Oxford Rd / Upper Brook
Street

Secondary Access via public transport routes will come from the frequent Oxford road / Boulevard services.

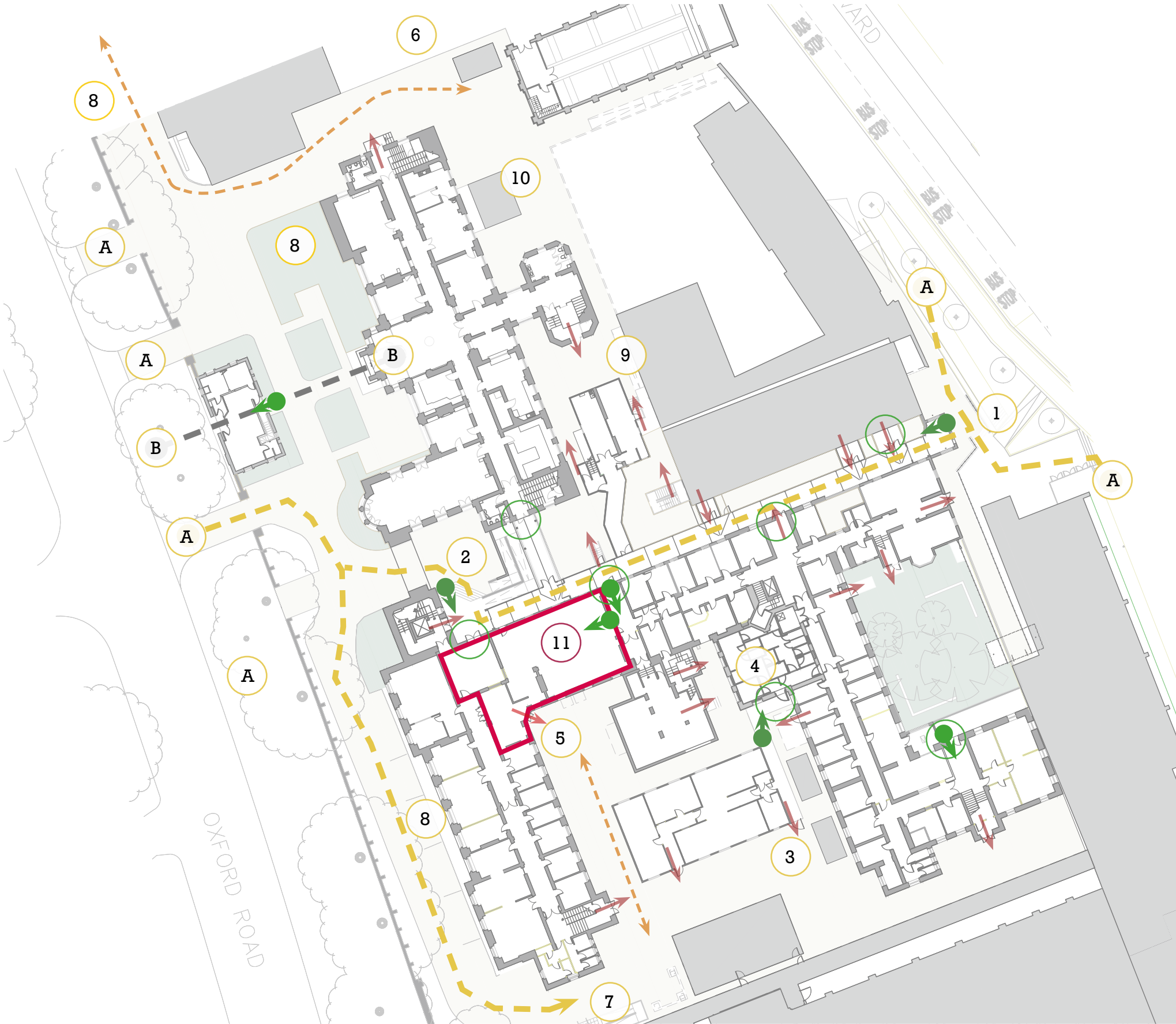
Site Analysis

Site Massing



Site Analysis

Contextual Access Restrictions



KEY

- Key Entrance
- Fire Escape routes
- Service routes
- Access to rear Cobbett House / Cycle route
- Main Circulation Spine.
- Lost spinal route, Former main entrance through The Lodge.
- Footfall Nodes

- 1 Main Entrance to corridor - Boulevard
- 2 Main Entrance to corridor - Oxford Road
- 3 Cycle Stores, Entrance to Main rear entrance.
- 4 Cycle showers / change.
- 5 Main Service Area / Refuse, Everett's Restaurant / AHU's
- 6 Refuse Area
- 7 Main entrance area to rear Cobbett House / Vanguard House.
- 8 Reserved Parking.
- 9 Convergence of Fire Escape Routes
- 10 Steam Plant
- 11 Staff Restaurant

Site Analysis



Ground Floor

DEPARTMENT KEY

- IT Services
- SF Taylor / Printing
- Finance
- PFI Partner (Engie)
- Translation Services
- Property & Estates
- Human Resources
- FT Membership Team
- Staff Services
- Circulation / WC's
- Vacant

DEPARTMENT KEY - CLINICAL

- DLM / Infection Control
- Hematology Labs
- Simulation Suites

Site Analysis



Room Usage

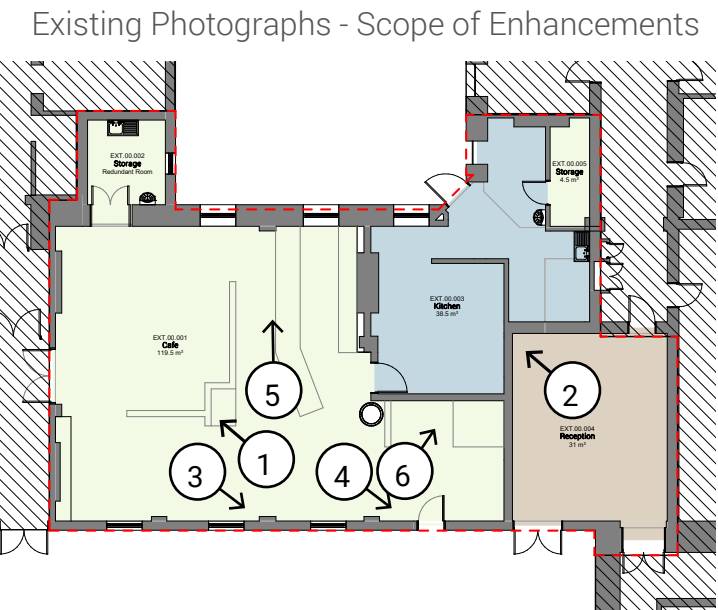


ROOM TYPE KEY

- Vertical Circulation
- Circulation
- WC
- Store
- Office
- Kitchen / Staff Area
- Meeting Room
- Reception
- Vacant
- Clinical Areas

Ground Floor

Site Context and Analysis



Original Downstand Beams - to be left exposed.



