

Appendix 5: Letter from Lancashire Building Services in respect of 222 Burton Road.



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Oldham
OL1 4SF

Tel: 0161 270 2016

Job Address: 222 Burton Road
Didsbury
Manchester
M20 1LP

28th September 2017

Outline of project: Conversion of previous restaurant to proposed bar.

Summary of works: As part of the conversion from a previous restaurant into a bar at the above address. The previous layout on the ground floor consisted of a main dining room at the front of the property, a unisex toilet in the centre and a kitchen to the rear of the property. To the first floor was living space consisting of two equally proportioned rooms in the main part of the building and to the rear a small bathroom and a small rear room in the two storey outrigger of the property. The basement of the property consisted of two main rooms with a toilet to the rear. As the conversion required the ground floor to become one large open plan space, the two dividing walls in the centre of the property needed to be supported by steel beams and have these sections removed. The property has been previously extended with a single storey extension at the rear of the outrigger resulting in one of the dividing walls being the gable and the other dividing wall being a supporting wall carrying the first floor and continuing up to the roof of the outrigger. The first floor which had previously been used as living space has been converted into an open plan area by removing the dividing wall. This area has no current plans of use within the project at present and the two rear rooms proposing to being converted into a small kitchen and wash room. The basement has not been altered structurally but has been divided by means of stud partitions to form a beer cellar at the front of the property and separate ladies and gents toilets to the rear.

The first floor of the property shares its party walls of approximately 300mm thickness, at ground floor with a hairdressers at one side and an existing and operating bar to the other. The first floor shares its party walls with living accommodation to both sides, one side is accommodation occupied by the owners above the bar operating next door and to the other side is a privately rented property. We have made sound proofing provisions to the entire party wall of the rented property side by means of a stud wall set approximately 30 mm off the existing brick party wall. This stud is mass filled with 75mm of acoustic wool and lined entirely with 12.5mm of acoustic plasterboard and plaster skimmed. The new kitchen is situated at the rear of the property in the existing outrigger and is shared by only one party wall which is also a kitchen above the existing bar next door. Due to the kitchen location in the outrigger and the distance between the new kitchen and the nearest point of the rented property to the other side is approximately 20 feet and between any other facing property is approximately 40 feet.

All work to date has been carried out solely by ourselves and all work has been done in line with current building regulations, regularly assessed and approved by the appointed building inspector and all structural works have been completed in strict accordance from schedules issued by the appointed structural engineer.

If you require any further information or details please do not hesitate to contact me.

Yours sincerely

John Lancashire
Lancashire Building Services