

One Piccadilly

DESIGN & ACCESS STATEMENT

PROJECT NAME: ONE PICCADILLY, MANCHESTER
PROJECT NO: 4336
DATE: 21.04.26
REVISION: P3

www.dlgarchitects.com



PROJECT TEAM

CLIENT	LEGAL AND GENERAL
ARCHITECTURE	DLG ARCHITECTS
INTERIORS	EKHO STUDIO
PLANNING	SAVILLS
STRUCTURES	WATERMAN STRUCTURES
MEPH	HOARE LEA
PROJECT MANAGER	COLLIERS
COST CONSULTANT	COLLIERS
VERTICAL TRANSPORT	HOARE LEA
FIRE CONSULTANT	HOARE LEA

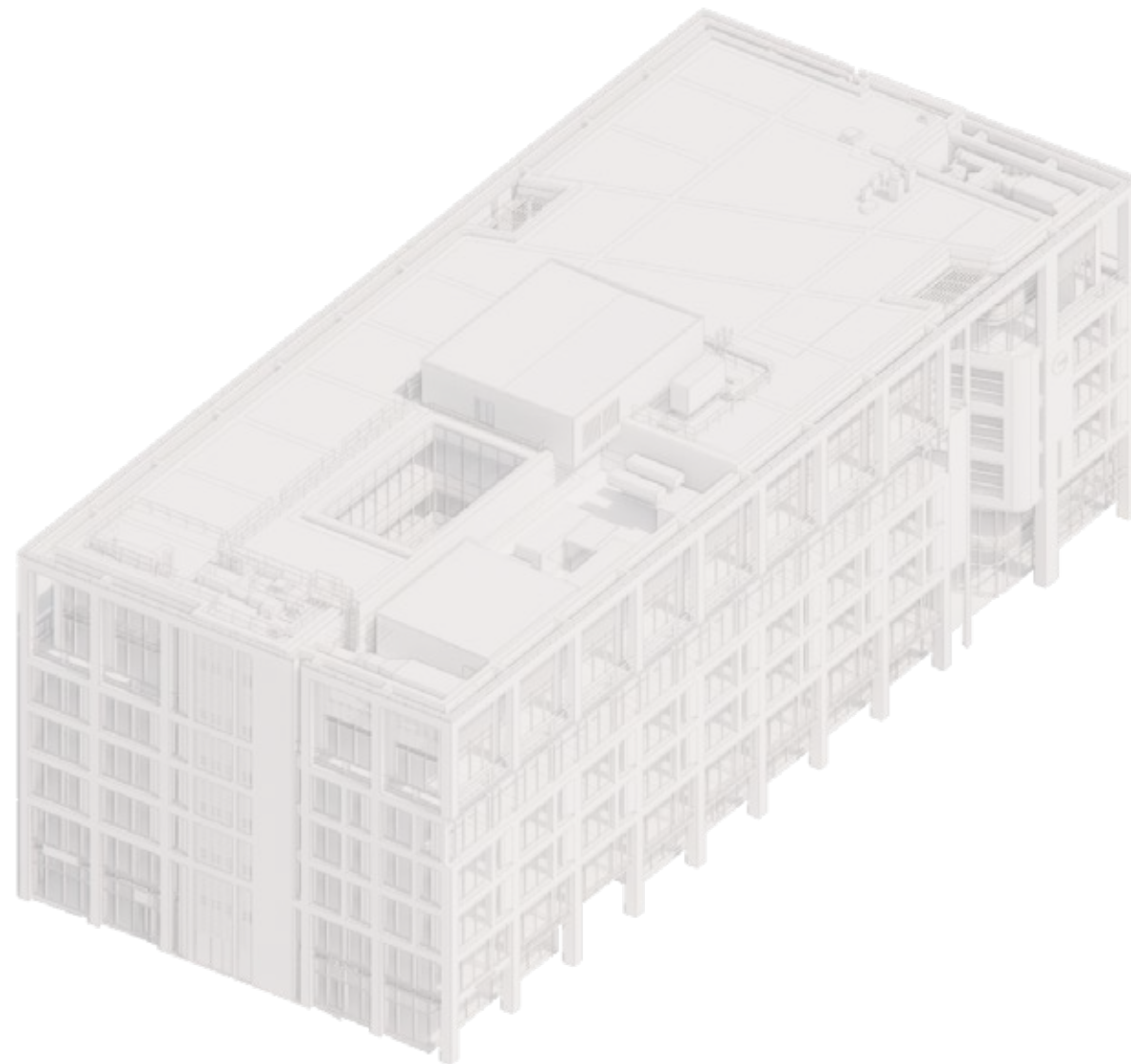


NOTES & CAVEATS

This document has been created on behalf of our Client, Legal and General, for the purposes of a pre-application discussion with Manchester City Council.

The proposals contained within this study are based upon available and provided information. Drawings within this document are to be read in conjunction with the full set of to scale drawings and wider reports.

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1.0 Introduction

1.0 Introduction

PURPOSE OF THE DOCUMENT

This document has been prepared by DLG Architects on behalf of Legal and General, the Applicant, to support a planning application for the redevelopment and alteration of One Piccadilly Garden’s.

The document describes the project brief, analysis of the existing building and context and resulting design proposals and access.

This document should be read in conjunction with the application drawings and other documents submitted in support of the planning application.

APPLICANT

The Manchester office market continues to undergo significant transformation, mirroring broader evolutionary trends across UK commercial real estate. This evolution is characterised by two dominant strategic drivers that are reshaping occupier preferences and landlord/developer responses.

The convergence of enhanced building amenities and sustainability credentials (ESG) has fundamentally altered the decision-making process for organisations across the spectrum, from large corporates to SMEs. These elements have moved from being peripheral considerations to becoming central factors in workplace strategy. In response, property stakeholders have implemented comprehensive amenity enhancements across both new developments and refurbished assets.

IMPORTANCE OF AMENITIES

The strategic elevation of building amenities — often referred to as “hotelification”— represents a direct response to the importance of creating exceptional workplace experiences that effectively counter remote working.

The Manchester office market is experiencing increased competition for the best Grade A space. This heightened competition can be seen across both new development and comprehensive refurbishment schemes, creating a dynamic marketplace where differentiation through best-in-class amenity provision has become a critical factor to letting success.

PROJECT TEAM

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1.0 Introduction

THE BRIEF

The project brief is to re-position and expand One Piccadilly into a market-leading workplace destination through the introduction of high-quality facilities and amenities, creating a distinctive and competitive offer within the Manchester workplace property market and enhancing the building's civic identity.

Scope of Works

The proposal includes a comprehensive enhancement of the building through:

- A **new rooftop extension and landscaped terrace** to introduce premium tenant amenity and outdoor space.
- An **extended and reconfigured reception area**, designed to improve arrival experience and accommodate a higher footfall
- **Two new building entrances** to enhance permeability and street-level engagement.
- **A considered new external lighting scheme** to reinforce identity, enhance nighttime appeal, and contribute to the building's civic presence.

The Client has appointed a multi-disciplinary design team to deliver a cohesive and ambitious vision for the project. The team is focused on crafting a workplace that exceeds current expectations and benchmarks, both functionally and experientially.

This document includes:

Analysis of the Existing Building:

An overview of the building's current condition, original design intent, and the evolution of its use since its opening in 2001.

Market Context and Local Precedents:

A comparative review of leading workplace developments within the local area, identifying strategies and amenities that set new standards and attract premium tenants.

Design Inspiration and Precedent Projects:

A curated selection of case studies and images that inform and inspire the proposed design direction.

Design Proposals:

Initial architectural, interior, and exterior lighting strategies presented for discussion and refinement.

Visual Representations:

Preliminary visuals to communicate the proposed interventions and design intent.

2.0 Assessment

2.0 Assessment

2.1 PHYSICAL CONTEXT

Opened in 2001, One Piccadilly was designed by Allies and Morrison to front onto Piccadilly Gardens as one of the city’s most significant public squares. Predominantly brickwork, with the insertion of cladding panels in particular areas, the building features a strong gridded facade with deep punched window openings.

Since it’s opening in 2001, the building has kept the majority of it’s original features albeit undergone internal refurbishments of reception, suites and common parts.

As both the building and its wider context have evolved, a range of issues have emerged that impact its effectiveness as a workplace and its market appeal. While some of these challenges are external and beyond the control of the building itself, the proposed interventions aim to provide a proactive and responsive approach to addressing them in areas within the applicant’s control.



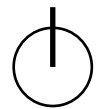
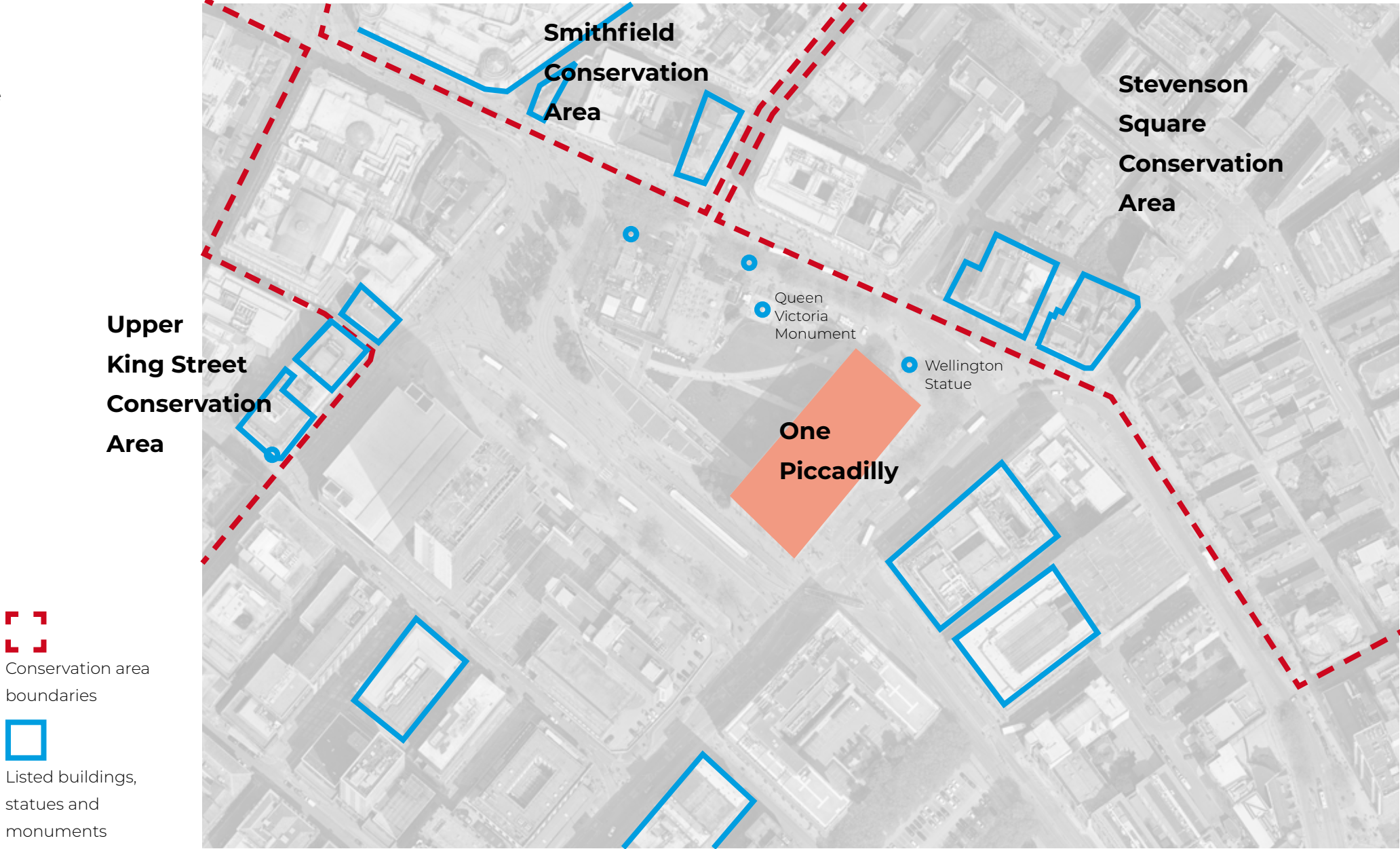
2.0 Assessment

2.1.1 HERITAGE CONTEXT

One Piccadilly is not listed and does not sit within any of the city's designated conservation areas. Three conservation areas are defined in the immediate vicinity of the building, namely Smithfield; Stevenson Square and Upper King Street conservation areas

The immediate vicinity also has a variety of listed buildings, statues and monuments which are predominantly Grade II listed.

It is considered that none of the proposals described in this document impact upon or affect the setting of the listed buildings



2.0 Assessment

2.1.2 CULTURAL CONTEXT

The building has been the direct subject to protests and damage on numerous occasions in the last few years.

This has primarily effected the ground floor entrance and walkway, causing the closure of the walkway for security reasons and the closure of the building entrance on numerous occasions, both during protests and as subsequent repairs have been required.

The sheltered environment of the walkthrough provides opportunity for other forms of anti-social behaviour which are a continuing nuisance to occupiers;

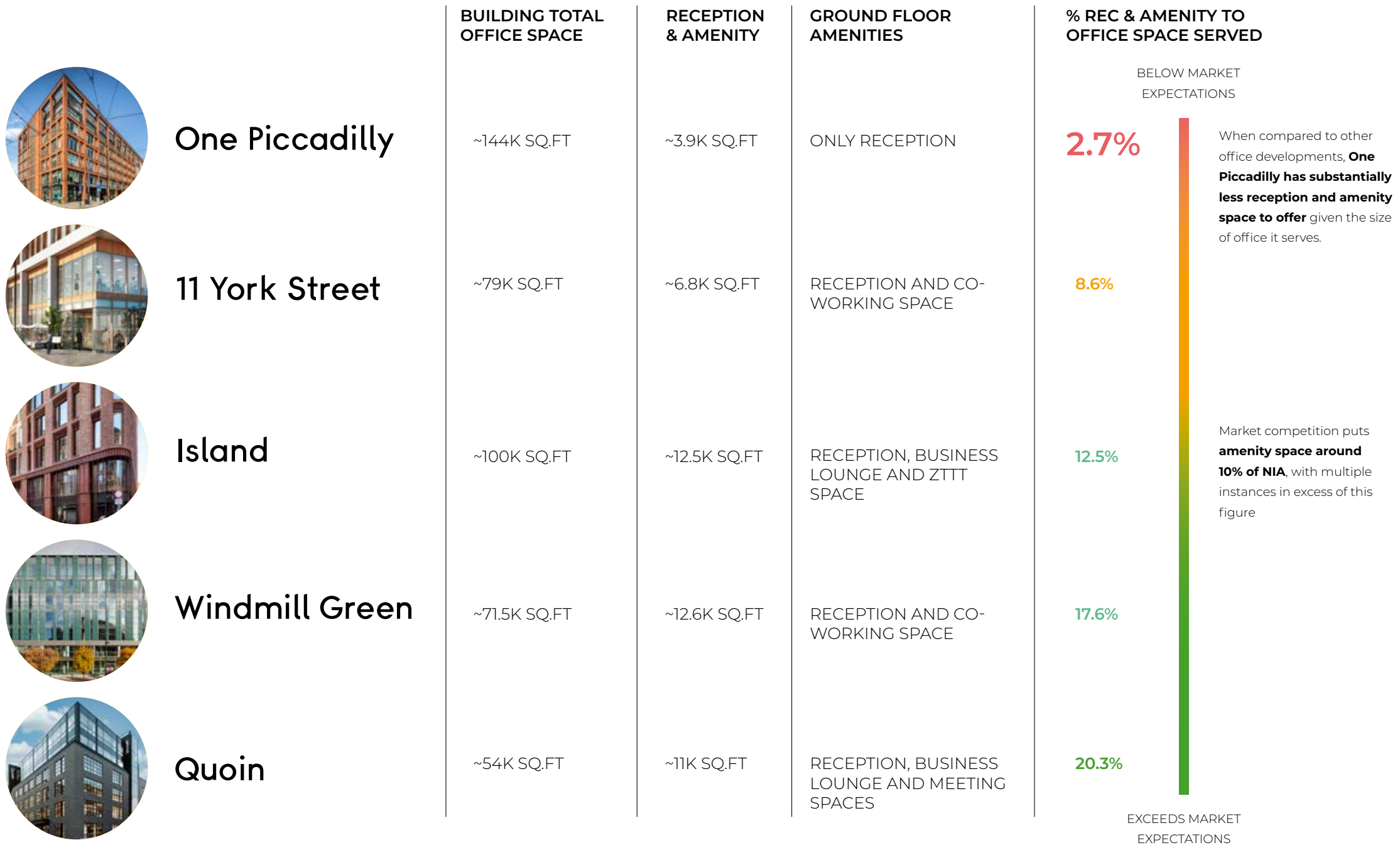
The existing building design does not support or allow adequate control of this area.



