

ALLFORD
HALL
MONAGHAN
MORRIS

Two New Bailey Square

Information
Pack

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TWO NEW BAILEY SQUARE

Two New Bailey Square is an inventive workplace building for English Cities Fund and MUSE. The building provides flexible working environments full of character. Referencing the spirit of Salford's industry and the site's setting on the River Irwell, the architecture creates a 21st century warehouse for work. The steel structure is exposed and brought to the outside to provide solar shading for an elegantly fabricated façade, while servicing systems and surface finishes are expressed to provide personality to the interior. The street is activated by a mix of complementary uses and each floor level enjoys generous private outside decks. Part of the masterplan for Salford Central that will deliver 9500 new jobs, 180,000 sqm of commercial space and 100 new homes, Two New Bailey Square will further enhance the work already completed and give a striking new working building for the city.

Sector:	Office
Location:	Salford, UK
Address:	Two New Bailey, 6 Stanley Street, Salford, M3 5GS
Client:	English Cities Fund
Construction cost:	C. £42 million
Start:	March 2018
Completion:	October 2020
Contract type:	Bespoke (Based on D&B)

KEY DATES

Design Team Appointed:	February 2015
Planning Consent:	May 2016
Start on Site:	March 2018
Practical Completion:	October 2020

AREAS

GIA	22,687 m ²	244,203 ft ²
NIA	17,396 m ²	187,251 ft ²

PROJECT TEAM

Client:	English Cities Funds
Architect:	Allford Hall Monaghan Morris
Project Managers:	RPS Group
CDM Coordinator:	Bowmer & Kirkland (B&K)
Structural/Civil Engineer:	Integra Consulting
Cost Consultant:	Abacus
MEP/Lift Engineer:	Hannan's Associates
Planning Consultant:	DPP One
Fire Engineer:	Design Fire Consultants (DFC)
Landscape Architect:	HED / Re:Form
Transport Consultant:	WSP
Acoustic Consultant:	AEC
Ecology Consultant:	UES
Main Contractor:	Bowmer & Kirkland (B&K)

ALLFORD HALL MONAGHAN MORRIS TEAM MEMBERS

Simon Allford, Stephen Taylor, Dan Farmer, Melissa Forsey, Chris Pope, Geraint Hayes, Edward Harris, Liza Varnavides, Helen Dury, Jonathan Hall, Paul Monaghan, Peter Morris



PROJECT DESCRIPTION

Two New Bailey Square forms part of the wider regeneration masterplan for Salford Central, which is being delivered by The English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England. The project delivers a 21st century workplace with a design that stripes away unnecessary layers to reveal structure, services, and skin in a move to do more with less.

The key project aims were to:

- Create clean, flexible, open floorplates that are generous in both plan and section, and benefit from natural daylight and views out.
- Maximise active frontages, thereby grounding the building in its context.
- Regeneration of the public realm to create new, characterful, green spaces.
- Create energy efficient and healthy workspaces for future occupiers.
- Create a visually striking development that enhances the growing neighbourhood at New Bailey.

Visibly a kit of parts, the structural frame is intended to have a long-life span, flexible enough to withstand future changes in use, envelope, and services. Durable materials were selected to allow for easy maintenance and management, such as using cementitious boards as a wall lining to the reception space and stair core. The building's components were assembled and joined through mechanical processes and can be similarly dismantled. The building is therefore adaptable and upgradable and, if a need for disposal arises, materials can be easily recovered in usable sections.

Two New Bailey benefits from being easily accessed on foot, by bicycle, and public transport. Enhanced cycle storage and facilities are provided at ground level, with direct access from the new public square. The store itself has parking spaces for up to 100 cycles, a hand cycle parking zone, and secure storage lockers for 15 folding bikes. In addition to the changing facilities, a drying room and specialist bike repair station are provided.

Each of the upper floors enjoys generous and private, accessible terraces. Furthermore, all building occupants have access to the rooftop amenity spaces, perfect as an alternative breakout space that also benefits from panoramic views across Manchester and Salford.

At the centre of the development and design response is an acknowledgement of the civic role that Two New Bailey Square plays in repairing the area's streetscape.

During the development of the masterplan, pockets of green space were created that were adopted by the local community and workers. The success of these spaces led to the design of the new public plaza at the entrance to Two New Bailey Square. With festoon lighting, seating, and space for stalls, it is envisioned that the plaza will host events and become integral to life for the surrounding community.

Two New Bailey Square has helped in developing skills and providing employment for the local people of Salford, with a strong focus on assisting young people not in education, employment or training (NEET), and providing supply chain opportunities for Salford businesses.

The project began in 2015 with construction starting in March 2018. Inevitably the impact of Covid pandemic was severe; however, remarkably, the completion date was affected by only 3 months.