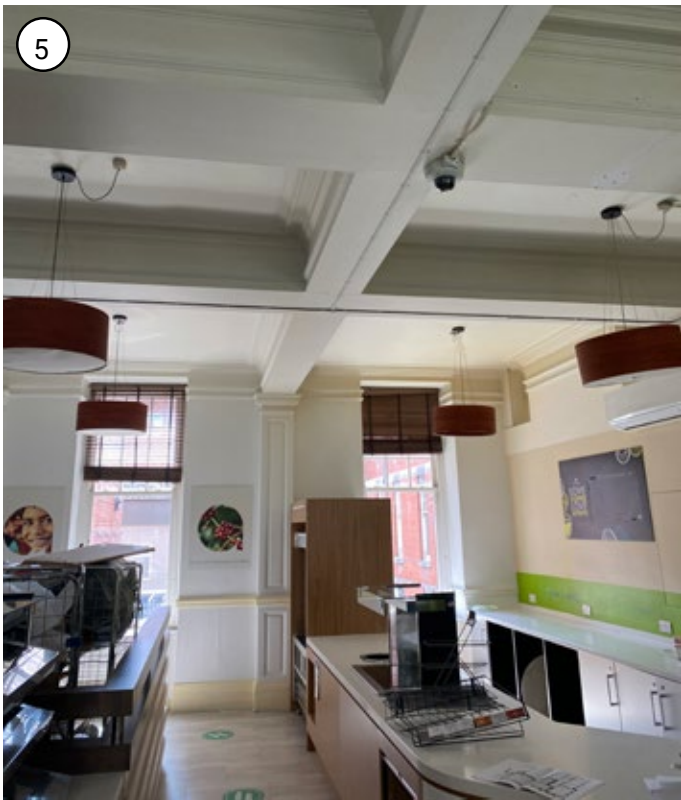
Original Paneling - Localised breakthroughs



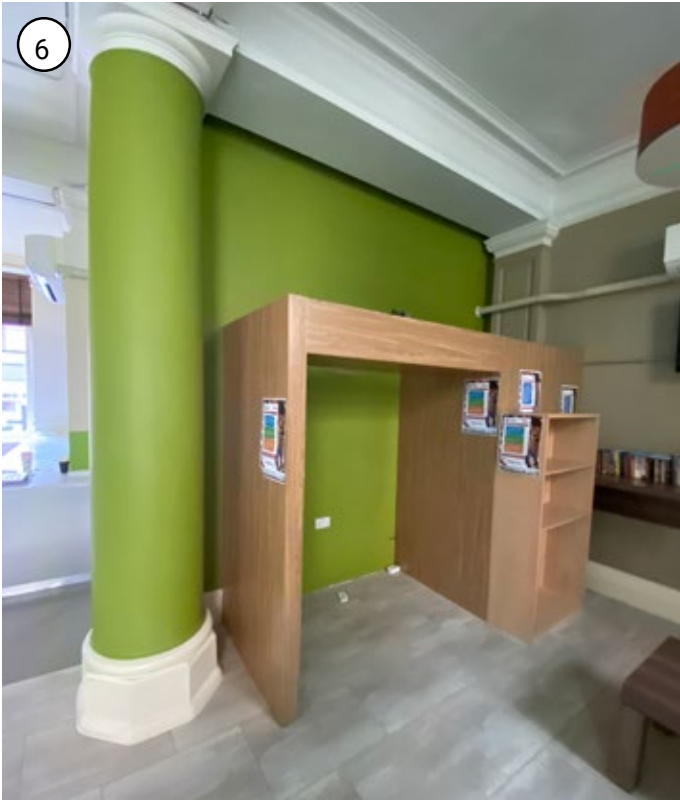
Original Plasterwork, to be retained or encased & protected for future reveal.



Towards original Fan Lights - to be retained.



Towards original chimney breast, covered to be exposed and feature status returned to space.



Later subdivision of space, to be removed. Columns expressed.

Key Design Principles

Overarching Concept

The proposed design looks to create a series of clear zones to aid with the multi-functional approach for the space, with the Trust wishing to implement the works on a phased development basis.

Reception Zone:

We have sought to preserve original elements where possible, such as high ceilings, ornate panel detailing and original windows. Works within this zone is a lighter touch approach with a new feature reception desk and lighting installation.

Flexible Space:

More free space with movable furniture, to be served by small fixed kitchenette and more private meeting booth with acoustic considerations. Bi-folding doors to open out office area and flexible space for larger capacity events/ seminars.

Open Plan Office Area:

Larger but more fixed zone with dedicated work spaces with storage dividers to create screening where required and facilitated by a clean print hub area for entire space. Private office for more confidential meetings.

Meeting room:

Glazed critall screen to allow light to permeate the space and create that sense of connection through flexible and open place office, yet dedicated space for more private/ formal meetings.

WC/Storage hub:

Removal of existing large corridor and allowance for 2 x stores and 2 x wc's to serve and facilitate the space but act as a separate more back of house space off a small central corridor.



Key Design Principles

KEY INTENTIONS



Note, all images are precedents presented for information only.

DEFINED ZONING

MODERN DESIGN
Pale wood and streamlined decor are intended to evoke a Scandinavian feel.



RELAXING
ENVIRONMENT

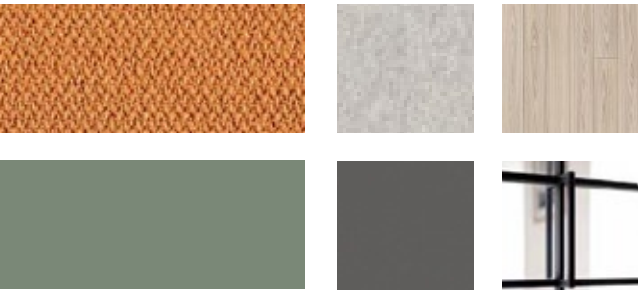


PRESERVATION AND ENHANCEMENT OF
ORIGINAL FEATURES

Key Design Principles

Materiality Palette

NATURAL MATERIALS
Modern and classic design



NATURAL COLOURS

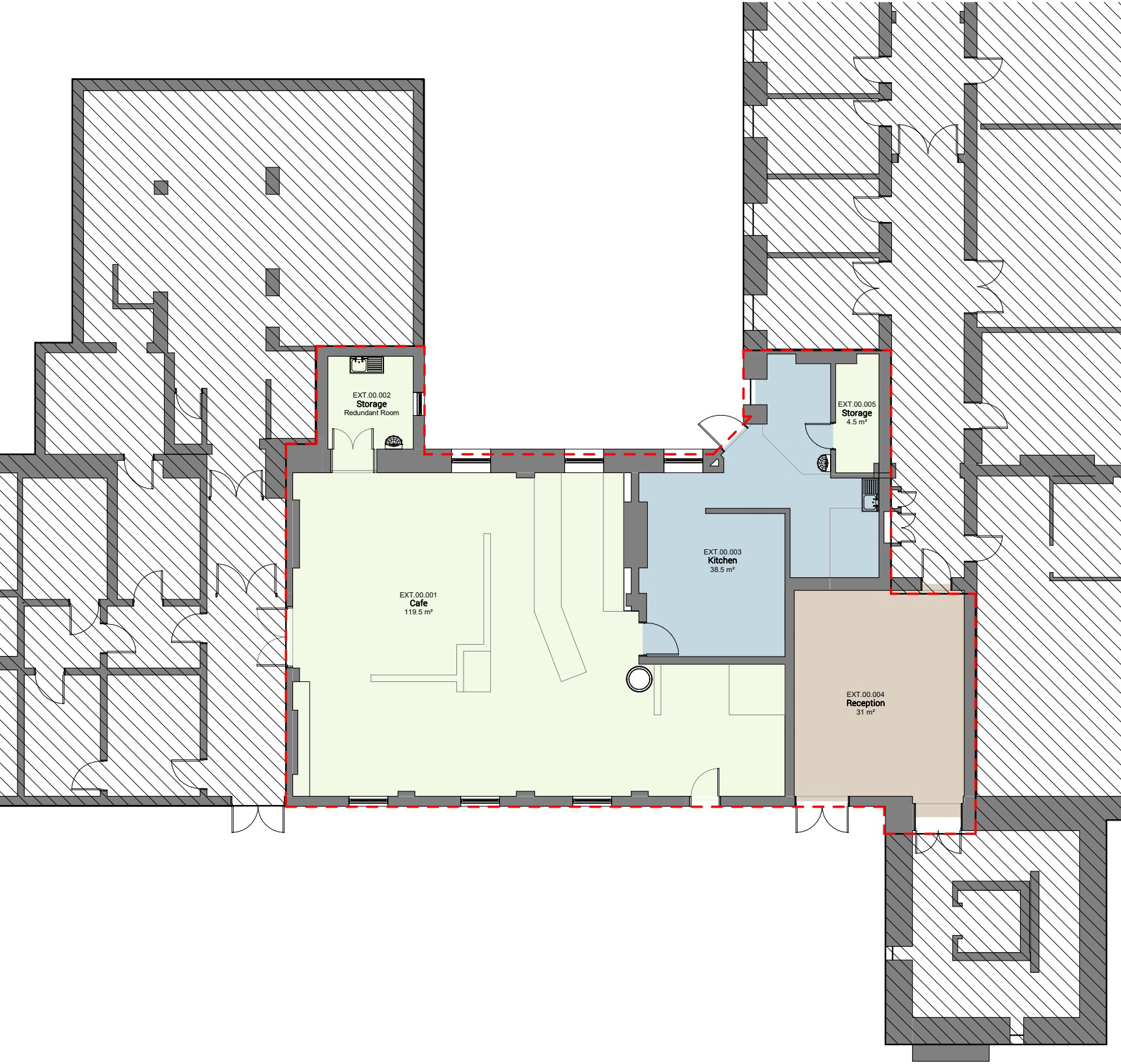


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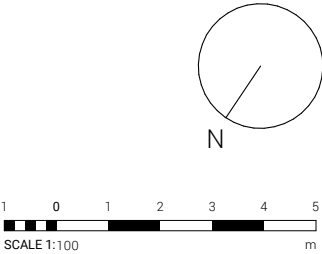
Design Proposal

