

58 Mosley Street, Manchester

Design & Access Statement

jmarchitects
www.jmarchitects.net

7002 -JMA-XX-XX-RP-0004

December 2022

London Studio
37 Alfred Place
London, WC1E 7DP
T - 0207 580 5330
London@jmarchitects.net

Manchester Studio
3A, 54 Princess Street,
Manchester, M1 6HS
T - 0161 200 6300
Manchester@jmarchitects.net

Glasgow Studio
50 Bell Street
Glasgow, G1 1LQ
T - 0141 333 3920
Glasgow@jmarchitects.net

Edinburgh Studio
64 Queen Street,
Edinburgh, EH2 4NA
T - 0131 464 6100
Edinburgh@jmarchitects.net

CONTENTS

1 Introduction

2 Project Overview

Site Location
Bus and Train Network
Heritage and SITESCAPE Context
Existing Views and Access
Existing Conditions - Ground Floor
Existing Conditions - Basement
Existing Conditions - Level 08
Views and access
Visual context

3 Design Proposal

Concept
Approach - Early Stage Concept and Key Design Principles
Approach - Existing Plan Arrangement
Approach - Proposed Plan Arrangement
Approach- Existing and Proposed Section
Approach- Proposed Elevations
Approach - Materiality Study
Approach - Materiality
Approach - Lighting
Approach - 3D View
Roof Terrace - Proposed Plan
Roof Terrace - Proposed Section
Welcome - Security and Access
Wellbeing - Security and Access
Maintenance Strategy

01 Introduction

jmarchitects

We are an award-winning architectural practice with extensive project experience across the residential, commercial, education, cultural, health and sports and leisure sectors

Since our formation in 1962, we have established 4 studios across the UK in Edinburgh, Glasgow, Manchester, and London, which together have evolved into one of the UK's leading design practices.

Our talented staff are our strength, collaborating and evolving design approaches that respect context and create economic and social value for our clients and the wider community.

By observing places, cultures and contexts we create unique solutions which build on best practice and our ongoing research. In this way our projects become integral parts of their diverse communities and provide a range of environments that support the needs of the individual and the wider community.

We have been working in the residential sector for over 50 years. We have a range of experience including one off houses, high density urban projects, suburban and rural developments for private developers and registered social landlords.

Our range of sector experience allows us to use good design to add value whilst putting the creation of 'place' and 'home' at the heart of our process.

Our work with a number of developers, investors and tenants along with our understanding of current demands and trends has led to a combined experience that allows us to create a holistic approach to all of our projects.

All our services are supported by innovative approaches to design and delivery utilising the latest BIM technologies.

- AJ100 #28 UK Practice, 2020
- BD Education Architect of the Year, 2019
- AJ Health & Wellbeing Architect of the Year, 2019
- AJ Executive Architect of the Year, 2018
- AJ Building of the year 2014 - Glasgow School of Art
- Voted No 1 in Scotland's 100 Best Architectural practices 2014, 2015 and 2018.



Design Team

jmarchitects - Architects

Sixteen - Building Agents

Ask - M&G Agent

NJL Consulting - Planning Consultant

JLL - Project Management

Thomasons - Structural Engineer

Crookes Walker Consulting - MEP Engineers

IHS - Principal Design Advisor

Design Fire Consultants - Fire Consultants

Executive Summary

58 Mosley Street has been briefed as a refurbishment of the existing building to enhance its presence on the market as a grade A office space, boost the buildings sustainability credentials to future proof the building and enhance the wellbeing of its occupants. This proposal is part of a package of works, only a few of which require planning permission.

The existing building is currently used for commercial office and retail use, the overall site currently equates to 14,857 m2 spanning over 9 floors.

This Design and Access Statement has been prepared by jmarchitects on behalf M&G Real Estate as part of an application for planning permission that will include this Design and Access statement as well as drawings required in compliance with Manchester City Council requirements.

Project Brief

The project brief is to create a leading Grade A office space for the modern occupier. This will be achieved through the relocation of the entrance from Mosley Street to Booth Street lending itself to the opportunity for hard scaping, creating a corporate avenue that encourages pedestrian traffic to Booth Street.

The interior will encourage health and wellbeing through the refurbishment of the basement area, this includes a new cycle store, gym facilities, co-working and multi-use spaces for the use of the office tenants to enhance their wellbeing and encourage green travel to work. This new wellbeing zone will flow from reception through an open staircase allowing natural light and the easy flow of office traffic into the main collaborative area. The reception itself will be a welcoming environment allowing for a concierge facility and controlled access to the offices.

The offices will be CAT A fit out specification and well enabled through digital 'smart' systems and lighting controls.

The roof will incorporate a new roof top terrace/pavilion which will be available for use by the tenants and office workers for breakout or internal events.

The aim of the fit out is to achieve best in class sustainability covering both construction and in operation following completion. The aim is to target a 5 star NABERS rating which would put the building on net zero carbon trajectory, BREEAM outstanding and minimum EPC B, a review of these aims is being undertaken by the project design team.



02 Site Overview

2.01 Site Location

58 Mosley street is conveniently located centrally in Manchester City Centre with easy access from Piccadilly Gardens, and all the main Manchester train stations. It is also well positioned for amenities with many cafés, pubs, bars, and restaurants in very close proximity to the office, making this a very desirable space for commercial lettings and destination spaces.

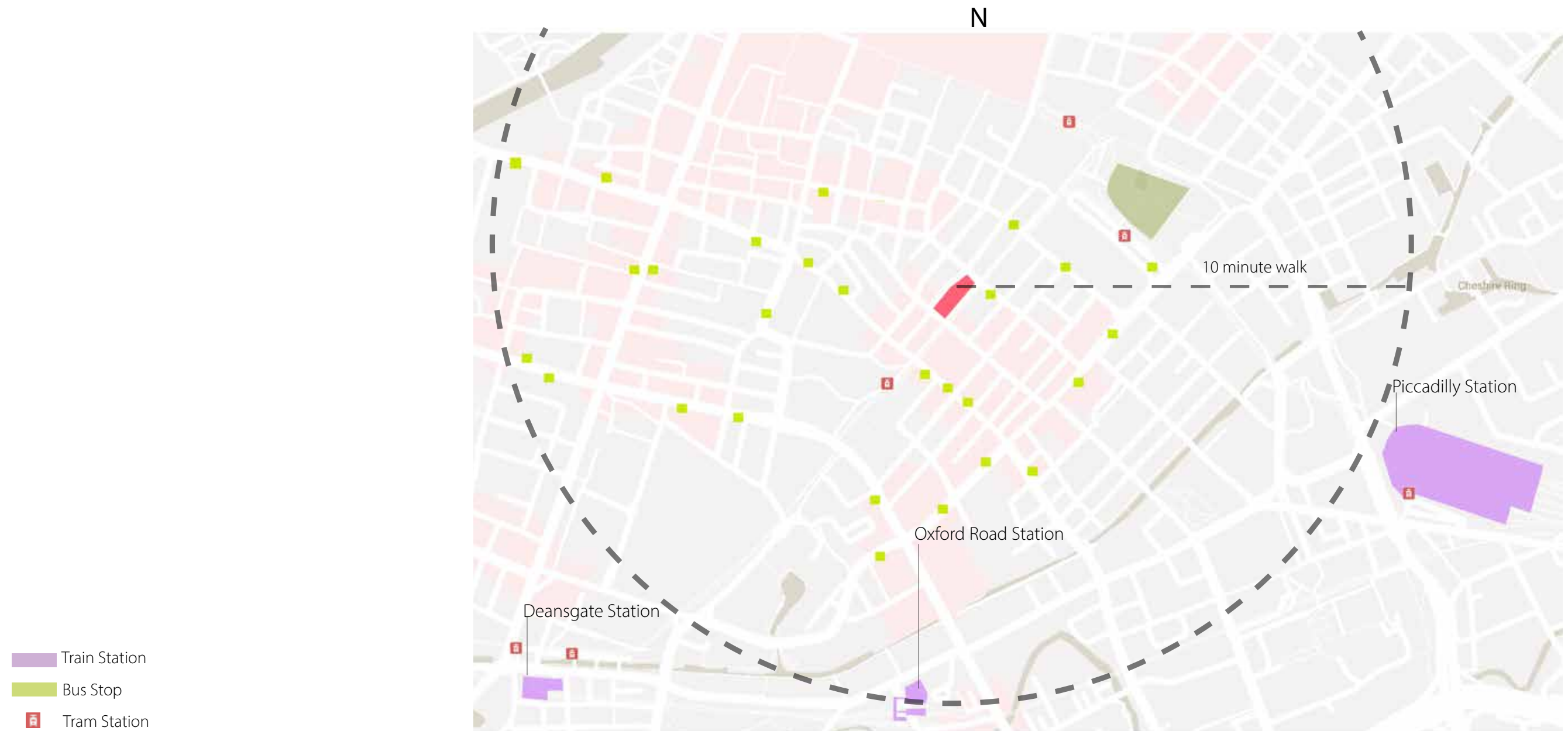
The surrounding area is made up of commercial, retail and food and beverage facilities. There are no residential developments in the immediate area surrounding the site.



2.02 Bus and Train Network

The site benefits from strong transport connections with major train stations located within a ten minute walk.

The site is north/east facing meaning the site benefits from sunlight and the existing brise soleil detailing is effective in keeping the building efficient in its energy use whilst maximising the glazing to the office floors. This also lends itself well to a new roof terrace to the south/west side of the building making the most of the sunlight and views of Manchester.



2.03 Heritage and Sightscape Context

Formerly the site was occupied by the Milne Building which after damage to the structure incurred during WWII was replaced in 1973 by the Eagle Star House. The building was designed with careful attention given to pedestrian walkways. Eagle Star house had a chamfer designed into the ground floor entrance allowing for a wider foot path to the busy booth street crossing. Eagle Star House was demolished in 2005 and replaced by 58 Mosley Street, a project commissioned by Maple Groves Developments and occupied by the legal firm Cobbett's. Today Sainsburys occupy a large part of the ground floor.



The Milne Building previously occupied the site before being demolished in 1973



Eagle Star House, Demolished in 2005



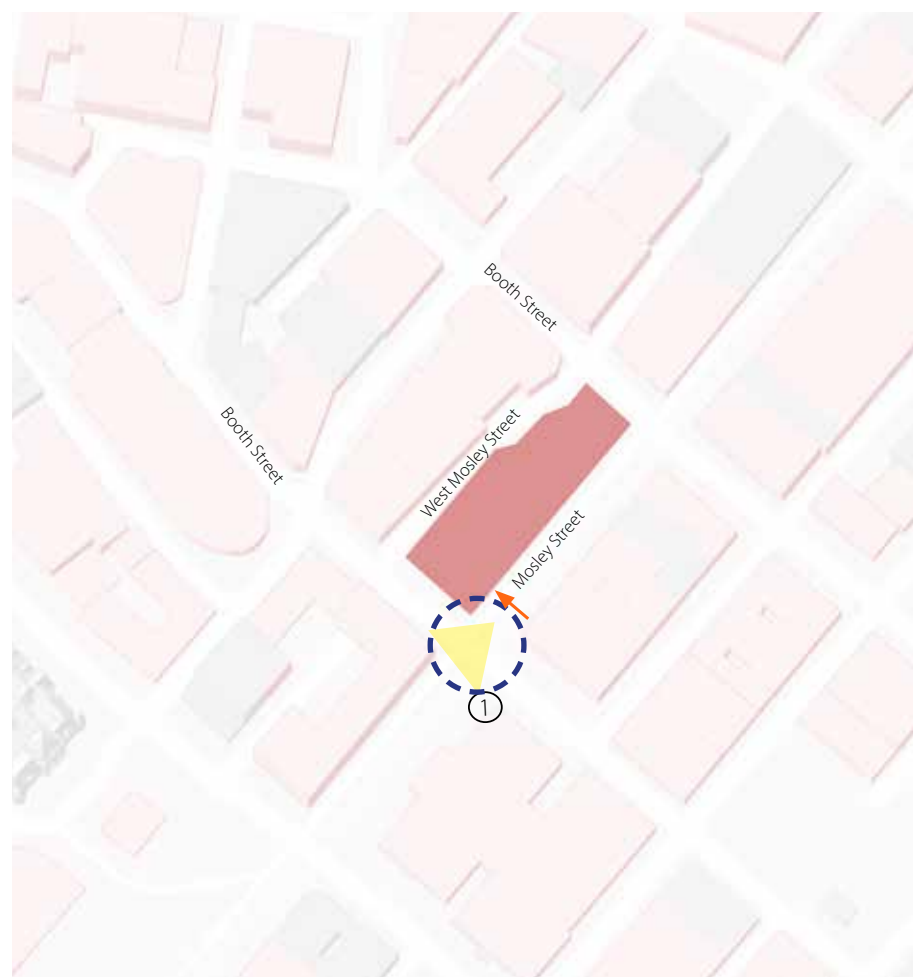
1891 Location Maps of Site — — — Site Boundary

2.04 Existing Views and Access

The current entrance is on the Mosley street elevation via a revolving door with separate door for wheelchair/ DDA users. This is near to the Mosley Street / Booth Street junction with a potential risk of accidents between trams and cars.



