Grosvenor Casino, 35-39a George Street, MANCHESTER, M1 4HQ

PPS5 STATEMENT and D&A STATEMENT – INTERNAL ALTERATIONS

7th February 2012



This PPS5 Statement is submitted in support of the Listed Building Application for the internal works proposed at Grosvenor Casino, 35-39a George Street, Manchester.
Under Policy HE6.1, Grosvenor Casinos Limited is aware that the property is a Grade 2 Listed Building however, internally, apart from the floors, there are no original features remaining. The following details and photographs explain the recent history of the building and will conclude that the internal alterations will in no way affect the historical significance of the building.
The heritage assets of the property consist of the front elevation, to George Street and to a lesser degree, the rear elevation to St James Street and therefore separate applications for Listed Building Consent, Planning and Advertisement Consent will be submitted for those.

INTRODUCTION and HISTORY OF THE PREMISES TO DATE

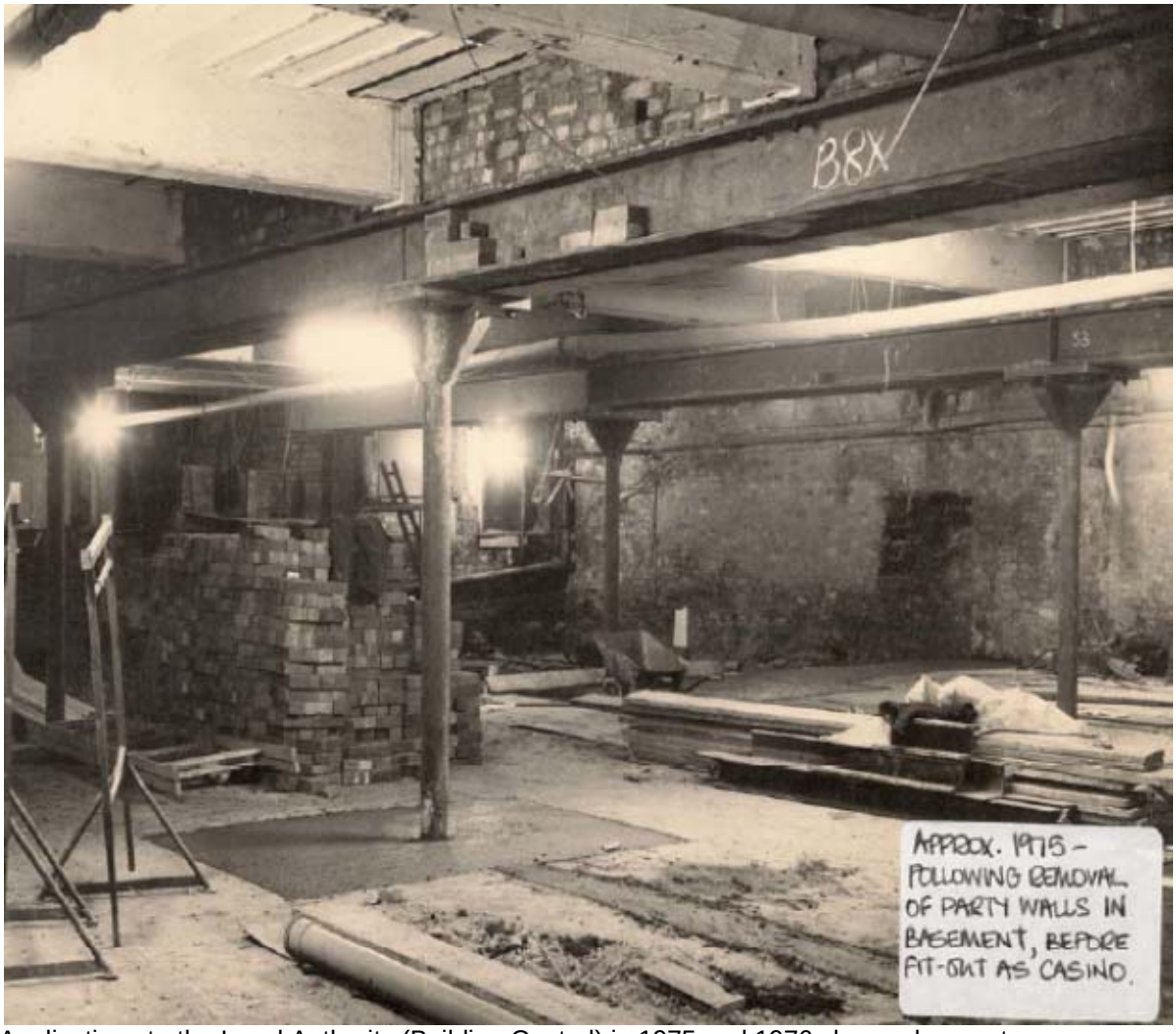
Details below relate to the description used for the previous Listed Building applications for this property:-
SJ8497NW GEORGE STREET
698-1/32/139 (South East side)
Nos.37 AND 39A
GV II
Cotton manufacturers' warehouse, now restaurants, etc. Probably 1840s; altered. Sandstone ashlar, with rear of red brick in Flemish bond (roof not visible). Rectangular plan parallel to street, with loading at rear. Basement and 3 storeys, a 9-window range, the basement and ground floor rusticated (with alternate blocks punch-dressed), a deep modillioned cornice, and parapet. The basement and ground floor together form a 9-bay "arcade" of square-headed openings between narrow rusticated piers with a continuous lintel dressed as voussoirs over the openings, the 3rd and 6th bays containing doorways and the others divided almost equally by linked sills (altered glazing to the windows); the 1st floor has segmental-headed sashed windows with keystones and small ornamental iron balconies, and the 2nd floor round-headed sashes with linked imposts, raised sills, and moulded heads with keystones. Rear: small gables over the outer bays linked by a parapet over the centre, sashed windows with flat-arched heads; and various very large inserted metal extractor ducts. Interior not inspected. An early example of this type of building in Manchester.

