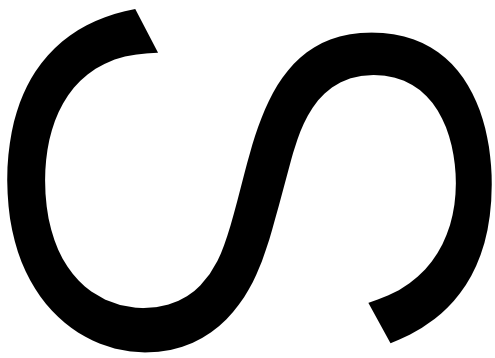
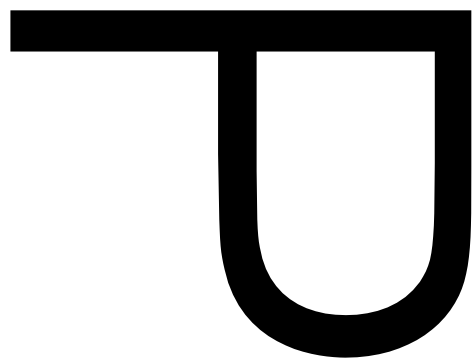
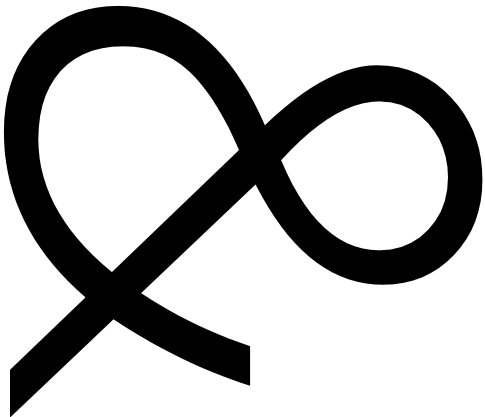


4 HARDMAN SQUARE, MANCHESTER
DESIGN & ACCESS STATEMENT, SEPTEMBER 2022



S P R A T L E Y
& P A R T N E R S

4 HARDMAN SQUARE, MANCHESTER
DESIGN & ACCESS STATEMENT
SEPTEMBER 2022

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This document has been prepared by Spratley & Partners to support the application for the refurbishment and landscaping works for the improvements to the building at 4 Hardman Square, Manchester.

These proposals aim to provide significant investment in the building to create high quality, desirable office accommodation and external amenity space.



Figure 1. External photograph of 4 Hardman Square (as existing)

4 Hardman Square is situated in the city of Manchester's financial centre, Spinningfields. It is an existing five storey office building with retail units to the ground floor.

Located on Hardman Square (between Gartside Street, Bryom Street, and Hardman Street) the building is ideally located with public transport links and car parking facilities available.

- THE SITE
- 1

4 Hardman Square
- SPINNINGFIELDS
- 2

3 Hardman Square
- 3

The Manchester College
- 4

NCP
- 5

RBS
- 6

Leftbank Apartments
- 7

Civil Justice Centre
- 8

Manchester Crown Court
- 9

3 Hardman Street
- 10

The John Rylands Library
- 11

2 Spinningfields Square
- 12

Spinningfields Square
- 13

2 Hardman Street
- 14

No 1, Hardman Street
- ADDITIONAL
- 15

St John's Gardens
- 16

Science and Industry Museum
- 17

Old Granada Studios
- 18

River Irwell
- 19

Albert Bridge House
- 20

NCP
- 21

Parsonage Gardens
- 22

J.S.Beaumont department store
- 23

St Mary's Church
- 24

235-291 Deansgate

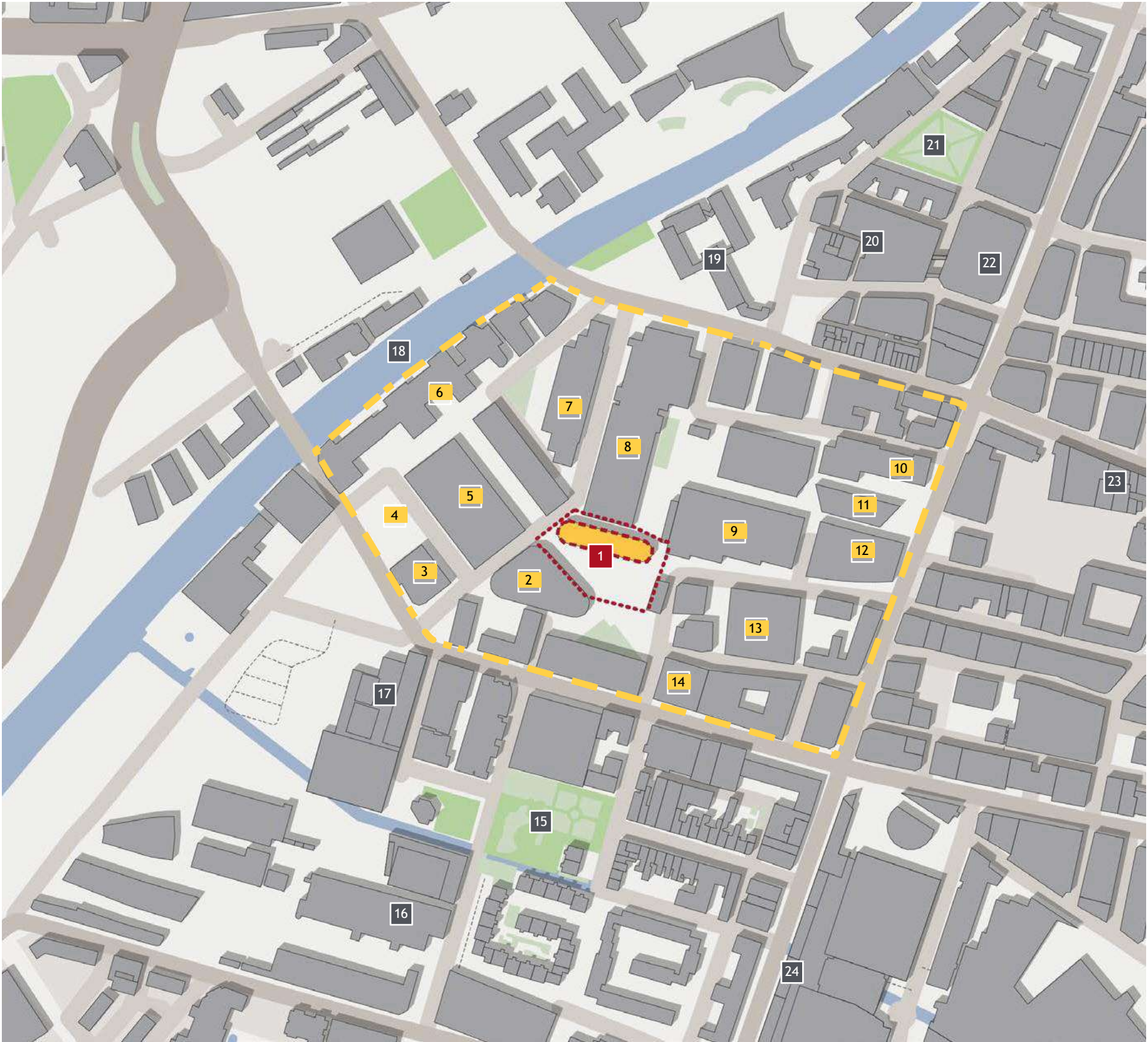


Figure 2. Site context

KEY

- 1

4 Hardman Square
- Grade II Listed Buildings:
- 2

Former Hydraulic Power Station in Grounds of City College, Water Street (1254724)
- 3

Masonic Temple, Bridge Street (1197809)
- 4

Sunlight House, Quay Street (1270915)
- 5

The Opera House, Quay Street (1247470)
- 6

Cobden House, 19 Quay Street (1247447)
- Cit of Manchester Conservation Areas:
- 7

Deansgate Conservation Area
- 8

St John Street Conservation Area
- 9

Castlefield Conservation Area

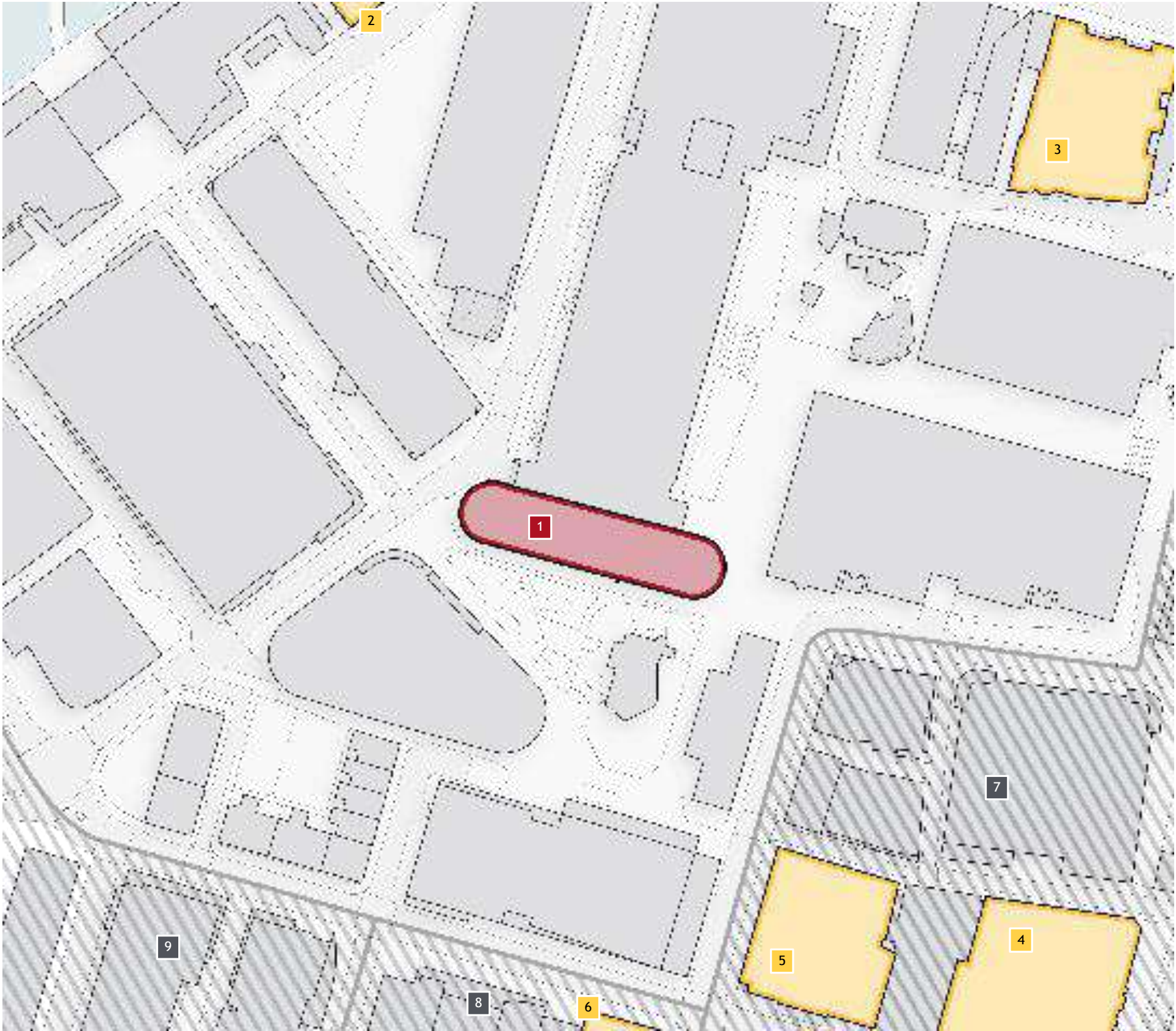
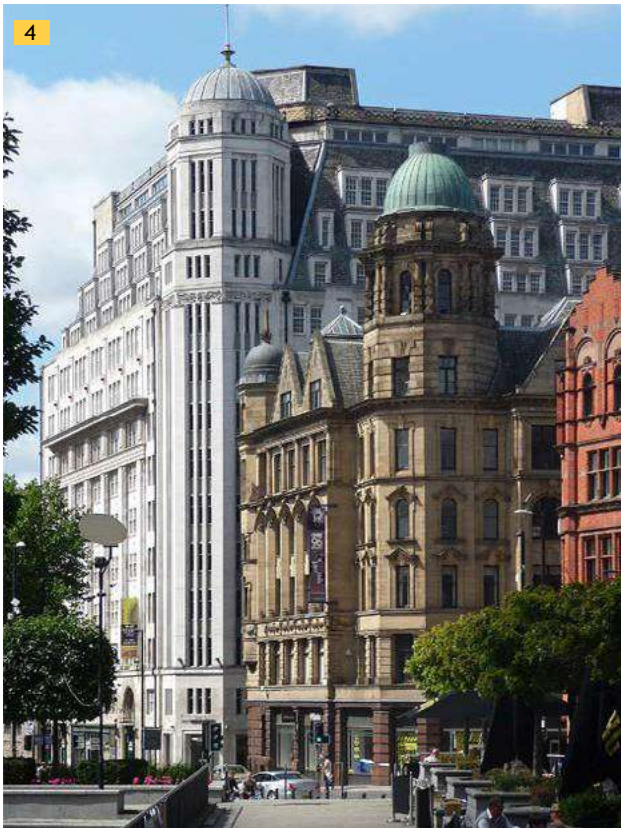
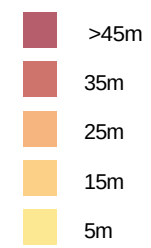