Existing General Arrangement Plan



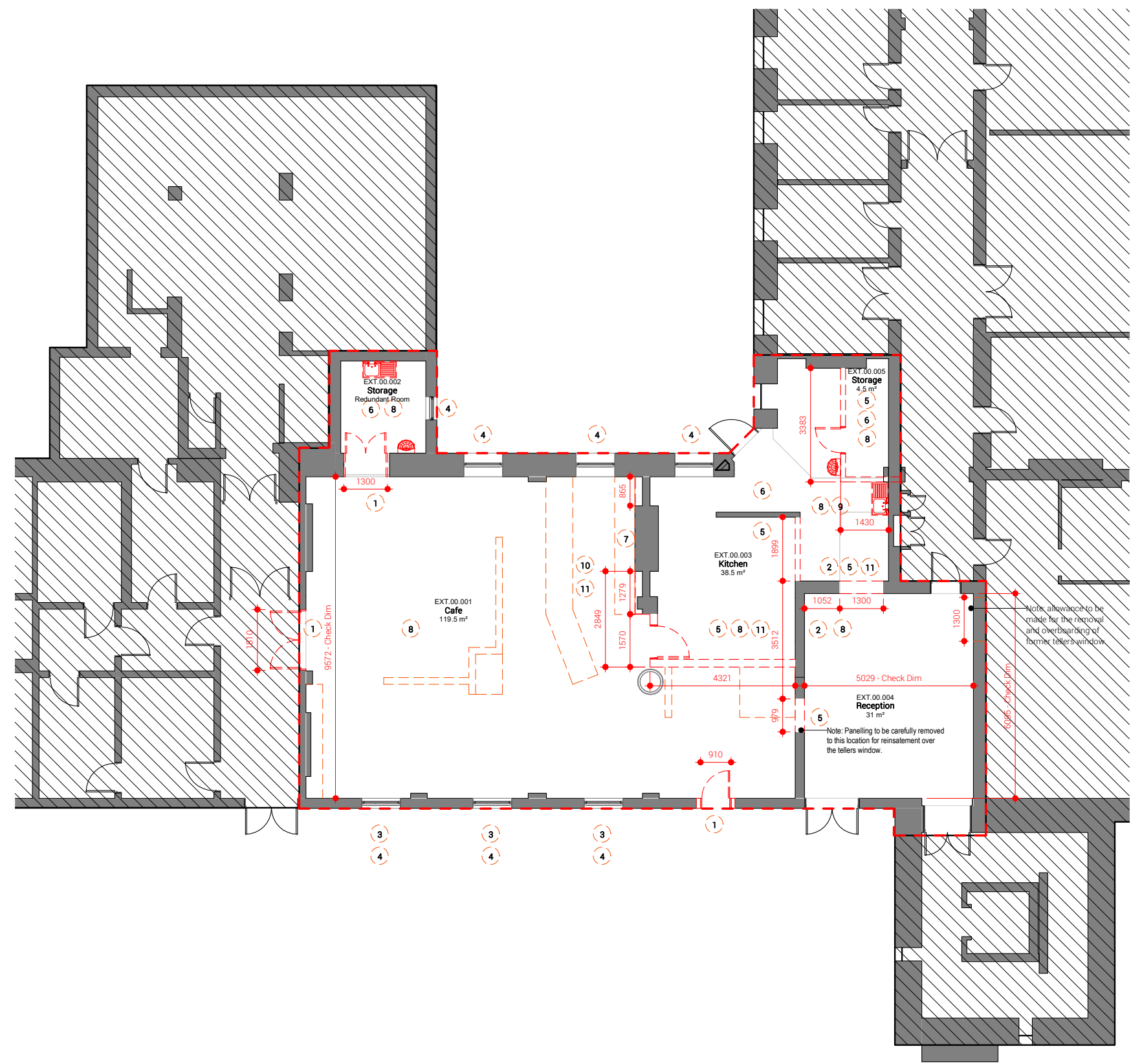
- By Department Legend
- Cafe
 - Kitchen
 - Reception
 - Storage

Ground Floor - Existing Room Schedule				
Number	Name	Area	ADB HBN Area	HBN Difference
EXT.00.001	Cafe	119.5 m²		
EXT.00.003	Kitchen	38.5 m²		
EXT.00.004	Reception	31 m²		
EXT.00.005	Storage	4.5 m²		



Design Proposal

Proposed Soft Strip Out Plan



SCOPE OF WORKS

- Denotes elements to be removed.
- Denotes elements to be retained

STRIP OUT NOTES

- Contractor to carefully remove existing doorset and associated frames, make good to adjacent walls, prior to redecoration. Allow for removal of any redundant floor spring devices and provision of screed infill. Refer to door schedules for sizes of new/modified structural openings.
- Contractor to carefully remove existing doorset and associated frames, and allow for modification of structural opening. Make good to adjacent walls, prior to redecoration. Allow for removal of any redundant floor spring devices and provision of screed infill. Refer to door schedules for sizes of new/modified structural openings.
- Bottom glazing panels of existing windows to be carefully removed and replaced with single larger pane (To match those to the
- Single Glazed wired glazing to all windows to be removed ahead of refurbishment, inc. strip back of all paint finishes & new ironmongery (to match that installed to Cobbett House North) All windows to receive new double glazing. Note: Refer to Proposed Fire plan for windows that are to receive 15mm Pyroguard (or similar) Glass to achieve 60min FR and complete fire compartmentation. Note final proposals to be reviewed with Building Control & Trust Fire Officers upon commencement of Stage 4.
- Carefully remove existing walls and allow provisions to provide temporary supports, if required, prior to carrying out the above works. Make good to adjacent walls, prior to redecoration.
- Remove existing ceilings including grids, edge battens and suspension systems, plasterboard ceilings and bulkheads. Any redundant light fittings and M&E items to be carefully removed or reinstated as per M&E Consultant's information.
- Boxing out to be removed so original fileplace is revealed. Allow cost for relocation of electrical distribution boards and making good of exposed surfaces.
- Existing floor finishes and associated capping to be removed. Make good and smooth existing floor substrate, as per manufacturers recommendations, prior to installation of new vinyl flooring.
- All Kitchen equipment & finishes to be removed and offered back to the Trust.
- All Servery equipment & finishes to be removed and offered back to the Trust.
- Dispose existing sanitaryware and IPS panels as well as associated subframe. Drainage to be reconfigured as M & E information.
- Remove any tiles / wall coverings to existing walls which are to be retained and allow for preparation to receive new finishes.

F, F & E NOTES:

Allow removal of all fixtures and fittings including; shelving, cupboards, wall mounted mirrors, coat hooks, grab rails, soap, toilet tissue/paper towel dispensers, sanitaryware and blinds etc. to all work areas unless noted otherwise.

- All loose equipment will be removed from rooms by the Trust.
- All loose furniture to be removed by the Trust.
- All fixed furniture and F, F & E is to be removed by the Main Contractor and handed back to Trust.

ADDITIONAL NOTES:

Ensure all original features are preserved and protected ahead of demolition commencing. Contractor is to submit RAMS / strip out management plans to conform to restrictions placed upon by works to listed buildings & likely planning conditions.

Refer to Pre-Construction Information and all Designer's Risk Registers prior to starting demolition and strip out works, with particular reference to dealing with services and potentially hazardous material.

All works are to be carried out in accordance with the Contractor's Construction Phase Plan and method statements.

