

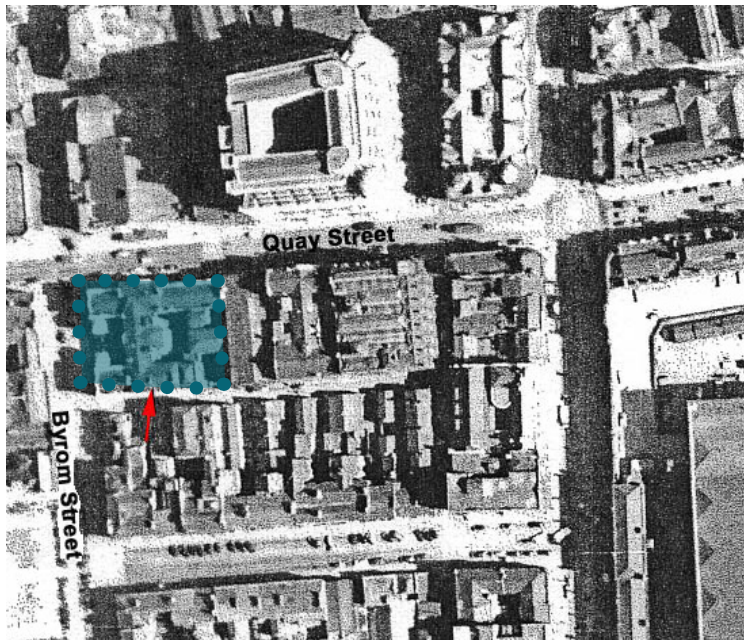
SITE AND BUILDING HISTORY

The site is located within the Deansgate Conservation Area and used to be occupied by the Manchester & Salford Hospital for Skin Diseases from 1905 to 1999, after which it was demolished.

The building is situated between a number of listed buildings which include the Opera House, Sunlight House, St John Street Terraces & St Johns Court.

The proposals for the upgrading and alterations to 17 Quay Street will look to be rationalise the current elevations and have been carefully considered and cognisant of the buildings historic setting.

Our proposals look to link the ongoing development of Enterprise City and the regeneration of the Great Northern Warehouse. The new fenestration will look to provide a rhythm and simplicity to the façade that looks to improve the contextual setting of the neighbouring buildings including the Court House Building.



