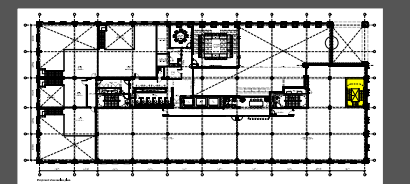


BASE - INTERNAL STAIRCASE

Office building
Off Greenheys Lane
Manchester Science Park

Design and Access Statement - Addendum
August 2022

Rev --



bridge
architects

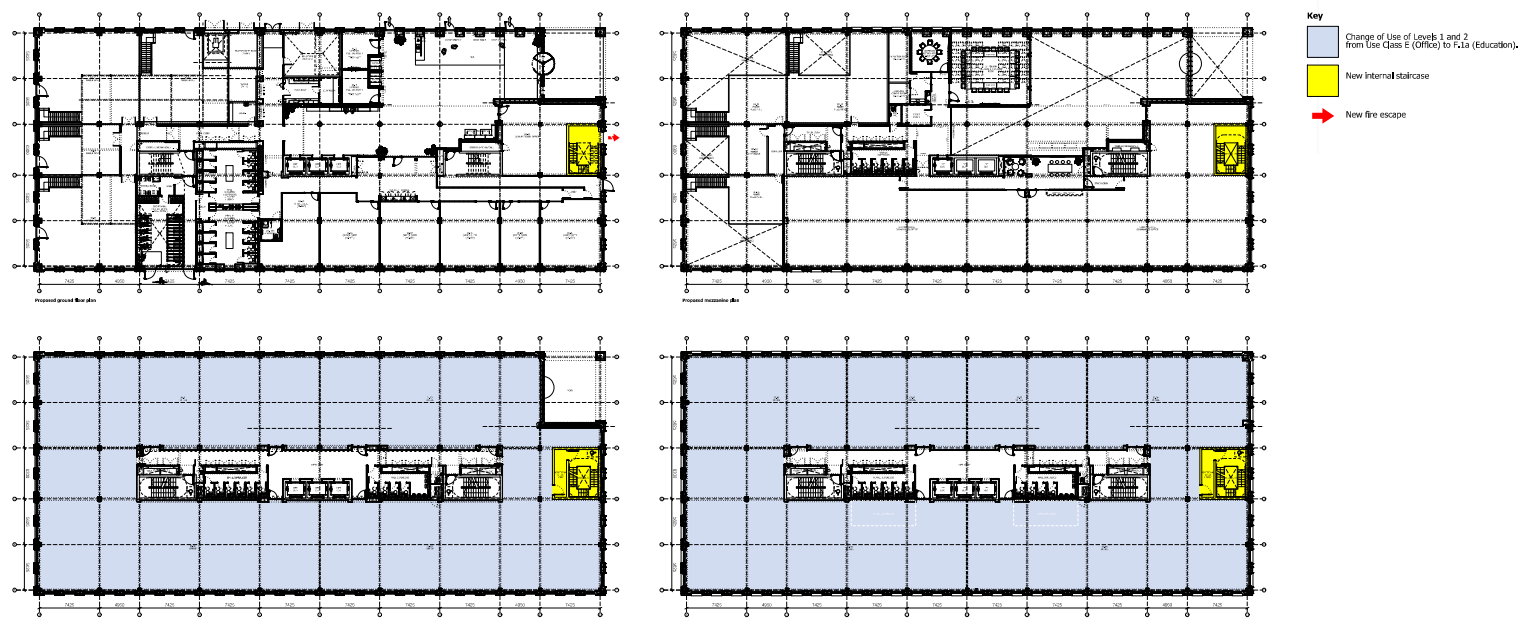
address 14 Old Mill Street, Manchester, M4 6DZ directors Russell Bridge RIBA ARB, Victoria Kirkpatrick RIBA ARB company number 07793934
phone 0161 879 2828 web www.bridgearchitects.com email info@bridgearchitects.com

addendum contents



Manchester city centre aerial map showing BASE site red outlined

1.0	Description of Proposals
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Proposed floorplans



Existing east elevation

Proposed east elevation

new fire escape door

1.0 Description of Proposals

The proposals involve a change of use of two floors of the recently completed 'Base' office building at Manchester Science Park, and the addition of an internal staircase. Due to the introduction of this new staircase, a new fire escape door is proposed which will replace an existing window in order to meet fire regulations.

1.1 Design Objectives

The design objectives are to make the changes as discrete as possible and to ensure that any external alterations are in keeping with the language and materials of the existing building.

1.2 Principles of the Design

1.2.1 Use

Change of use of levels 01 and 02 of the Base Building from Use Class E (office) to F.1a (Education).

