

DESIGN & ACCESS STATEMENT

seven.

Client: THE GROWTH COMPANY
Project: MANCHESTER REFURBISHMENT, 90 BRIDGEWATER STREET, M1 5JW
Reference: LHO-SEV-XX-XX-RP-A-09000



REVISION

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1.0 INTRODUCTION

1.1 PURPOSE

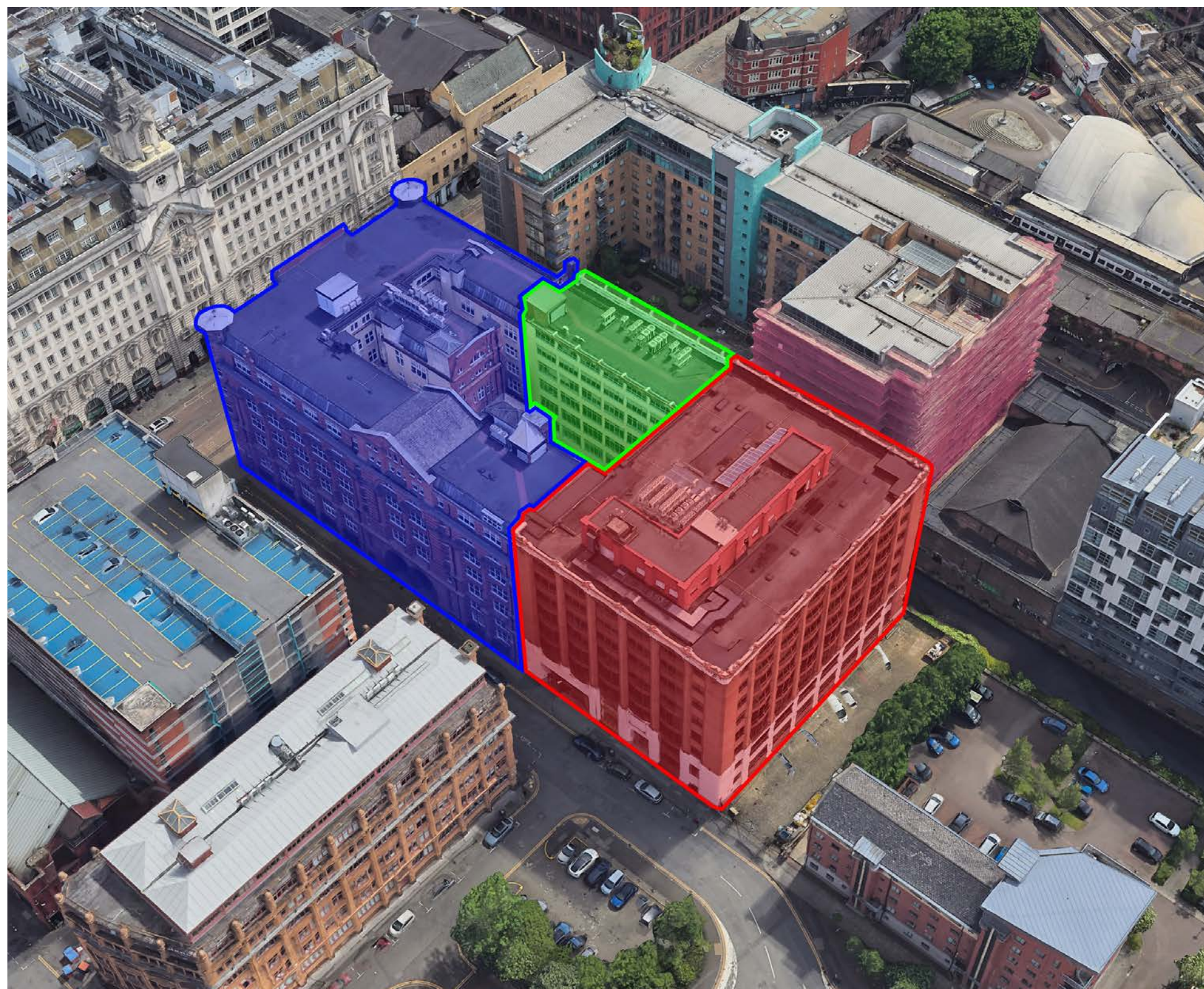
This Design & Access Statement has been prepared by Seven Architecture on behalf of The Growth Company to support a Full Planning Application and Listed Building Consent for the proposed works.

The site, a 1950-1960's concrete framed infill office, is situated within a grouping of three built elements (see image opposite): Tootal Broadhurst (No. 56 Oxford Street) highlighted in Blue, Lee House (No.90 Great Bridgewater Street) highlighted in Red, and the site facing the canal-side highlighted in Green.

The Growth Company propose a series of meeting spaces on the ground floor level and a new events space in the lower ground floor area of the 1950-1960's section of the concrete-framed infill office. The proposed lower ground floor event space would replace an existing office suite adjacent to the canal that was last refurbished in the 1990s. Modern curtain walling has replaced the original 1950s fenestration. The proposed events space would require mechanical ventilation with associated grilles being incorporated into the curtain walling. Once complete, The Growth Company would manage this space.

The Canal Suite is being redeveloped to better support meetings and events with an international focus. The new space is to facilitate interaction, delivery and showcasing of Greater Manchester activity to clients, partners and stakeholders (which could range from an individual with a start-up business through to CEO/Chair of MNC, to ministers and ambassadors).

In 2013 this same space in the building was subject to a Change of Use application (Ref: 101798/FU/2013/C1) to change the use of Basement and Ground Floor from B1 Business use to D1 Hairdressing and Training Facility. Based on new Use Class references, this application is now being submitted to revert the use from F1 non-residential education use back to an Office space use class E(g).



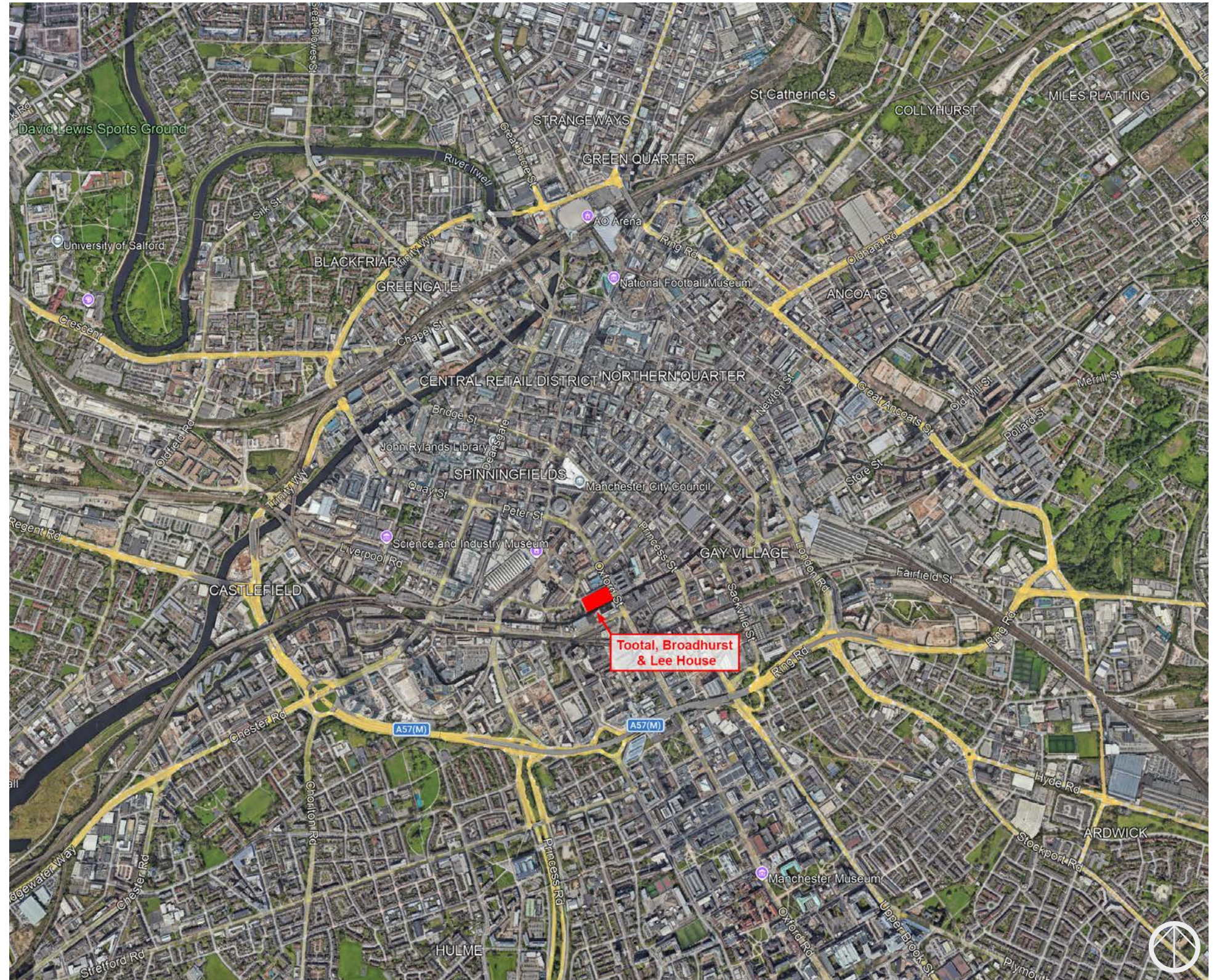
Aerial view showing Tootal Broadhurst (Blue), Lee House (Red) and Concrete framed infill office building (Green)