① View of 58 Mosley St from Booth St.



Site Main entrance Mosley Street and Booth Street junction



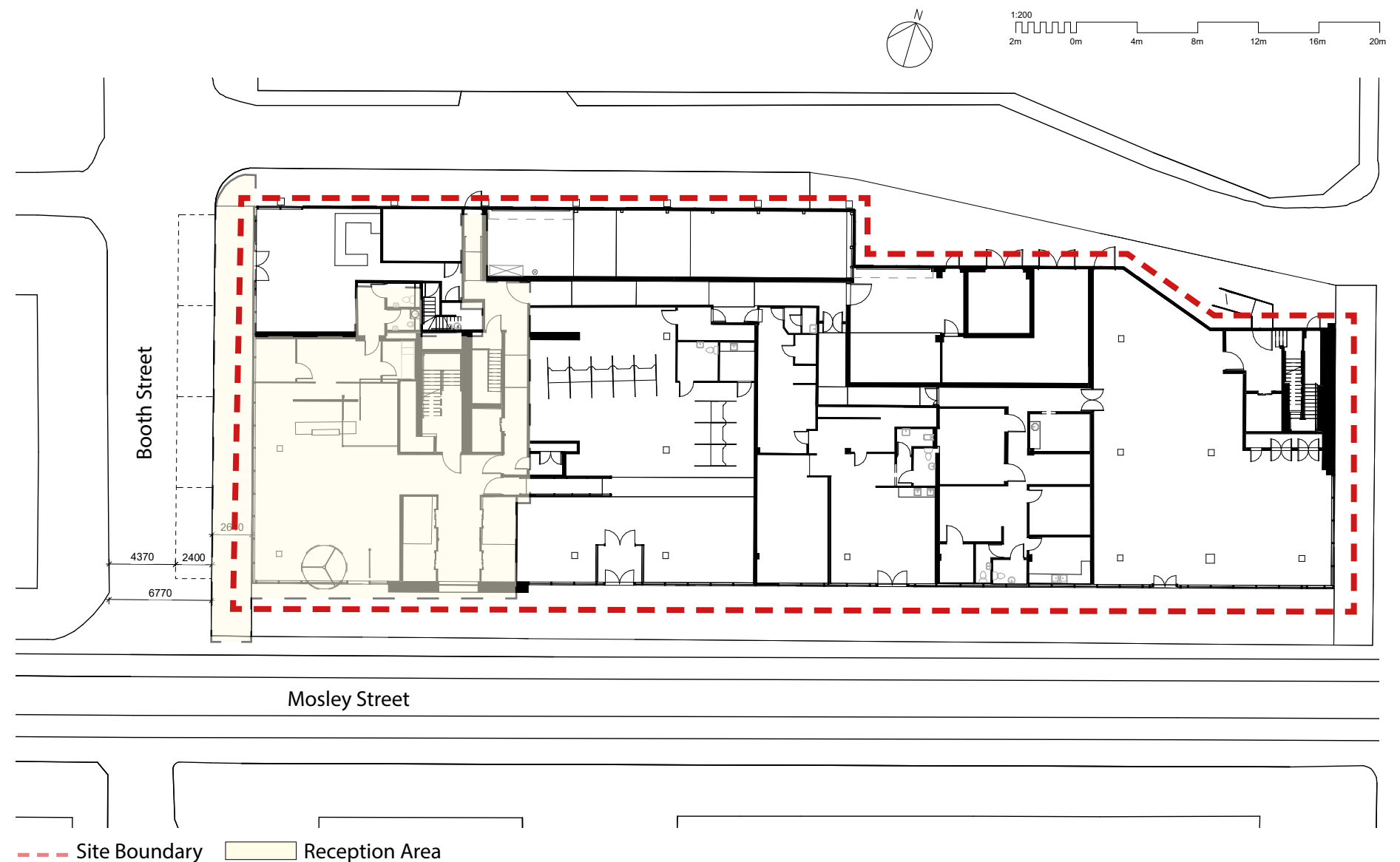
The current main entrance arrangement



Reception

2.05 Existing Conditions - Ground Floor

Overall the existing condition of the ground floor reception area, under visual inspection, is in good condition, however the existing layout does not lend itself to a new entrance on booth street or the opening flow between the basement and reception areas.



View of reception from Booth Street



View towards Booth Street



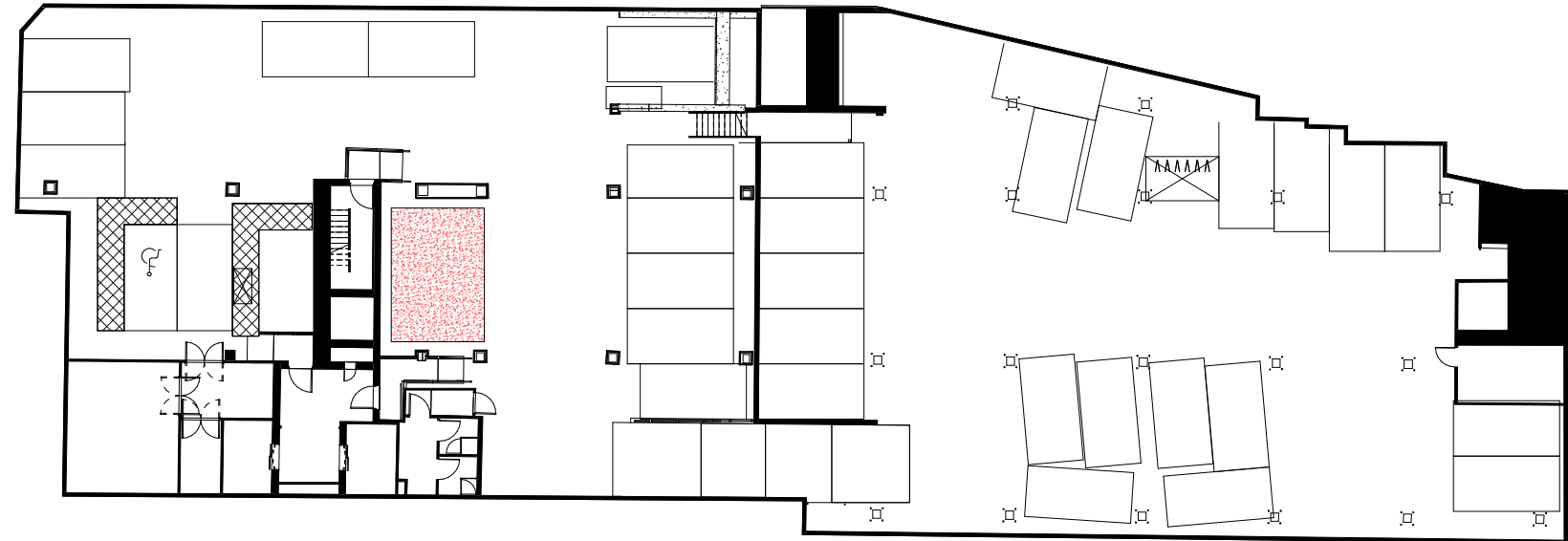
Existing secure access to offices



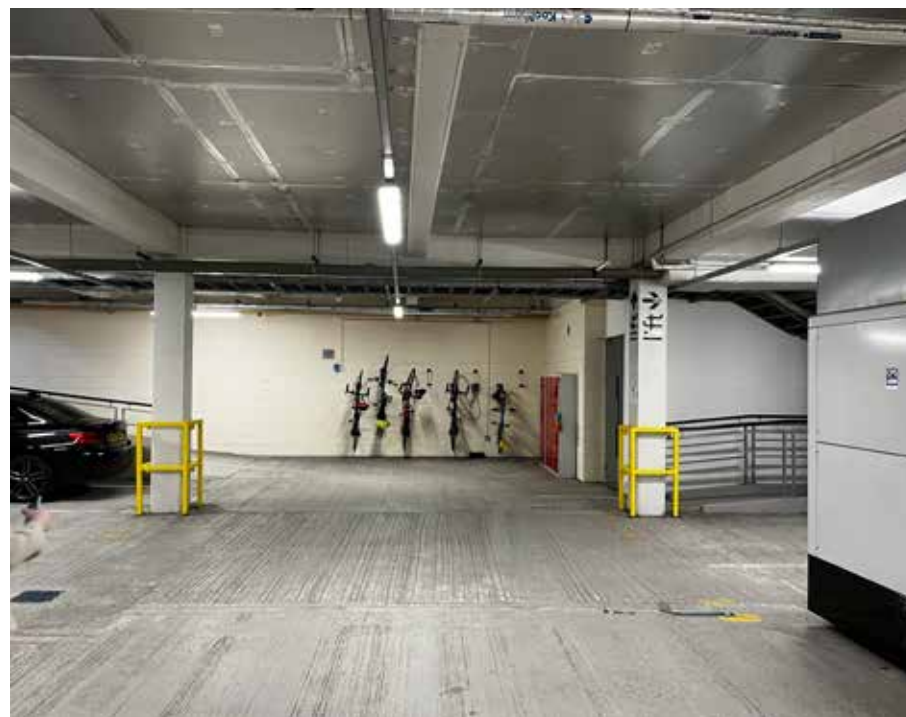
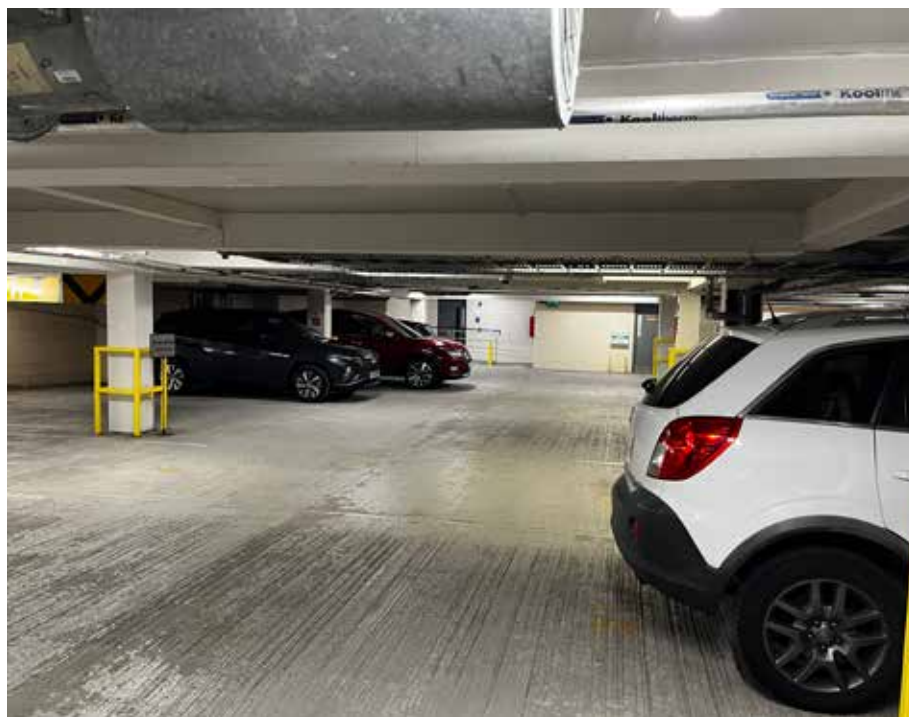
View towards Booth Street

2.06 Existing Conditions - Basement

The basement is in good condition holding 34no. parking spaces, very little cycle store space.

