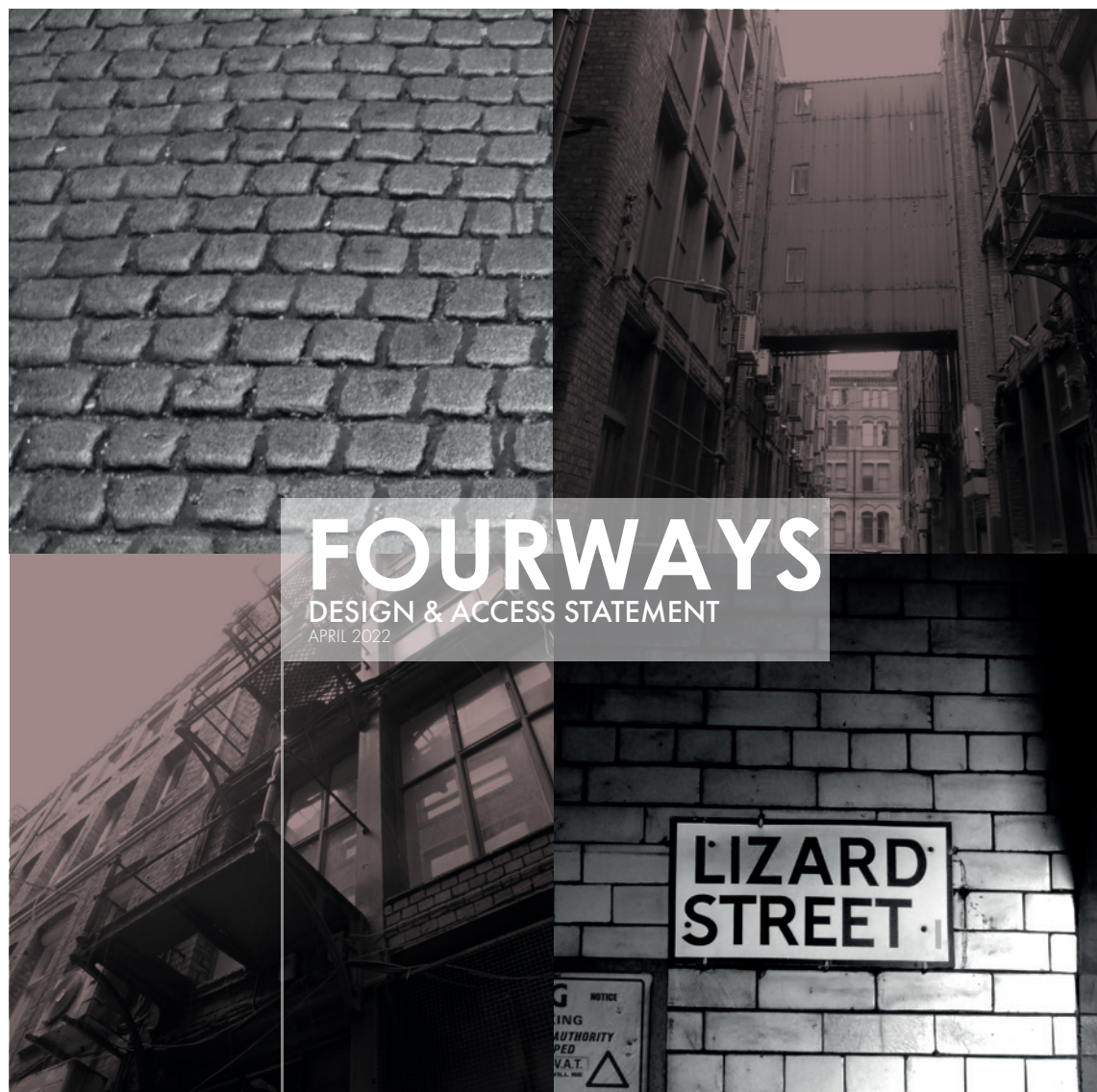




FOURWAYS

DESIGN & ACCESS STATEMENT

APRIL 2022

OMIArchitects

PREPARED ON BEHALF OF
PREC ManOff PropCo 3 S.A.R.L



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