47 PETER STREET - PHOTO SURVEY

MANCHESTER CITY CENTRE

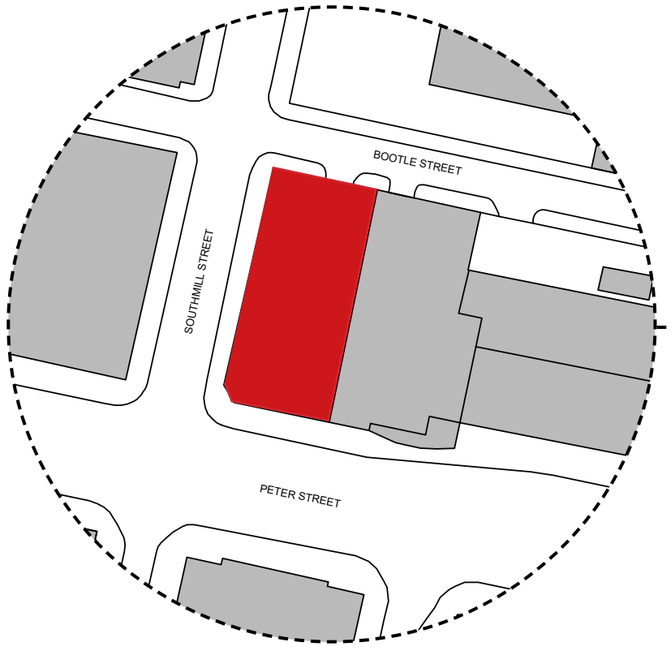
NOVEMBER 2019

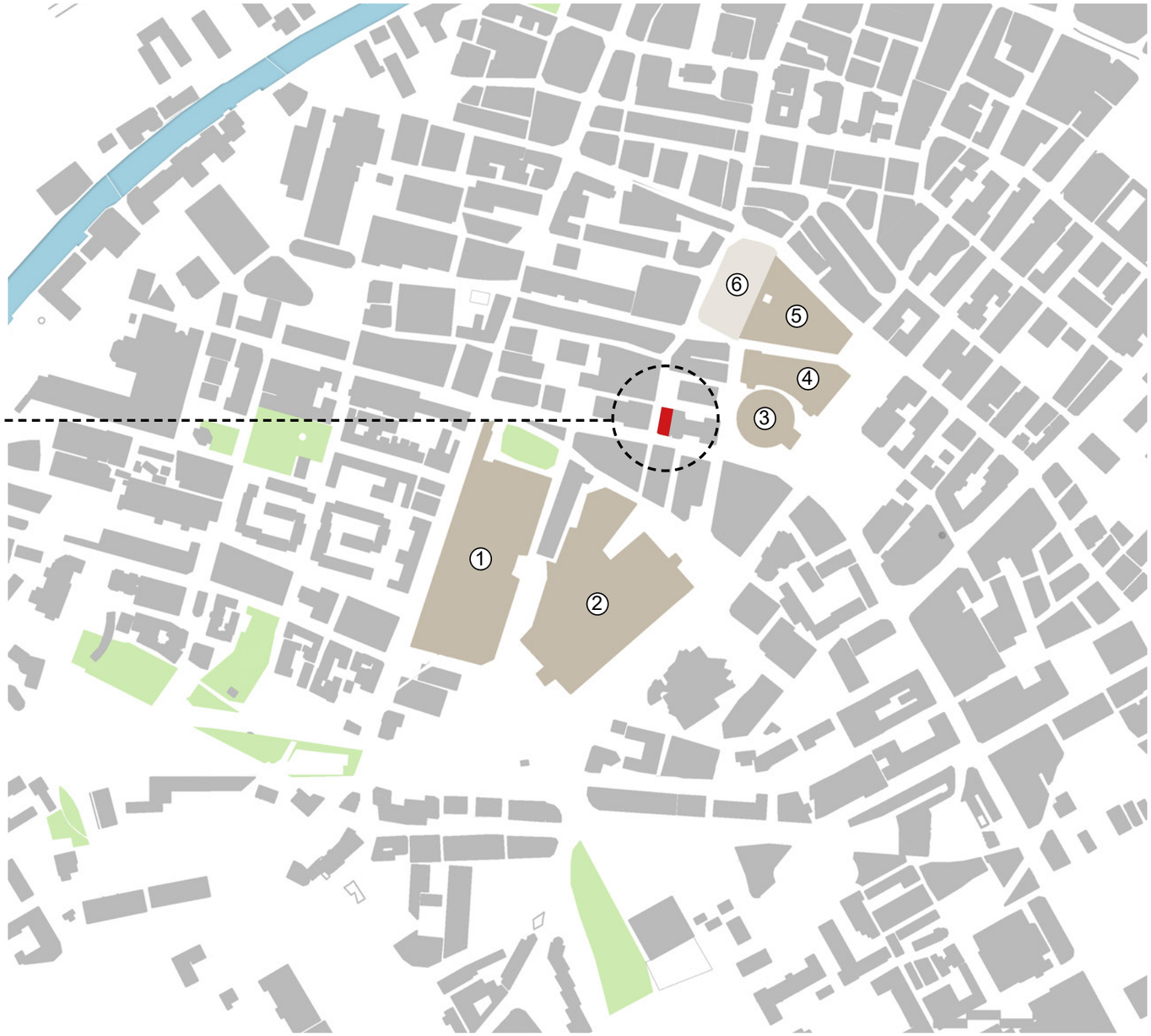
TRACT

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1 PROJECT
INTRODUCTION





1.1 PROJECT INTRODUCTION
& SITE LOCATION

This Photo Survey has been prepared byTract Architecture on behalf of Kro Hospitality in support of its Full Planning Application and Listed Building Consent Application for a boutique aparthotel development of 32 rooms/ suites and bar within an existing Grade II listed building, 47 Peter Street, Manchester.

47 Peter Street is Grade II listed former Victorian warehouse and is located on a prominent corner bounded on three sides by Peter Street to the south, Southmill Street to the west and Bootle Street to the north.

On the eastern boundary of the site the building abuts a seven storey office building, 49 Peter Street. The site falls within St. Peter's Square Conservation Area and faces onto the adjoining Deansgate Conservation Area along Southmill Street.

The buildings immediate context is also seen in conjunction with a large number of Grade II and II* listed buildings, and forms part of their settings.

