

FOURWAYS

M1—NQ

DESIGN AND ACCESS STATEMENT – WORKS TO 2nd FLOOR



ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

Design & Access Statement

12.11.23

*Fourways
57 Hilton Street
Manchester
M1 2EJ*



Contents:

1.0 Introduction

1.1 Introduction to Design and Access Statement

2.0 Assessment

- 2.1 Physical Site Assessment
- 2.2 Site Location Plan
- 2.3 Site Description
- 2.4 Historical Context
- 2.5 Historical Significance
- 2.6 Architectural Response

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

3.0 Design and Architectural Method Statement

3.1 Design Objectives

3.2 Design Layout

3.3 Scale

4.0 Access

5.0 Building Services

5.1 Waste Management

5.2 Deliveries

6.0 Summary

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI on behalf of Savills and XLB Property. The statement acts as a description of the design process to accompany the drawings submitted with this application.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Heritage Statement produced by Stephen Levrant Heritage Architecture.

The proposals involve the installation of new full height partitions, glazed screens and accompanying door sets, in order to create the necessary private meeting spaces within an open plan office to meet the requirements of a commercial office. The proposal also involves the formation of a new kitchenette with associated drainage and water supplies. These modifications are set to ensure the continued use of this significant building in the heart of the City Centre.

2.0 Assessment

2.1 Physical Site Assessment

Site Description

Designed by J.W.Beaumont Fourways House is a large former warehouse bounded by Hilton Street, Tariff Street, Brewer Street and China Lane. Originally built to serve several different tenants across four clearly defined quarters of the building it was subsequently altered and refurbished in the 1990s to form sub-divided office space. At the same time Lizard Street was enclosed to form an atrium.

The office which is the subject of this proposal is located on the Second Floor and is currently unoccupied and the applicant wishes to refurbish and make minor alterations to these spaces to bring it them line with other refurbishments that have taken place in this building in order that it will suit the needs of contemporary occupiers so that space can find a viable new tenant.

These proposed works follow on from the principal refurbishment to the building, which also included enabling and Cat A works to this suite, alongside the conversion to a commercial office building (122935/LO/2019 & 123242/FO/2019). Separate applications of similar nature to the proposals of this application were also submitted and completed between 2019 and 2021 (125510/LO/2019, 123774/LO/2019, 126286/LO/2020, 129781/LO/2021, 130337/LO/2021, 134591/LO/2022, 135628/LO/2022) for the refurbishment of several other office units across Levels 01, 02, 04 and 05.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

2.2 Site Location Plan



2.3 Site Description

The site is located on the western edge of the Northern Quarter approximately 0.3 miles from Piccadilly Station. The building forms a city block which is bounded by Hilton Street, Tariff Street, Brewer Street and China Lane with the buildings primary entrance on Hilton Street.

The building is also situated at the western end of the Stevenson Square Conservation Area that was originally designated in 1987. The area is characterised by primarily 19th and earlier 20th century buildings connected with the cotton trade and with early links to both the national canal and rail networks.

Although there is much variety typically listed buildings in the area are variants of the warehouse, showroom or workshop typologies. The scale of these buildings is often large at over 6 storeys creating tight, shadowed streets. Elevational treatments vary and include both ornate building 'fronts' and more practical, simple 'backs' often with external goods hoists and cantilevered steel or iron fire escapes.

Today the area is a mix of residential, office, retail and leisure offers and Fourways and the area directly adjacent to Fourways includes elements of all these uses.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325



2.4 Historical Context

- 2.4.1** A full assessment of the buildings history and significance is outlined in the separate Heritage Statement produced by Stephen Levrant Heritage Architecture which supports this application. Therefore what follow is a brief summary of this report and how it has informed the design strategy.
- 2.4.2** Fourways House is a six-storey (plus basement) former packing/shipping warehouse constructed in 1906 by prominent local architects James William Beaumont & Sons. A former loading bay, that runs through the centre of the block (linking Hilton Street with Brewer Street) was originally a continuation of Lizard Street, but now forms the enclosed atrium of the building entrance to the building.
- 2.4.3** During the late-19th and early-20th centuries, areas of early worker's housing and other industrial buildings were demolished to make way for a new phase of shipping warehouse building, including the construction of Fourways House in 1906, and new warehouses along China Lane, Back China Lane, Dale Street and Hilton Street.
- 2.4.4** It appears that the building was originally designed to house several individual tenants, and was originally divided into four quarters, with each quarter having its own entrance and address. Each quarter was further divided into two halves to create a single address and entrance per two tenants. Over time this arrangement was modified to suit future tenants.

