McCORMICK
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT AT
MINDEL HOUSE
10 MINSHULL STREET
MANCHESTER

On behalf of Real Estate Venture Capital Management LLP

Job No: 4045/1
Date: 8th November 2011
Revision: D 2.4.12

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1.0 INTRODUCTION

The purpose of this Design Statement is:

1.1 To assist those assessing the current proposals by providing a simple and direct supplementary statement explaining the reasons behind the design decisions.

1.2 This Design and Access Statement has been prepared to accompany a Full Planning Application and Listed Building Consent Application. The statement should be read in conjunction with the suite of documents and plans submitted in support of the application, specifically:

- Planning Statement (Hourigan Connolly)
- Statement of Community Involvement (Hourigan Connolly).
- Historic Heritage Statement (Hall Needham Associates).
- Transport Statement (Ashley Helme Associates).
- Waste Management Strategy (McCormick Architecture).
- Crime Impact Assessment (Greater Manchester Police).
- Environmental Standards Statement (McCormick Architecture)
- Acoustic Assessment (Sandy Brown Associates).

1.3 The proposals involve the conversion of an existing five storey building on the corner of Minshull Street and Bloom Street, Manchester. This report presents proposals to refurbish the existing building as a hostel.

1.4 This statement has been prepared using the guidance in CABE's publication "Design and Access Statements, How to Write, Read and Use Them" 2006. This statement also takes into account the guidance in Manchester City Council's Guide to Development Supplementary Planning Document.

1.5 This statement has been prepared using guidance contained in PPS5 Planning for the Historic Environment Historic Environment Planning Practice Guide. This statement includes consideration of the requirements of PPS5, and should be read in conjunction with the accompanying Historic heritage statement in this regard

1.6 This statement also draws on the recommendations of Part M of the Building regulations and BS 8300:2001 Design of Buildings and their Approaches to meet the needs of disabled people –Code of Practice regarding access.

2.0 LOCATION

2.1 The site is occupied by a five storey and basement existing building, and is bounded on three sides by Bloom Street, Minshull Street, and Richmond Street. The 4th side is bounded by a side alley with gates at both ends, which forms part of the planning application site. It forms an entire city block and side alley connecting Richmond Street to Bloom Street

2.2 The site is well located for public transport, being around 100m from tram routes on Aytoun Street and Chorlton Street.

2.3 The site is in an area of both workers and residents, with offices, retail, leisure, residential and other uses in the surrounding area.

3.0 EXISTING BUILDING

3.1 The existing building is presently being used as offices and a training centre, and a nightclub. There are presently 2-3 staff in the offices.

3.2 Listing: The building is Grade II listed, and was first listed on 6th June 1994. It's listing number with English heritage is 1197926. This listing describes it as "Minshull House" at 10 Minshull Street.

3.3 The listing description is as follows:Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof. Rectangular plan on corner site, with splayed corner, loading bay at rear. Simplified palazzo style. Five storeys and basement, 8 windows plus the corner; with banded basement and left corner, band over ground floor, molded cornice. Segmental-headed arches to basement and ground floor, the basement openings now blocked, and segmental-headed windows at ground floor with altered glazing; sashed windows without glazing bars to all upper floors, those at 1st floor with stone lintels and the others all with flat-arched heads and raised sills; tie-plates at 2nd and 3rd floors. Corner entrance with segmental-headed doorway in molded architrave with keystone, pilasters to left and right with worn lettering "MANUFACTURERS AND PRINTERS"; segmental-headed window above, with saw-tooth arch-band, stone cornice over 3rd floor. Right-hand return to Bloom Street, 6 bays, similar to principal facade. Left return (to Richmond Street), plain and regular, has sashed windows with flat-arched heads (those to front bay blind). Rear has (inter alia) a full-height loading slot in the centre, with a hoist canopy. Interior not inspected. Forms group with No.11 Bloom Street to rear (q.v.), No.8 Minshull Street to right (q.v.), and City Police Courts opposite (q.v.).

3.4 Existing interior: Internally, the building has been much altered in recent times, with modern suspended ceilings, stud partitioning forming a series of small offices, and

flush doors. There has also been a stairwell built next to Richmond Street, and a hoist shaft built next to this. The building is presently being used as offices on the ground floor, with vacant offices on the upper floors, and a bar/nightclub in the basement. The main existing internal structure is a network of cast-iron columns supporting main timber beams, finished with a plain plaster ceiling or suspended grid ceiling and timber floorboards. There is an original hoist shaft in the centre of the building terminating at roof level in a small tower projecting above the internal roof well. Next to this there is a more modern, smaller lift shaft. There is also the aforementioned goods hoist next to the south elevation wall.

