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# Lee House – CRS 4th Floor

Design & Access Statement
*08/05/2026. Rev 00*

*90 Great Bridgewater Street*
*Manchester*
*M1 5JW*



ARCHITECTURE X INTERIOR

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## 1.0 Introduction

### 1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Planning and Heritage Statement produced by Paul Butler Associates.

The proposed development involves the refurbishment, alterations to the fourth floor to facilitate the ongoing office use within the existing building demise and ensure the continued use of this magnificent building in the heart of the City Centre.

### 1.2 Development Team and Relevant Experience

**Client:** Consumer Rights Solicitors
**Architect:** AXI
**Planning and Heritage Consultant:** Paul Butler Associates
**Project Manager:** Sixteen Real Estate

**Relevant Experience:**

AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have an established history of working with Sixteen Real Estate on the refurbishment works of listed heritage buildings throughout Manchester, working to bring back a new lease of life to the building and surrounding areas with the highest quality of designs whilst preserving the heritage integrity of the original designs.

## 2.0 Assessment

## 2.1 Assessment

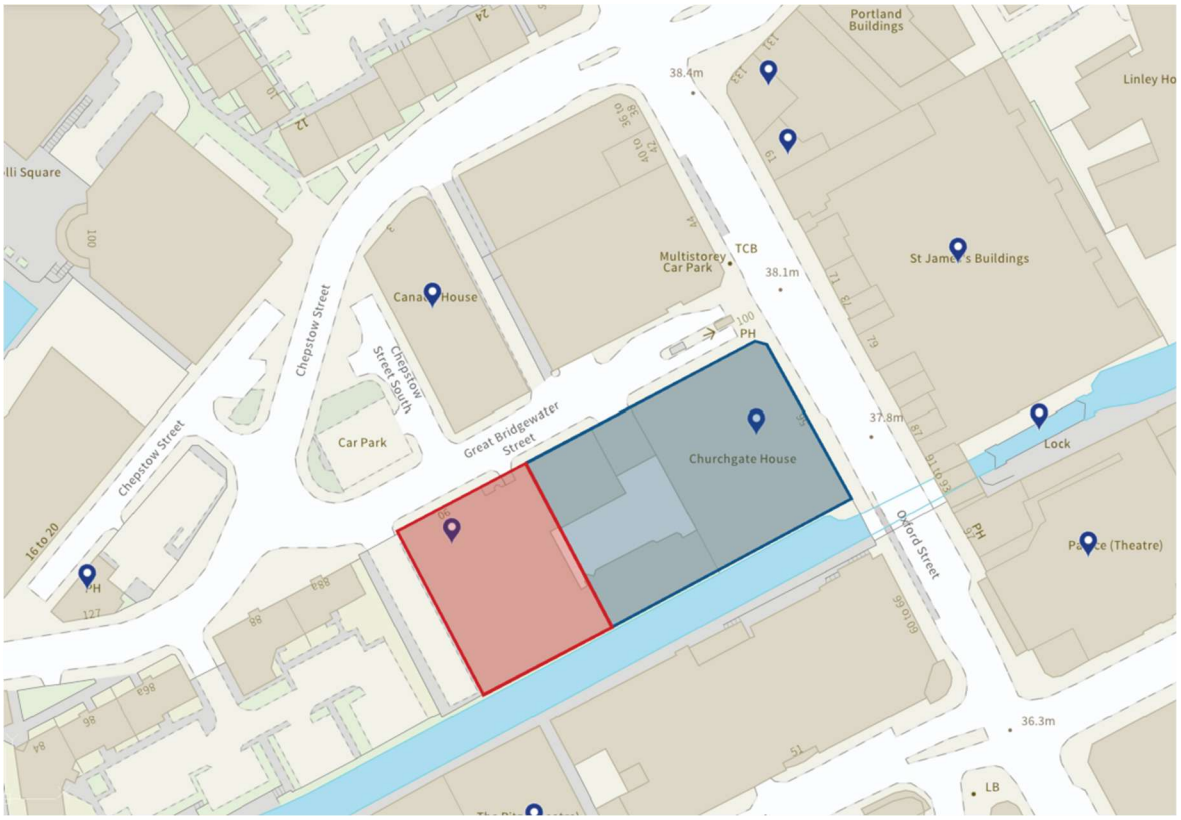
### 2.1.1 Physical Site Assessment

**Site Description**

The site is bound by the Rochdale Canal to the south, Great Bridgewater Street to the north and the adjoining Churchgate House to the east (forming the Tootle Buildings). The Tootle buildings were constructed in 1898 for use as the head office warehouse facilities for a textile manufacturing firm.

