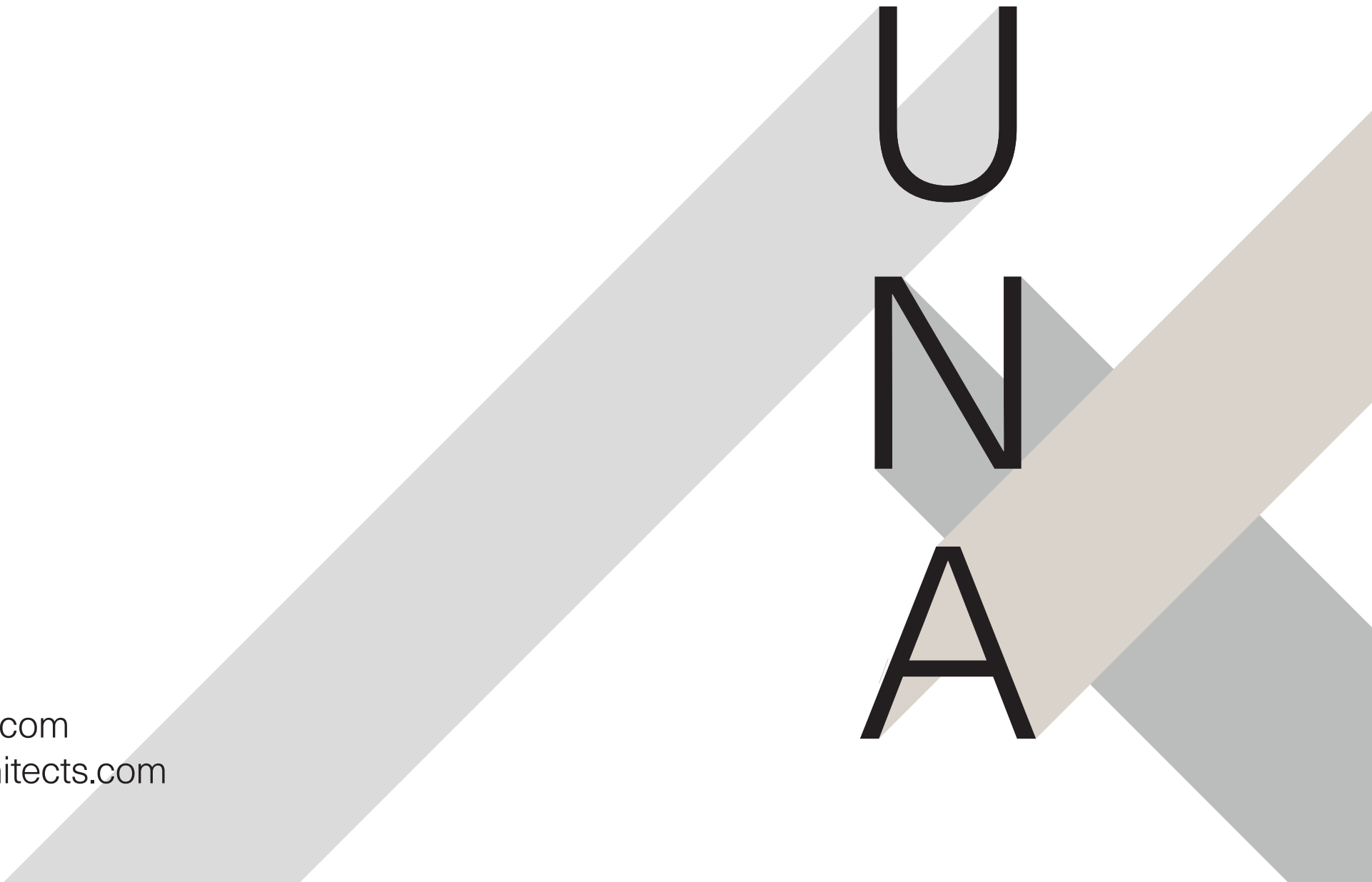


Great North Pie Company Kampus, Manchester

Unit 4.4.1 - Accompanying Statement
V2
18-01-22

A decorative graphic in the bottom right corner consisting of several overlapping diagonal stripes in shades of light grey and beige. Overlaid on these stripes are the letters 'U', 'N', and 'A' in a large, bold, black sans-serif font, stacked vertically.

U
N
A

Contents

- 1. Project Description, Site & location
- 2. Design & Materiality proposals
- 3. Refuse strategy
- 4. External elevations

1.1 Project / application description

Overall application site

Interior design details and supporting information within this report relate mainly to Unit 4.1.1 only.

Unit 4.1.1 is one of three units created via the sub division of an existing unit shell within the ground floor of Minshull House.

These proposals are therefore part of an overall application being submitted by SKM, to also subdivide an existing ground floor unit into three units - namely 4.1.1, 4.1.2 and 4.2.