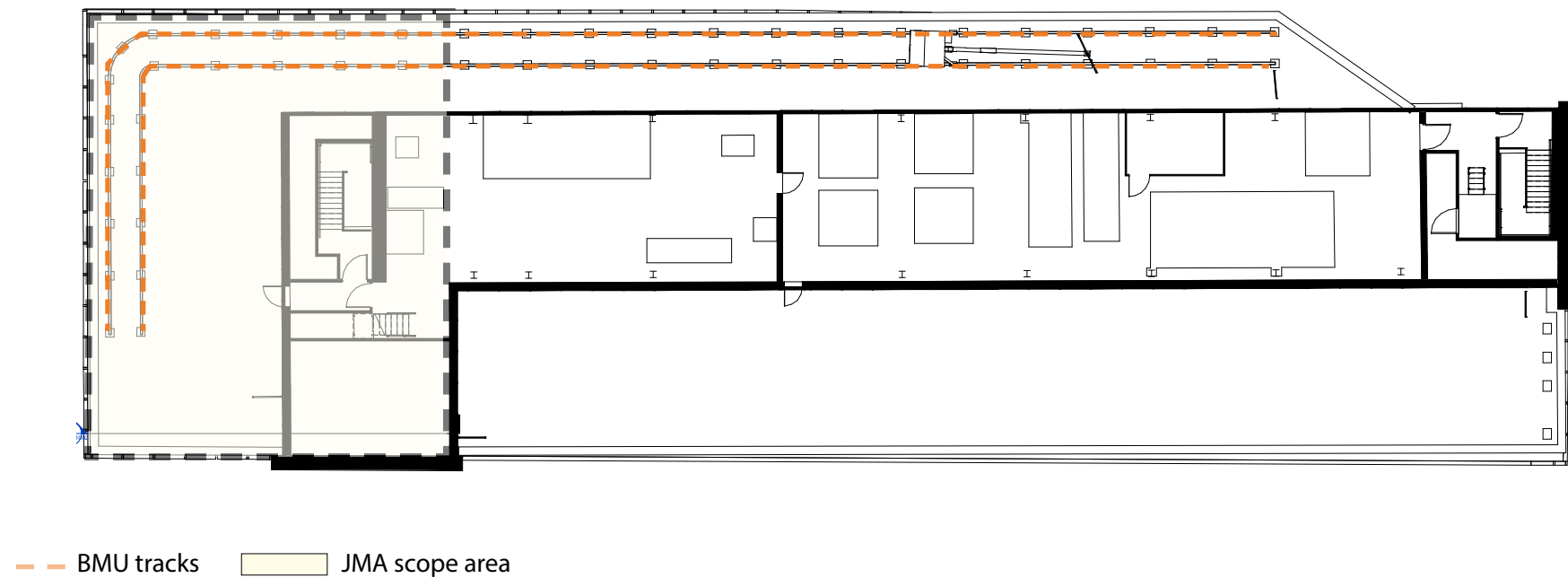


 Back up generator



2.07 Existing Conditions - Level 08

There is currently no lift provision to level 8. The original BMU tracks have been disabled and removed from the roof level. A cut into the slab above the lifts would be required to create provision for toilets and newly extended lifts.



03 Design Proposal

The proposal will create a new corporate avenue on Booth Street which enhances the approach to the building with an obvious entrance dedicated to the office tenants. The proposal will incorporate a well designed interior that, using the history and context of the existing building, will be inherently linked to the site creating an interior scheme based on the past present and future of the space.

Well enabled, future proof CAT A offices with a purpose-built dedicated roof terrace for the occupiers will be created.



3.01 Concept

The Roof

Creating a space to relax and unwind after work. The idea for this roof terrace is to create an enclosed self service kitchenette and lounge area which can be used in all weathers. This can also be opened out to create a fully open business lounge.

Refurbishment to include, lift adaptations to extend 1 lift to level 8, new glazed extension to the roof with lounge facility, sliding doors allow the space to open up taking advantage of good weather, while the functionality of the space isn't lost during bad weather as the internal space can be used and maximises the view.

Offices

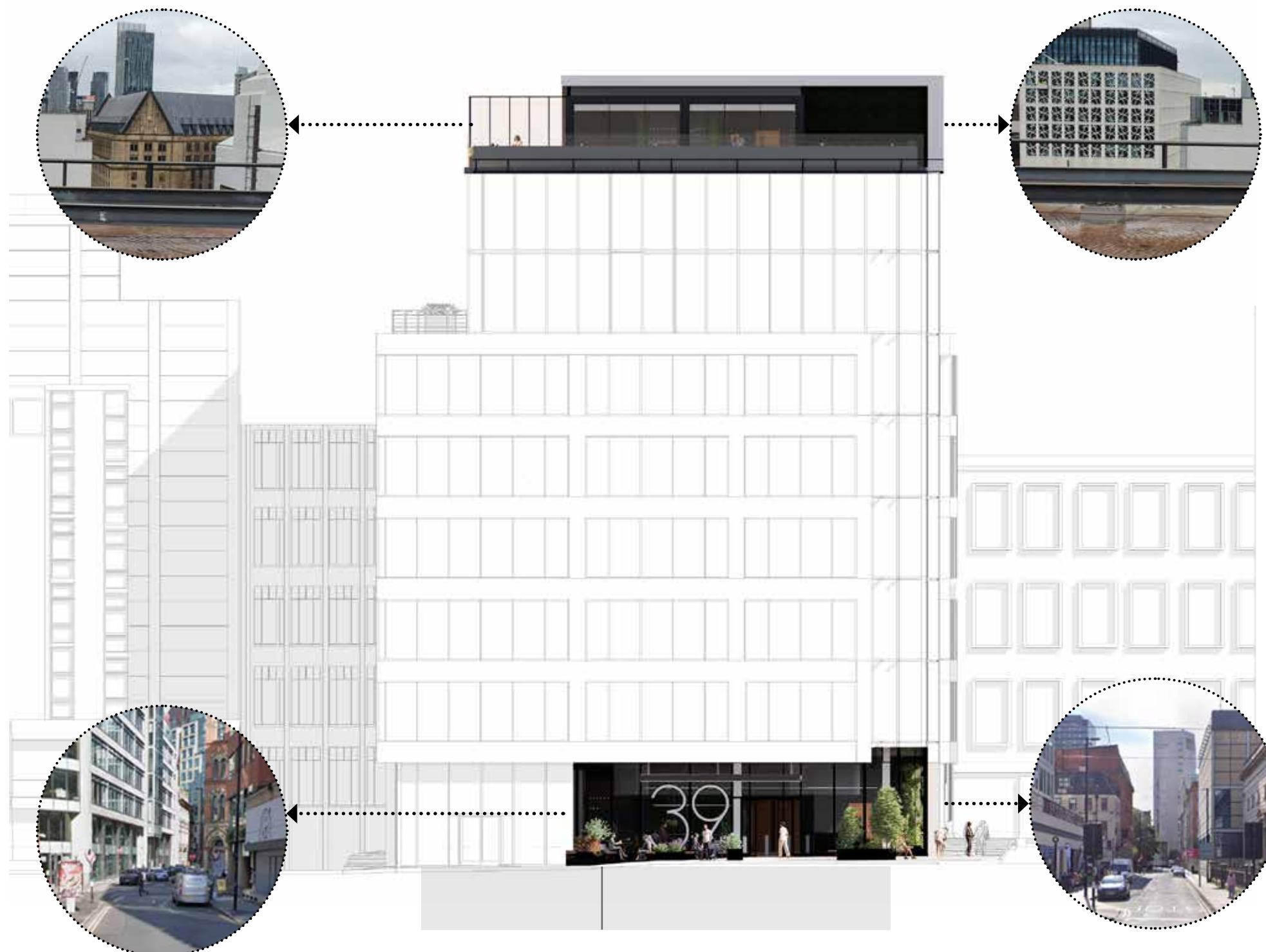
CAT A Well enabled refurbishment of the existing office spaces.

Ground floor reception

Level access to be created though the hard landscaping of the pavement and by providing a sliding door entrance will allow for an inclusive entry to the building, with the widening of the pavement and introduction of solid planters can provide a sense of safety and security from the road and junction, whilst activating the area and providing an additional green space for the tenants and public to breakout

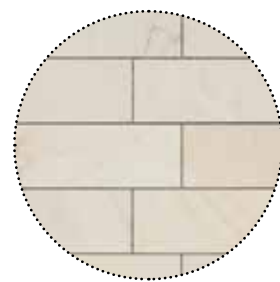
The basement

The proposal for the basement involves reducing the car parking spaces to 13 including x2 accessible spaces, but with the addition of a bike store with storage for 52 Bikes. The amenities to the space will consist of a gym, multi-use studios with changing and end of journey facilities, a co-working hub complete with kitchenette and presentation/gaming areas.



3.02 Approach - Early Stage Concept and Key Design Principles

- Corporate avenue
- Landscaping buffer
- Widening of the pavement
- Softening the space
- Visual link
- Hard scaping to provide more space and a more comfortable approach



New Pavement to create a more inviting space for pedestrians.



Street Furniture to further activate new public space.