The building wing of Lee House spans across 8 floors (ground + 7 stories), all of which operate under the classification of offices. The building has a principal entrance off Great Bridgewater Street, allowing level access to the Ground Floor level.

The principal façade onto Great Bridgewater Street is faced by an assortment of recessed square windows and floor to ceiling bayed windows which repeat in a regular pattern to the upper floor levels. The external façade to the ground and first floor levels appear to be finished in large format block work with a white painted finish with the upper floors consisting of a red brick façade forming pillar like formations between the bay windows.




*Map showing the location of Lee House (shaded in red) and Churchgate House (shaded in blue) forming the Tootle Buildings (source: HistoricEngland.org.uk)*

**Site History**

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

**2.0 Assessment**

**2.1 Assessment**

**Status of Site**
The fourth floor suite is currently fit out to a CAT A level with this application focusing on the enhancement of CAT A fit out.

**Surrounding Context**
Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

**3.0 Description of Proposals**
The proposal outlined within this application is to enhance the current CAT A works with the addition of new meeting rooms and enclosing the existing kitchen / breakout area.

**3.1 Design Objectives**

- Enhancement of the existing CAT A works to the office suite in accordance with previously approved look and feel works.
- This proposal will not see the removal of any existing elements within the office suite, historical or modern.
- The existing high level mechanical, electrical and ventilation equipment is to be retained and only adapted where necessary to suite locations of new partition walls.
- New partition walls are to be aligned through the central spine of the existing beams where possible with ample amounts of new full height glazing fitted to internal meeting rooms.
- Existing floor and wall finishes are to be retained with new plasterboard walls being painted in consistency with the existing.
- Enhancements to the existing kitchenette with new finishes to cupboards and countertop.

**3.2 Design Proposals**

The design proposals aim to satisfy the design objectives and issues contained within the previous Chapter and outlined in the supporting Paul Butler Associates documentation.