1.0 INTRODUCTION

1.2 LOCATION

The Tootal, Broadhurst and Lee House building are centrally located in Manchester City Centre.

Tootal and Broadhurst front onto Oxford Street and to the northern edge of the Rochdale Canal. Lee House sits the rear of the site and is accessed off Great Bridgewater Street.



Aerial view showing the building location in relation to Manchester city centre.

2.0 THE EXISTING BUILDING

2.1 SITE CONTEXT

The adjacent photomontage elevation from the canalside illustrates the concrete framed infill building in its immediate context with Lee House and Broadhurst House.

1 1931 - Lee House

2 1950's - Infill building (Site)

3 1896 - Broadhurst House



Canalside view of the 1960's infill building situated in-between the 1930's Lee House and 1890's Broadhurst House

2.0 THE EXISTING BUILDING

2.2 SITE PHOTOGRAPHS - EXTERNAL

The adjacent photographs taken from inside the courtyard show the evolution of the buildings over time which is clearly legible from the architectural style, detailing and materials.

1896 - Broadhurst House

Broadhurst House is defined by red brickwork and terracotta detailing with tall proportioned windows. White glazed bricks were used in the two recessed areas of the original E-shaped building to improve the levels of natural light deep into the building.

1931 - Lee House

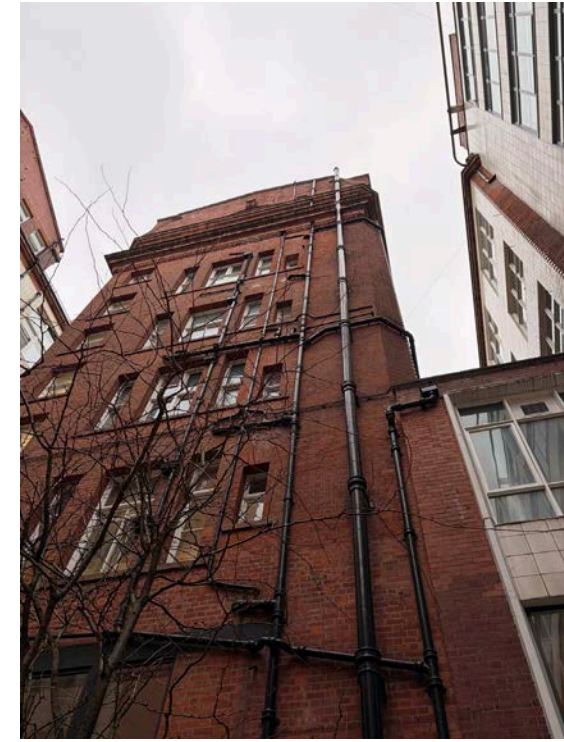
Lee House is distinguished by the use of brown brickwork, white render and bronze detailing which epitomised the 1930's architectural style. Decorative stepped brickwork patterns and tall vertical proportions to the windows grouped together created a dramatic contrast to the style of Broadhurst House. The elevational treatment to the courtyard is restrained in style with limited architectural detailing.

1950's - Infill building

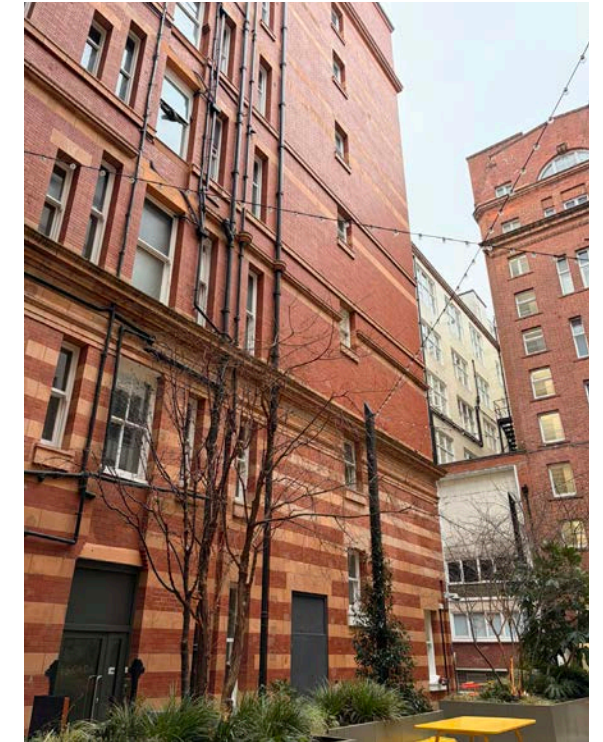
The 1950's infill building is defined by a concrete frame with a tiled finish externally and large scale metal framed windows to maximise daylight from the courtyard. The style and detail of the three storey infills to the lower levels of Broadhurst House are clearly later additions and the use of the same tiles on the facades would suggest that these were built at the same time as the seven storey infill building.



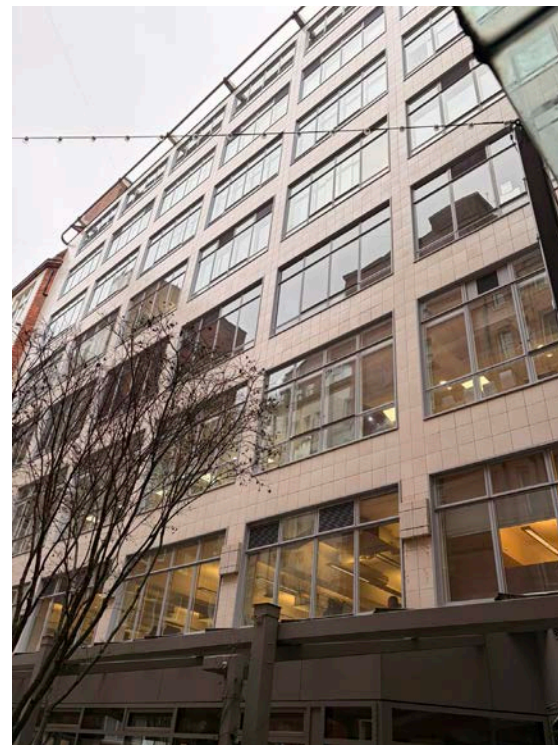
View towards the rear of Broadhurst House from the courtyard with the 1960's infill on the right.



View towards the rear of Broadhurst House from the courtyard with the 1960's infill on the right.



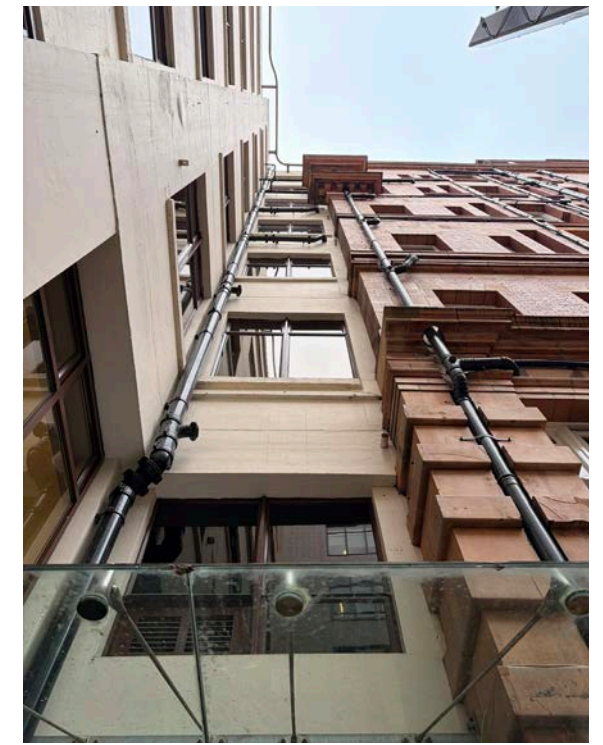
View towards the rear of the Broadhurst House with the three storey infills dating from the 1960's.



