

DESIGN & ACCESS STATEMENT

101 Princess Street, Manchester

Application for Planning and Listed Building Consent for Internal Fit-Out Works to Reception and 5th Floor and Installation of Plant at 5th Floor

Introduction

This Design and Access Statement has been prepared to accompany an application for Planning and Listed Building Consent seeking permission for Internal Fit-Out Works to Reception and 5th Floor and Installation of Plant at 5th Floor at 101 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 the removal of existing fit-out works, the carrying out of replacement internal fit-out works, the installation of one new item of external plant and the refurbishment of the ground floor reception area. The proposed works are detailed below.

Reception Works:

- Removal of one single door (non-original);
- Removal of one set of double doors (non-original);
- Removal of former tenant directory and wall made good;
- Non-original ceiling fittings removed and made good;
- Installation of new door sets;
- Renovations and redecoration as set out on plan 1213-0G-GA-01 22.11.21 GROUND FLOOR PROPOSED;
- Installation of new light fittings;
- Installation of new tenant directory;
- Installation of new wall coverings and panels;
- Installation of new bench seat.

Fifth Floor Internal Works:

- Removal of existing pendant lights;
- Strip out existing fit-out including glazed partitions;
- Patch repairs to walls and ceilings;
- Renovation of male, female and disabled bathrooms;
- Removal of door, partition and built in cupboard (Abingdon Street elevation) and made good;
- Existing partition adjacent to disabled bathroom and coms room to be removed and area made good;
- Existing kitchen area to be removed and made good;
- New and refurbished floors installed throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES;
- Installation of new tea point/kitchen area;
- Decoration throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES

Fifth Floor External Works

- Installation of 1no. Daikin condenser unit with finish RAL 7043

Design Principles

Use

The existing use of the site is as nightclubs on the basemen and ground floors and office uses on the upper floors. The proposed development will facilitate the re-letting of the fifth floor as offices and the building in general.

Layout

The proposal will result in minor alterations to the fifth floor and reception area. As set out in the proposed plans, works will generally be limited to redecoration and renovation of the fifth floor and reception and the installation of one new item of plant on the fifth floor balcony.

Scale

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

Appearance

The proposed external works will have an extremely limited visual impact due to its location on the fifth floor of the building and due to the limited scale of works.

Landscape

No landscaping is included as part of the proposals.

Sustainability

The proposed internal works will support the re-letting of the building, supporting its ongoing viable use as an office building.

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 be used for a viable commercial use.