Work areas to be adequately hoarded at all times to prevent dust and to prevent noise and dust intrusion where possible.

Refer to M&E consultants drawings and specifications for removal and reinstatement of all services affected by the works including sanitary drainage and services.

Following services removals, all redundant openings through compartment/fire walls to be suitably filled to maintain compartmentation/fire resistance.

Carefully remove all ceiling mounted luminaires and offer back to the Trust.

Remove floor finishes including skirting and adhesive in all areas indicated, unless noted otherwise.

Allow for builders work openings to both walls and floors all as M&E schedules/drawings.

Allow for making good of all existing and retained elements which are affected by the abovementioned works.

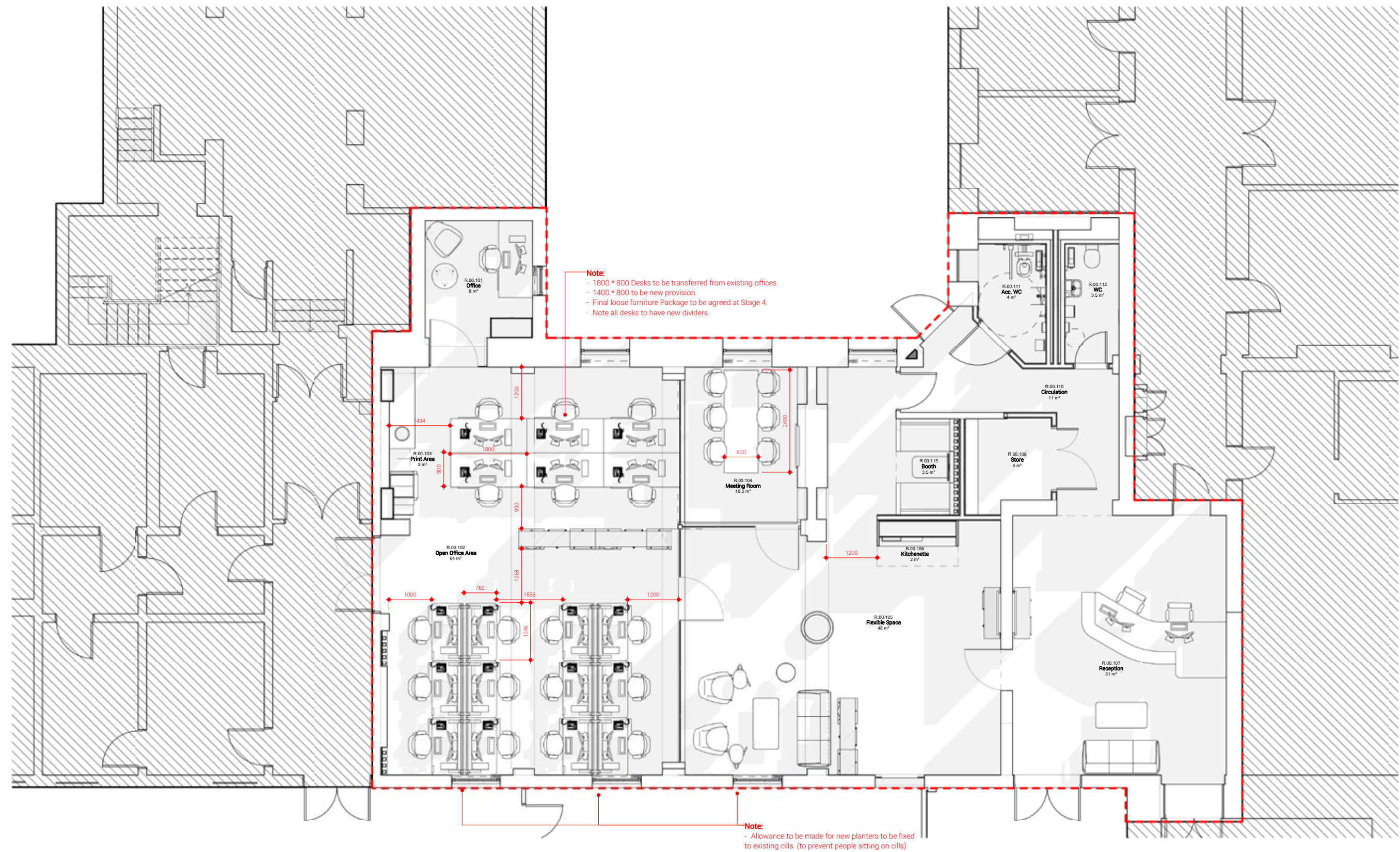
Secondary Glazing is to be retained to preserve acoustic conditions.

* This drawing must be read in colour.



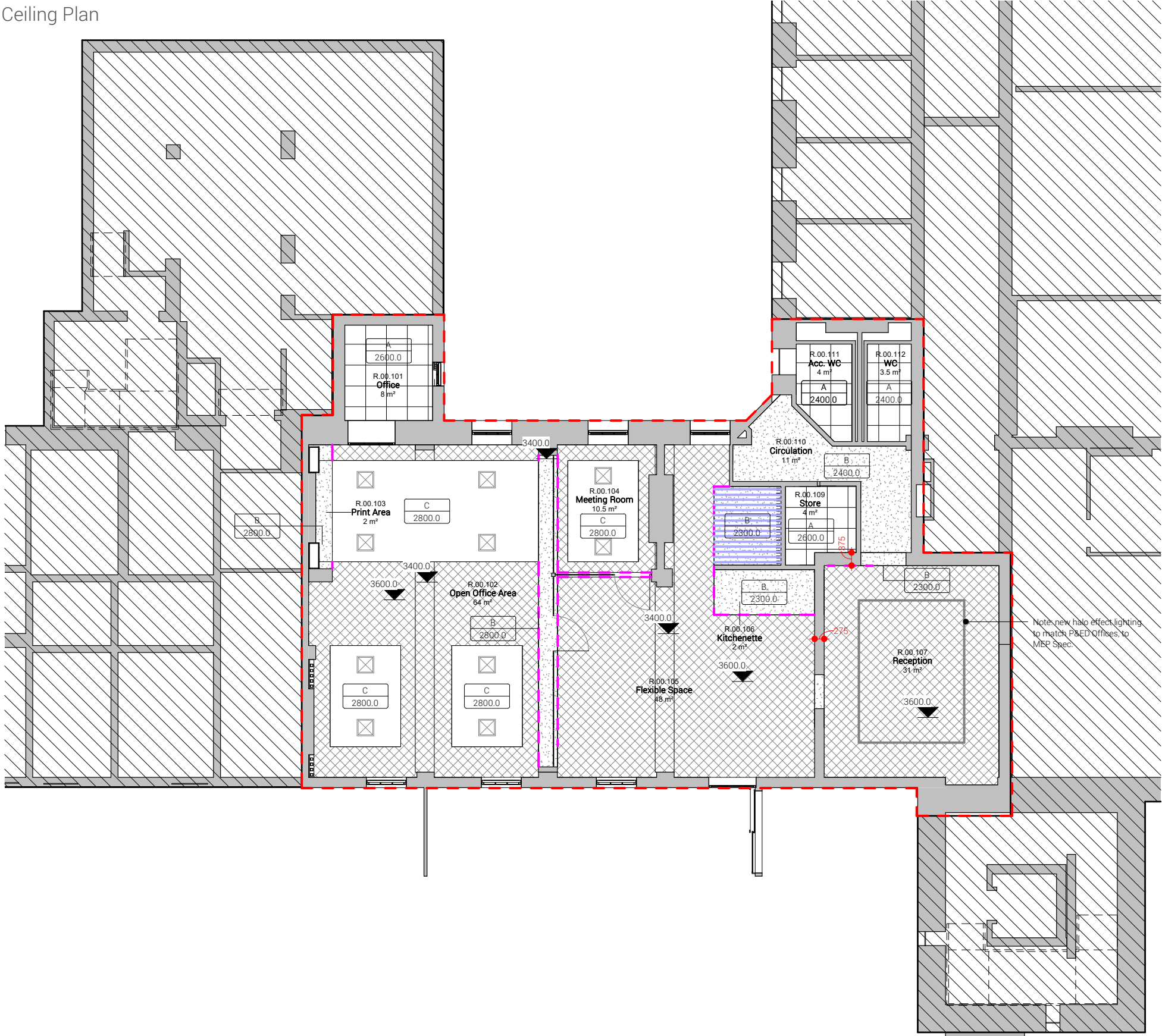
Design Proposal

Proposed Loaded Layout



Design Proposal

Proposed Ceiling Plan



CEILING TYPES KEY

A	600 x 600mm lay in grid ceiling. Manufacturer: Zenita Product Reference: Bioguard Acoustic
B	Metal frame plasterboard ceiling Manufacturer: British Gypsum Product Reference: GypCeiling MF
C	Metal and timber frame plasterboard ceiling raft Manufacturer: N/A refer to drawing 35-0401 for raft details
Existing	Existing assumed lath and plaster ceiling To be retained, cleaned and made good where required and new paint finish to be applied