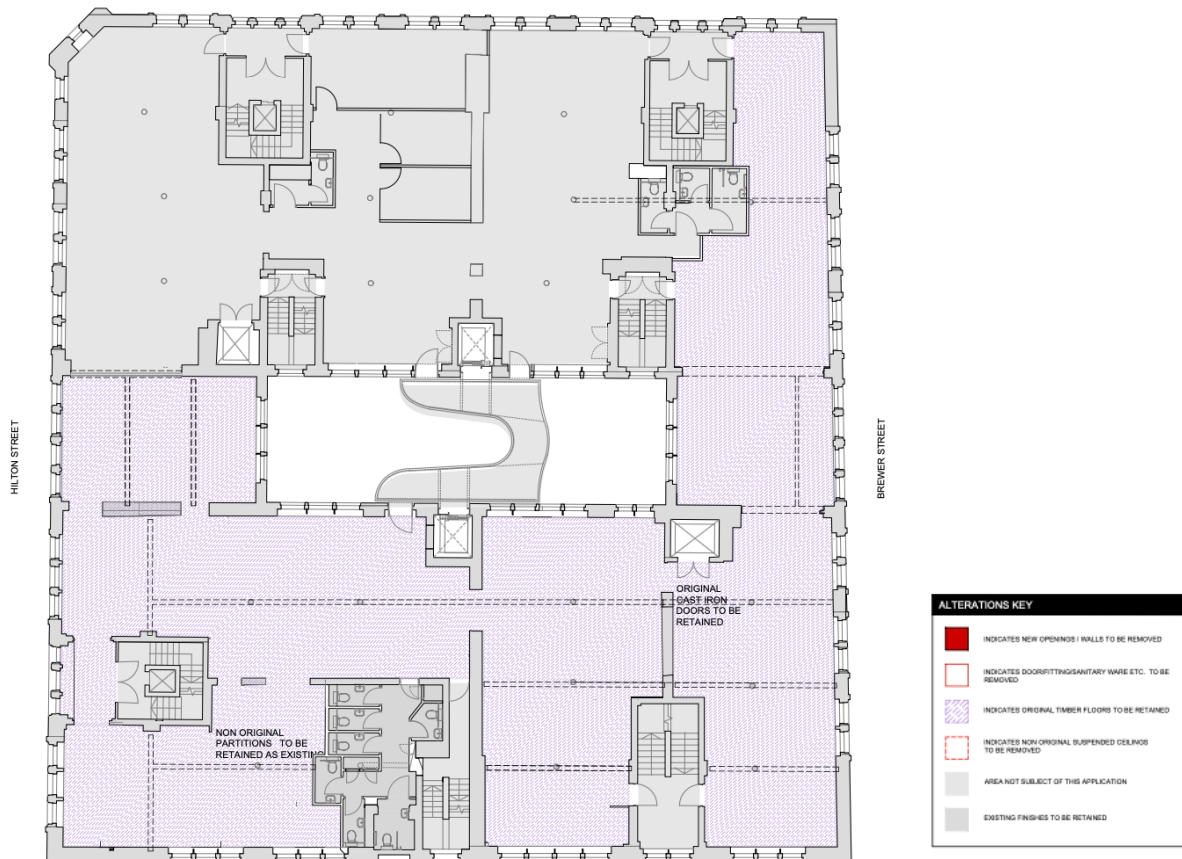
ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325



2.5 Historical Significance

- 2.5.1** The building's exterior is relatively plain for the work of J.W. Beaumont but other than the loss of decorative gables during the 1960s it is relatively complete. Despite its plainness it contributes to the street scene and the group value of warehouses of similar date and architectural style.
- 2.5.2** Internally the building is relatively complete with atrium, goods, lifts stairs, floorboards and cast iron columns all much as they would have been originally. However, in places the reading of this historic fabric is compromised or hidden by later low quality additions.
- 2.5.3** The glazed brick atrium, the existence of various stairs, lifts and hoists and the legibility of the plan form contribute to the buildings significance albeit again in places later additions compromises how this is interpreted.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

