

Manchester Metropolitan University Study Space internal alterations and refurbishments

Design and Access Statement

August 2022

BC.MAN.2022.00195.004



Contents

- 1.0 Introduction
- 2.0 Process
- 3.0 Evaluation
- 4.0 Areas
- 5.0 Current Site Building Stock
- 6.0 Design
- 7.0 Layout
- 8.0 Materiality
- 9.0 Landscaping
- 10.0 Accessibility
- 11.0 Heritage Statement

1.0 Introduction

Acting as the building consultant on behalf of our client Manchester Metropolitan University, we have been employed to assist with the internal refurbishment works to one of the Righton Building ground floor.

The internal refurbishment works/reinstatement of the existing ground floor will provide a newly updated café and reception area, additional solo and collaborative workspaces, as well as the creation of a new informal meeting room and a large breakaway area.

2.0 Process

Following from the client's brief and their requirements, the purpose for the internal refurbishment works to the Righton Building ground floor is to provide more study space areas to accommodate the increasing uptake of students at the University.

3.0 Evaluation

The University's Righton Building is situated close to Manchester City Centre on Cavendish Street.

The main entrance to the Righton Building is on the side from the pedestrian area along Cavendish Street.

The front elevation of the building faces opposite the Holden Gallery and there is a pay and display car parking area along the street.



Figure 1 – Aerial Image, Righton Building edged in red.

8.0 Materiality

8.1 Internal Finishes

The proposed internal finishes did take into consideration to maintain the character and historic features of the building.

To the areas of works, the existing plaster and suspended ceilings, as well as the decorative ceiling elements, including the timber beams, decorated arches, dental style cornice and covered style cornice are to be retained and redecorated.

To the areas of work, new and existing internal walls are to be redecorated.

To the areas of work, new floor finishes are to be installed.



Figure 3: Proposed ground floor wall layout.

Wall Finish Finish Type 1

Line denotes location of wall finish type 1, Allow for decorate new and existing walls applying 1 no. Undercoat Dulux Trade Diamond Matt (thinned 10%) followed by 2no. Full coats Dulux Trade Diamond Matt. All works in accordance with Preambles [M60/110](#).

Wall Finish Finish Type 2

Line denotes location of wall finish type 2, Allow for the supply and installation of vinyl backed textured wall paper. Wall paper to be from the Moire range ref 02G84 by Muraspex, colour to be White/Off white. All works in accordance with Preambles [M52/110A](#).

Wall Finish Finish Type 3

Line denotes location of wall finish type 3, Allow for the supply and installation of vinyl backed textured wall paper. Wall paper to be bespoke and to be images of the Righton Building by Agarstone, colour to be Black and white. All works in accordance with Preambles [M52/110B](#).

Figure 4: Drawing key for wall finishes.



Figure 5: Proposed ground floor ceiling layout.

Decorated Plaster Ceiling



Hatch indicates approximate area of existing decorated plaster ceiling to be redecorated. Allow for redecorating existing applying 1 no. Undercoat Dulux Trade Diamond Matt (thinned 10%) followed by 2no. Full coats Dulux Trade Diamond Matt. All works in accordance with Preambles M80/110.

Suspended Ceiling



Hatch indicates approximate area of existing suspended ceiling to be retained and ceiling tiles replaced to suit alterations to lighting alterations. All works in accordance with Preambles K45/120.

Decorated Timber panel



Hatch indicates approximate area of existing decorated timber panelling to be cleaned and to be redecorated. All works in accordance with Preambles M80/130 & M80/150

Decorated Timber beams

Hatch indicates approximate area of existing decorated timber beams to be cleaned and to be redecorated. Allow for redecorating existing applying 1 no. Dulux Trade Quick Dry Undercoat followed by 2no. Full coats Dulux Trade Diamond Satinwood. All works in accordance with Preambles M80/130 & M80/150

Decorated arches

Hatch indicates approximate area of existing decorated timber arches to be cleaned and to be redecorated. Allow for redecorating existing applying 1 no. Dulux Trade Quick Dry Undercoat followed by 2no. Full coats Dulux Trade Diamond Satinwood. All works in accordance with Preambles M80/130 & M80/150

Decorated Dental Style Cornice

Hatch indicates approximate area of existing decorated dental style cornice to be redecorated. Allow for redecorating existing applying 1 no. Undercoat Dulux Trade Diamond Matt (thinned 10%) followed by 2no. Full coats Dulux Trade Diamond Matt. All works in accordance with Preambles M80/110.