2.0 Assessment

2.1.3 MARKET CONTEXT

The table below compares the amenity provision of One Piccadilly to a number of recent office developments in the City that could reasonably be considered the buildings competition. In summary, market competition averages around 10% amenity to NIA. One Piccadilly is substantially less than that which is the focus of the building's regeneration.

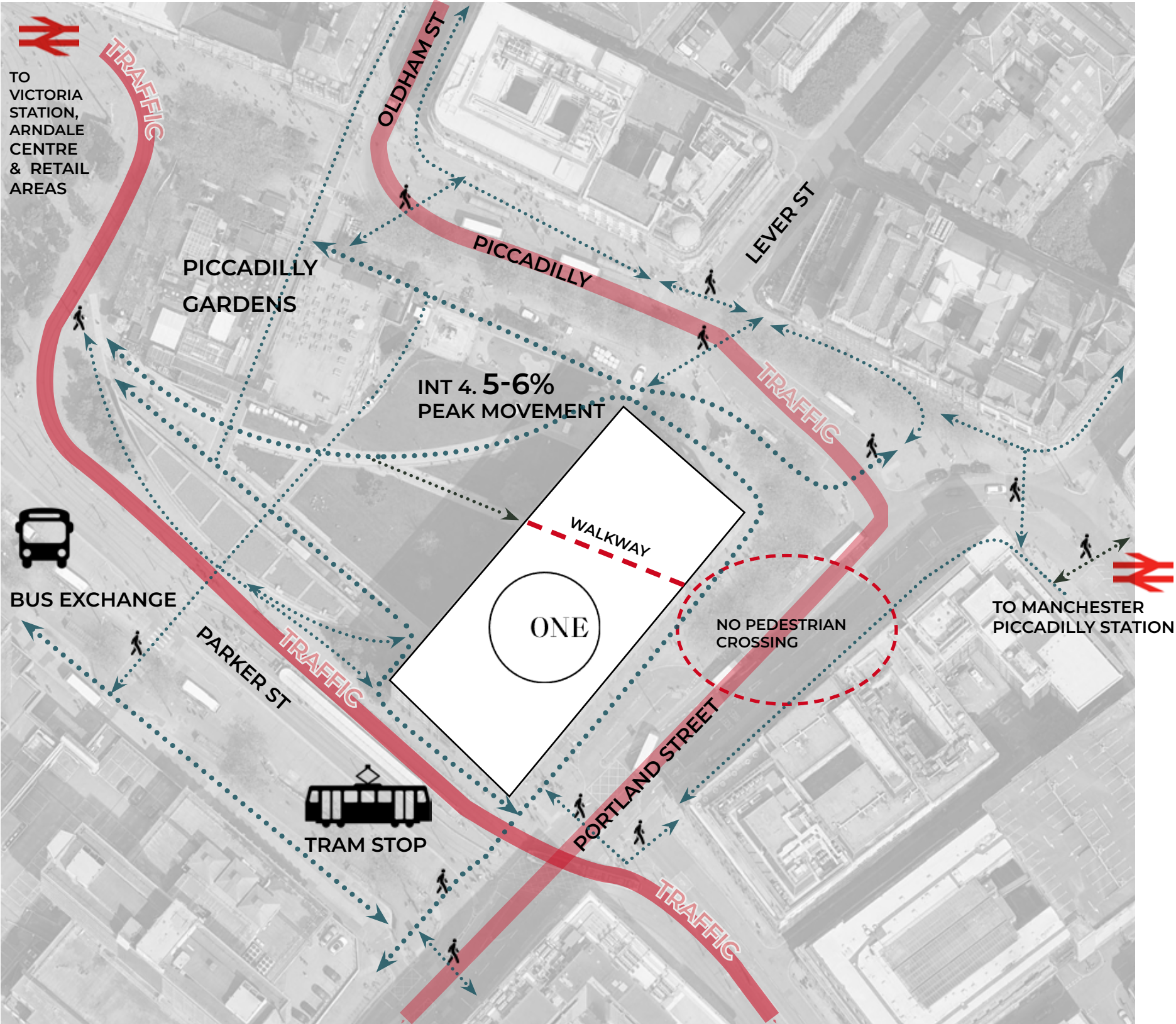


2.0 Assessment

2.1.4 MOVEMENT CONTEXT

SITE ACCESS & PEDESTRIAN MOVEMENT SURVEY

The council have shared their pedestrian movement survey for Piccadilly Gardens. The applicant has worked with Mode Transport to assess pedestrian movements around the building. The survey did not directly record people movements through the walkway, the nearest record point was "Int 4" (one of the lowest peak flows recorded) on the North West edge of the building and it recorded between 5-6% of total movements at its peak, as indicated on the plan opposite. See the Transport Note by Mode for further details.



— Pedestrian route
— Pedestrian crossing

2.0 Assessment

2.1.5 WIDER DEVELOPMENT CONTEXT

REDEVELOPMENT OF PICCADILLY GARDENS

The Applicant welcomes and will continue to work with the local authority with their plans to re-develop and improve Piccadilly Gardens. The first phase of works have now been published.



2.0 Assessment

2.2.1 THE BUILDING

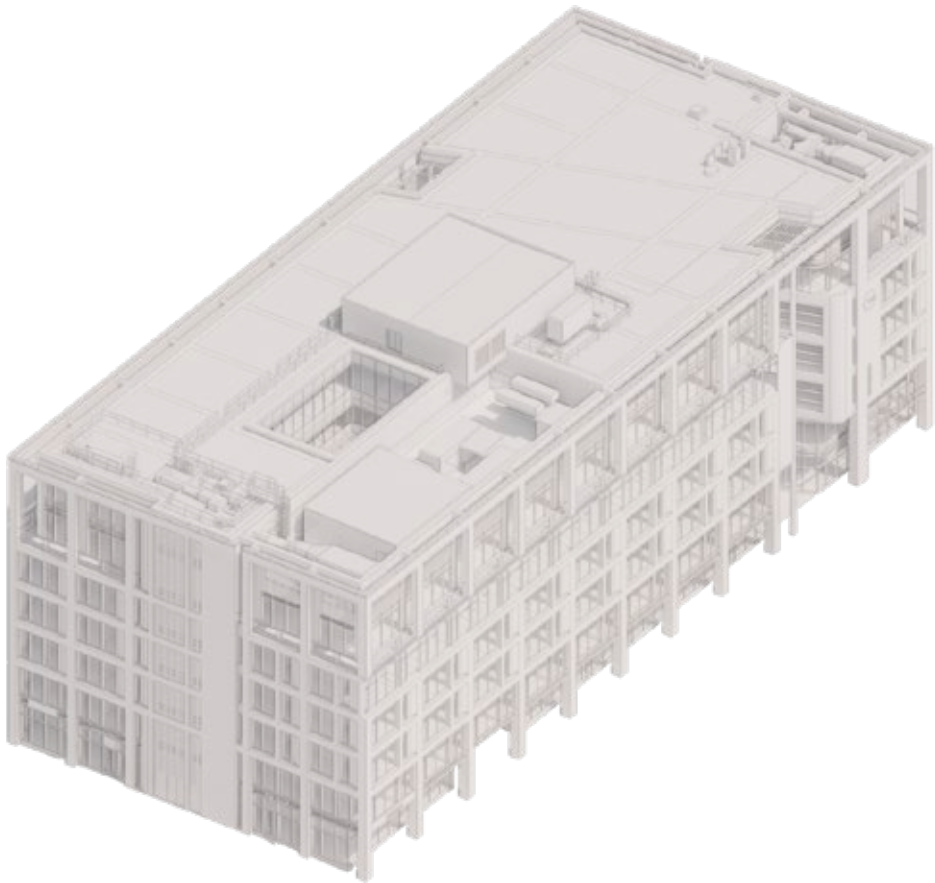
Arranged over 6 floors, One Piccadilly offers circa 144,000sq.ft of office space.

At ground floor, a variety of retail and food and beverage units are located around the periphery of the building; a walkway punches through the building which provides access to the office entrance and reception.

On the upper floors, typically office accommodation is offered, at Level 6 the sunken plant areas reduce the office offer.

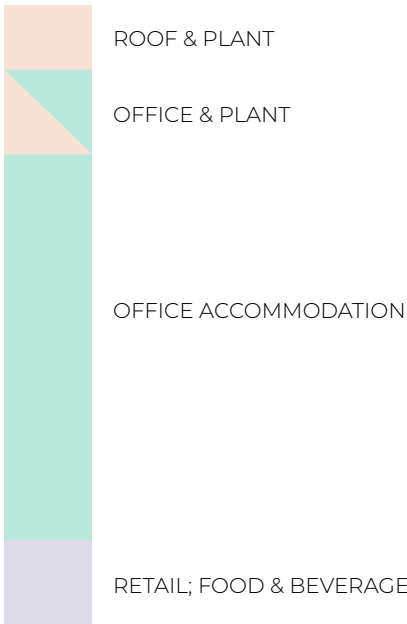
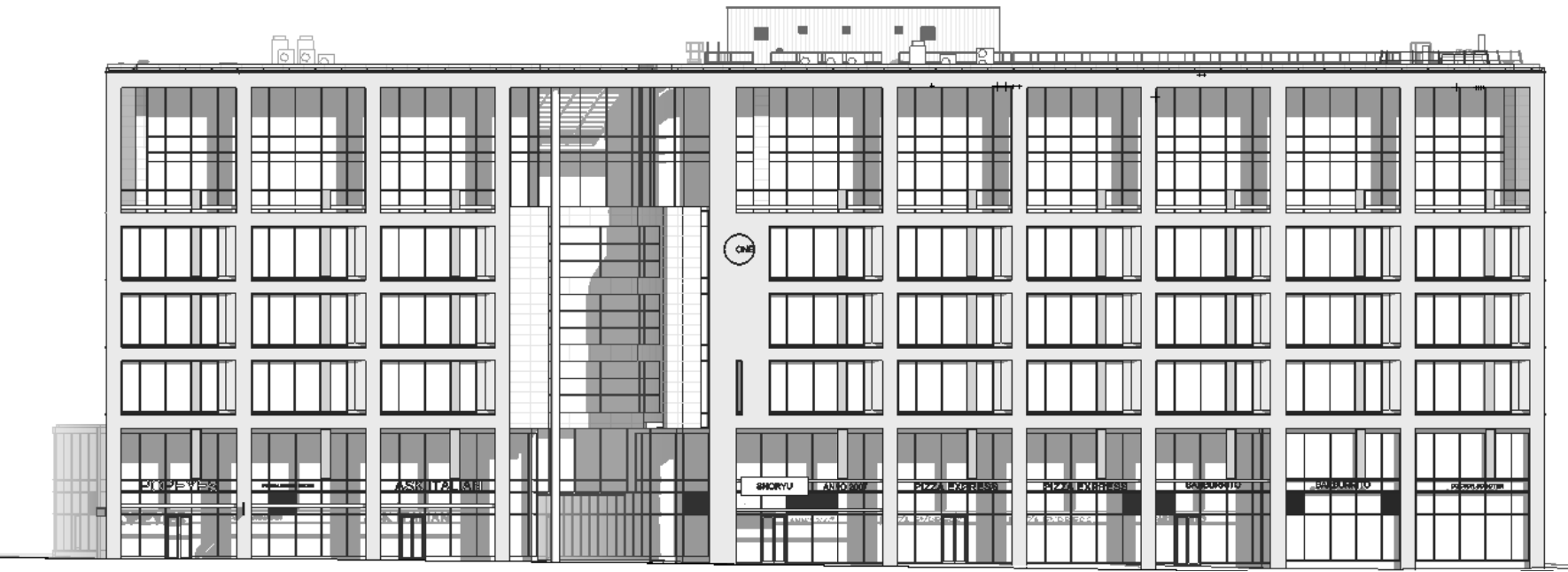
Below ground, 2 storeys of car parking & plant.

The building features a strong gridded brickwork facade with glazing between, set back at the lower and upper levels.