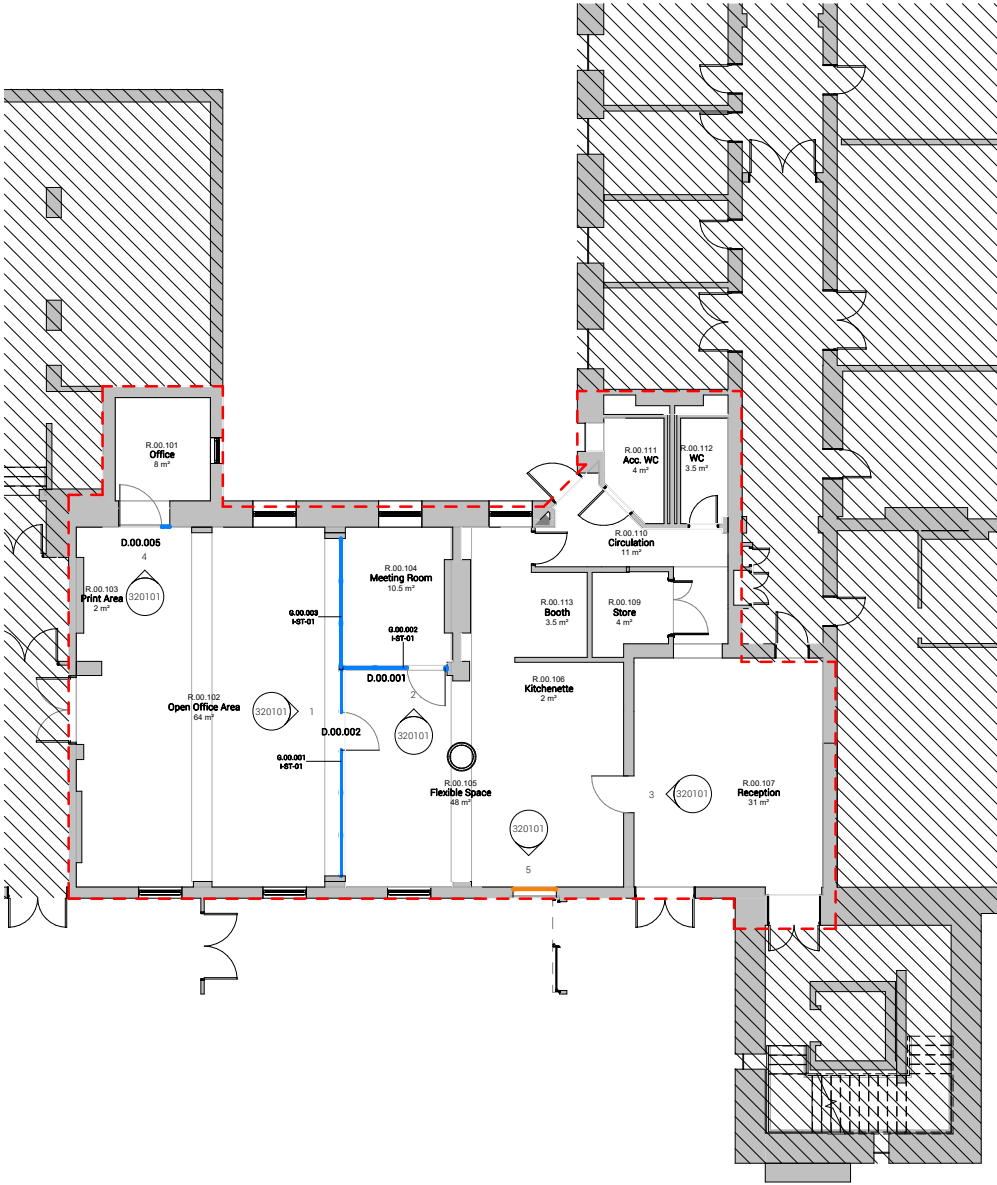
Plasterboard bulkhead

Note: Feature Timber Louvres to wrap bulkhead to soffit.

Ceiling Access Hatch
Manufacturer: Palco PLC
Size: 600x600mm
Finish: Plastered Face
Locations TBC