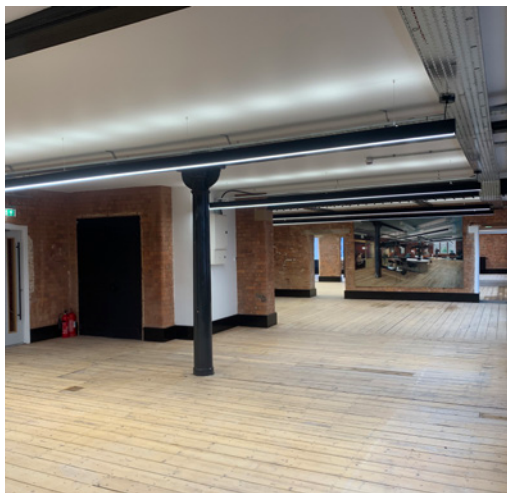
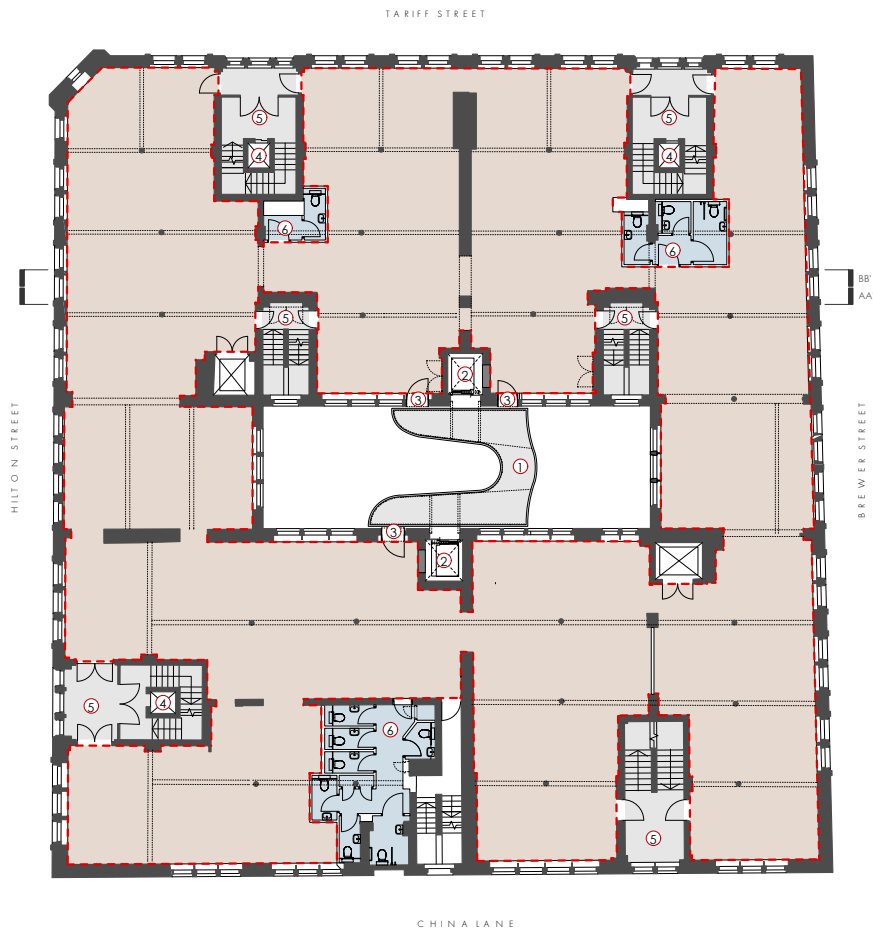
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IMAGE

Perspective CGI view of proposed atrium - refer to (122935/LO/2019 & 123242/FO/2019)