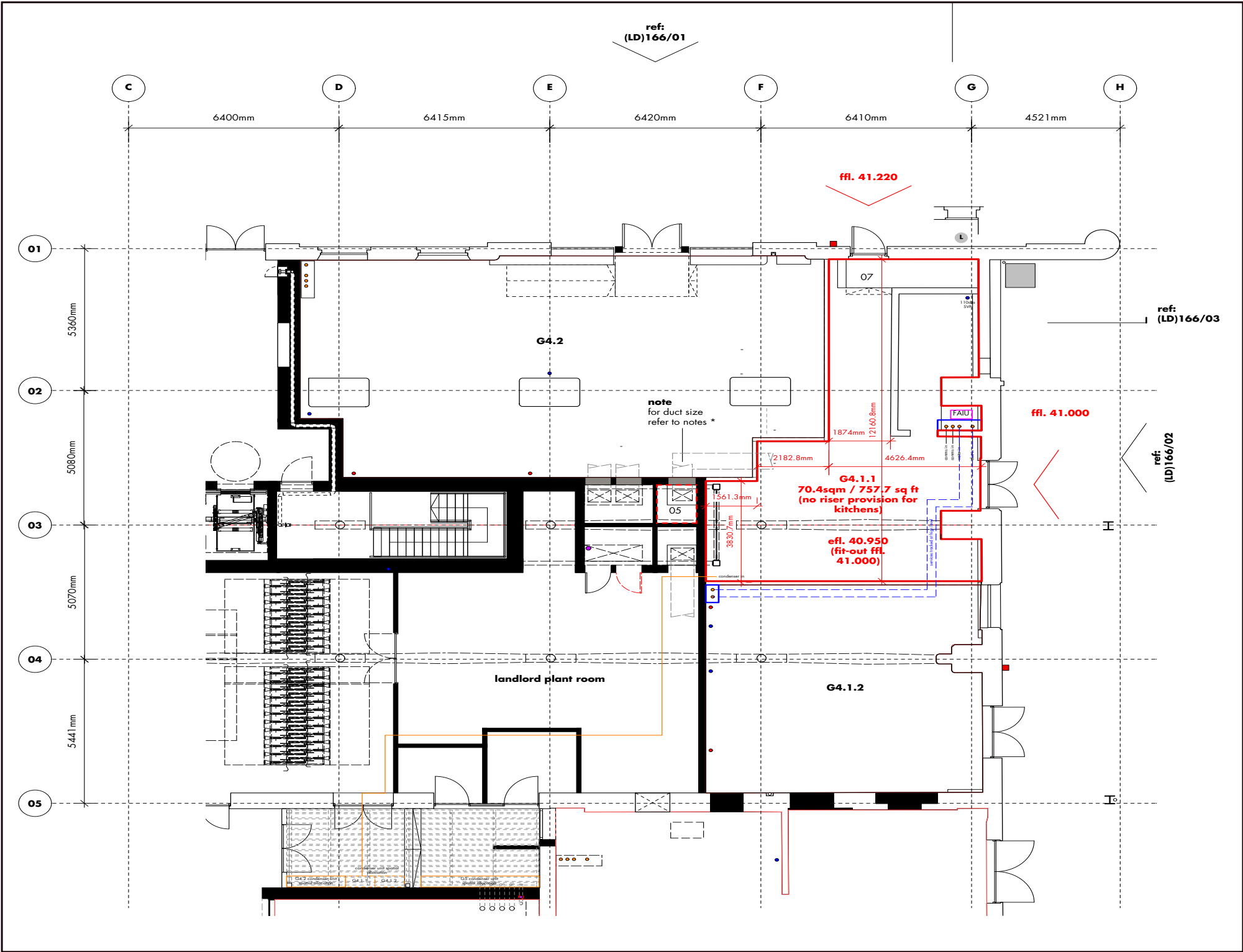
For details on the size of the units and for information relating to party walls, reference should be made to separate SKM plan GA drawings forming part of the planning submission.

Unit 4.1.1

The site for and extent of unit 4.1.1 is shown red lined on the plan opposite, and also in subsequent drawings in this report.