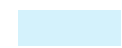


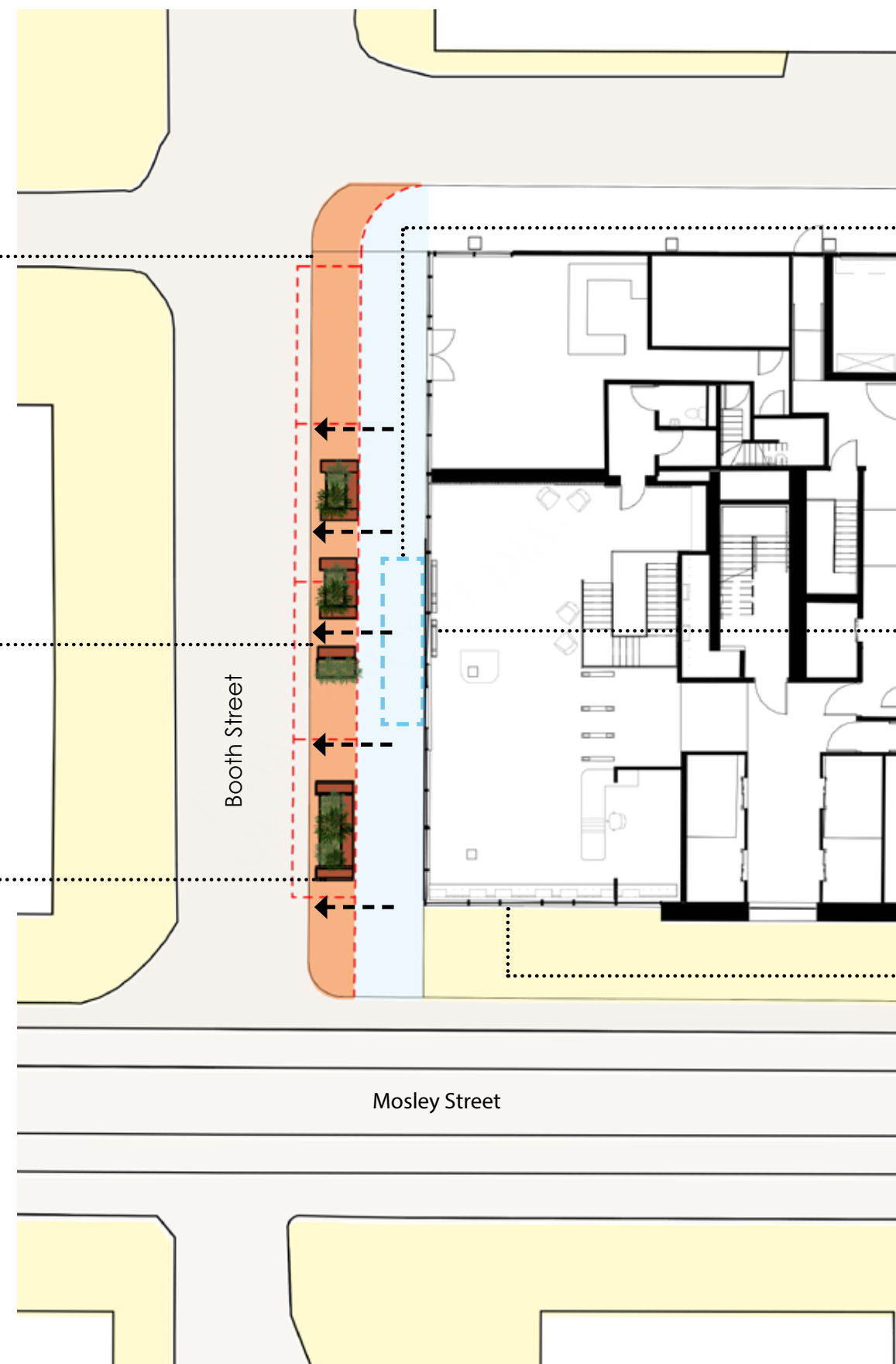
Planting in front of main entrance. This will also act as a barrier to cars and trams at junction

← - - Extending pavement to create a stronger frontage

 New Proposed Canopy

 New length added to pavement

 Replaced Pavement



New Canopy Installed above main entrance



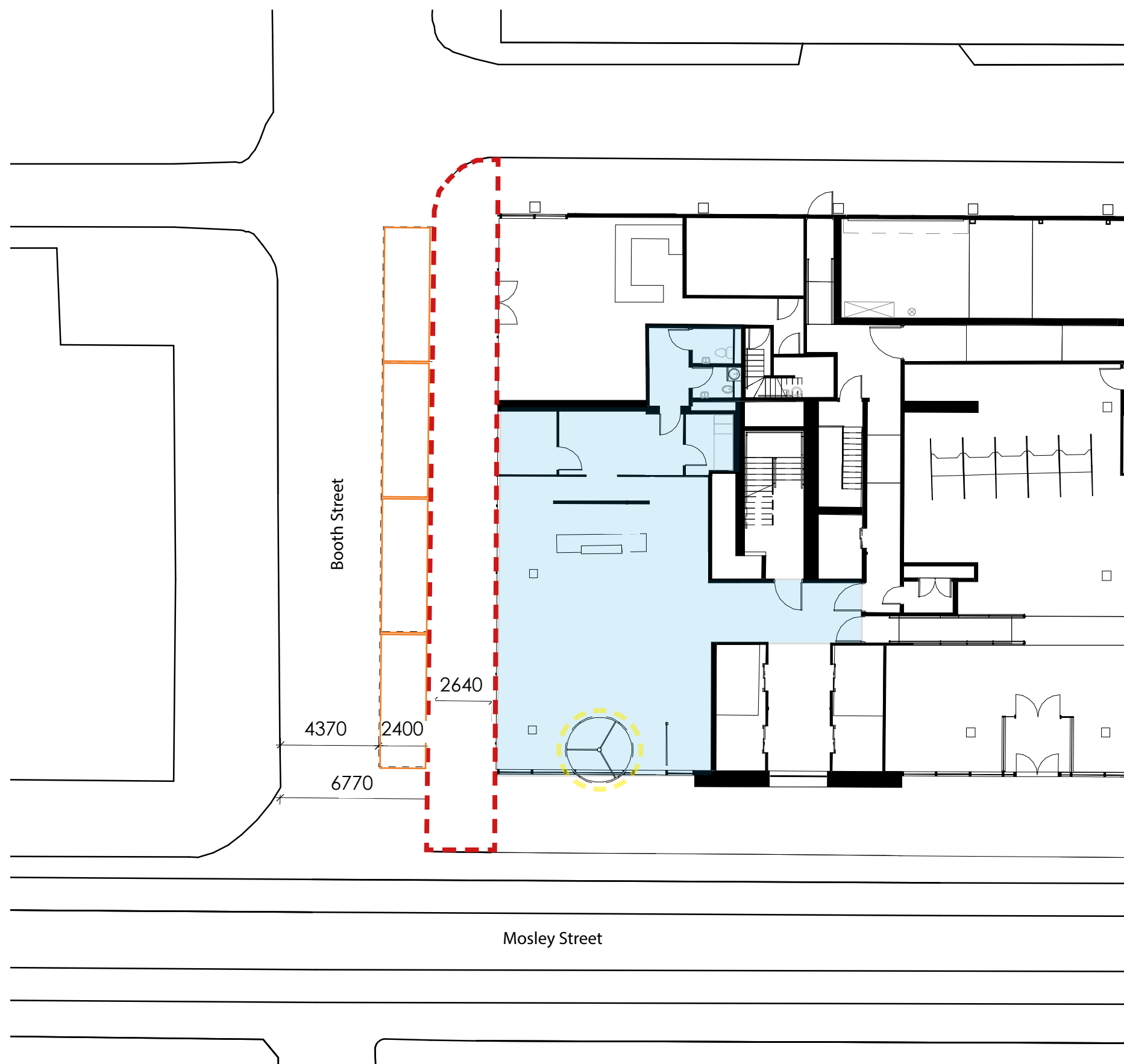
Strong identity.



Active frontage engaging with the street.

3.03 Approach - Existing Plan Arrangement

The existing pavement is 2640mm wide (according to survey undertaken at the site) and made up of concrete paving. There are currently four parking spots on Booth Street while the main entrance is located on Mosley Street.

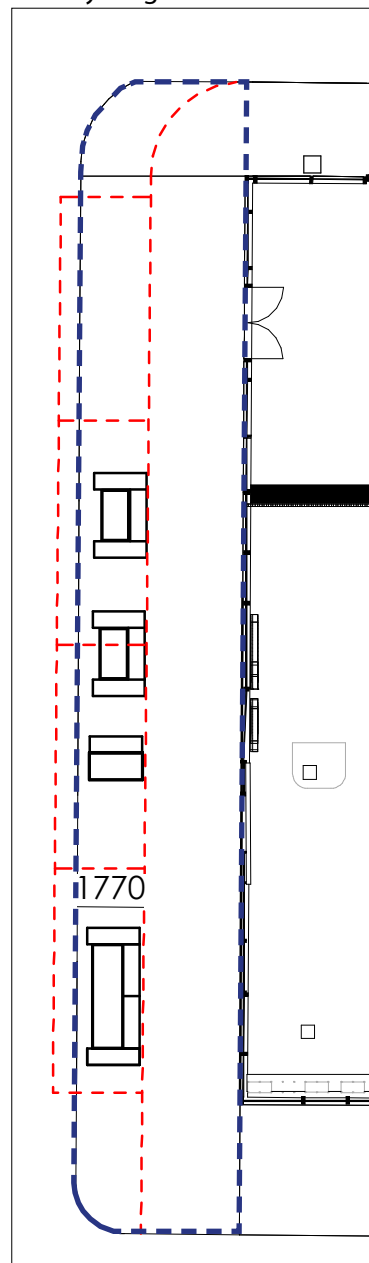


- Existing Parking Spot
- Existing Pavement
- Existing Entrance
- Reception

3.04 Approach - Proposed Plan Arrangement

Level access to be created through the hard landscaping of the pavement, by providing a sliding door entrance this will allow for an inclusive entry to the building. The widening of the pavement and introduction of solid planters can provide a sense of safety and security from the road and junction, whilst activating the area and providing an additional green space for the tenants and public to breakout.

Existing and proposed overlay diagram



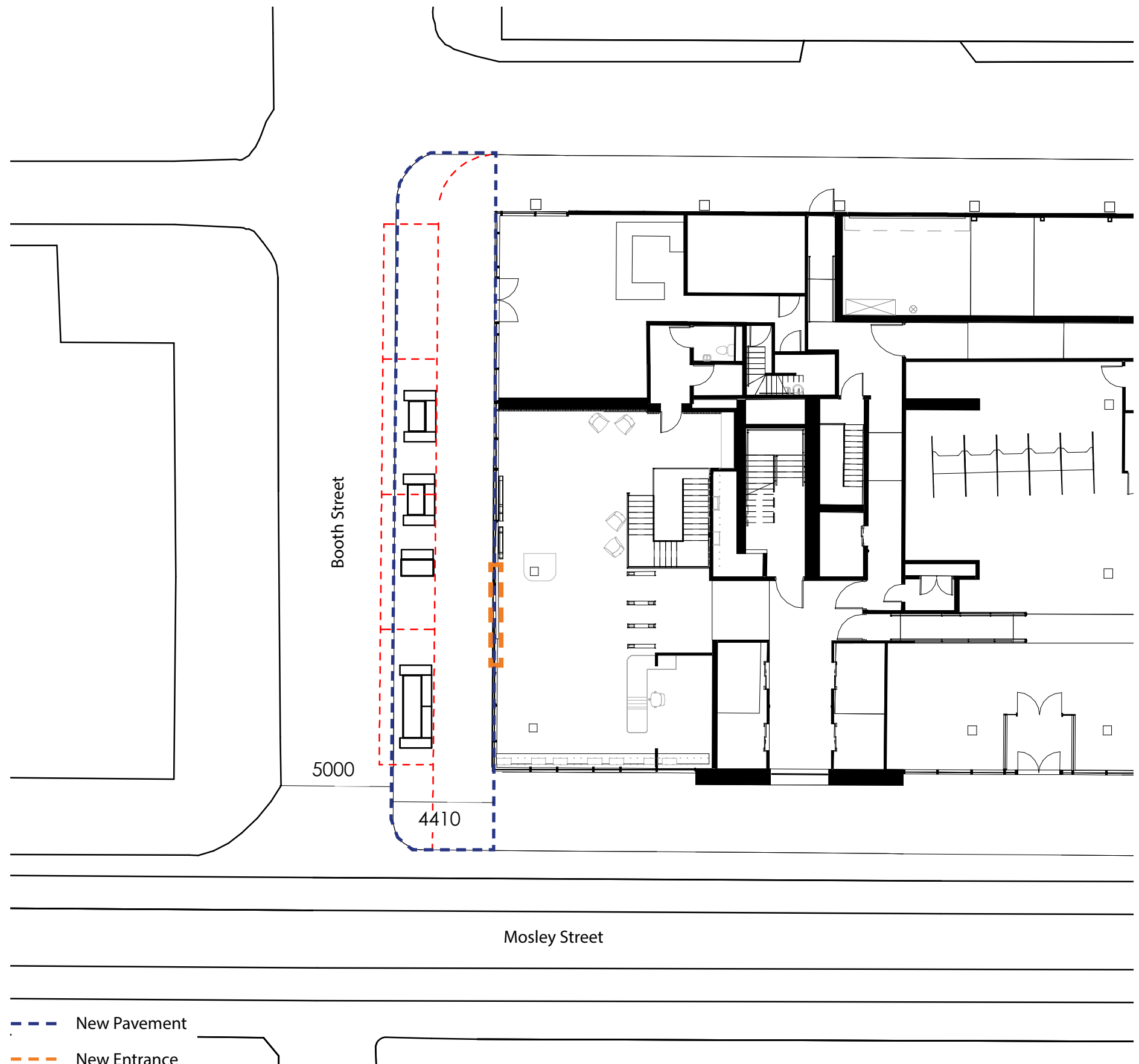
--- Existing Pavement and Parking

--- New Pavement

The entrance to Booth Street reflecting the neighbouring commercial property, the entrance located here will have less impact on levels and construction.

