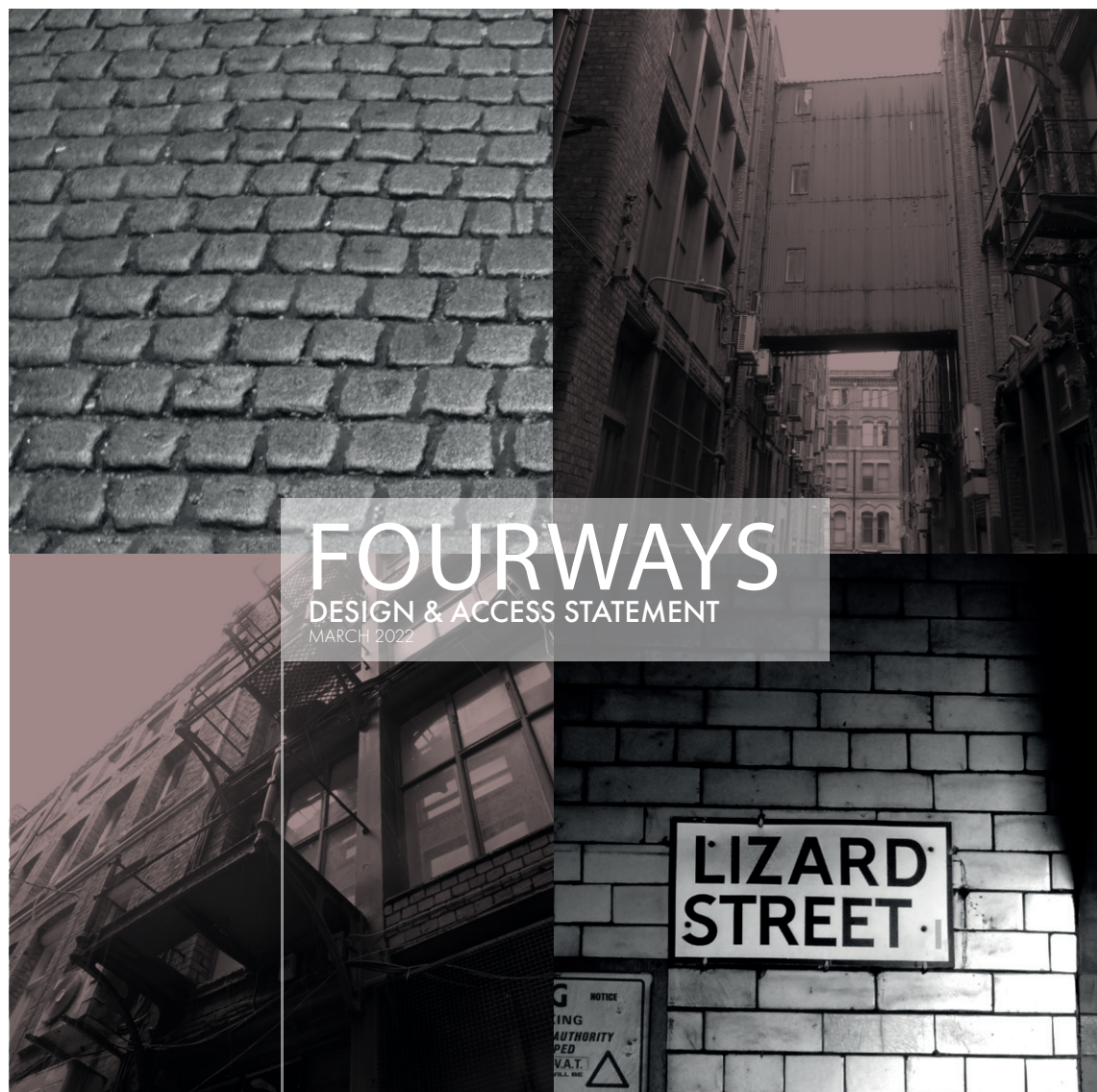




FOURWAYS

DESIGN & ACCESS STATEMENT

MARCH 2022

OMIArchitects

PREPARED ON BEHALF OF
PREC ManOff PropCo 3 S.A.R.L



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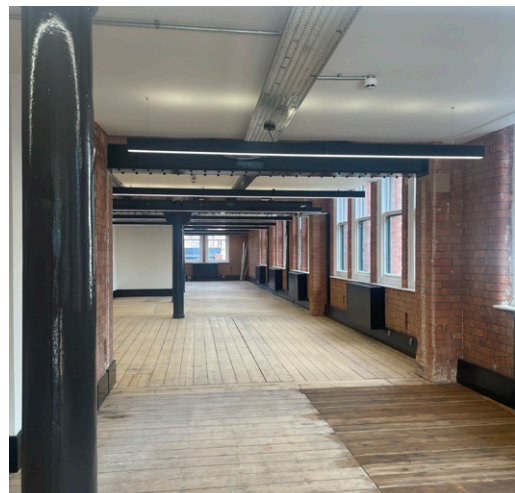
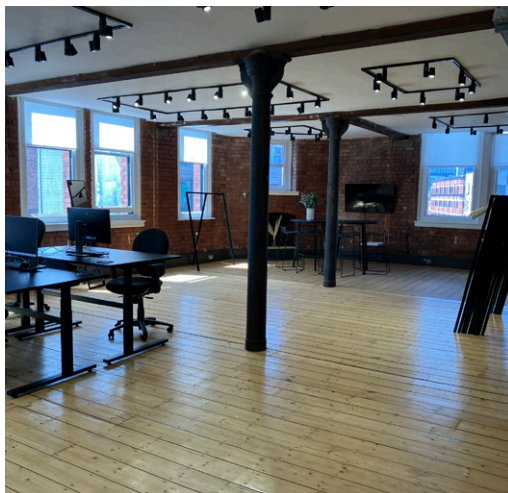
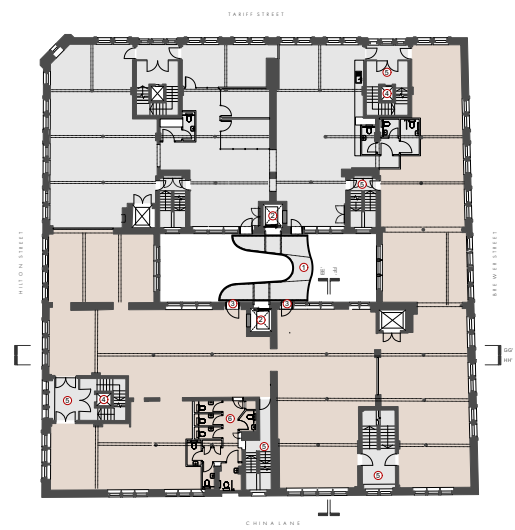
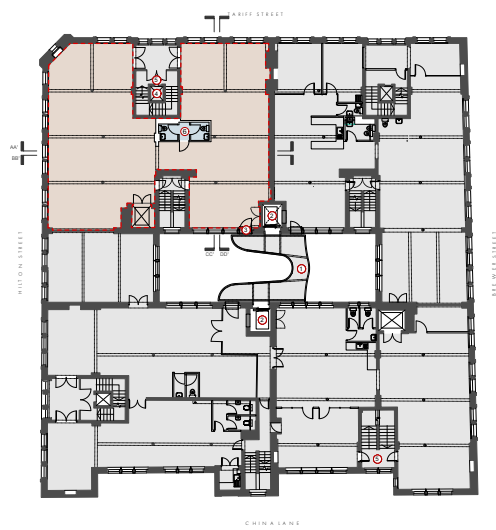
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IMAGE

Perspective CGI view of proposed atrium - refer to (122935/LO/2019 & 123242/FO/2019)



1.0

INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by OMI Architects on behalf of PREC ManOff PropCo 3 S.A.R.L in support of a detail planning submission to Manchester City Council. Its purpose is to set out the background and the principles that lie behind the proposals.
- 1.2 The proposals contained in this application involve the installation of partitions and doors in order to sub-divided a single office space and installtion of a kitchenette at Level 02 and installation of a glazed screen and door as well as a kitchentte at Level 04. The building in question is an existing E use class office building known as Fourways House - which remains as a Grade II listed building which was completed in 1906 and is located in Manchester's Northern Quarter.
- 1.3 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.
- 1.4 Both office units on Levels 02 & 04 are 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.
- 1.5 A recent application relating to the refurbishment of the building as a whole - which affected these floors - included the partial refurbishment of Level 02, and a new entrance into the office suites via the proposed bridge links within the existing atrium void (122935/LO/2019 & 123242/FO/2019). These works were completed in 2020. 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.