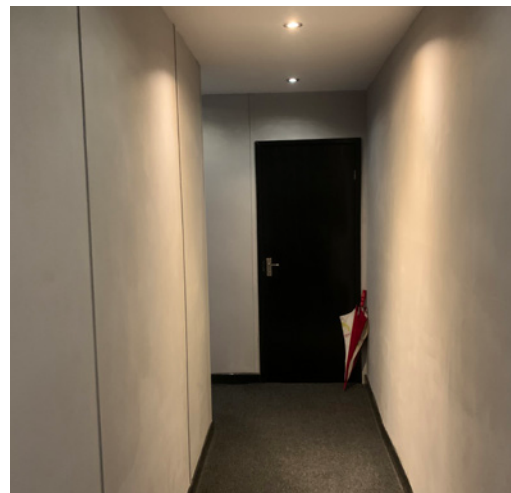
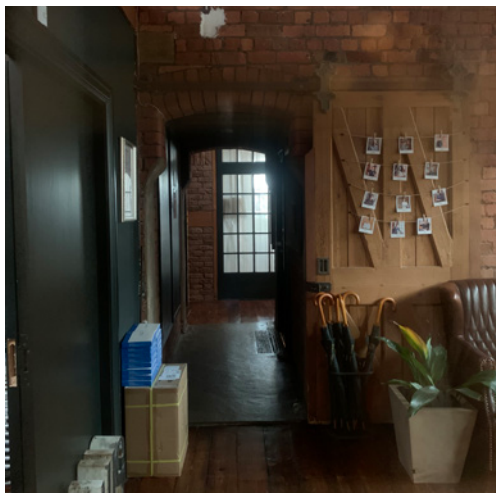
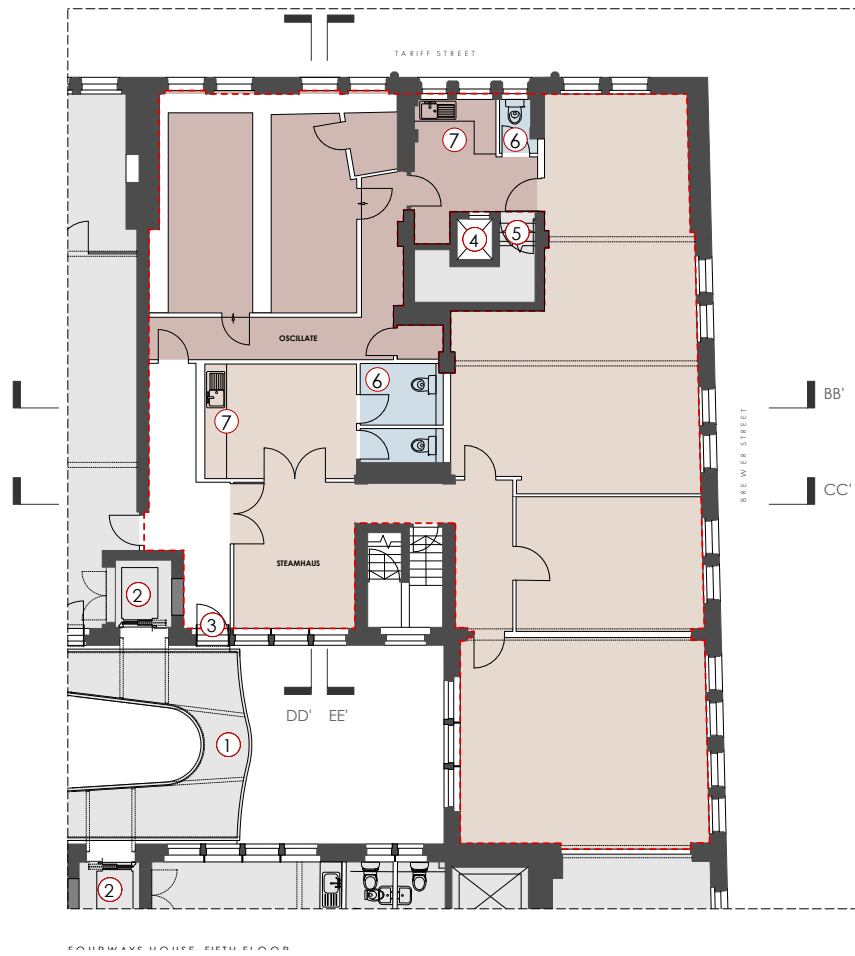
1.0

INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by OMI Architects on behalf of PREC ManOff PropCo 3 S.A.R.L in support of a detail planning submission to Manchester City Council. Its purpose is to set out the background and the principles that lie behind the proposals.
- 1.2 The proposals contained in this application involve the subdivision of 1 No. office unit on Level 02 into 2 No. office units, and the refurbishment and fit-out of another 2 No. office units on Level 05 to combine them into 1 No. office unit. The building in question is an existing E use class office building known as Fourways House - which remains as a Grade II listed building which was completed in 1906 and is located in Manchester's Northern Quarter.
- 1.3 Designed by J.W.Beaumont Fourways House is a large former warehouse bounded by Hilton Street, Tariff Street, Brewer Street and China Lane. Originally built to serve several different tenants across four clearly defined quarters of the building it was subsequently altered and refurbished in the 1990s to form sub-divided office space. At the same time Lizard Street was enclosed to form an atrium.
- 1.4 The office unit on Level 02 currently remains vacant, whereas the office units on Level 05 are occupied by two separate tenants known as Oscillate Recordings and Steamhaus. When Oscillate Recordings vacates, Steamhaus wishes to extend their office and merge both units into one single unit.
- 1.5 A recent application relating to the refurbishment of the building as a whole - which affected these floors - included the partial refurbishment of Level 02, and a new entrance into the office suites via the proposed bridge links within the existing atrium void (122935/LO/2019 & 123242/FO/2019). These works were completed in 2020. Separate applications of similar nature to the proposals of this application were also submitted and completed between 2019 and 2021 (125510/LO/2019, 123774/LO/2019, 126286/LO/2020, 129781/LO/2021, 130337/LO/2021) for the refurbishment of several other office units across Levels 01, 02, 04 and 05.

IMAGE

Existing Level 02 Plan and photographs of existing Level 02 office unit.



1.6 The extent of the proposals can be summarised as follows:-

Level 02

- Insertion of 2 No. of partitions to subdivide Level 02 into 2 No. office units
- Minor modifications of recently completed heating, lighting and ventilation installations to suit new sub-divided office arrangements

Level 05

- Strip out of modern internal partitions, WCs, and kitchen fixed furniture and finishes
- Internal fit-out including new WCs and open plan office space
- Relocation and extension of existing kitchenette
- Exposing and refinishing existing timber floors to match existing finish
- The creation of openings to unify the office spaces
- Amendments to heating, lighting and ventilation installations to suit new office arrangements

IMAGE

Existing Level 05 Plan and Photographs of existing office units on Level 05.



2.0

CONTEXT

2.1 THE SITE

- 2.1.1 The site is located on the western edge of the Northern Quarter approximately 0.3 miles from Piccadilly Station. The building forms a city block which is bounded by Hilton Street, Tariff Street, Brewer Street and China Lane with the buildings primary entrance on Hilton Street.
- 2.1.2 The building is also situated at the western end of the Stevenson Square Conservation Area that was originally designated in 1987. The area is characterised by primarily 19th and earlier 20th century buildings connected with the cotton trade and with early links to both the national canal and rail networks.
- 2.1.3 Although there is much variety typically listed buildings in the area are variants of the warehouse, showroom or workshop typologies. The scale of these buildings is often large at over 6 storeys creating tight, shadowed streets. Elevational treatments vary and include both ornate building 'fronts' and more practical, simple 'backs' often with external goods hoists and cantilevered steel or iron fire escapes.
- 2.1.4 Today the area is a mix of residential, office, retail and leisure offers and Fourways and the area directly adjacent to Fourways includes elements of all these uses.