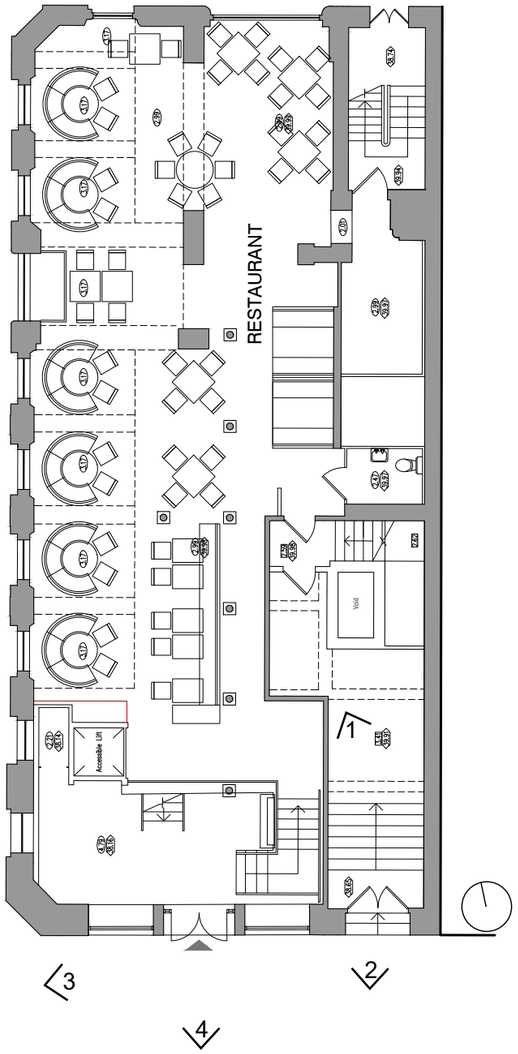
1. Great Northern Warehouse.
2. Manchester Central Station.
3. Manchester Central Library.
4. Manchester Town Hall Extension.
5. Manchester Town Hall.
6. Albert Square.

2 EXISTING SITE PHOTOS

2.1 CURRENT INTERIOR CONDITION

The existing interior of the building principally consists of open floor plates with a partially enclosed service void and rear stair on the party wall with 49 Peter Street. At first and second floors there is a central single row of original tapered cast iron columns at approximately 2.7m centres that correspond to the window openings along Southhill Street; these support large timber beams that also bear onto the perimeter walls, which in turn support exposed floor joists and floor boards. The third floor is devoid of columns but the space is characterised by exposed roof trusses and a corresponding large visible ceiling void.

47 Peter Street have been vacant for a considerable amount of time and have been subject to fire damage and the removal of finishes which have left the interior decor in a poor state of repair. This is recorded in the following secion of the document.




01.



02.


03.

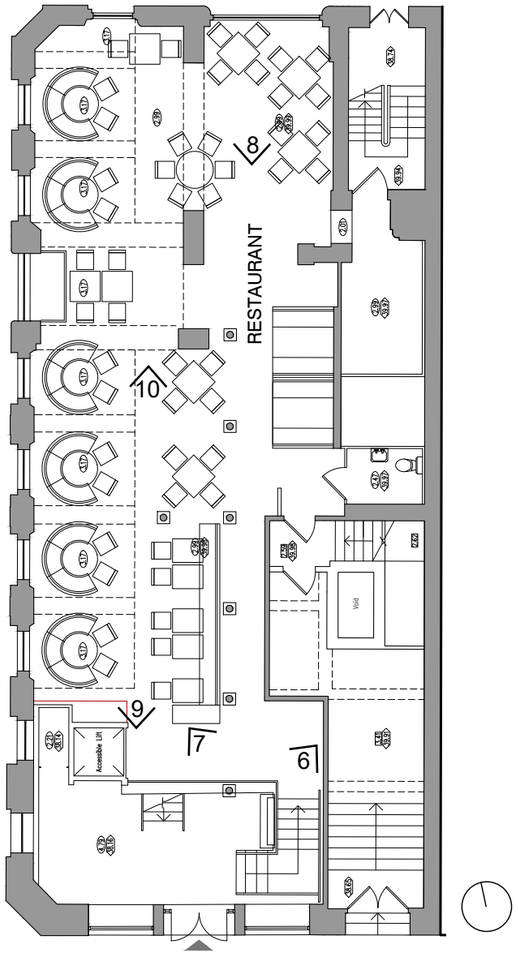


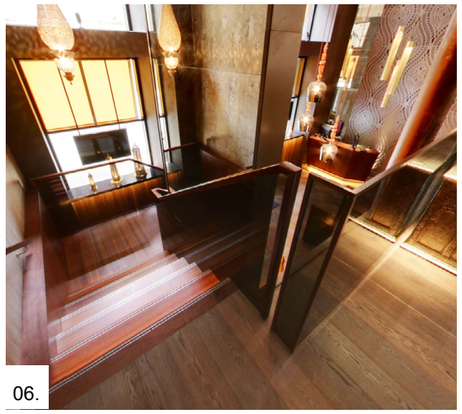
04.

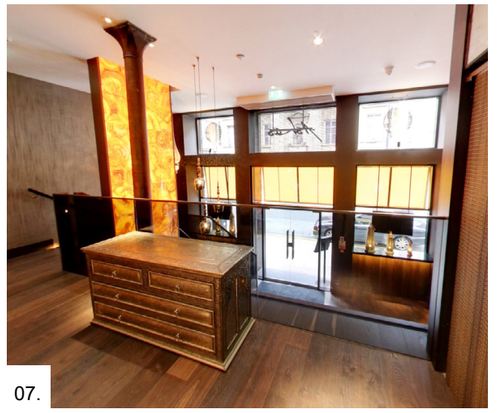

05.

2.2 ENTRANCE

1. Blocked entrance to the upper floors.
2. Main entrance to the restaurant.
3. Looking from Restaurant entrance, along Peter Street, up towards Manchester Central Library.
4. The ground floor of the Peter Street elevation.
5. Rear service entrance to the building on Bootle Street.




06.


07.


08.


09.