The flow of the space would lend itself to visitors initially being greeted by the concierge initially or if they have access, flow through to the lift lobby is easy and intuitive. A feature staircase in the reception space leading down into the basement opening the spaces between the two floors. Strategically placed to have least impact on structure and plant room to basement whilst creating a central feature stair to the basement amenities, a cascading feature wall to the side of the staircase would join the levels together. Access to the basement can be observed by the concierge with co-working feature area to the Booth Street.

Planting and decoration designed to soft screen on Mosley Street.



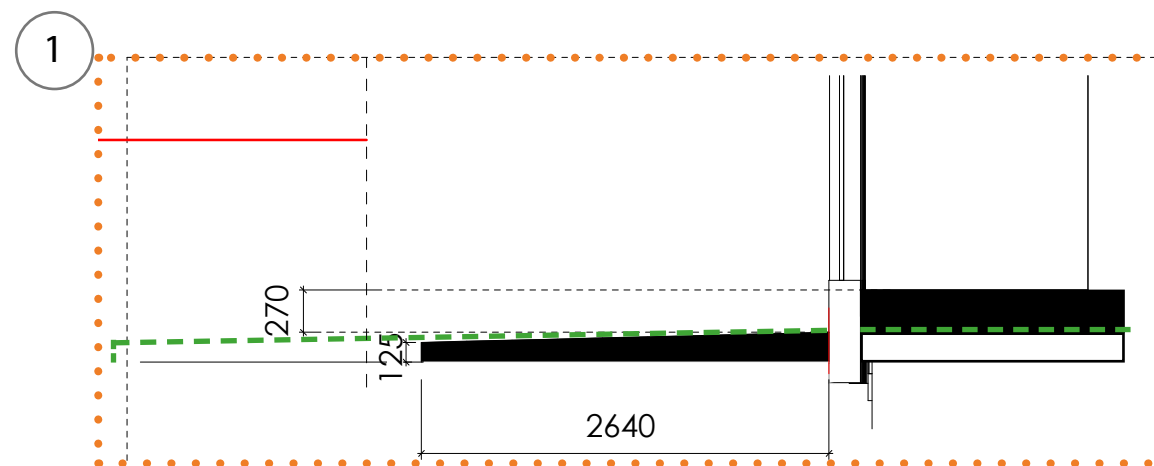
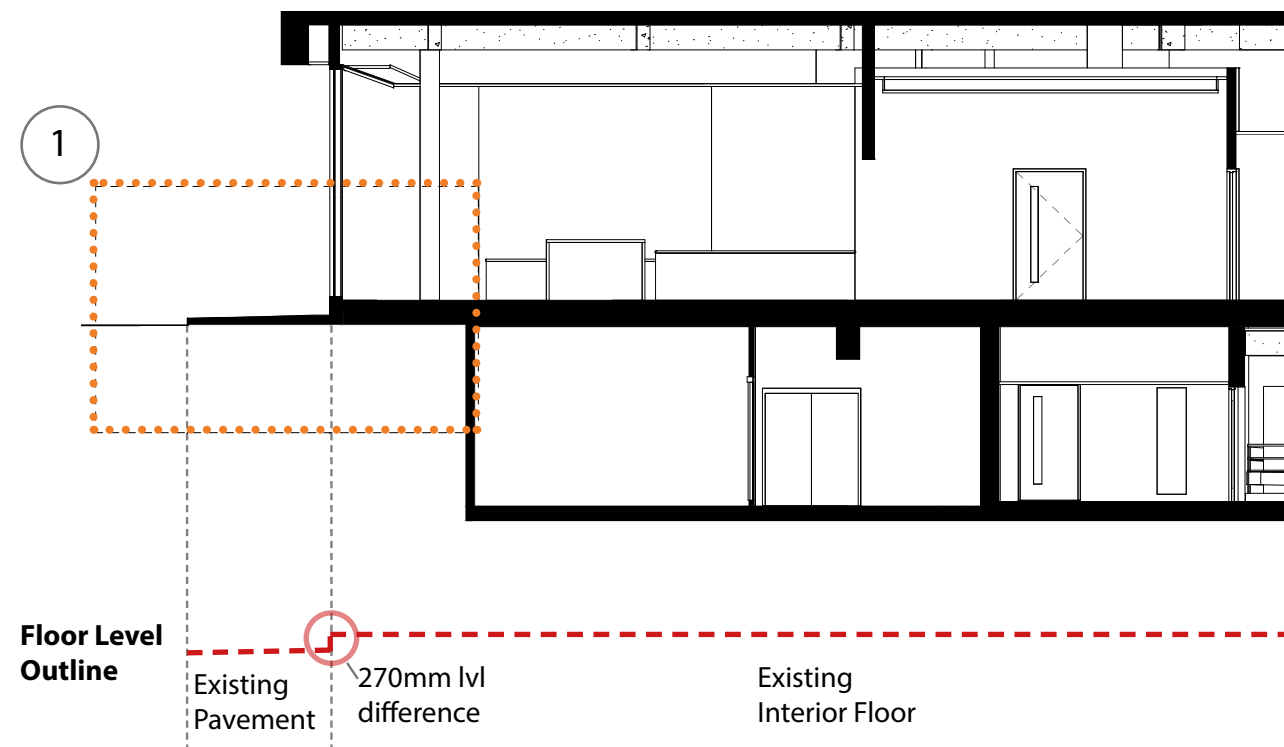
--- New Pavement

--- New Entrance

3.05 Approach - Existing and Proposed Section

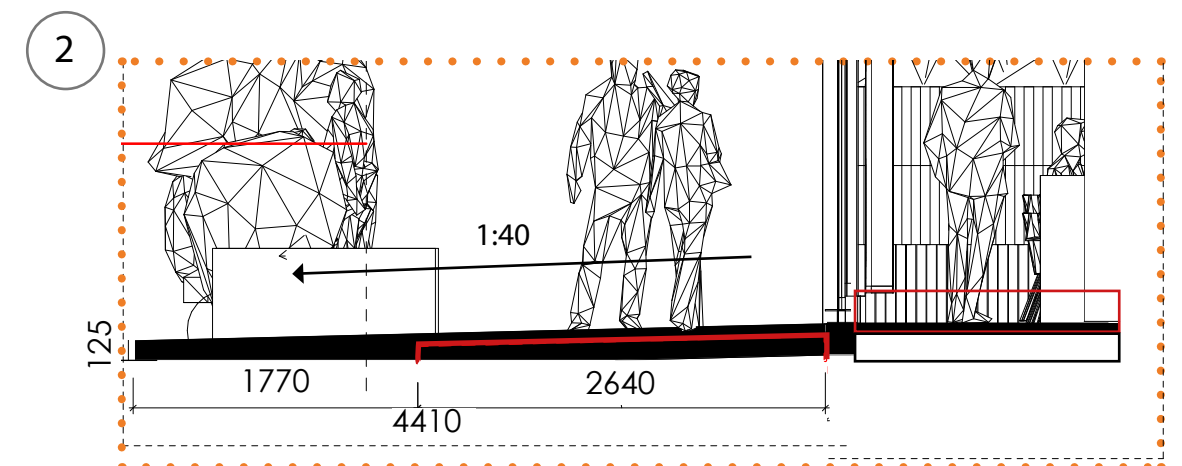
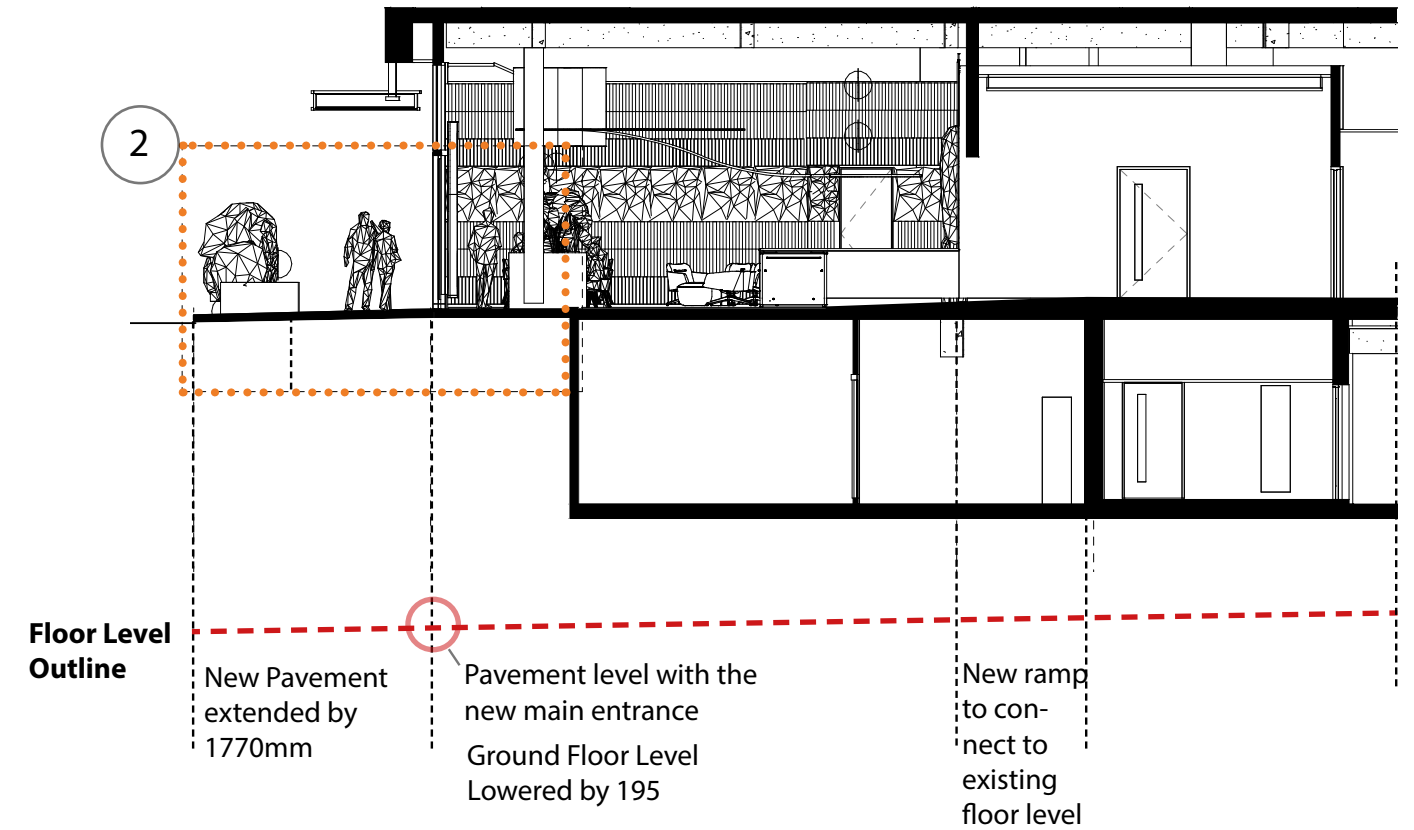
The new hardscaping to the booth street elevation will allow for level access to the main entrance without the need for a separate wheelchair access door encouraging inclusivity.