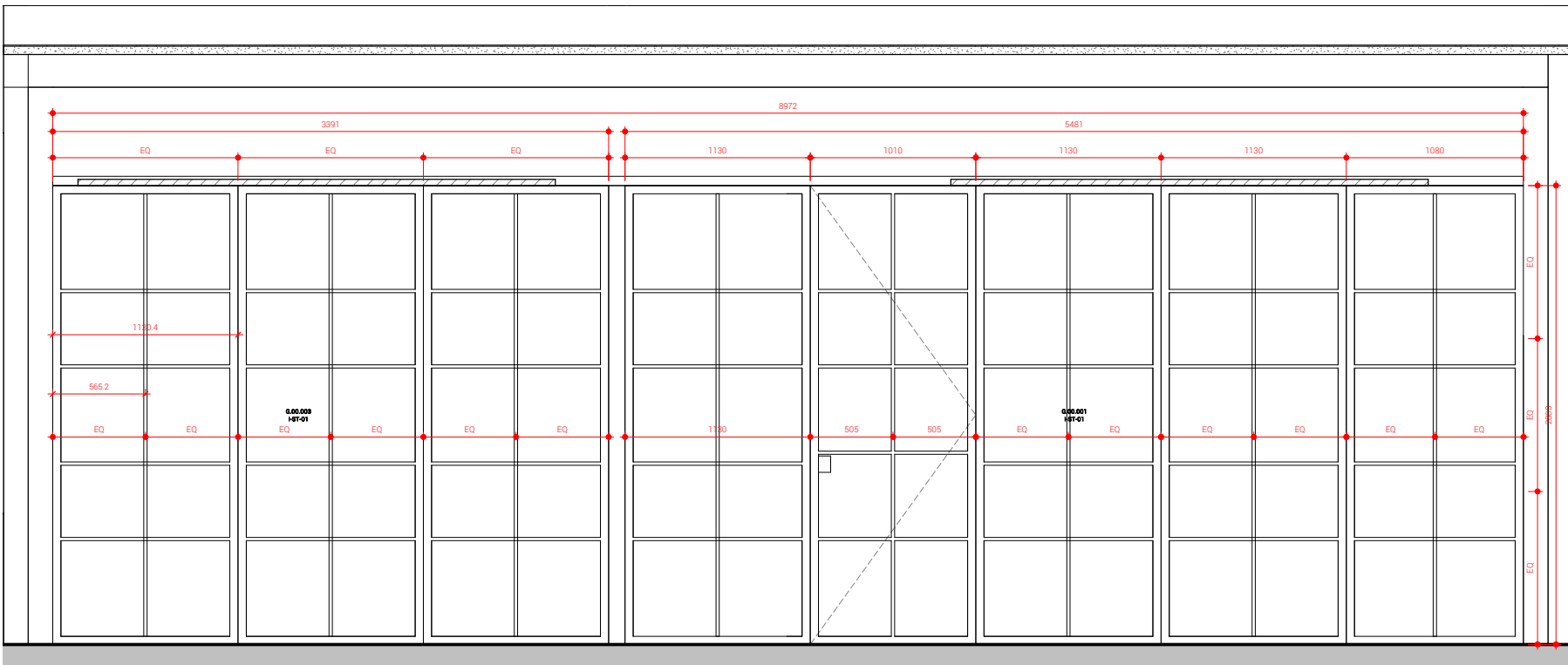
Design Proposal

Proposed Glazed Screens & Doorsets

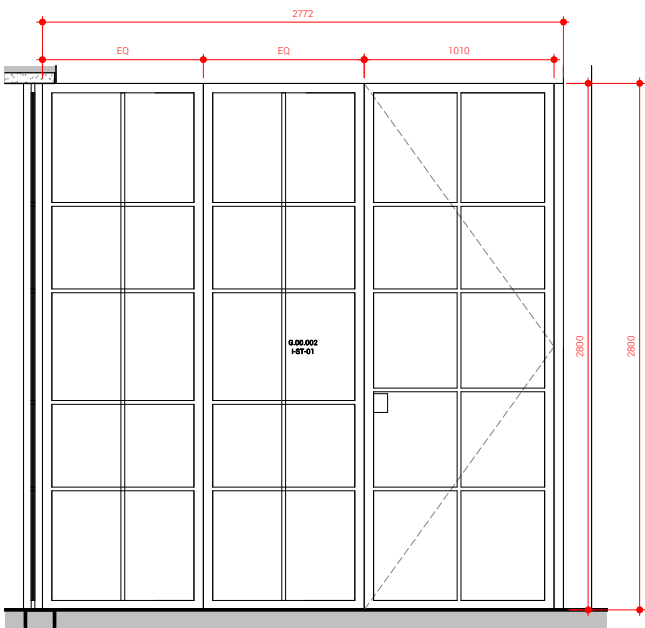


Ground Floor Plan
1 : 100

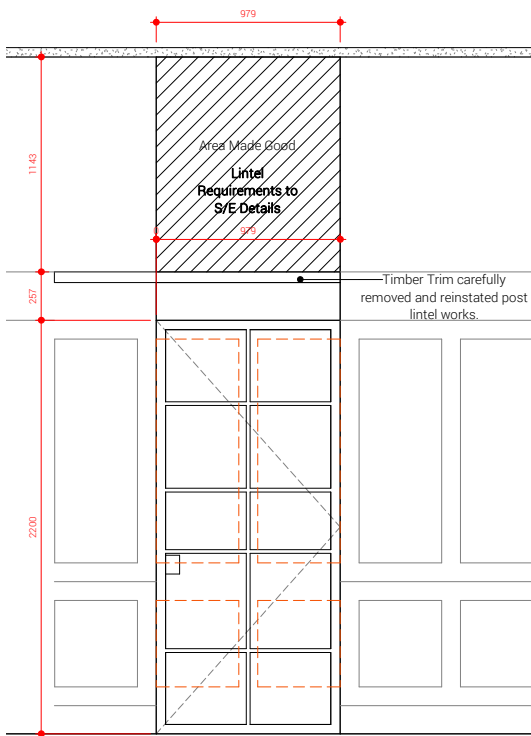
Screen Reference	Screen Type	Description	Structural Opening Width	Structural Opening Height	Frame Finish	Fire Rating	Acoustic Rating Rw dB	Manufacturer	Product Reference	Comments
G.00.001	I-ST-01	Internal double glazed screen with fixed panels	5556	2800	Aluminium PPC RAL TBC	NFR	43	Planet	As per Planet Partitioning specification, Range Loft 20 system, single glazed system.	Allow for structural steel support frame. Includes internal door
G.00.002	I-ST-01	Internal double glazed screen with fixed panels	2847	2800	Aluminium PPC RAL TBC	NFR	43	Planet	As per Planet Partitioning specification, Range Loft 20 system, single glazed system.	Includes internal door
G.00.003	I-ST-01	Internal double glazed screen with fixed panels	3466	2800	Aluminium PPC RAL TBC	NFR	43	Planet	As per Planet Partitioning specification, Range Loft 20 system, single glazed system.	
G.00.007	I-ST-01	Internal double glazed screen with fixed panels	1521	2200	Aluminium PPC RAL TBC	NFR	43	Planet	As per Planet Partitioning specification, Range Loft 20 system, single glazed system.	Includes internal door
G.00.008	I-ST-01	Internal double glazed screen with fixed panels	1390	2124	Aluminium PPC RAL TBC	NFR	43	Planet	As per Planet Partitioning specification, Range Loft 20 system, single glazed system.	Includes internal door
G.00.009	I-ST-02	External Double Glazed Window with Fixed Panels	1152	2100	Aluminium PPC RAL TBC	NFR	43	Marlin	Heritage Doors	No Doorset - Best match to planet internal Spec.