View of the 1960's infill block from the central courtyard.



View towards the connection between Broadhurst House and Lee House with the earlier access route into the courtyard.



View towards the connection between Broadhurst House and Lee House.

2.0 THE EXISTING BUILDING

2.3 SITE PHOTOGRAPHS - INTERNAL

The photos opposite show the existing condition of the basement and ground floor office space in the 1950's infill building.



Photos of existing basement office space in 1950's infill building

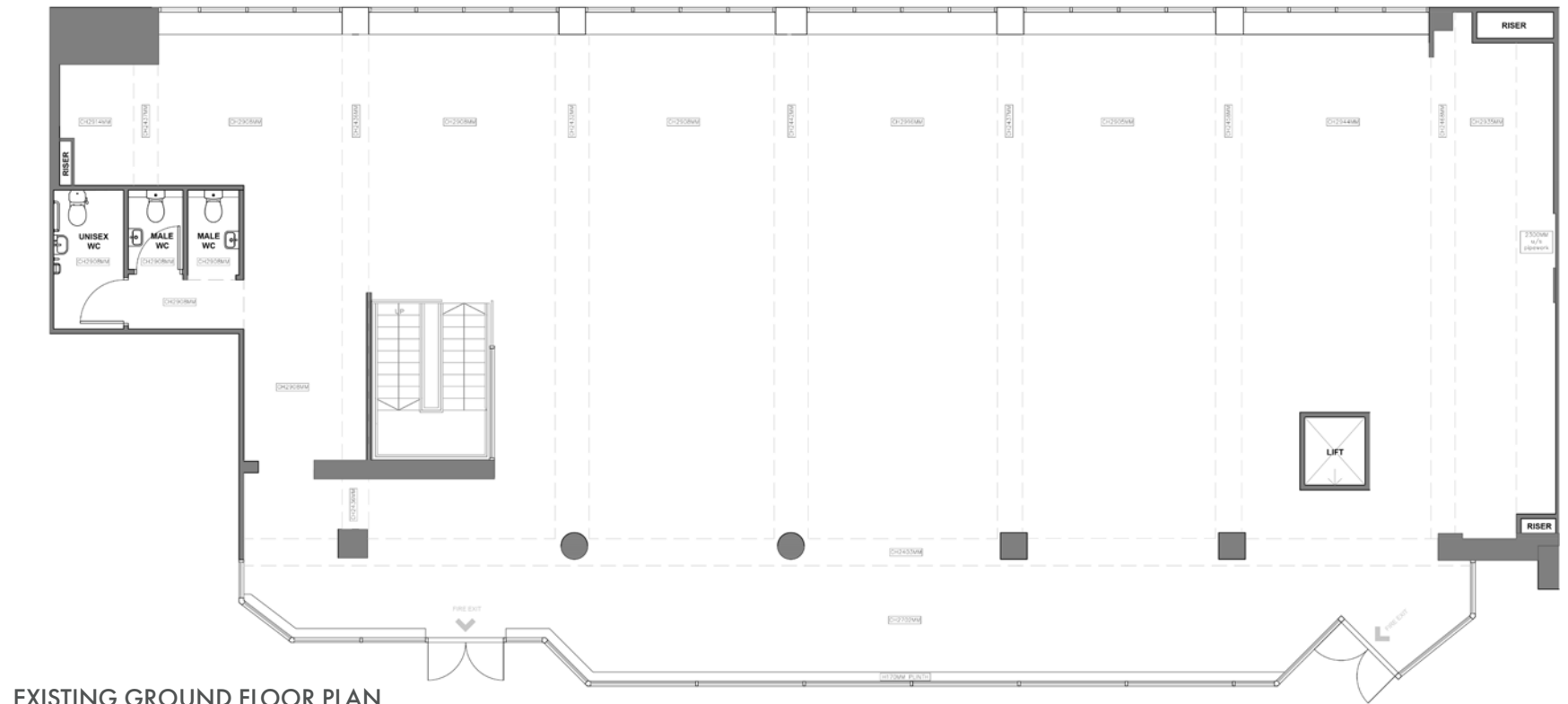


Photos of existing ground floor office space in 1950's infill building

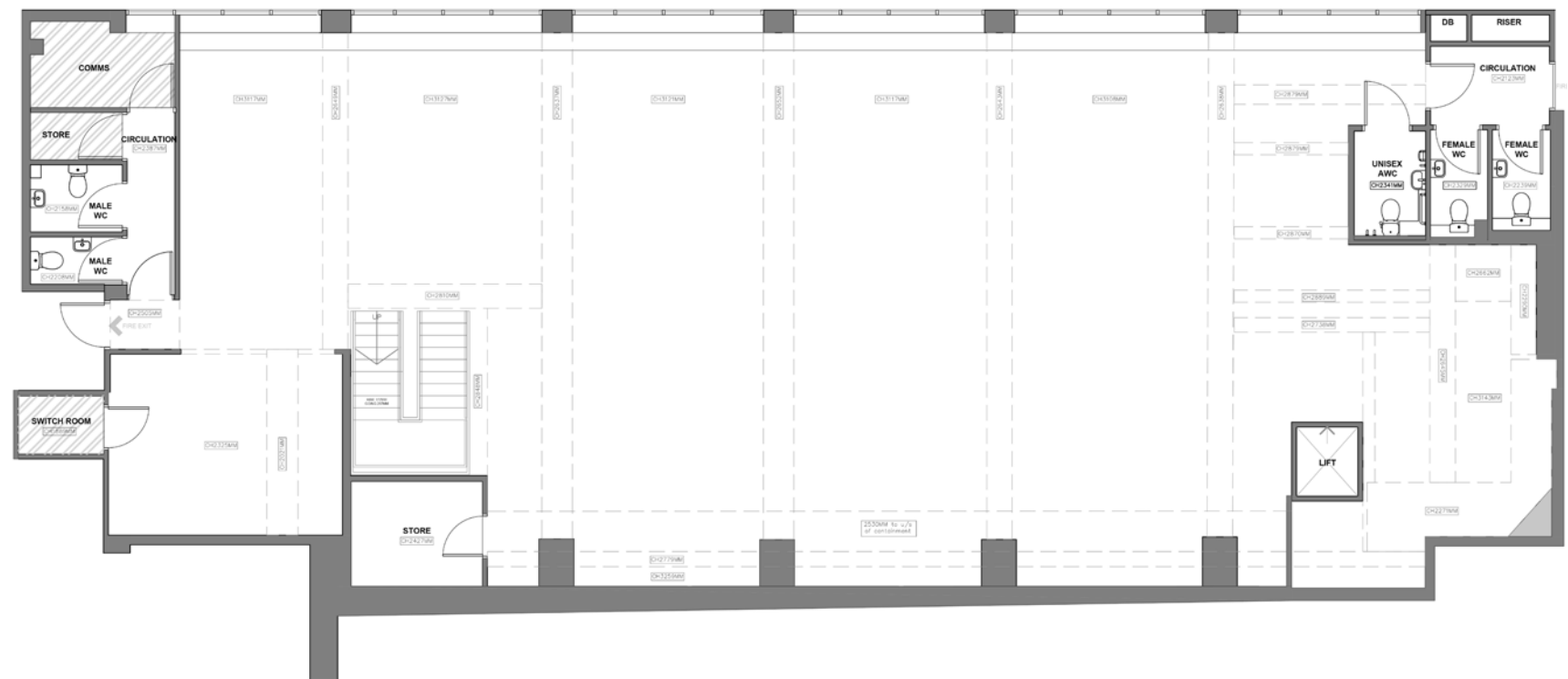
2.0 THE EXISTING BUILDING

2.4 1950s INFILL OFFICE - EXISTING FLOOR PLANS

The adjacent floor plans show the existing layout of the basement and ground floor levels of the 1950s infill office building where the works are proposed.



EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT PLAN

3.0 PROPOSED WORKS

3.1 OVERVIEW

The existing Canal Suite's dated layout and colour palette presented an opportunity for refurbishment, aligning the space with the Art Deco character of its neighbouring buildings while strengthening the overall identity of the building's commercial offering.

The proposed refurbishment introduces an improved spatial plan that responds to the evolving nature of work. Providing a conference space, refreshment areas, flexibility, and diverse working styles in mind, the design prioritises comfort, innovation, and functionality.

As Lee House is a landmark in Manchester's commercial textile history, the material palette draws inspiration from the city's industrial heritage. Rich brick reds and slate blues are paired with black metal Crittall-style partitions and refined black accents, creating a contemporary interpretation of Manchester's textile roots.

At ground level, oversized meeting rooms and classroom-style layouts will be replaced with a range of modern meeting spaces of varying sizes, supporting a more agile working environment. The floorplate will be opened to incorporate flexible furniture arrangements, a contemporary brew station, and a digital feature area visible from the courtyard, enhancing activity and visual engagement.

At lower level, the removal of existing partitions will create a state-of-the-art conference suite in the heart of Manchester. The design balances luxury with practicality, incorporating a high-end refreshment area with concealed amenities, bespoke seating solutions, and integrated storage for adaptable furniture. This ensures the space can seamlessly transition between conference use and open workspace configurations.

Existing access and egress strategies will be retained, with widened door openings to lower-level fire escape routes to ensure compliance with current regulations.



PROPOSED REFRESHMENT AREA



PROPOSED CONFERENCE SPACE

3.0 PROPOSED WORKS

3.2 DEMOLITION

The adjacent floor plans show the proposed demolition works for the basement and ground floor levels of the 1950s infill office building.

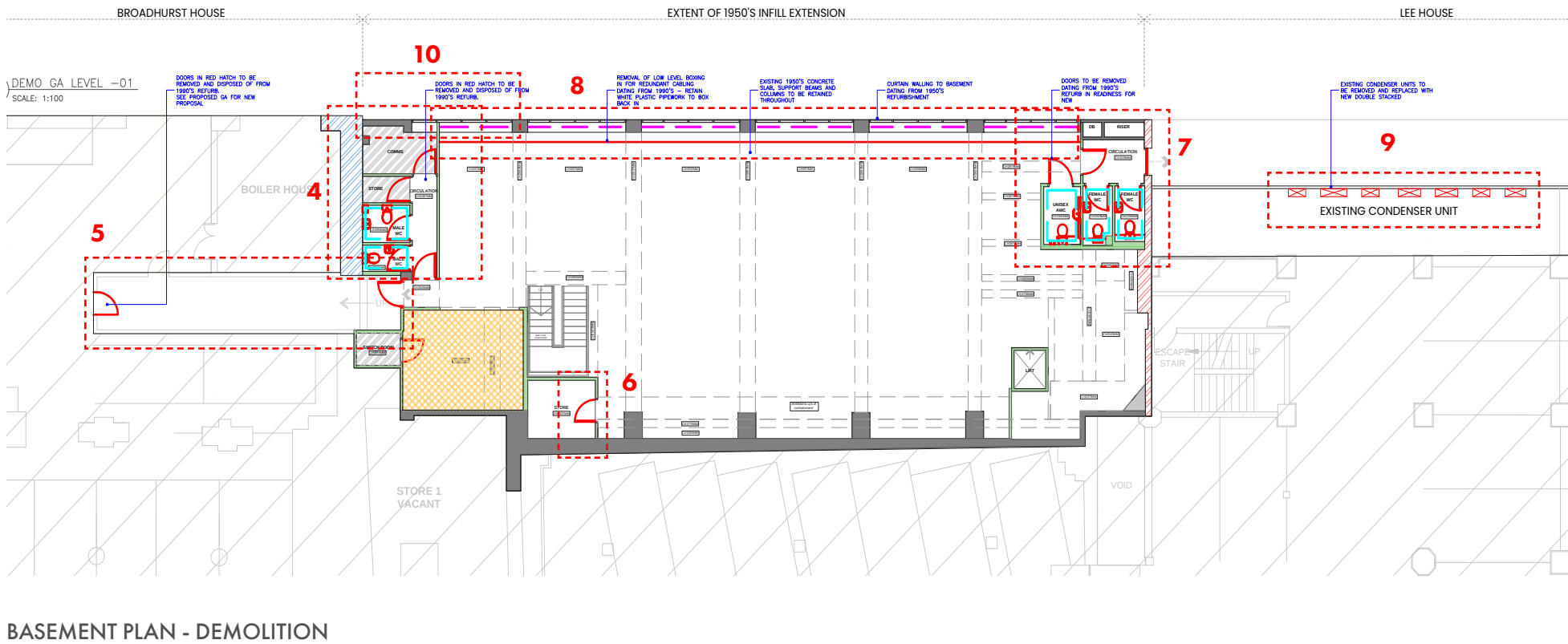
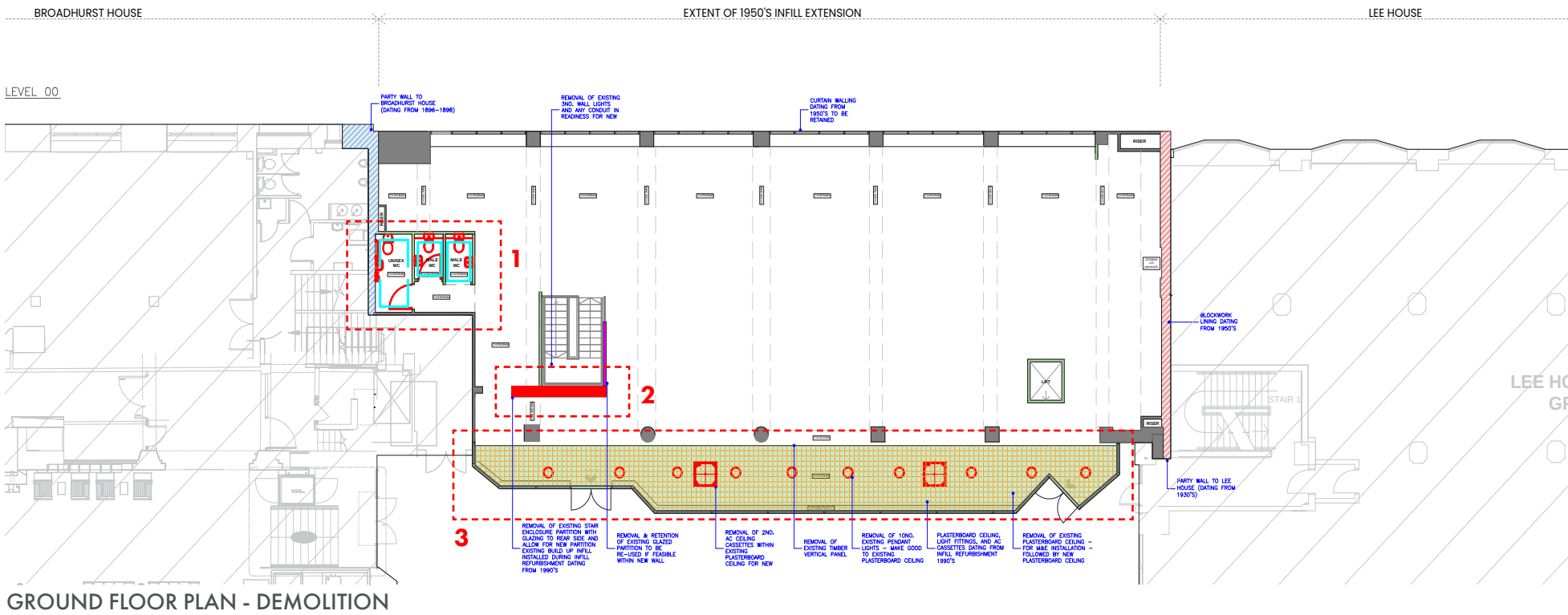
The following sets out the scope of demolition works at each floor level.

