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George House
BASEMENT
48A George Street
Manchester
M1 4HF

25th November 2009.

DESIGN AND ACCESS STATEMENT

01) BUILDING DESCRIPTION

The four storey building stands at the left end of a three row terraced brick and stone building. As part of the design on the right hand side is a five storey corner building turning the road onto Charlotte Street. The buildings have a basement and the slate roof is set back by a parapet. The buildings have a deep plan and within the design is a lightwell with rooflights at first floor. They were built around 1860's as warehouses for cotton merchants.

The buildings are now generally offices but they have other users such as a restaurant, cafe, dance club and supermarket. Number 48 was mainly occupied as A1 offices with A2 offices on the ground and stores in the basement. The only occupier is on the ground floor and the upper floors and basement have been vacant for one to two years. In the past there have been alterations under separate applications and approved.

02) LISTED BUILDING DESCRIPTION

SJ8498SW CHARLOTTE STREET
698-1/28/46 (South side)
03/10174 NO.l0 Charlotte House
(Formerly Listed as: CHARLOTTE STREET NO.10 Charlotte House)
(Formerly Listed as: GEORGE STREET Nos.44, 46 AND 48)

Includes: Nos.44, 46 *AND* 48 *GEORGE STREET.*

Cotton merchants' warehouse, now offices. 1857, by Edward Walters. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Rectangular plan. Italian palazzo style. Basement and 5 storeys (with 4-storey rear), a 9-window symmetrical facade, the ground floor treated as a rustic, with rusticated rock-faced basement, ashlar ground floor with cornice, quoined corners, sill - and head-bands to the upper floors, and prominent modillioned cornice. The ground floor has a central round-headed doorway in a square-headed architrave with carved spandrels and a cornice, and segmental-headed windows with keyed

architraves. The windows at 1st floor are segmental headed with moulded architraves, those at 2nd floor have architraves with pediments, and those of the top 2 floors have simpler surrounds, but with a raised rosette on a roundel over each at 3rd floor, and an emphatic sill-band to the 4th floor; and the architraves of the 1st to 3rd floors are vertically linked.
The left return wall to George Street has 4 bays to the same height, and a 9-bay continuation with 3 doorways but minus the 4th floor, all in matching style. Interior not inspected.
Forms part of a group of 5 similar buildings on this side of the street, 4 by the same architect. Nos 44. 46 and 48 George Street was added to the List 31/05/79.

Listing NGR: SJ8414998085

02) CONSULTATIONS

Consultations have been made with the planning department in particular Ms E Greaves, Planner of City Centre Group and Mr K Beckles of Building Control.

03) PURPOSE OF APPLICATION

This is a Full planning application to change the use of the basement from vacant stores serving the offices above to a Thai supermarket. A Listed Building Consent application will also be attached.

The basement is currently in a shell state with floors, walls and ceilings exposed. There will be no structural alterations apart from the lowering of the suspended timber floor which was a recent made by previous owners. The ceiling has had a recent addition of plasterboard to fire proof the floor which was subject to a separate application and subsequently approved (088639/L0/2008).

We will be applying for a new lowered floor level, new stairs to cope with the revised levels, new toilets, lighting, shelving, display cabinets, walk-in fridges and counter. The signage will be addressed under a separate application.

04) ACCESS

The existing main access to the upper floors is from George Street on steps to the raised ground floor. There is also access at the rear of the building from Back George Street on steps leading to the upper ground floor.

To the basement is a front entrance via two steps down to the internal stairs which lead to the basement level, and this is the same to the rear access. There is a goods lift to the rear of the building but only accessible up internal steps to the upper ground floor or down internal steps to the basement level. The original goods lift is an 8-person lift thus being of sufficient size to facilitate wheelchair use. The basement is generally of a single level however once the existing basement level is reduced this will create steps to the lift lobby as well as longer flights from the main entrances.

Having consulted with Manchester City Building Control (Kamal Beckles) and measured the bulkhead heights available with the levels of the ground and stairs

goings it has not been possible to either create a platform lift nor install a platform stair riser along one side of the stairs to both the front and rear entrances. However for possible future alterations to the building and when access is made available to wheelchair users, a disabled toilet will be installed as part of this application. The stairs will also be designed for the ambulant disabled.

05) DESIGN

General

The basement floor is currently empty and has been for some time. It was a store to the upper floor offices and has now become obsolete. The change of use would mean bringing this part of the building back into use, and the supermarket user would be ideal for the space. They require very little alterations and additions and they would keep the large open plan feel of the basement.

The supermarket front of house suits an uninterrupted space and the columns can have shelving around them, still being visible and adding structure to the layout. The fittings are also independent from the surrounding wall and ceiling structure. The back of house requires storage and preparation areas both of which are provided here. The space between the two areas are only separated by the walk-in fridges so no walls are required and there is no requirement for a door, therefore the gap between their tops and the ceiling and the junction between the front and back of house lets the space flow into one another. This effect is further enhanced by the lowering of the floor.