Existing Section



Existing floor level
 — Existing floor level
 - - - New proposed floor level

Proposed Section



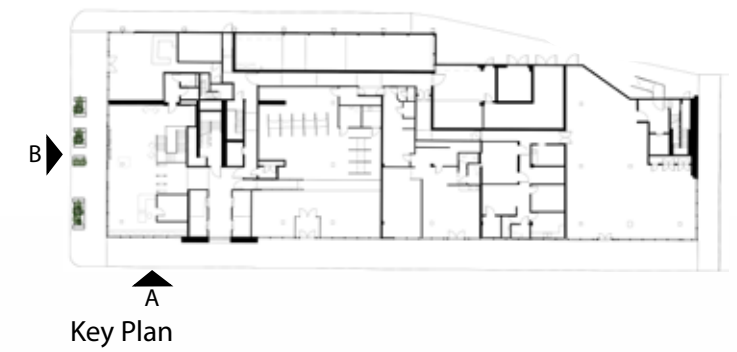
New proposed floor level
 — Existing floor level
 — New proposed floor level

3.06 Approach - Proposed Elevations

Existing Elevation



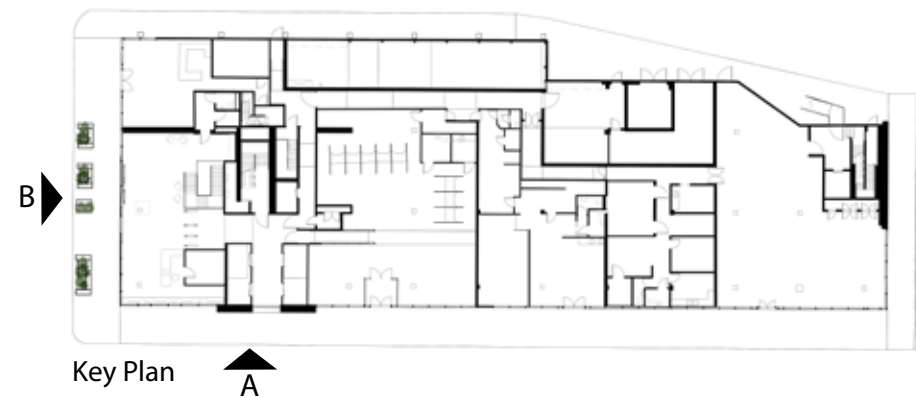
Proposed Elevation



3.06 Approach - Proposed Elevations

The soft screening design proposal to the Mosley Street elevation, is designed to allow natural light and partial views through into the space whilst also creating intrigue and providing some privacy to the people using the office or concierge services.

The signage to the booth street elevation is designed to create maximum impact with the size and style of the numbers. This will assist visitors to the facility in wayfinding due to the new address and proximity to Mosley Street, this will add to the destination space look and feel.



A South Elevation



B West Elevation

3.07 Approach - Materiality Study

In order to choose the right material for the new pavement we conducted a study of the existing pavements in the surrounding area. A mix of tarmac and concrete pavements have been identified and mapped out to better understand the character of the neighborhood.



Concrete Paving



Tarmac



Clay Paving



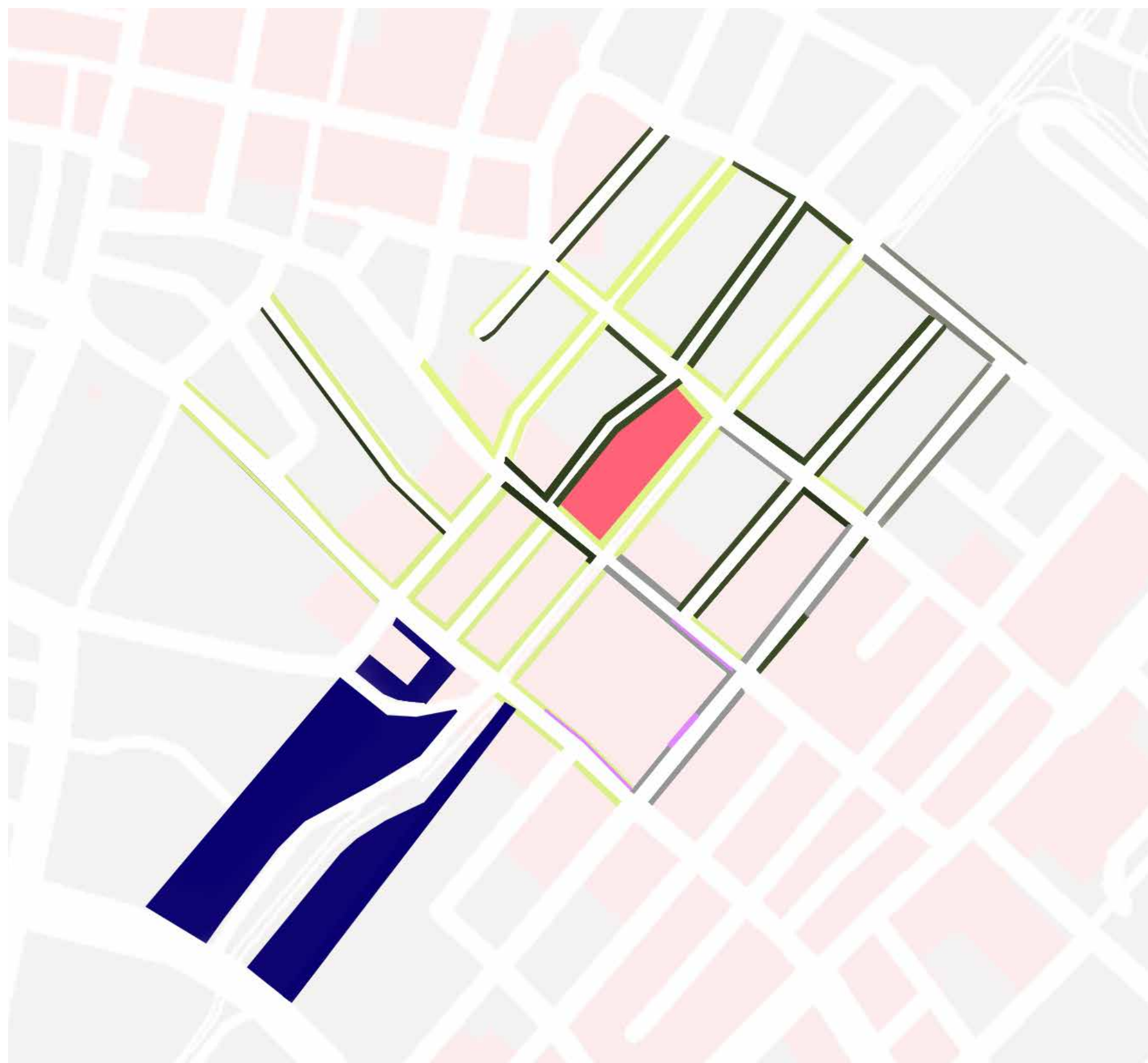
York Stone



Concrete Slab Paving



Concrete Slab Paving



Site Location

3.08 Approach - Materiality Proposal

The material palette for the building frontage has been carefully selected to fit the surroundings and enrich the busy and historic area the site is located within. A light stone pavement complimented by wood benches and planters will add to the composition of the street and offer new opportunities for relaxing and socializing.



SEATING - WOOD
(LARCH, CEDER)



PLANTERS
- BLACK SLATE



PAVEMENT
- YORK STONE



3.09 Approach - Lighting



The new canopy will provide diffused light on Booth Street through the night. The light is filtered through reglet glass panels.



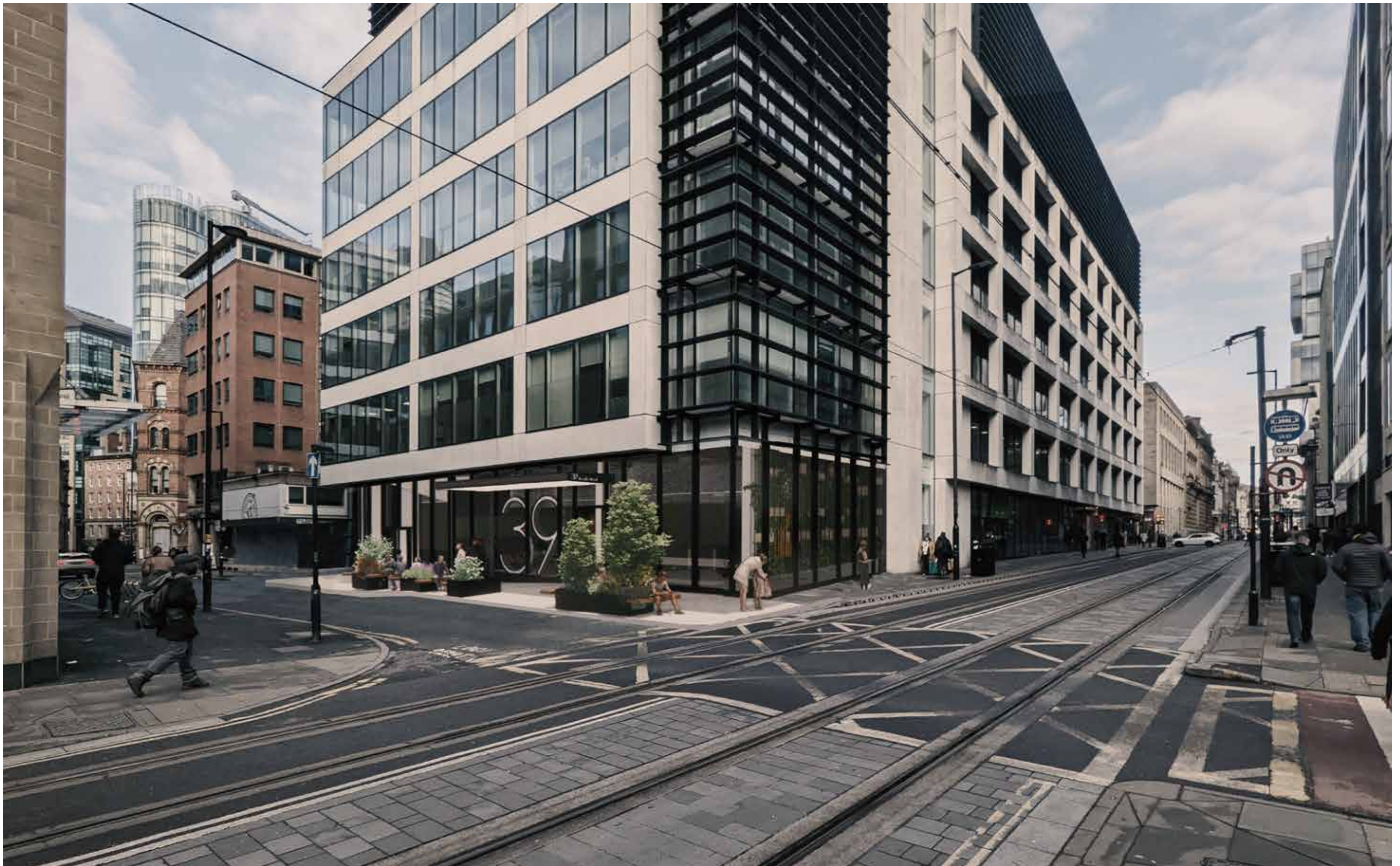
The large 39 will be located in the reception area and will light the entrance during nights to ensure an active frontage engaging with the street.