GROUND FLOOR LEVEL

- 1 Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All elements dating from 1990's and are of no significance).
- 2 Removal of existing plasterboard partition/service enclosure to the rear of the stair. (All elements dating from 1990's and are of no significance.)
- 3 Removal of existing light fittings, extract grills and plasterboard ceiling to the 1990's courtyard extension. (All elements dating from 1990's and are of no significance.)

BASEMENT FLOOR LEVEL

- 4 Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All elements dating from 1990's and are of no significance).
- 5 Removal of existing modern fire doors to car park access corridor into Broadhurst House car park (All elements to be removed dating from 1990's and are of no significance.)
- 6 Removal of existing modern fire door to service room (All fabric to be removed dates from 1990's and are of no significance.)
- 7 Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All fabric to be removed dates from 1990's and are of no significance.)
- 8 Removal of low level plasterboard service box-out to underside of glazing along canalside frontage.(All fabric to be removed dates from 1990's and are of no significance.)
- 9 Removal of existing mechanical condenser units to the Lee House basement car park (All elements to be removed dating from 1990's and are of no significance.)
- 10 Removal of solid curtain walling infill panels within 1990's curtain walling system (All elements to be removed dating from 1990's and are of no significance.)



3.0 PROPOSED WORKS

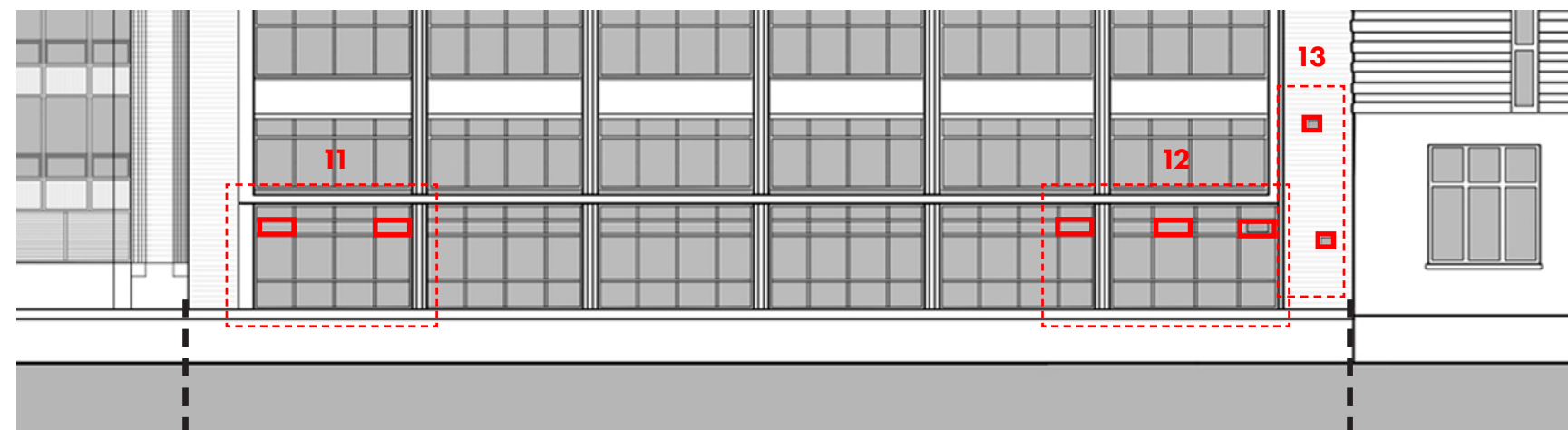
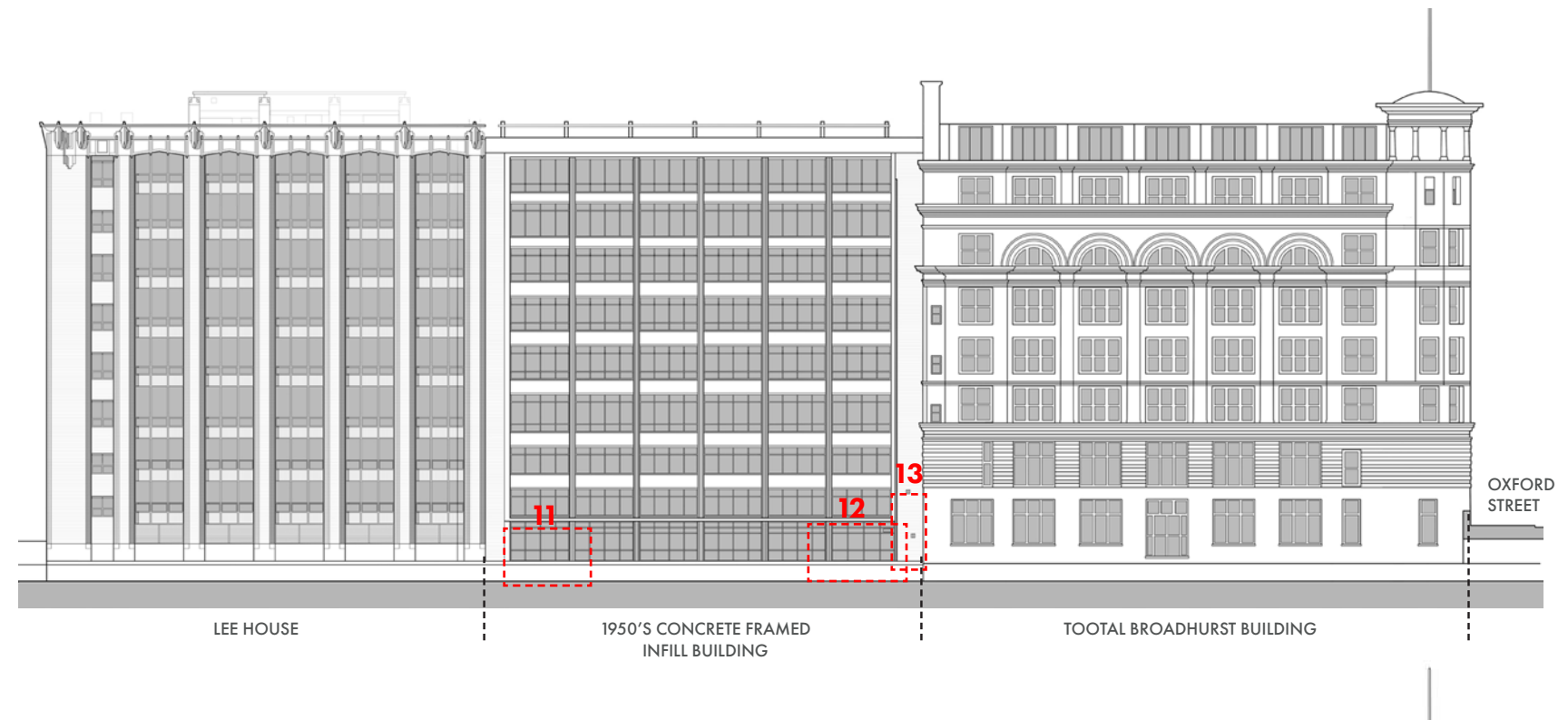
3.2 DEMOLITION

The extent of demolition externally is limited to the canalside frontage of the 1950's extension. No works are proposed to remove or damage the external elevations of either Broadgate House or Lee House.

The adjacent drawings show the existing elevation to the canal side elevation and the areas affected by the demolition works :-

CANAL SIDE ELEVATION

- 11** Removal of 2 No existing glass panels within the existing curtain walling system (All elements to be removed date from 1990's and are of no significance).
- 12** Removal of 2 No existing glass panels within the existing curtain walling system and the removal of the existing ventilation louvre. (All elements to be removed date from 1990's and are of no significance).
- 13** Removal of 2 No existing 300mm x 300mm ventilation louvres within 1950's brickwork wall. (All elements to be removed date from 1990's and are of no significance.)



CANALSIDE ELEVATION - DEMOLITION

3.0 PROPOSED WORKS

3.3 PROPOSED FLOOR PLANS

The adjacent floor plans show the proposals for the basement and ground floor levels of the 1950s infill office building in the wider context of Broadhurst House and Lee House.

The proposed refurbishment introduces an improved spatial plan that responds to the evolving nature of work. Providing a conference space, refreshment areas, flexibility, and diverse working styles in mind, the design prioritises comfort, innovation, and functionality.