1.2.2 Amount of development

No changes are proposed to the amount of development at the Base Building.

1.2.3 Layout

A new internal fire escape staircase is proposed which runs from level 00 to 02.

1.2.4 Scale

The scale of the building is unaltered.

1.2.5 Appearance

The appearance of the building is unaltered other than the change of one ground level external window into a door. The door will match the existing FE doors on site (see proposed elevation left). The rhythm of the facade is unchanged and the new doorset sits within an existing opening in the brickwork.

1.2.6 Materials

The door will match the existing fire escape doors on site, with the spec as follows:
- Aluprof MB-86 metal security doorset, PAS-24 rated, open-out, PPC colour to be RAL 1036.

1.2.7 Sustainability

The proposals do not affect the sustainability of the existing development.

1.2.8 Security

The new door will be a PAS-24 rated doorset in line with section 4.1 of the Base Crime Impact Statement.

2.0 Access

2.1 Movement to and through the site

The proposals do not affect movement to, or through the site.

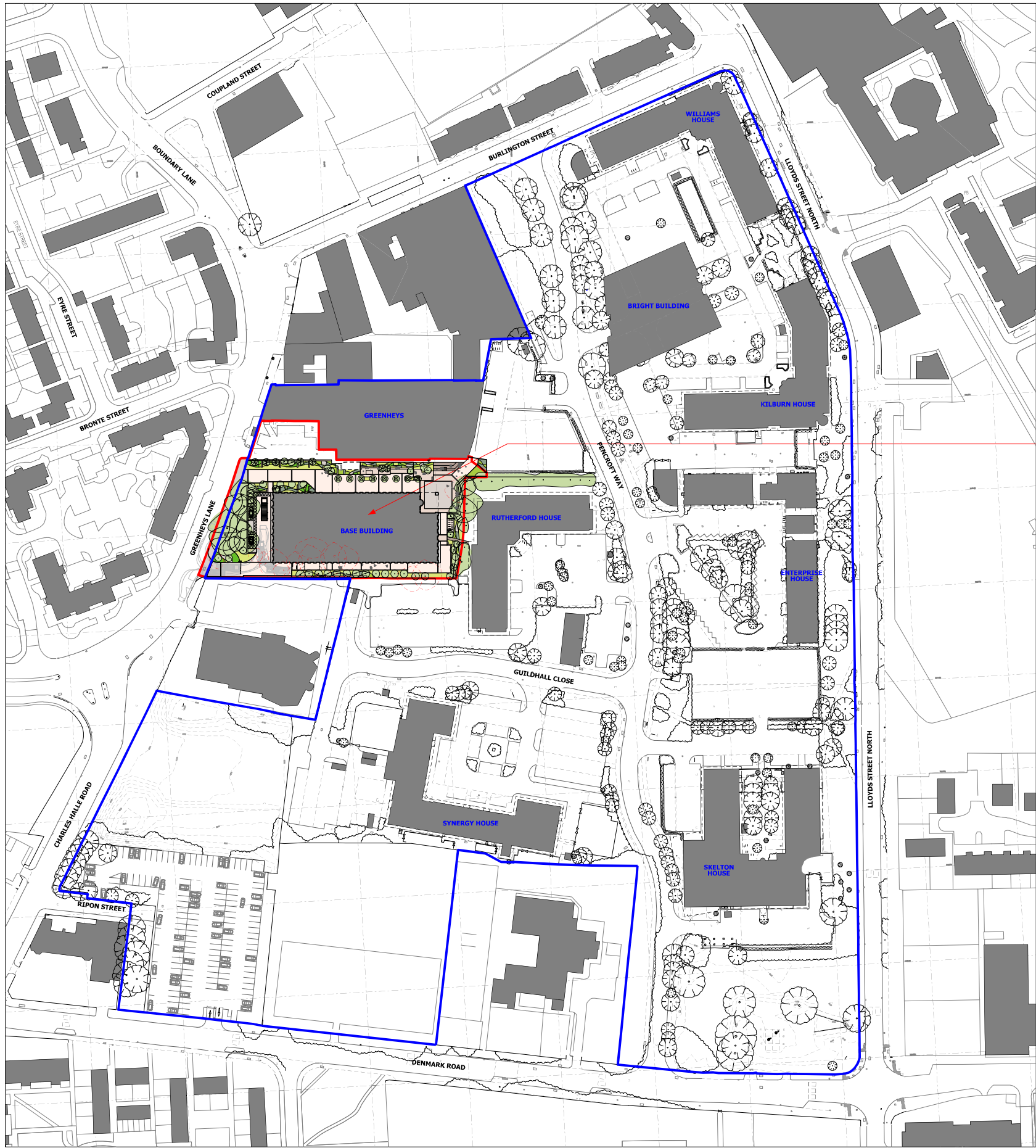
2.1.1 Internal Layout

The internal staircase does not affect the accessibility of the development. The internal staircase does not affect internal movement through the internal spaces within the building, other than to provide an additional means of escape.