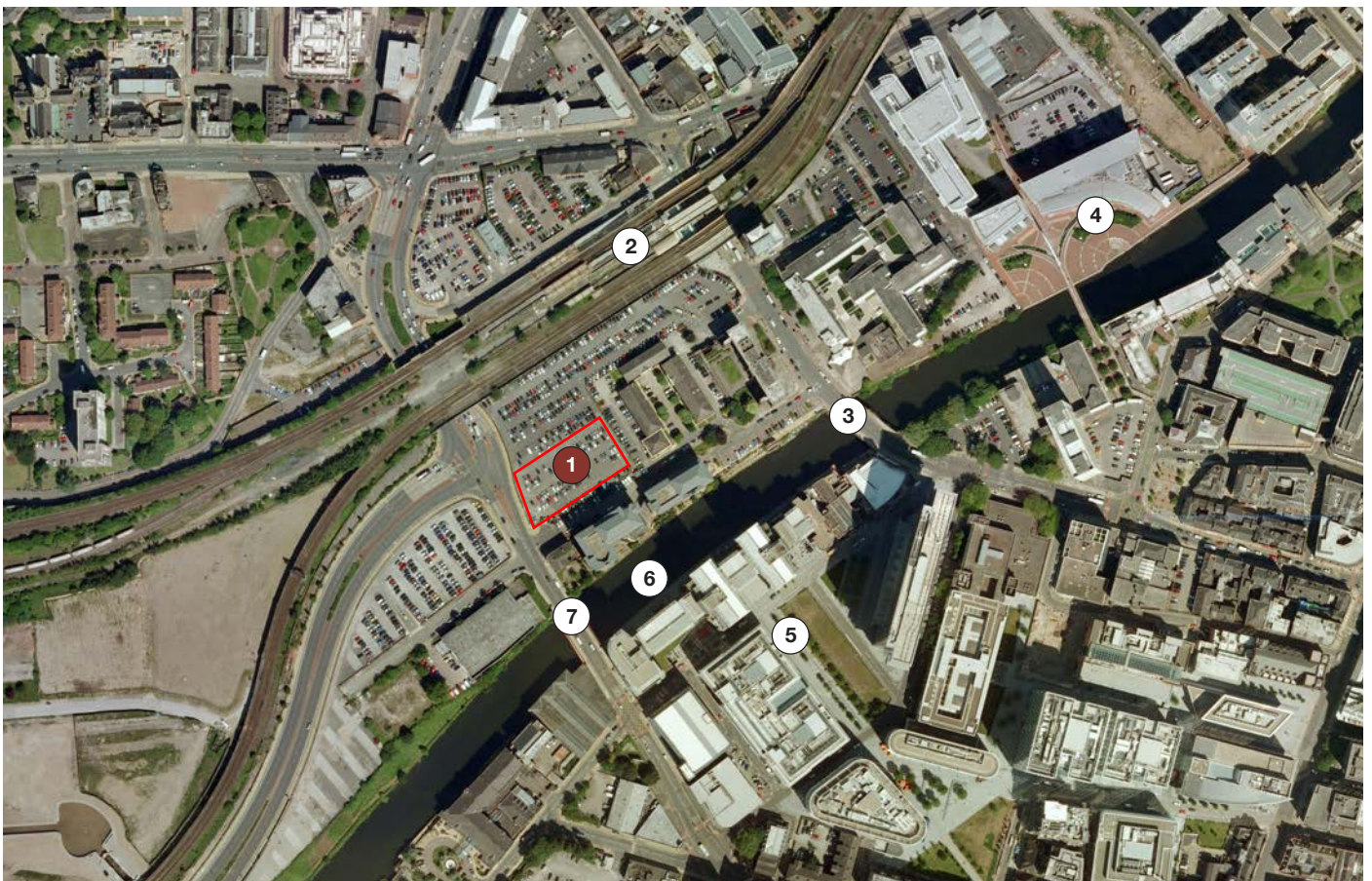


THE SITE

Two New Bailey Square is situated on the eastern edge of Salford, adjacent to the River Irwell and central Manchester beyond. The area is framed by the historic Southern Railway viaduct to the north and the River Irwell to the south. Within the wider masterplan, the site was identified as being a key gateway into Salford and therefore allowed the opportunity for a landmark building, whilst continuing the wider regeneration of the area and complementing the neighbouring developments.

Two New Bailey Square plays a key role in Salford Central regeneration project which is being delivered by The English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England. Ultimately, the wider scheme will deliver an estimated 11,000 new jobs, over 2.2 million sq ft of commercial space and 849 new homes. Two New Bailey Square further enhances the vibrant mixed-use district that is forming and provides a striking new workspace for the city.

- 1 Two New Bailey Square
- 2 Salford Central Station
- 3 Bridge Street
- 4 The Lowry Hotel
- 5 Manchester Spinningfields
- 6 River Irwell
- 7 Irwell Street

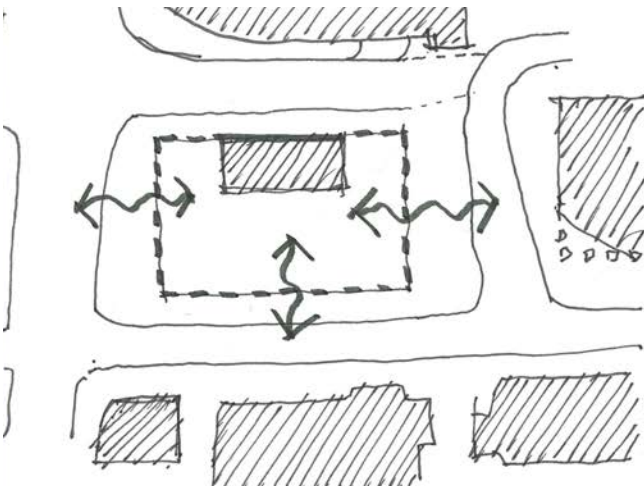


Aerial photograph of site (prior to construction)

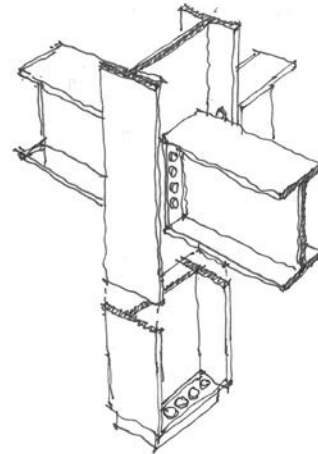
DESIGN CONCEPT

The general shape of the building is designed with flexibility and adaptability in mind. Instead of maximising the area on the available site footprint, the building steps back from the western boundary to create a more generous public space along Irwell Street, opening up views to the adjacent Riverside House building. The plan is a simple rectangle with the core offset to the north, creating flexible office floor plates based on optimised grids and to suit the context, views, and sunlight.