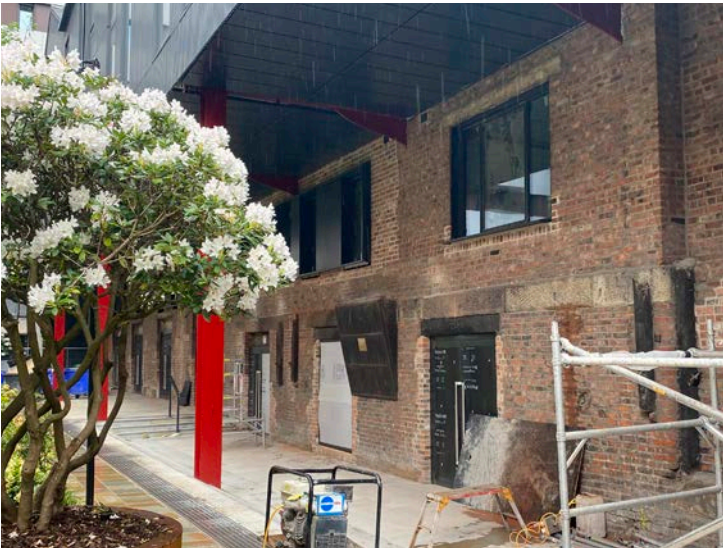
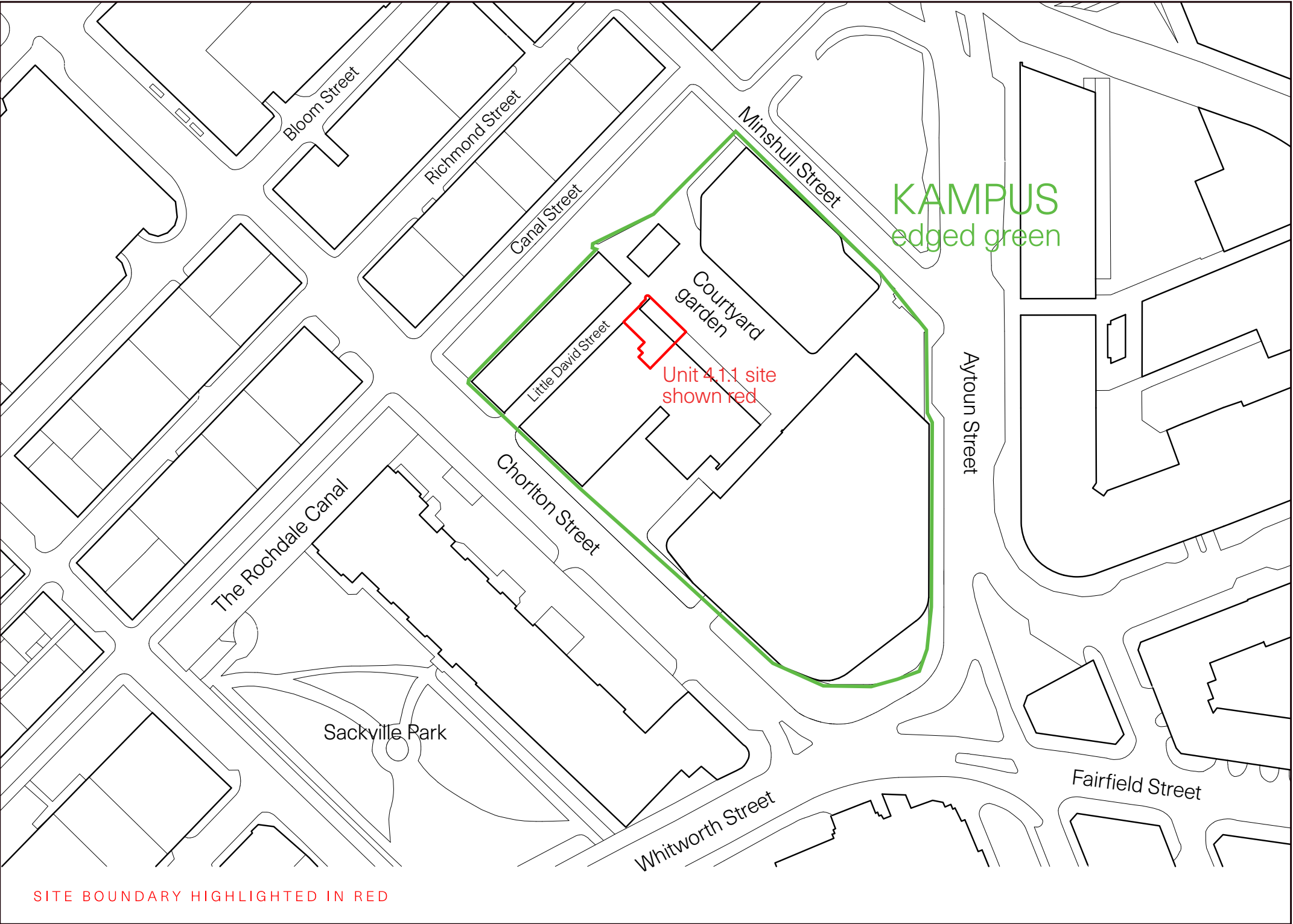
Unit 4.1.1 has entrances off both Little David Street and the Garden Courtyard adjacent to the Rochdale Canal.

The internal walls to the unit shell are therefore proposed as a combination of existing brickwork, together with new party walls which would be finished in plaster at the point of handover to the incoming tenant for the interior fit-out phase.



Excerpt from SKM Minshull House GA plan drawing showing units 4.1.1, 4.1.2 & 4.2

1.2 Site location plan & imagery



Garden courtyard aspect and entrance



Little David Street entrance

2.0 Design & Materiality

2.1 Brief

The scheme proposes a new pie and mash cafe and bar. Included within this is a small commercial kitchen. The unit is fairly modest in size, and the capacity internally is limited to circa 35 covers.

