

## **Supporting Documentation – Design and Access Statement**

**Applicant:** All About Food Ltd  
The Tree House  
Maple View  
Whitemoss Business Park  
Skelmersdale  
Lancashire  
WN8 9TG

**Site Address:** First Floor  
Fourways House  
57 Hilton Street  
Manchester  
M1 2EJ

**Proposal:** Erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette. Form a new doorway between the proposed office space and communal space link bridge. General alterations and installation of new mechanical and electrical services.

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**Revisions:**

| Revision | Date       | By  | Checked | Notes                             |
|----------|------------|-----|---------|-----------------------------------|
| A        | 27/10/2021 | JLP | ARAN    | Issue for Listed Building Consent |
|          |            |     |         |                                   |
|          |            |     |         |                                   |

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## **Introduction and Background**

This Design & Access Statement is submitted to Manchester City Council in support of a listed building consent for the erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette. Also forming a new doorway between the proposed office space and communal space link bridge and general alterations and installation of new mechanical and electrical services to the first floor level at Fourways House, 57 Hilton Street, Manchester, M1 2EJ.

This Design and Access Statement should be read in conjunction with the following.

- Drawings – 100\_Existing Location Plan, 100A\_Existing Block Plan, 101\_Existing Floor Plan, 102\_Proposed Floor Plan, M01 P1 Mechanical Services, E1303 – E001 Lighting Alterations Proposals and E1303 – E101 – General Power Alterations Proposals.
- Heritage Statement.
- Photomontage.

Fourways House, 57 Hilton Street is a Grade II Listed Building (English Heritage Reference 1380335) within the City of Manchester (Stevenson Square) Conservation Area 1987.

The building comprises six storeys plus basement with commercial office space on each floor with the ground floor containing an element of bar and leisure use. The building was constructed in 19<sup>th</sup> Century, and was originally a packing house before being converted to commercial space. The building is constructed in red brick with feature brickwork around sash windows and has a central atrium above the ground floor reception.

## **Design Principles**

### **Use**

This proposal relates to Fourways House, 57 Hilton Street currently used as part bar / leisure and commercial office space at ground floor level and solely commercial office space from first floor upwards under Use Class E.

The proposal within this application to first floor would not change the use from commercial office space and Use Class E.

### **Amount**

The proposal internal alterations would not result in an increase or a decrease in the amount of floor space.

### **Layout**

Erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette.

Form a new doorway between the proposed office space and communal space link bridge.

### **Scale**

The scale of the buildings or the offices would not alter as a result of this proposal.

### **Appearance**

The internal screens which will divide up the space are proposed to be glazed screen therefore appearing very light weight within the space. The stud walls that form the store, kitchenette and WC will be in framed plaster stud walls finished in white to match the existing stud walls within the office space.

The floor and ceiling will not be altered as part of the proposed works.

No works are proposed externally as part of this application.

## **Access**

The access into the building would not alter as a result of this proposal. Access to the office space would all remain the same.

It is proposed to introduce a second door into the office space from the walkway bridge.