IMAGE

Site location plan



2.0

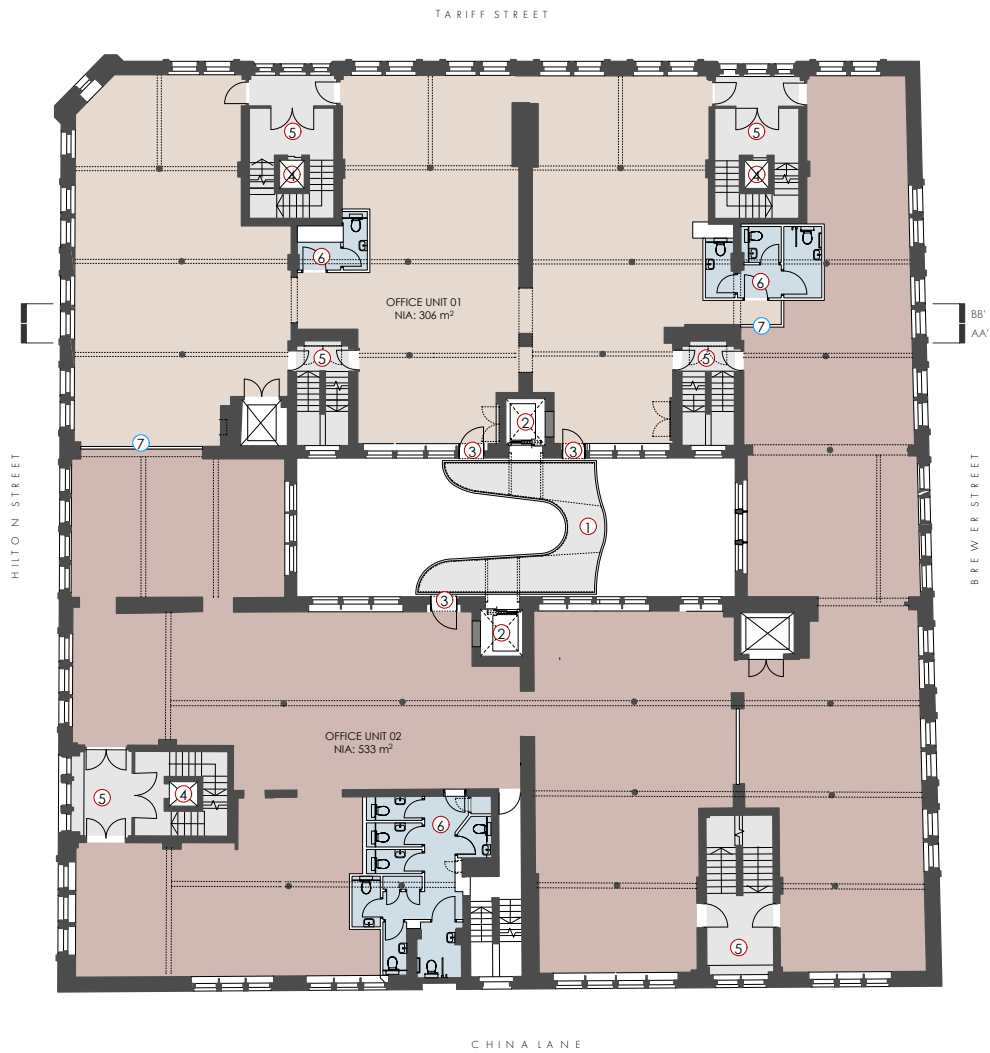
CONTEXT

2.2 HISTORICAL CONTEXT

- 2.2.1 A full assessment of the buildings history and significance is outlined in the separate Heritage Statement produced by Stephen Levrant Heritage Architecture which supports this application. Therefore what follow is a brief summary of this report and how it has informed the design strategy.
- 2.2.2 Fourways House is a six-storey (plus basement) former packing/shipping warehouse constructed in 1906 by prominent local architects James William Beaumont & Sons. A former loading bay, that runs through the centre of the block (linking Hilton Street with Brewer Street) was originally a continuation of Lizard Street, but now forms the enclosed atrium of the building entrance to the building.
- 2.2.3 During the late-19th and early-20th centuries, areas of early worker's housing and other industrial buildings were demolished to make way for a new phase of shipping warehouse building, including the construction of Fourways House in 1906, and new warehouses along China Lane, Back China Lane, Dale Street and Hilton Street.
- 2.2.4 It appears that the building was originally designed to house several individual tenants, and was originally divided into four quarters, with each quarter having its own entrance and address. Each quarter was further divided into two halves to create a single address and entrance per two tenants. Over time this arrangement was modified to suit future tenants.