The unit has two entrances. The main entrance faces the garden courtyard via double doors - this will form the main public entrance. The second entrance is off Little David Street - this is also marked as a public entrance, but will be secondary.

2.2 Plan

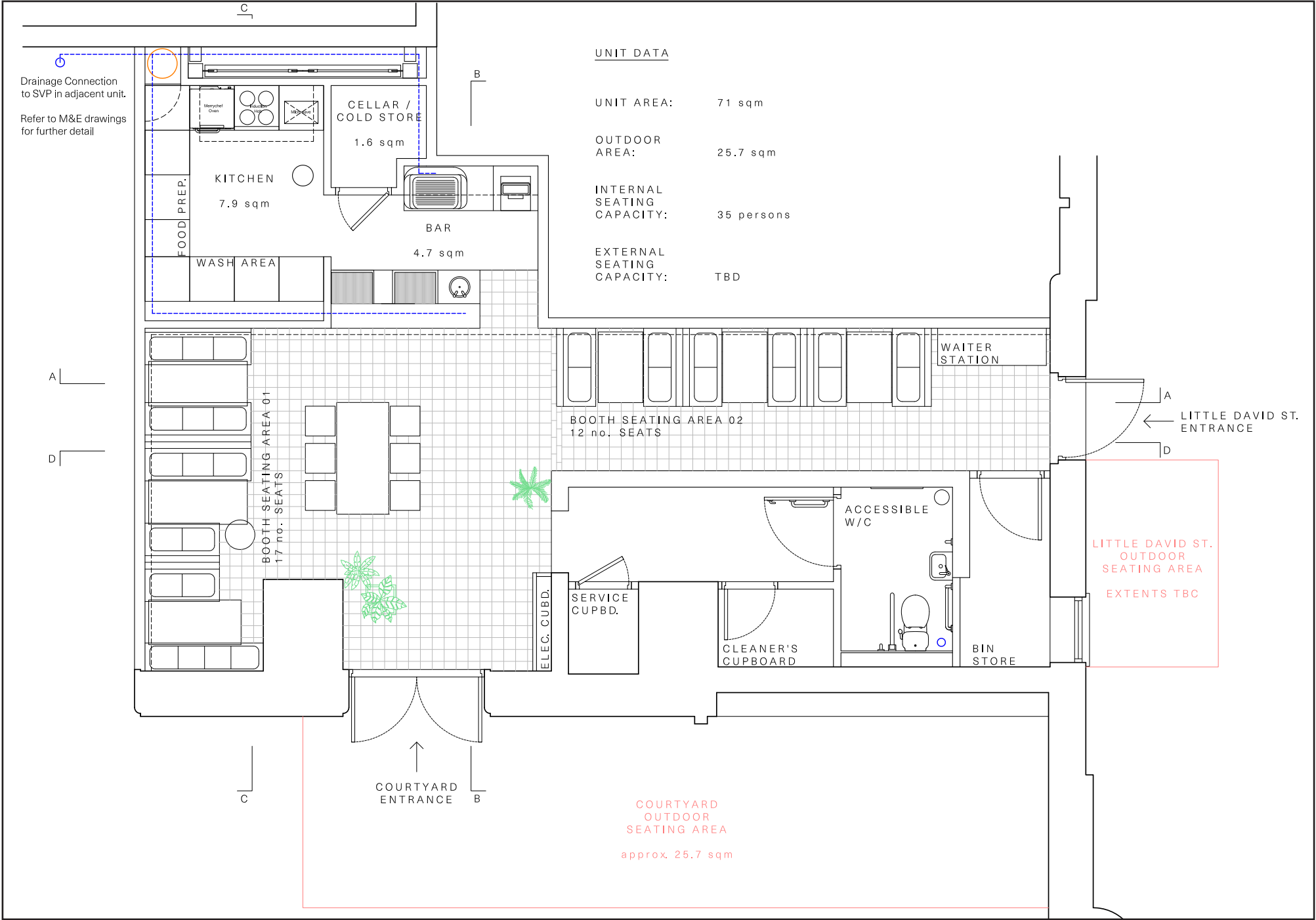
The plan has been organised to position the bar opposite the main entrance, with the back of house (kitchen, cold room, storage etc) organised behind it.