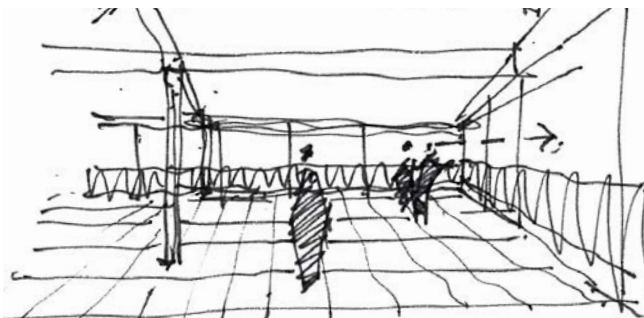
The external steel frame envelopes the building on all sides with exception on the north elevation where the frame breaks in front of the core, emphasising the animation of life within the building as the stair core fronts onto the street. At ground level, the design positions the back of house areas along the north of the building at ground level, which maximises the extent of active frontages to the other elevations of the building, thereby grounding the building within its context.



Maximise active frontages, thereby grounding the building in its context.



Relish and delight in the use of 'standard' materials used honestly, intelligently and sustainably.



Create clean, open floorplates, maximising floor-to-ceiling height, natural light and views out.



Create external amenity space for a variety of uses, thereby helping to provide a characterful and attractive workplace.

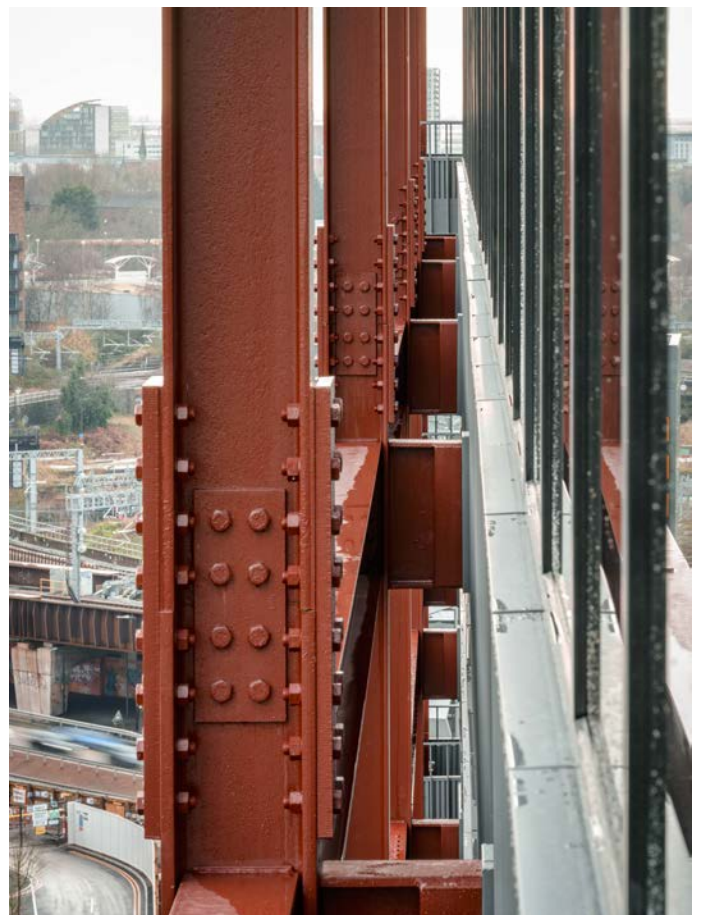
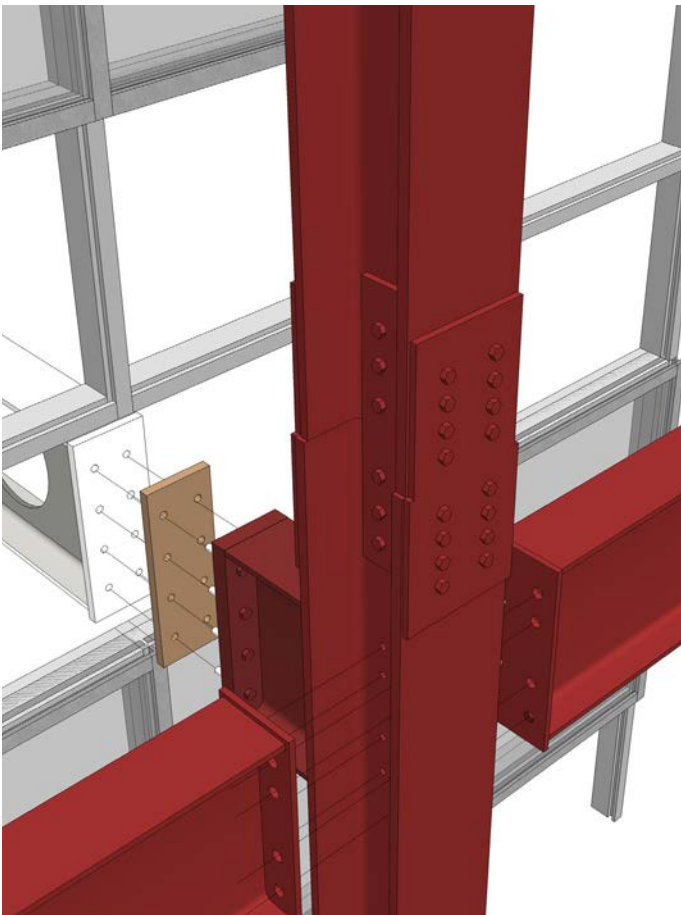
EXTERNAL STEEL FRAME

An external steel frame envelops the building, expressing the design and engineering of the superstructure through robust detailing and visible connections.

Where the steel frame passes through the facade, a thermal break connection plate is hidden within the cladding zone designed to mitigate the effects of cold bridging.

While the internal steel components have an intumescent coating throughout, the external perimeter frame (with exception to the steels passing through the facade) was designed to not require fire protection.

The frame was finished with a decorative coat of paint in the colour of Red Oxide, RAL 3009.