3.5 Occupants: Except for short-term tenants on the ground and basement floors, the building is currently lying empty. Despite marketing efforts, the owner has been unable to find tenants for the office space on the upper floors. The landlord will terminate the basement tenants' lease and ask them to leave.

4.0 POLICY CONTEXT

4.1 We refer to the Supporting Planning Statement for details of relevant Planning Policy

5.0 SUSTAINABILITY

5.1 We refer to the Environmental Standards Statement that accompanies the applications.

6.0 DESIGN

6.1 Ground and upper floors: The proposals involve internal refurbishment of the Ground to 4th floors of the existing building, to provide 301 bed low cost hostel accommodation, primarily for young travellers. On the ground floor there will be a reception, residents lounge/dining room, kitchen and café. There will be dormitories, linen stores and toilets on the upper floors.

6.2 There will be 5-6 staff employed in the hostel bar/café. There will be around 10 admin/cleaning staff, bringing the proposed total number of employees in the hostel to 16.

6.3 Overall proposals: PPS5 states that we must confirm the significance of the application proposals, whether the proposals enhance the historic building, harm it, or are neutral. Internally, the application proposals will enhance the building. Currently, much of the historic structure and high ceilings are hidden by suspended ceilings. Also, many columns are hidden behind plasterboard enclosures. The proposals will open up more full height ceilings, and expose more cast iron columns. Also, the ground floor reception will become more open than at present. Secondly, the proposals include a commitment to scaffold the building and carry out maintenance repairs externally, helping preserve the building fabric in the long-term. Thirdly, due to the downturn in the market, the current use is not viable in an increasingly competitive Manchester office market. The proposed change of use to hostel will enhance the historic building, in that it provides a suitable use for a listed building, ensuring the building's continuing occupancy, providing income for repairs, with negligible changes to the historic structure and fabric.

Basement: There is presently a tenant in the basement operating a nightclub. The landlord has advised them that they are presently in breach of the terms of their lease. The lease does not allow music to be audible outside the basement. A recent acoustic report has indicated that the music is audible, and is in contravention of the lease. The landlord will now terminate the lease, and ask the tenant to leave. They will be asked to remove their lighting and sound systems, and the bar counter fittings and optics will also be removed. There will be no other changes to the basement. We propose a change of use for the basement to storage.

We would only be proposing to use the basement for storage purposes associated with the hostel i.e. linen, cleaning products, spare furniture/mattresses etc and hence, it would only be accessed by hostel staff. For the avoidance of doubt, we are not proposing to sub-let to any commercial storage companies, it would simply be storage associated with the hostel use. Additionally, we would not propose any physical works to the basement; just the change of use to storage associated with the hostel.

6.4 Stairs: It is proposed to retain the existing internal stairwell off Richmond Street (stair 2), and continue to use this as a fire exit, as shown on the proposed floor plans. Lobbies will be added to this stairwell. It is proposed to retain the second existing stair next to the main corner entrance (stair 1). At present, this second stair does not fully comply with the current building regulations as a fire escape route. The application for a change of use will trigger a requirement for the building to meet the current Building Regulations, which it presently does not. Therefore, we propose to add lobbies to this stair, and paint the timber stair with intumescent paint treatment to limit combustibility. The stair landings are currently sagging and some of the balustrading is loose. The applicant proposes to carry out repairs to the stair to repair this, along with any other maintenance issues. The repairs will use like-for like materials. The applicant requests that the repairs be conditioned, as they will have to carry out a soft strip of carpets in order to inspect the defects properly.

6.5 Reception In response to concerns by raised by Conservation, we have opened up the reception at ground floor as much as possible, using smoke/fire curtains to avoid the need to partition off numerous lobbies. Lobbies will be required to both stairs on all floors due to the occupant capacity level and the widths of the existing stairs. Smoke curtain details including bulkheads are shown on application drawing A(500)05. We have also added a 1 hr rated glazed screen to the wall between the reception and stairwell, to make the stair visible from reception. We refer to Appendix 3 which indicates the location and extent of protected lobbies, protected stairs, firewalls and smoke fire/curtains which have now been discussed with Building Control.

6.6 Columns: The existing internal cast iron columns, timber beams and floors will remain in place. At Conservation's suggestion, we propose to remove column enclosures wherever possible, and treat the exposed columns with intumescent paint. Many more columns will be revealed than at present. We also have amended the layout to make more columns freestanding. Some columns will still be enclosed inside stores and plant rooms, where not visible to the public, where built into walls, and in toilet and kitchen areas for hygienic reasons. Drawings submitted include 1:20 large scale sections/ elevations of typical corridor, dormitory and shower room/toilet area.