Figure 3. Historic context

HISTORIC CONTEXT PHOTOGRAPHS

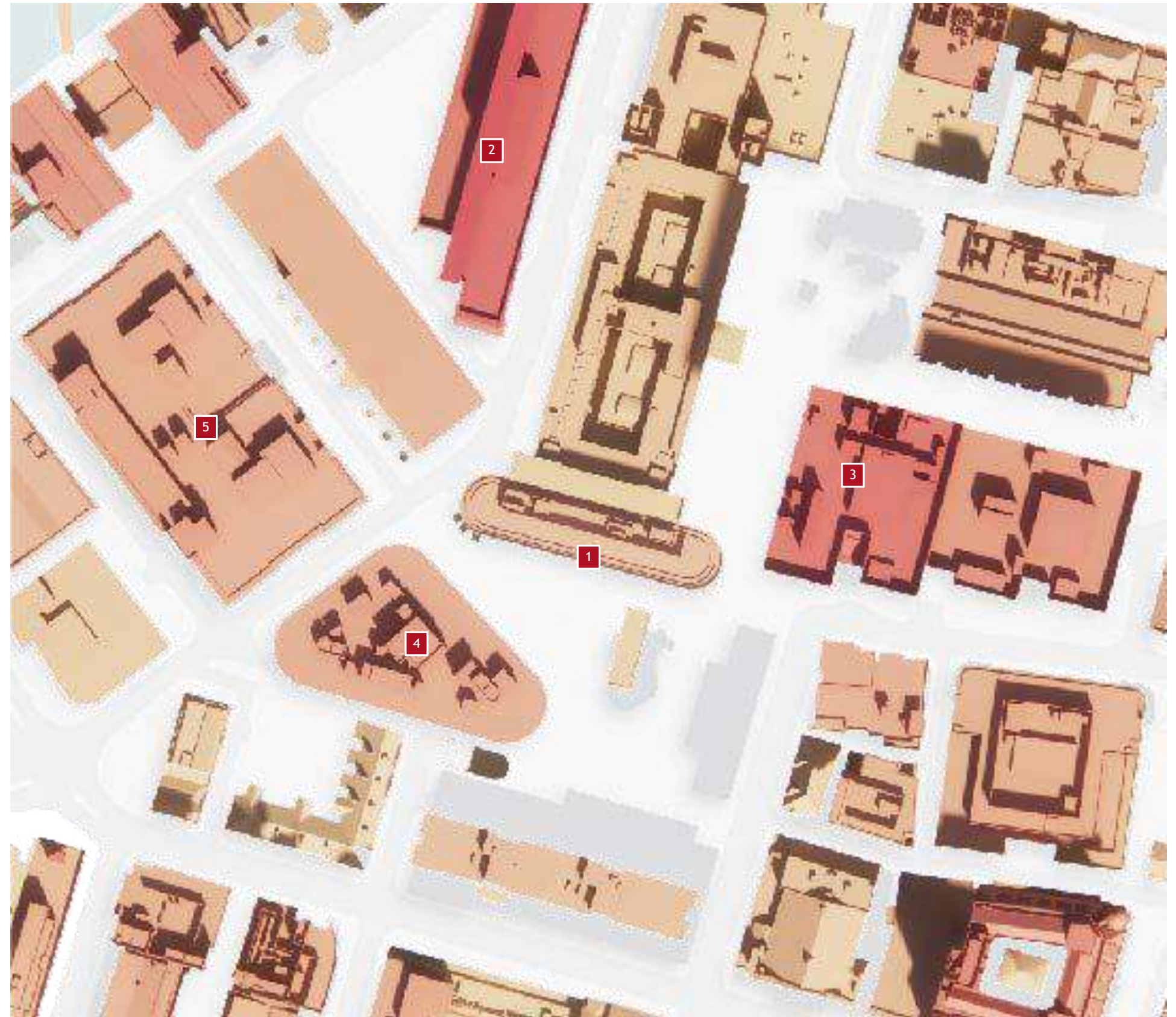


HEIGHT MAP



Key Buildings

- | | |
|---|----------------------|
|  | 4 Hardman Square |
|  | Civil Justice Centre |
|  | 3 Hardman Street |
|  | 3 Hardman Square |
|  | RBS |



EXISTING BUILDING

4 Hardman Square was constructed in 2006. The structure is a steel frame and is predominately clad in a glazed curtain walling. A plant area is located on the ground floor adjacent to the reception. There is additional rooftop plant (visible from aerial photographs).

The entrance is located on the south elevation of the building, central on plan. This is a double height space with a height of approximately 7-8m (this height is used to provide mezzanine areas within the retail units).

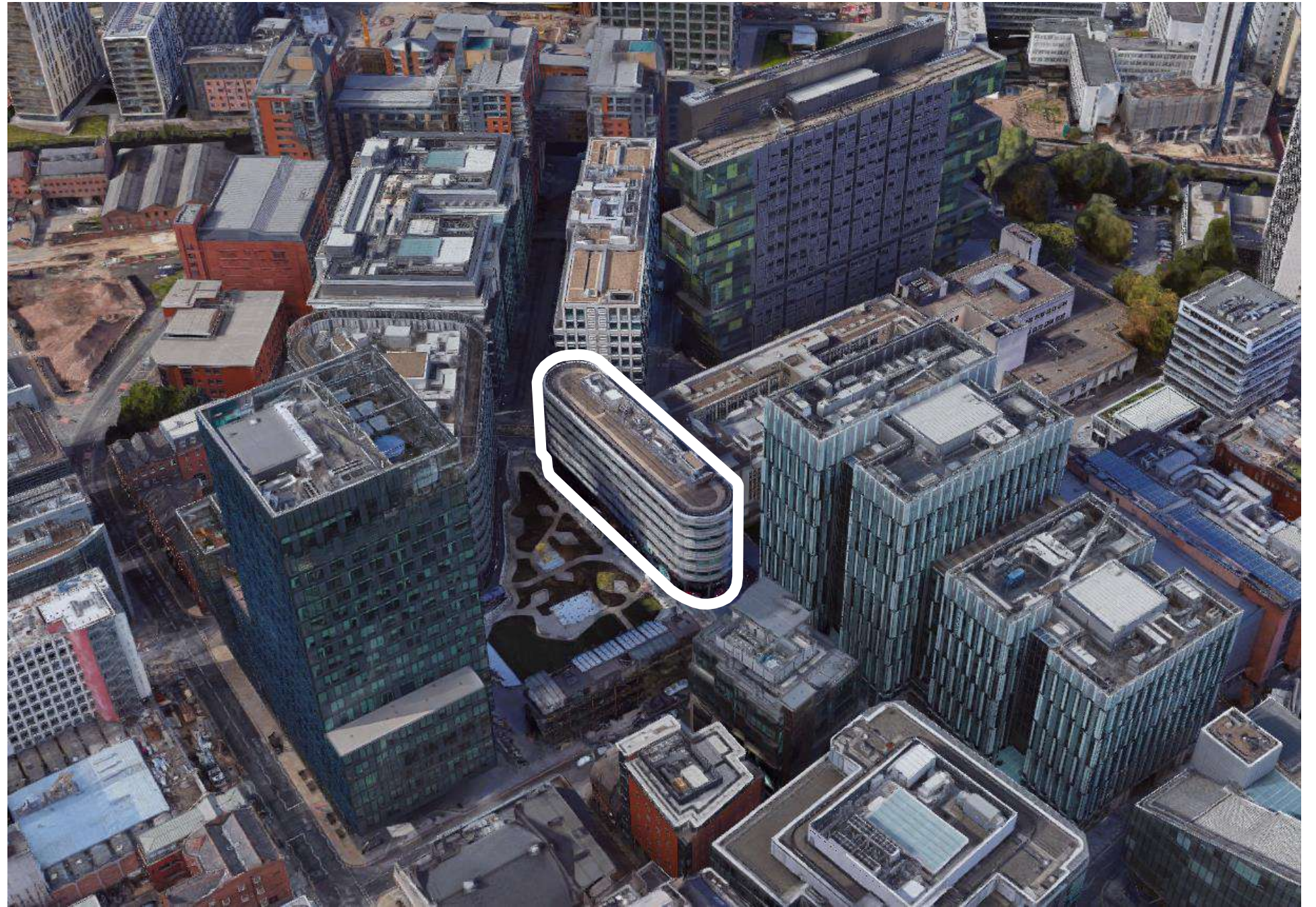
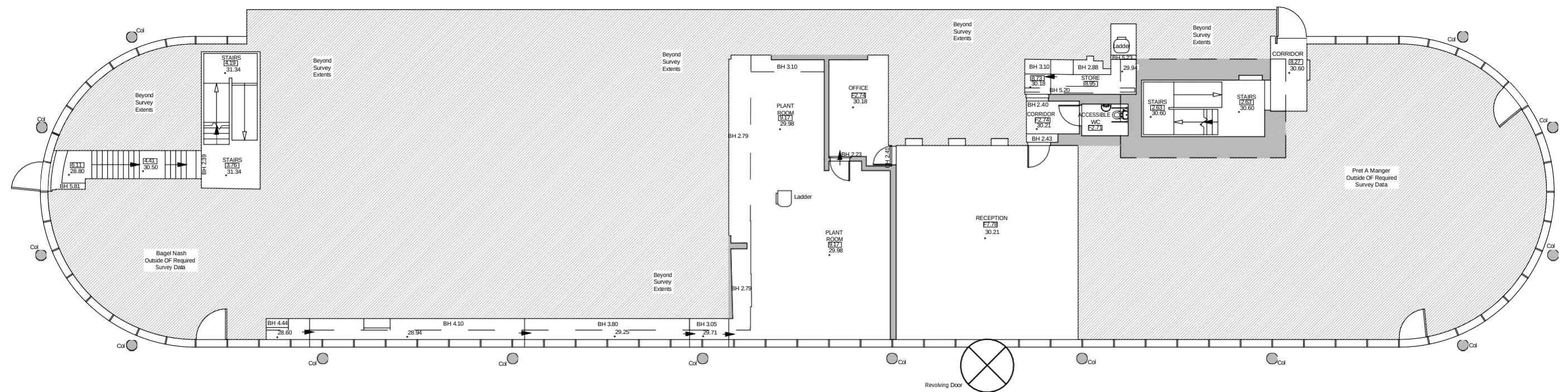
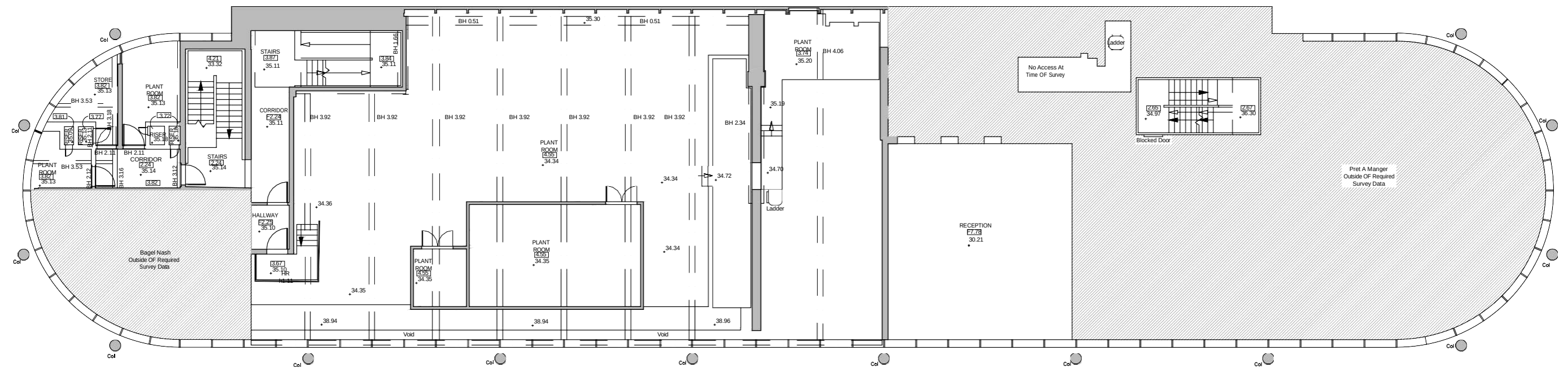


Figure 4. Aerial View of 4 Hardman Square (as existing)