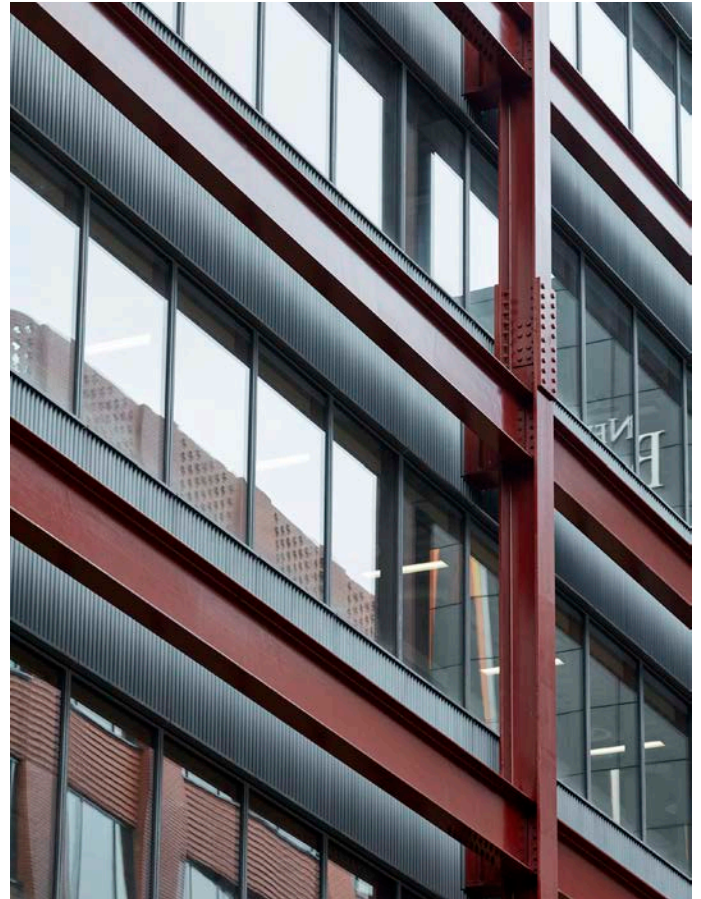


FACADE

To mitigate the effects of a deep floor plan, the facades incorporate alternating ribbons of solid and glass that typically provides 50% transparency, bringing light into the deepest part of the floor plate. The proportions of the windows were calculated carefully, in tandem with the solar shading benefits of the external steel frame and the internal cooling system, the design ensured that the amount of natural light entering the building was maximised.

The facade is designed on a 1,500mm module and comprises an aluminium unitised system with a profiled spandrel panel. The colour of the external facade components is dark grey (RAL 9023), which was chosen to provide a subtle backdrop to the expression of the external frame.

A change in materials is applied to the base of the building where the facade becomes a composite aluminium stick system with Laminated Veneer Lumber (LVL) back boxes.



RECEPTION

Positioning the main entrance and reception to the office building on the eastern side of the ground floor, was a response to other factors around the site including the creation of a new public plaza and improved access from Salford Central train station. Visitors are welcomed into a double height entrance vestibule with discreet and delightful connections to the first floor through bespoke glazed circular lenses. The entrance vestibule is the beginning of a journey where staff and visitors will find a reception hall, information desk, and access to lifts and stairs connected to the office spaces above and basement below.

Direct connection to the cycle store and changing areas from the new public plaza means that all occupants and visitors enter the lift lobby via the main reception. Therefore, there are no 'back door' entrances other than for goods and refuse, and vehicular access to the basement car park.

Precast concrete panels and Viroc cementitious boards provide a characterful visual backdrop for the timber curtain walling and colourful furnishings.



LOBBIES

While the look and feel of the building is generally intended to be consistent with the character of industrial steel framed buildings, in common areas such as the lift lobbies and stair core, there is a playful juxtaposition between standard, robust materials used honestly and intelligently, and warmer, softer materials to provide an uplifting internal environment.

The wall linings are MDF panels with a routed oak veneer which allowed for quick installation and minimised wastage. The floor coverings are large format (1,200mm x 1,200mm) porcelain tiles supplied by Pentagon.

Illuminated lift indicators are incorporated into the folded metal lift door architraves, while general signage and wayfinding are provided using vinyl graphics.



