
Fourways House, 57 Hilton Street, Manchester – 130337/LO/2021

Date: Monday, 26th August 2021

OMI Ref: 1412/Da/01

RESPONSE TO EMAIL DATED 20TH JULY, 2021

Emily Booth,

Please find enclosed a response to the comments related to the application referenced above.

Justification for openings on Level 02.

The proposed arrangement on Level 02 is in line with previously approved arrangement at Level 01 (125510/LO/2019 & 129781/LO/2021), please refer to attached documents for reference. On this basis we are proposing to take a consistent and coherent approach to the building fabric and bring some order to complex and much altered internal environment.

The specific issues at Level 02 are as follows:-

- The single door opening to the rear of lift core is circa 800mm and therefore, when ironmongery is taken into account this presents a significant issue in regards to providing Part M compliant access throughout the floor plate. The proposed wider opening aligns with lower floors, improves connections and aids accessibility
- The opening required to form the WCs aligns with other floors, allows the entire floor to function as a single connected space, improving flexibility and therefore increasing scope for attracting and retaining tenants and allowing to bring the building in line with BCO requirements for WC provision

These alterations provide significantly more flexibility to the way the space can be occupied either by a single tenant or sensitively sub-divided in due course. By improving the spatial flexibility and WC provision at this level we are attempting to give the greatest opportunity for successful occupation of the office space continuing the process of securing the listed buildings sustainable future. The works to the atrium and other office floors (123242/FO/2019, 122935/LO/2019 & 126286/LO/2020) at Fourways have significantly improved and revitalised what was becoming a tired and increasingly low-quality office building and we wish to continue this on the floor in question.

Method Statement for soft strip work

Walls - plasterboard removed to reveal stud work. Once stud work revealed, carefully remove stud fixings from original fabric (floors, walls and ceilings).

Ceilings - remove ceiling tiles to reveal ceiling grid. Once grid is revealed, carefully remove ceiling hanger fixings from original ceiling.

Flooring - working from edges pull up laminate flooring in sections to reveal original floor boards.

Temporary works for any new openings.

We can confirm that the opening up of the existing bricked up arch is limited to brickwork removal. The creation of new openings will involve temporary propping before new lintels are installed (in line with the methodology applied in previous examples of new openings on other floors. The structural design is shown on the drawings that support this note.

We trust the attached information will satisfy the above condition however if you require any further information, please do not hesitate to contact me.

Yours Sincerely,

Karissa Tysklind

Architect
OMI Architects