IMAGES

Archive photographs - note removal of ornate gables during the 1960s



- 1 Existing Bridge Link
- 2 Existing passenger lifts
- 3 Entrance Doors
- 4 Riser in Redundant Goods Lift Shaft
- 5 Escape stair
- 6 Existing Toilet Cubicles
- 7 Proposed Partition Walls

■ Area not subject to this applications. See applications No.s 122935/LO/2019 & 123242/FO/2019

2.0 CONTEXT

2.3 HISTORICAL SIGNIFICANCE

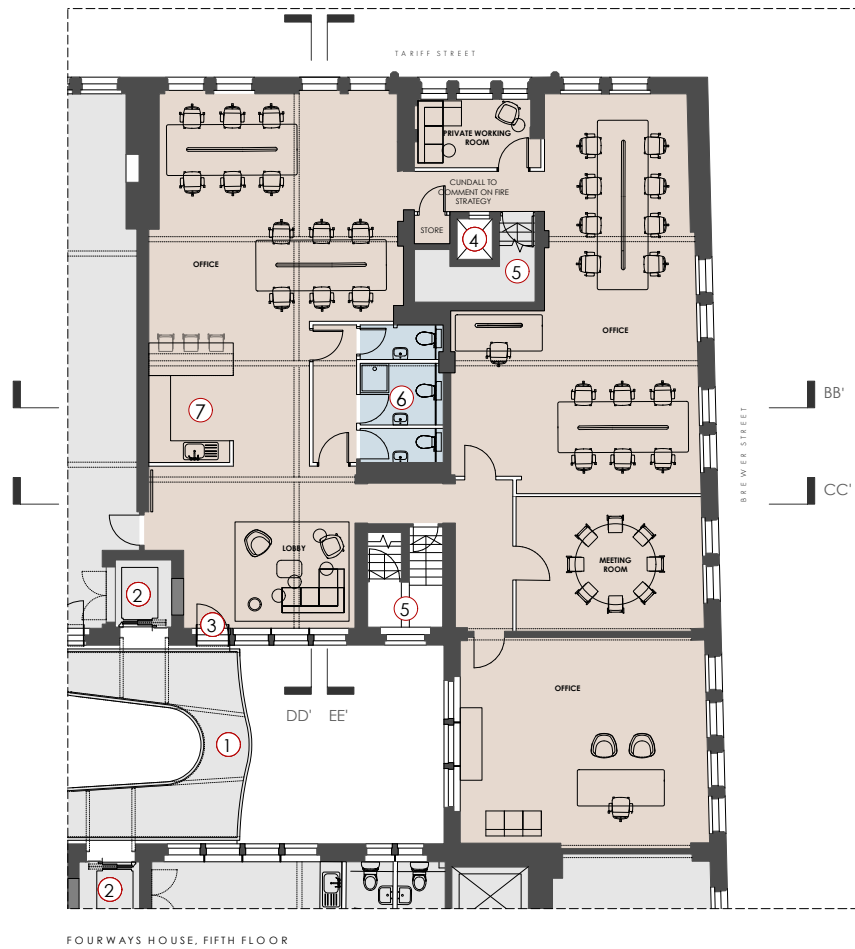
- 2.3.1 The building's exterior is relatively plain for the work of J.W. Beaumont but other than the loss of decorative gables during the 1960s it is relatively complete. Despite its plainness it contributes to the street scene and the group value of warehouses of similar date and architectural style.
- 2.3.2 Internally the building is relatively complete with atrium, goods, lifts stairs, floorboards and cast iron columns all much as they would have been originally. However, in places the reading of this historic fabric is compromised or hidden by later low quality additions.
- 2.3.3 The glazed brick atrium, the existence of various stairs, lifts and hoists and the legibility of the plan form contribute to the buildings significance albeit again in places later additions compromises how this is interpreted.