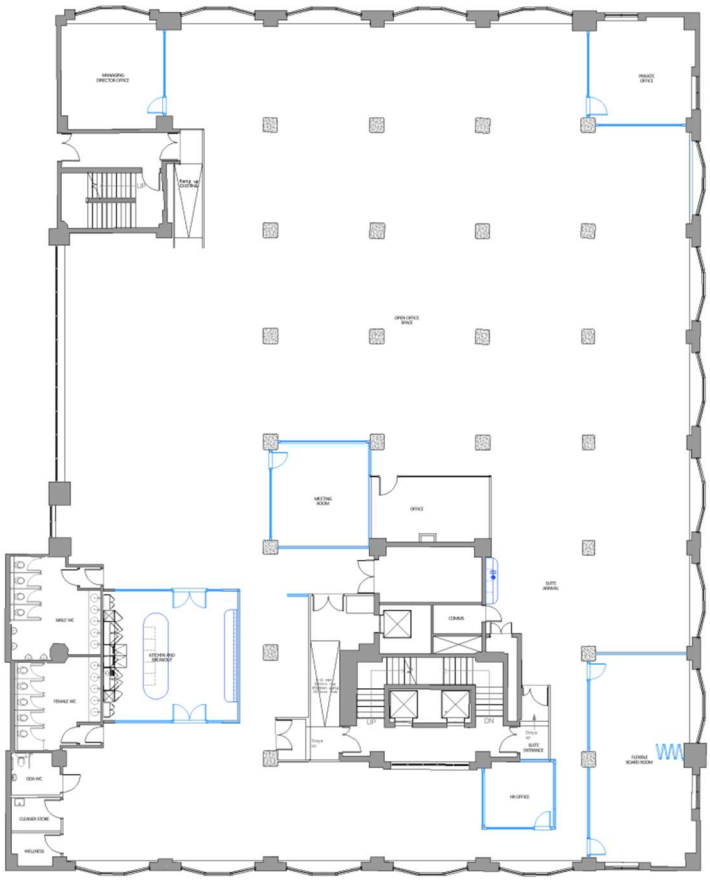
**3.3 Principles of the Design**

**3.3.1 Use:**

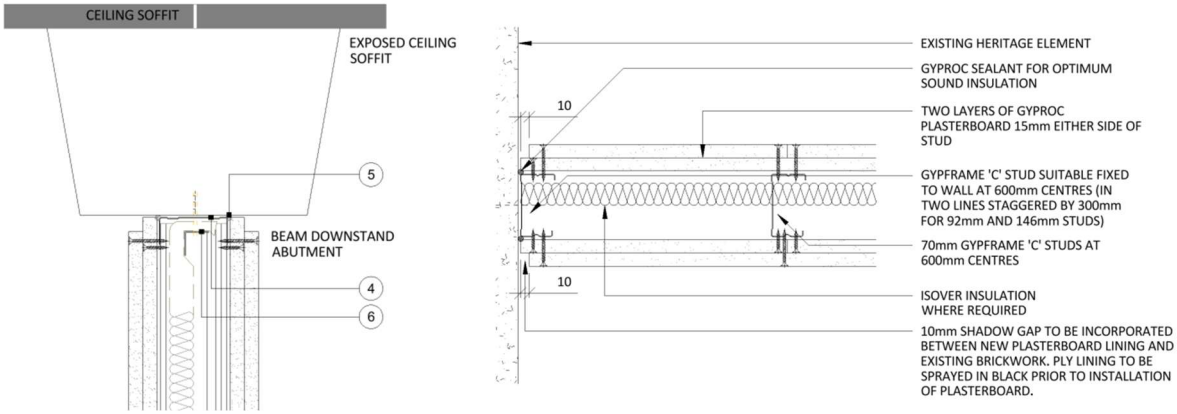
The existing use class for the fourth floor suite is unchanged from office use by the proposals.

**3.3.2 Layout**

The existing overall footprint for the fourth floor suite configuration is set to be unchanged as per the existing as the adjacent suites remain occupied by separate tenants. The only alterations to the layout involves the additions of new meeting rooms which have been proposed in areas of least impact where there are already formed alcoves, minimising the amount of new partitions required to form the rooms.



*Blue highlights indicate new proposed stud partition walls, refer to drawing AXI 104 for further details on full scope of works.*




*Detail callouts of new partition walls showing shadow gap details where walls abut existing historical fabrics of the building, refer to drawing AXI 404 for further details on new partitions details and specifications.*

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### 3.3.3 Scale

There is no change to the overall scale or footprint of the building with selective internal structural modifications to room sizes as noted above.

### 3.3.4 Materials

The office space will have all existing floor finishes retained throughout with no new decoration finishes proposed to the flooring or existing walls.

There are set to be no alterations to any existing walls or doors present within the office space with new walls to receive painted finishes in coherence with the existing. New doors and glazing details will receive crittal banding details as use of manifestations.

The mechanical, electrical and ventilation strategy will be retained as existing which is suspended beneath the structural ceiling slab with minor alterations made to suite newly formed meeting rooms.

Please refer to the accompanied drawings for further details on proposals.

## 4.0 Access

### 4.1 Movement Through and To the Site

The principal entrance(s) to the building is located from Great Bridgewater Street, with a glazed door set accessed level from street level.

### 4.1.1 Internal Layout

The general layout of the existing fourth floor configuration are set to remain as existing with no existing stud partitions being removed and only the addition of new stud walls and glazing systems to form additional internal meeting rooms within the demised suite only. No further alterations are proposed to the wider building and floor plate which lay outside of the suite demise.

The new meeting rooms will consist of partition walls and glazing that will be fixed between the raised access floor and exposed ceiling soffit / beams. The large glazing panels will help to maximise visibility through the suite and provide routes for natural light to fill the space(s).

The principal lifts core and central staircase will be retained as they are in full working order and provide vertical access to all floors across the building’s entirety.

### 4.2 Inclusive Access

The proposed development does not impact upon the existing arrangements for inclusive access.
The principal level access from Great Bridgewater Street is maintained.
Within the building footprint, lift cores enable vertical access to all floors with compliant ramped access allowing for access onto the raised access flooring which covers the entirety of the floorplate.
DDA WC provision is allowed for and already present on the eighth floor within the proposal.

This ensures that the proposed development adheres to the regulations set out in Part M of the Building Regulations.

## 5.0 Summary

In conclusion, the location and current use of the building and site demise have been summarised and proposed plans have been introduced. The scheme seeks to ensure the continued use of the building, ensuring not the interfere with any heritage features that are already present and bringing a beautiful Manchester landmark back into the public demise.

## 6.0 Schedule of Works

### Fourth Floor Suite.

- New partitions to form additional meeting rooms within office space – (see drawings AXI 104 and AXI 404)
- Uplift to existing kitchenette with new finishes to cupboard doors and countertop with new kitchen island to match – (see drawing AXI 104)
- Small adaptations to existing high level M&E equipment to suite new partition walls and formed rooms – (see drawings AXI 064 and AXI 304)