AERIAL PHOTOGRAPH FROM 1953



MANCHESTER & SALFORD HOSPITAL FOR SKIN DISEASES - XX CENTURY



DIRECT LINE INSURANCE OFFICE BUILDING - 2000-2022

CONSERVATION AREA



KEY

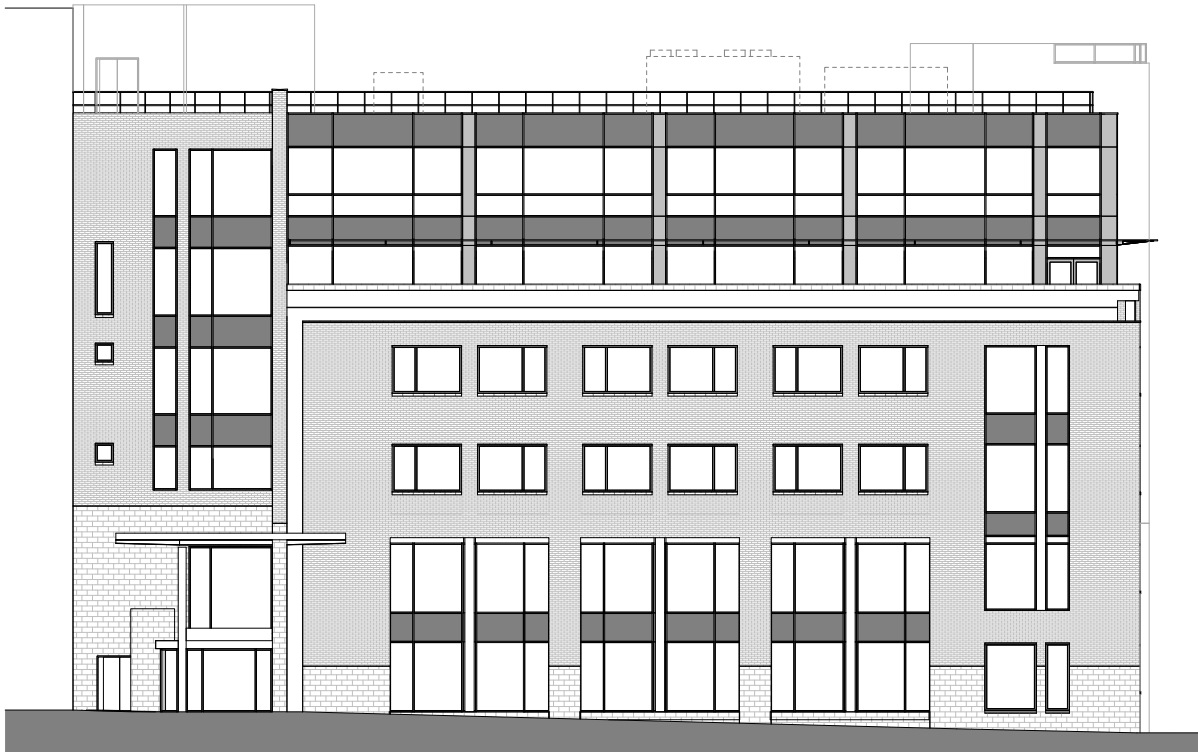
-  SITE
-  DEANSGATE CONSERVATION AREA
-  ST JOHN STREET CONSERVATION AREA

 GRADE II LISTED

- 1. 8-28 JOHN STREET
- 2. SUNLIGHT HOUSE
- 3. THE OPERA HOUSE
- 4. COBDEN HOUSE
- 5. 14 BYROM STREET
- 6. FORMER ENTRANCE TO DEANSGATE
- 7. ROYAL LONDON HOUSE
- 8. ONWARD BUILDINGS
- 9. MUSEUM OF SCIENCE AND INDUSTRY

EXISTING ELEVATIONS

QUAY STREET ELEVATION



BYROM STREET ELEVATION



QUAY STREET ELEVATION AND ENTRANCE AREA



BYROM STREET ELEVATION AND LEVEL 4 BALCONY



03 DESIGN PROPOSALS

DESIGN DEVELOPMENT

The key driver in the design of the architecture in relation to the new facades were to improve the quality of light within the building and improve the interface with the ground floor.

As the building was developed for the purpose of satisfying the previous tenant who occupied the entire office, there has been a lack of clarity as to where the entrances are located. Our proposals look to activate the ground floor by creating a number of dedicated entrances that look to serve multiple uses. We have proposed that a dedicated F&B offer could be located on the corner of Quay Street & Byrom Street. There is also provision for a new entrance from

Byrom Street that could be used as connection to a new business lounge or café opportunity.



1 Existing building with brise soleil removed



2 Crittal style windows introduced to North and West elevations



3 Ground floor recessed areas infilled with full height glazing



4 Brickwork stained in dark grey

DESIGN OPPORTUNITIES

The design opportunities to rationalise the façade have been developed through a number of sketches looking to ‘de-clutter’ the existing building. We have looked to provide a clear definition between the base, middle and top of the building which has resulted in the formation of the roof top terrace.

Façade Study

Our initial approach to rationalise the façade focussed on the entry points in to the building. Due to the slope of Quay Street it meant that the entry point into the building was situated adjacent to 15 Quay Street.

The connection of the building and Quay Street was limited to four double height recessed porticos which were expected to create a more civic feel. However, the outcome of the porticos and disconnection of the internal spaces from the street meant that the porticos only served to create a shelter for people smoking during the day and sleeping over night.