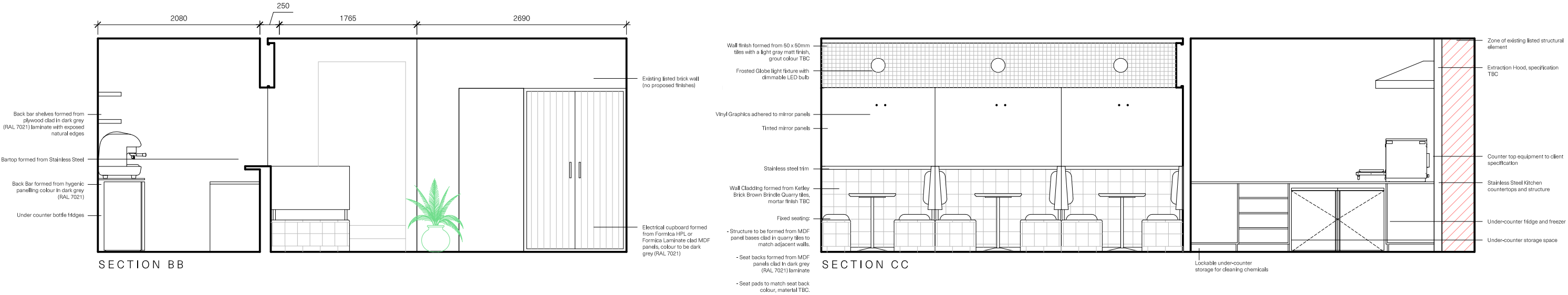
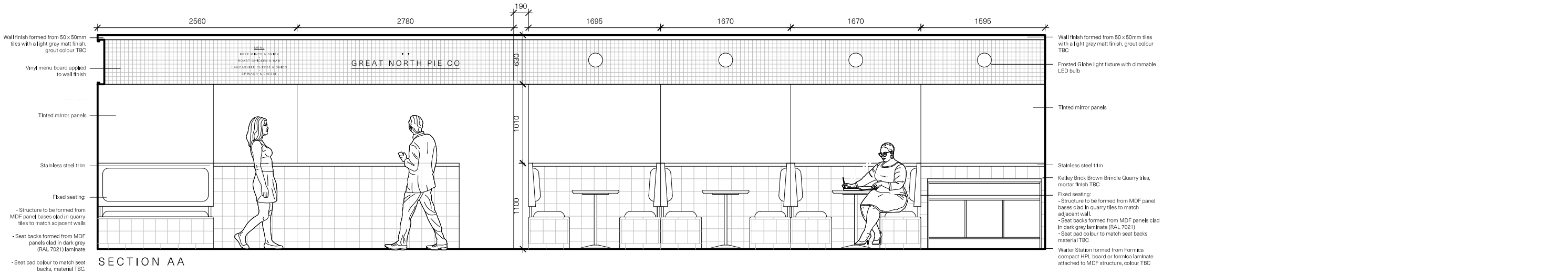
A new accesible WC is provided, serving the public area. A dedicated refuse room is located adjacent to Little David Street.

2.3 Materiality fundamentals

All existing historic brick walls are left as existing. Any fixings at all on hese surfaces will be into mortar joints, though these will be extremely limited.

'New' walls, ie the party walls to subdivide the units, will receive new finishes. These are detailed in the following sections, bujt in basic terms, they receive a combination of tiling and plain mirrors. The intention of the frameless mirror panels is to increase the perception of space in this relatively compact unit.