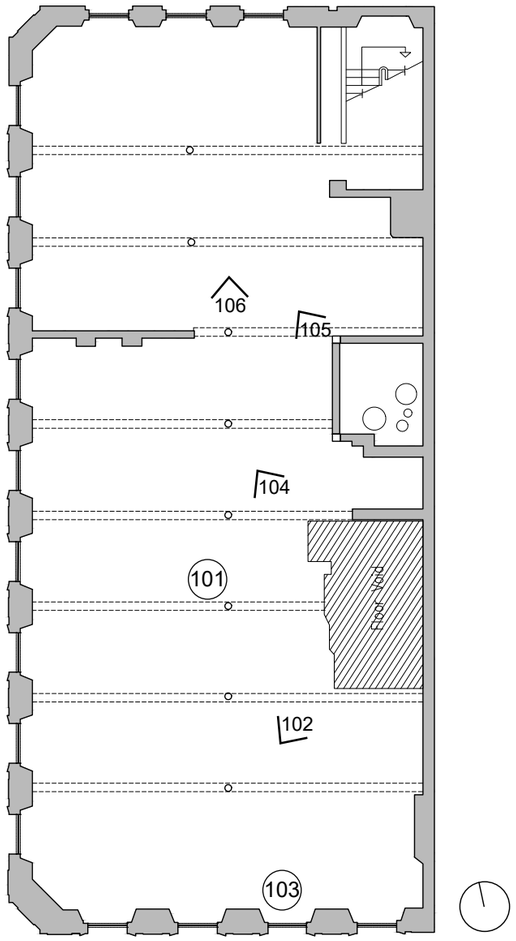

10.

2.3 GROUND FLOOR - ASHA'S RESTAURANT

6,7. Looking towards the main entrance.

8. Interior of the restaurant; looking down from the main entrance.

9. Interior of the restaurant; looking towards the main entrance.




101.


102.


103.

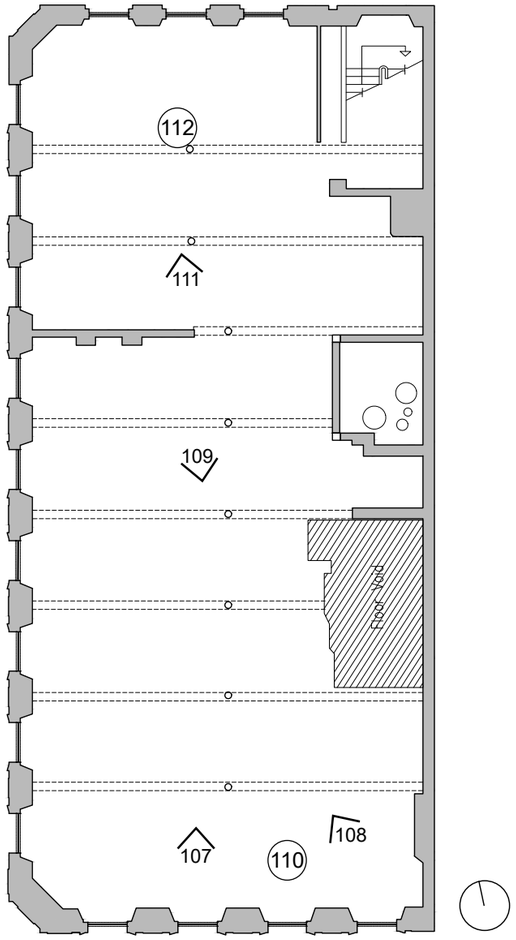

104.


105.


106.

2.4 FIRST FLOOR

101. First floor cast iron column & timber beam detail.
102. Existing floor void in the location of the former principle staircase.
103. Close up of typical stripped out sill to windows.
104. General view of the first floor, looking towards the stair floor void and Peter Street beyond.
105. Exposed vertical ducting within existing service riser.
106. Looking towards the Peter Street elevation, columns, joists & floor boards are exposed.




107.


108.


109.

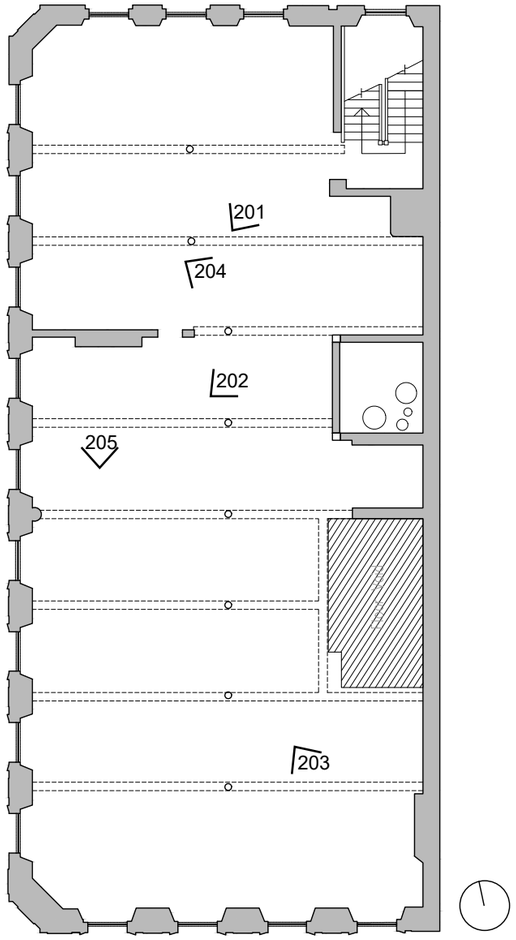

110.


111.


112.

2.4 FIRST FLOOR (CONT.)

107. The existing walls have been stripped of their plaster finish leaving exposed brickwork walls throughout.
108. Looking towards the internal corner of the Peter Street elevation.
109. Looking towards the existing internal brick wall and the service/ secondary staircase to the rear.
110. General condition of the underside of the upper floor.
111. Close up of the junction between the existing internal brick wall and timber beam.
112. Typical first floor column head/ timber beam detail, joists and floor boards exposed as noted above..




201.


202.

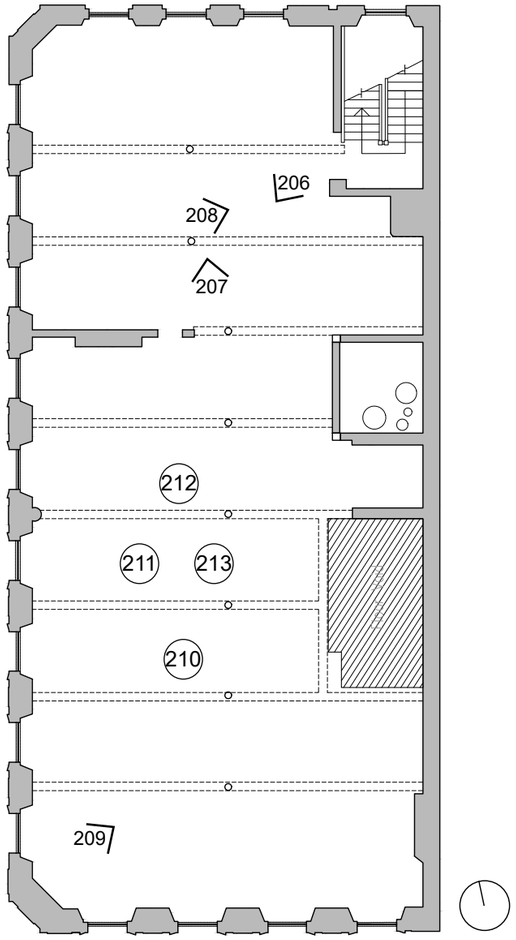

203.