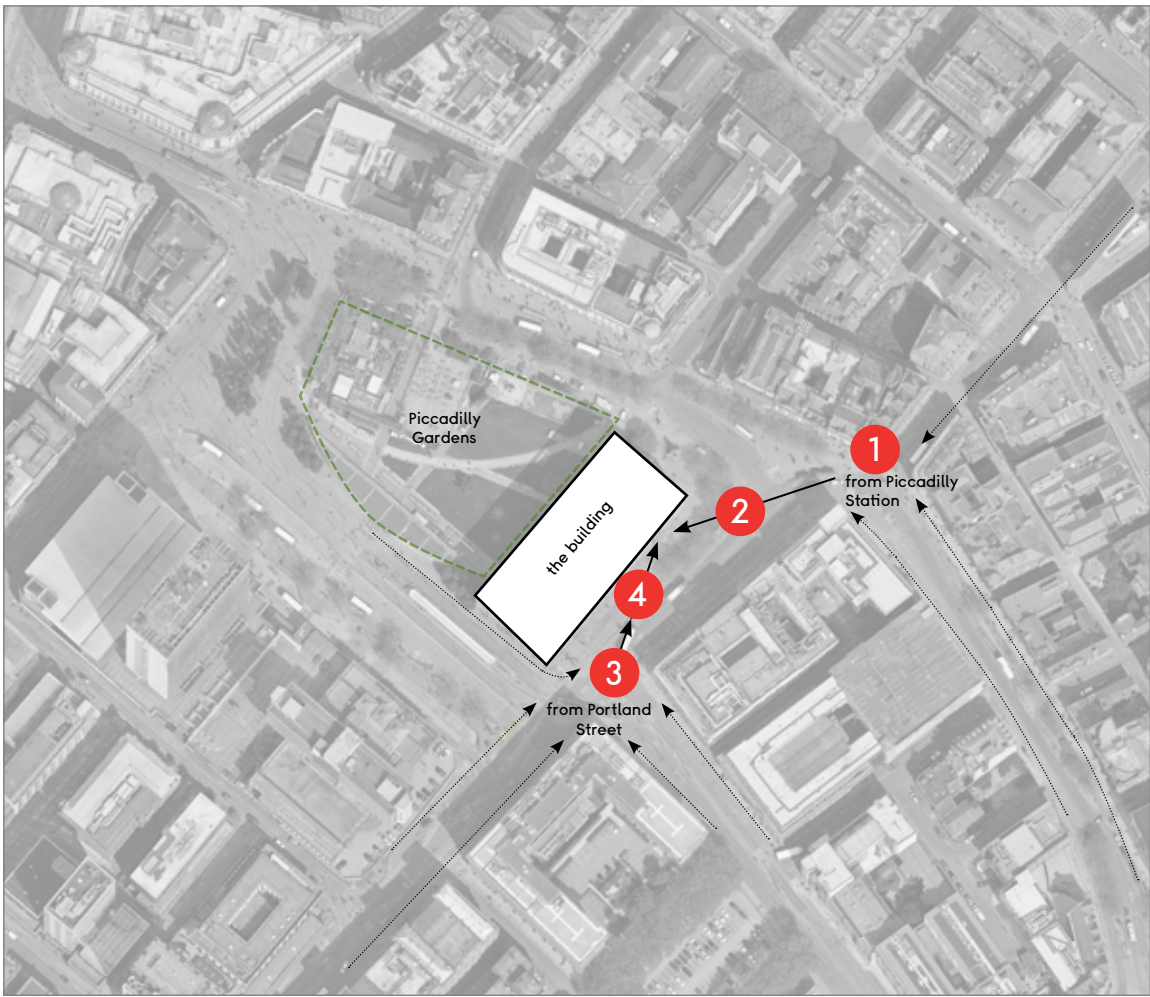
PORTLAND STREET VIEW

IMAGE CREDIT: ALLIES AND MORRISON



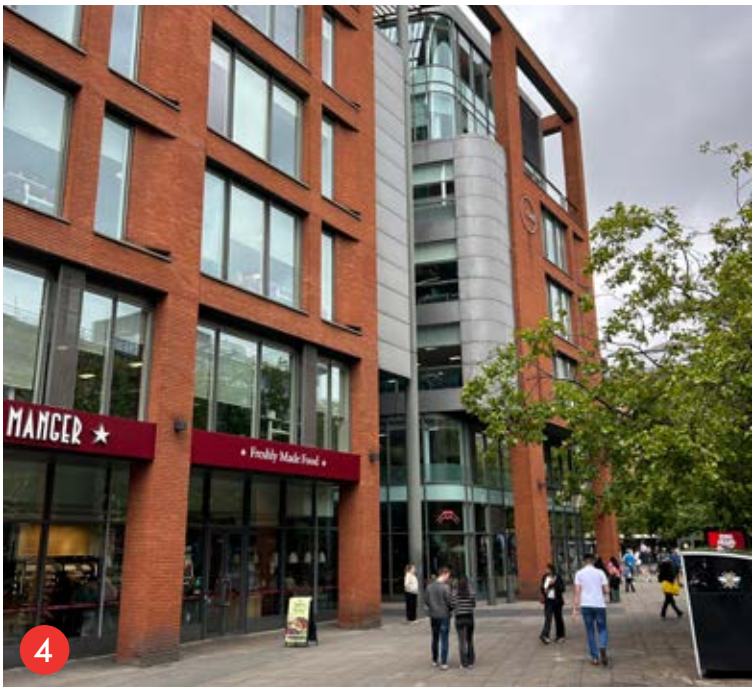
2.0 Assessment

2.2.2 ARRIVAL JOURNEY, FROM PICCADILLY STATION



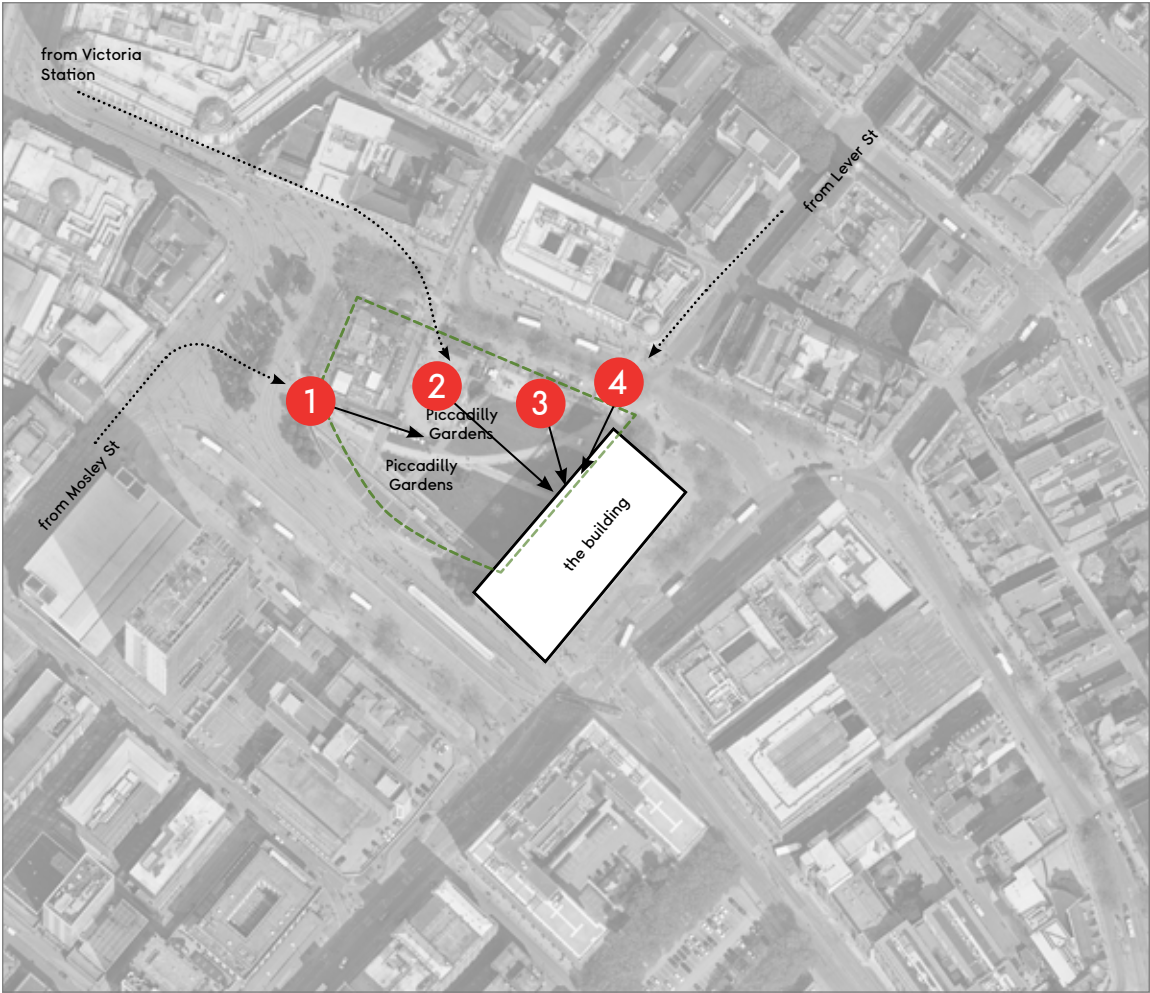
From Piccadilly Station and Portland Street

- The office entrance can't be seen on approach
- The prominent retail branding of Ask Italian, Pret features more heavily
- There is no office specific branding at pedestrian level to aid wayfinding to the office entrance



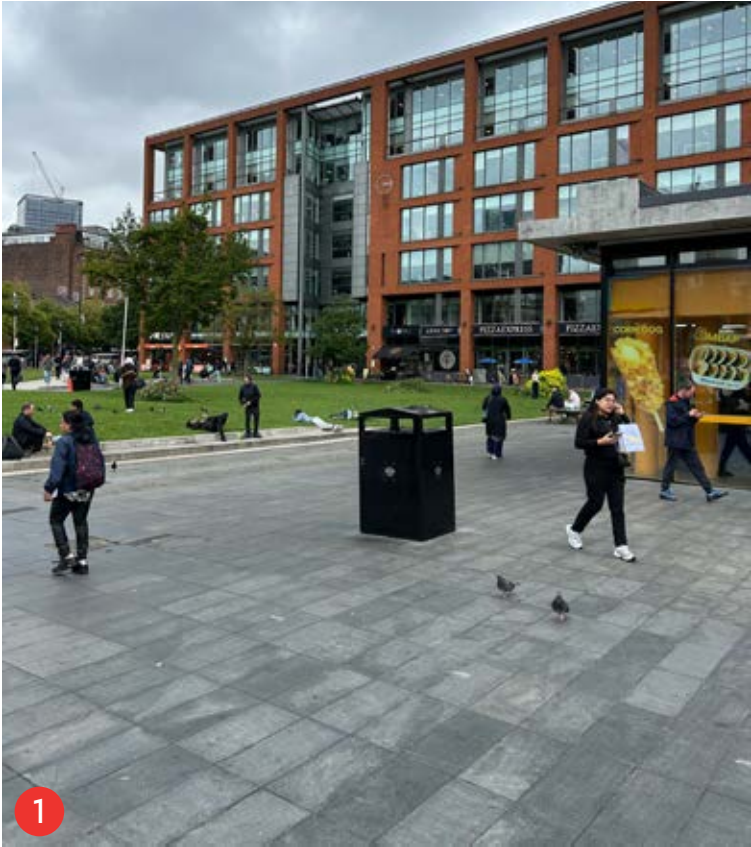
2.0 Assessment

2.2.3 ARRIVAL JOURNEY, FROM VICTORIA STATION



From Victoria Station and Piccadilly Gardens

- The office entrance can't be seen on approach
- The prominent retail branding of Ask Italian, Pop Eyes features more heavily
- There is no office specific branding at pedestrian level to aid wayfinding to the office entrance



2.0 Assessment

2.2.4 ARRIVAL JOURNEY, ENTRANCE



a defensive entrance
featuring solid metal security shutters to
revolving door; further security screens to the
reception glazing;
permanent security presence

within the walkway

Within the walkway, the office entrance is not immediately apparent as no signage or wayfinding is visible.

The walkway is an enclosed single storey, which results in low levels of natural light and unwelcoming appearance, contrary to modern office design.

Following recent damage, the revolving doors into the reception has had to incorporate a number of more defensive additions of solid metal security shutters and additional protective screens.

All of this negatively impacts the buildings arrival experience and creates a significant limiting factor to re-letting this building in the current market.

approach from Portland Street

2.0 Assessment

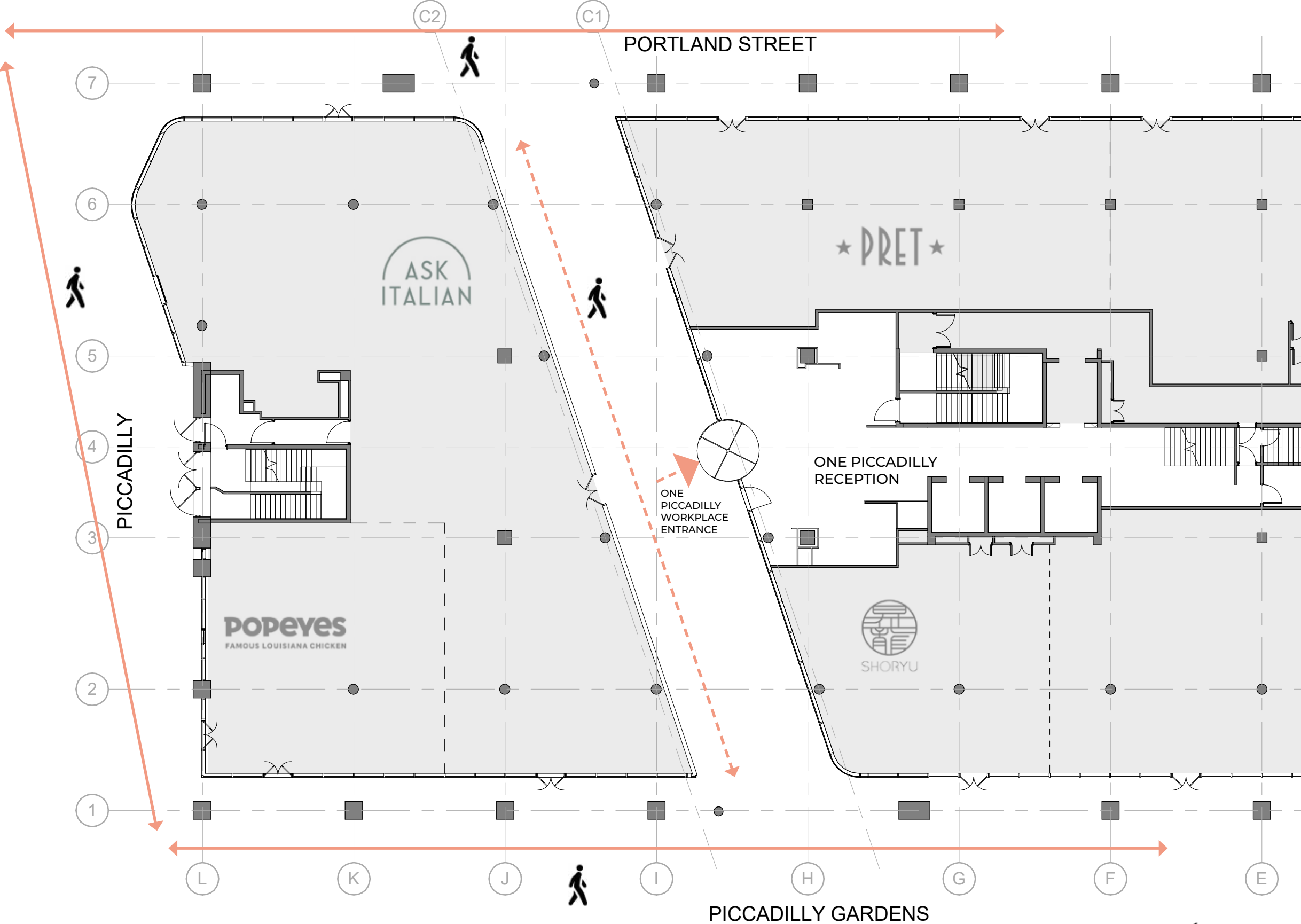
2.2.5 EXISTING GROUND FLOOR PLAN

OFF STREET ENTRANCE

The existing One Piccadilly workplace entrance is via the covered walkway and as such intuitive wayfinding and branding opportunities for the office entrance are poor.

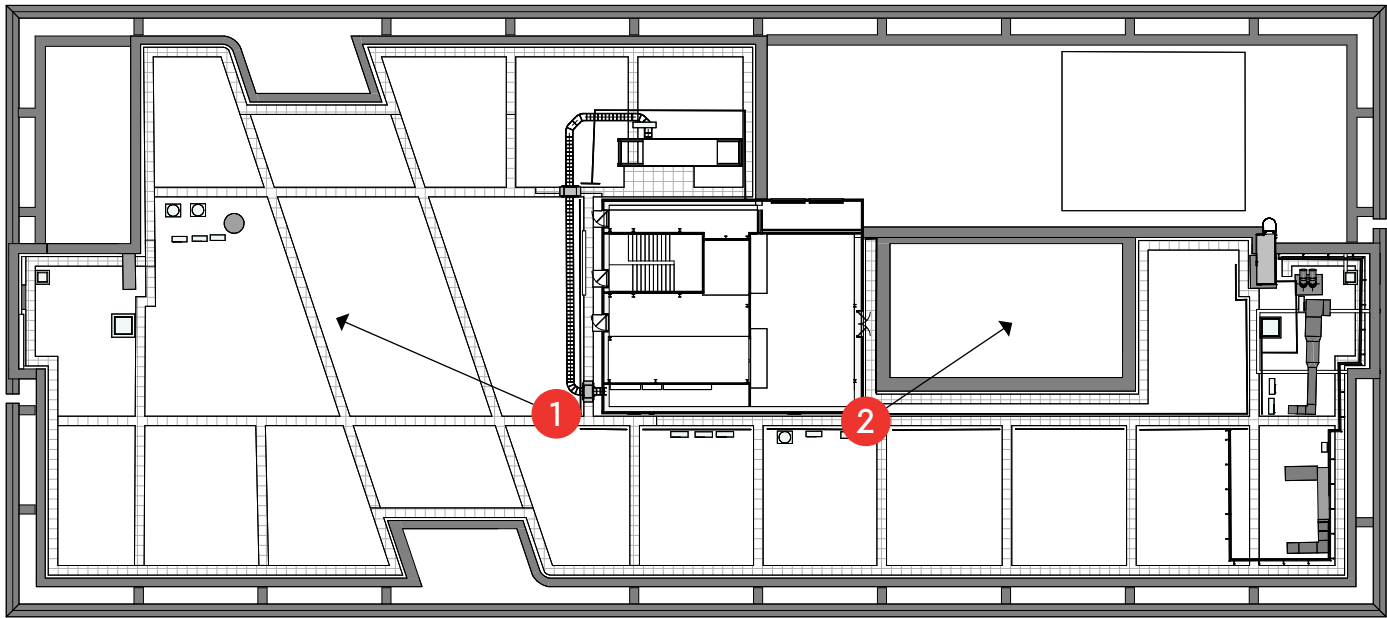
PEDESTRIAN ROUTES

The walkway and the immediate surroundings of the building are largely pedestrianised, featuring extensive pedestrian zones and high permeability across the site.