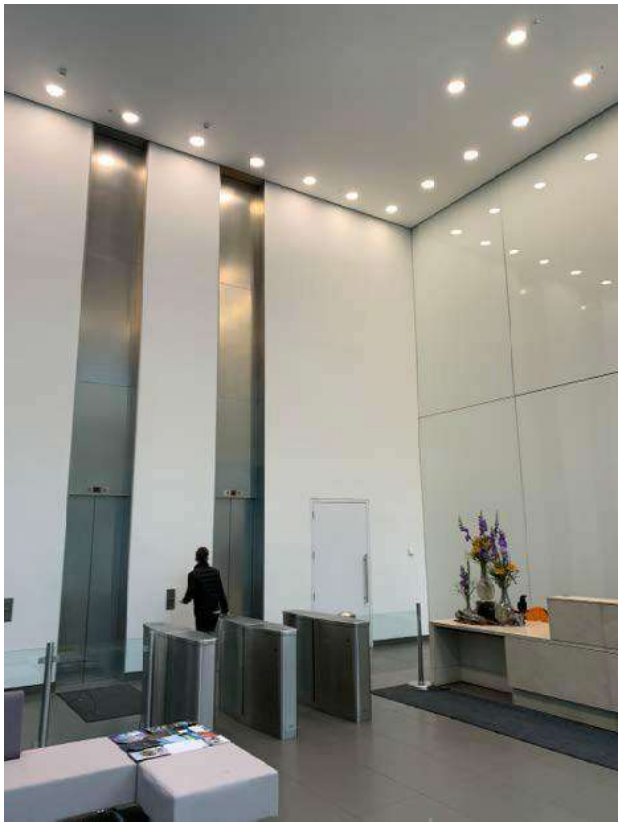
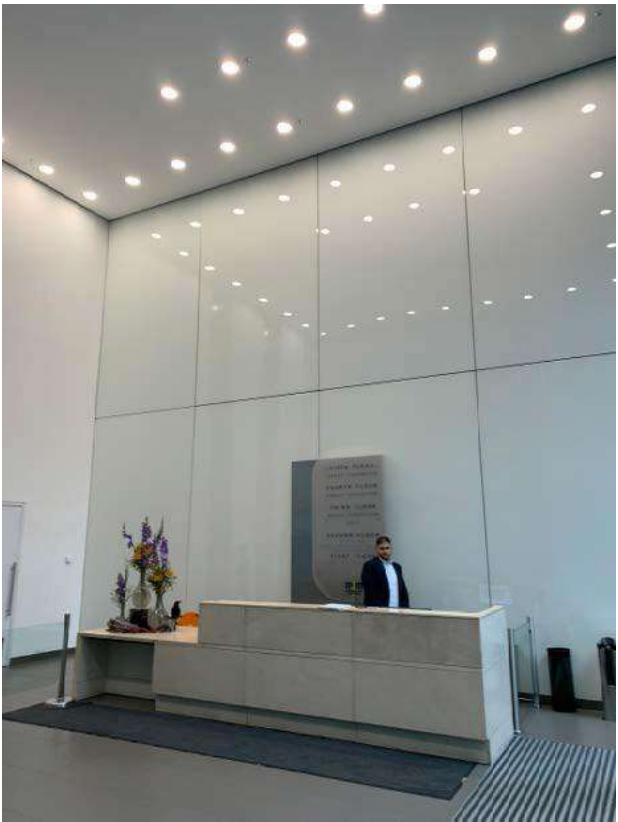
EXTERIOR PHOTOGRAPHS



EXISTING GROUND & MEZZANINE FLOOR PLANS



GROUND & MEZZANINE EXISTING PHOTOGRAPHS



EXISTING FIRST & SECOND FLOOR PLANS

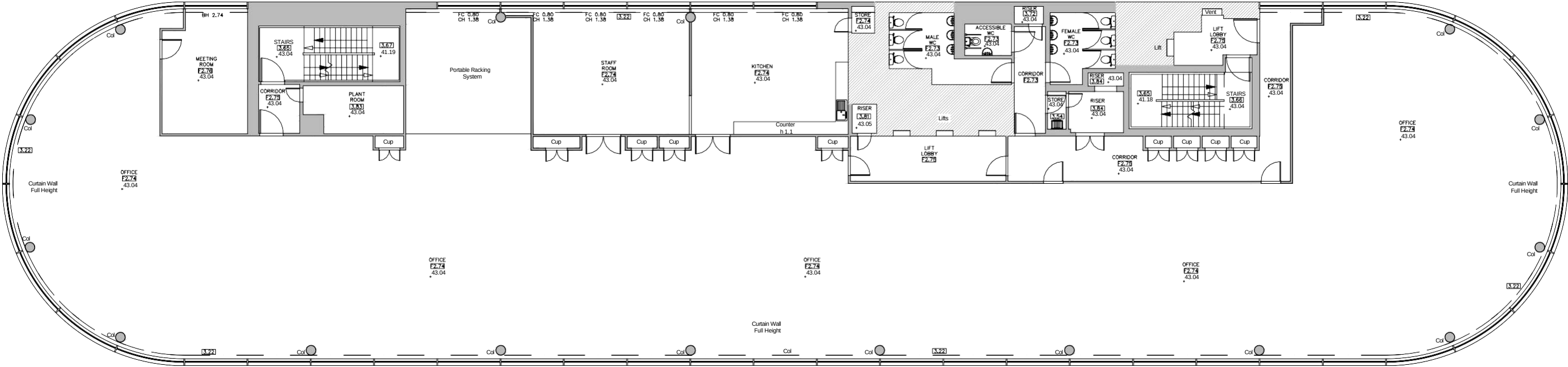


Figure 8. Existing Second Floor Plan

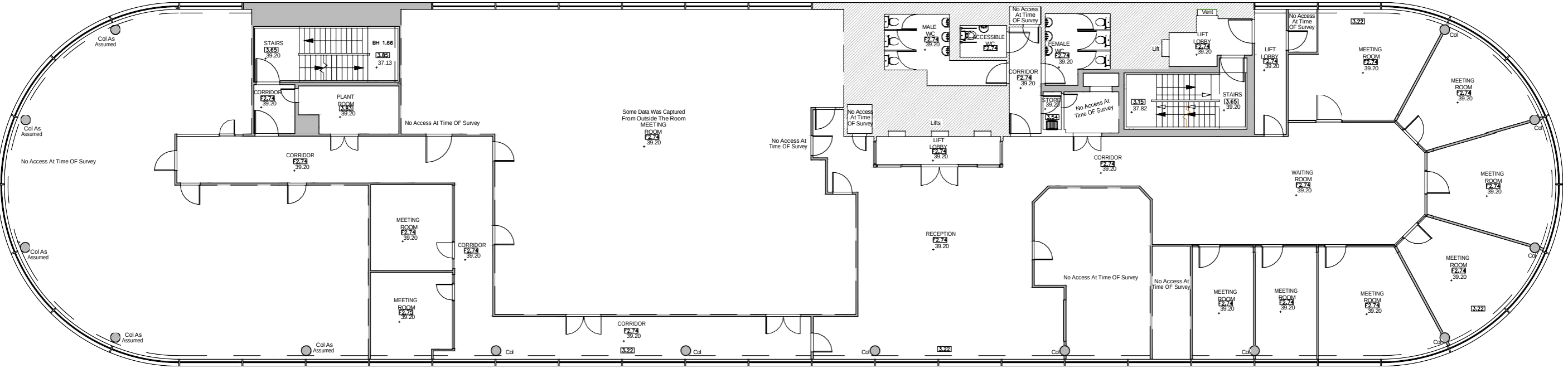


Figure 7. Existing First Floor Plan

TYPICAL UPPER FLOORS EXISTING PHOTOGRAPHS



EXISTING THIRD & FOURTH FLOOR PLANS

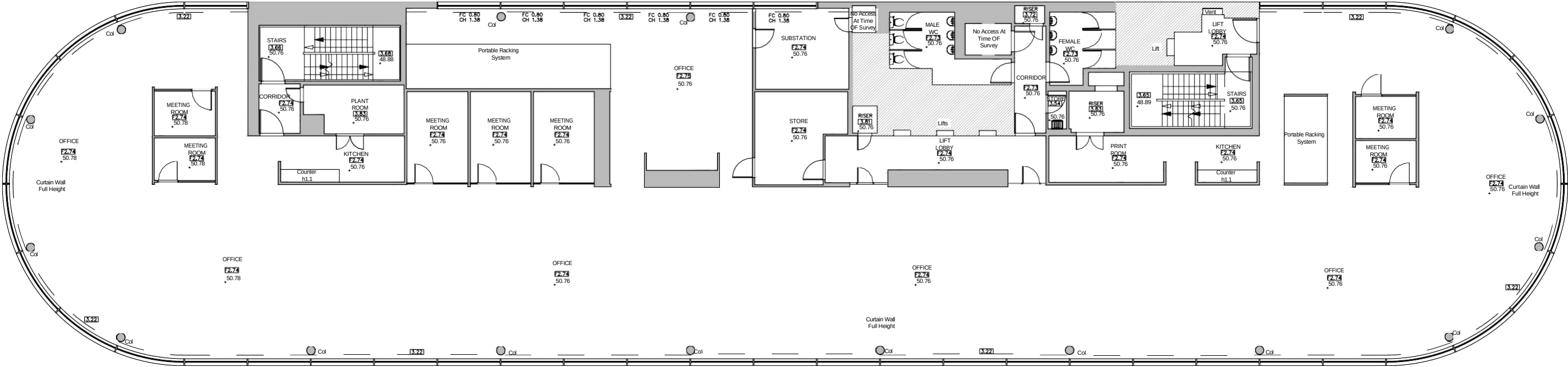


Figure 10. Existing Fourth Floor Plan

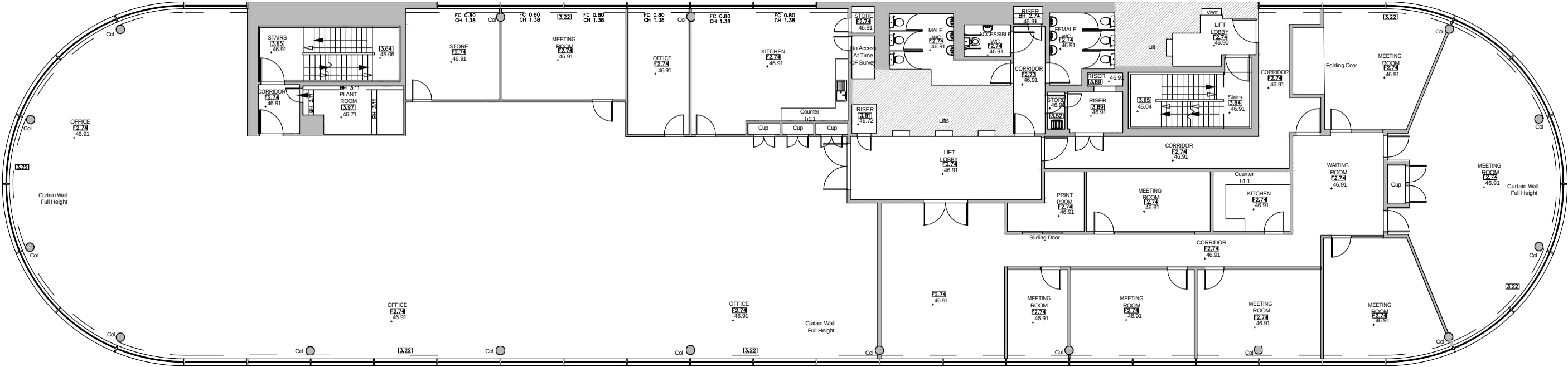


Figure 9. Existing Third Floor Plan

UPPER FLOOR COMMON AREA EXISTING PHOTOGRAPHS



EXISTING FLOOR PLANS

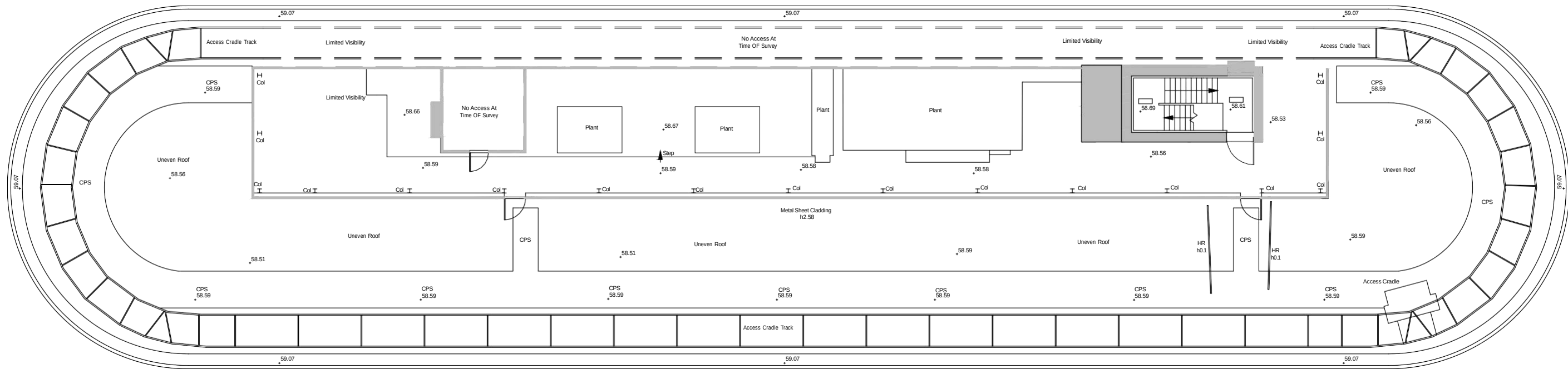


Figure 12. Existing Roof Floor Plan

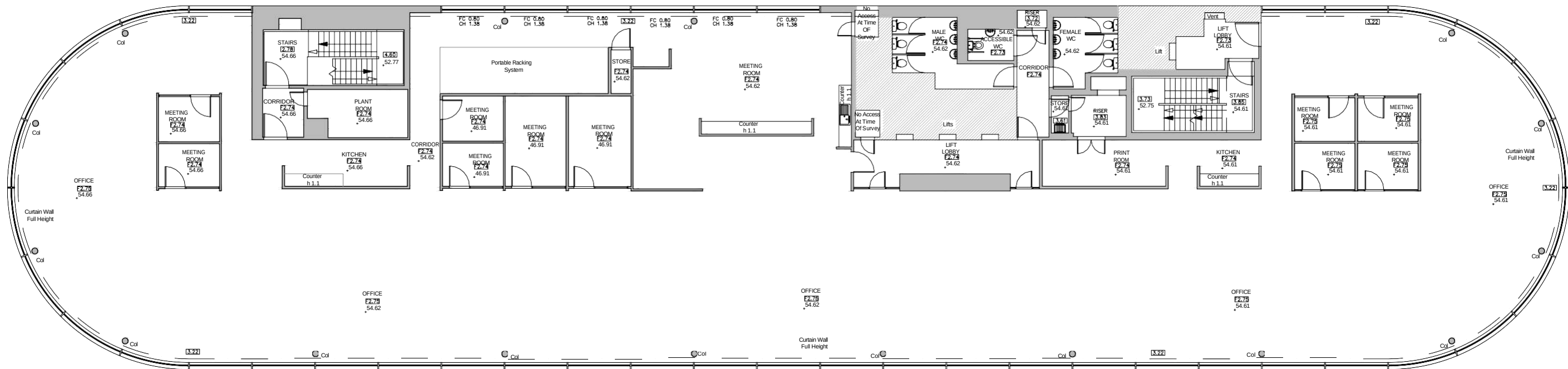
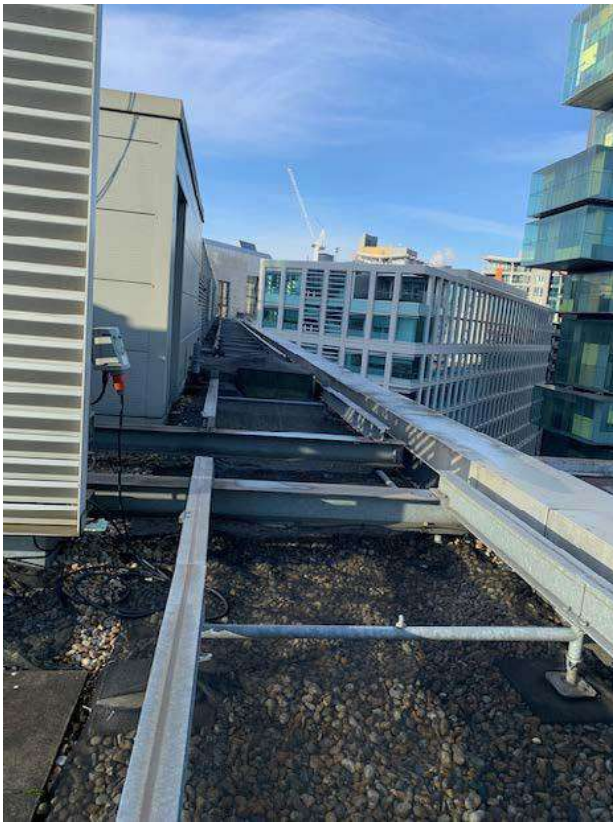