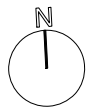
Appendix 1

Bridge Architects Planning Drawings

Existing Drawings	
Existing Location/Site Plan	BA-BAR-01-XX-DR-A-05-0501
Existing Plans	BA-BAR-01-XX-DR-A-05-0510
Existing East Elevation	BA-BAR-01-XX-DR-A-05-0520
Proposed Drawings	
Proposed Plans	BA-BAR-01-XX-DR-A-05-0511
Proposed East Elevation	BA-BAR-01-XX-DR-A-05-0521

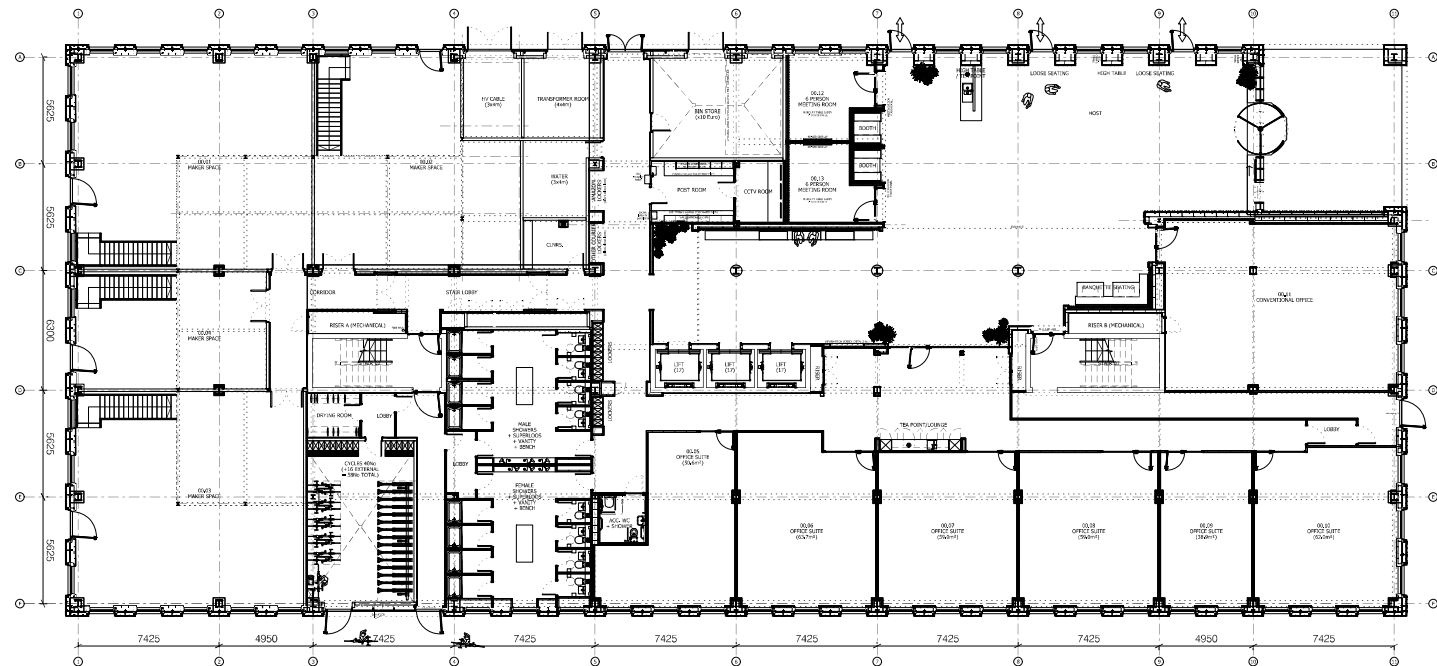


EXISTING LOCATION & SITE PLAN (1:1000)