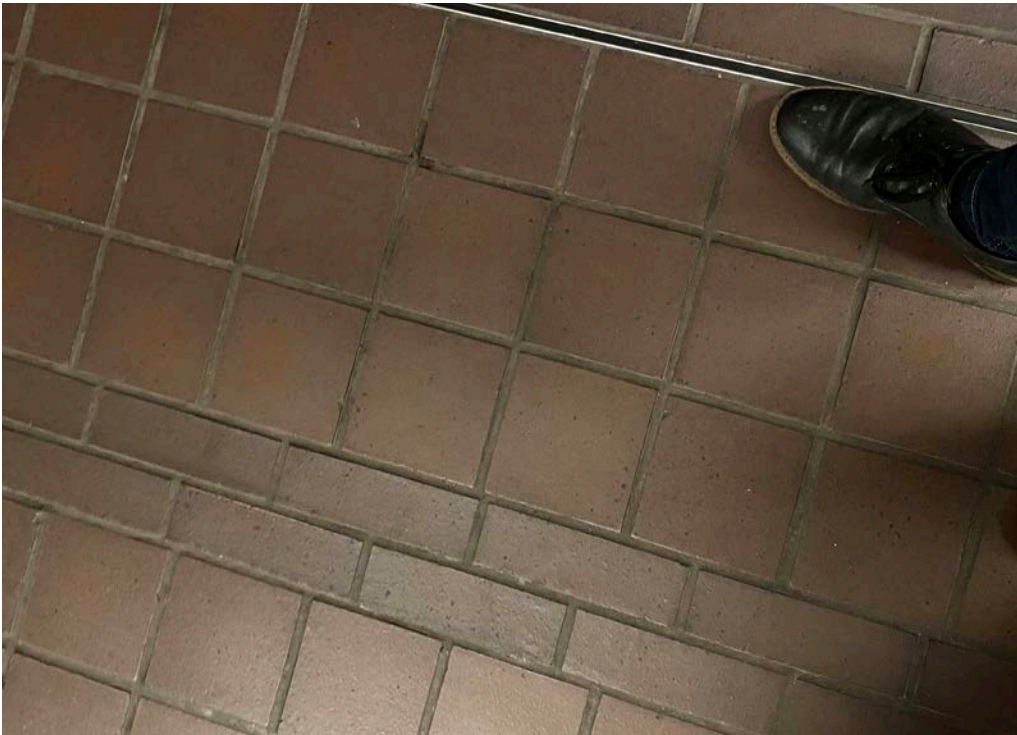




2.4 Material strategy

All existing brick walls are uncovered and retained in existing condition. New walls are to receive a quarry tile finish to low level (to +1100mm) - this matches the floor and banquette seat bases. New walls also have plain mirrors to the middle section (to reflect adjacent brickwork and to expand the space visually in what is a very compact unit), and a high level band of neutral matt light grey tiles. This high level band receives limited branding and menu board lettering. Miscellaneous new 'infill' sections of wall and items such as waiter stations are to dark grey (RAL 7021) to 'recede' and match the existing metalwork and joinery colour. The ceiling is also painted the same grey, with all existing beams to be left untouched.

Materiality: Quarry tiles



2.5 Quarry tiles: floor, low level wall & seat base tiling. Specification: Ketley Brick Brown Brindle Quarry tiles

The quarry tiles are used to provide the general floor finish to public areas (except WC & kitchen - dark grey non-slip vinyl). The tiles have been selected to harmonise with the existing brickwork and provide a neutral warm backdrop to coloured elements such as planting. The tiles are taken up to form the seating plinths and wall covering to an 1100mm high datum to new walls (only). The tiles are also used for the bar front, so the lower portion of the new walls all read as a unified material creating a strong horizontal datum.



2.6 Wall tiles: high level only. Light grey square matt ceramic wall tiles

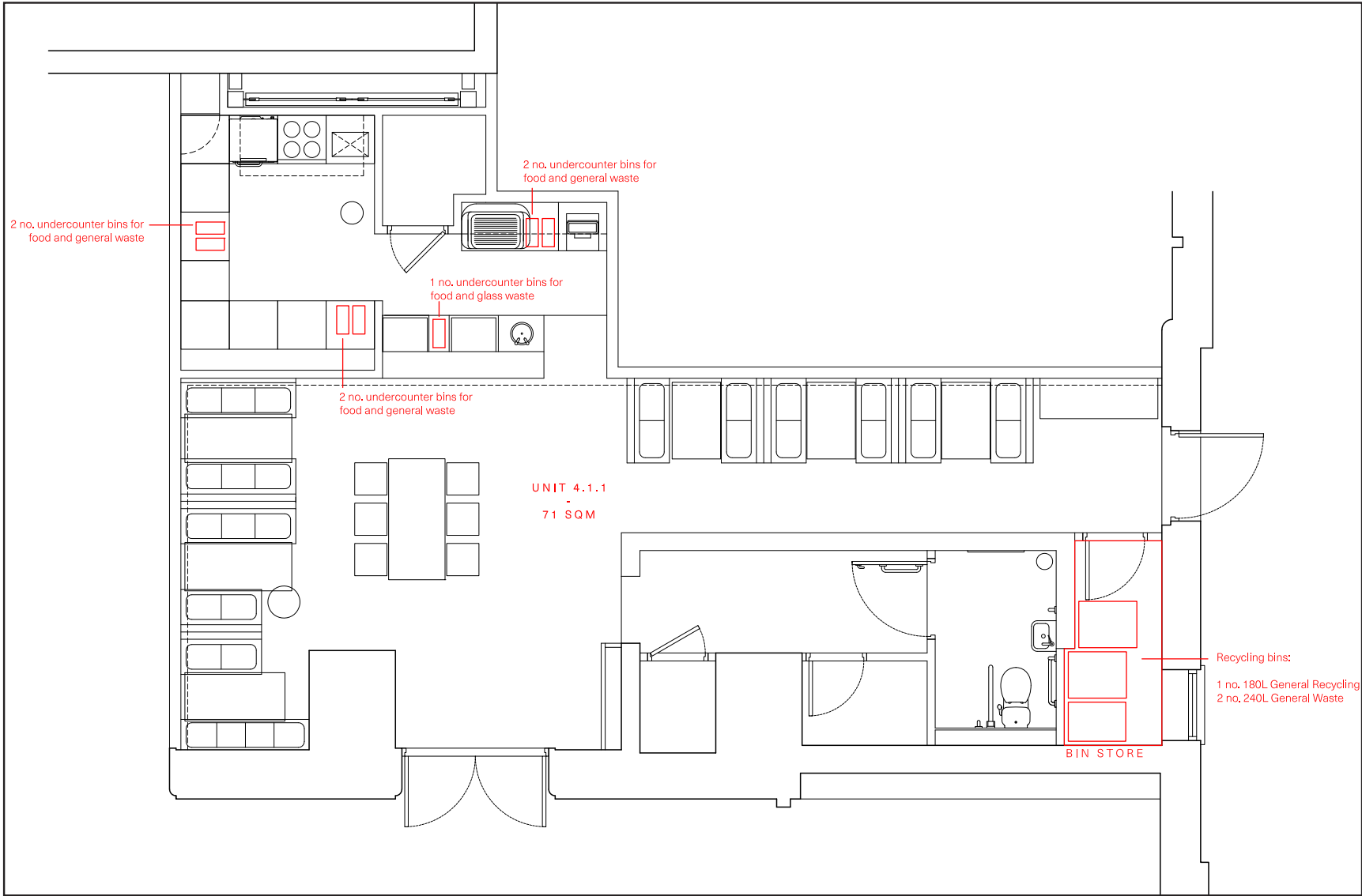
These wall tiles are used at high level and form a neat strip above the mirror panels to new walls (only).