The building fronts George Street to the front and St James Street to the rear and is in the middle of a terraced row of properties. The original premises were in fact three separate buildings, with mass masonry on front and rear elevations and 75mm thick timber floors (with metal tongues) on large timber beams at approximately 3 metre centers, spanning between the party walls.



In the mid-Seventies these load-bearing party walls were removed at basement level (to create Soames Casino operated by Pleasurama Casinos) and a system of beams and columns was installed. These beams are generally 356 x 368 x 177 UC sections, spanning 5.2 metres approximately, onto 152mm dia SHS with 203 x 133 UB ties at column head positions. At the time, the beams and columns supported the existing timber construction and original party walls at Ground Floor level.





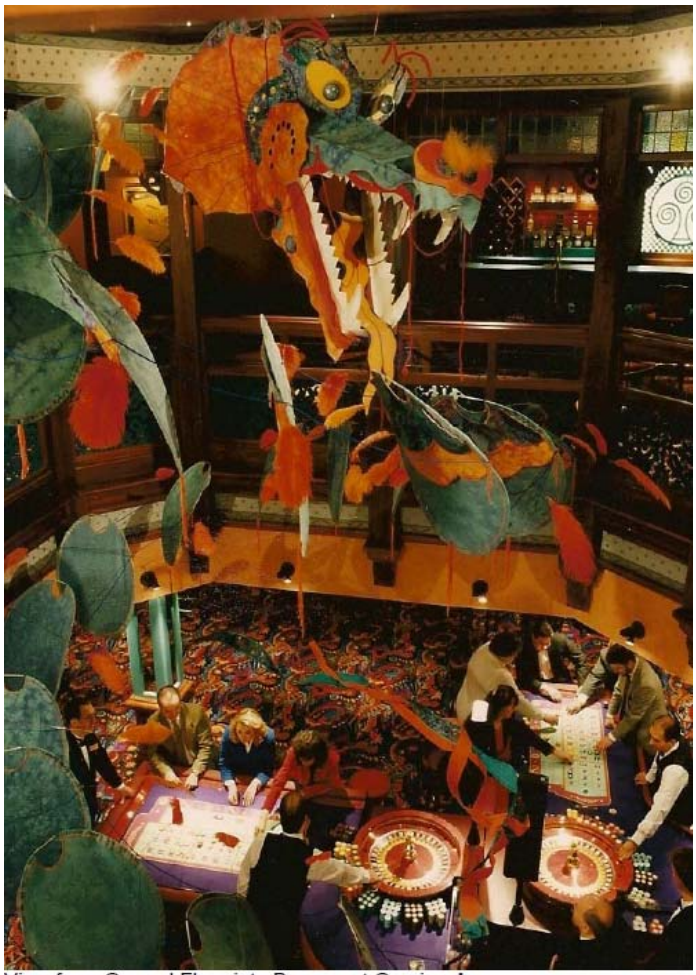
Applications to the Local Authority (Building Control) in 1975 and 1976 show schemes to remove some of the party walls at Ground Floor level, using twin 305 x 165 UBs straddling either 152 x 152 or 203 x 203 UCs. The beams supported original timber beams and additional steel beams.



Soames Casino, Basement Gaming Floor

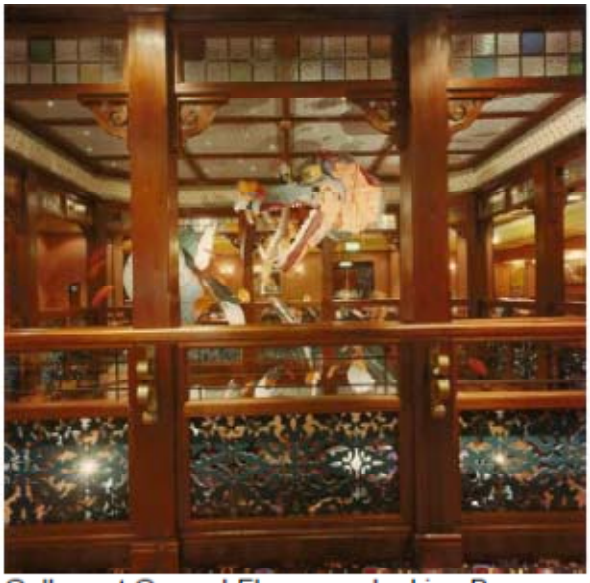
In 1993, there was a major refurbishment scheme to the casino, with a circus theme, by FDA Design (copies of the drawings forwarded separately). The casino was rebranded to remove the Soames name and a new 'canopy' and fin sign were installed. The entrance location remained the same. The Ground Floor was still vacant.
In November 1996, there was a major fire in the casino, which completely destroyed everything at Basement level leaving just the shell. During the works in the immediate aftermath to assess any structural damage, it was discovered that all the beams were encased in asbestos which was also