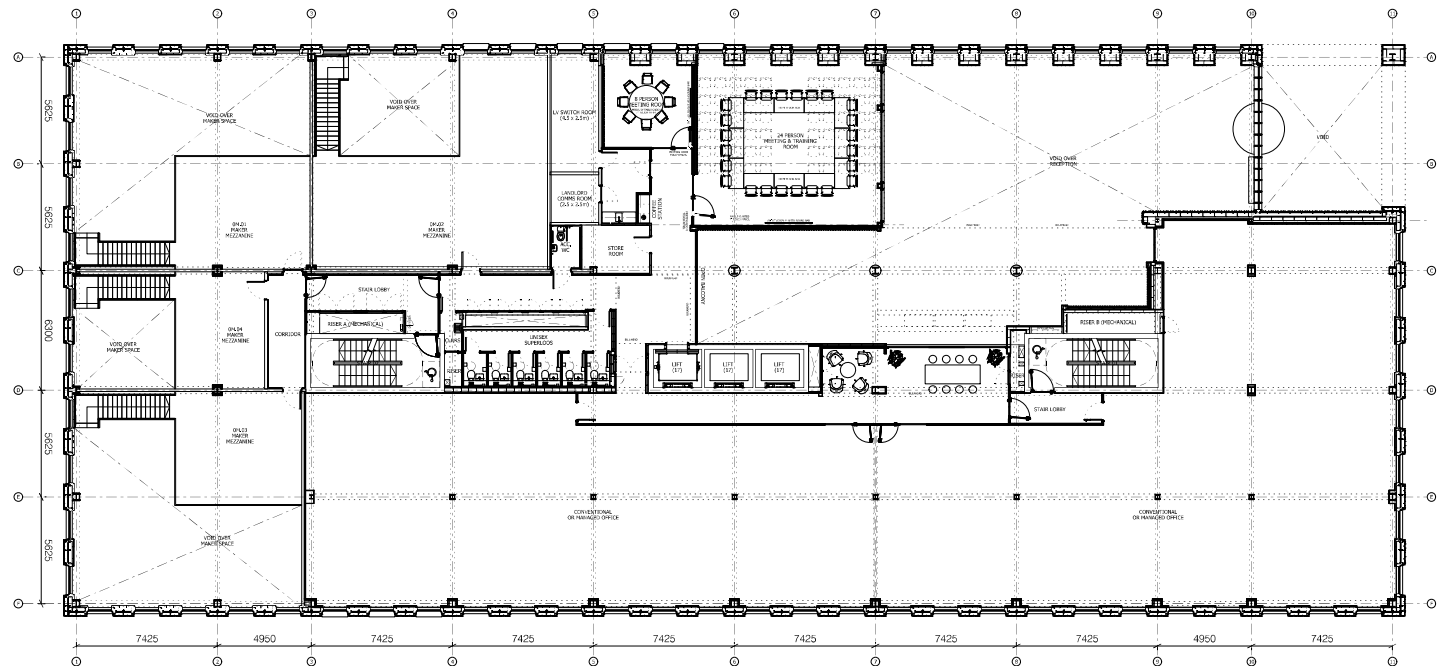


- Application Site Boundary
- Ownership Boundary

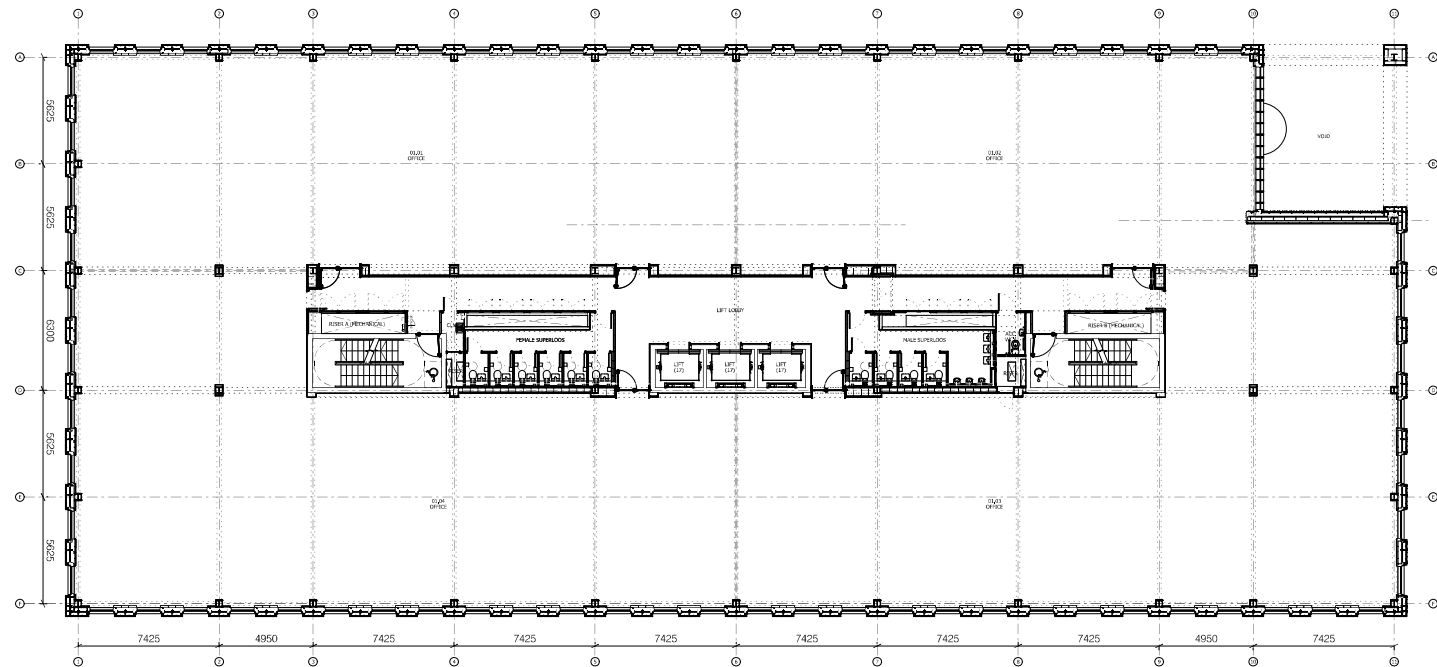
