



Design and Access Statement

of Façade Entrance Refurbishment Works at Clarence House, Manchester

On behalf of
Threadneedle Pensions Ltd



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1.0 Existing Site

- 1.1 Located within Manchester City Centre, Clarence House consists of a basement car park, ground and five upper floors providing a total of circa 17,000 sq. ft. of Grade A office space.
- 1.2 Developed in the 1980s including the construction of two additional stories contained within a mansard roof. Refurbishment works were undertaken in circa 2012 including replacement of windows, installation of new canopy and entrance doors, replacement of hard landscaping and installation of air conditioning and associated plant equipment.
- 1.3 The subject works include the refurbishment of existing main entrance to include new glazed doors and canopy arrangement. Internally the works consist of a refurbishment to the office and common areas including improvement to cycle and shower facilities within the basement for use by occupiers.

2.0 Access

- 2.1 Vehicle access is available via Clarence Street through the existing basement car park door. The site is also located within walking distance of transport links including St Peter's Square Metrolink and a number of bus stops.
- 2.2 Parking is available on site.

3.0 Scope of works

- 3.1 Scope of works:
- CAT A + office refurbishment (1st (B) / 4th / 5th floor) including exposed services
 - CAT B office refurbishment (3rd (A) floor)
 - Reception, staircore & lift refurbishment
 - WC refurbishment (review of DDA provision)
 - Amenity hub including cycle, shower, changing facilities.
 - Entrance uplift / improvement (Refer to appendix A for design concept and associated existing / proposed drawings referenced below).
 - Associated mechanical, electrical and public health works

4.0 Rational of Proposed External Works

Building Element	Entrance
Drawing Number	CH-JS-XX-00-DR-I-2007
Proposal	Refurbishment of main entrance including new framed doors, canopy and façade featured.
Impact justification	The works are required to improve the general look and feel of existing arrangement. The proposed canopy arrangement hints to the historic architecture with modern finishes whilst also extending above the DDA access where the existing canopy does not. The main entrance doors will provide an entrance point with sleek modern glass whilst also improving the thermal performance as the air leakage from existing unframed glazing is poor. The general façade uplift features improves street presence.

Note. The signage strategy is to be developed and submitted as a separate application. Reference to signage in design concept is to be disregarded at this stage.