2.0 Assessment

2.2.6 EXISTING ROOFSCAPE



ROOFSCAPE PHOTO FACING NORTH

- 1 GRAVEL ROOF COVERING
- 2 LIFT OVERRUN AND PLANT AREA
- 3 SUNKEN PLANT AREA (LEVEL 6)
- 4 GENERATOR, ROOFTOP
- 5 ATRIUM LIGHTWELL SERVING LOWER FLOORS

 EXTENT OF ROOFSCAPE AVAILABLE FOR DEVELOPMENT

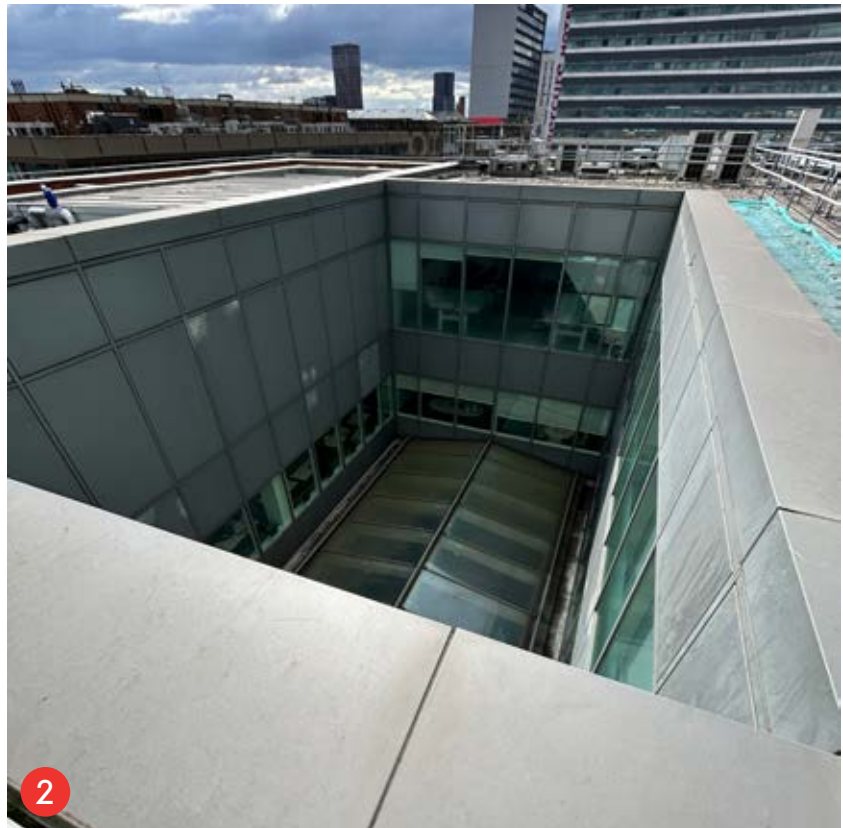
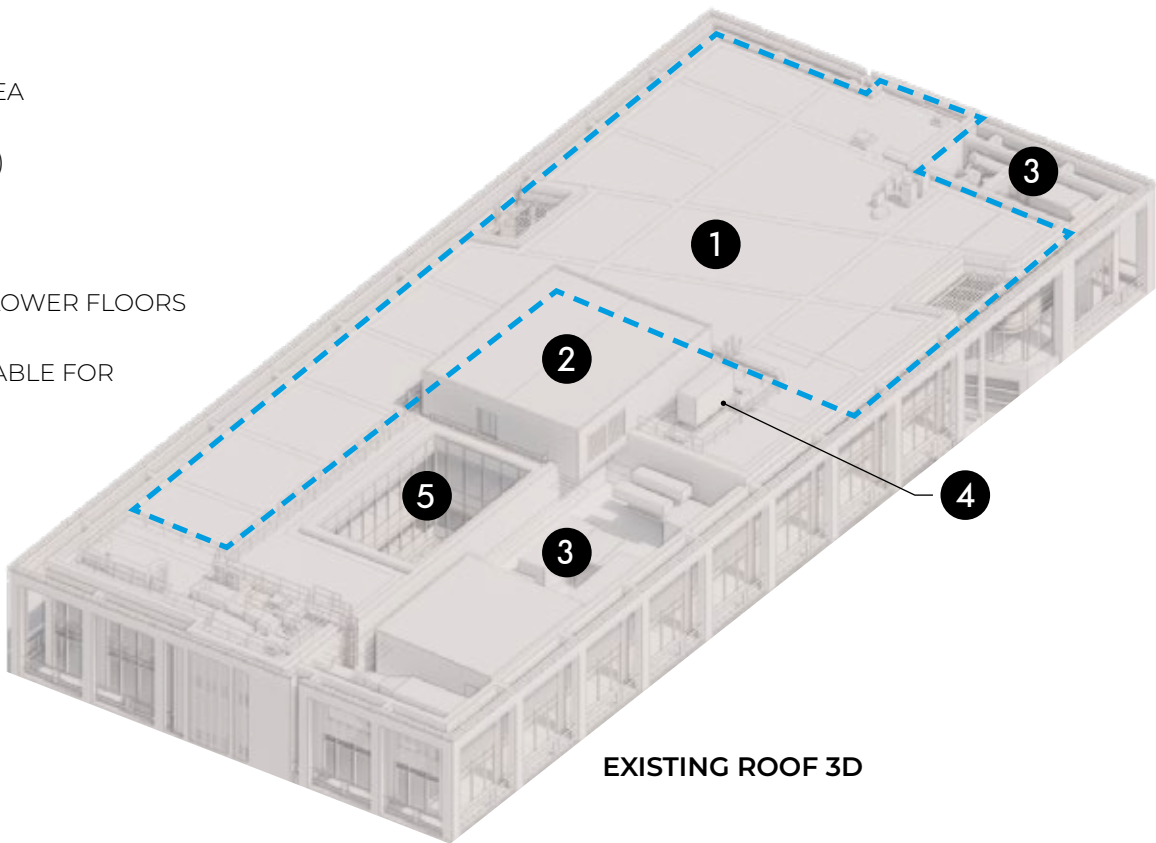
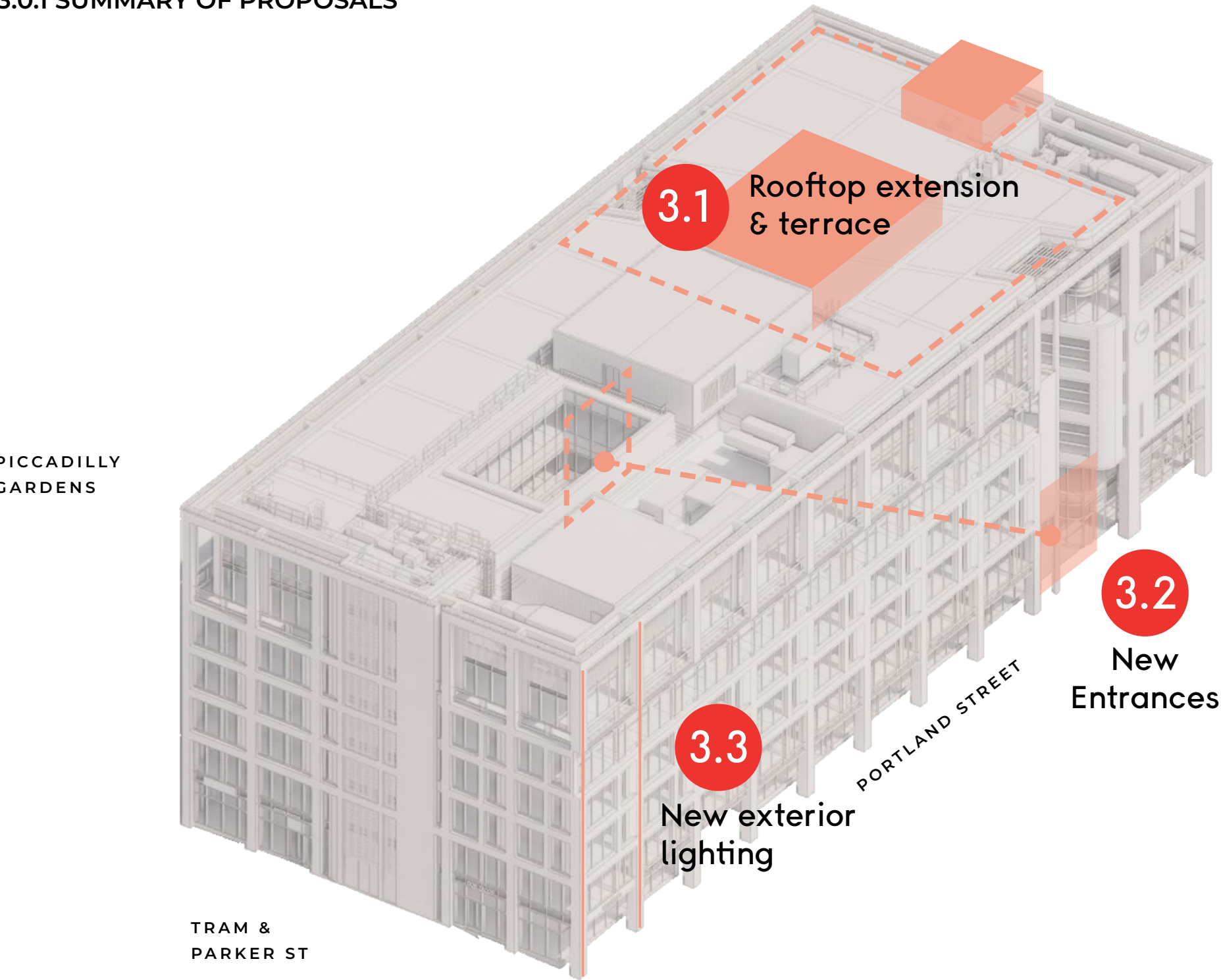


PHOTO DOWN INTO ATRIUM

3.0 Design Proposals

3.0 Design Proposals

3.0.1 SUMMARY OF PROPOSALS



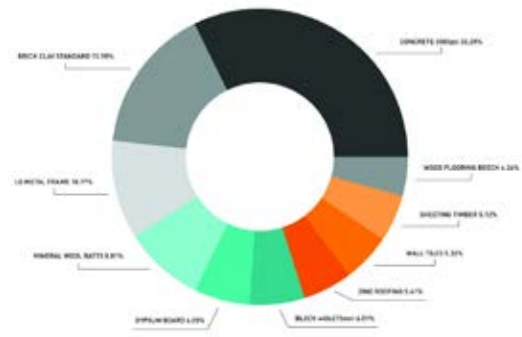
3.4 Sustainability Initiatives

Positive increase in biodiversity through rooftop planting

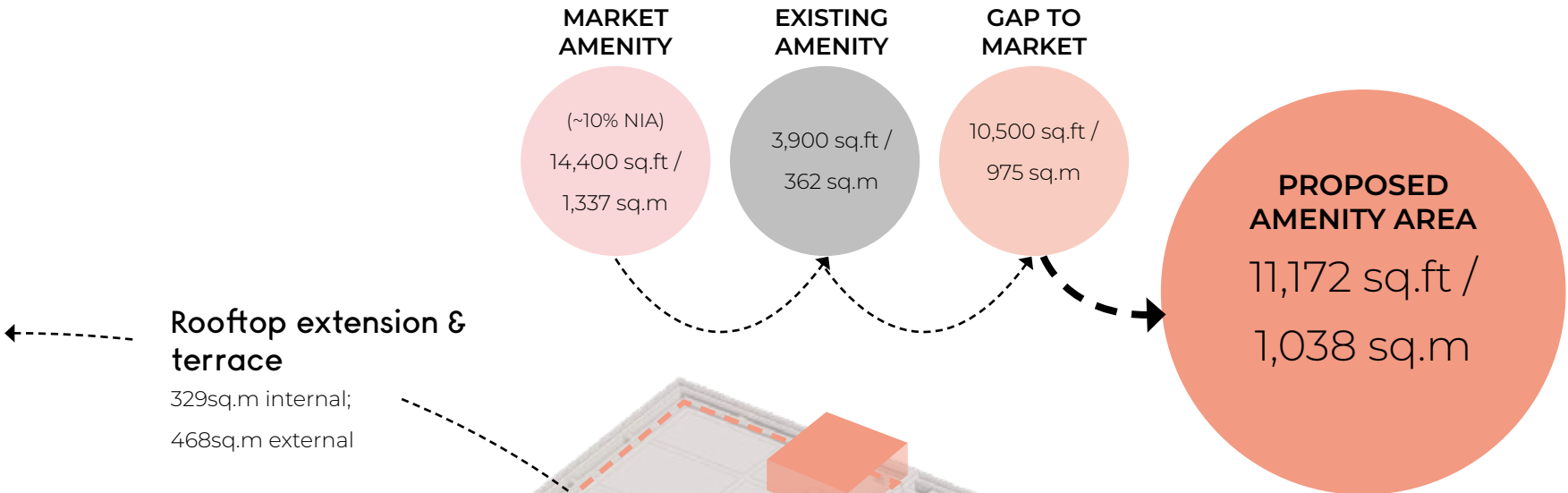
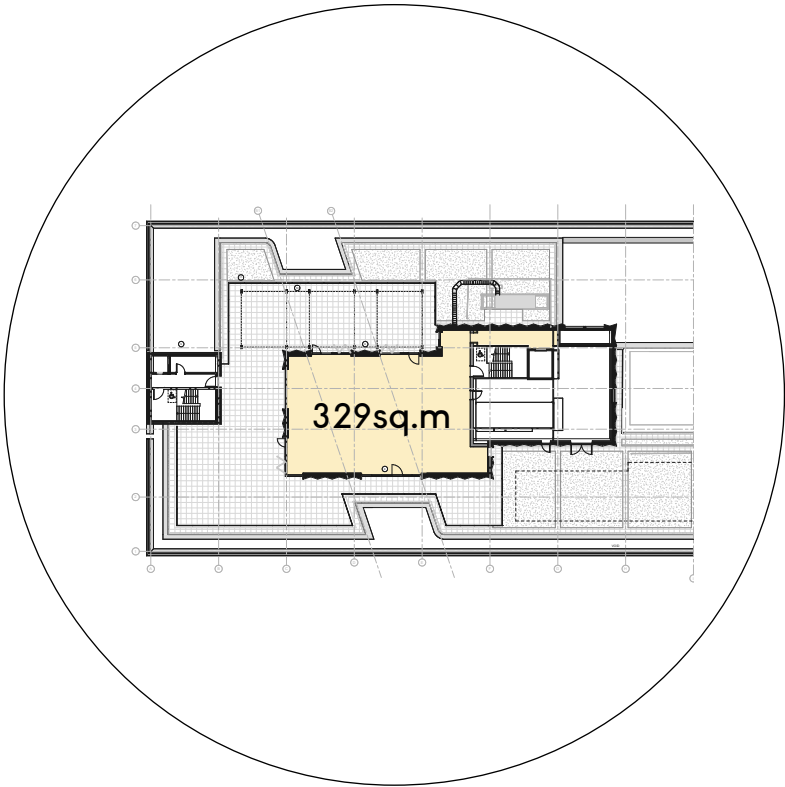
New PV array
+1000sq.m of PV =
95,000kW array

BREEAM[®]
Very Good
★★★★☆

Embodied carbon assessment



3.0 Design Proposals



Rooftop extension & terrace
329sq.m internal;
468sq.m external

The proposed additional floorspace exceeds the gap to market and would bring the buildings amenity provision in-line with market expectations