OFFICE FLOORS

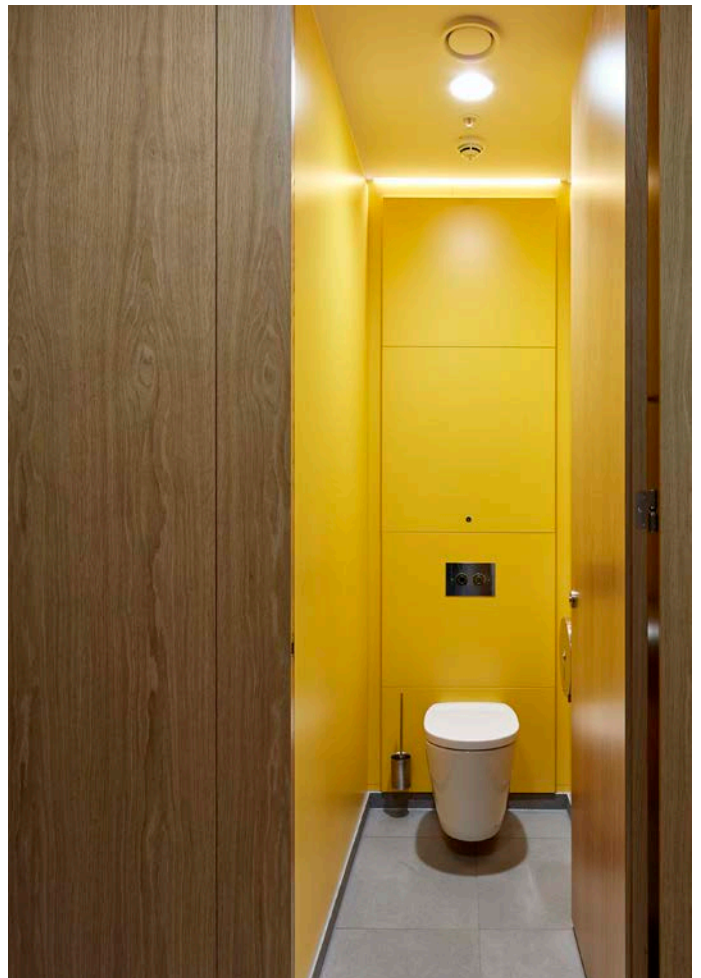
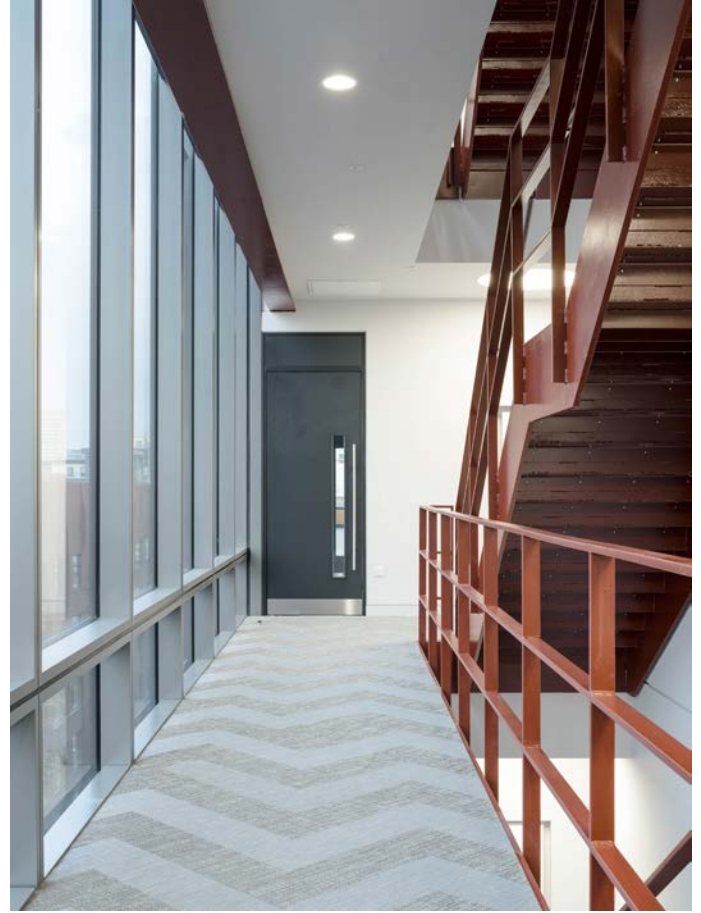
The structure of Two New Bailey is exposed where possible. Building services are designed and co-ordinated to be fully or partially exposed weaving within the cellular openings within the steel beams. On the floor plates, acoustic rafts are positioned at regular intervals to partially conceal some of the services while being designed to be flexible and adaptable depending on the fit-out requirements.

On the floorplates, the main design requirement was to maximise the floor to ceiling heights. Therefore, steel composite decks were decided upon, not only providing a fast method of construction, and facilitating overall lighter construction, but also creating the greatest floor to soffit heights.

The exposed steel structure, columns, beams, and soffit supply the main material finish, while the internal face of the facade is used to provide a visual contrast with panels of elm veneered timber. Beyond this, finishes are simple and robust throughout the building including the use of Viroc cementitious boards used extensively as a raw material and also installed as a decorative wall panelling system.



WCS & STAIRS

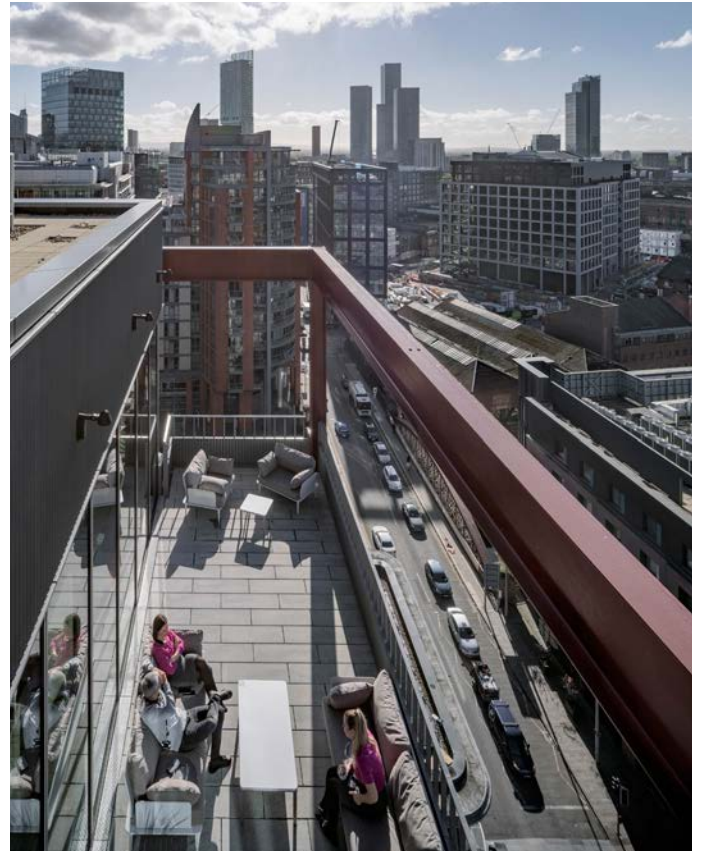


TERRACE & BALCONIES

While the floorplates have been designed to maximise efficiency, staff amenity spaces have also been provided throughout including private balconies on every floor and a large open roof terrace with gardens.

With two balconies per floor, the symmetrical layout of the floor ensures private external amenity space is available whether the floor plate is let as one or divided into a split tenancy. At 12m x 3.25m, the external balconies are large enough for a variety of uses thereby contributing to create a characterful and attractive workplace.

The communal roof terrace provides a variety of spaces for occupants to enjoy with both formal and flexible seating as well as biodiversity including wild meadow flower gardens.



SUSTAINABILITY

Sustainability is considered holistically at Two New Bailey Square and the architecture reflects this integrated approach. Presented as a long-life building, the structural frame is intended to have a long-life span, flexible enough to withstand future changes in use, envelope and services.