IMAGE

Existing Level 02 (left) and Level 04 (right) Plans and photographs of existing Level office spaces.



2.0 CONTEXT

2.1 THE SITE

- 2.1.1 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.
- 2.1.2 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.
- 2.1.3 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.
- 2.1.4 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.

IMAGE

Site location plan



2.0

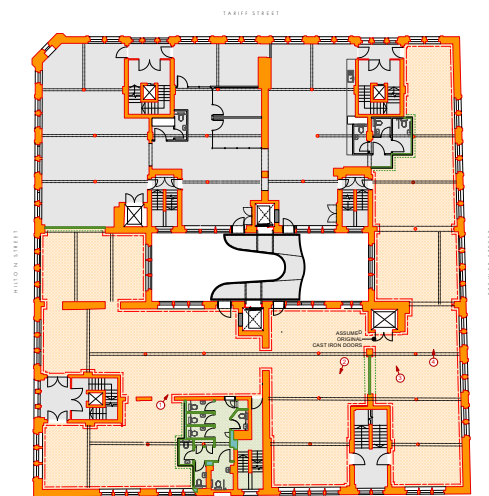
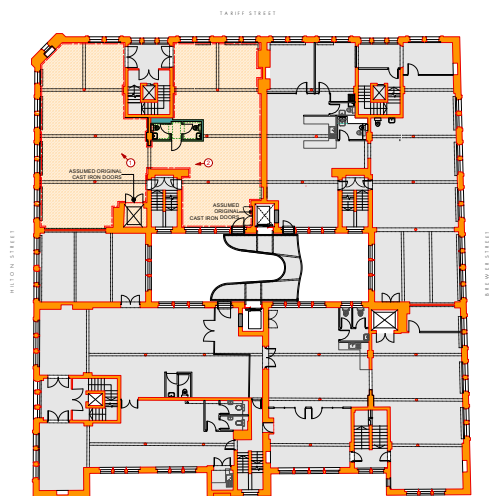
CONTEXT

2.2 HISTORICAL CONTEXT

- 2.2.1 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.
- 2.2.2 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.
- 2.2.3 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.
- 2.2.4 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.

IMAGES

Archive photographs - note removal of ornate gables during the 1960s



■ Area not subject to this applications. Refer to previous applications.

2.0 CONTEXT

2.3 HISTORICAL SIGNIFICANCE

- 2.3.1 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.
- 2.3.2 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.
- 2.3.3 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.

2.4 ARCHITECTURAL RESPONSE

- 2.4.4 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

IMAGE

Level 02 & 04 plans showing relative historic significance of elements



- 1 Existing Bridge link
- 2 Existing passenger lifts
- 3 Entrance doors to floor plate
- 4 Riser in redundant goods lift shaft
- 5 Escape stair
- 6 Toilets
- 7 Lobby
- 8 Kitchenette

- Area not subject to this application.
- Office Space
- Toilets

3.0

DESIGN

3.1 LAYOUT

3.1.1 The proposals are based on a light touch approach and all redundant and original steel and timber doors will be retained.