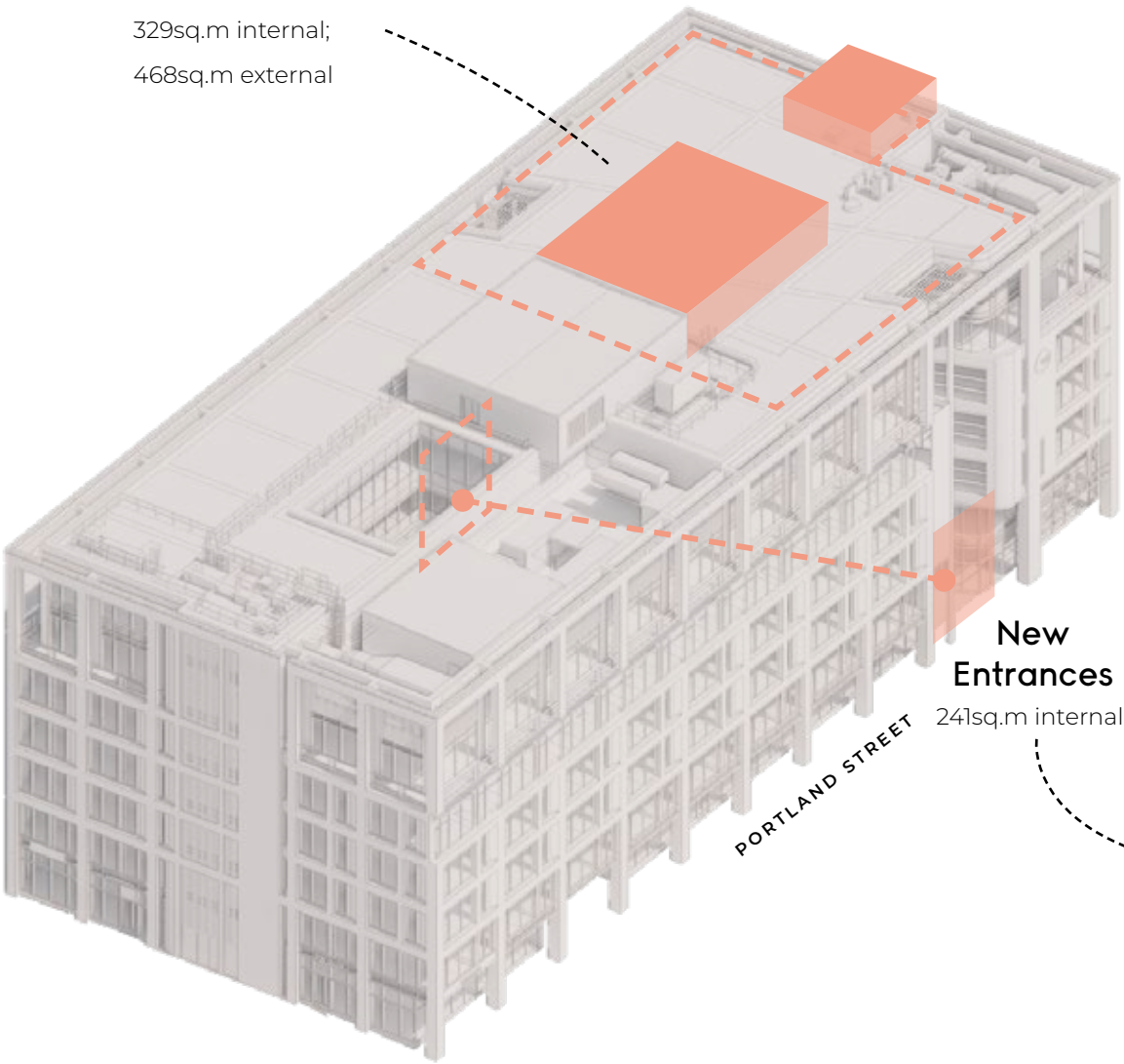
3.1.1 USE & AMOUNT

To provide the building with additional amenity space, it is proposed to develop:

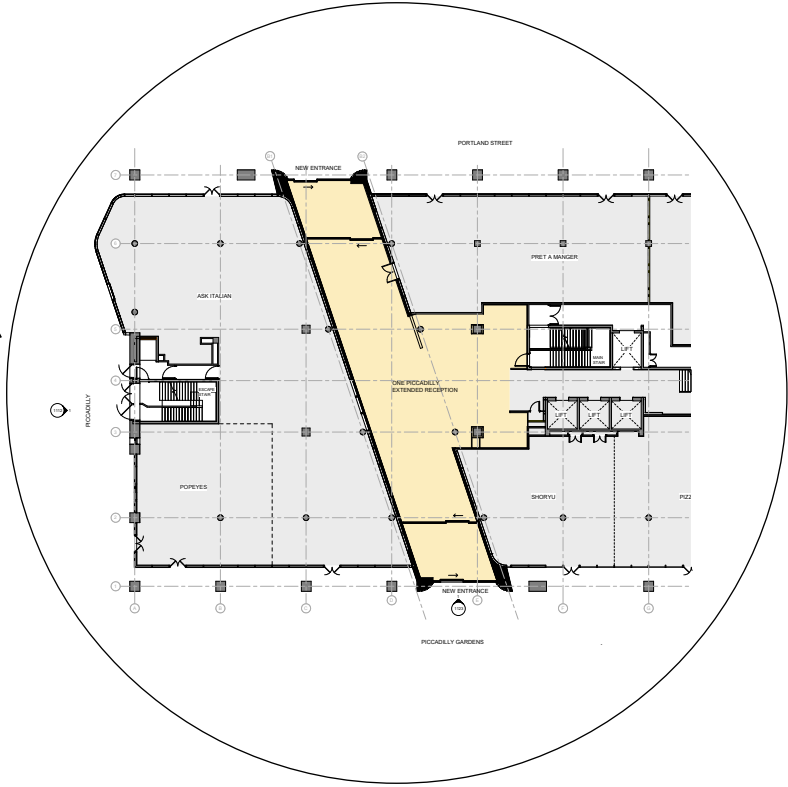
A rooftop extension and landscaped terrace providing 329 sq.m of internal space and 468 sq.m of external space:

An extended reception and business lounge through closure and development of the walkway providing 241sq.m of additional floorspace., alongside the development of two new building entrances.

The overall increase to the floorspace of the building does not increase the net lettable office accommodation.



New Entrances
241sq.m internal;



3.0 Design Proposals

3.2.1 POSITION & LAYOUT - ROOF TERRACE

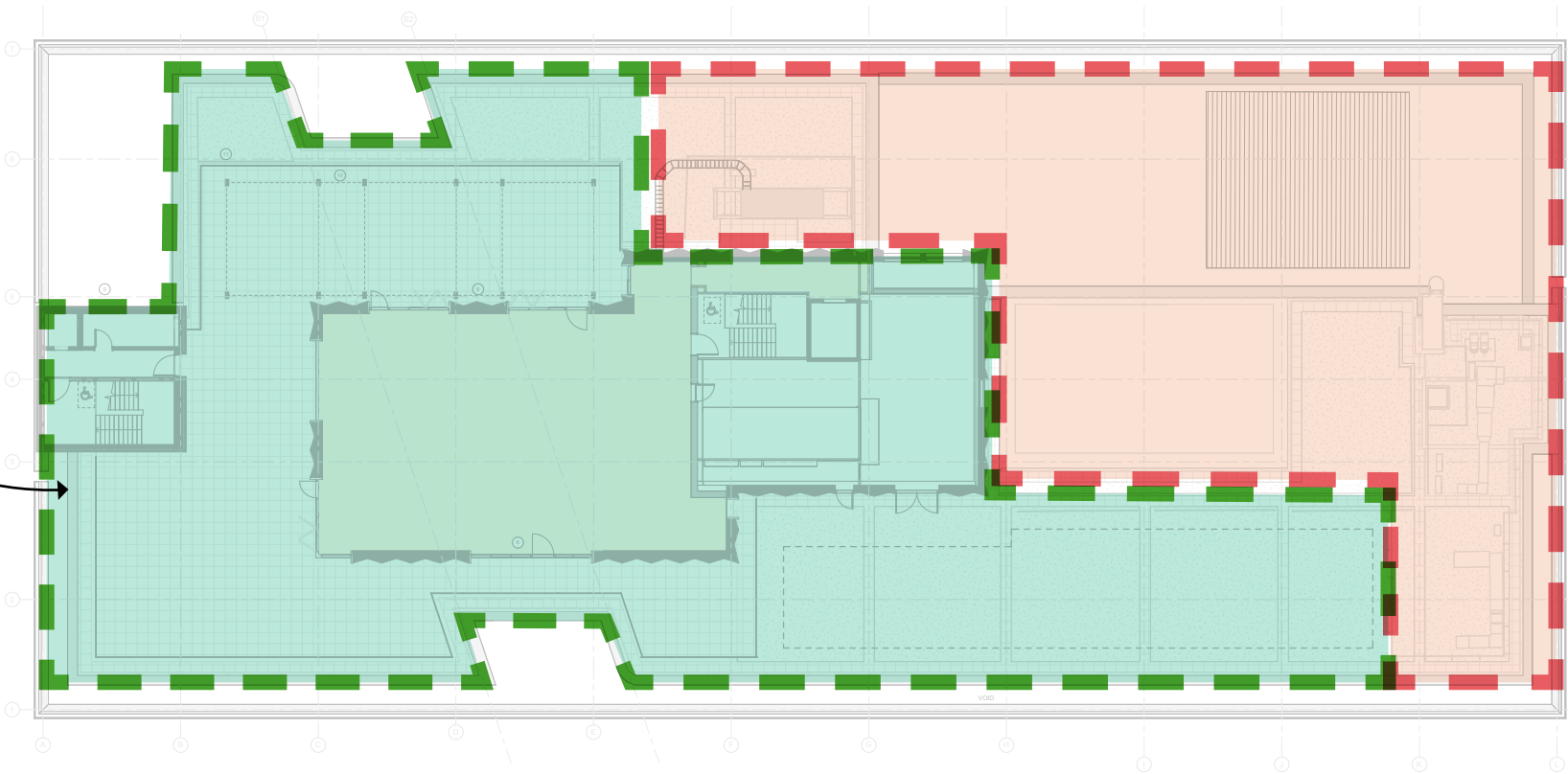
POSITION

The extension is focused toward the north east area of the existing roof, away from the existing atrium and plant areas.

It provides views over Piccadilly Gardens and extended external terraces to three sides to provide multiple aspects.

The extension is predominantly set inbound from the main facades - the exception being the extended fire fighting lift, lobby and stair as required for fire escape purposes.

VIALE AREA
FOCUS OF
EXTENSION &
TERRACE



PLANT AREAS,
NOISE AND ATRIUM
VOIDS

OVERALL ROOF PLAN

3.0 Design Proposals

3.2.1 POSITION & LAYOUT - ROOF TERRACE

NEW AMENITY

A rooftop extension that extends North from the existing rooftop structure, positioned within the developable roof area and away from noise sources.

The existing lift motor room provides the primary access to the new amenity space via the vertical extension of an existing lift.

LANDSCAPED ROOF TERRACE

To accompany the amenity, an extensive scheme of hard and soft landscaping is proposed to the new roof terrace which provides an abundance of greenery; this is combined with a range of seating and variety of areas to support the new amenity offer.

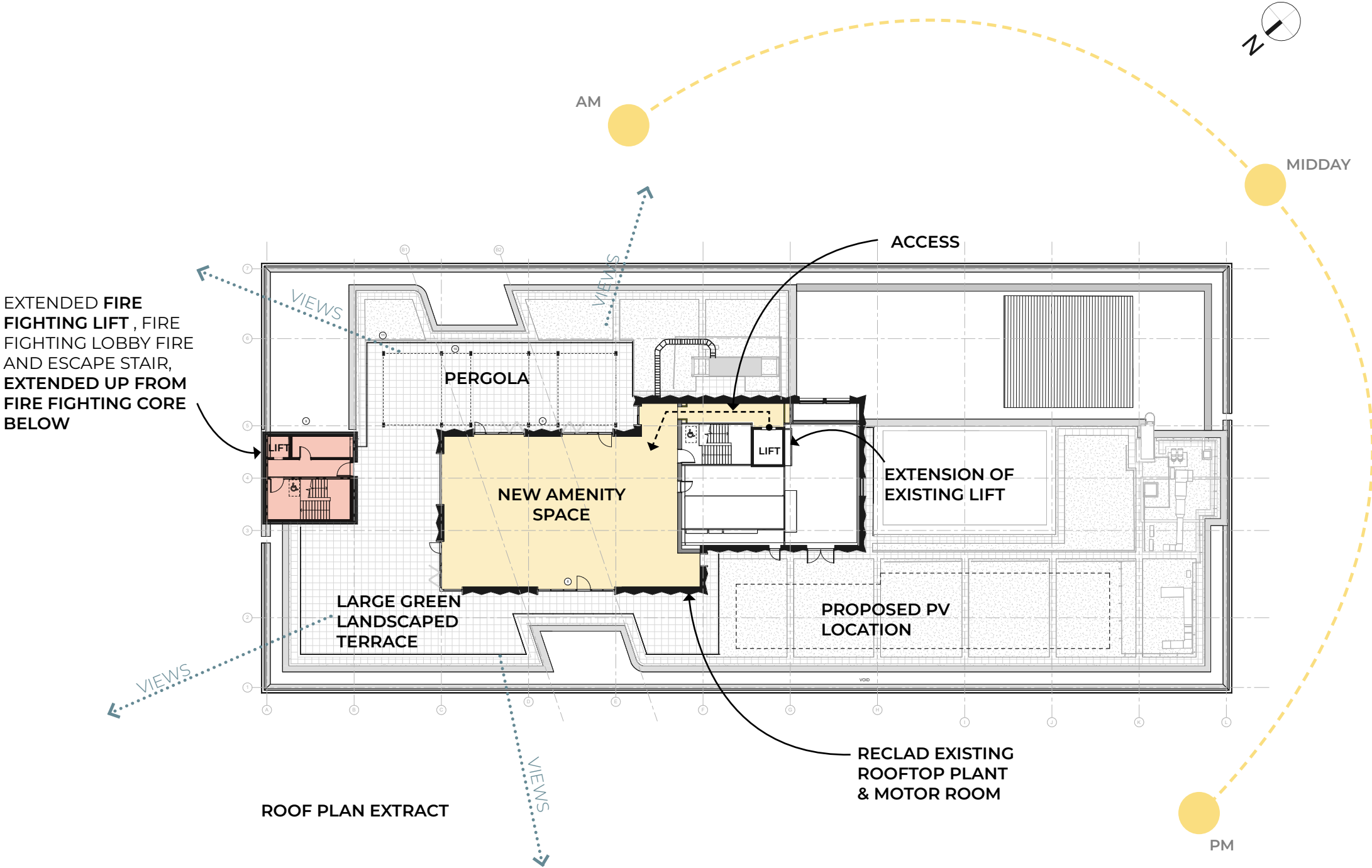
SHADE

A pergola is proposed to the south elevation to provide cover and shading options to the roof terrace, this is deliberately positioned on the south facing terrace for maximum benefit to tenants and the building.

FIRE ESCAPE FIRE FIGHTING LIFT, A REGULATORY REQUIREMENT

To meet regulatory requirements and owing to the height of the building a fire-fighting lift and second means of escape are required to this floor.