revision notes



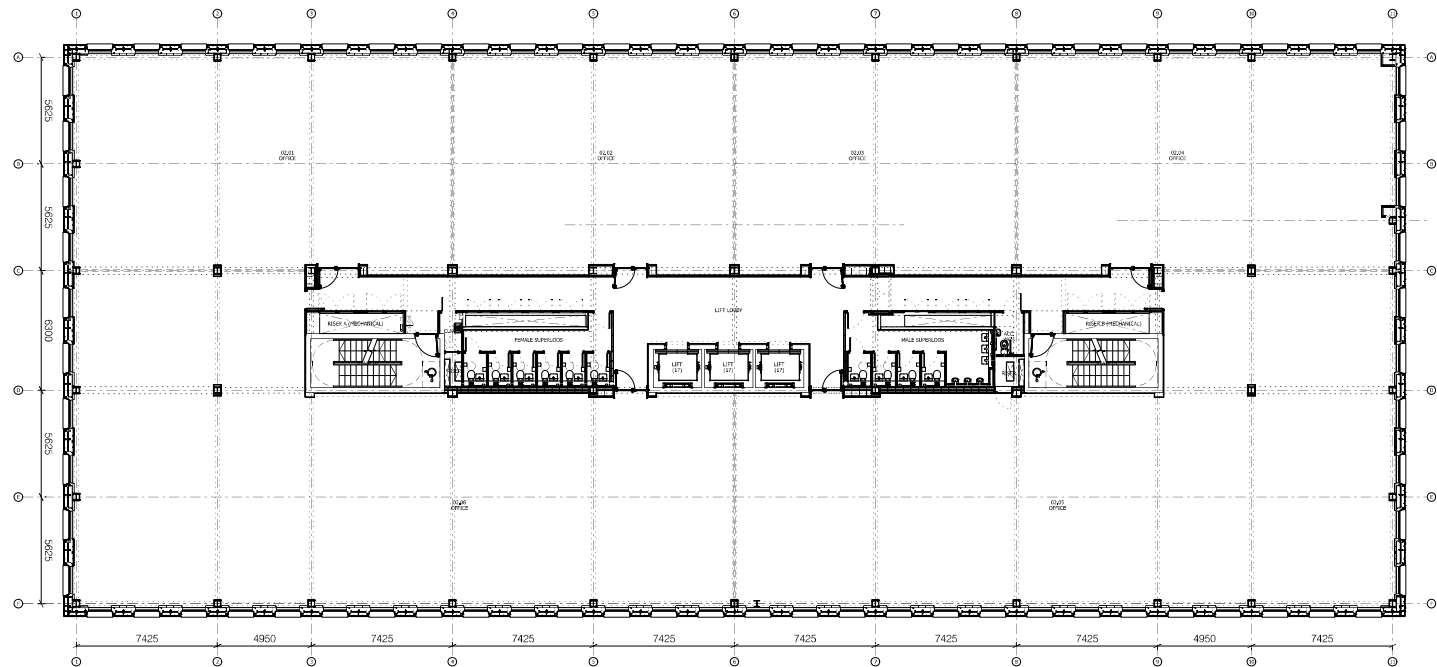
Existing ground floor plan



Existing mezzanine plan



Existing first floor plan