6.7 Downtakings: The removal of the modern elements will be undertaken in a careful manner so as to minimise any potential damage to the historic fabric. A general method statement for elements to be removed follows:

Ceilings

The existing ceilings are generally contemporary suspended lay-in grid or plasterboard sheets fixed to timber battens attached to the soffit above. In some locations the finish to the floorboard soffit is visible. The suspended ceilings will be removed to expose the suspension system or framing, which will then be carefully removed by hand. Any screws shall be removed with tools rather than by force so as to avoid damage to the soffit above.

Partitions

The existing internal partitions are generally contemporary plasterboard sheets on timber stud framework fixed to the floor and to the ceiling. The sheets will be removed and the stud framework behind will be carefully dismantled so as to avoid damage to the floor and original ceiling. Two existing historic office partitions are to be retained at first floor level.

Floor Finishes

The floors are generally covered with contemporary carpet or lino finishes over the existing historic timber boards. On the fourth floor the loose finishes have been stripped off, revealing ply overboarding covering most of the existing original floorboards. Contemporary coverings are either loose laid or lightly adhered to the floor below and will be removed carefully by hand to avoid damage to the floor below. Except for some very small areas of the top floor, it is not possible to know the present condition of the concealed existing floorboards underneath.

Sanitaryware and plumbing

All sanitary appliances and internal associated pipework are contemporary and of no historical significance.

Except for some fittings on the ground floor, which will continue to be used for economic reasons, these existing elements will be removed back to the wall where they connect to the existing soil pipes. New sanitaryware and drainage will be installed. Horizontal duct runs will allow new drainage to run above floor level back to vertical pipes in the former lift shaft near the Richmond street entrance. This will minimise new services puncturing through the historic floors.

Services

The works include stripping out modern wiring installations, light fittings and socket outlets. The existing distribution system is generally concealed in the ceiling void and fixed to the underside of the soffit or to the modern ceiling support framework. Wiring and clips, etc will be carefully removed where fixed to the historic fabric to avoid any damage. Existing historical radiators will be retained as a feature only

Columns

Where columns are to be exposed, existing paint finish will be stripped off back to the base metal, to allow a suitable fire rated primer and intumescent paint finish to be applied.

6.8 Lifts With regard to the lift shafts, there are three existing. The first is the existing modern lift next to the main entrance, which will be repaired, and remain in use. The second, the original hoist shaft in the centre of the building, will remain in place. It will be floored over at each floor with a 1 hr fire rated timber floor, allowing the shaft to be used as a store at each level. The original hoist wheel, lifting gear and metal shaft doors, will also remain in place. The third lift, next to the Richmond Street side, will be

removed, and the hoist shaft will be partially floored over, and will be used as a services shaft/plant area. The existing hoist equipment at the top of the shaft, e.g. fuseboard, winch etc. will remain.

6.9 Floors: After discussion with the Planners, Conservation and Building Control we have arrived at the proposed upgrading of the existing floors as detailed on our drawings A(500)01D and A(500)02. Building Control have agreed that the main beams can be partially exposed, as their charring in case of a fire will be within allowable limits. However, it has been agreed with Building Control that the existing floorboards require further structural support and fire protection from below to provide structural integrity in case of a fire, as well as fire separation between floors. Consequently we have shown shallow joists between the existing main beams finished from below with Glasroc Multiboard This provides the upgrading to 1hr fire resistance required by Building Control, whilst still exposing the existing large structural floor beams, and their metal column beam connections. This also provides an improvement of acoustics between residential floors. On the ground floor, a different approach is followed, as the floor has to be upgraded from above. Consequently, this floor will have to be overboarded with fire protection board. We propose to expose more of the beams currently hidden behind suspended ceilings. We propose to install lay-in grid suspended ceilings in toilets and kitchens for hygienic reasons, as indicated on the proposed ceiling plans. This also allows access to services above suspended ceilings. These suspended ceilings are fully demountable and potentially reversible. Toilet extract will be via upvc ducts suspended in suspended ceiling voids. The existing floorboards on all floors are presently covered with carpets and other floor finishes. Consequently we cannot presently ascertain the existing condition of the concealed boards. We propose that the condition of the floorboards be investigated and recorded after the soft strip of existing finishes has been carried out. Any maintenance work can then be agreed with Conservation. Consequently we propose that repairs to the floorboards be conditioned, with a schedule of dilapidations and repairs conditioned to be submitted. It is intended to replace the majority of the existing loose floor finishes for hygienic (wet areas and kitchens) and acoustic (sleeping areas) reasons. Some limited areas of existing flooring could be exposed, dependant on their condition, again this should be agreed at the soft strip stage.