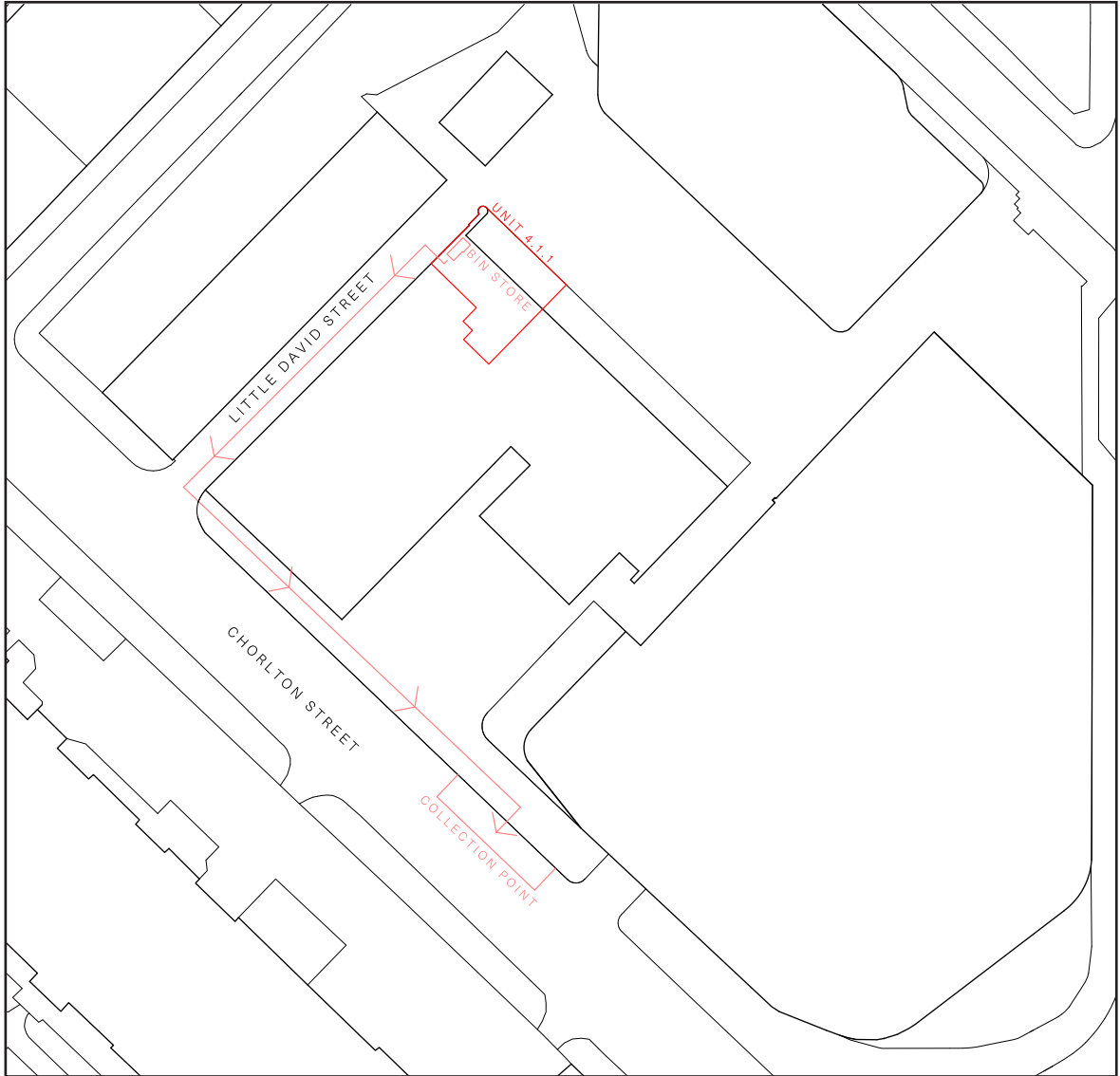
2.7 Back bar wall cladding: Dark Green (Hunter Green) Formica hygienic wall cladding

This system is used for the back bar only, forming a neat panelised hygienic wall, creating a backdrop to the bar front and display shelving.