The existing fire fighting lift is extended up alongside provision of a fire fighting lobby and accompanying staircase



3.0 Design Proposals

3.2.1 POSITION AND LAYOUT - ENTRANCE & RECEPTION

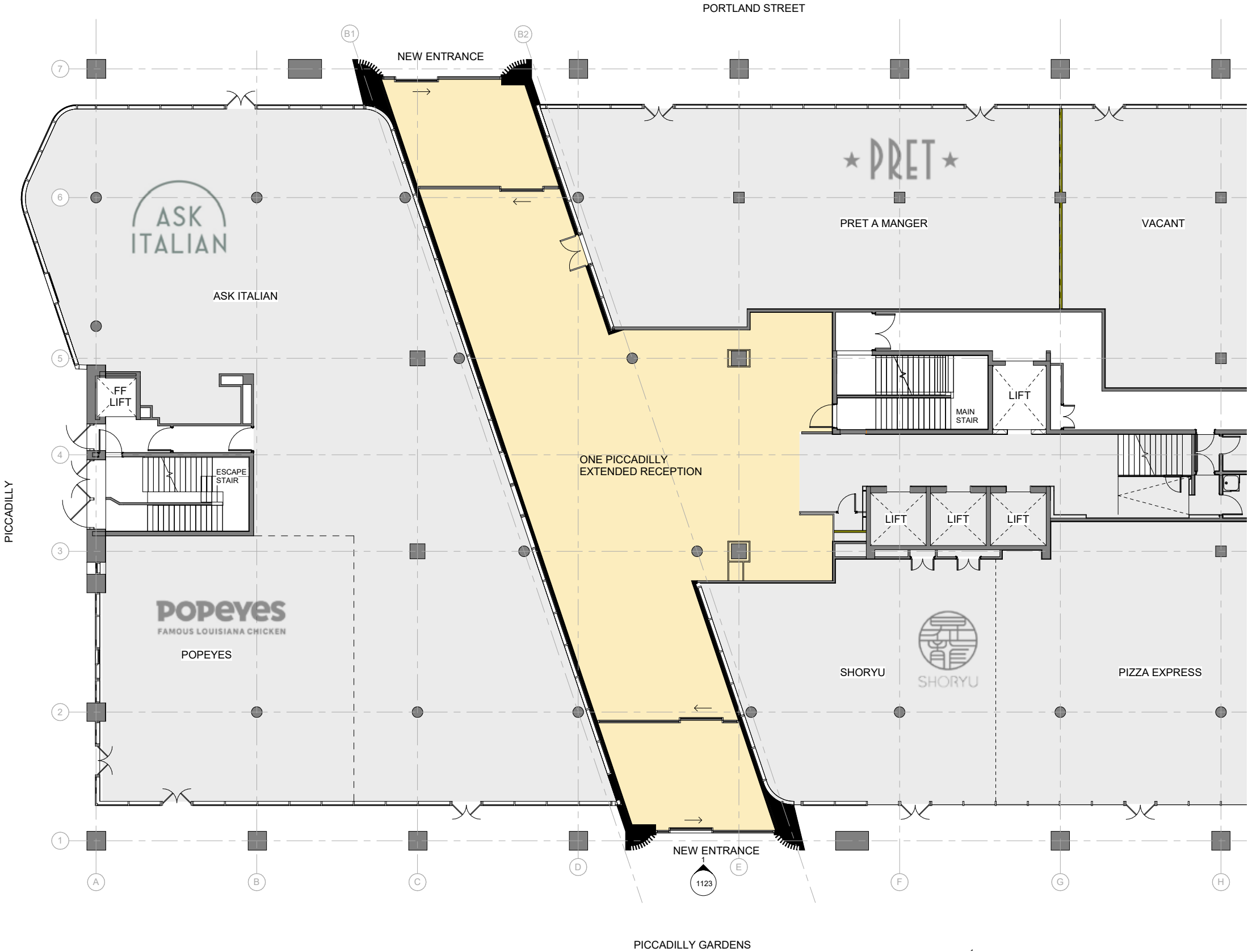
ENCLOSING THE WALKWAY

It is proposed to enclose the walkway and extend the reception out to the periphery of the building.

This approach provides new entrance opportunities for the office and the opportunity for a business lounge at the ground floor whilst addressing the ongoing concerns regarding undesirable use of the space.

NEW ENTRANCES

Two new entrances are indicated and pushed out to building periphery to improve the workplace entrance visibility, wayfinding and branding opportunities.

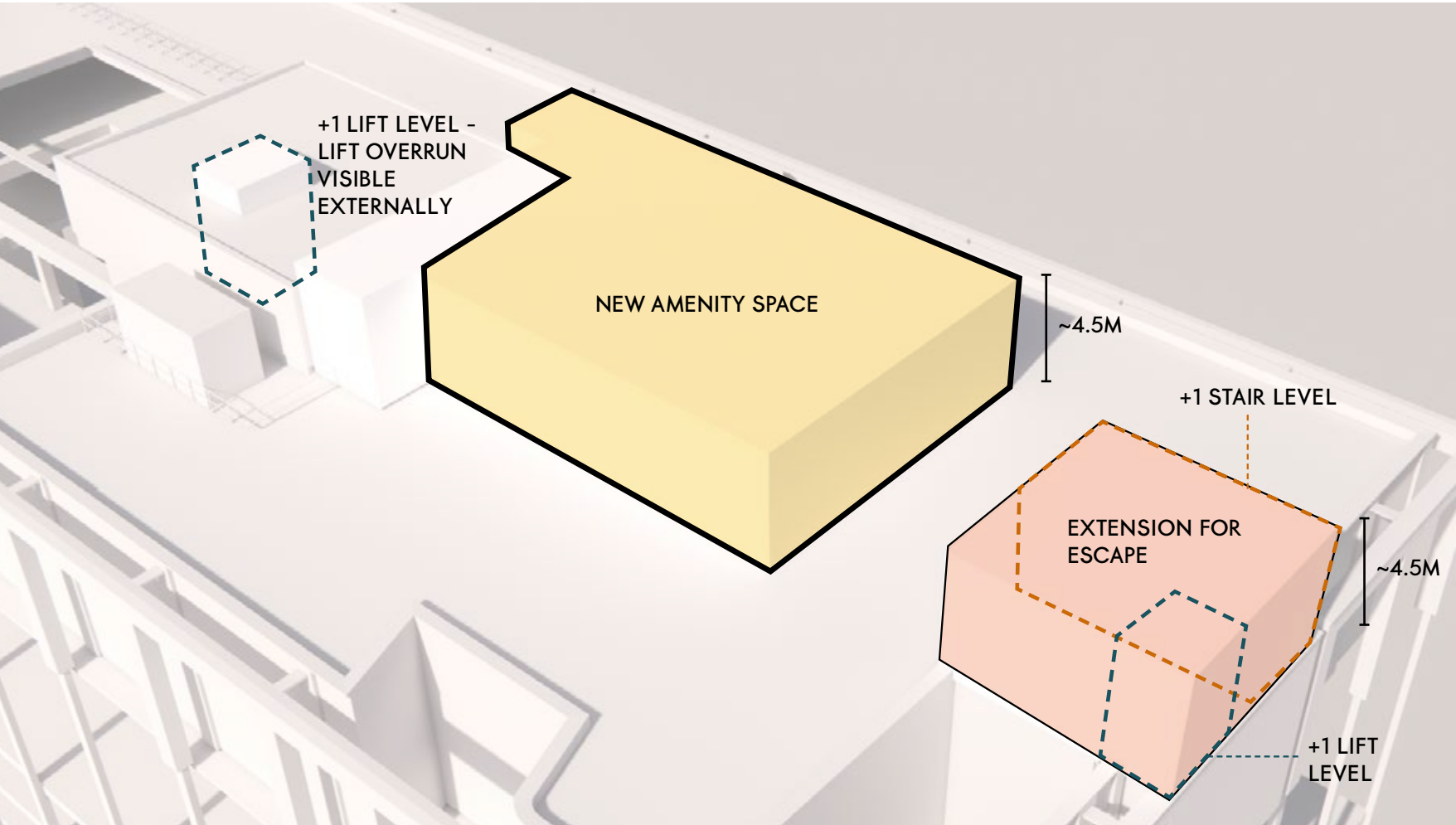


3.0 Design Proposals

3.3.1 HEIGHT, SCALE & MASSING - ROOFTOP

The proposed heights are strongly influenced by the requirement to introduce fire fighting lift access to this floor and the heights required by lift regulations at a min.4.5m above the floor level it serves.

The proposal is to create a new single height across the roofscape as opposed to having multiple heights. The volumes of the extensions are identified and indicated opposite alongside the stair and lift extensions required to access and safely escape from the rooftop.



A FIRE FIGHTING LIFT IS REQUIRED BY FIRE REGULATIONS
LIFT REGULATIONS REQUIRE A MIN.4.5M HEIGHT ABOVE THE FLOOR IT SERVES

3.0 Design Proposals

3.3.2 HEIGHT, SCALE & MASSING - ENTRANCES

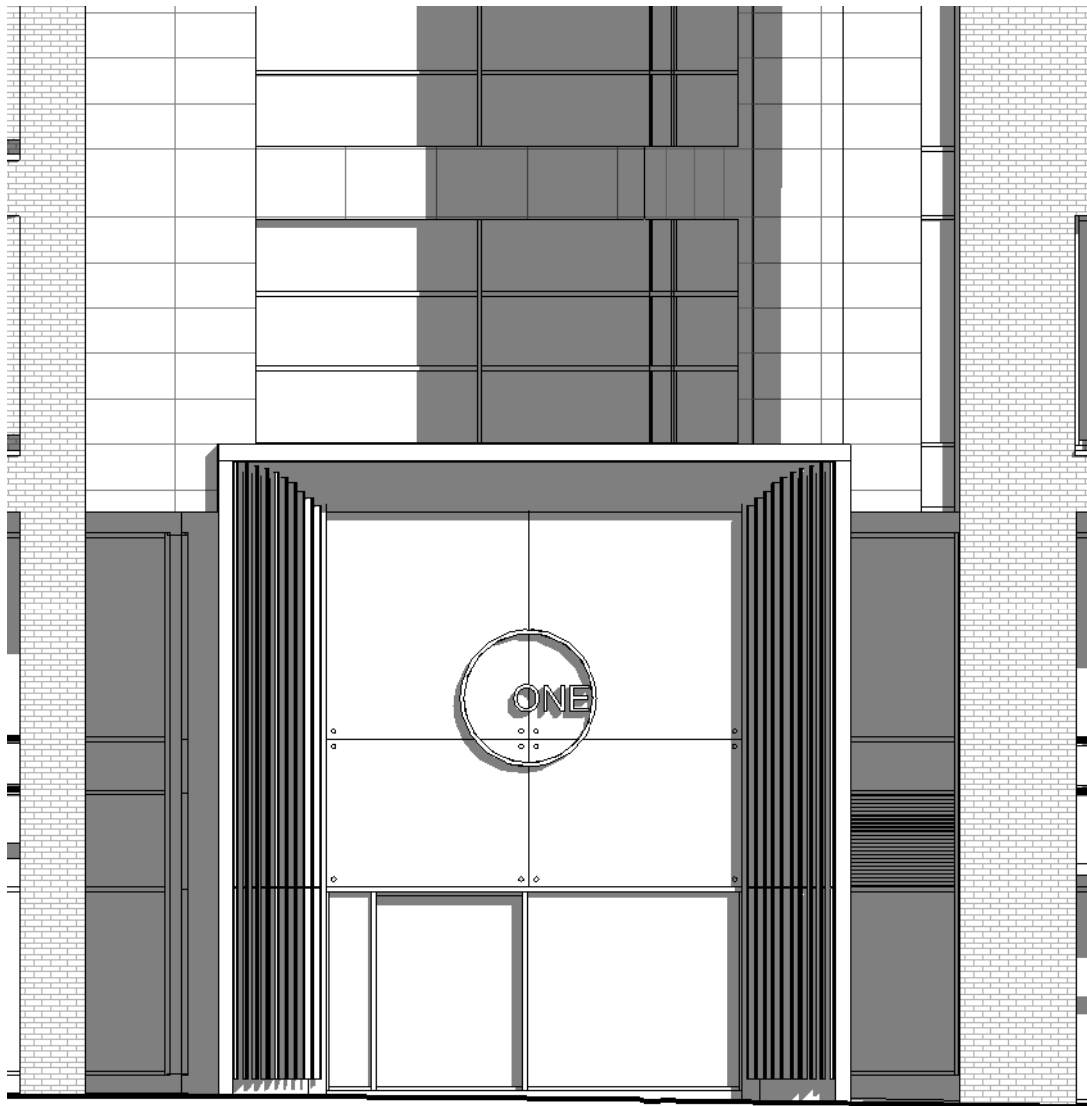
DOUBLE HEIGHT & IMPACT

To create an impactful entrance, a double height entrance is proposed which would significantly improve visibility and wayfinding of the workplace entrance, in addition to making it more proportional to the size of the building it is serving.

SCALE & HIERACHY

The scale of the proposal echo's the elevations of the existing building - conceived as a portal within a portal;

The additional height of the entrance also introduces heirachy to the entrance in comparison the commercial units that surround it.



Signage is indicative only.

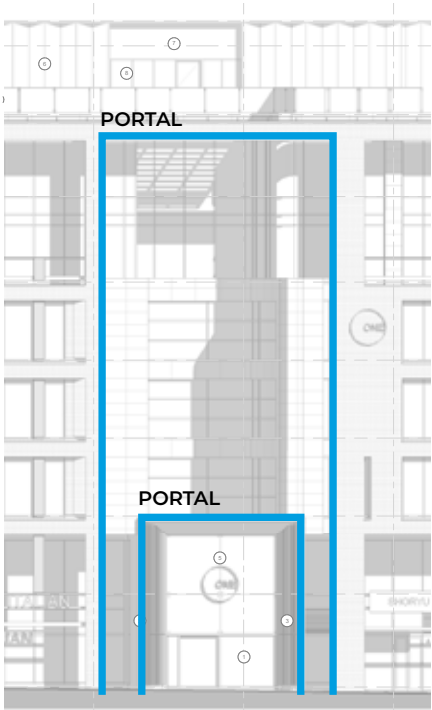
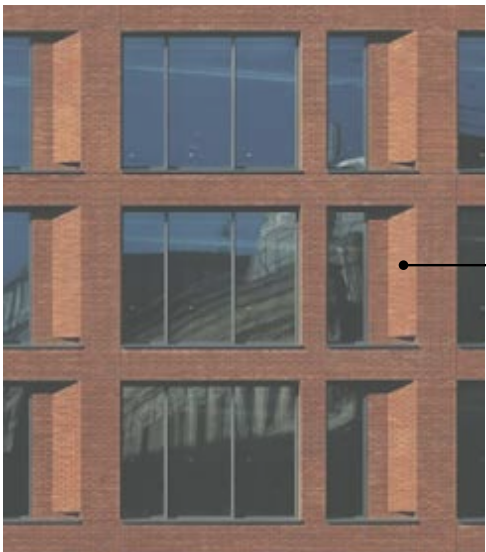


DIAGRAM:
WINDOW
CHAMFER

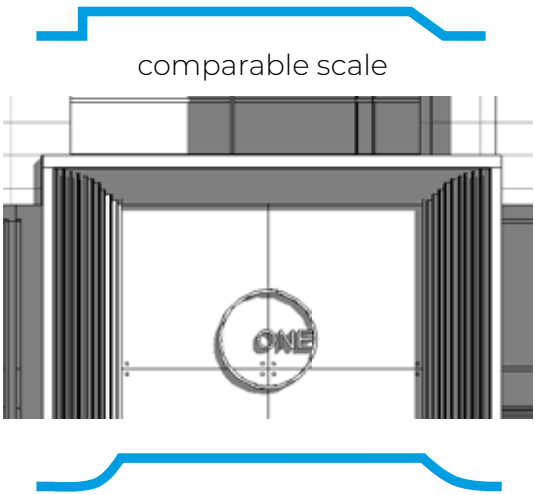
DIAGRAM:
ENTRANCE
CHAMFER



echoing the existing

Window chamfers feature heavily across the majority of windows on the existing elevations;

the proposed entrance incorporates this into it's arrangement to echo the existing forms



Echoing the language of the existing window detailing, the proposed entrances become a seamless architectural gesture—an elegant dialogue between old and new to enrich the character of the building

3.0 Design Proposals

3.4.1 APPEARANCE & MATERIALS - PRECEDENT - ROOFTOP

Conceived as a jewel-like addition crowning One Piccadilly, the new intervention features a lightweight, folded façade that introduces visual interest through shadow, depth, and texture.