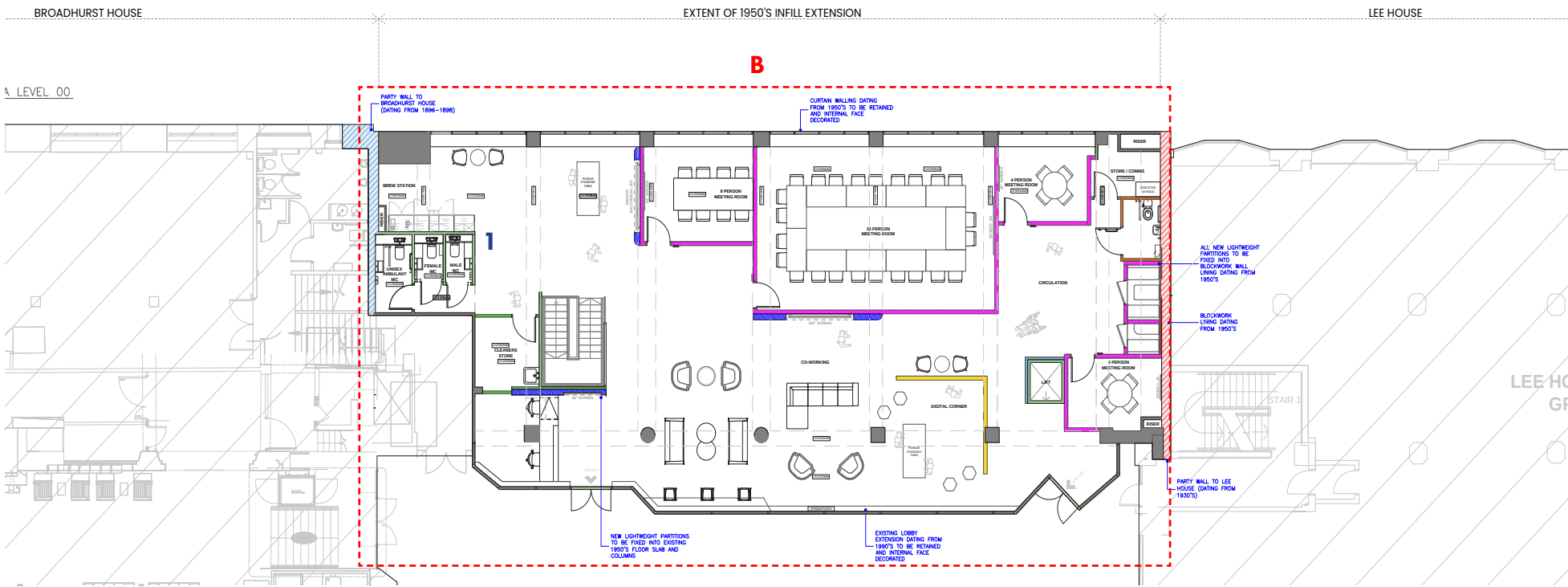
The majority of the works proposed are limited to the 1950’s extension building, therefore minimising any impact on the original historical fabric of the Grade II* Listed Broadhurst House and Grade II Listed Lee House.

The works within Broadgate House are limited to the basement car parking area and the replacement of two modern fire doors to improve accessibility and egress through the existing corridor in the event of an emergency (see A). These elements date from the 1990’s and are of NO significance.

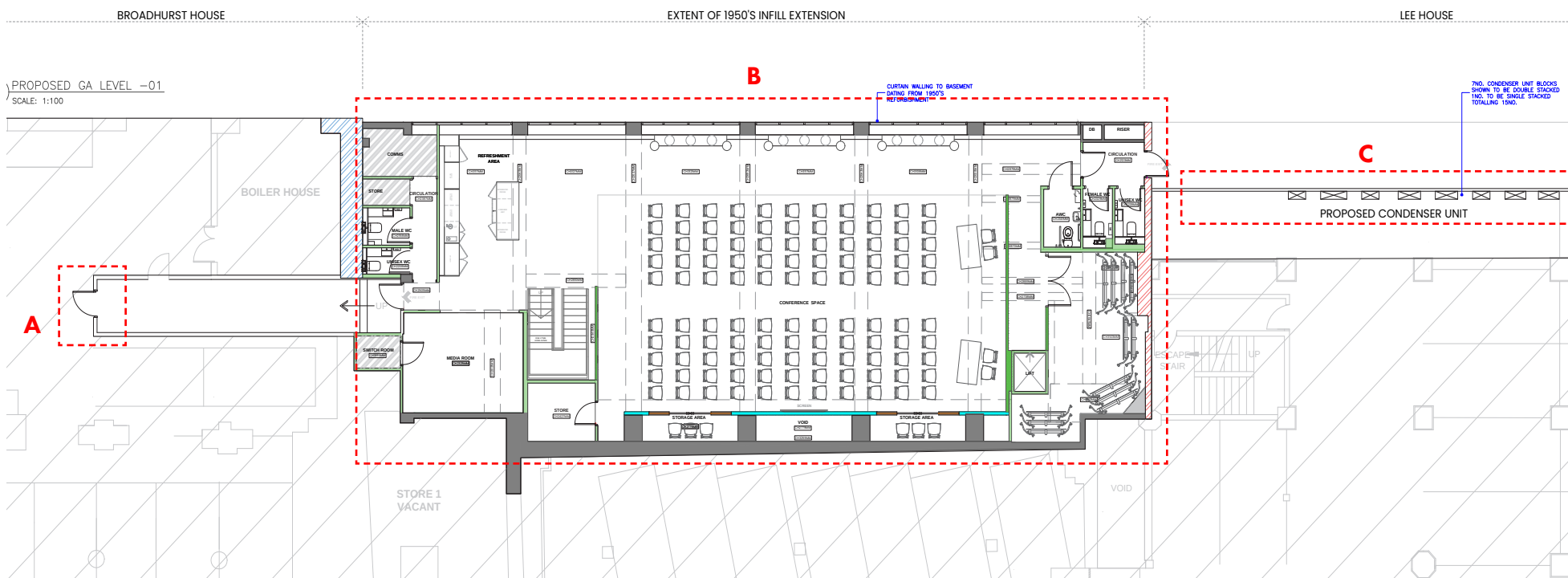
The works within Lee House are limited to the basement car parking area and include the replacement of the existing condensor units and the installation of additional condensor units. These units utilise existing louvres on an element considered to be of LOW value. Units are to be fixed to the existing exposed blockwork wall lining internally.

The car parking areas to both Lee House and Broadhurst House are utilitarian and functional in finish and are considered to be of LOW value.

- KEY :
- A** Extent of works within the Grade II* Listed Broadhurst House
 - B** Extent of works within the 1950’s extension
 - C** Extent of works within the Grade II Lee House