The externally expressed steel frame provides some solar shading to the windows reducing heat gains in the summer. The windows themselves make up only 50% of the facade – unusual in a commercial office – a ratio that reduces heat loss in the winter. This envelope reduces the energy required to maintain a comfortable internal environment throughout the year.

Comfort is provided through VRF simultaneous heating and cooling systems via air source heat pumps. This all-electric solution allows the building to take advantage of a decarbonising grid over the next decades.

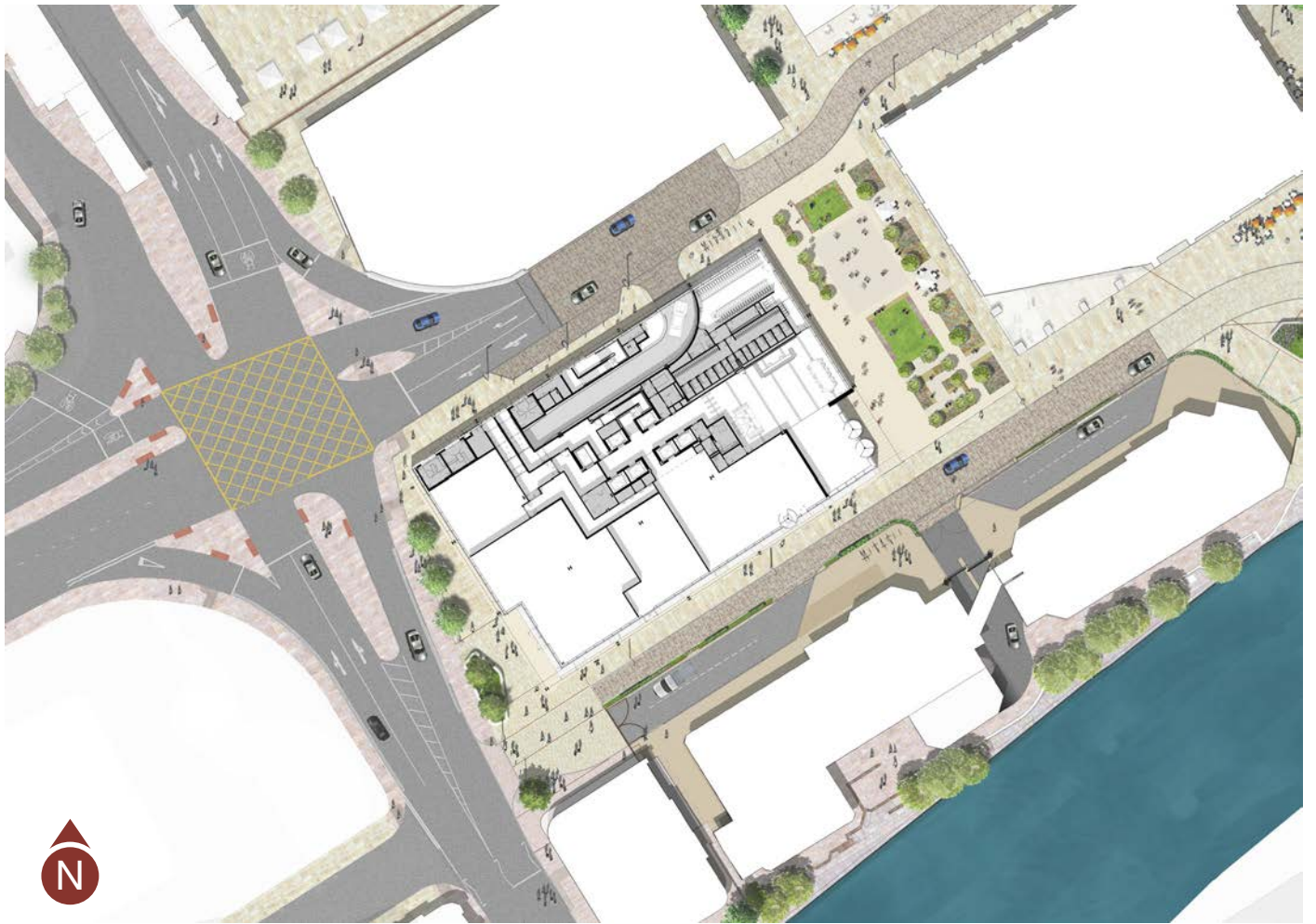
Durable materials were selected to allow for easy maintenance and management such as using cementitious boards as a wall lining to the reception space and stair core. Furthermore, the replacement, repair, and cleaning of all the components have been considered at length during the design and construction process. Visibly a kit of parts, the building's components are assembled and joined through mechanical processes and can be similarly dismantled. Two New Bailey is expressively de-constructible making refurbishment and renewal easier. The building is adaptable and upgradable and finally, if a need for disposal arises, materials can be easily recovered in usable sections.

The strategy for reducing CO₂ emissions and energy consumption was to target passive design measures including enhanced insulation to the building envelope, windows with high thermal insulation, reduced air permeability, maximising daylight and optimising glazing solar energy transmittance. This was supplemented by high efficiency systems, plant and equipment with optimised plant controls, variable speed drives, heat recovery on ventilation systems, energy efficient LED lighting and lighting controls. Automatic energy metering has also been incorporated to allow operational energy and carbon emissions to be monitored.