6.10 Partitions: New plasterboard and metal stud partitions will be erected, fixed at soleplate to the existing floorboards and head to the underside of the new plasterboard soffit. In the reception lobby some smoke curtains and fire shutters will maintain an open aspect, whilst still providing a protected means of escape. This has been agreed with Building Control. Part glazing of the 1hr rated stairwell wall allows the receptionist to look into the stairwell. As this is a firewall, the glazing must be fire rated, and this means that the glass will need to be subdivided into smaller panes with fire rated beads and mullions

6.11 Ventilation: The following ventilation strategy has been agreed with Building Control. The dormitory bedrooms will have secondary glazing installed behind the existing sash and case windows. There are sufficient natural gaps around the existing sliding sash windows to allow trickle ventilation through to the secondary glazing behind. The secondary glazing will have trickle ventilators installed in the frame, and will be vertical sliding sash – see application drawing A(500)04A. The frame selected is as minimal as possible, whilst still capable of being opened. The frame colour specified will be grey, making it less apparent when viewed from outside on the street. The windows will be

kept shut at night for acoustic reasons – see acoustic report. There is also a requirement for purge ventilation, and this can be provided during the day, when staff can open the windows and air a room. Consequently, the majority of the ventilation will be natural. There will also be limited mechanical extract ventilation to toilets, kitchens and laundry. Small diameter upvc ducts will run in proposed suspended ceiling voids above these areas, running back to the shaft on the alleyway wall, rising to terminate at the top of the existing shaft. These are shown on the rear alleyway elevation. There will be an Expelair vent through the alleyway wall for the kitchen

6.12 Heating: A new domestic style gas fired boiler will be installed in the plant rooms on ground floor and upper floors, to heat water and radiator systems on each floor. New pipework will be surface mounted. Secondary glazing in the bedrooms will reduce heat loss in these areas. Insulation quilt will be laid in the attic as indicated on our drawings.

6.13 Acoustics: We refer to Sandy Brown's acoustic report. We have also agreed with Building Control the following regarding the internal acoustics. Building Control have agreed that Approved document Part E relaxes standards for separating walls and floors under "rooms for residential purposes" in listed buildings. The upgrading of the floors for fire reasons also improves the floor acoustics, but not to the full extent of Part E. Our details indicate quilt added. Various new floor finishes will also be added, depending on room function. We have agreed with Building Control that separating floors and walls will be tested, and the test result posted in a visible place, i.e. the reception. New partitions will also be tested, but do not require to achieve the full standards of Part E. When we submit for Building Regulations approval we will submit a written statement confirming the testing strategy. This would include the following:

a) test through separating wall between bedrooms
b) test through separating wall between bedroom and common space, e.g corridor
c) test through separating floor
d) floor testing would be with floor finishes in place, Building Control have agreed that it is difficult to predict all floor finishes to be agreed with client at this stage, and they are happy to wait until a later stage when floor finishes are agreed, and agree to sample one of each type, i.e carpet, vinyl etc.
Building Control have noted that, although the hostel is classified as "rooms for residential purposes" there are special circumstances in this project which justify relaxing the standards, i.e.a) large dormitory bedrooms with up to 21 persons and higher level of internal room background noise. b) listed building c) difficulty in avoiding flanking noise due to b c) management strategy in place to deal with noise levels, i.e. staff issue ear plugs, curtains around bunks and staff will keep an eye on rowdy behaviour.

6.14 Plant and services: It is proposed to strip out existing services, and install new electrics, plumbing, heat, extract vents etc. All services will be surface fixed or concealed in new ducts. Chasing out existing structure or plaster to conceal wiring or plumbing will be avoided wherever possible. In toilet, kitchen and laundry areas, services will be suspended from or fixed to the new plasterboard soffit, and concealed by new suspended ceilings in some areas. The hoist on the alleyway wall will be converted into a series of plantrooms by partial flooring over. There will also be a riser duct in this shaft, which will contain drainage pipes, extract vents, boiler flues, and electrical telecoms and data cables. Extract vents, flues and vent pipes will rise to the top of this shaft and terminate on the shaft roof as indicated on the proposed roof plan

and rear alleyway elevation. The only external plant will be the expelair through the alleyway wall, and the platform lift hoist in the alleyway.