2.6 Architectural Response

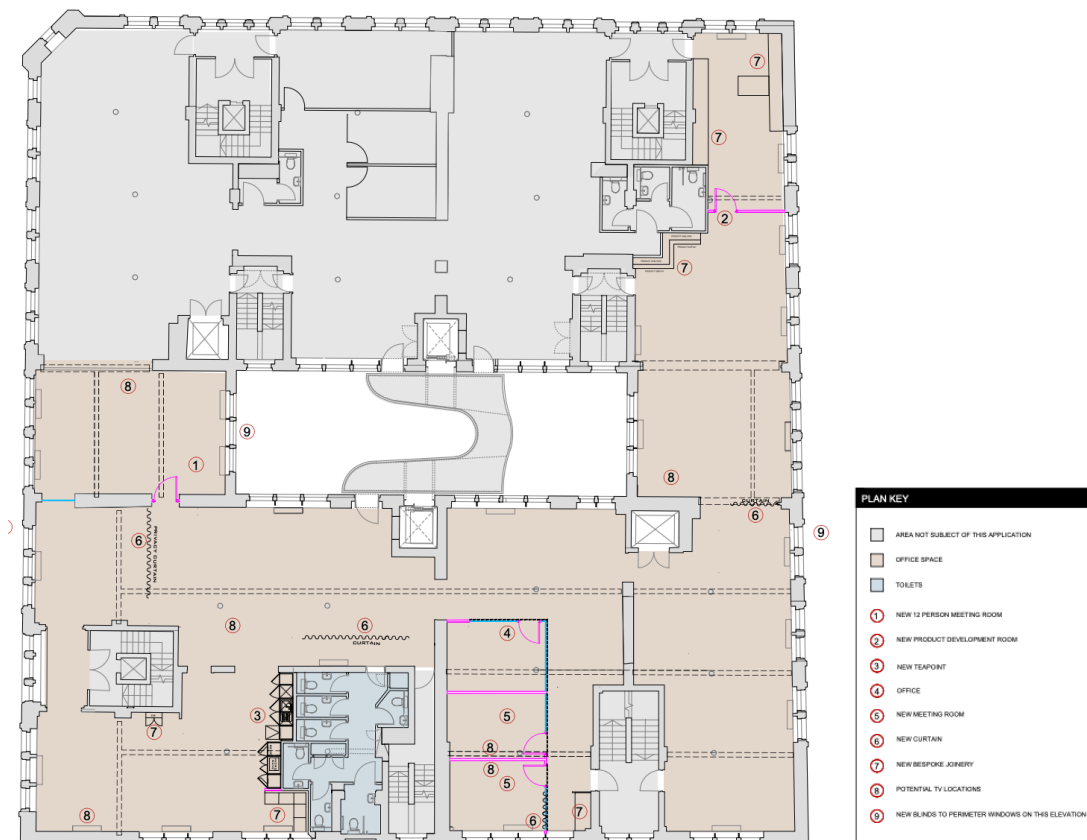
The design strategy was developed subsequent to the initial Heritage Assessment being produced and this therefore allowed fully informed and sensitive decisions to be made from the outset. In particular the design was developed and informed as follows:-

- Retention of existing exposed brickwork, timber beams, timber floors and redundant steel doors and cast iron columns
- Retention of original glazing arrangements
- Minor amendments to recently installed M&E installations
- Refer to separate detailed drawings by ADT for information on locations and extent/specification

3.0 Design & Architectural Method Statement

3.1 Design Objectives

- Installation of modern light-weight partitions, glazed screens to maximise visibility into enclosed spaces and views of original features. New timber doors provide access into these new rooms.
- Installation of a new kitchenette with associated services including water supplies, drainage to existing service runs and electrical power supply.



ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

3.2 Layout

The existing configuration of the building is largely retained by the proposals with minor, non-structural, partitions formed to better serve the requirements of a contemporary office.

Please refer to the accompanying drawing schedule for a full list of drawings accompanying this application.

3.3 Scale

There is no change to the overall scale or footprint of the unit with selective internal non-structural modifications to form new rooms within the previously formed office demise as noted above.

4.0 Access

Access to these units is comprehensively covered in applications 122935/LO/2019 & 123242/ FO/2019 and therefore the below is provided as a summary only.

Level access exists to all office floors as detailed in the previously approved applications on the principal building (outlined in applications 22935/LO/2019 & 123242/FO/2019).

The works outlined in this application will not have any bearing or impact on the accessibility of the site.

5.0 Building Services

5.1 Waste Management

The refuse strategy for this unit is covered in applications 122935/LO/2019 & 123242/FO/2019 with a new bin store at ground level provided for B1 office tenants.

5.2 Deliveries

Deliveries to this unit is covered in applications 122935/LO/2019 & 123242/FO/2019 with the buildings main reception acting as a mediator directing deliveries to the unit as necessary.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325

6.0 Summary

- 5.1.1** The proposals outlined in this application seek to allow for minor alterations to 2No. office units within existing E use class office spaces. The minor internal alterations, and amendments to modern mechanical and electrical installations are in line with current expectations for high-quality office accommodation.
- 5.1.2** Where alterations are proposed they primarily relate to previous modern office fit-out elements and where they have impact on historic fabric have been designed to be as unintrusive and sensitive as possible.
- 6.1.3** In providing these changes it will secure the on-going occupancy and therefore the listed buildings future as viable office building.

ARCHITECTURE × INTERIOR

41 South King Street, Manchester, M2 6DE

www.axi.studio

+44 (0)161 879 7357

Company No: 11847325