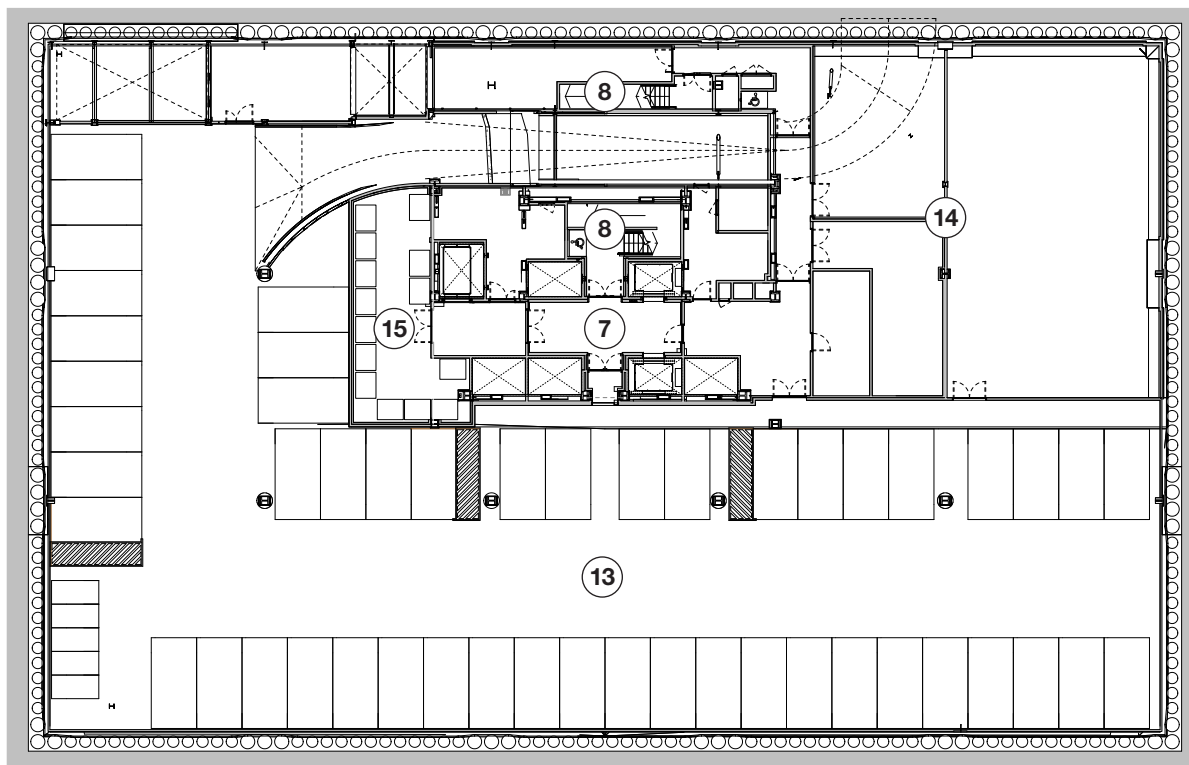
Already positioned in a well-connected location with easy access to public transport links, the project also includes cycle storage and shower facilities encouraging more active transportation and thus minimising the requirement for individual car use.

Two New Bailey Square has achieved BREEAM New Construction 2014 'Excellent' and A rated EPC for the completed building. A WELL pre-assessment was also carried out during RIBA Stage 4 of the design, which was commissioned to establish how the base-build performed against the 'core and shell' project type. At that time, the WELL pre-assessment highlighted the potential for a pathway that would result in a WELL 'Gold' rating. While this performance was not formalised into the contract documents, the English Cities Fund Client was keen to ensure that the building was 'WELL ready' and could be assessed in the future should tenants desire it.