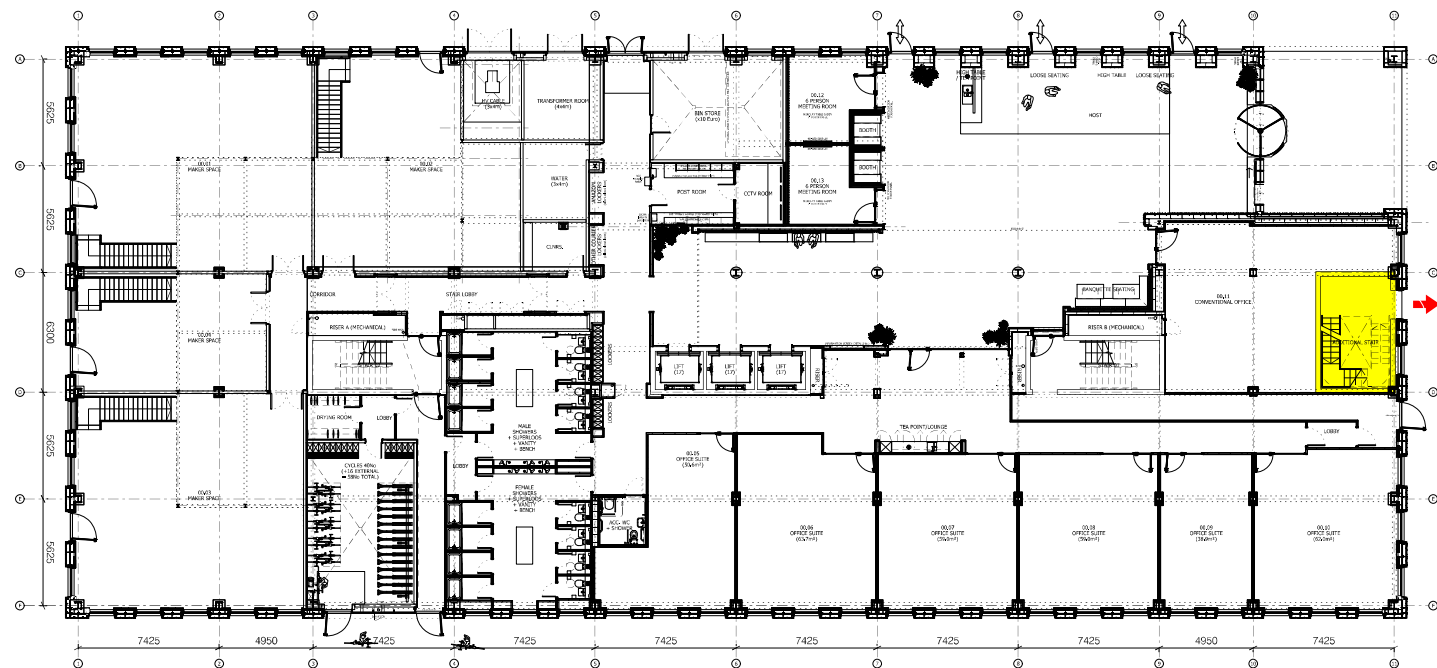
Existing second floor plan



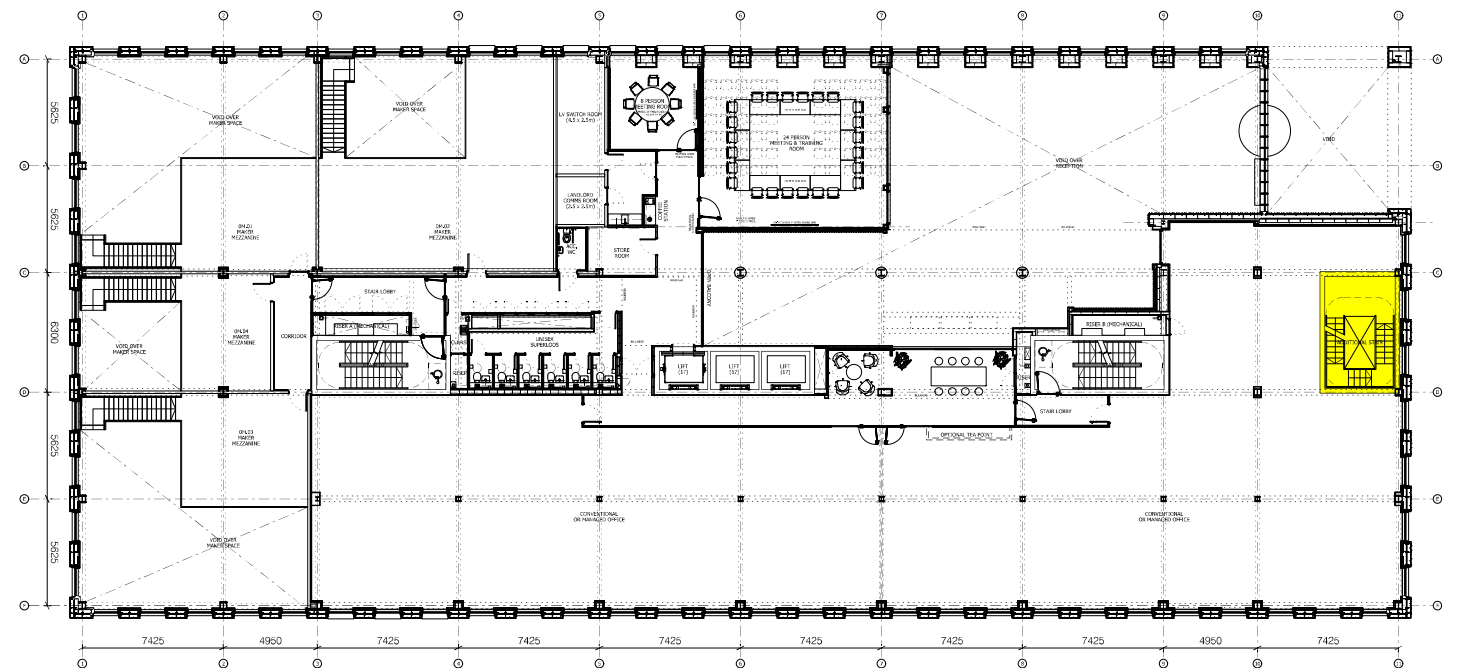
EXISTING EAST ELEVATION (1:100)