6.15 Internal repairs: Much of the existing structure and fabric is currently concealed behind modern ceilings and plasterboard to be removed. Existing external wall plasterwork is to remain in place, with a method statement for maintenance repairs to be agreed with Conservation after the soft strip has taken place. Consequently, the applicant wishes the internal like-for-like maintenance work and repairs be conditioned. This will allow the soft strip to proceed, and a schedule of dilapidations to be drawn up, prior to preparing a schedule of maintenance work or repairs for agreement with the Council.

6.16 Guard rails: The ground floor window cills are presently quite low. Due the raising of the ground floor level slightly as a result of the overboarding, Building Control have asked for internal guardrails to be added to the ground floor windows. These are detailed on application drawing A(500)06 and on the ground floor plan. There are also some existing guard rails in front of the stair windows and in some places on upper floors. These will remain in place.

6.17 Enternal envelope: No changes are proposed to the external envelope, with the exceptions of the two doorways in the rear alleyway, loading bay and the new vent to the kitchen. There is some maintenance work required, i.e. leaking downpipes, loose slates, leaking lead gutters, broken window sash cords, window repairs, repointing, repainting masonry paint, and redecorating windows etc. It is proposed to carry out this maintenance work under the refurbishment contract, using materials and construction methods to match existing. A method statement for maintenance work is appended in appendix no. 2, and also in the Historic Heritage Statement. It is proposed to seek conditioning of the schedule of maintenance works, this will allow the scaffolding of the building to proceed to allow closer access to upper levels, to allow a schedule of dilapidations to be drafted. We refer to item 147 of PPS5 planning Practice Guide, which states that minor repairs are unlikely to require planning permission or listed building consent (where relevant) if the works are carried out using the same materials and techniques and they do not affect the significance of the asset. We would also note that the applicant would wish to stress that this will be like-for-like maintenance work, and not substantial repairs requiring major replacement of the building's fabric. As the landlord has been unable to find tenants to fully occupy the building, maintenance of certain parts i.e. the vacant top floor, has not been a priority. The applicant wishes to bring all maintenance works up to date, to make the building suitable for full use again.

6.18 The sliding folding shutter to the alleyway loading bay will remain, slid to one side of the new doorway. Part of the opening will be bricked up behind the half-shut door, and a steel door will be installed in the other part. The risers to the existing loading bay steps are too high, and these steps will be removed and replaced with shallower risers that comply with the building regulations. Handrails will be installed to the steps and the loading bay platform

6.19 There will be grey upvc extract vent terminals projecting above the former hoist shaft flat roof adjacent to the rear alleyway. There will also be black steel boiler flue terminal projecting above this flat roof. The roof is formed of precast units, so we intend to core through holes for vents and flues as indicated on drawings.

6.20 In response to Building Control's concerns, we have provided a separate fire exit into the back alley. The present doorway onto Richmond Street is insufficiently wide for the proposed change of use occupant load factor , and also has a non-compliant threshold details. Detail drawings indicating the additional fire exit door are submitted in the application – door and frame colours to be agreed to local authority approval. Also, as this involves cutting a new opening in an existing wall, we propose that finishing of the ingoes and soffit be conditioned and agreed at a later date, as this will be dependant on the internal wall structure, which requires further investigation.

6.21 Signage: Proposed signage does not form part of this application. However existing historical signage, i.e. " Mindel House" painted over entrance, will be retained.

6.22 Pre-Application discussions: The above proposals have been developed in pre-application discussion with Manchester City Council Planners, Conservation and Building Control. A meeting was held on site on 14th July 2011. This was followed by a meeting at the Council offices on 6th September 2011. There were also seven e-mails sent between 29th July 2011 and 1st November 2011 involving the design team and Manchester City Council Planning Conservation and Building Control. This is in line with PPS5 Planning Practice Guide which states on page 21-22 that there should be desk based evaluation, on site evaluation, and pre-application discussions and assessment.

6.23 There has been considerable consultation with Building control, these have included internal acoustics, fire escape routes and fire protection, ventilation and access.

6.24 Page 20 of the PPS5 Planning Practice Guide states that it should be considered whether the nature of the affected significance requires an expert assessment. To this end, a conservation expert has been appointed by the applicant, and a separate Historic Heritage Assessment has been prepared

7.0 CRIME PREVENTION

7.1 With regard to security within the hotel, accommodation has been positioned to maximise surveillance, particularly from the reception desk. A glazed panel has been added to the reception area, allowing the receptionist to look into the stairwell, and monitor it's use.

7.2 The main entrance doors on the corner of Minshull Street/Bloom Street lead to a waiting area with a reception desk. This allows reception to monitor all arrivals and departures, and all persons passing through reception to the café, lounge and upper floors.

