

DESIGN & ACCESS STATEMENT

101 Princess Street, Manchester

Application for Planning and Listed Building Consent Internal Fit-Out Works to 3rd and 4th Floors and External Alterations to 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 the 3rd and 4th floors and external alterations including the blocking-up of existing glazing and replacement plant to 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 replacement and relocation of external plant and the blocking-up of an existing glazed elevation on the fifth floor. The proposed works are detailed below.

Third Floor Works:

- Strip out existing fit-out including glazed and solid partitions;
- Patch repairs to walls and ceilings;
- Installation of solid and glazed partitions as set out on plans 1213-03-PT-01B 3rd Floor Proposed Partition Layout and 1213-03-CL-01C 3rd Floor Proposed Ceiling Layout;
- Installation of new internal doors as set out on plan 1213-03-DS-01B 3rd Floor Door Schedule;
- Installation of new kitchen/teapoint as shown on plan 1213-03-KT-01B 3rd Floor Teapoint Layout;
- Redecorate walls, columns, ceilings, beams, windows and joinery as shown on plan 1213-03-FL-01B 3rd Floor Proposed Finishes;
- Strip out existing lighting and electricals and install new lighting as shown on plans 3rd Floor Proposed Emergency Lighting Layout and 3rd Floor Proposed Lighting Layout;
- Strip out existing AC ducts and install new as shown on plans 1725-EDGE-10-03-DR-M-0100 P2 Proposed 3rd Floor Plant and 1725-EDGE-10-03-DR-M-0102 P0 Plant Fixing Detail
- Strip out existing male, female and disabled w/cs;
- Installation of partitions to form DDA shower and w/c as shown on plan 1213-03-WC-03B 3rd Floor Washroom Layout Disabled;
- Reboard and refit male and female w/cs as shown on plans 1213-03-WC-01C 3rd Floor Washroom Layout 1 and 1213-03-WC-02C 3rd Floor Washroom Layout 2

Fourth Floor Works:

- Strip out existing fit-out including glazed and solid partitions;
- Patch repairs to walls and ceilings;
- Installation of solid and glazed partitions as set out on FBI-R2419-A4004 4th Floor Proposed Partitioning RevB and FBI-R2419-A4012 4th Floor Existing Ceiling Layout;

- Installation of new internal doors as set out on plan FBI-R2419-A4011 4th Floor Proposed Door Schedule;
- Installation of new kitchen/teapoint as shown on plan FBI-R2419-A4015 4th Floor Proposed Tea Point;
- Redecorate walls, columns, ceilings, beams, windows and joinery as shown on plan FBI-R2419-A4010 4th Floor Proposed Decoration Finishes RevA;
- Strip out existing lighting and electricals and install new lighting as shown on 4th Floor Proposed Emergency Lighting Layout and 4th Floor Proposed Lighting Layout;
- Strip out existing AC ducts and install new as shown on plans 1725-EDGE-10-04-DR-M-0100 P1 Proposed 4th Floor Plant and 1725-EDGE-10-03-DR-M-0102 P0 Plant Fixing Detail
- Strip out existing male, female and disabled w/cs;
- Installation of partitions to form DDA shower and w/c as shown on FBI-R2419-A4008 4th Floor Proposed DDA WC and Shower RevA;
- Reboard and refit male and female w/cs as shown on plans FBI-R2419-A4006 4th Floor Proposed Female WC RevA and FBI-R2419-A4007 4th Floor Proposed Male WC RevA

Fifth Floor Works

- Remove 2no. air conditioning units from fifth floor balcony;
- Install 2no. Dakin air conditioning units as shown on plan 1725-EDGE-10-RL-DR-M-0100 P3 Proposed 5th Floor Replacement Plant;
- Block-up existing fifth floor 1990s glass door and windows, finishing with vertically hung slate to match externally and plasterboard to match internally as shown on the associated fifth floor plans.

Design Principles

Use

The existing use of the site is as nightclubs on the ground floors and office uses on the upper floors. The proposed development will facilitate the re-letting of the third and fourth floors as offices.

Layout

The proposal will result in minor alterations to the third, fourth and fifth floors. As set out in the proposed plans, existing modern partitions will be removed and replaced with new partitions however the floor plates will remain predominantly open plan and as built. The minor works to the fifth floor will close an existing glazed elevation and in doing so will remove the fifth floor balcony from the tenant's demise. Access will be retained from the landlord's demise.

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 their 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. The relocation and replacement of plant will allow improved efficiency for unaffected plant due to a reduction in 'crowding' and recirculated air, reducing power consumption.

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.