Figure 11. Existing Fifth Floor Plan

ROOFTOP EXISTING PHOTOGRAPHS



EXISTING ELEVATIONS

- 1 Curtain walling
- 2 Blank facade
- 3 Louvred rooftop plant
- 4 Existing revolving door
- 5 Curtain walling and louvred system

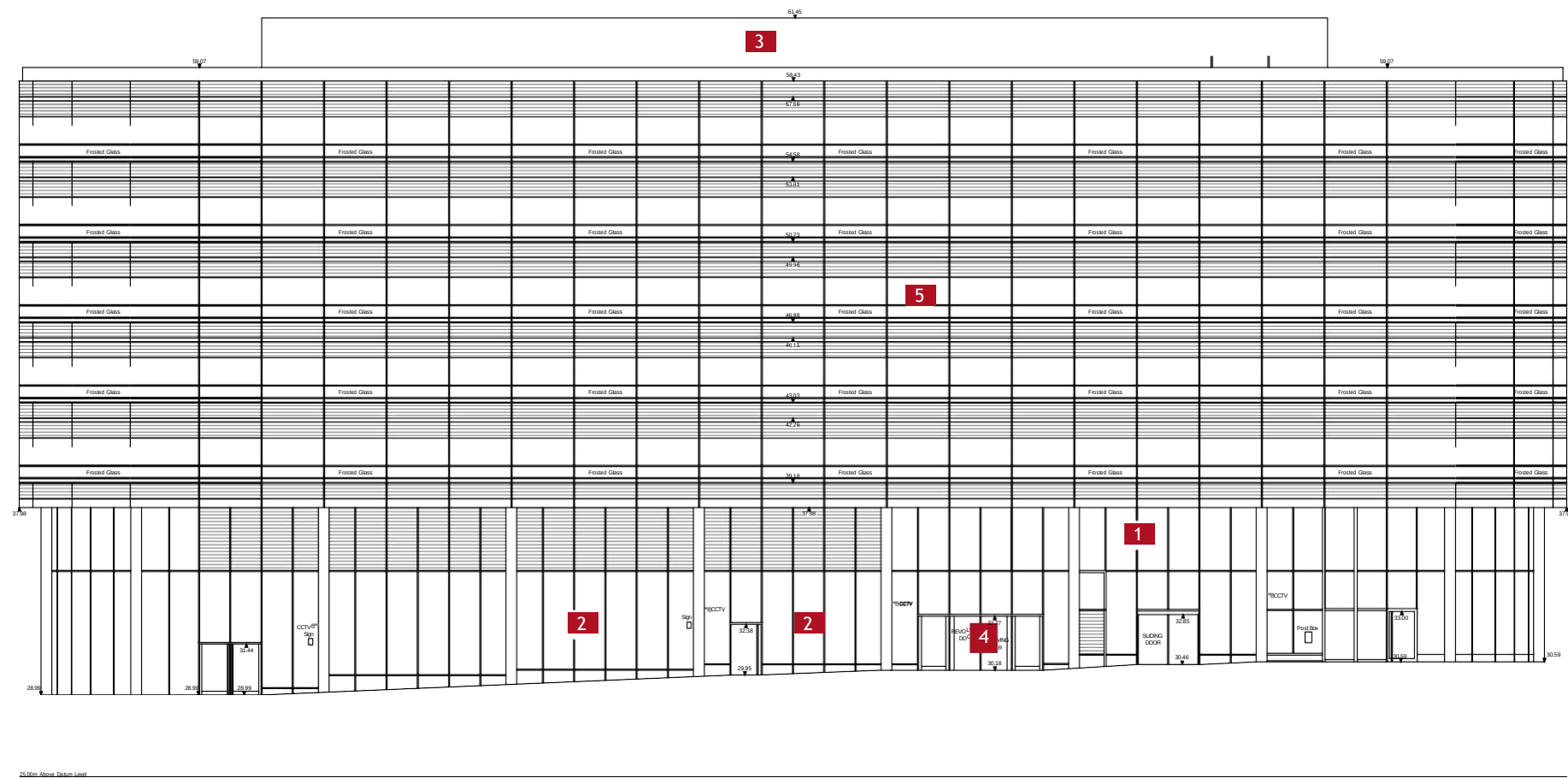


Figure 13. Existing South Elevation

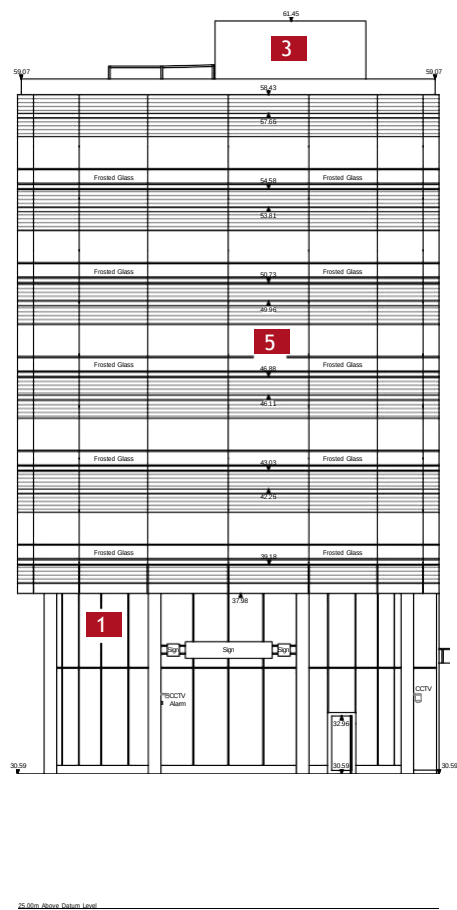


Figure 14. Existing East Elevation

EXISTING ELEVATIONS

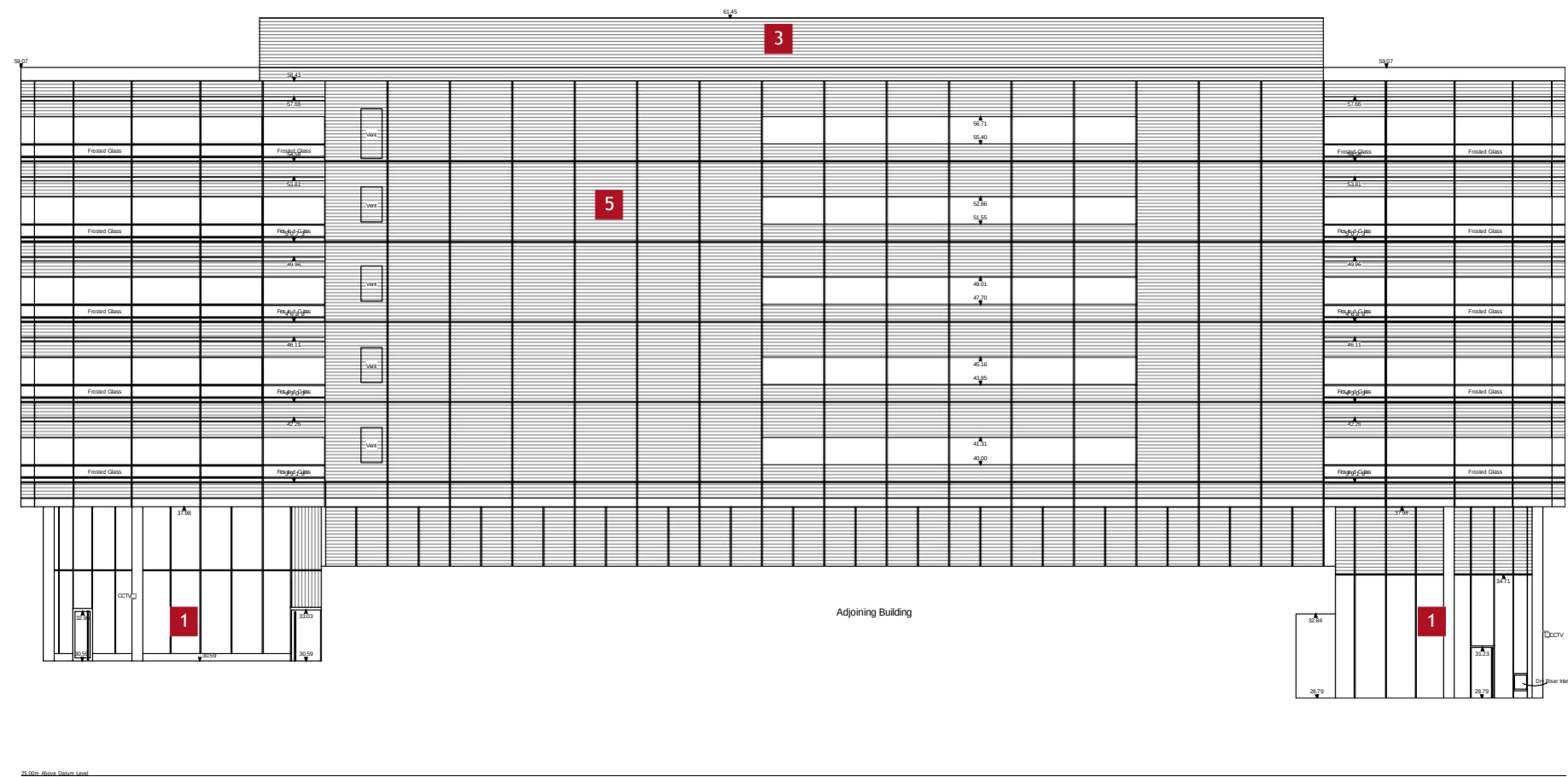


Figure 15. Existing North Elevation

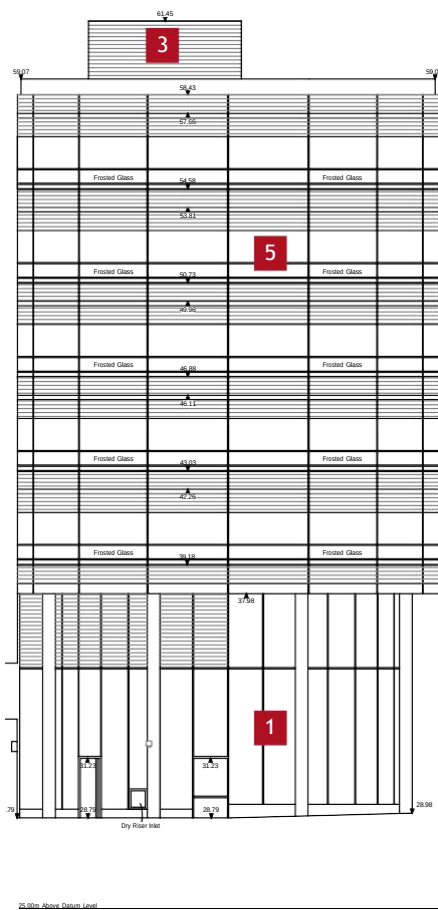
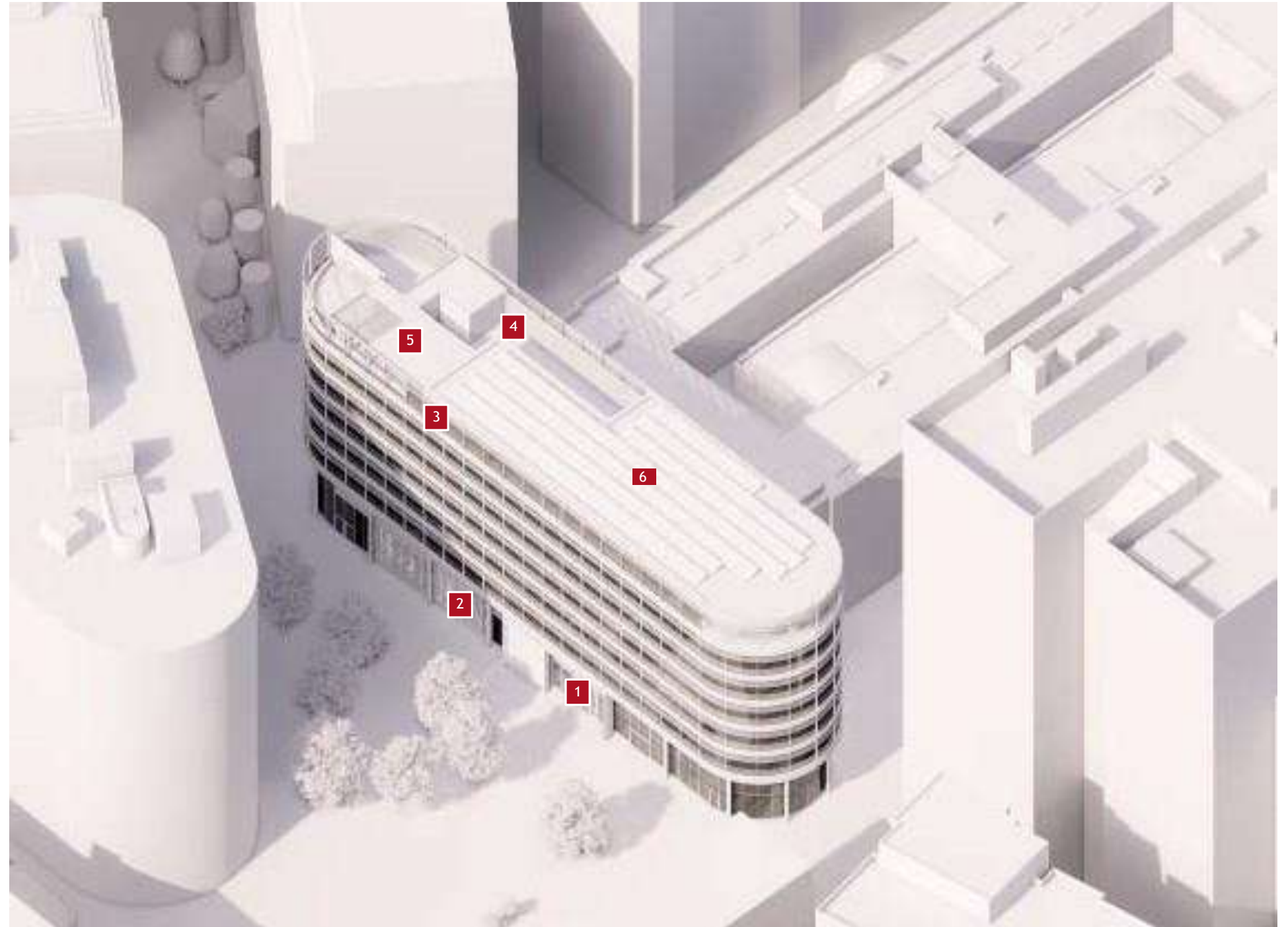


Figure 16. Existing West Elevation

KEY

- 1** New canopy and feature cladding to main entrance on Hardman Square
- 2** Activation of blank facade to left of main entrance
- 3** Lightweight rooftop extension with timber pergola. Louvres and curtain wall mullions to continue to tie through with existing building facade.
- 4** Existing plant reconfigured to suit layout. Louvred screens replaced
- 5** New communal roof terrace
- 6** PV Panels



PRE-APPLICATION ADVICE

Avison Young submitted initial designs to Manchester City Council for pre-application advice 30/05/2022.

The proposed development including the following proposals:

- A new canopy and feature cladding to main entrance on Hardman Square
- Activation of blank facade to left of main entrance
- Existing finishes re-coated throughout building to tie through with proposals including grey sprayed louvres to upper floors
- Lightweight rooftop extension with exposed steel frame
- Existing plant reconfigured to suit layout. Louvred screens replaced
- New communal roof terrace
- PV Panels

A written response was received from MCC 29/06/2022.

Feedback in principle was positive in terms of developing and improving an important building within the Spinningfields area of Manchester, however the LPA gave considerable weight to the existing building's design.

For that reason, the re-spray proposed to the building exterior and the design of the rooftop were not supported.

Secondly it was advised by MCC that the rooftop extension should be designed as if it had always been part of the building rather than a set-back pavilion style extension.

Following this feedback the client / design team have investigated these key considerations and developed the proposal for the extension and omitting the re-spray entirely.





- 1** Existing facade to continue to rooftop extension to tie through with lower floors
- 2** Shared Roof Terrace
- 3** Louvre pergola system
- 4** CAT-A Office Rooftop Extension
- 5** Private Roof Terrace for Office Space
- 6** Entrance Reconfiguration and Facade Alterations
- 7** Extended Core
- 8** Activation of blank facade to left of main entrance
- 9** Secondary lightweight timber pergola

Figure 17. view from Hardman Square



Figure 18. view from Hardman Street



Figure 19. view from Hardman Boulevard

- 1 Existing facade to continue to rooftop extension to tie through with lower floors
- 2 Shared Roof Terrace
- 3 Louvre pergola system
- 4 CAT-A Office Rooftop Extension