MATERIAL KEY:

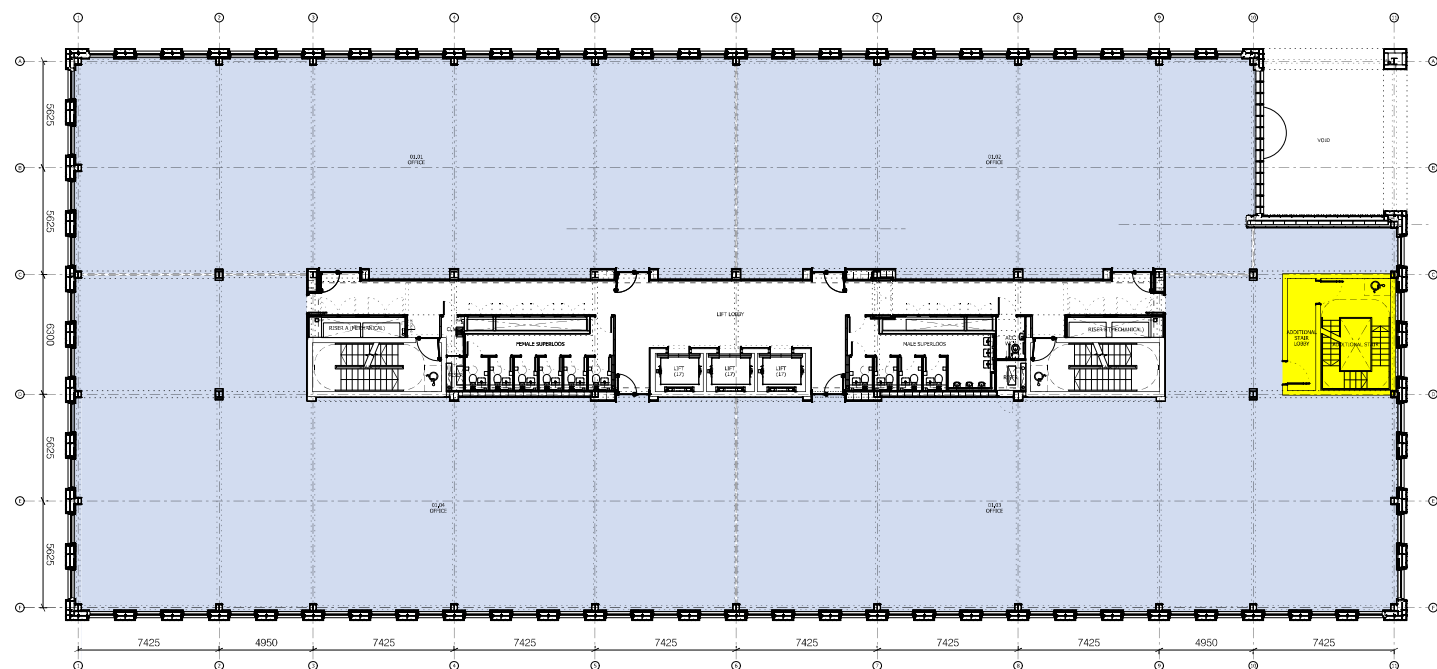
- A curtain walling system: double glazed, perimeter mullion caps colour RAL 1036
- B glazed spandrel panels
- C glazed door
- D aluminium frame RAL 1036
- E aluminium louvres RAL 1036
- F balustrade: metal railings RAL 1036
- G solid metal door RAL 1036
- H louvre metal door RAL 1036
- J glazed revolving door RAL 1036
- K metal cladding panel/signage RAL 1036
- L aluminium coping to parapet walls and terrace (RAL 1036)
- M plantroom screening RAL 1036
- N soldier coursing-horizontal band
- P metal balustrade (roof edge protection)