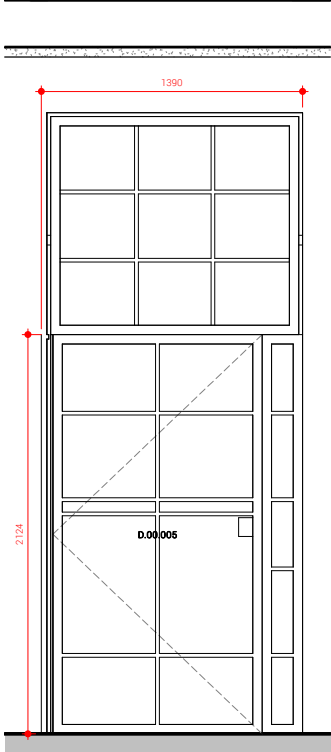
① Elevation 1
1 : 20



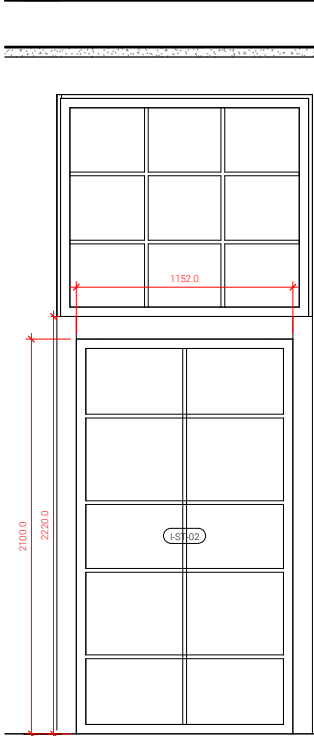
② Elevation 2
1 : 20



③ Elevation 3
1 : 20



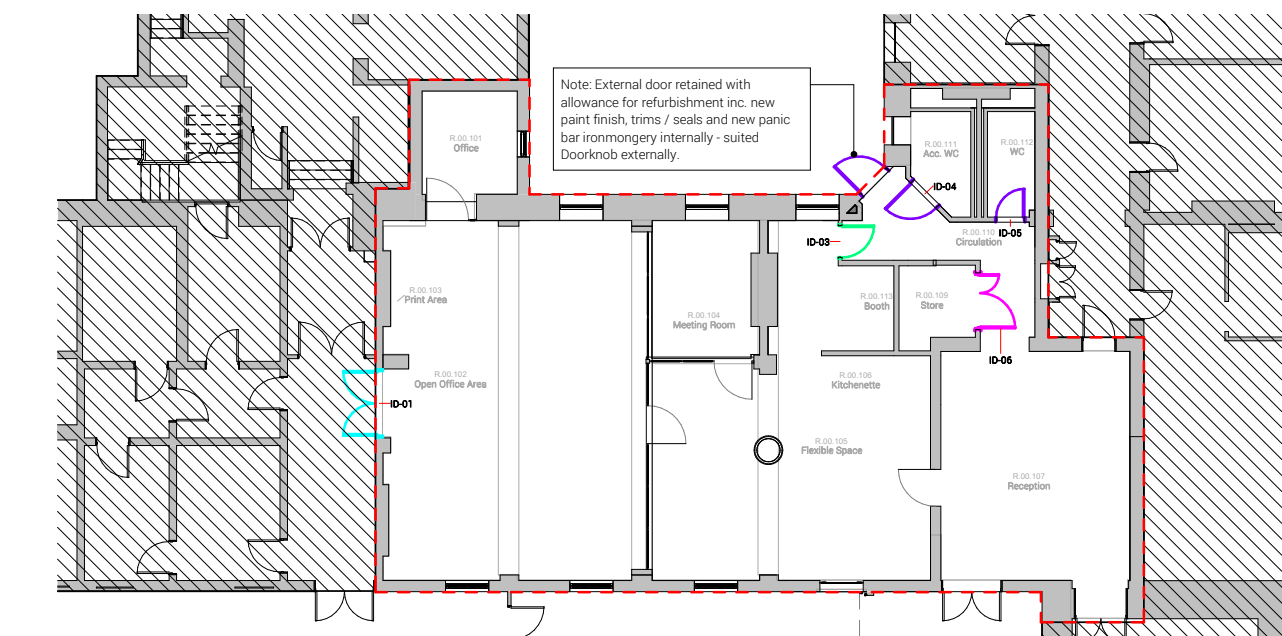
④ Elevation 4
1 : 20



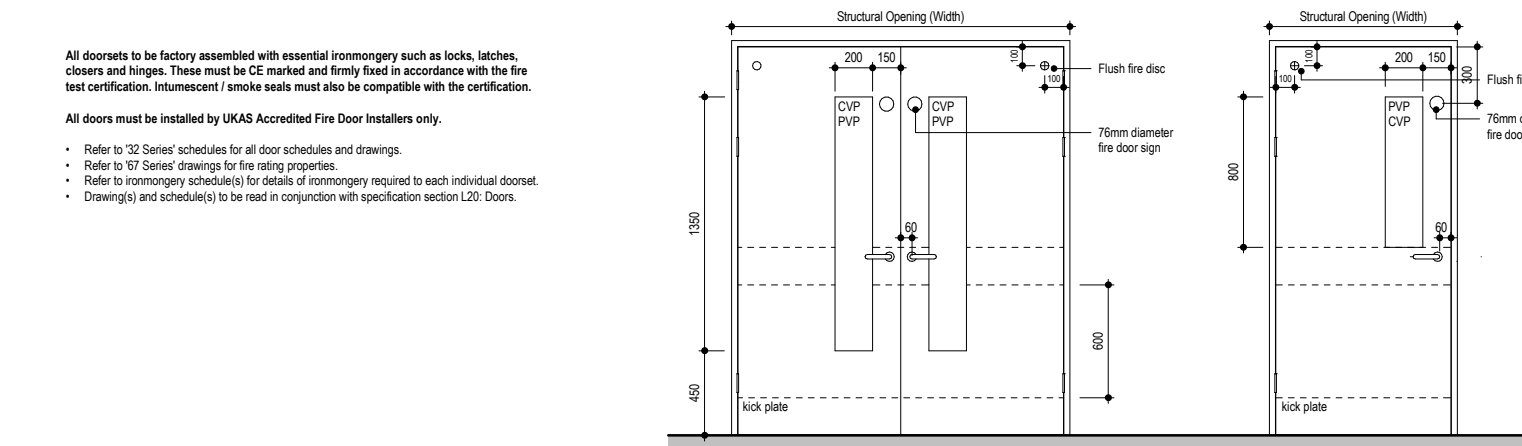
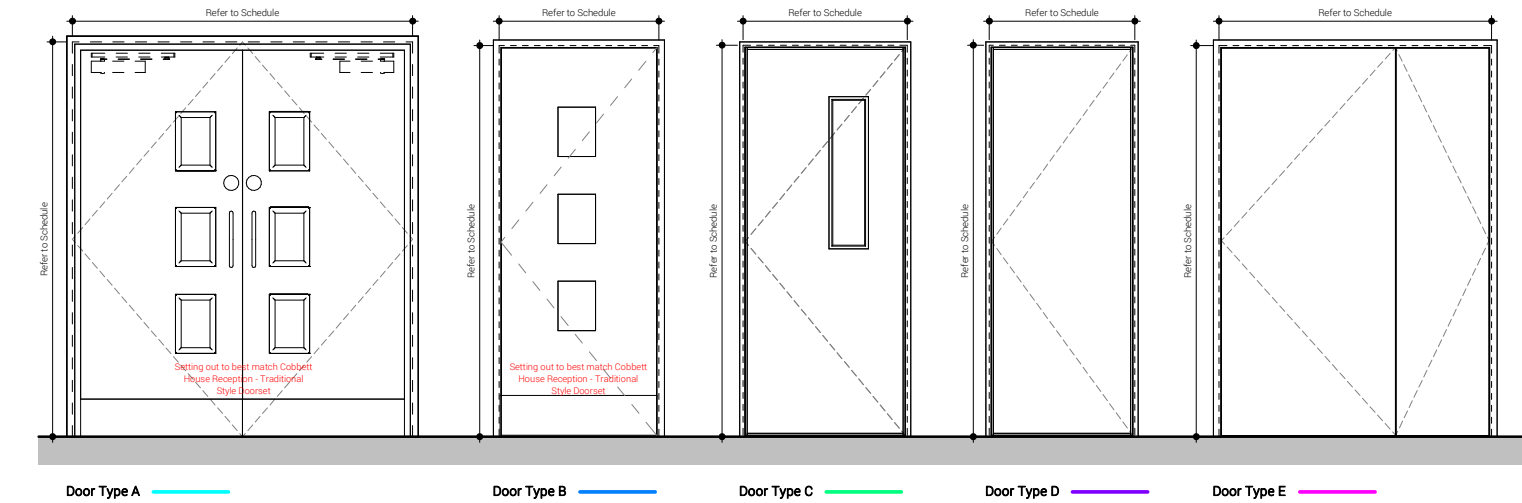
⑤ Elevation 5
1 : 20

Design Proposal

Proposed Traditional Doorsets

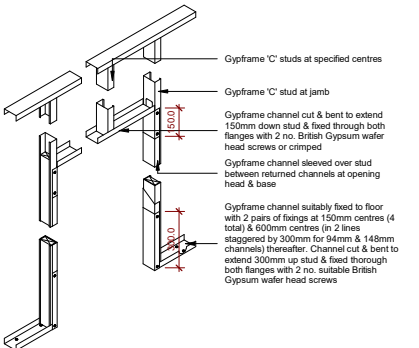
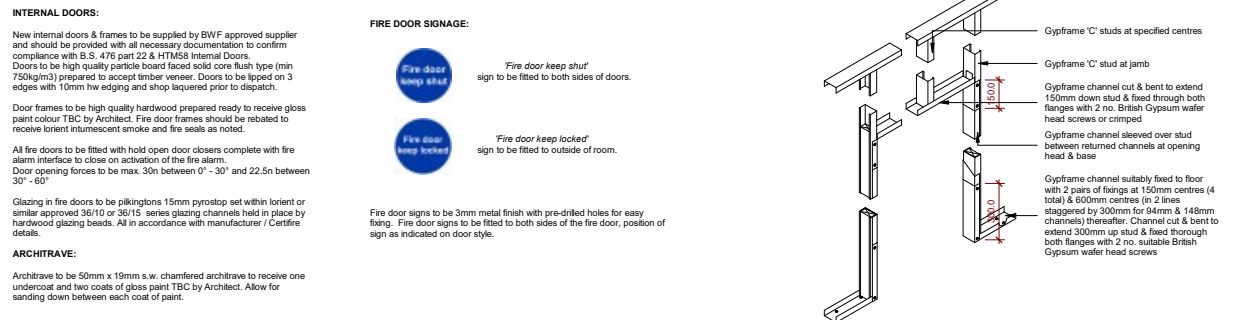
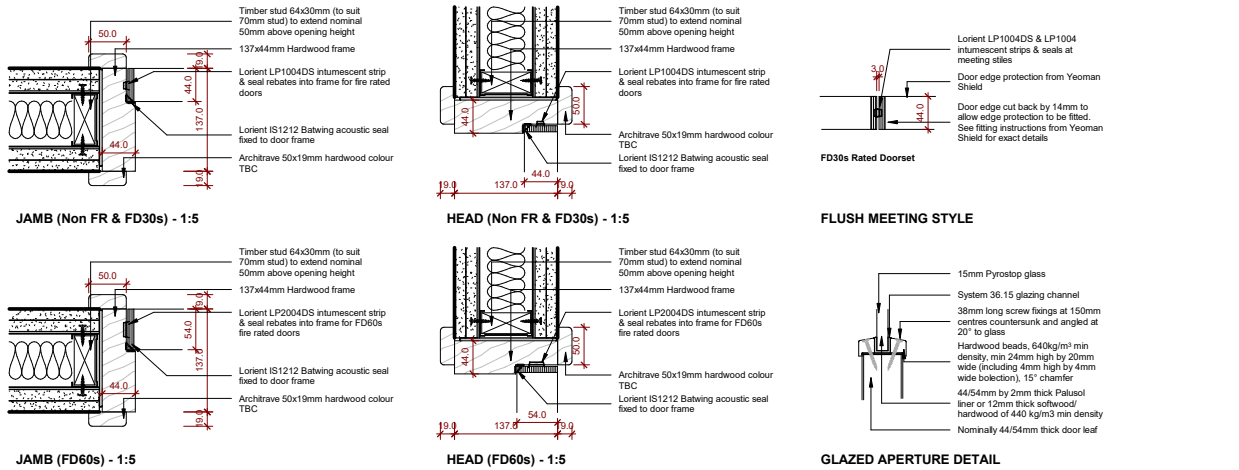