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN

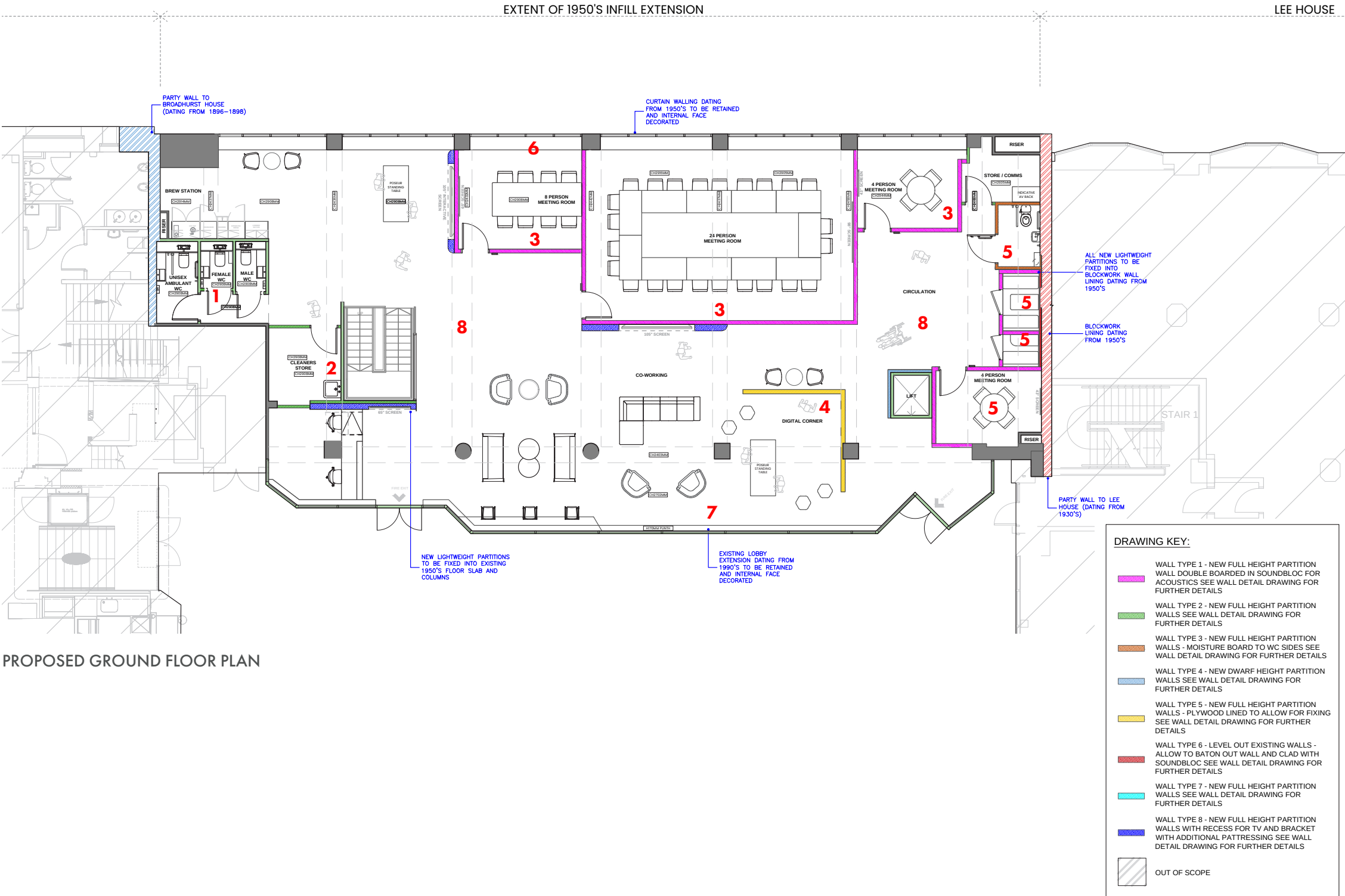
3.0 PROPOSED WORKS

3.4 PROPOSED GROUND FLOOR PLAN

The adjacent drawing shows the extent of the proposed ground floor works as follows :-

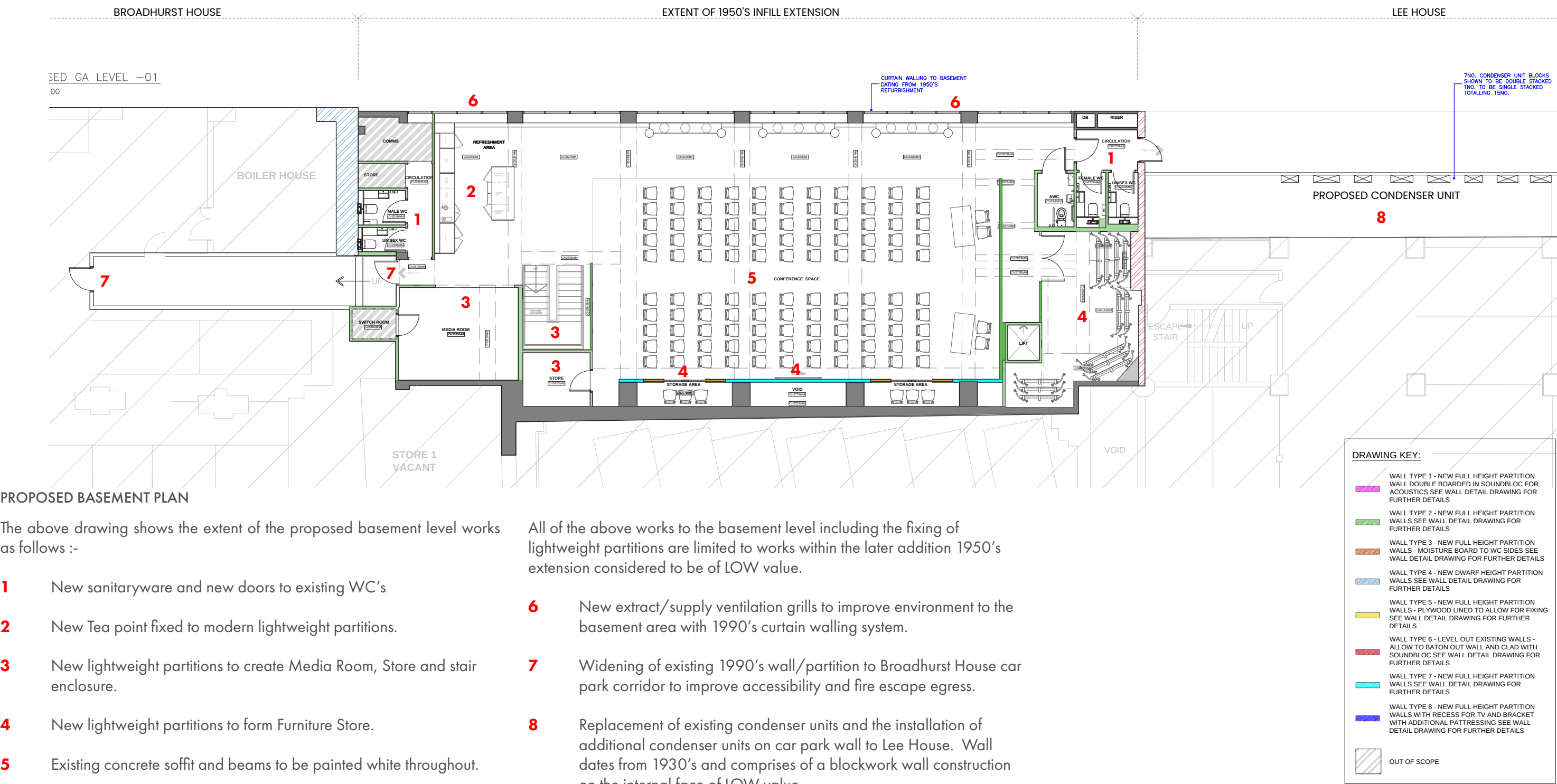
- 1 New sanitaryware and new doors to existing WC's to open outwards.
- 2 New lightweight partitions to create cleaners store and part stair enclosure fixed to the 1950's floor above and below.
- 3 New lightweight partitions to create 3No meeting rooms with partitions fixed to 1950's concrete floor, beams and columns.
- 4 New lightweight partitions to create Digital Corner with partitions fixed to 1950's concrete floor, beams and columns.
- 5 New lightweight partitions to form Accessible WC and meeting pods with all partitions fixed to 1950's concrete floor, beams and blockwork wall lining.
- 6 Internal face of existing curtain walling from the 1950's to be redecorated.
- 7 Internal face of existing curtain walling from the 1990's to be redecorated.
- 8 Existing concrete soffit and beams to be painted white throughout.

All of the works to the ground floor level including the fixing of lightweight partitions are limited to works within the later addition 1950's extension or the 1990's courtyard extension that are considered to be of low value.