- 5 Private Roof Terrace for Office Space
- 6 Entrance Reconfiguration and Facade Alterations
- 7 Extended Core
- 8 Activation of blank facade to left of main entrance
- 9 Secondary lightweight timber pergola
- 10 Plant reconfiguration, new louvres



Figure 20. View from North- East

PROPOSED GROUND FLOOR

KEY AREAS:

- 1** Activation of blank facade to left of main entrance
- 2** New cycle store entrance
- 3** New canopy and feature cladding to main entrance on Hardman Square
- 4** Refurbished reception area
- 5** Mezzanine floor above accessed via new spiral staircase
- 6** New link from reception to main stairwell
- 7** New plant area following ground floor re-configuration
- 8** New cycle storage (raised access floor throughout hatched area)
- 9** Existing sprinkler tank and new plant enclosure cages sprayed feature colour

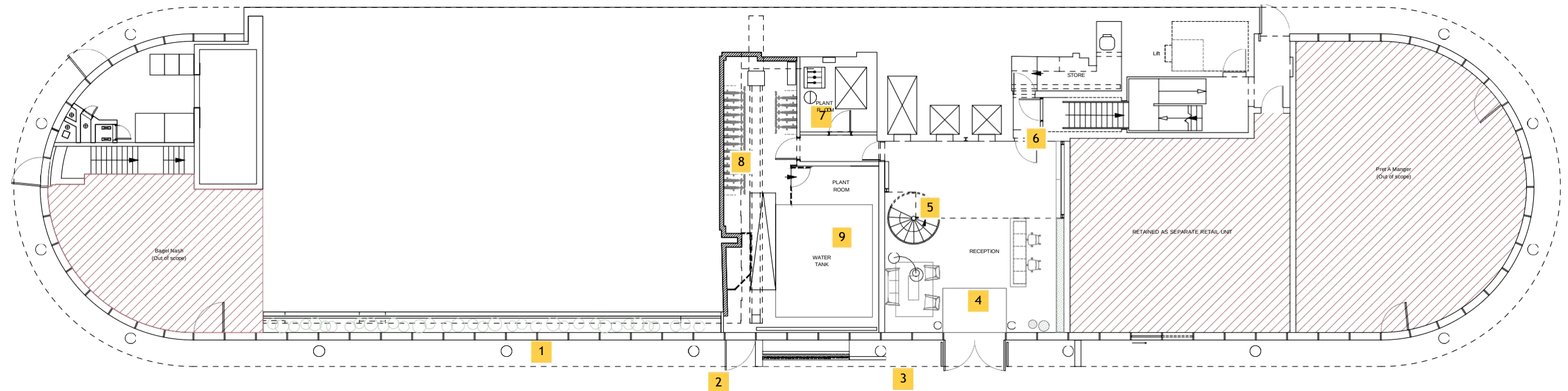


Figure 21. Proposed Ground Floor Plan

PROPOSED STREET LEVEL FACADE

The existing building fails to address its prominent position on Hardman Square, with its blank facade left of the main entrance and indiscreet entrance and branding.

The proposal aims to improve the relationship between the building and its external context which will improve the streetscape by creating an active facade at ground level.



Figure 24. Internal garden



Figure 22. Copper signage

- 1 External blackened metal canopy with feature lighting
- 2 Copper panel with cut-out branding & green wall
- 3 Louvre above canopy goalpost
- 4 Feature copper panel with hanging planting
- 5 Entrance Reconfiguration and Facade Alterations



Figure 23. Entrance to 4 Hardman Square





Figure 25. Entrance to 4 Hardman Square

PROPOSED MEZZANINE FLOOR

KEY AREAS:

- 1 Double height space above reception area
- 2 New spiral staircase from ground floor
- 3 New business lounge/coffee service at mezzanine level
- 4 New link from mezzanine to main stairwell
- 5 Common area meeting booths
- 6 Exercise studio
- 7 New mezzanine level WCs
- 8 New shower and changing areas

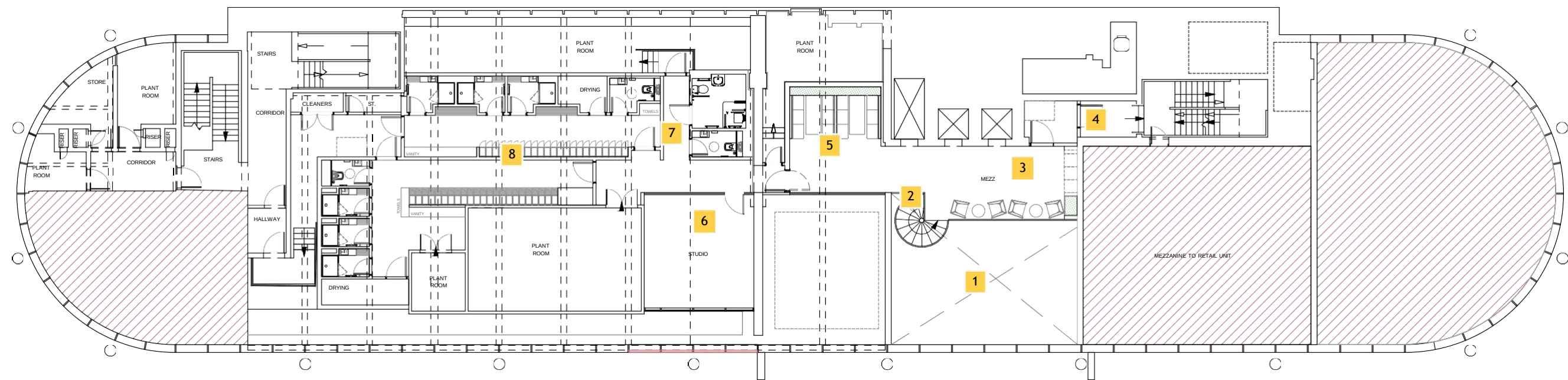


Figure 26. Proposed Mezzanine Plan

TYPICAL UPPER FLOOR

KEY AREAS:

- 1 CAT A Office Refurbishment
- 2 Existing core retained and redecorated
- 3 New WC layout to achieve BCO requirements at 1:10 occupancy
- 4 Potential feature stair to combine floors following tenant request

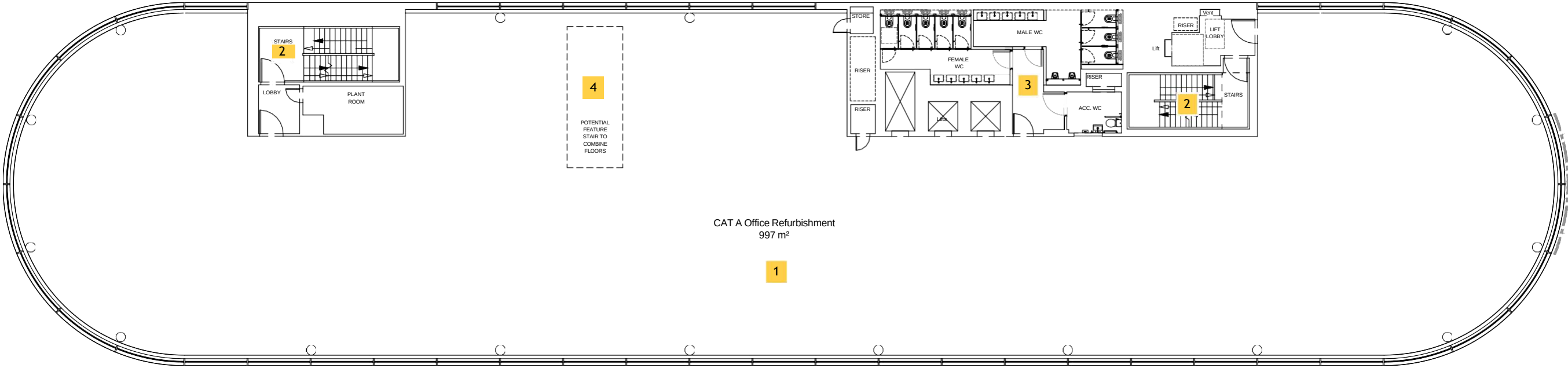


Figure 27. Proposed Typical Upper Floor

ROOFTOP EXTENSION

The proposed rooftop extension will provide approximately 4133 sqm/ 384 m2 of office accommodation as well as a communal roof terrace and private office roof terrace.

The rooftop extension is designed as a lightweight aluminium pergola and feature timber louvres.

The extension picks up the rhythm and finishes of the existing building by maintaining the louvres, proportions of glazing and curtain wall mullions running vertically, mirroring the vertical elements below. The projecting vertical metal mullions project above the louvres picking up the language of 3 Hardman Square.