1 Proposed GF - Internal Door Plan
1:100



Type A									
ID-01	Open Office Area	1810.0W x 2100.0H	FD60S	●	15mm Pyrodur glazing set within HW glazing beads	Hardwood	1	Make Allowance for hardwood Doorset style to match the existing entrance door into Cobbett House Reception	ID-01
Type C									
ID-03	Circulation	910.0W x 2100.0H	NFR	●	6.4mm clear laminated glass	Softwood (Pre-primed for site painted)	3		ID-03
Type D									
ID-04	Acc. WC	1010.0W x 2100.0H	NFR			Softwood (Pre-primed for site painted)	4		ID-04
ID-05	WC	810.0W x 2100.0H	NFR			Softwood (Pre-primed for site painted)	5		ID-05
Type E									
ID-06	Circulation	1510.0W x 2110.0H	FD30S			Softwood (Pre-primed for site painted)	6		ID-06
Grand total: 5									

Key	Type	Hinge	Closer	Operation	Lockset	Kickplates	Flushbolt	Fire Rating
1	Double	6x Hardware Butt Hinge Satin Stainless	Overhead Door Closer Satin Stainless Steel	Pull Handle 400mm / Push Plate 450mm	Access control via fob / card	4x Kick Plate Satin Stainless Steel	N/A	FD60S
2	Single	3x Hardware Butt Hinge Satin Stainless	Overhead Door Closer Satin Stainless Steel	Pull Handle 400mm / Push Plate 450mm	Access control via fob / card	2x Kick Plate Satin Stainless Steel	N/A	FD60S
3	Single	3x Hardware Butt Hinge Satin Stainless	N/A	Pull Handle 400mm / Push Plate 450mm	N/A	N/A	N/A	NFR
4	Single	3x Hardware Butt Hinge Satin Stainless	N/A	Lever Handle	'Lift to Lock' with emergency release & indicator rose	2x Kick Plate Satin Stainless Steel	N/A	NFR
5	Single	3x Hardware Butt Hinge Satin Stainless	N/A	Lever Handle	WC turn and emergency release indicator	2x Kick Plate Satin Stainless Steel	N/A	NFR
6	Leaf & Half	6x Hardware Butt Hinge Satin Stainless	N/A	N/A	Mechanical Lever Operated Digital Lock	4x Kick Plate Satin Stainless Steel	Lever Action Flushbolt head & base, with Dirt Excluding Socket at base and Flush Keep to head	FD30S



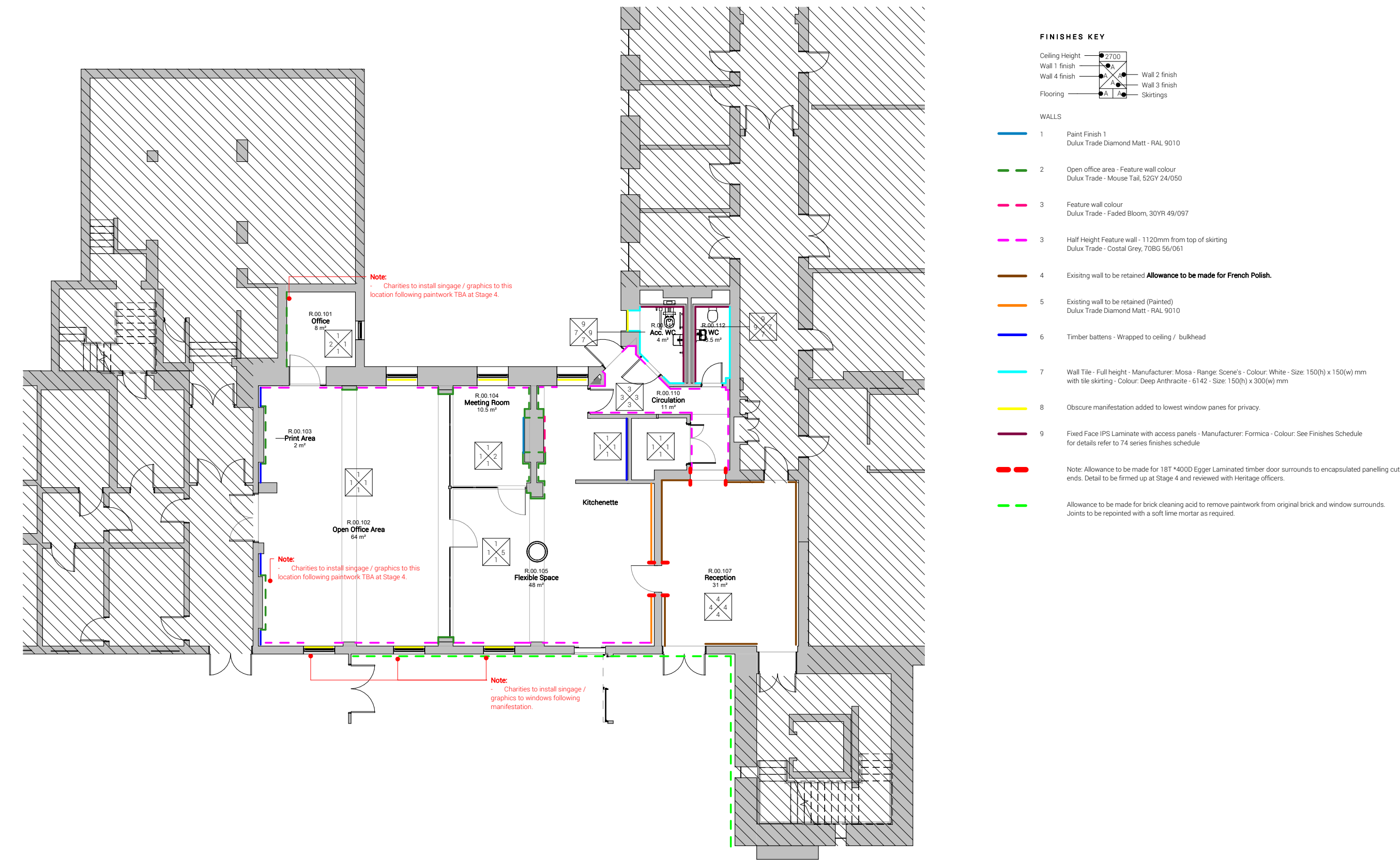
Design Proposal

Proposed Floor Finishes



Design Proposal

Proposed Floor Finishes



Design Proposal

Proposed Open Plan Office



OPEN OFFICE



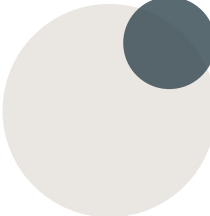
Note, all images are precedents presented for information only.



MATERIALITY



Floor finish



Wall finish



Glazing
Frames



Desk legs



Desk surface

Design Proposal

Proposed Flexible Space & Meeting Rooms



Social Spaces



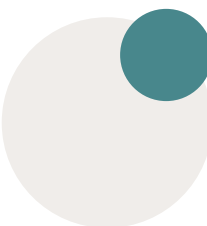
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MATERIALITY



Floor finish



Wall finish



Glazing Frames



Fabrics



Crate dividers



www.day-architectural.com

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