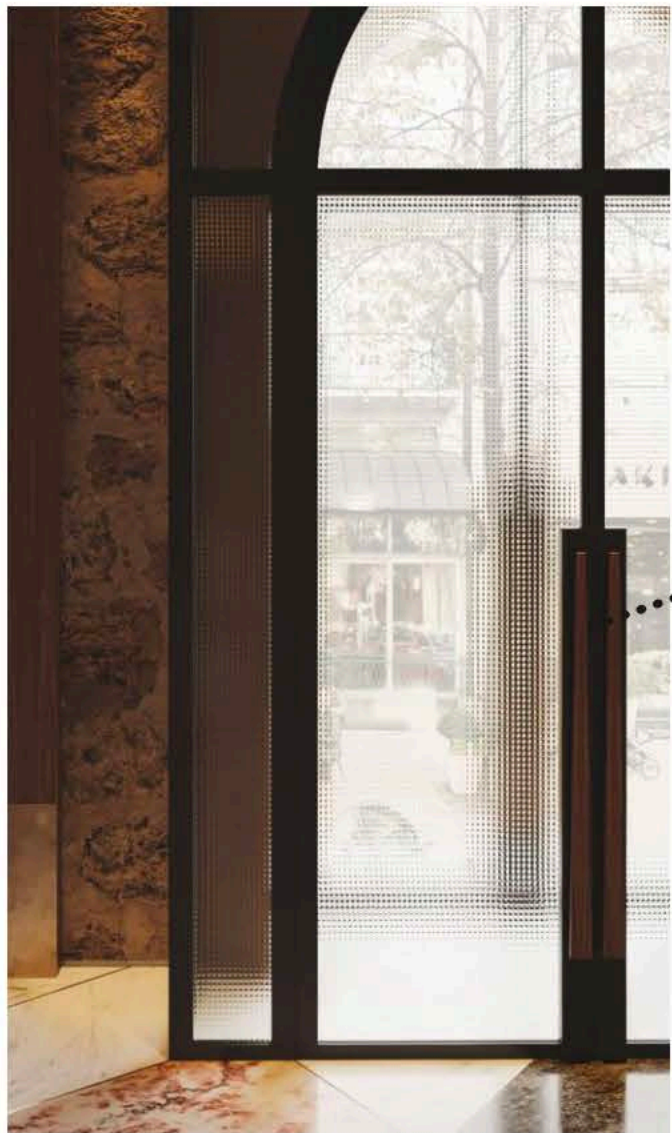
Appendix A : Exterior Concept

EXTERIOR CONCEPT.

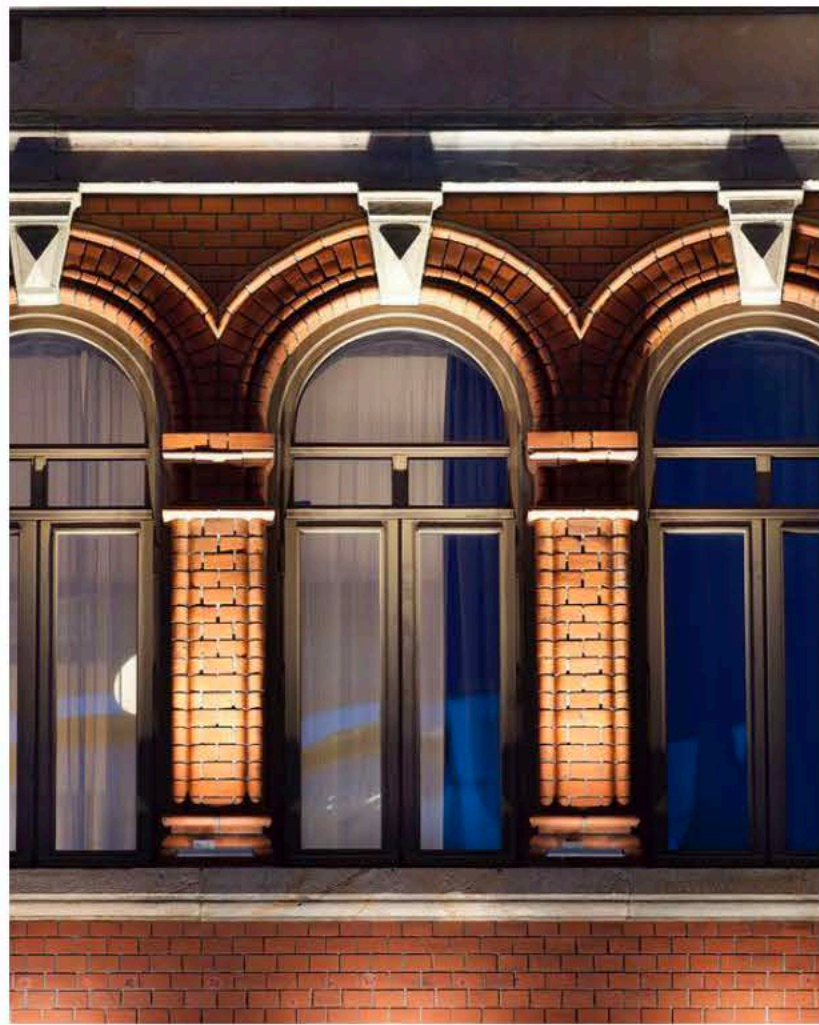
LOOK & FEEL



LIGHTING & SIGNAGE
Classic lighting with a modern twist producing a soft warm white glow along with cast bronze signage to ensure that premium feel upon entry,



MAIN ENTRANCE
Transforming the entry point with stealthy black metal framework doors paired with sleek modern glass.



FACADE FEATURES
Uplifting the facade through cleverly place lighting and boxhedge planting to provide street presence from day to night.



CANOPY
Proposed canopy design hints to the historic architecture with modern finishes, setting a tone from the street.