Decorated Coved Style Cornice

Hatch indicates approximate area of existing decorated coved style cornice to be redecorated. Allow for redecorating existing applying 1 no. Undercoat Dulux Trade Diamond Matt (thinned 10%) followed by 2no. Full coats Dulux Trade Diamond Matt. All works in accordance with Preambles M80/110.

Figure 6: Drawing key for ceiling finishes.



Figure 7: Proposed ground floor finishes layout.

Self Levelling Screed

Allow for installing latex self leveling screed prior to installation of all new floor finishes. Screed to be Arditec NA by Ardex. All works in accordance with preambles [M50/110](#).

Floor Finish Type 1



Hatch denotes location of floor finish type 1, Allow for the supply and of Luxury vinyl floor tiling to be Amalgam 4113V 500x500mm tile by Shaw Contract. Colour to be off white, All works in accordance with preambles [M50/130](#).

Floor Finish Type 2



Hatch denotes location of floor finish type 2, Allow for the supply and of Woven Vinyl sheet roll to be Colourful, Asteroid by Shaw Contract. Colour to be Blush Pink, All works in accordance with preambles [M50/150A](#).

Floor Finish Type 3



Hatch denotes location of floor finish type 3, Allow for the supply and of Woven Vinyl sheet roll to be Lustre, Morion Brown by Shaw Contract. Colour to be Grey/Brown, All works in accordance with preambles [M50/150B](#).

Transition strip

Line denotes location of transition strips between new Vinyl floor finishes, allow for the supply and installation ramped transition strip to be ATT42/PBT12 by Gradus. All works in accordance with preambles [M50/740](#).

Figure 8: Drawing key for floor finishes.

9.0 Landscaping

No landscaping works are required to be carried out for this project.

10.0 Accessibility

10.1 Overview

The internal refurbishment works to the Righton Building ground floor will meet the standards and recommendations as set out in current best practice guidance from BS 8300 / ADM 2010 with the aim to support people with a wide range of abilities and ages and support their inclusion in the facilities on offer resulting from the development works. In the application of this approach consideration has been given to the Equality Act 2010 and although the Equalities Act is not specific in terms of building design, the overriding aim has been to promote equality and prevent discrimination.

The design process has sought to emphasise and demonstrate the importance to comply with accessible requirements, by providing access for all users wherever possible and reasonable.

10.2 Internal areas

All works for the updated design of the Righton Building ground floor aim to improve significantly the internal circulation. As previously mentioned on chapter 7, the key updates will provide an aesthetically pleasing, modern and vibrant atmosphere while delivering a more functional space for the users.

11.00 Heritage Statement

Date the Righton Building was first listed: 11 June 1991

Date of the most recent amendment: 06 June 1994

Previously known as: Cavendish House CAVENDISH STREET Chorlton-On-Medlock.

The Righton Building was built in 1905 for William Righton (who was a draper) occupied the premises until he went into liquidation in 1959. Till and Kennedy Ltd, an Ironmongers and builders' merchants, had acquired the Building to use as a showroom, but eventually it was purchased by Manchester Corporation in 1969.

Righton Building now part of the Manchester Metropolitan University.

Architectural historical elements description of the Righton Building:

White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905"; transomed canted oriel windows of 8 lights to the centre and 6 lights to the outer bays and the corner.

Left return side (to Higher Ormond Street), 11 bays, the first 5 altered at ground floor as the front, the next 3 with oval windows at ground floor, and the last 3 with oriel windows and a doorway, all with a plain frieze and dentilled cornice, and at 1st floor canted 8-light oriels alternating with transomed 6-light windows, a segmental-arched upstand to the parapet over each of the latter, with moulded terracotta decoration. Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with open-work spandrels.

Proposed design impact

Considering the historical significance of the building, it was important to retain the existing historical features as far as reasonably possible whilst also meeting current guidelines.