7.3 The hostel has three active frontages. There are windows at ground floor level overlooking Minshull St, Richmond Street and Bloom Street. The south-west elevation which faces a side alley has fewer windows. However, access to the alley is controlled by a locked gate.

7.4 There is also a rear service entrance/fire escape door facing onto Richmond Street. It is envisaged that this will have robust steel doors overseen by CCTV which can be viewed at the hostel reception area. There will also be CCTV overseeing the main front door off Minshull Street, and the basement alleyway.

7.5 We refer to the Crime Impact Assessment prepared by Greater Manchester Police, which accompanies the application.

8.0 REFUSE AND DELIVERY

8.1 Access – Servicing, deliveries and refuse collection will take place in the side alley connecting Richmond Street and Bloom Street. It is proposed to service the hostel via the Bloom Street access.

8.2 There will be three main types of delivery/pick up: refuse laundry and food/drink

8.3 Laundry – Linen stores will be located on every guest room floor, next to the lift. There will also be a linen store for delivery pickup next to the Minshull St entrance. It is envisaged that there will be three laundry deliveries per week.

8.4 Food and Drink – Food and drink will be stored in the bar area and resident's kitchen. There will be light snacks available in the bar, and residents can cook their own meals in the resident's kitchen.

8.5 Refuse: it is proposed to use two 1100 litre bins, one for food waste and one for general waste. These bins will be located in the alleyway off Bloom Street. Further localised refuse provision can be accommodated adjacent to the kitchens if required. A new doorway, and improved loading bay steps will provide access from the ground floor to the alleyway. Refuse generated by the hostel is made up of the following:

Food waste (approx 8kg per day) which can be either processed by a macerator into the waste system or bagged for composting
Paper and cardboard (approx 3kg per day) from general guest and staff use, which can be separated for recycling.
Packaging (approx 2 kg per day) which will be disposed of with general waste.
Dispensers (soaps etc- approx 1kg per day) which will be collected for recycling by the manufacturer
Glass beverage bottles will be delivered in crates, and the empties will be picked up for recycling by the supplier

8.6 Basement: Empty kegs are presently being left on the adjacent alleyway pavement and loading bay. The landlord will terminate the lease of the basement bar and apply for a change of use to storage for the hostel above. Consequently, bar deliveries and refuse/empties collection for the bar will cease.

8.7 We refer to the Waste Management Strategy that we have prepared, and which accompanies the applications.

9. ACCESS STATEMENT

9.1 The ground floor is elevated approx 1200mm above pavement level, and there is presently a short flight of existing steps leading to the main entrance on the corner of Bloom Street and Minshull Street. There is also a half storey change in level between pavement and the existing basement.

9.2 It is proposed to install a disabled person's call point and push button at the main entrance. Any disabled persons arriving at the main entrance will press this button, and a member of staff from reception will meet them there, and help them up the stairs. The reception will be manned 24 hrs. Handrails will also be added to the stairs at the main entrance

9.3 The existing lift near the main entrance will continue in use. It presently rises up to the top floor.

9.4 Disabled bathrooms are proposed in the hostel layout.

9.5 It is proposed to renovate the existing platform hoist in the back alley to provide wheelchair access to the rear doorway at ground floor level.

9.6 There will be two wheelchair refuge areas on each floor

9.7 The rear loading bay and steps to the alleyway requires improvement to comply with the current building regulations. There are no handrails to the loading bay and existing steps, and the step risers are too high. It is proposed to replace the steps with part M compliant new steps, and install handrails. There will also be a steel pass door installed giving access from the ground floor out onto the alleyway. Protection against falling has also been added.

9.8 The existing building is a typical Victorian textile warehouse. This type of building typically had an elevated ground floor above a half-sunken basement packing area, with basement windows at pavement level. There is no room to install a ramp externally to improve accessibility to the ground floor at the two entrances on Bloom St/Minshull St and Richmond Place. Such a ramp at 1200mm rise and 1:20 gradient, would mean a ramp 24m long. This is not practical because a) there is not room to install this, and b) this ramp would be too long and tiring for disabled users. Also it is not possible to install a ramp internally to improve accessibility to the ground floor, for two reasons: 1) This would alter and seriously affect the headroom in the basement, 2) This would mean removing part of the existing ground floor structure, which is listed, and we would prefer not to disturb the existing floor, for conservation reasons. Rather than installing a ramp, we have chosen to renovate the existing platform hoist in the back alleyway. We have also attached 3 other alternative options investigating improving disabled access at or next to the existing main corner entrance. These are in Appendix 4. These options have been deemed impractical, or too disruptive to the existing historic fabric.