204.


205.

2.5 SECOND FLOOR

201. Looking towards the service/ secondary staircase to the rear.
202. Looking towards the service/ secondary staircase to the rear and vertical service riser.
203. Existing fireplace detail.
204. Exposed vertical ducting/ service riser, existing ceilings consist of exposed timber beams, joists and floor boards which provide little if no fire or acoustic separation between floors.
205. Looking towards the existing internal brick wall and the service staircase to the rear.




206.


207.


211.


212.


208.


209.


210.


213.

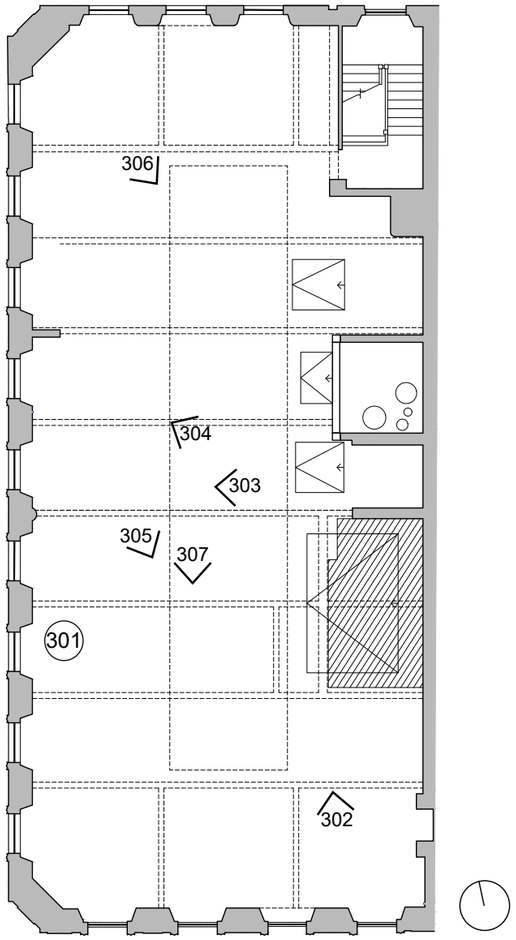
2.5 SECOND FLOOR (CONT.)

206. Looking towards the rear service/ secondary staircase.

207. General view of the second floor, looking towards the Peter Street/ southern elevation.

208. The existing walls have been stripped of their plaster finish leaving exposed brickwork walls throughout.

209, 210, 211, 212, 213.
Fire damage to the building has resulted in a large floor void with exposed chard timber beam and joists.




301.


302.


303.


304.

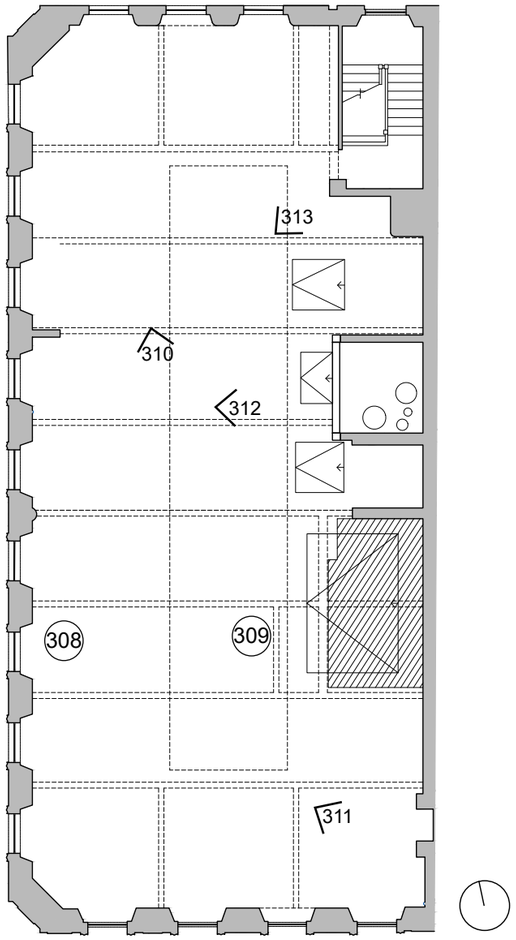

306.


305.


307.

2.6 THIRD FLOOR

301. Floor void which is the result of fire damage.
302. The existing lath and plaster ceiling that followings the roof pitch has been damaged and or removed.
303. Exposed vertical ducting and exisitng skylights.
304. The timber trusses and large skylight above the stair well floor void.
305. The timber roof trusses above the fire damaged floor void, very little little damage is visable.
306. Existing fireplace at the Peter Street/ Southmill Street corner.
307. A general view of third floor looking towards Bootle Street.




308.


309.


310.

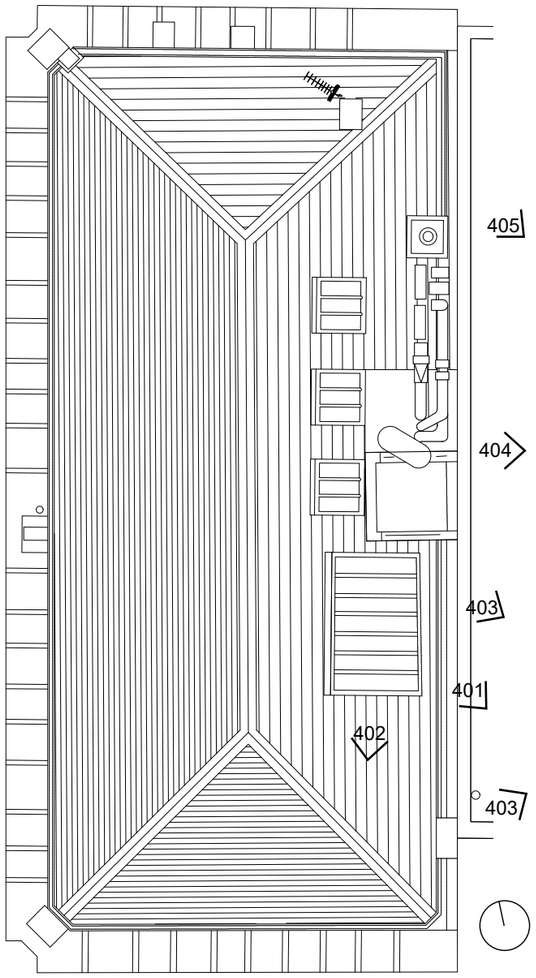

311.