This is complemented by finely detailed, crisp edges and carefully proportioned punched openings. Further opportunities exist to incorporate perforation, pattern, and colour, elements which may be echoed within the interior design to create a cohesive and expressive architectural language.



lightweight
jewel
folded facade
abundant greenery
day & night
activation
carefully
proportioned



3.0 Design Proposals

FORM

A folded form is proposed to the facade of the extension in response to the strong grid of the existing facade and the folded feature to the majority of windows; it imbues a sense of woven texture.



MATERIALS

The primary facade materials proposed are lightweight, complimentary to the existing building, and textured.



JADE GREEN FOLDED METAL

A soft green addition to the top of the building to compliment the dominant brickwork tones of the existing building. Concieved as a modular folded metal cladding panel



TIMBER ACCENTS

The pergola is proposed to be wooden to add warmth and complimentary tones to the primary green facade



RED BRICK

Selected to mute the volume of the access extension on the edge of the building whilst making direct allusions to the jewel-like crown that the extension seeks.

3.0 Design Proposals



ESCAPE EXTENSION

The vertical extension of the fire-fighting lift and escape stair is monolithic in design and clad in red brick to mute it's visual presence. The projecting pattern is to be developed.

AMENITY EXTENSION

The folded green panels feature across the amenity rooftop extension and are proposed to re-clad the existing rooftop structure. Flat panels are indicated over doors to give relief and visual interest at these points.

EXTENSIVE ROOFSCAPE

The extensive planting and seating improves biodiversity across the roofscape and provides visual interest and varied seating areas.

3.0 Design Proposals



WINDMILL GREEN



11 YORK STREET

3.4.2 APPEARANCE & MATERIALS - PRECEDENT - ENTRANCE

A number of the local workplace precedents and comparative market offers feature double height entrance spaces at the point of entry, with feature walls within and visibility through and beyond into the space.



BLOC

height
visibility
greenery
lighting



AVIARY

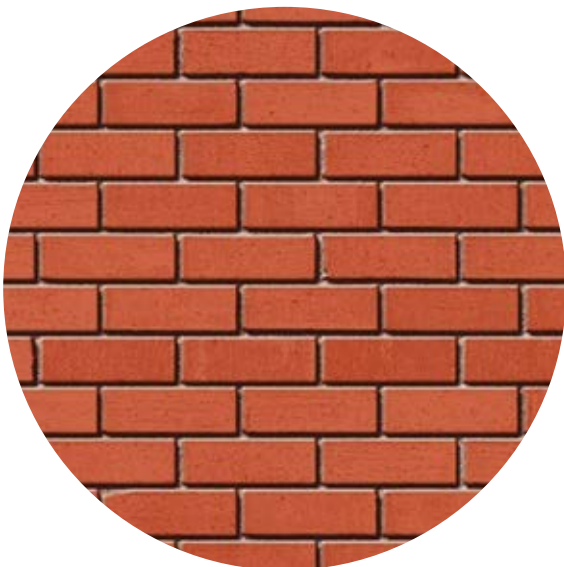
3.0 Design Proposals

COLOUR & MATERIALS

The potential facade materials are under consideration with key characteristics sought being: complimentary to the existing building, robust in the pedestrianised areas and textured.



complimentary tones
mixture of textures
colour
solidity, robustness at pedestrian heights



EXISTING RED BRICK



RED TERRACOTTA CAST



3.0 Design Proposals



3.4.2 APPEARANCE & MATERIALS

CURVED REVEALS

The curved form reflects symmetry between the entrance and the structure above.

RED TERRACOTTA

The entrance approach is a red terracotta cast shown through the Design and Access Statement that is complimentary to the tones of the existing brickwork and offers texture and colour to the building entrance and arrival, with the vertical orientation emphasising height. The final colour scheme is to be confirmed through conditions discharge and agreement with the Local Planning Authority.

CAST SURROUND

A cast surround offers solidity and robustness with the ability to compliment the existing brickwork texture.

MINIMALIST GLAZING

A minimal planar glazing system is proposed to the entrance to maximise views to the enhanced reception within.

WAYFINDING

Notably the subject of a separate application, the proposed signage position improves wayfinding and brings the building's signage down to a more human level.

3.0 Design Proposals

3.5.1 SUSTAINABLE DESIGN

DEVELOPER LED OBJECTIVES

Legal and General are keen to set the standard for responsible development and building ownership. As a responsible developer and landlord, Legal and General have a suite of design objectives which focus on the creation of sustainable asset.

ARCHITECTURAL DESIGN

Material selection has focused on durability of materials with particular emphasis on areas with heavy pedestrian exposure.

Flexibility and adaptability has been designed into the spaces proposed to facilitate multiple functions from larger group meetings, to smaller gatherings.

Sustainability is a core focus of this project, with careful consideration of materials, energy consumption, and subsequent embodied carbon. An embodied carbon assessment is underway to guide material and equipment selection.

The project aims to achieve at least a BREEAM Very Good certification. A qualified BREEAM assessor has been appointed to support the design team in establishing a clear strategy to achieve this rating during both the design and post-construction phases.

INCREASING BIODIVERSITY

Central to the rooftop proposals is the introduction of an extensive soft landscaping scheme which will substantially improve the biodiversity of the building, replacing the flat grey gravel with a greenscape of varied height and colour.

3.6.1 ACCESS

Level access is provided to all the publicly accessible proposals described within this document including the extended reception and all elements of the rooftop extension.

3.0 Design Proposals

3.6.1 WASTE STRATEGY

The vehicular service access is from Portland Street is from the loading bay to the South East side of the building. The route to the bin store is through a secure access controlled door through to the goods lift. The bin store is located in the lower basement this stores the retail, commercial and office Waste in segretated bins. The bins are brought to ground level by the facilities management team ready for collection. See below breakdown of the existing waste strategy.

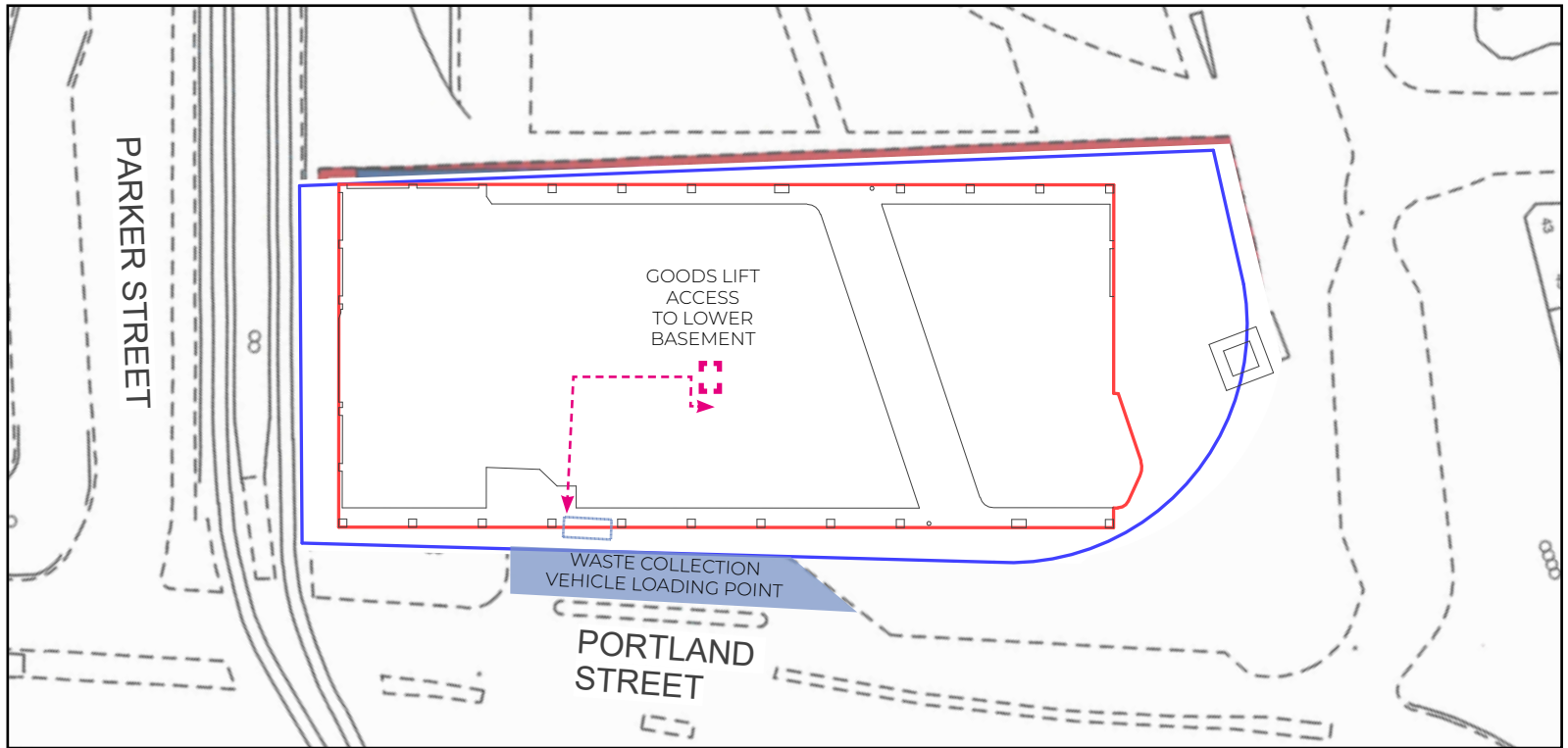
WASTE STREAM	CONTAINER TYPE	NO. CONTAINERS	COLLECTIONS/ WEEK
Food Waste	240L	4	5
General Waste	660L	10	7
Food Waste	240L	1	5
General Waste	660L	3	7
DMR	660L	1	1
Paper and Cardboard	660L	10	7
Glass Waste	240L	6	7

Currently the office tenants use a waste weighing system, this system collects waste data on a tenant-level, giving companies and people a motivation to reduce their own waste. The retail units will be joining this system in 2026 with the intent to further reduce waste from across the building.

As the proposed alterations are to provide amenity for the building tenants and does not increase net lettable floor area, it is not envisage that additional waste would be genrated.