3.0 PROPOSED WORKS

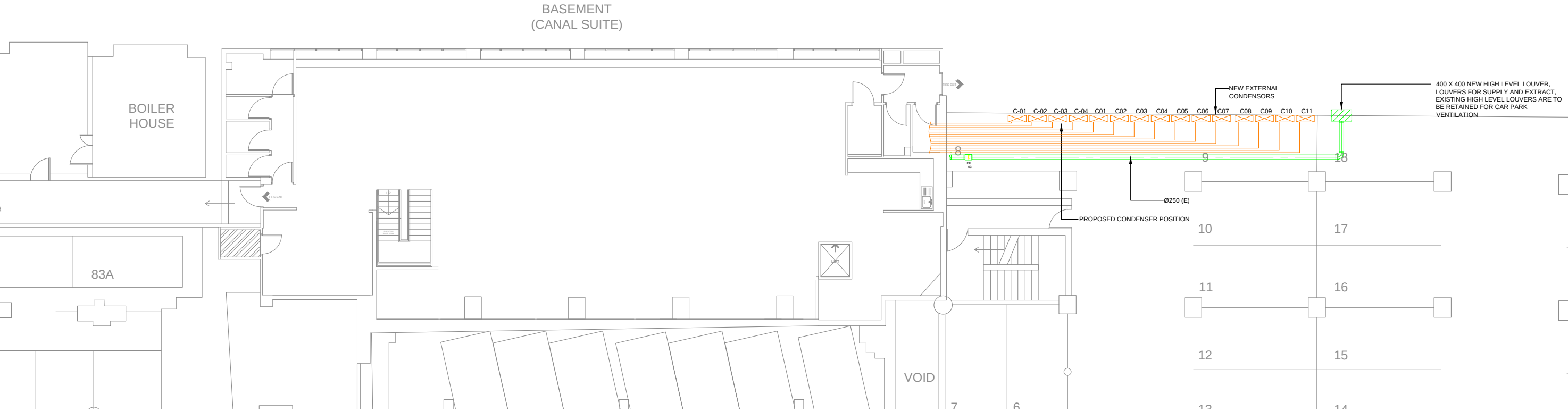
3.5 PROPOSED BASEMENT FLOOR PLAN



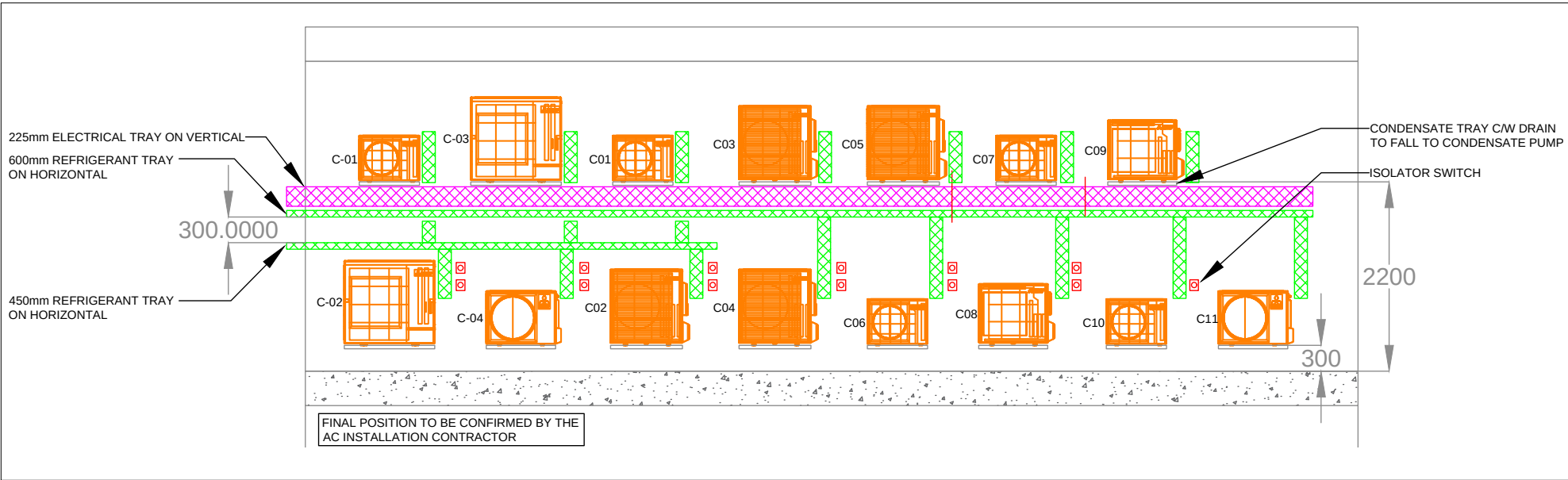
3.0 PROPOSED WORKS

3.6 MECHANICAL VENTILATION

The basement plan below illustrates the replacement of existing and installation of new aircon condenser units on the car park wall. An elevation, viewed from inside the car park, is also provided below.



BASEMENT PLAN - CONDENSER UNITS



BASEMENT ELEVATION - CONDENSER UNITS

3.0 PROPOSED WORKS

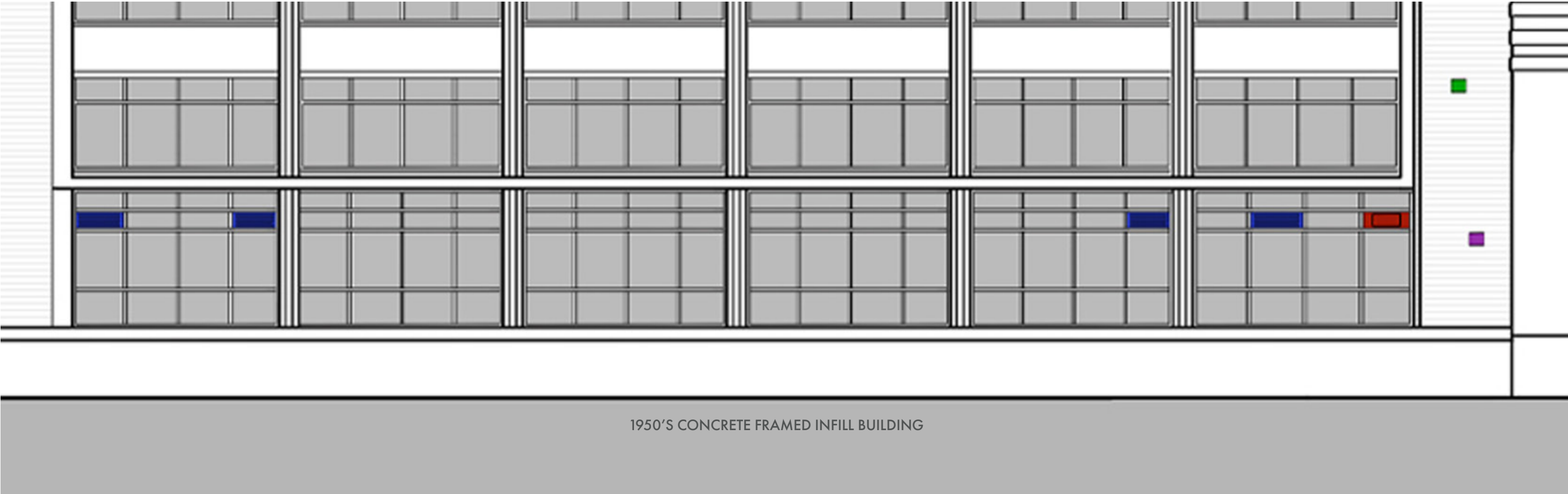
3.7 PROPOSED ROCHDALE CANALSIDE ELEVATION

The proposed elevation drawing illustrates the location of proposed/replacement louvres required to the Rochdale Canalside elevation to improve ventilation within the proposed office space. An enlarged section of this elevation is shown on the following page.



3.0 PROPOSED WORKS

3.7 PROPOSED ROCHDALE CANALSIDE ELEVATION



1950'S CONCRETE FRAMED INFILL BUILDING

KEY

-  Existing ventilation louvre removed and replaced with glazing to match existing.
-  New ventilation louvres (1.0m x 0.6m) to replace existing glazing panes, louvre colour to match existing window frames - light grey.
-  Existing louvre (0.3mx0.3m) in brickwork replaced with new louvre (0.5mx0.3m), louvre colour to match surrounding brickwork.
-  Existing louvre (0.3mx0.3m) in brickwork replaced with like-for-like louvre, louvre colour to match surrounding brickwork.

METHODOLOGY FOR CANAL SIDE ELEVATION LOUVRE WORKS

- Supply erect and subsequently dismantle designed Layher system independent access scaffold to install louvres to existing building.
- The scaffold will be erected on the existing pad foundation. All scaffold materials will be manually carried from the roadside access point to the undercroft area where the scaffold will be installed.
- Due to the proximity to open water, all operatives involved in the erection process must wear suitable personal flotation devices (life jackets) at all times while working adjacent to the water.
- The inside scaffold leg will be jacked tight to the underside of the existing slab to provide additional stability to the scaffold structure.
- At the end bay, an additional lift will be installed to allow safe access to the higher-level louvre. At this level, the scaffold will be securely tied to the existing brick structure to ensure stability and prevent movement.
- All works will be carried out by competent scaffolders in accordance with current health and safety regulations and industry best practice.
- Scaffold to be erected and dismantled in one operation. (Excluding any adaption(s).
- Dimensions: 32.00m x 0.73m x 1 lift high, end by to be 3 lift high
- Board Detail: Base lift boarded to take kentledge blocks with other lifts boarded for access.
- The above would not impact any of the reed beds that are along that elevation.

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