KEY AREAS:

- 1 CAT A rooftop extension
- 2 Private roof terrace to CAT A space
- 3 Existing core extended to roof level
- 4 Existing lift extended to roof level
- 5 New WCs and storage
- 6 New FM office
- 7 New business lounge within rooftop extension
- 8 New common area meeting room with folding partition to business lounge
- 9 Lightweight rooftop extension with aluminium pergola and feature timber louvres
- 10 New rooftop plant enclosures either side of West escape stair

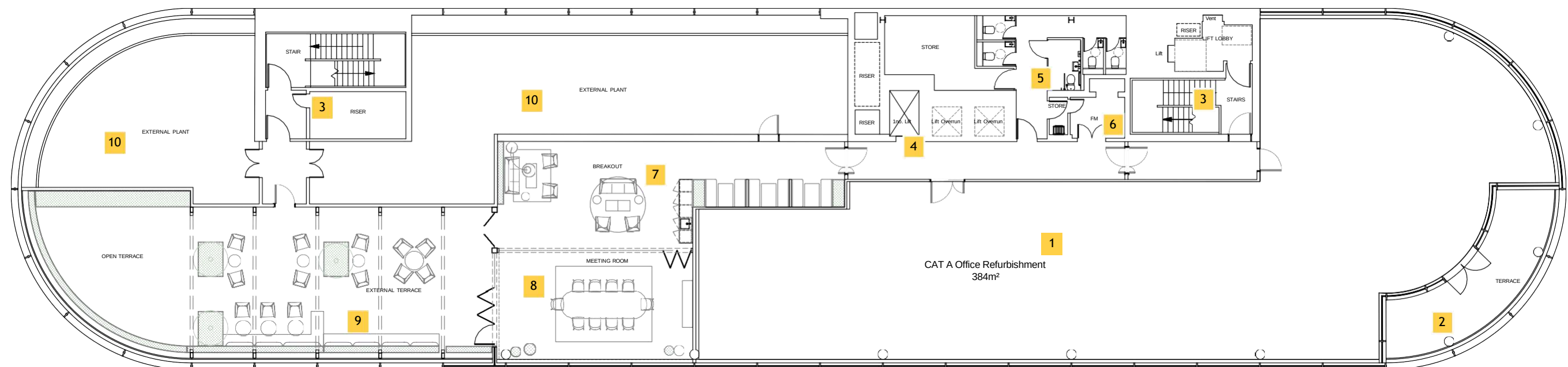


Figure 28. Proposed Roof Level

KEY FEATURES

- 1 Existing facade to continue to rooftop extension to tie through with lower floors
- 2 Retractable louvres system with exposed aluminium frame with integrated blinds to create a fully retractable or closed roof.
- 3 New reconfigured plant area
- 4 Meeting room and breakout space with access to external terrace
- 5 Planter around perimeter
- 6 Structural glass balustrade
- 7 CAT-A office roof extension
- 8 New extended core with secondary escape
- 9 Photovoltaic Panels
- 10 Open terrace for yoga and functions
- 11 Retractable roof for closable terrace with fixed furniture
- 12 Secondary timber pergola
- 13 Lift overrun
- 14 Roof fall protection railing around perimeter
- 15 External cat ladder for access to roof

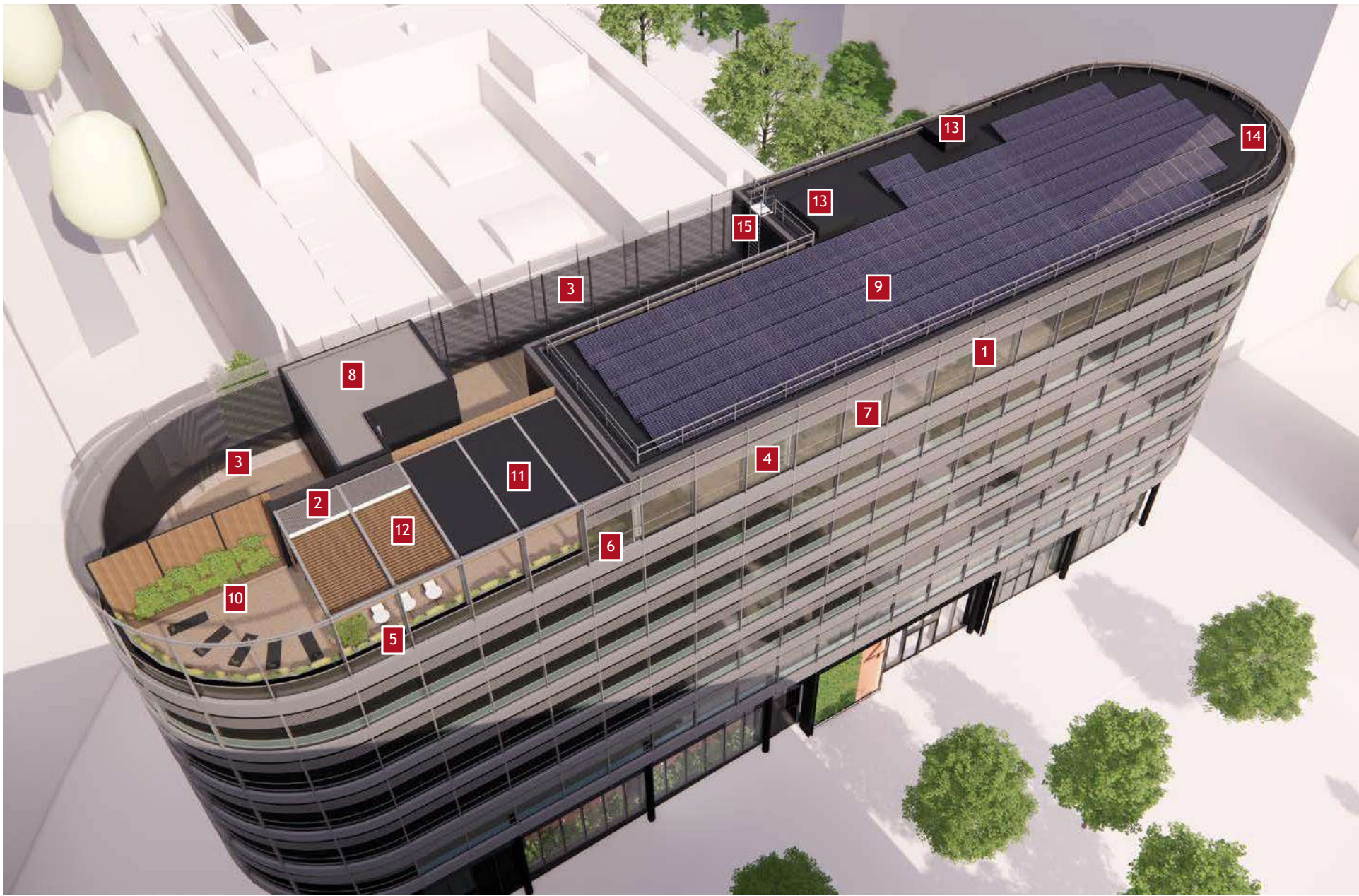


Figure 30. Roof Terrace Aerial view

Figure 29. Aerial view of rooftop

ROOFTOP EXTENSION

KEY FEATURES

- 1 Louvres system with exposed aluminium frame with integrated blinds to create a fully retractable or closed roof.
- 2 Covered walkway
- 3 Secondary timber pergola with feature pendants
- 4 New louvre wall surrounding external plant area with feature green wall
- 5 Loose lounge furniture
- 6 Structural glass balustrade
- 7 Free-standing planters with trees
- 8 Fixed planter around perimeter
- 9 Composite timber decking with orientation change at transition between zones
- 10 Pebble border around perimeter and transition zones
- 11 Fixed bench seating with lounge furniture
- 12 Open terrace for yoga and functions
- 13 Feature glass pendants
- 14 Single glazed door into meeting room
- 15 Door to escape stair
- 16 Raised bed herb & vegetable garden
- 17 Existing facade to continue to rooftop extension to tie through with lower floors



Figure 31. View of the Roof Terrace (A)



Figure 32. View of the Roof Terrace (B)

PROPOSED ROOF PLAN

KEY AREAS:

- 1 Existing facade to continue to rooftop extension to tie through with lower floors
- 2 Retractable louvres system with exposed aluminium frame with integrated blinds to create a fully retractable or closed roof.
- 3 New reconfigured plant area
- 4 New core to roof level
- 5 CAT A office roof extension
- 6 Photovoltaic panel zone with maintenance clearing around perimeter
- 7 Timber pergola
- 8 Closed roof
- 9 Open terrace
- 10 Lift overrun
- 11 External cat ladder for access to roof
- 12 Roof fall protection railing around perimeter

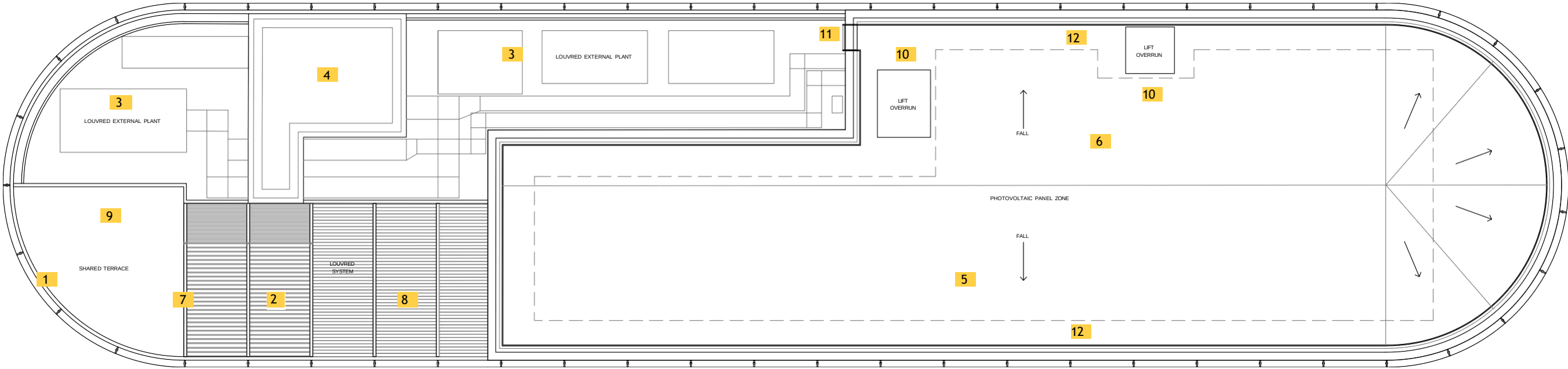


Figure 33. Proposed Roof Level

PROPOSED ELEVATIONS

- 1

External blackened metal canopy with feature lighting
- 2

Copper panel with cut-out branding & green wall
- 3

Louvre above canopy goalpost
- 4

Activation of blank facade - feature copper panel with hanging planting
- 5

Entrance Reconfiguration and Facade Alterations
- 6

Retain existing facade
- 7

Existing facade to continue to rooftop extension to tie through with lower floors
- 8

Retractable louvres system with exposed aluminium frame with integrated blinds to create a fully retractable or closed roof.
- 9