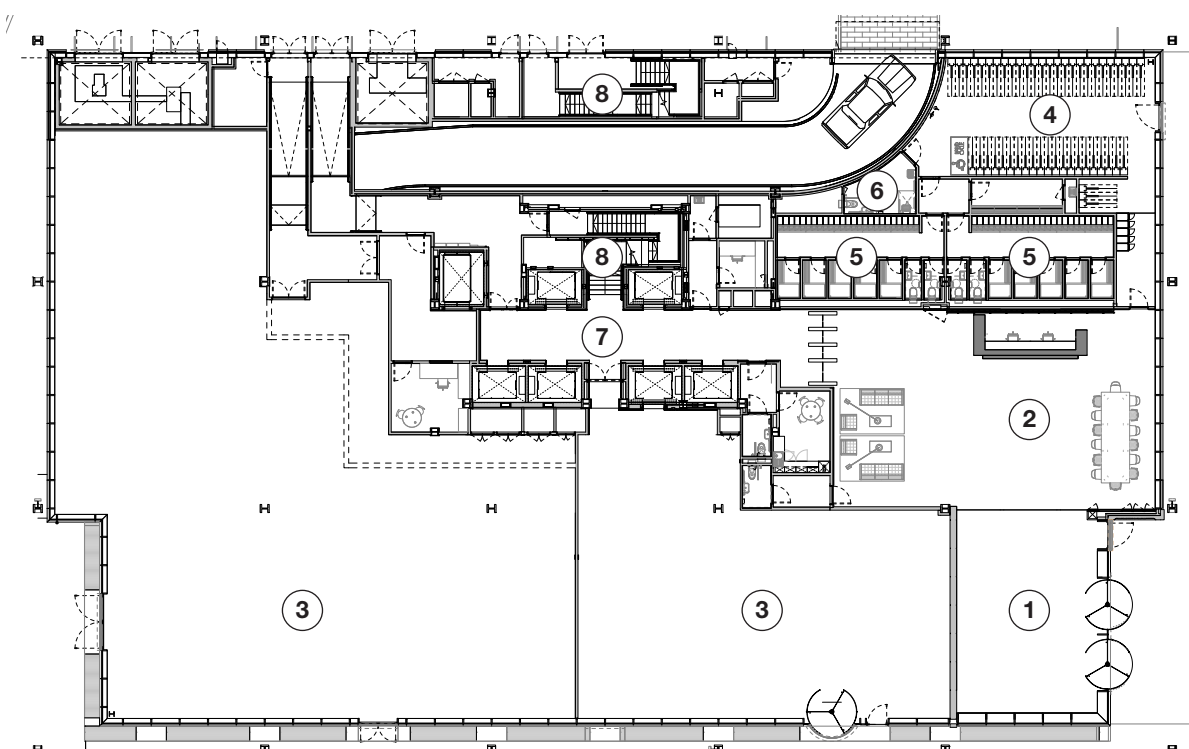
SITE PLAN



FLOOR PLANS



Basement



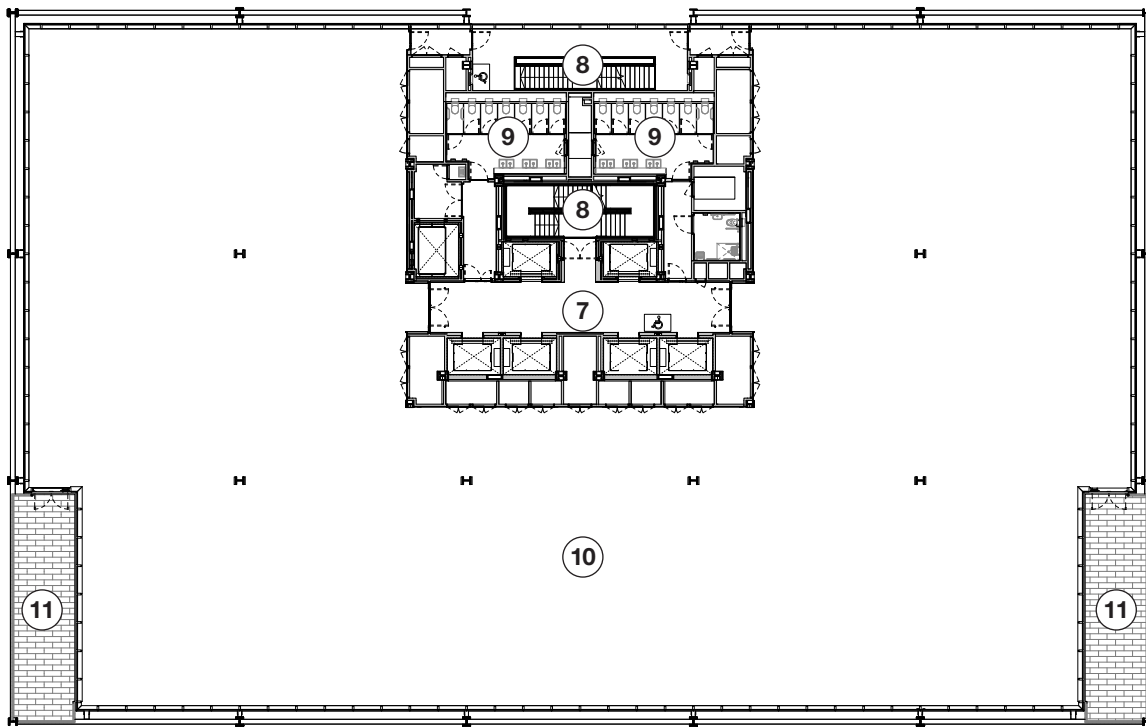
Ground Floor Plan



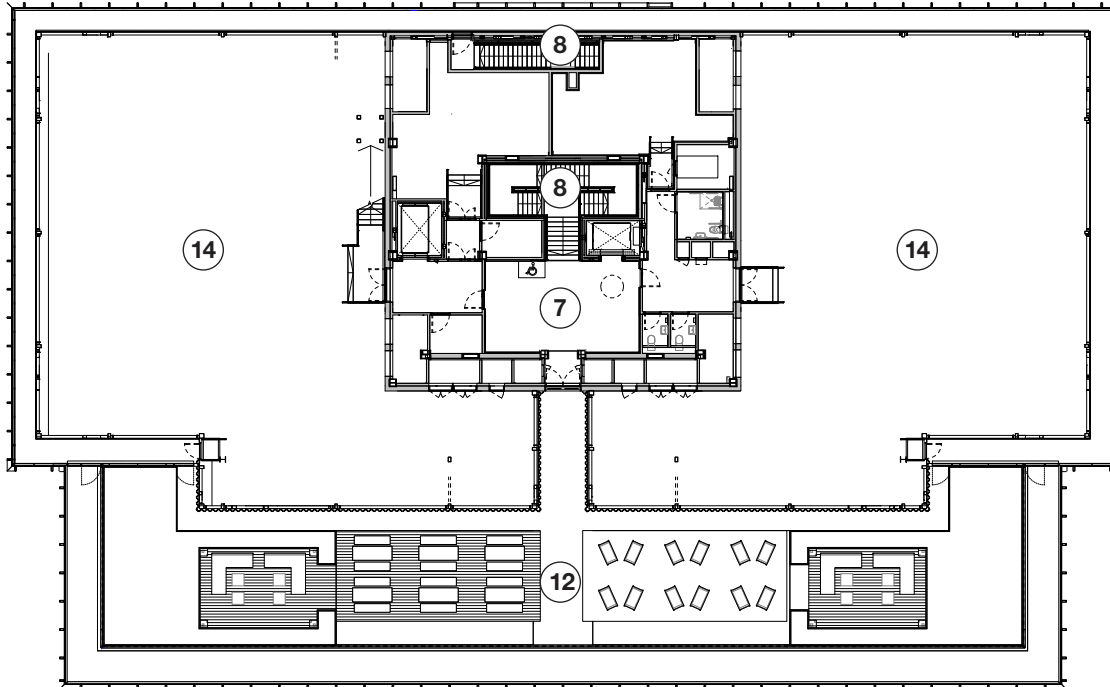
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|--------------------------|--------------------------|---------------------------|-----------------------|
| 1 Entrance Vestibule | 5 Changing / Showers | 9 Washrooms | 13 Car |
| 2 Main Reception | 6 Accessible WC / Shower | 10 Flexible Office Space | 14 Plant |
| 3 Retail / Flexible Unit | 7 Lift Lobby | 11 Private Tenant Balcony | 15 Refuse / Recycling |
| 4 Cycle Store | 8 Stair | 12 Communal Roof Terrace | |



FLOOR PLANS



Typical Floor Plan



Roof Level Plan



- | | | | |
|--------------------------|--------------------------|---------------------------|-----------------------|
| 1 Entrance Vestibule | 5 Changing / Showers | 9 Washrooms | 13 Car |
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ELEVATIONS



East Elevation



West Elevation



ELEVATIONS



South Elevation



North Elevation



SECTIONS



Longitudinal Section



Cross Section





PHOTOGRAPHY