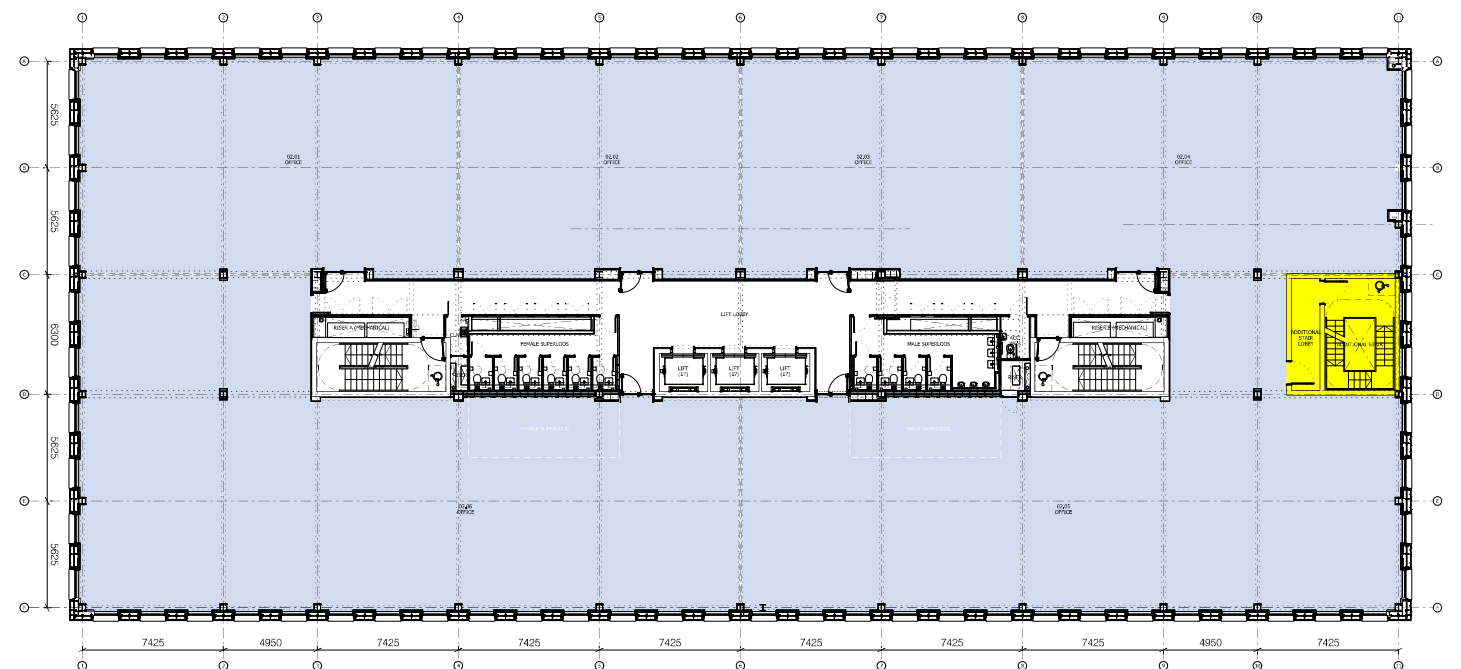
Proposed ground floor plan



Proposed mezzanine plan



Proposed first floor plan



Proposed second floor plan

- Key**
- Change of Use of Levels 1 and 2 from Use Class E (Office) to F.1a (Education).
 - New internal staircase
 - New fire escape

revision notes

project
client
job no.
drawing no.

BASE (new staircase), MSP
Brunwood SciTech
0237
BA-BAR-01-XX-DR-A-05-0511

drawing title
drawing scale
drawing created
drawing rev

Proposed plans - ground, mezz, 01, 02
1:200 @ A1
August 2022
-

bridge architects

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email info@bridgearchitects.com



- MATERIAL KEY:**
- A curtain walling system: double glazed, perimeter mullion caps colour RAL 1036
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 - E aluminium louvres RAL 1036
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 - I glazed revolving door RAL 1036
 - J metal cladding panel/signage RAL 1036
 - K aluminium coping to parapet walls and terrace (RAL 1036)
 - L plantroom screening RAL 1036
 - M sculler coursing-horizontal band
 - N brickwork (grey multi)
 - P metal balustrade (roof edge protection)