found in evidence on the upper floors. The building was therefore closed down for several months for asbestos removal and Grosvenor Casinos took the opportunity to replan the whole interior and to extend into the Ground Floor using one of the existing doors and steps up, to form their new Ground Floor entrance and Reception.
All the finishes had to be stripped right back before the fit-out works could commence. The original timber beams and flooring remained, although the steelwork, as previously stated, was not original. The works were granted Listed Building Consent (ref. 051206/LO/CITY2/96.
The 1997 scheme was Chinese-themed with Reception, Bar and Restaurant at Ground Floor level, with a large opening in the floor and a viewing gallery over the Basement Gaming Area. A new passenger lift was installed and a new staircase linking the floors was located at the front of the building between both entrance doors.
All wall, floor and ceiling finishes were new including all fixtures and fittings, doors, frames, cornices, dado rails and skirtings. There was a new mechanical and electrical installation and new customers' toilets on both floors.


View from Ground Floor into Basement Gaming Area



Reception



Gallery at Ground Floor, overlooking Basement



Chinese-themed interior views (Staircase and Basement Gaming Area)

In 2003, Grosvenor Casinos decided to undertake another major refurbishment scheme to modernise the interior, and wanted customers to access the gaming floor via the Ground Floor machines area. The hole in the floor was partly infilled with this providing the location for the new stairs down to the Basement. The stairs installed in 1997 were removed and a new Lounge Area formed at Ground Floor.
As part of this scheme, a new platform lift was installed and a new disabled entrance door, immediately to the left of the main entrance.



2011 external photograph



2011 external photograph

This was a full refurbishment scheme with a new layout and new finishes throughout, and was granted Listed Building Consent (ref. 067377/LO/CITY2/03) on 2nd May 2003. As was the case in 1997, all wall, floor and ceiling finishes were new including all fixtures and fittings, doors, frames,

cornices, dado rails and skirtings. There were major mechanical and electrical works and the existing customer toilets to both floors were fully refurbished. CAD Design drawings from this 2003 scheme to be forwarded separately.



2011 Ground Floor Machines Area and Stair down to Basement Gaming Area

DESIGN & ACCESS STATEMENT

DESIGN

SITE ANALYSIS

The casino is located within the Chinatown area of Manchester, on George Street, which is a one-way street, opposite the rear of the Manchester Art Gallery.
The casino itself occupies two floors (Ground and Basement) with offices and staff accommodation on the First Floor and plant and maintenance areas on the Second Floor.

PROPOSED INTERNAL WORKS

Internally, all demolitions are stud walls or fixtures and fittings installed by Grosvenor Casinos over the past fourteen years. All affected decorations are not original.
There will be some minor works to provide a new Slots Area with an adjacent Dispense, which involves removing two small rooms and a self-serve drinks counter and some further modifications to provide a new glazed screen to Reception. This is mainly for comfort as the doors are left open for twenty-four hours a day.
There are also some minor works in the basement to rearrange and update the bar and restaurant facilities.
The majority of the rest of the works will be cosmetic, altering counters, fixtures and fittings that were installed during the most recent major scheme in 2003. These will be replaced with new, of a similar standard, and with a more contemporary feel.
There are no alterations proposed to the original fabric of the building.

LAYOUT
The changes required to the layout are necessitated to provide a more spacious feel to the Ground Floor machines area and also to open up the Bar and Restaurant areas.

SCALE
The scale of the alterations is the same as existing.

APPEARANCE
In addition to the changes to the layout of each floor, all of the public areas will be redecorated, however, all affected decorations are not original.

ACCESS

INCLUSIVE ACCESS
There will be no change to the current arrangements for access to the premises. There is dedicated disabled access immediately to the left of the main entrance, a platform lift within the Foyer and another lift down to the Basement Gaming Area.
The proposals now allow for disabled refuges on each of the floors to meet current Building Regulations.
The new layouts provide more space for disabled customers to move around the fixtures, fittings and gaming equipment.

SUMMARY
Under PPS5, Policy HE6.2, Grosvenor Casinos believe that proposed internal works will not impact at all on the existing historical, technical and architectural significance of the building in any way.
The proposals are similar in extent to those implemented in 1997 or the further scheme completed in 2003.
It has been recognised that the front elevation is the most important aspect of the premises and the external proposals will therefore be the subject of a separate application.
Careful consideration has been given to the existing site conditions and the heritage assets of this building will remain unaffected.