

01	DJ	First Drawing Issue	10/05/22
\Rev	\By	\Description	\Date



\Project Info	Manchester Club 81 Kings Street, Manchester M2 4AH
\Site Address	
\Client Name	House of Books & Friends

\Drawing Info

Design & Access Statement

\Drawing Ref	\Date	\Scale	\Sheet Size
	10/05/22		A4
\Project No.	\Drawing No.	\Revision	
SA_111	(09) 101	01	

The Design & Access Statement has been prepared by Stamp Architects on behalf of House of Books & Friends CIC to accompany a Listed Building Consent Application for a Ground Floor Unit within The Manchester Reform Club (Now referred to as 'Manchester Club' by Landlord Bruntwood).

The Design & Access Statement will demonstrate how the internal unit fit out will not impact on the existing building fabric. The Unit was occupied by Agent Provocateur from 2005 until it closed its doors in 2019, and has since has been unoccupied.

Site Location

The building is situated in Manchester Centre on the north side of King Street spanning the block between Brown Street and Spring Gardens. The Easting (X) 384026 & Northing (Y) 398280

Site Address

Manchester Club, 81 King Street, M2 4AH

Listed Description

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1282987

Date First Listed: 03/10/1974

Building History

The Reform Club was built in 1871, replacing earlier Mill Warehouses, it has remained in use until the mid-20th century where it merged with the Engineers Club in 1967 to form the Manchester Reform Club, which eventually ceased trading and closed in 1988 when the premises was let to retail units & offices.

The building is Grade II* listed; The former Reform Club is surrounded by other listed buildings of a similar date; to the east, on Spring Gardens are the early 20th century former Natwest Bank, the former bank at 43 & 45 Spring Gardens, built in 1890, and the former insurance company offices at 47 Spring Gardens, built 1881. Opposite the club is 100 King Street, the former Midland Bank built in 1929,

Future Proposed Plans

House of Books & Friends is a registered Community Interest Company, set up to deliver social good to the immediate community. The business model is that of a high-end Bookshop selling new books with the highest levels of customer service. Profits from the Bookshop will be directly reinvested in to a project addressing loneliness and social isolation, which has increased massively during and since the pandemic.

Working with charity partners including Independent Age and Manchester Cares as well as across Greater Manchester, the Bookshop will become a community hub, a place to meet and socialise. The nature of the demographic accessing the space means that there will be an increased number of people with disabilities and mobility issues, as a responsible and inclusive employer and retailer we aim to update the current Grade II listed space whereby there is currently no accessible toilet. By incorporating an accessible WC in to the space it shows best endeavours have been exercised and ensures that all our customers and service users will be catered for, thereby assisting in ensuring the success of the project.

The Works will include the following;

- Relocate & provide additional Welfare Facilities that can facilitate Disabilities
- Provide Kitchenette, Storage & Additional Staff Welfare

Please Refer to the Following Drawings;

- Site Plan
- Existing GA Plan
- Proposed GA Plan
- Existing Photographs (End of Document)

Description of Works

Referring to the Existing GA Floor Plan the Proposed Soft Strip-Out Works to be carried out in the rear of the unit in the Store Room & WC; the Store Room has been used as a Welfare Facility for construction workers with the ongoing external works to the Building.

(Read in Conjunction with the Existing Photographs – End of Document)

Soft Strip-Out Works – Store Room

- Removing existing floor covering (carpet tiles)
- Removing redundant surface mounted trucking including electrical & data sockets
- Disconnect & remove temporary sink unit
- Strip back loose wallpaper

Proposed installation – Lobby, WCs & Staff Room

- Repair Plasterwork to areas effected by leak above ceiling has been fixed prior to start of Proposed Works.
- Installation of Lightweight timber or metal stud partition with framing out of door openings. *(Note partition to be carefully installed in front of the existing paneling via floor and ceiling fixings)*
- Installation of plasterboard ceiling to Lobby & both WC cubicles, *(Note Located below the existing soffit & ceiling coving)*
- Installation of Sanitaryware including Doc M Pack to both Cubicles
- Proposed services (Water & Foul) required for the WCs to reconnect back into the existing Riser Cupboard
- Wallcoverings to WCs to include tiling & wallpapering
- Lighting (including Emergency) & WC Extract to be located in new plasterboard ceiling
- New vinyl floor coverings to be installed to Lobby, WC Cubicles & Staff Welfare
- Installation of a sink, countertop & base units
- Existing wooden paneling to be clean carefully & polished

Soft Strip-Out Works – WC

- Capping Water supply & Foul to Existing Sanitaryware prior to removal
- Removing floor covering (vinyl) & Sanitaryware
- Removing timber partition (non-loading bearing) between WC Cubicle & WC
- Disconnecting surface mounted items

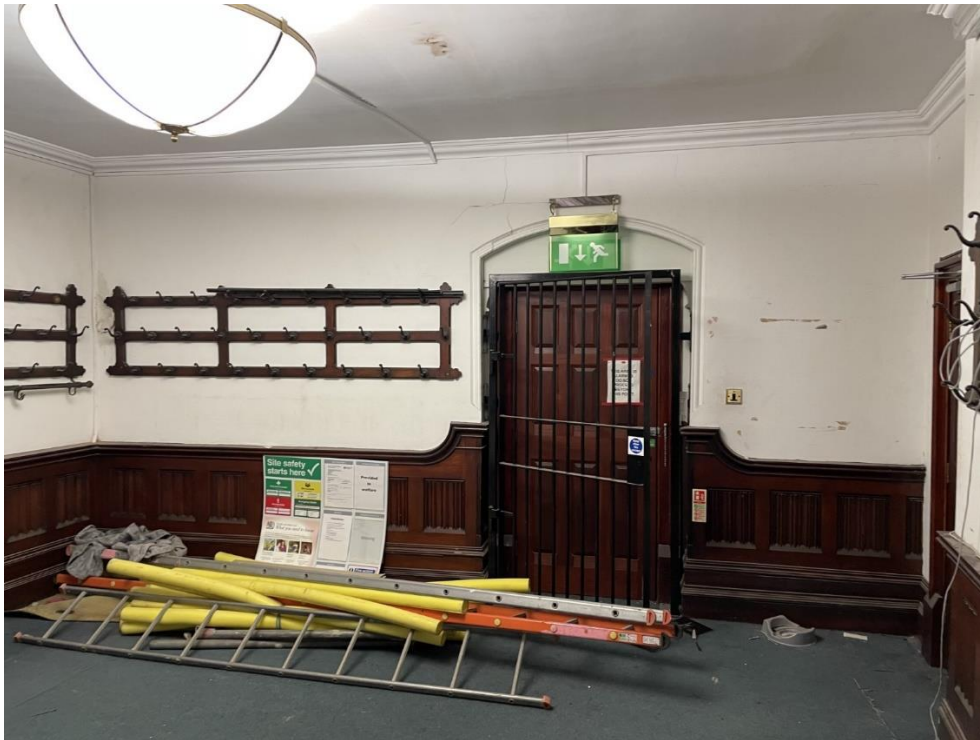
Proposed installation - Kitchenette

- Repair work to ceiling & walls from removal of wall made good prior installation of Kitchenette
- Install small timber partition in front of existing window to worktop height
- Installation of electrical sockets to proposed appliance including fridge & freezer
- New kitchen comprising of wall & base units with counter top
- Divert existing plumbing to serve new sink & dishwasher
- Tiled splash back to counter top
- Redecorate existing paintwork & replace existing vinyl flooring with new anti-slip vinyl

Photographs – Existing Store Room



Photographs – Existing Store Room



Photographs – Existing WC



Photographs – Existing WC