312.


313.

2.6 THIRD FLOOR (CONT.)

308. A view of the fire damage that has resulted in a large void in the floor.
309. The existing skylight above the stairwell void.
310. A view looking toward the Peter Street elevation, the principle staircase removed due to fire damage.
311. Timber roof trusses .
312. Exposed vertical ventilation ducting serving the restaurant at ground/ lower ground level.
313. View of the existing brick wall to the rear of the service stair.




401.


402.


403.


404.

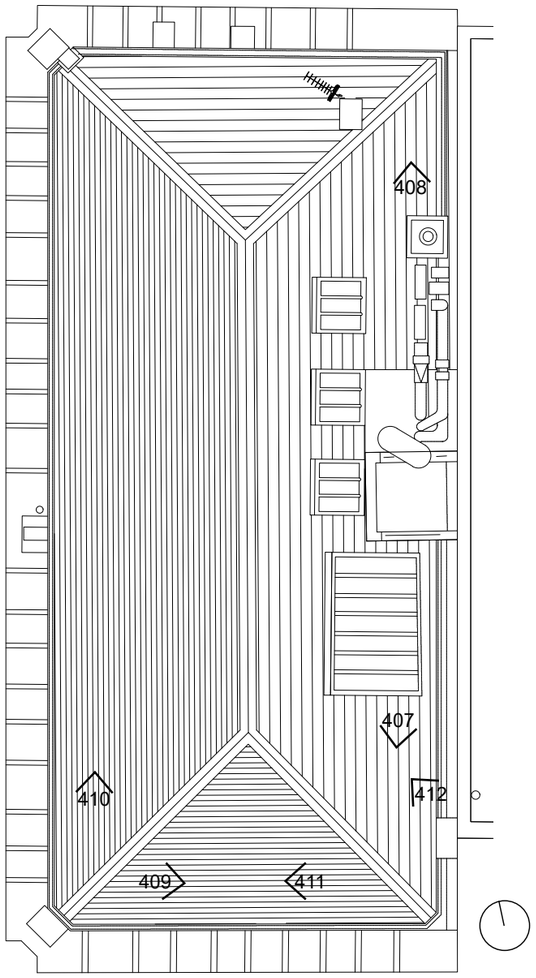

405.


406.

1.

2.7 ROOF

401. A view from 49 Peter Street looking north toward Bootle Street.
402. A view of the large rooflight over the stairwell void.
403. A view from 49 Peter Street looking north toward Bootle Street.
404. View of the existing slate roof and parapet looking toward Peter Street.
405. Existing rooflights and ventilation equipment serving the restauarant at ground/ lower ground level.
406. Existing chimney stack adjacent tothe party wall with 49 Peter Street.




407.


408.


409.

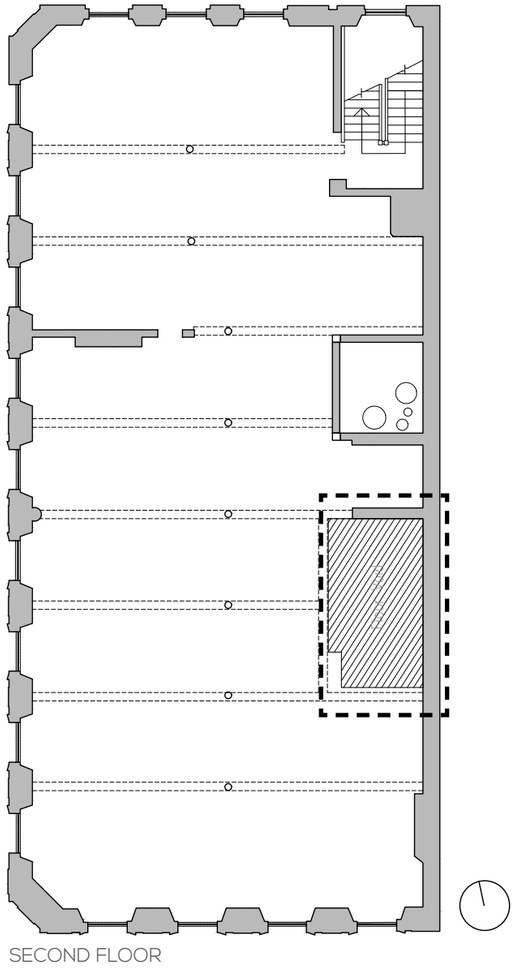

410.


411.


412.

2.7 ROOF (CONT.)

401. A view from 49 Peter Street looking north toward Bootle Street.
402. A view of the large rooflight over the stairwell void.
403. A view from 49 Peter Street looking north toward Bootle Street.
404. View of the existing slate roof and parapet looking toward Peter Street.
405. Existing rooflights and ventilation equipment serving the restauarant at ground/ lower ground level.
406. Existing chimney stack adjacent tothe party wall with 49 Peter Street.




501.


502.


503.

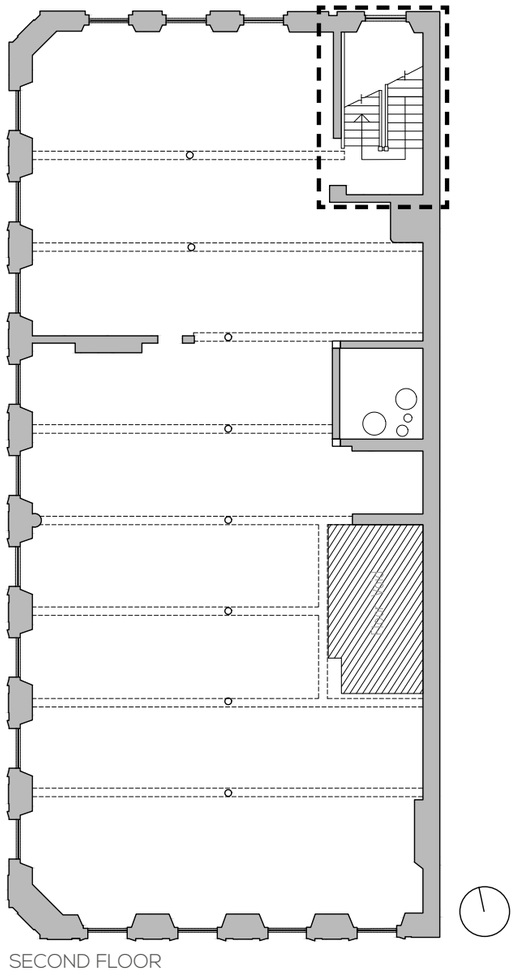

504.