The floor has ply sheets on a timber suspended floor. The walls are brick exposed with lime mortar joints. There is an area to the front wall and to an internal wall near the back with plaster painted white. To the front it is on the upper part of the wall (see existing drawing) and to the rear it is the whole of the wall. With the walls exposed there are indications that doorways have been sealed. There is an area of modern exposed blockwork enclosing stores towards the back area. The ceiling is plasterboarded with no joints sealed. The main feature are the exposed columns and column heads. They are currently painted white and do have bases which are hidden by the raised suspended timber floor.

Alterations and Decorations

As the requirement for the supermarket requires little work there will be few alterations. The major revision will be to the floor which is dealt with later. The walls will be left exposed but will require to be sealed to keep dust down. Where the existing plaster remains this will be kept and re-painted white and the blockwork will be plastered and painted white to be similar to the existing plaster. The ceiling will be finished with lime plaster and painted white. The columns and heads will be left exposed and painted with a white intumescent paint. After the lowering of the floor, the column bases will also be painted.

The windows will be redecorated as will the doors both retaining their original designs. In addition, the front door has an existing air conditioning condenser which will be removed and a plain timber panel put back to house the shop sign. To the rear door, the panels above the door will have new timber grilles to provide

natural ventilation and painted to match.

Both front and rear stairs will be designed for the ambulant disabled and they will be in timber with plain timber balusters and handrails similar to the existing front stairs. The landings, goings and treads will be covered in linoleum with contrasting rubber nosings.

Additions

The only addition would be the erection of toilet pods around the existing soil stack which would be made to look like new additions by having a lower ceiling and roof under the existing ceiling and when the walls meet existing side walls there will be a shadow gap. The walk-in fridge freezers and cabinets will be stand alone type and the shelves will be independent from the walls. The counter will be standalone and only offered up to the wall. There will be no requirement for fixings. A drain will be required but this will only be along the floor and fixed at long centres up to the soil pipe some 8.5M away.

Floor

The existing floor level was raised sometime ago with dwarf walls, timber joists and ply sheets. Two ply sheets were lifted in the middle of the floor to see underneath and it was found that the void has no ventilation and the subfloor is damp soil with rubble. The joists are 75x225mm on their sides and spaced unevenly and seem to come from another site. They were not new when installed as they have cut outs, nails and notched ends. The ply sheets are butt jointed and nailed to the joists. The void has a depth varying around 500mm. The columns do have a steel plate base which sit on a wider raised stone / brick base.

It is proposed to lower the floor level so as to expose the column bases, expose more brickwork and realise the original volume. This would mean new stairs as the existing have been badly damaged at the front and the rear original stairs have previously been completely removed. The new stairs will be designed for the ambulant disabled.

The ply sheets, timber joists and dwarf walls will be removed and an insulated concrete and screeded floor with damp proof membranes will be installed to a depth of approximately 200mm so as to leave the column bases exposed. The finish will then be linoleum so as to meet environmental health obligations. The sheet material can be replaced easily without causing any damage to the screed, walls or column bases.

Services

Wires and ducts will be contained generally in galvanised trunking to give a neat and industrial look to the shop. Fixings to walls will be to the lime mortar joints rather than the brickwork and ceiling fixings will be to the plasterboard rather than the existing timber beams.

As mentioned above. an existing air conditioning condenser will be removed

above the door. There is no current requirement for air conditioning equipment or ventilation as the existing operation has no such services. They operate with their doors open to the front and the when the back door is closed, the grilles above the doors still provide natural through ventilation. The store already has grilles to its window openings and a gap to both top and bottom of the doors will give enough ventilation. If there is a need for forced ventilation, this can be neatly installed behind the grilles to either force air in or extract.

The toilets will by Building Regulations standards need mechanical extraction and this is achieved by an exposed galvanised spiral bound high level 125mm diameter duct popping out of the toilet pods and ending above the rear store exhausting into the existing grilles.

Lighting will be via fluorescent tubes in rectangular boxes with plastic face light diffusers. They will be suspended with a 100mm gap and connected by exposed galvanised box trunking suspended from the ceiling. The trunking will also carry the fire alarm detection, fire alarms, emergency lighting, closed circuit television, piped music and telephone lines. Power points to the fridges and counter will be galvanised surface mounted pipes drawn down from the ceilings. For example, there will be one pipe to serve a bank of fridges which will then spread horizontally at 900mm from finished floor level connecting each fridge so that there will not be an array of pipes above the cabinets. If power is required in central areas of the room, a galvanised vertical trunk will be located near a column but not attached.

Water supply pipes will insulated and located in a surface level duct in the concrete floor accessed by a plywood panel. Drains will be placed to its lowest position possible with a fall to the outlet.