Secondary lightweight timber pergola
- 10

Structural glass balustrade
- 11

CAT-A office roof extension
- 12

Meeting room and breakout space with access to external terrace
- 13

Shared terrace
- 14

Private terrace for office
- 15

Reconfigured louvred plant
- 16

Extended core

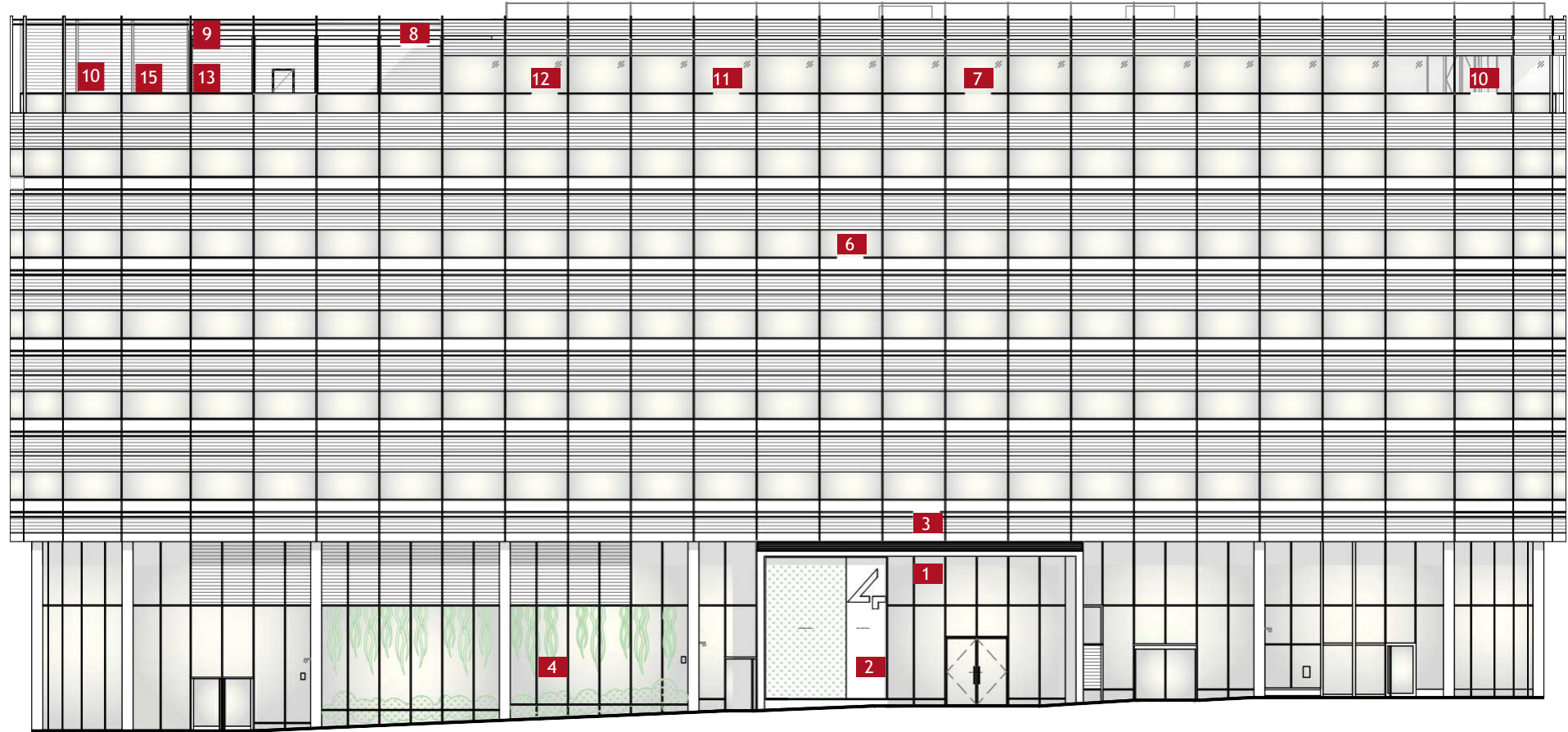


Figure 34. Proposed South Elevation

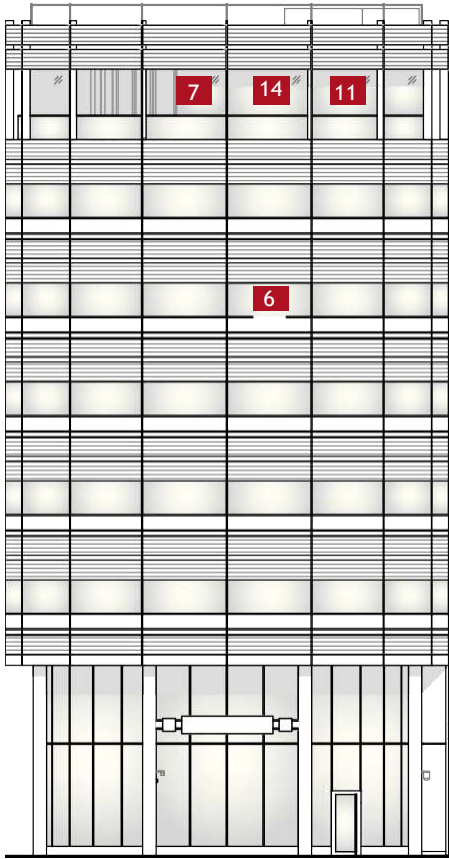


Figure 35. Proposed East Elevation

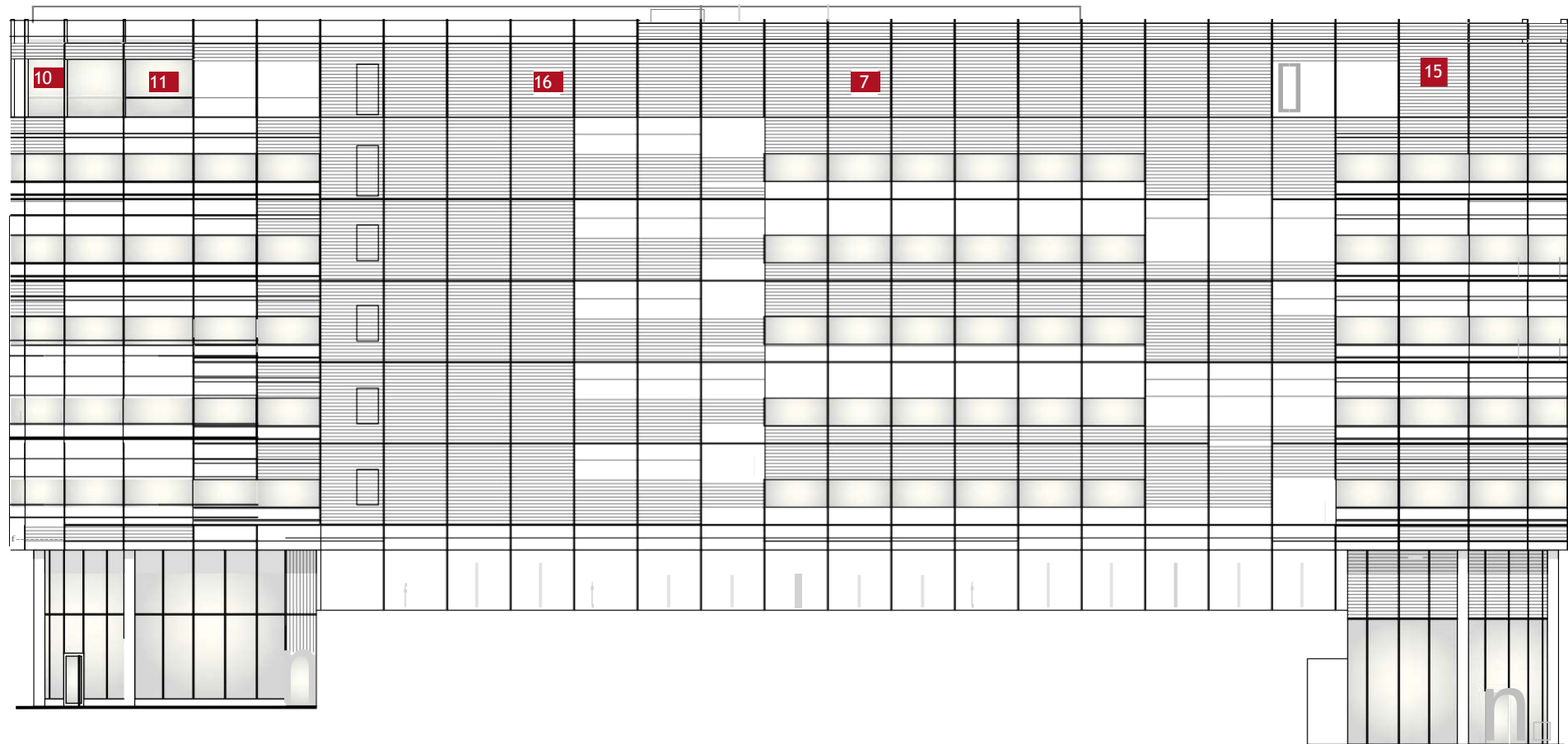


Figure 36. Proposed North Elevation

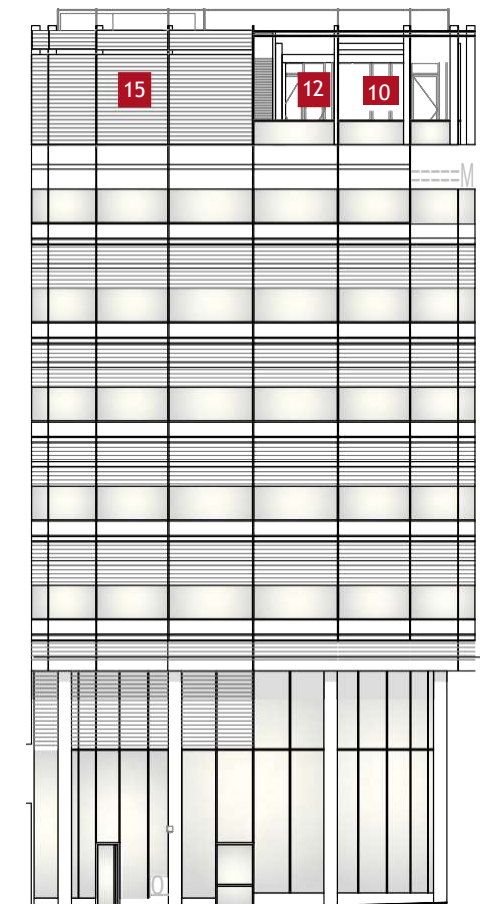


Figure 37. Proposed West Elevation

MATERIALITY

- 1 Feature copper cladding
- 2 Greenwall
- 3 Blackened metal canopy
- 4 Existing facade - louvre & curtain walling to continue to tie through with the lower floors
- 6 Aluminium frame to continue through to rooftop parapet as per 3 Hardman Square
- 7 Timber pergola

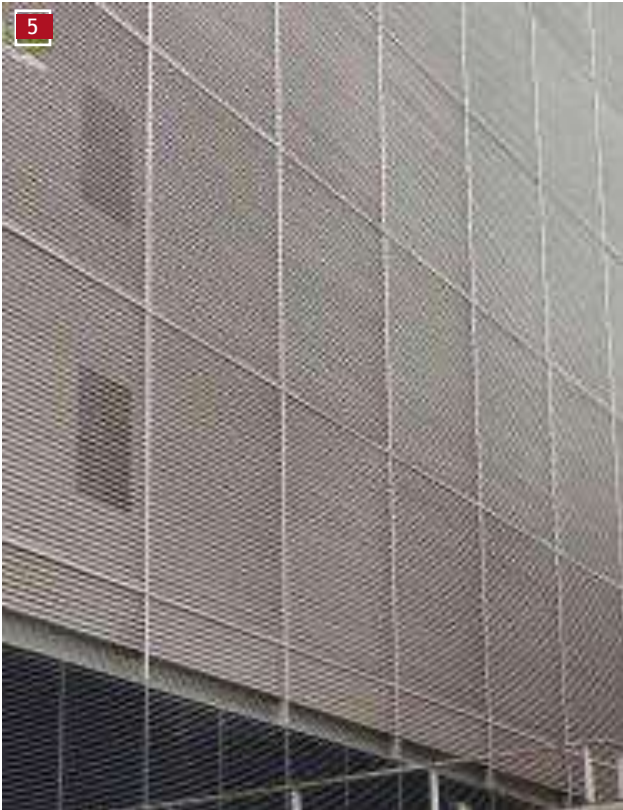
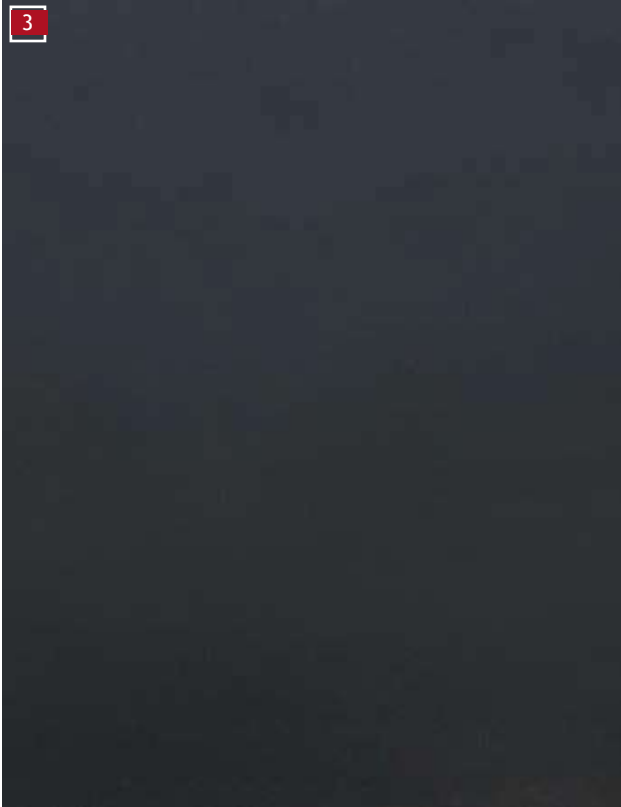


Figure 38. Proposed material palette

Internally the client is committed to undertaking a full refurbishment to bring the building up to current standards. This includes refreshing all finishes, upgrading lighting and M&E and reconfiguring some of the internal spaces.

The creation of the business lounge on the Mezzanine will provide flexible working areas as well as informal meeting spaces. The shower, exercise studio and cycle facilities will promote wellness within the building and hope to reduce car travel to and from site.

These major improvements will create a more attractive building to potential tenants and therefore ensure further investment in the building over future years.