3.0 Refuse collection & waste strategy



Unit plan showing refuse storage arrangements



Refuse collection routing through wider site

*Calculations are based on Shed KM site wide Design & Access Statement section A9: Refuse Strategy

4.0 External elevations

2.1 Little David Street louvre panels

The existing and proposed drawings opposite show how the existing window facing onto Little David Street has a single panel of louvres at high level, with glazing beneath (divided into 4 panes).

The proposal adds a low level section of louvres to replace the bottom 2 panes of glazing. These are required to provide the fresh air input into the unit. The upper level louvres are utilised for air extraction from the WC and other areas. The proposal ensures that the colour and type of the new louvre blades will exactly match that of the existing.

The proposal leaves the ‘middle two’ panes of glazing untouched.

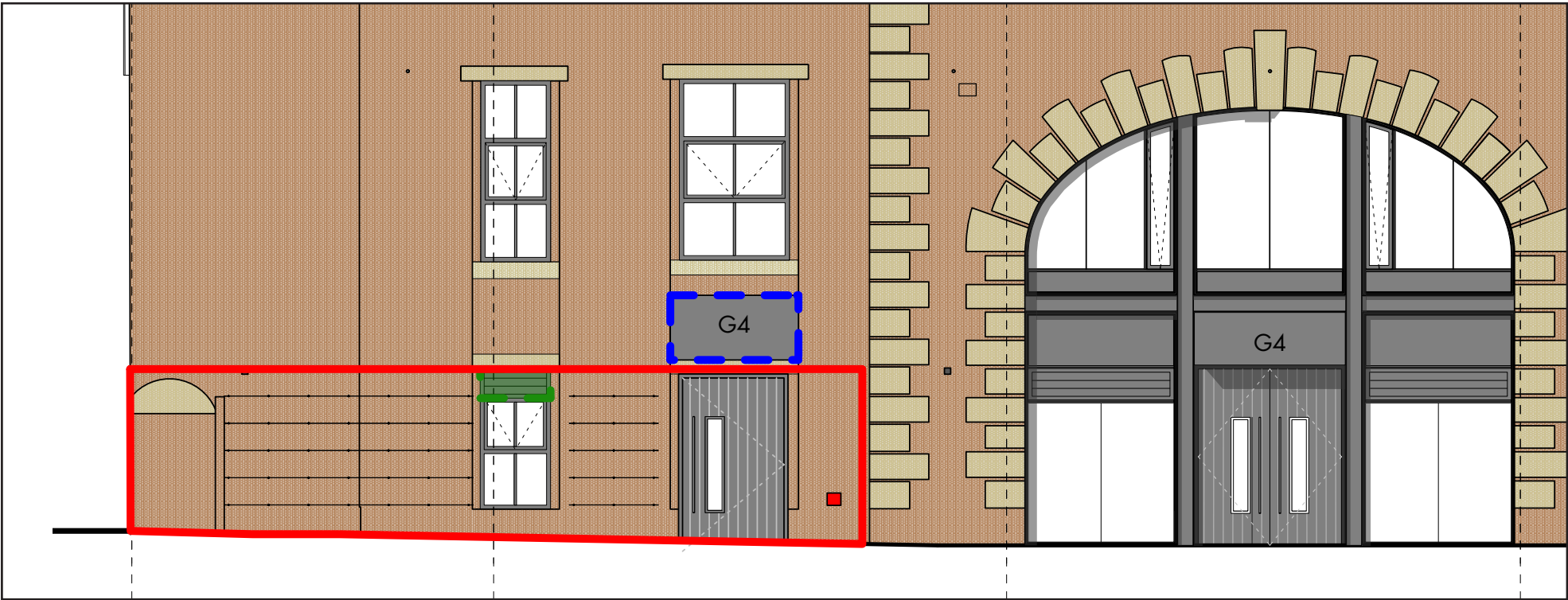
The louvres are a necessary addition, as there is no other route available for fresh air input into the unit. There are no louvres available on the garden courtyard elevation, and the main riser is completely dedicated to kitchen extraction.

The lower portion (only) of the louvres has the air input duct directly behind, and is the minimum of 1m away from the upper louvres. This meets the legal requirement to avoid input and extract being too close together, creating a ‘short circuit’ in the extraction system.

2.2 Fixing of signage into brickwork

All signage sits within the consented signage zones set out by the landlord. All fixings will be into mortar joints, with none into the face of existing bricks.

On the adjacent drawing (13D), the menu board will likewise be fixed into mortar joints only.



Existing elevation to Little David Street



Proposed elevation to Little David Street (excerpt from drawing 13D showing elevation to Little David Street) - showing new louvre panels