Option 1 – Minshull St

This would involve breaking through below the first window and forming a doorway. We would have to remove part of the ground floor, erect two new walls in basement, and build a new floor at pavement level here with a new platform lift.
This is physically possible, but would permanently alter parts of the basement, ground floor and front elevation, affecting the original historic structure. It would also reduce the area of the reception. This would involve considerable structural work, which would be costly, and not within Journeys Hotels' normal refurbishment budget for a budget packpacker's hostel.

Also, given the repetitive nature of the façade fenestration, forming a doorway would clearly stand out as a modern alteration.

Option 2 – Bloom Street

We have looked at the feasibility of forming a similar doorway leading to a platform lift on the Bloom Street elevation. We have not been able to draw up proposals due to several constraints, i.e.:

a) Existing timber stair widens at bottom, leaving insufficient space for a wheelchair to pass, without greatly altering the existing stair
b) Another pinch point exists between the existing lift and basement access – corridor is too narrow for a wheelchair, and wide fire exit door would be difficult for a disabled person to open
c) The triangular shaped stairwell is not large enough to accommodate a platform lift, or the required wheelchair manoeuvring space, and also has limited headroom in places.
d) The half-landing area under the stair is presently used as a plant room

Option 3 – Alterations to main entrance

There are presently three steps at the threshold. If these were removed, and we lengthened the stair further in, we could create a barrier-free entrance. This would also leave a big enough level area inside the door to take a stair lift, which would be folded away against the wall when not in use. There would be call stations at the top and bottom of the stair.

The downside of this option is

a) This would mean replacing the existing doors with new, taller doors, assuming we want to keep the fanlight above. Alternatively, we would have to replace the doors and fanlight, which would be a pity, as they look quite old and are part of the historical character
b) The new doors would have to open out over the public footpath. This would require permission from Highways, who may feel that this adversely affects their pavement, and may choose not to grant permission.
c) This would involve altering the existing stair which is part of the historic structure
d) The resultant longer flight would not be as easy to use by non-disabled, backpacker visitors, as the original two flights and mid-landing
e) The top landing at the top of the stair lift run is a little to small, but may work. We can't alter the doors there, as there is a smoke lobby behind, see sketch.

9.9 Proposed internal corridors widths vary from 1200mm to 1500mm, which is an improvement on the existing layout, which has corridors as narrow as 720mm at pinch points. BS 8300:2001 states in section 7.2.1 that corridors should have a minimum width of 1200mm. Accessibility to internal corridors is therefore improved. Also several of the proposed dormitories have sufficient clear internal space for parking or manoeuvring wheelchairs.

9.10.1 A new fire exit to stair no. 2 will be added to the alleyway elevation. This will have a new angle lintel and will be a steel framed flush steel door.

9.11 Bike racks will be as shown below



Alan Duthie
For and on behalf of McCormick Architecture Ltd

February 2012

Appendix 1

Photographs





ABOVE:
VIEW FROM CORNER OF BLOOM STREET/MINSHULL STREET

LEFT:
SPLAYED CORNER VIEW ENLARGED





ABOVE:
VIEW UPWARDS FROM ALLEYWAY

LEFT:
VIEW FROM BLOOM STREET END OF ALLEYWAY





ABOVE:
VIEW FROM RICHMOND STREET END OF ALLEYWAY

LEFT:
BLOOM STREET ELEVATION



LEFT:

BLOOM STREET ELEVATION



LEFT:

RICHMOND STREET ELEVATION



LEFT:

CORNER ENTRANCE OFF MINSHULL STREET

BELOW:
GROUND FLOOR LEVEL OF TIMBER STAIR





ABOVE:
VIEW OF TOP FLOOR INTERIOR



ABOVE:
VIEW INSIDE ATTIC



ABOVE: EXISTING HOIST SHAFT



ABOVE: EXISTING HOIST SHAFT



ABOVE: TYPICAL EXISTING FITOUT



ABOVE: VIEW OF FOLDING SHUTTER TO HOIST
LEFT:



EXISTING TIMBER STAIR



LEFT: TOILET OFF STAIR

Appendix 2

Statement of Repairs

DEVELOPING PARTNERSHIPS

Mindel House, Minshull Street, Manchester

Statement of repairs to be carried out

20th June 2011

D'Rui act on behalf of Stanley 2 Ltd, Revcap and Dunbar Bank, the joint owners of the above property, as project managers and consultants. The building is know the be grade 2 listed and the proposal is to change the use of the building from its existing office class A2 use on the upper ground to fourth floor to a backpacker hostel with ground floor licenced café/bar, sui generis. The existing lower ground floor night club use will not be affected by the proposed planning application and this part of the freehold property is outside the curtilage of the property that will be held leasehold and comprise the application site.