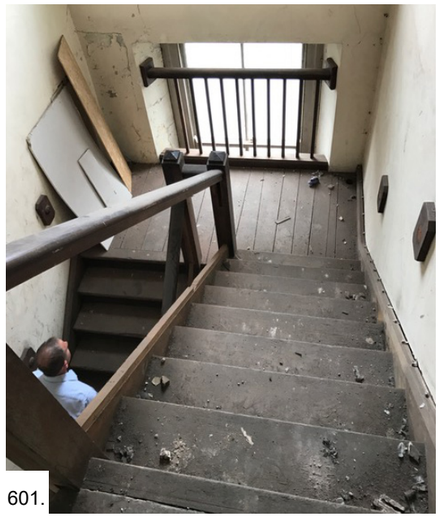

505.


506.

2.8 STAIR VOID

501. View of third floor stairwell void from the second floor.
502. View of the second floor stairwelll void.
503. View of the first floor stairwell void from the second floor.
504. View of the first floor stairwelll void.
505. View of the second floor stairwell void from the third floor.
506. View of the second and third floor stairwelll void.




601.


602.


603.


604.


605.


606.


607.

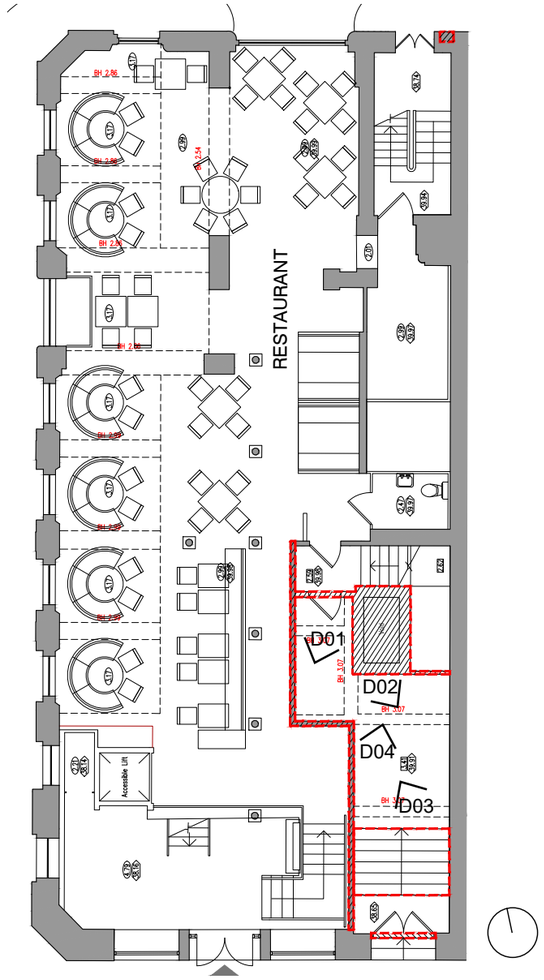
2.9 REAR SERVICE STAIRS

601. View of existing timber stair from the third floor landing.
602. View of existing timber stair from second floor landing.
603. View of underside of existing timber stair from first floor landing
604. View of existing timber stair from the second floor landing.
605. View of existing mansonary stair from the first floor landing.
606. View of existing timber stair from the third floor landing.
607. View of existing timber stair from second floor landing.

3 **PROPOSED** DEMOLITION WORKS

3.1 PROPOSED DEMOLITION WORKS

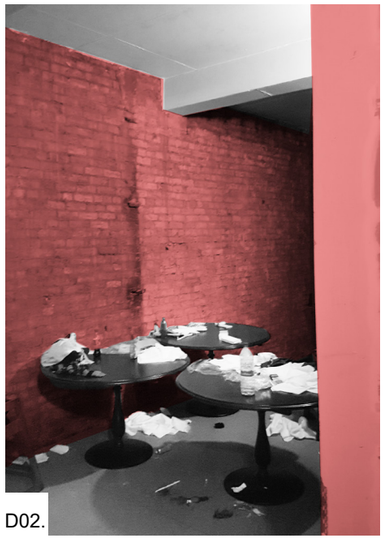
To facilitate the proposed layouts it is felt necessary to carry out a limited amount of demolition/ structural alteration works to the existing building fabric, it is not considered that these works will have a detrimental impact on the historic value of the building. These have been ilutrated in the following secion of the document.



KEY

ELEMENTS TO BE DFEMOLISHED/ STRIPPED


D01.


D02.


D03.


D04.

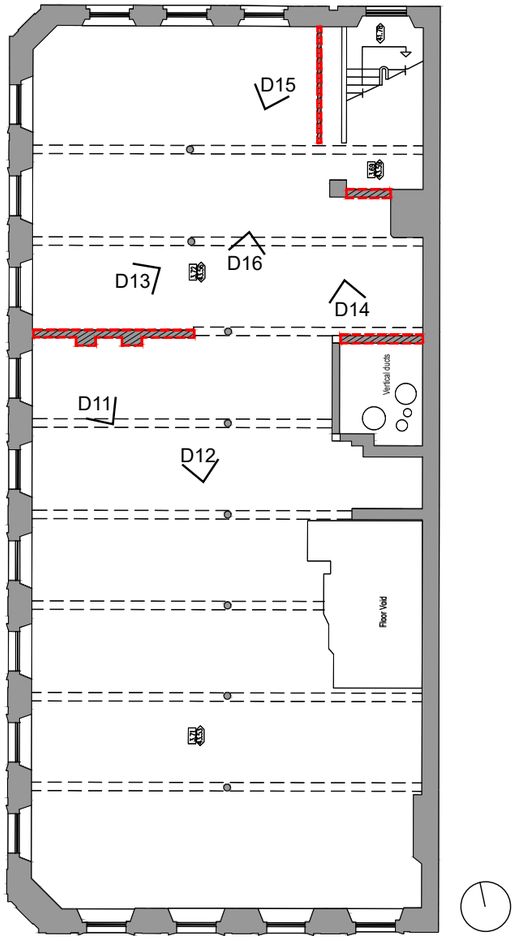
3.1 GROUND FLOOR

D01, D02

Removal of the wall adjacent to the main staircase.