Figure 39. Internal visuals



Figure 40. Internal visuals - Reception & Business Lounge

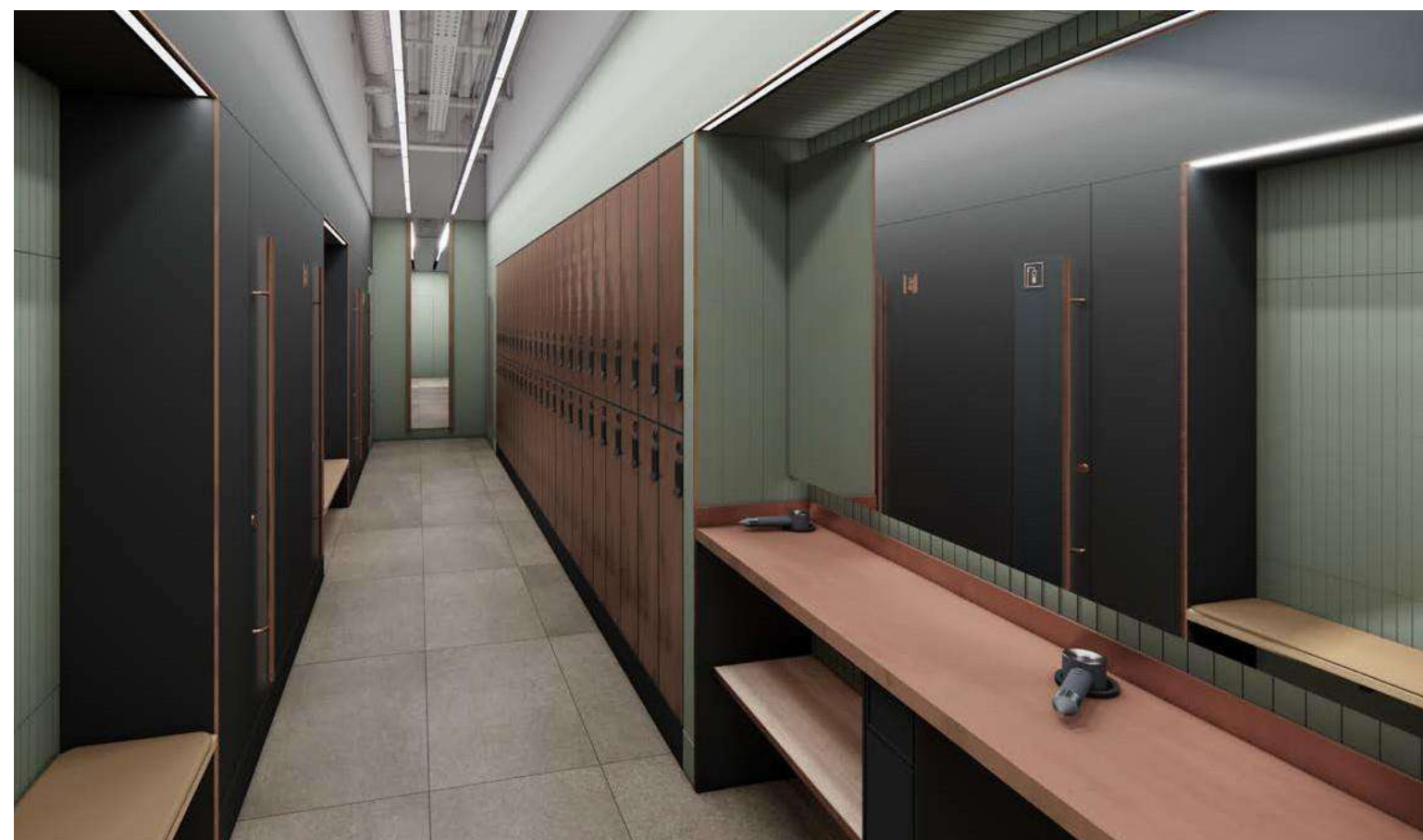


Figure 41. Internal visuals - Exercise studio, Reception, Typical office floor, Changing facilities

Greening strategies will be implemented across the scheme including vertical planting on the front facade to large freestanding planters on the rooftop.

We are proposing to activate the blank facade to left of main entrance with feature copper panel and an internal garden including hanging planting. Secondly the alterations to the entrance include the introduction of a copper panel with cut-out branding and green wall situated behind.

The improved cycle store and changing facilities for staff will promote the use of cycling/ running to work.

The internal scheme proposes the use of integrated, hanging and freestanding planters throughout.

The external rooftop terrace has a fixed planter running the full perimeter with large freestanding planters. The new louvre wall surrounding the reconfigured plant area has a feature green wall with a raised bed to create a rooftop garden. The private office terrace has freestanding planting.

By creating a variety of outdoor spaces that can be directly accessed from the office floor will increase occupant wellbeing.

The new rooftop extension will allow for building fabric which meets and exceeds current regulations, reducing energy consumption in the construction and use of the proposed scheme.

Pv panels are being introduced to the scheme contributing to clean energy and reducing the buildings carbon footprint.

The internal refurbishments will increase ventilation rates to office floors and provide efficient LED lighting throughout.

Low carbon, sustainable design is at the heart of the development brief. The development will comply with the following:

- BREEAM – Target excellent
- NABERS – Target 4.5 Stars

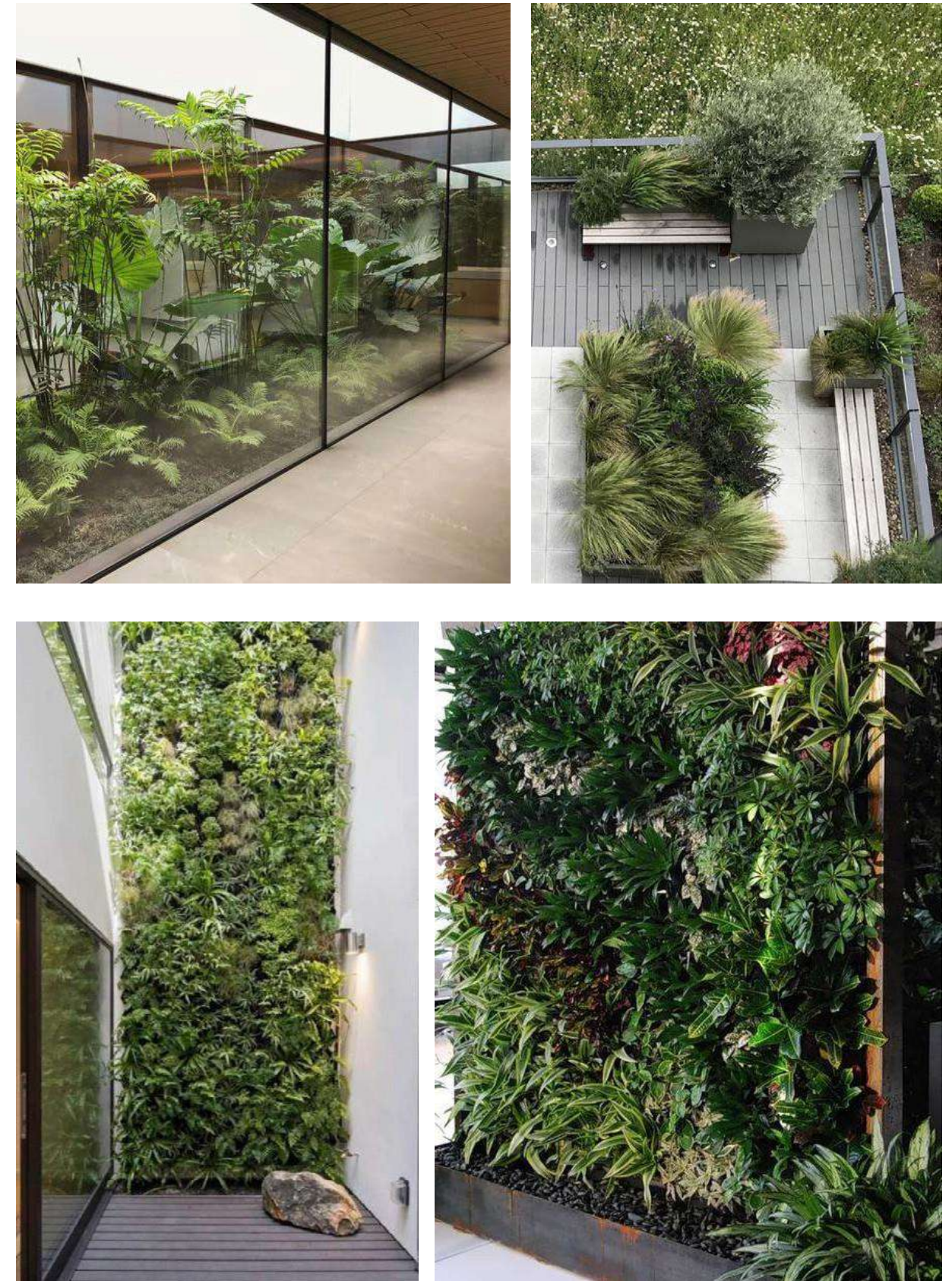


Figure 42. Green strategies

The existing bin store in Figure 44 will be utilised. Facilities management (MAPP) will transport waste to this area at regular intervals using the route shown in Figure 43. The existing waste management provider (SWR Newstar) that currently serves the building will be appointed and responsible for the regular collection of all waste. SWR Newstar were consulted during the design process and have confirmed that the current size of the refuge store will be adequate for the proposed new layouts and have provided calculations on monthly projected waste and collection, all of which has been incorporated in the waste management strategy.

In summary, two 240L containers for food waste will be collected two times per week. Three 1,100 litre general waste containers will be provided and collected four times per week. Three 1,100 litre mixed recycling containers will be provided and will be collected four times per week. The refuge store will be cleaned regularly on a weekly basis. A cleaning and management strategy will be agreed and implemented by facilities management as part of the development handover bible. The refuge store will be ventilated utilizing the the existing extract ventilation that ventilates to the roof level. SWR Newstar have reviewed this and have confirmed that the current ventilation provision will remain adequate.

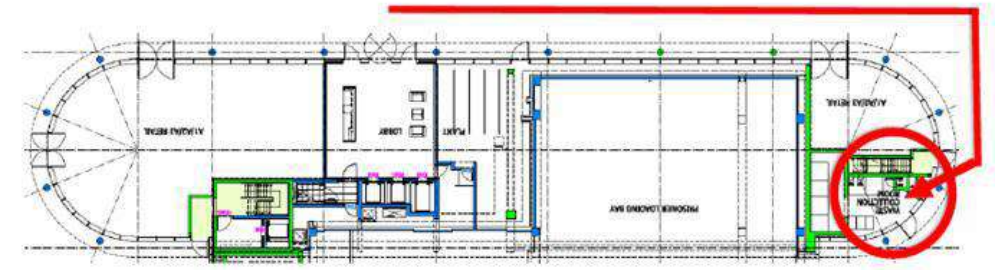


Figure 43. Access Route from front entrance to Refuge Store

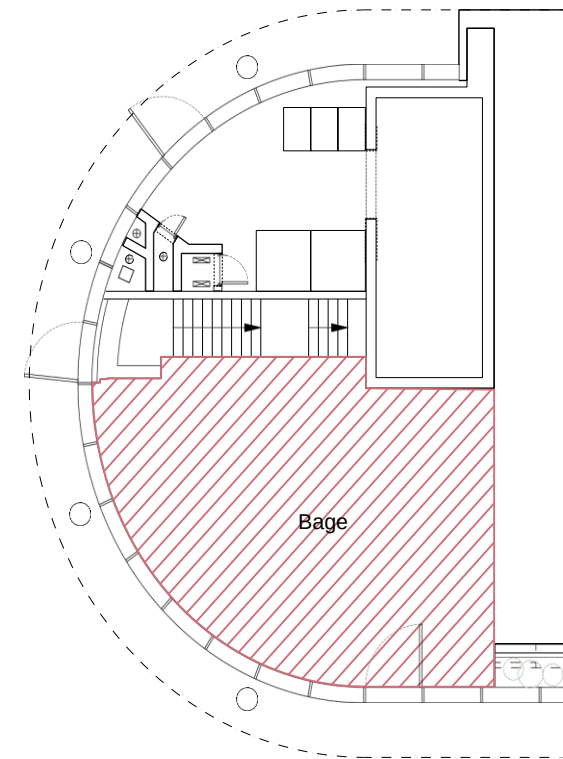


Figure 44. Ground Floor Refuge Store

ACCESS

APPROACH TO THE SITE:

4 Hardman Square is accesible via foot, the nearest road access is Hardman Street and Gartside Street.

CYCLE PARKING:

The new cycle store provides 38 new cycles easily accessed left of the main entrance on the ground floor.

SERVICE AND DELIVERIES

Service and delivery access will primarily be via the main entrance doors

BUILDING ACCESS

The building is accessible via step free access through the main entrance on the south facade. The entrance consists of an automated door system, the doors exceeding the maximum opening force and minimum clear with requirements in Approved Document M volume 2.

VERTICAL CIRCULATION

Step-free access is provided to every level of the buildings via passenger lifts. The lift will provide access to the new Mezzanine level and be installed to provide step free access to the roof extension.

HORIZONTAL CIRCULATION

All doors will be clearly identifiable within their immediate environment with door widths and clearances to meet Approved Document M volume 2, Table 2.

WC FACILITIES

WC's are provided on each office floor in the form of male and female washrooms and an accessible WC. The new WC layout achieves BCO requirements at 1:10 occupancy. A unisex accessible WC is to be provided within the Mezzanine.

SHOWER FACILITIES

Shower and change facilities are to be provided within the Mezzanine. These will take the form of male and female shower cubicles with changing space and an adjacent unisex accessible shower and WC room will be provided. The accessible shower will incorporate a corner WC meeting the requirements of Approved Document M volume 2 and BS 8300-2:2018.

EMERGENCY EGRESS

The evacuation strategy for disabled people will be developed in conjunction with the fire strategy and management policies with reference made to Approved Document to Part B of the Building Regulations and good practice recommendations within BS 9999:2017. The needs of people with sensory and cognitive impairments are to be taken into account in the development of an evacuation strategy.

This planning application sets out the principles for the works to 4 Hardman Square, for improvements to the Ground to 5th floor, the introduction of a Mezzaine and a new rooftop extension. Detailed site and contextual analysis has led to proposals that promote positive development and improved amenities within the site whilst respecting the existing site context and surrounding buildings.

The proposed scheme has been carefully considered and thought out alongside the appointed design team. The main aims of this proposal are:

- New canopy and feature cladding to the main entrance and activation of the blank facade to the left of the main entrance with greening strategies and branding. This improves the buildings legibility and tenants arrival to site.
- Lightweight roof top extension retains the overall character and finishes of the building and surrounding buildings whilst providing improved business facilities and well being of tenants.
- Careful and efficient planning of new shower and locker facilities on the mezzaine and cycle store on the ground floor. Promoting cycling and sustainable means of travel through improved facilities.
- The new communal roof terrace provides a variety of outdoor breakout spaces increasing staff wellbeing.
- Improved biodiversity of the site through the inclusion of green walls and planting to the roof terrace.
- Reduce energy consumption by introducing Pv Panels.

It is our view that the proposed scheme has been well considered and outlines the client's desire for continued investment and improvement of the site. The proposal looks to make a striking impact whilst providing a considered and reasonable level of development that responds to the wider context.



Figure 44. view from Hardman Square

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