3.1.2 The proposals amount to the following:-

Level 02

- Installation of modern light-weight partitions and modern timber doors to provide a lobby that sub-divides the existing single office space into two smaller units
- Installation of a kitchenette into the larger 'northern' unit

Level 04

- Installation of glazed screens and door sto provide meeting room spaces
- Installation of a kitchenette
- Installation of store - note store has approval to be demolished (ref: 135628/LO/2022), the intention is to re-use the existing partitions and doors and therefore no new works are proposed

3.2 MECHANICAL & ELECTRICAL INSTALLATIONS

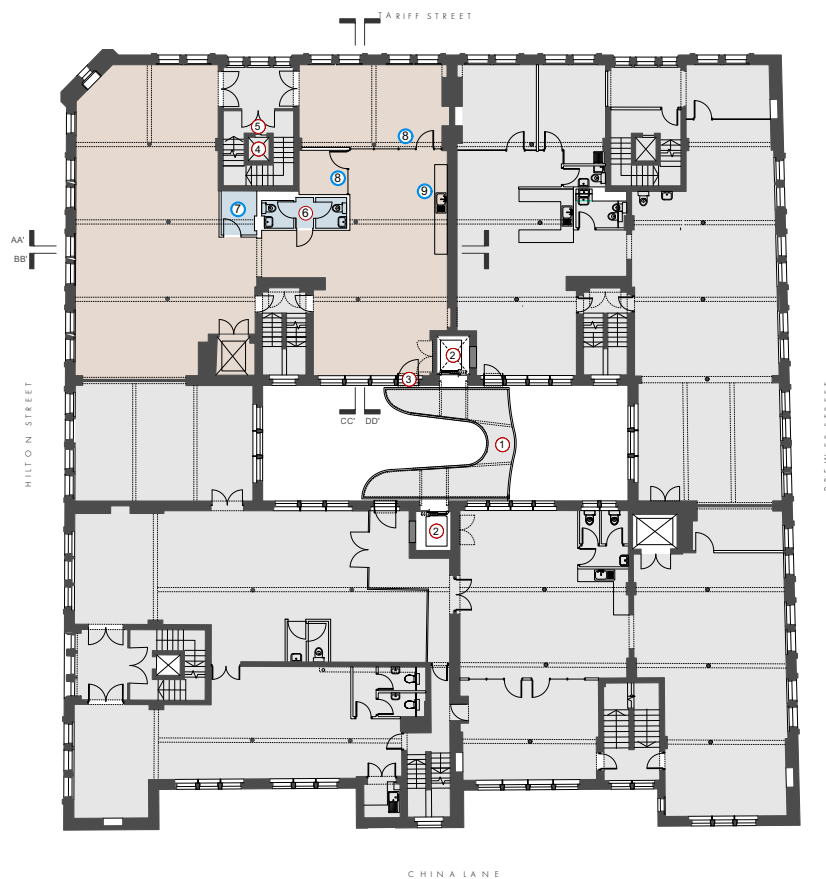
3.2.1 The office areas at Level 02 have recently installed approved M&E installations (ref: 122935/LO/2019) and only minor modifications to lighting layouts are required to accommodate the proposed lobby

3.2.2 The office area at Level 04 has an approved scheme of new M&E installations (ref: 135628/LO/2022) to bring this area in line with the installtions provided to the majority of the rest of the building and no modifications are proposed to this scheme.

3.2.3 All WCs are already ventilated by duct that rises up through the redundant goods lift and will terminate at roof level (in line with proposals in applications 122935/LO/2019 & 123242/FO/2019).

IMAGES

Level 02 proposed plan



- 1 Existing Bridge link
- 2 Existing passenger lifts
- 3 Entrance doors to floor plate
- 4 Riser in redundant goods lift shaft
- 5 Escape stair
- 6 Toilets
- 7 Store
- 8 Kitchenette
- 9 Glazed screen (incl. door)

- Area not subject to this application.
- Office Space
- Toilets / Store

4.0 ACCESS

4.1 LEVEL ACCESS

- 4.1.1 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.
- 4.1.2 Level access exists to all offices floors and the proposals to amend lift orientation and provide bridges across the atrium (outlined in applications 22935/LO/2019 & 123242/FO/2019) will provide flexibility and resilience to this arrangement which improve upon the current situation.

5.0 SERVICING

5.1 DELIVERIES

- 5.1.1 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.

5.2 REFUSE

- 5.2.1 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.

IMAGES

Level 04 proposed plan

6.0 CONCLUSION

6.1 CONCLUSION

- 6.1.1 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
- 6.1.2 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.