Lower Basement Level



Ground Level

4.0 Visuals

4.0 Visuals



4.1 ROOFTOP VISUAL, AXO OVERVIEW

4.0 Visuals



4.2 ROOFTOP VISUAL, PICCADILLY

4.0 Visuals



4.3 ROOFTOP VISUAL, PORTLAND ST

4.0 Visuals



4.4 VIEW FROM PICCADILLY / OLDHAM ST.



4.5 VIEW FROM PICCADILLY / PORTLAND ST

4.0 Visuals



4.6 VIEW FROM MOSLEY ST.

4.0 Visuals

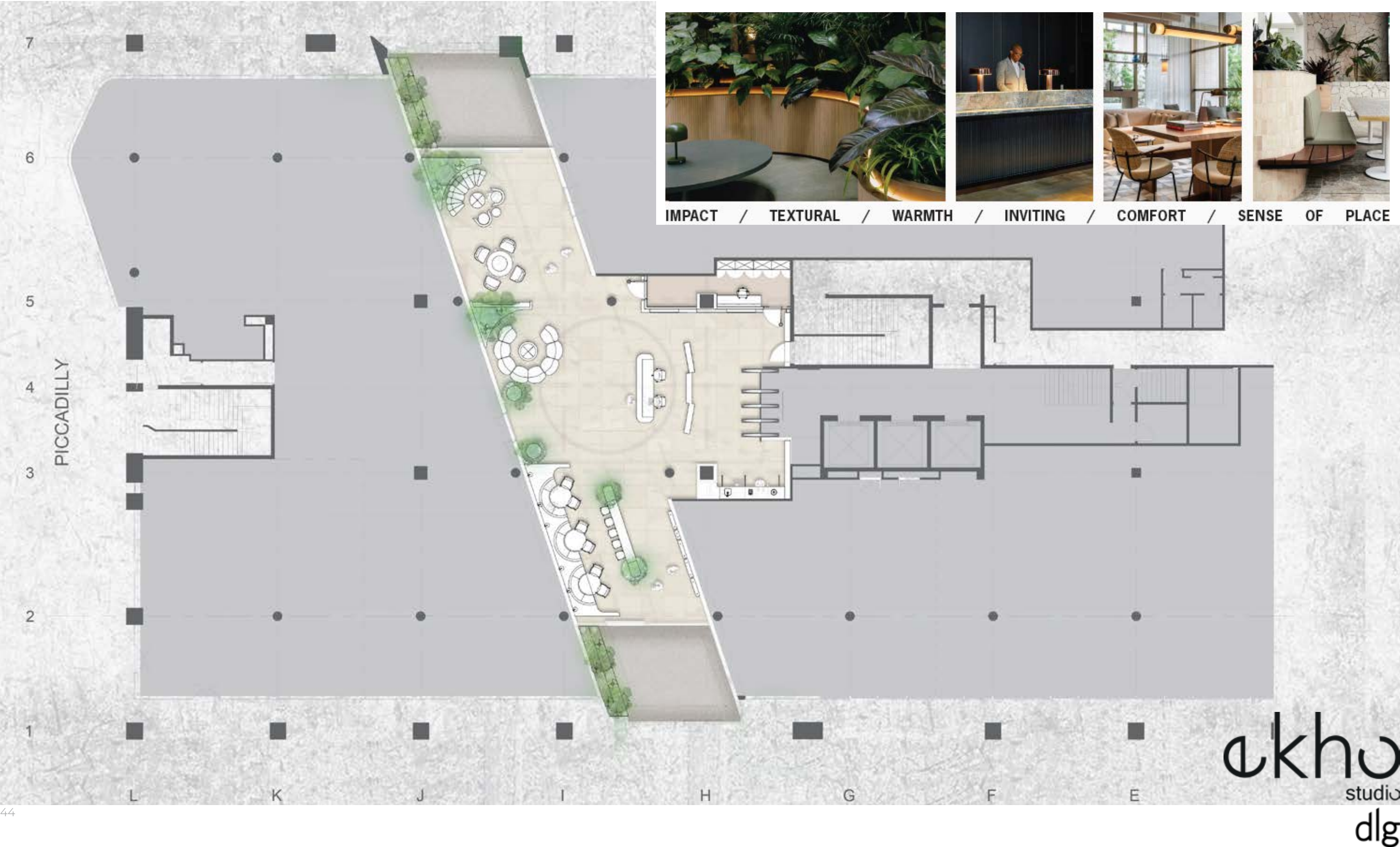


4.7 VISUAL, PICCADILLY GARDENS VIEW

5.0 Interiors & Lighting

5.0 Interiors & Lighting

5.1 PLAN STUDY: PROPOSED BUILDING ARRIVAL



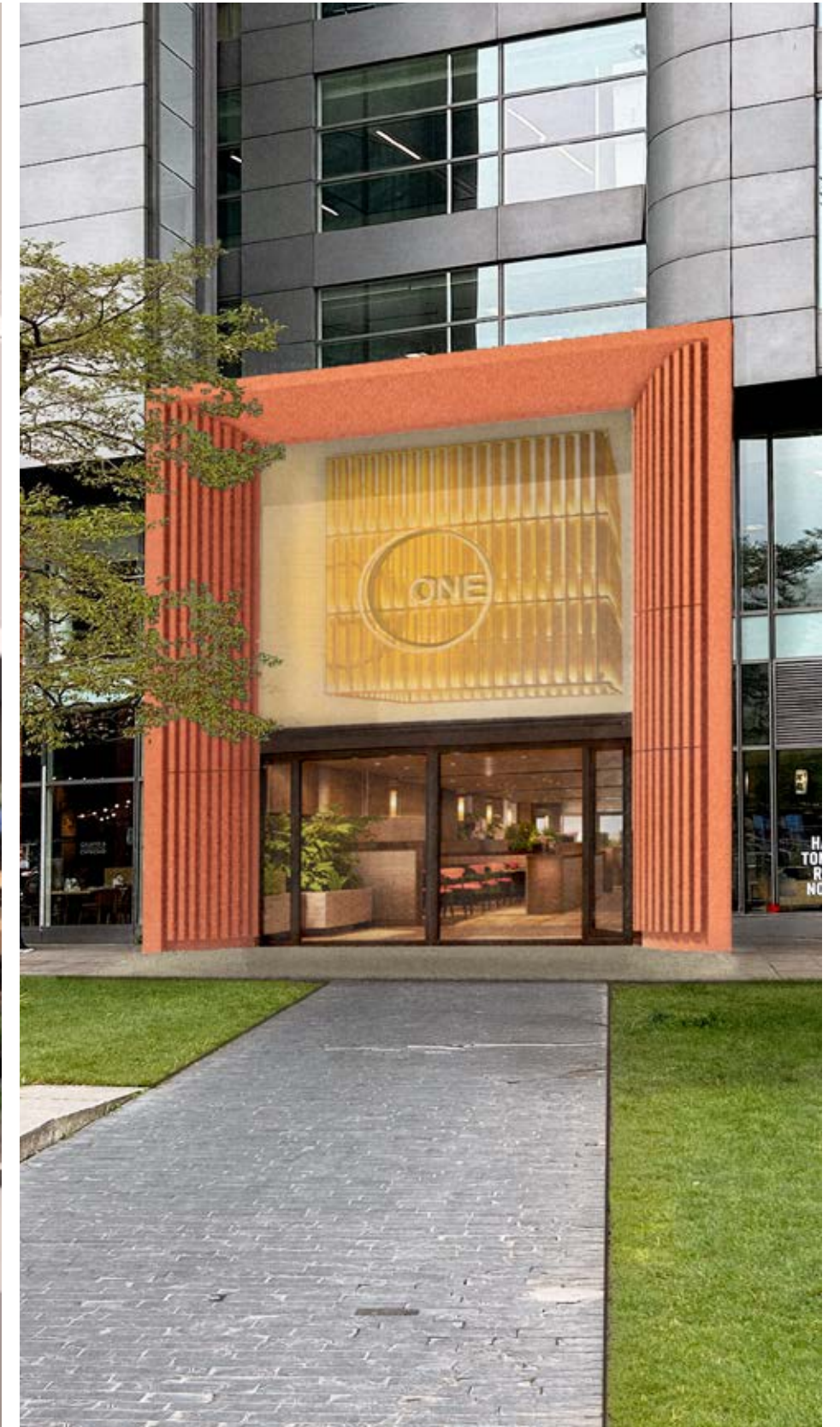
5.2 PROPOSED LIGHTING APPROACH

This document has been produced to explore and demonstrate the technical and aesthetic design concept and considerations, that will form the overall lighting impression for One Piccadilly Gardens.

The overall external lighting philosophy is to ensure the scheme is not only interesting but also provides a safe and inviting environment for visitors, whilst minimising the impact on the environment and the surrounding areas.

The main entrance and facade lighting strategy highlights the architecture while ensuring facial recognition and safety. Floor recessed up-lighters aid wayfinding with minimal sky glow, and an exterior LED line provides quality facial illumination with clean detailing. Existing pilaster luminaires may be replaced or upgraded. A discreet linear LED will accentuate chamfered brickwork, with concealment planned.

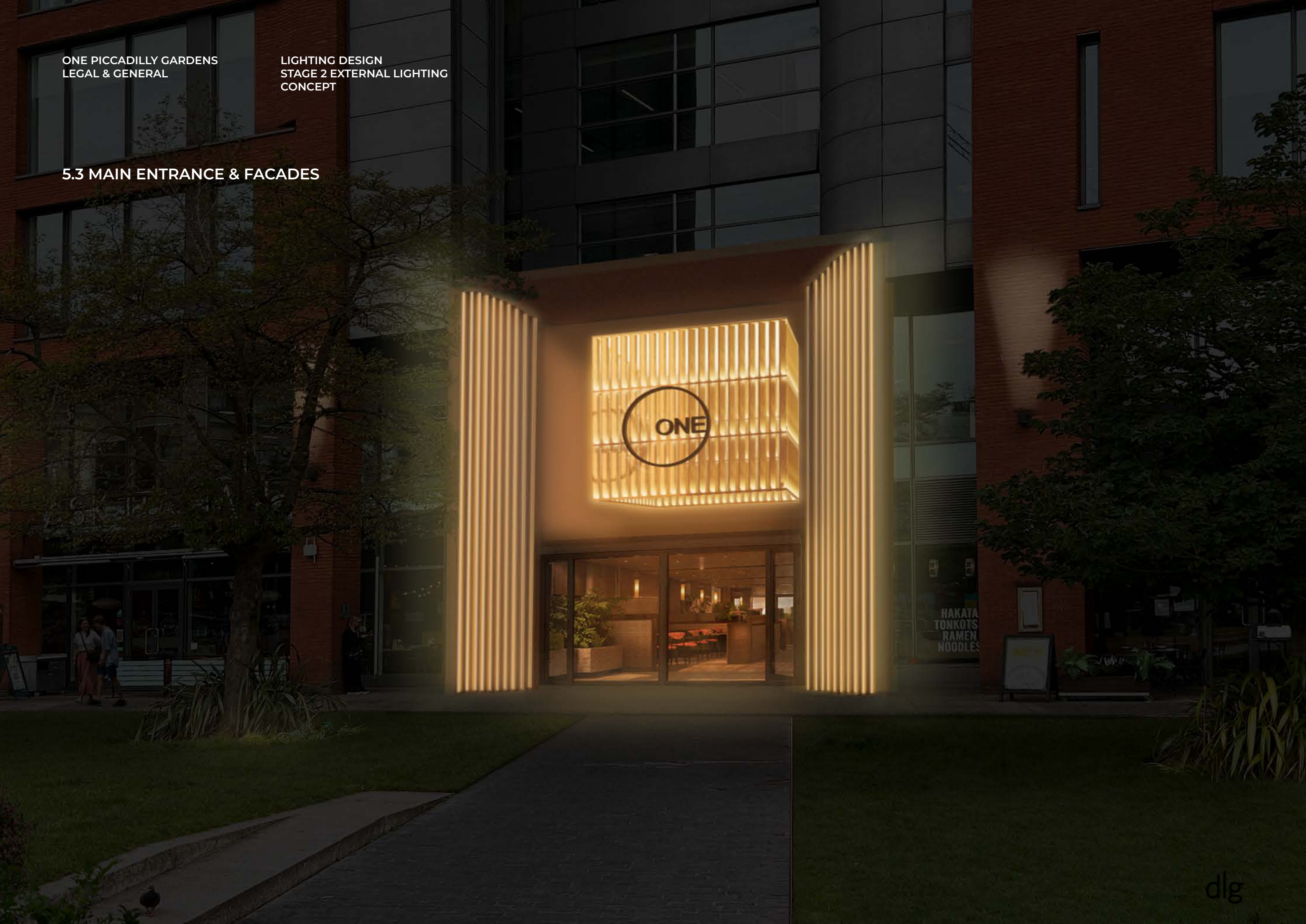
The terrace lighting provides horizontal illumination to highlight architectural and landscape features, aiding wayfinding. Recessed uplights with tilt and anti-glare controls offer focused, discreet lighting with minimal ecological impact. Low-level spike luminaires enhance textures and tree canopies. Emphasis is on integration, seasonal adjustment, security, and operational planning. Decorative festoon lighting supports social interaction, with temporary battery-operated options for events.



ONE PICCADILLY GARDENS
LEGAL & GENERAL

LIGHTING DESIGN
STAGE 2 EXTERNAL LIGHTING
CONCEPT

5.3 MAIN ENTRANCE & FACADES



5.4 EXTERNAL TERRACE
HOARE LEA VISUAL REPRESENTATION



6.0 Proposed Glazing Aesthetics & Fixing Details

6.0 Proposed Glazing Aesthetics & Fixing Details

RETAIL STORE, GLAZED FACADE

The primary objective of the proposed facade is to deliver a seamless, high-quality façade to the new entrance. The design adopts a structural glazing system with spider fixings and integrated sliding doors, allowing for a lightweight, transparent frontage with minimal visible framing.

The proposed approach draws on established glazing precedents, with DLG Architects replicating the refined aesthetic and detailing of a previously completed retail storefront façade.

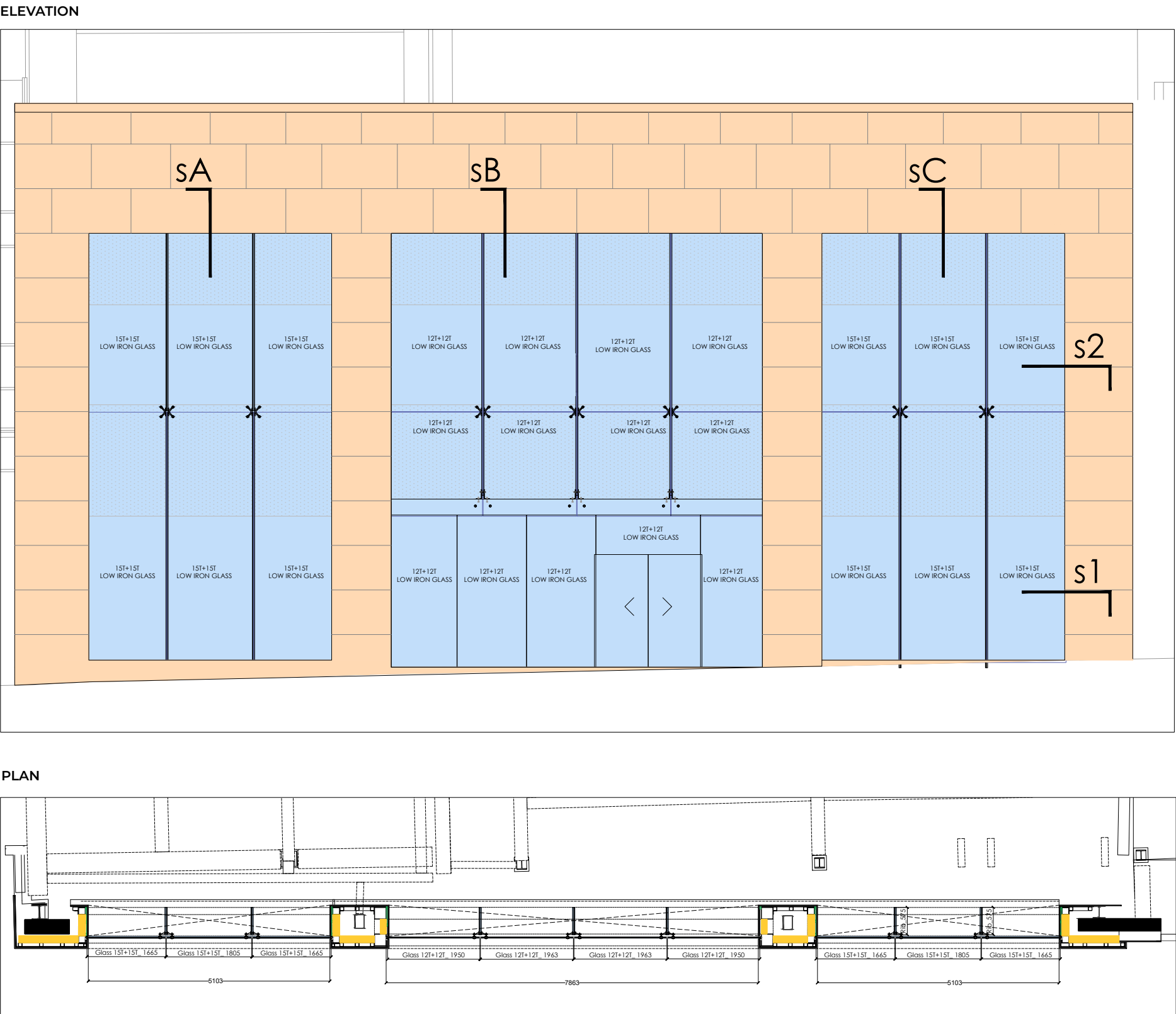
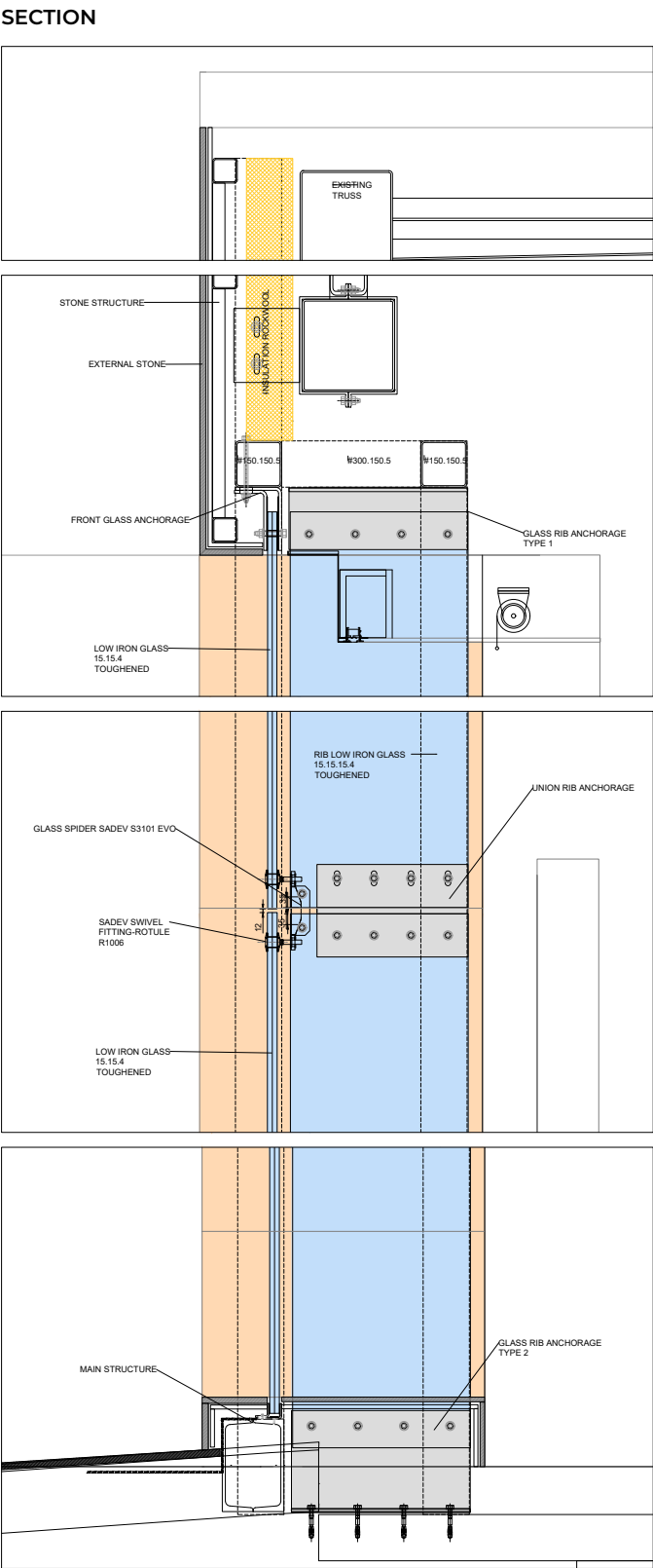
The images accompanying this submission are indicative of the intended architectural expression and demonstrate the quality, transparency, and detailing sought for the proposed entrance glazing at One Piccadilly Gardens.



6.0 Proposed Glazing Aesthetics & Fixing Details

RETAIL STORE, TYPICAL FIXING DETAILS

Reference drawings for typical shopfront provided.



DATE	STATUS	REV	CHKD
29.10.25	Planning Submission	P1	SMH
15.12.25	Addendum Waste Strategy	P2	SMH
21.04.26	Planning Submission for Committee	P3	SMH

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