2.4 ARCHITECTURAL RESPONSE

- 2.4.4 The design strategy was developed subsequent to the initial Heritage Assessment being produced and this therefore allowed fully informed and sensitive decisions to be made from the outset. In particular the design was developed and informed as follows:-
- Retention of existing exposed brickwork, timber trusses, and redundant steel and timber doors
 - Retention of original glazing arrangements
 - Sensitive insertion of M&E installations on Level 05.

IMAGE

Level 02 plan showing proposed plan layout



- 1 Existing Bridge link
- 2 Existing passenger lifts
- 3 Entrance doors to floor plate
- 4 Riser in redundant goods lift shaft
- 5 Escape stair
- 6 Toilets
- 7 Kitchen Area

- Area not subject to this application.
- Office Space
- Toilets

3.0

DESIGN

3.1 LAYOUT

- 3.1.1 The proposals are based on a light touch approach with new partitions designed to be of lightweight construction so that they are easily reversible. Redundant and original steel and timber doors will be retained. Where the existing brickwork is hidden away by modern plasterboard acoustic partitions, the brickwork will be carefully exposed.

3.2 MECHANICAL & ELECTRICAL INSTALLATIONS

- 3.2.1 Level 02 has already undergone a complete overhaul of existing heating, ventilation and lighting arrangements (122935/LO/2019 & 130337/LO/2021) so only minor modification works are proposed to the mechanical and electrical installations in order to suit the insertion of the new partition walls.
- 3.2.2 On Level 05, in order to retain the existing internal volumes, a strategy of exposed services has been adopted. Where existing installations can not be retained floor standing AC units will be installed, and ductwork and lighting will be suspended within the volume. Small power services will be contained within a powder coated skirting trunking running through the perimeter at floor level.
- 3.2.3 The proposed new WCs will be ventilated by duct that rises up through the redundant goods lift and will terminate at roof level (in line with proposals in applications 122935/LO/2019 & 123242/FO/2019).

IMAGES

Level 05 proposed plan

4.0 ACCESS

4.1 LEVEL ACCESS

- 4.1.1 Access to these units is comprehensively covered in applications 122935/LO/2019 & 123242/FO/2019 and therefore the below is provided as a summary only.
- 4.1.2 Level access exists to all offices floors and the proposals to amend lift orientation and provide bridges across the atrium (outlined in applications 22935/LO/2019 & 123242/FO/2019) will provide flexibility and resilience to this arrangement which improve upon the current situation.

5.0 SERVICING

5.1 DELIVERIES

- 5.1.1 Deliveries to this unit is covered in applications 122935/LO/2019 & 123242/FO/2019 with the buildings main reception acting as a mediator directing deliveries to the unit as necessary.

5.2 REFUSE

- 5.2.1 The refuse strategy for this unit is covered in applications 122935/LO/2019 & 123242/FO/2019 with a new bin store at ground level provided for B1 office tenants.

6.0 CONCLUSION

6.1 CONCLUSION

- 6.1.1 The proposals outlined in this application seek to allow for the refurbishment and fit-out of no. 3 office units within existing E use class office spaces. The provision of new WCs, and modern mechanical and electrical installations are in line with current expectations for high-quality office accommodation
- 6.1.2 Where alterations are proposed they primarily relate to previous modern office fit-out elements and where they have impact on historic fabric have been designed to be as unintrusive and sensitive as possible.
- 6.1.3 In providing these changes it will secure the on-going occupancy and therefore the listed buildings future as viable office building.