During night time benches and planter will also be illuminated softly with warm difusers LED striplights and spot lighting to highlight plants



3.10 Approach - 3D



3.10 Approach - 3D



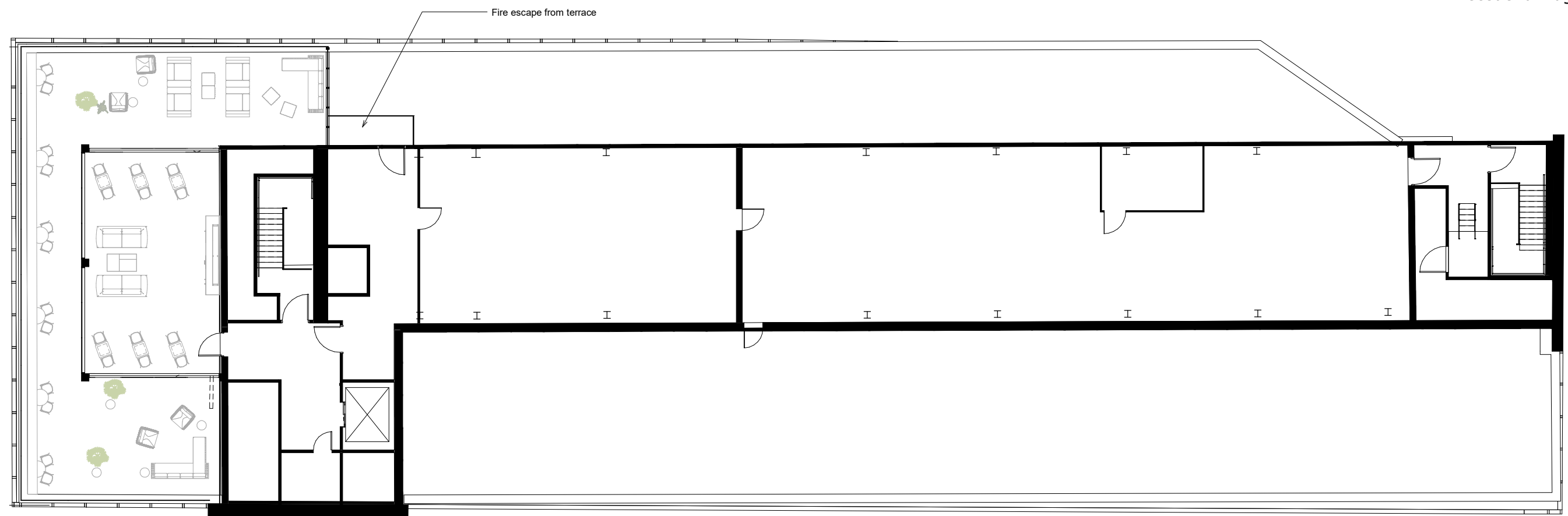
3.11 Roof Terrace Proposed Plan



Roof Terrace Location Proposal

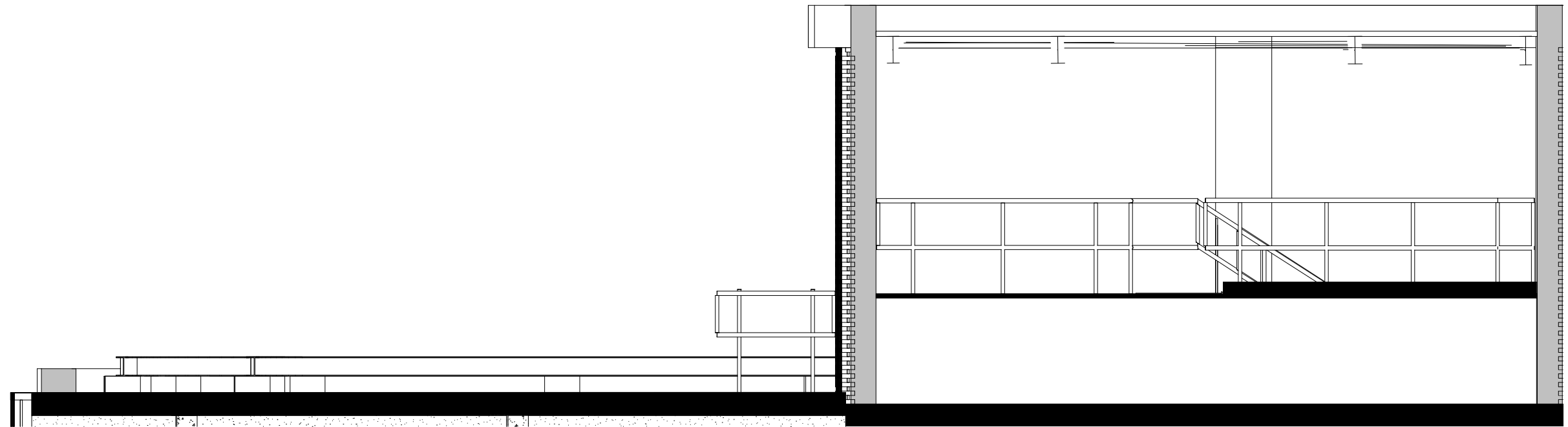


Precedent Images

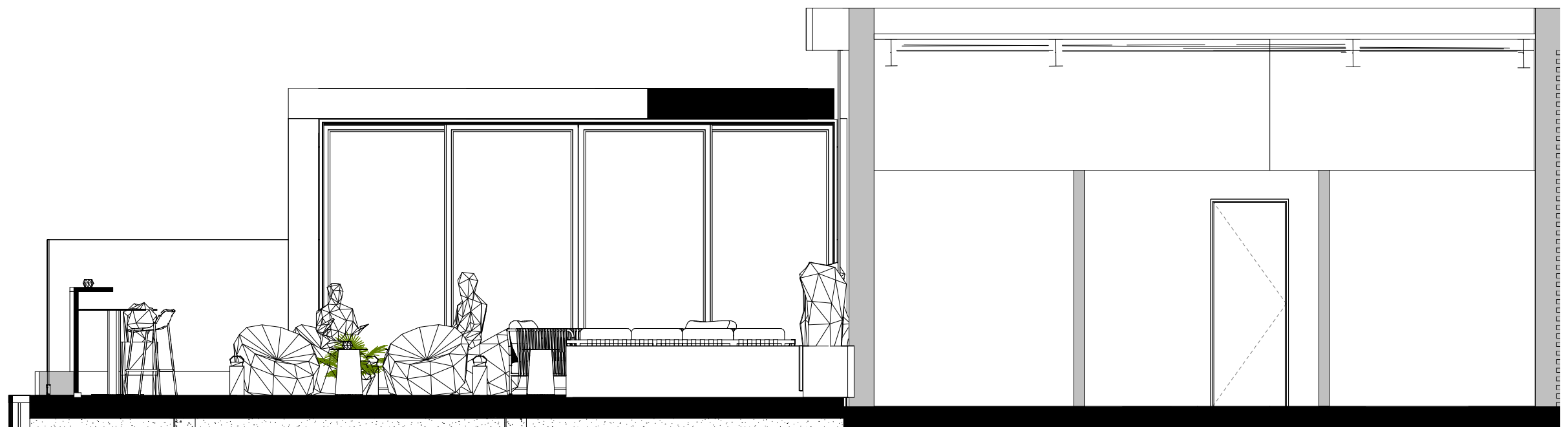


3.12 Roof Terrace Proposed Sections

Existing Terrace Section



Proposed Terrace Section



3.13 Welcome - Security and Access

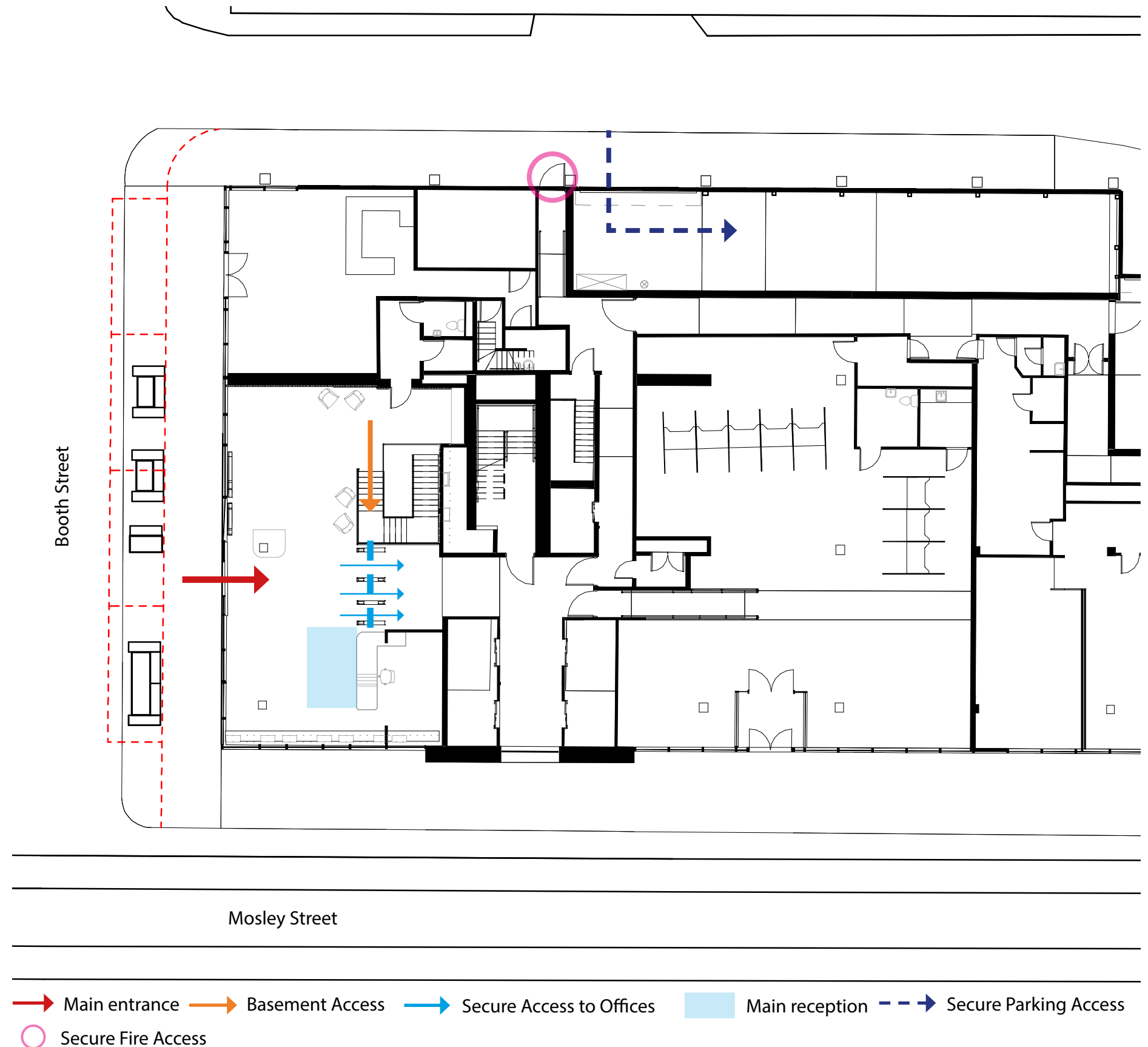
Main entrance from Booth Street:

The entrance will be always observed by the concierge, access through to the offices will be controlled via secure access gates and fob access. Access to the basement co-working space will be visually monitored by the concierge and CCTV, although in general the flow of visitors and office workers is encouraged between these spaces as an extension of the reception space.

The lifts and internal ramps will be compliant to government regulations Part M and British standards.