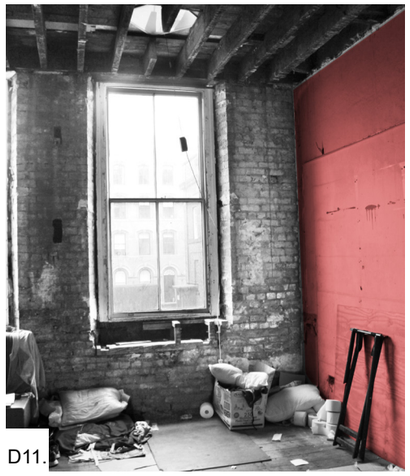
D03, D04

Removal of existing internal wall dividing the restaurant and the proposed main entrance to the hotel.



KEY

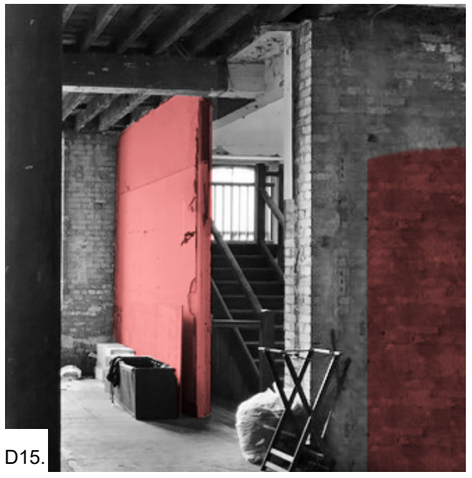
ELEMENTS TO BE DFEMOLISHED/ STRIPPED


D11.


D12.


D13.


D14.


D15.


D16.

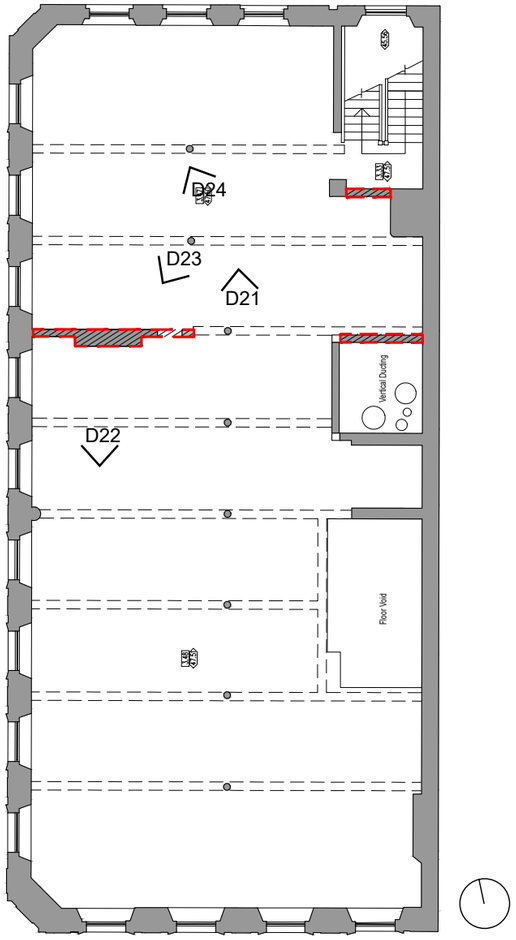
3.2 FIRST FLOOR

D11, D14.

Removal of the wall adjacent to the rear staircase.

D12, D13, D15.

Removal of existing internal brick wall. This wall is possibly not original to the original building evidenced by existing timber beams that cantilever beyond the supporting column and redundant pad stones in the external wall. The wall is to be replaced by a new timber beam spanning between the columns and external walls, all to match existing.



KEY

ELEMENTS TO BE DFEMOLISHED/ STRIPPED


D21.


D22.


D23.


D24.

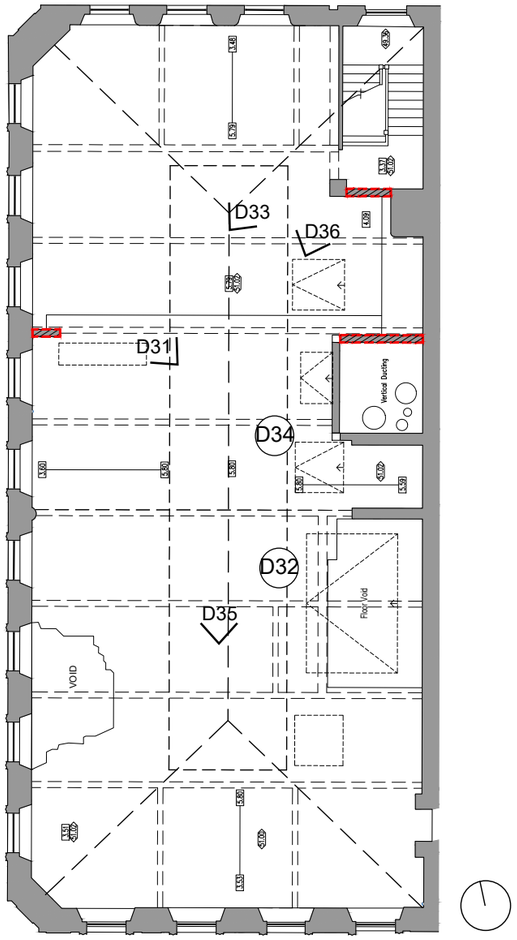
3.3 SECOND FLOOR

D21, D22.

Removal of existing internal brick wall. This wall is possibly not original to the original building evidenced by existing timber beams that cantilever beyond the supporting column and redundant pad stones in the external wall. The wall is to be replaced by a new timber beam spanning between the columns and external walls, all to match existing.

D23. Removal of the rear timber staircase and adjacent walls from the first floor to third floor.

D24. Removal of the low level service riser wall.



KEY

- ELEMENTS TO BE DFEMOLISHED/ STRIPPED
- ROOF LIGHTS TO BE INTRODUCED

3.4 THIRD FLOOR

D31. New openings to be introduced in the existing roof to accommodate roof lights to the proposed mezzanine floors. The existing internal brick wall to be removed.

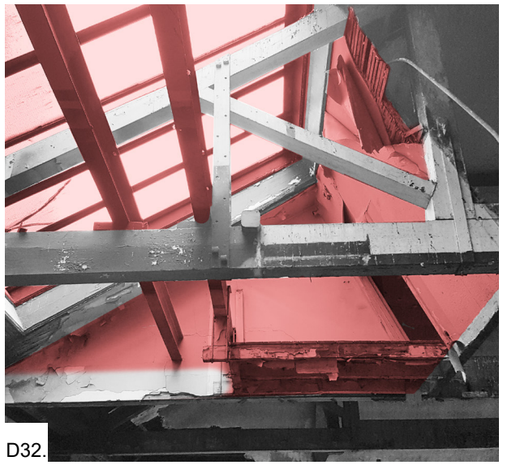
D32. Redundant steelwork to be stripped out.