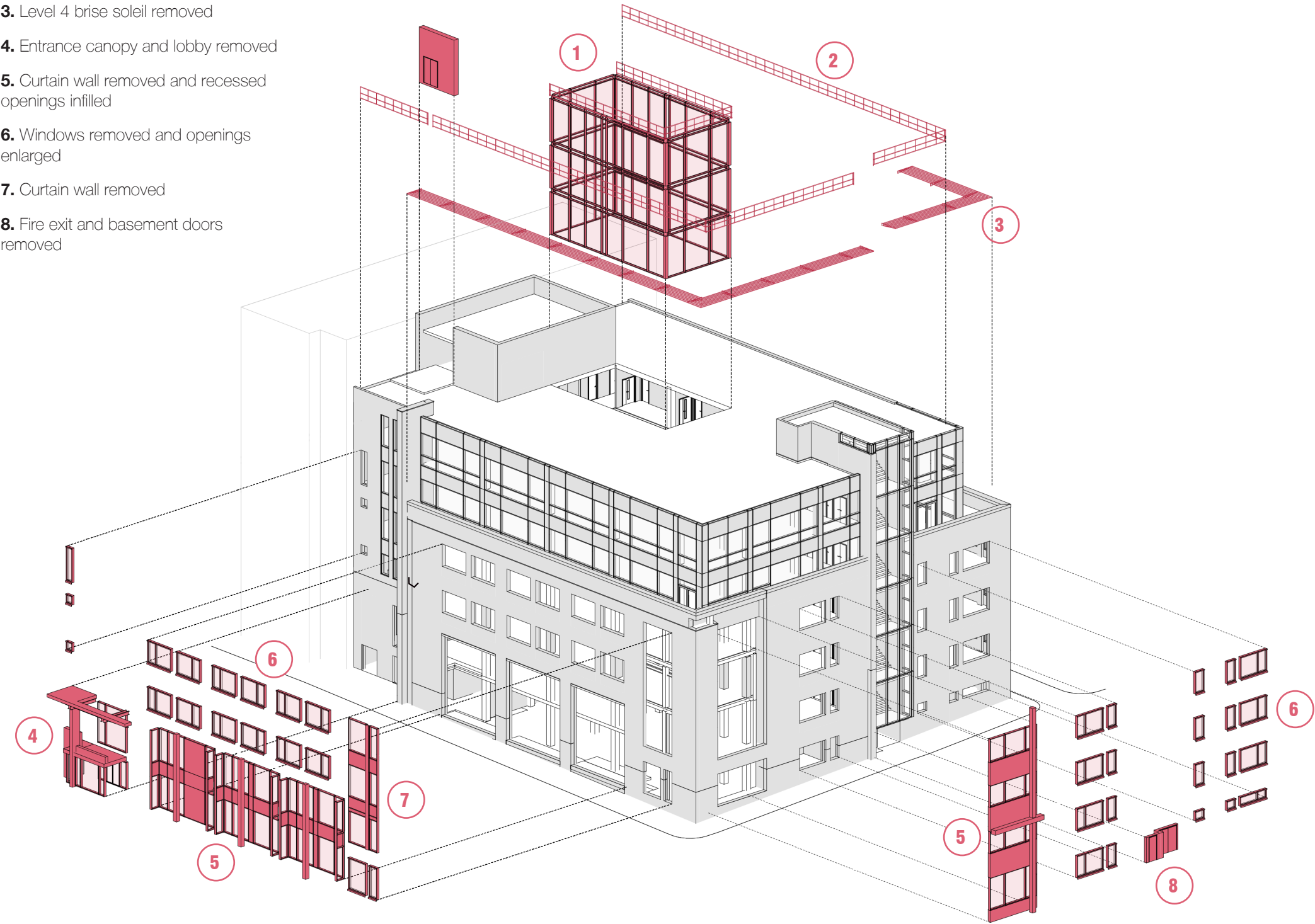
Once we had rationalised the entrances within the building we looked at opportunities to improve the daylight within the building in order to enhance the quality of the workspace.

The crittal style windows will continue the language that has been developed along Quay Street from the recently completed Manchester Goods Yard development and the under-construction Mollies Diner.

The entrances are highlighted with a new canopy that can be used to provide clarity on where people should enter the building. The canopy design along Quay Street looks to create a similar language that has been used on the recent refurbishments of our schemes at the ABC Buildings and Mollies Diner (formerly the Old Granada Studios).

FACADE AND ROOF REMOVALS

- 1. Lightwell glazing removed
- 2. Rooftop balustrade and existing plant removed
- 3. Level 4 brise soleil removed
- 4. Entrance canopy and lobby removed
- 5. Curtain wall removed and recessed openings infilled
- 6. Windows removed and openings enlarged
- 7. Curtain wall removed
- 8. Fire exit and basement doors removed