Ground Floor Plan



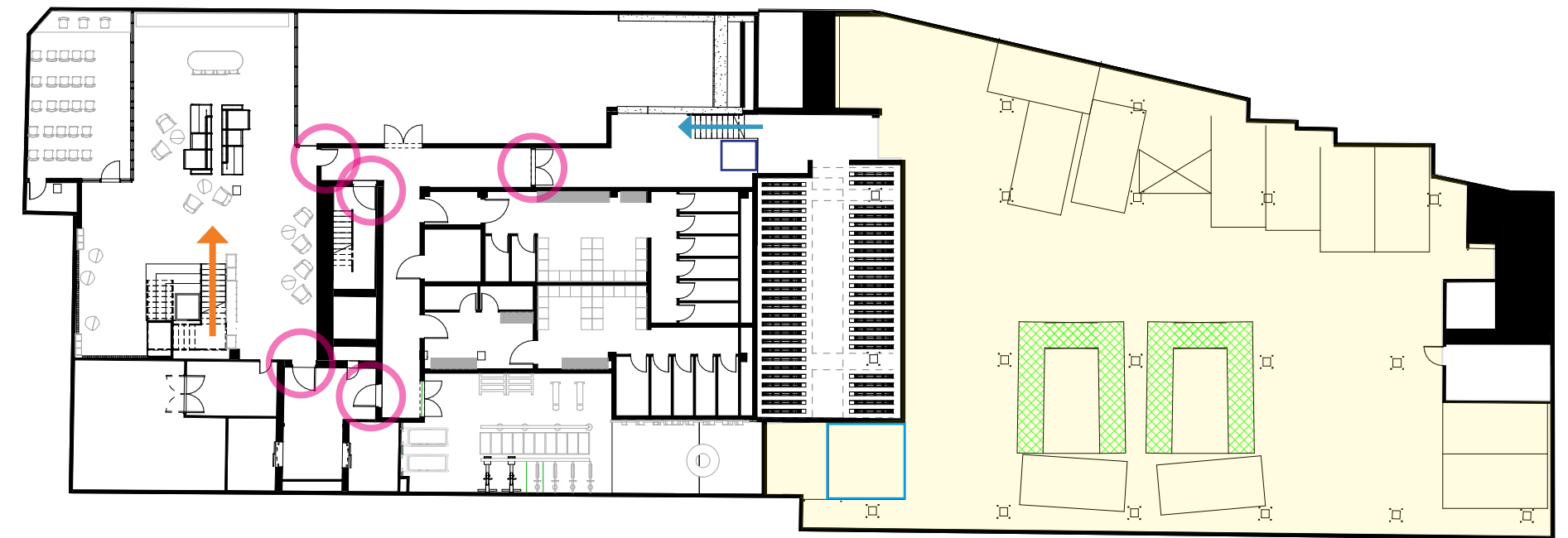
3.14 Wellbeing - Security and Access

Access to the gyms and changing areas will be from the coworking main lift lobby stair core and carpark will be controlled by fob access. The Bike store and car park are currently accessed through a controlled access point at street level with a roller shutter, this will remain as access controlled by fob or key.

The carpark in the basement will retain two accessible parking spaces with platform lift access to the split level for level access to the lift core.



Basement Floor Plan



-  Basement access from ground floor reception
-  Secure access points
-  Stair access from car park
-  Platform lift
-  Car park 13 spaces including 2 x accessible spaces
-  New back up generator location

3.15 Maintenance Strategy

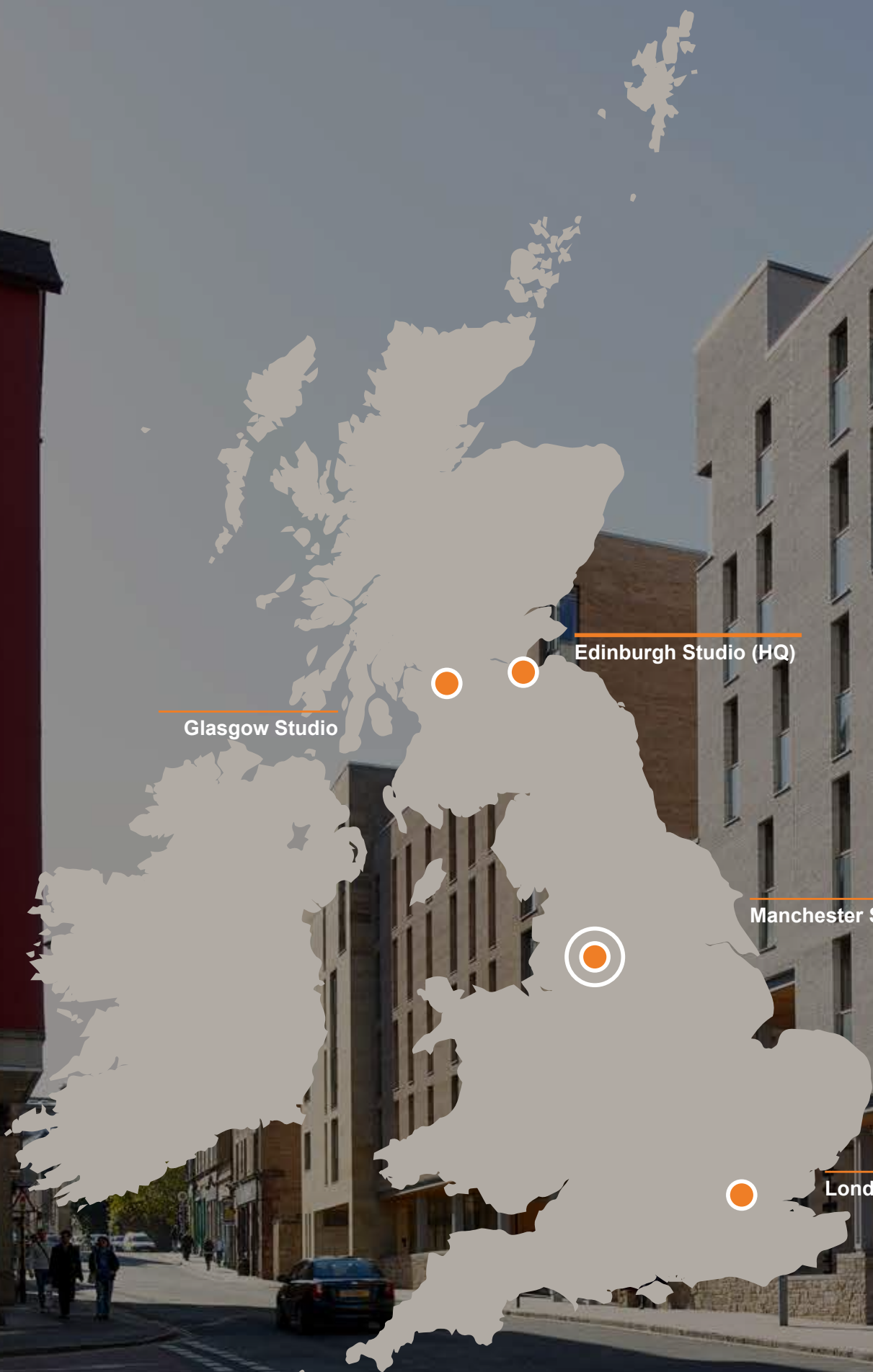
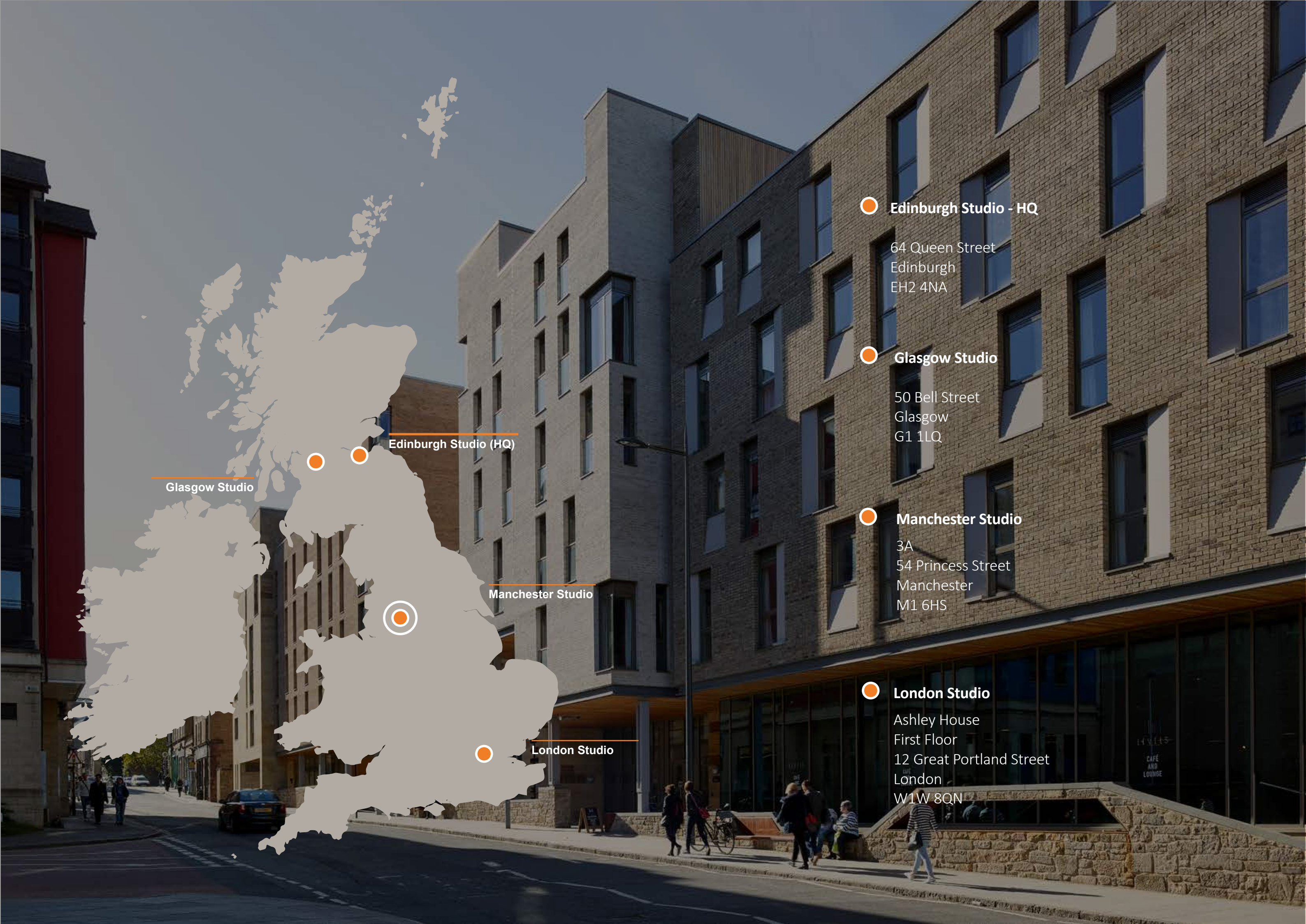
As part of the overall project the client's intention is to undertake a full façade clean. The exact product and methodology is being analysed during the detailed design. Once the proposal is crystallised a sample clean will be undertaken for Local Authority & Planning approval/comment.

The current cleaning and maintenance strategy will be unaffected by this development. The existing BMU device has been decommissioned removed and is therefore not used in the current maintenance strategy.

Waste Management

The existing waste and refuse store is to the West Mosley street elevation with roller shutter access. This area will be untouched by the proposed refurbishment works and will operate as existing.

Servicing and loading to be retained on West Mosley Street.



● **Edinburgh Studio - HQ**

64 Queen Street
Edinburgh
EH2 4NA

● **Glasgow Studio**

50 Bell Street
Glasgow
G1 1LQ

● **Manchester Studio**

3A
54 Princess Street
Manchester
M1 6HS

● **London Studio**

Ashley House
First Floor
12 Great Portland Street
London
W1W 8QN

● **Edinburgh Studio (HQ)**

● **Glasgow Studio**

● **Manchester Studio**

● **London Studio**