D33, D36.
Removal of the rear staircase and adjacent walls from the first floor to third floor.

D34. Historical rooflight opening to be reintroduced.

D35. 7 no. new roof lights to be introduced facing onto Southmill Street, in line with the existing windows below.


D31.

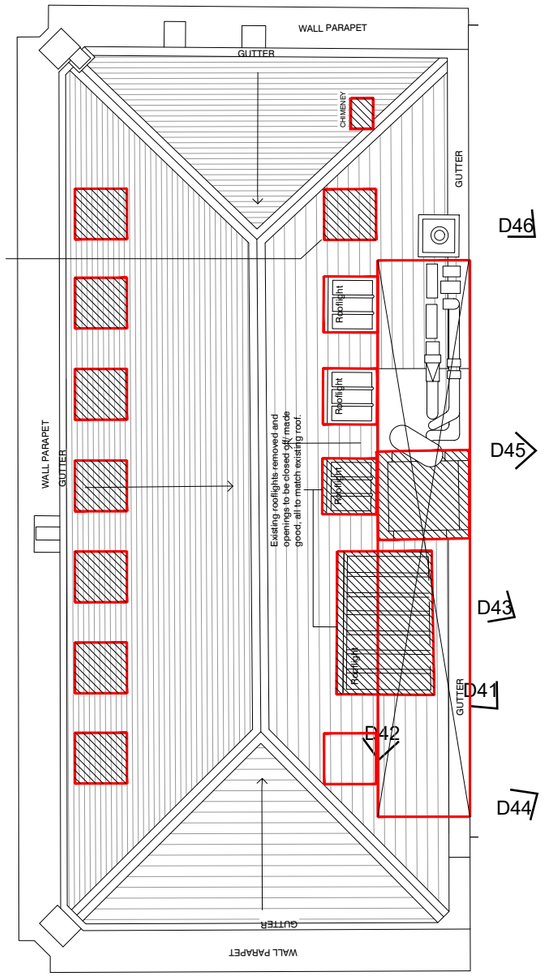

D32.


D33.


D34.


D35.


D36.



KEY

- ELEMENTS TO BE DFEMOLISHED/ STRIPPED
- ROOF LIGHTS TO BE INTRODUCED

3.5 ROOF PLAN

D41, D43, D45.

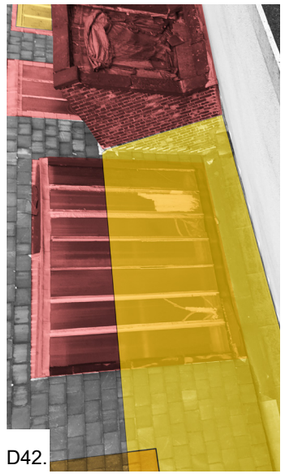
Reduction in height of the former lift overrun adjacent to No. 49 Peter Street to enable the construction of a rooftop plant deck that is necessary to accommodate the air handling equipment. Redundant roof lights to be stripped out. 7 no. new roof lights to be introduced facing onto Southmill Street, in line with the existing windows below.

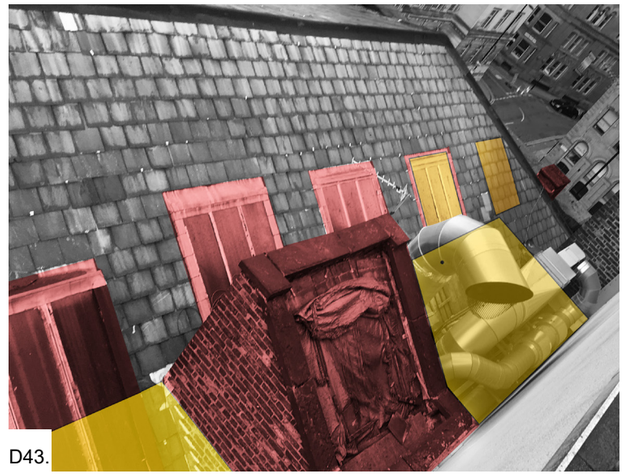
D42. Alteration works to the large roof light above the main stairwell to accommodate an opening vent that is required as part of Building Regulation compliance.

D44, D46.

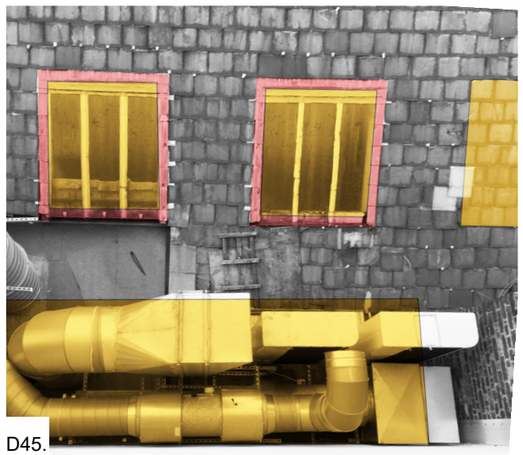
New rooflights to be formed to provide natural daylight to the proposed new mezzanine level..

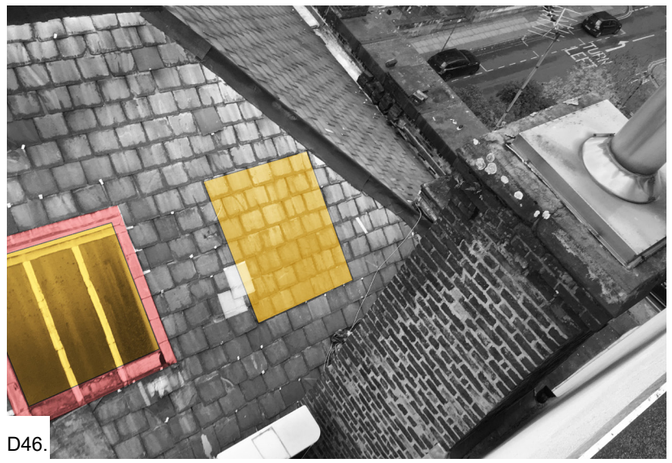

D41.


D42.


D43.


D44.


D45.


D46.

TRACT