

DESIGN & ACCESS STATEMENT

54 Princess Street, Manchester

Application for Listed Building Consent for Internal Fire Safety Works

Introduction

This Design and Access Statement has been prepared to accompany an application for Listed Building Consent seeking permission for internal fire safety related works at 54 Princess Street, Manchester (the 'Site'). The site is a Grade II listed building and is located within the Whitworth Street Conservation Area in Central Manchester.

Design Proposals

The proposed works involve various interventions across basement, first, second, third and fourth floor communal areas of the building. The proposed works are detailed below.

Basement

- Car park area. The existing fibrous fire retardant materials on the columns will be left; exposed steel/metalwork will be treated with 60 minute fire-rated intumescent paint.
- Common parts, comprising showers, toilet, corridor and storerooms/facilities. The existing suspended ceiling of the corridor will be replaced with board with a 60-minute fire rating. Access panels of 60-minute fire-rated board will be introduced to provide access to services. Showers, toilet and storeroom/facilities: these areas with flush ceilings will be replaced with fire board to give a 60-minute fire rating.
- Half-basement facilities area adjacent to the ramp (the former boiler area). In this smaller area (Basement Level 2) all exposed steel/metalwork will be treated with 60 minutes fire-rated intumescent paint (grey).

Ground Floor Common Areas

- Street level entrance area. The flush board underdrawing of the ceiling will be stripped out and replaced with 60-minute fire-rated board, to be painted with emulsion paint. The existing downstand of the perimeter bulkhead will be replicated. Existing lighting will be reinstalled.
- Mezzanine lobby with lift. The flush ceiling of the mezzanine lobby will be stripped out and replaced with board with a 60-minute fire rating. The existing square surround and treatment of the column head will be replicated. The recessed LED lighting will be fitted with a firebox to give 60 minutes fire-resistance. The door and frame of the riser cupboard beyond the lift shaft will be replaced with an FD-60 door and frame, to fit the existing opening. Fire resistant board to be introduced at ceiling level of the cupboard.
- Staircase. The later-inserted staircase (green) is fitted with tongue-and groove board to the ceiling, which will be stripped out and the existing framework used to support 60-minute fire rated board which will be painted.
- Cupboard under Stairs. This dates from the 1960s insertion of the staircase. The flush ceiling will be stripped out and replaced with board with a 60-minute fire rating.

First Floor Common Areas

- Staircase. The later-inserted staircase is fitted with tongue-and groove board to the ceiling (green), which will be stripped out and the existing framework used to support 60-minute fire rated board which will be painted.

- First floor lobby with lift. The area of ceiling with the Lincrusta paper (yellow) will be treated with 60-minute clear intumescent paint which will allow the detail to be retained. In other areas without Lincrusta (grey) where the ceiling is flush, it will be replaced with fireboard. The timber beams, currently painted white to blend with the Lincrusta ceiling, will be painted with clear intumescent paint. The grey areas include the existing ceiling downstand detail around the edge of the lobby which will be replicated like-for-like with 60-minute fireboard, fixed to the existing subframe. To the corner of the lobby near the staircase to the second floor is a boxed in steel column; the boxing will be removed and the column treated with intumescent paint and re-boxed with 60-minute fireboard. As on the mezzanine lobby, the door and frame of the riser cupboard beyond the lift shaft will be replaced with an FD-60 door and frame, to fit the existing opening. Fire resistant board to be introduced at ceiling level of the cupboard.

Second Floor Common Areas

- Staircase. The later-inserted staircase is fitted with tongue-and groove board to the ceiling (green), which will be stripped out and the existing framework used to support 60-minute fire rated board which will be painted.
- Second floor lobby with lift. The flush ceiling (grey) will be replaced with 60-minute rated fireboard and the existing ceiling downstand detail around the edge of the lobby which will be replicated like-for-like with 60-minute fireboard, fixed to the existing subframe, as on the first floor. Similarly, the boxed-in steel column will have the boxing removed and the column treated with intumescent paint and re-boxed with 60-minute fireboard. As on other floors, the door and frame of the riser cupboard beyond the lift shaft will be replaced with an FD-60 door and frame, to fit the existing opening. Fire resistant board to be introduced at ceiling level of the cupboard.
- L-shaped Corridor. The flush plasterboard ceiling on the section near the lobby will have this removed and, if the timber above is in sufficiently good condition, it will be exposed, sanded and coated with the intumescent product already approved for use on the second-floor suite, to give the same appearance as the rear section of the corridor. Should poor condition render this impractical, the ceiling will be replaced with 60-minute fireboard on a like-for-like basis. The longitudinal timber beam and the timber floorboards to the rear will be stripped back and coated with clear intumescent product. Exposed steel surfaces will be sanded back and coated with intumescent paint then painted to give a light-grey eggshell finish. Any ceiling gaps in the boards or between the boards and beams will be stopped with the appropriate material to provide fire integrity at this level. A new fire door will replace the existing door to the rear staircase to match in design.
- Toilet Block. The toilet block was inserted into the former open plan floor in the 1960s. The ceiling will be replaced with 60-minute rated fireboard, with the cubicle partitions being dismantled during the process and rebuilt.

Third Floor Common Areas

- Staircase. The staircase is open to the ceiling of the 4th floor lobby.
- Third floor lobby with lift. As on the second floor, the flush ceiling (grey) will be replaced with 60-minute rated fireboard and the existing ceiling downstand detail around the edge of the lobby which will be replicated like-for-like with 60-minute fireboard, fixed to the existing subframe, as on the first floor. Similarly, the boxed-in steel column will have the boxing removed and the column treated with intumescent paint and re-boxed with 60-minute fireboard. As on other floors, the door and frame of the riser cupboard beyond the lift shaft will be replaced with an FD-60 door and frame, to fit the existing opening. Fire resistant board to be introduced at ceiling level of the cupboard.
- L-shaped Corridor. The ceiling is formed by the timber floorboards, painted white. The boarding will be stripped of all paint and taken back to bare boards which will be painted with clear intumescent paint, as will the longitudinal timber. Exposed steel surfaces (beams and a column) will be sanded back and coated with intumescent paint, then painted to give a light-grey eggshell finish. Any ceiling gaps in the boards or

between the boards and beams will be stopped with the appropriate material to provide fire integrity at this level. A new fire door will replace the existing door to the rear staircase to match in design.

- Toilet Block. The toilet block was inserted into the former open plan floor in the 1960s. The ceiling will be replaced with 60-minute rated fireboard, with the cubicle partitions being dismantled during the process and rebuilt.

Fourth Floor Common Areas

- As on the other floors, the door and frame of the riser cupboard beyond the lift shaft will be replaced with an FD-60 door and frame, to fit the existing opening. Fire resistant board to be introduced at ceiling level of the cupboard

Design Principles

Use

The existing use of the site is for office use. The proposed works will not impact on the existing use of the site.

Layout

The proposal will result in minor alterations across communal areas of all floors but will not have an impact on the layout of the building.

Scale

The scale of the proposed development is appropriate and has been dictated to by the physical constraints of the building.

Appearance

No external works are proposed and all internal works have been limited as far as possible.

Landscape

No landscaping is included as part of the proposals.

Sustainability

The proposed internal works will protect the structure of the building from fire.

Access

Access points to the building will not be affected by the proposals and will remain as existing.

Conclusion

The proposed works are minor in nature and will enable the unit to continue to be used for a viable commercial use while protecting the structure of the building from fire.