October 2026

Design & Access Statement

Siemens Mobility

Sixth Floor
Bridgewater House
58 - 60 Whitworth Street
Manchester
M1 6LT

Design & Access Statement

In accordance with the National Planning Practice Guidance, applications for listed building consent are required to be supported by a Design and Access Statement, which must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- 1. the special architectural or historic importance of the building;
- 2. he particular physical features of the building that justify its designation as a listed building; and
- 3. the building's setting.

The below should be read in conjunction with the submitted Heritage Statement. In accordance with the guidance, Design and Access Statements accompanying applications for listed building consent must also provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Please refer to Section 3 of the Heritage Statement.

Design Approach

The main open office areas occupy the larger warehouse floor plate, while the meeting rooms, focus rooms, print/storage and support functions are concentrated around the edges and existing cores. This demonstrates that the office use has been fitted into the warehouse rather than the warehouse being comprehensively subdivided.

Since the building was originally a warehouse and has since been adapted for office use, the design principles focus on adaptive reuse and retaining the qualities of the warehouse character, particularly its open floor plate, structural rhythm, circulation and robust character.

Design Principle – Adaptive Reuse

The proposal adopts an adaptive reuse approach, transforming the former warehouse space (Since subjected to an incentive 90s office fit out) into a contemporary workplace while retaining and expressing the architectural qualities and spatial character associated with its original industrial use.

The design works within the existing building envelope and established structural framework, minimising intervention to the existing fabric. The large, open floor plate characteristic of the former warehouse is retained and remains legible through the arrangement of open-plan workspaces and shared workplace areas.

The proposed office accommodation is carefully inserted within the existing volume rather than seeking to fundamentally alter the character of the building. Enclosed meeting rooms, focus rooms, support spaces and ancillary accommodation are positioned as discrete elements within the larger open floor plate, allowing the scale and openness of the former warehouse to remain apparent.

New elements are designed as a c**ontemporary layer within the existing warehouse**, allowing a clear distinction between historic fabric and new intervention. Furniture, partitions, meeting spaces and workplace amenities are arranged to be visually lightweight and, where practicable, reversible, minimising physical impact on the existing building.

The bullet points below highlight the principles used:

01 — Retain the warehouse volume

Maintain the sense of openness and scale of the original warehouse floor plate wherever possible.

02 — Work within the existing structure

Use the existing structural grid, perimeter envelope, cores and circulation as the framework for the new office layout.

03 — Insert rather than alter

Treat new office accommodation as an insertion within the existing building, rather than fundamentally changing its spatial character.

04 — Maintain legibility

Ensure the original warehouse character remains readable, with new partitions and furniture clearly identifiable as contemporary interventions.

05 — Minimise & reverse

Limit fixing and intervention to existing fabric and favour lightweight, removable elements wherever practicable.

06 — Enable adaptive reuse

Provide a flexible contemporary workplace that allows the building to remain useful and adaptable without compromising its heritage character.

Access

Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. As the building is operational, it already must be able to provide access to all.



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