PROPOSED UPGRADES & ADDITIONS

1. Existing windows replaced with crittal style glazing



2. Office entrance relocated and new entrances introduced to Quay Street and Byrom Street



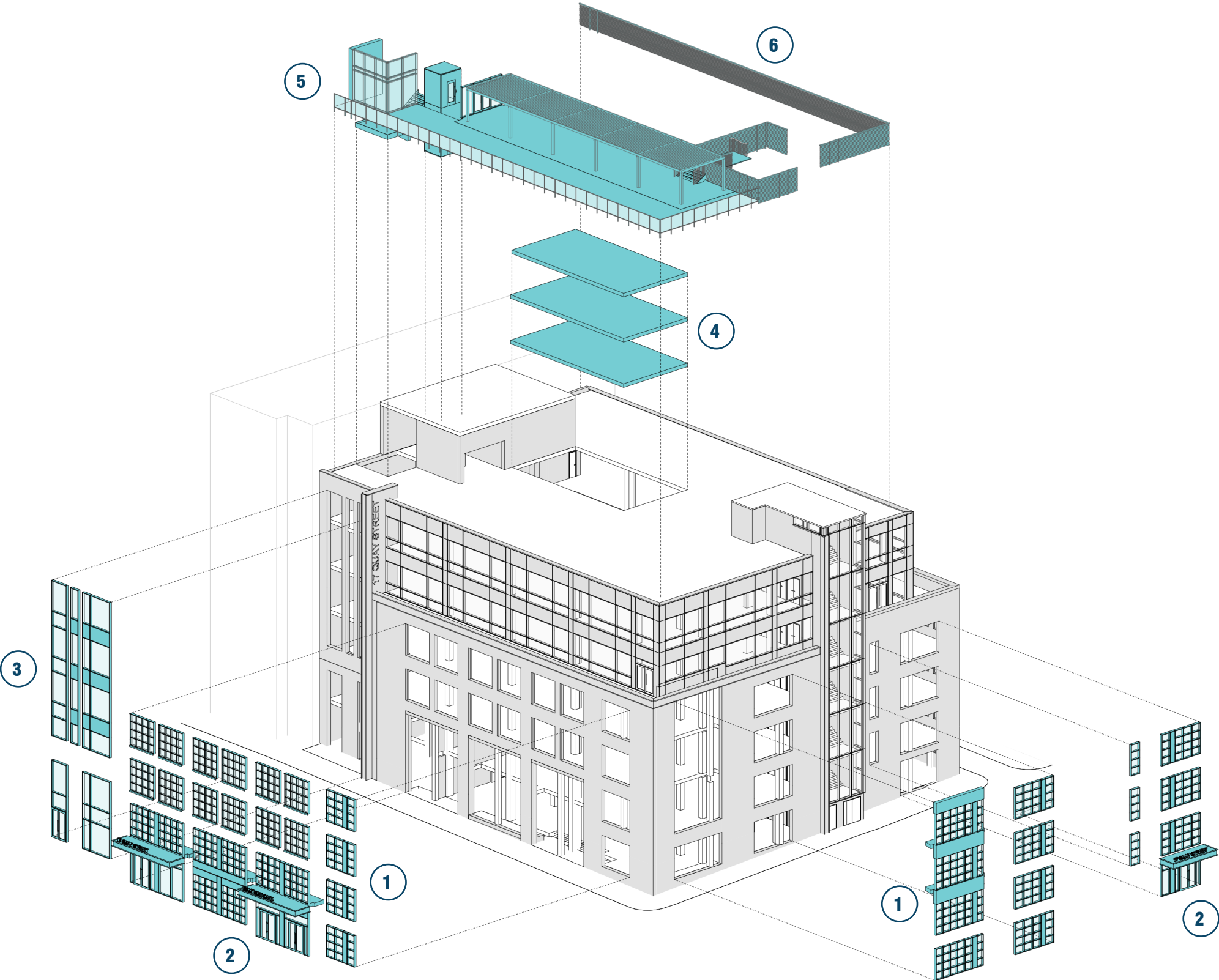
3. Glazing added to provide more natural light into floorplates.

4. Existing lightwell infilled to provide more flexible floorplate.

5. Rooftop terrace introduced to provide external amenities for building users.



6. Plant screen added to conceal the rooftop plant.



PROPOSED FACADE TREATMENT

BUILDING PRECEDENTS AND MATERIAL PALETTE

The following images show a number of buildings that we believe convey a sense of our aspirations for the potential for the building.

The materials proposed are specifically chosen to be robust and reduce longterm maintenance. We also believe that we should be looking to extend the life of the existing materials and rather than looking to demolish and replace unnecessarily.

The primary external envelope palette will be:-

- Curtain wall panel – Black powder coated aluminium frame with glazing.
- Existing brickwork to be tinted black.
- Existing stone plinth to the ground floor to be replaced with brickwork.
- Canopies – Expressed steel structure capped with powder coated aluminium. Signage will be in the form of individual letters above the canopy.