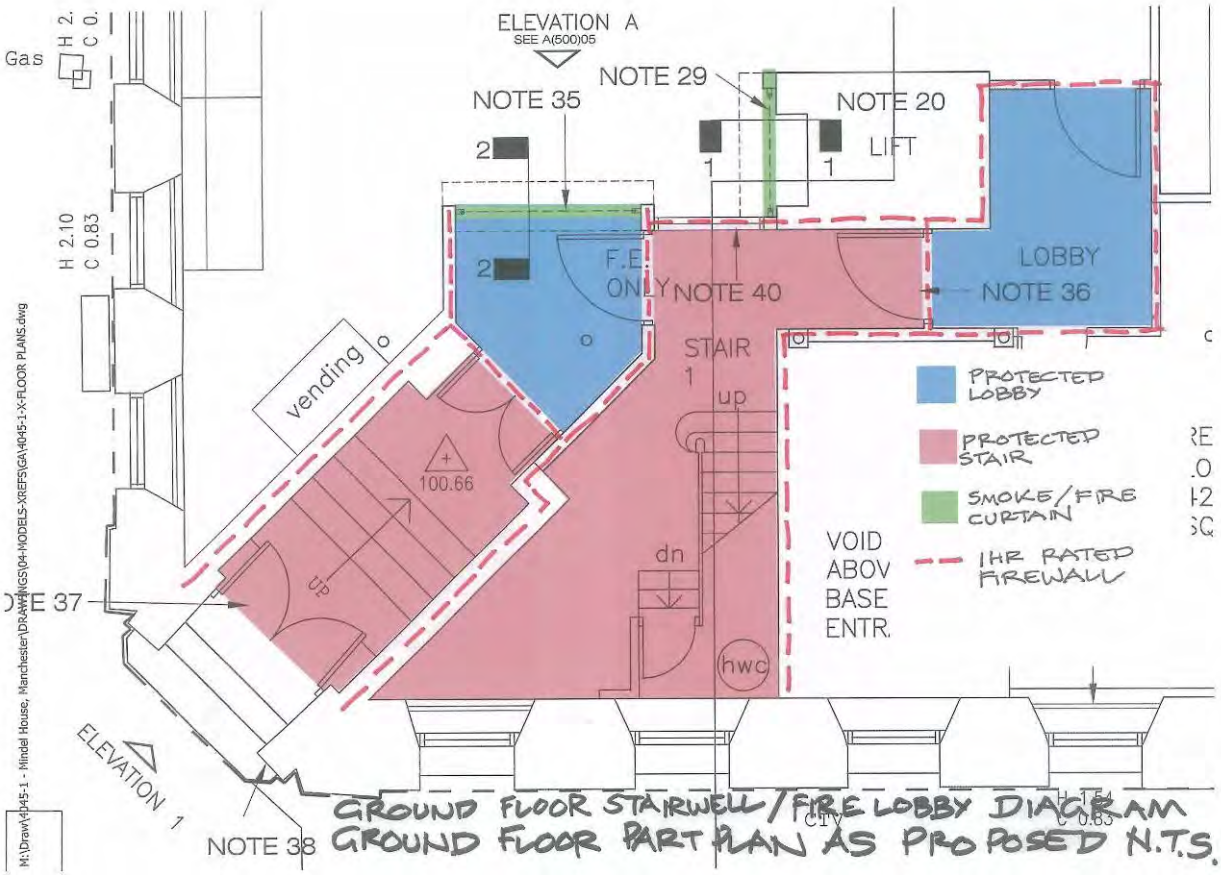
The proposal, as outlined in the plans and drawings which comprise this application involve the stripping out of the stud walling and suspended ceilings thus exposing the original structure wherever possible, repairs will be carried out as required to external timberwork, fenestration, , doors facia boards, external brickwork, roof and rainwater goods as appropriate and discovered during the course of the conversion works.

At this stage a detailed defects survey has not been carried out on the property because the true extent of the defects in many areas that give rise to concern and intended action can only be clarified by intrusive investigations many of which will form part of the development works or be part of the proposed works anyway.

The property owners already have interest in the site from an established Backpacker hostel company and it is intended that this will be the party carrying out the redevelopment works, under a long term lease under which the owners will enforce the usual obligations to repair and maintain the building.

Appendix 3

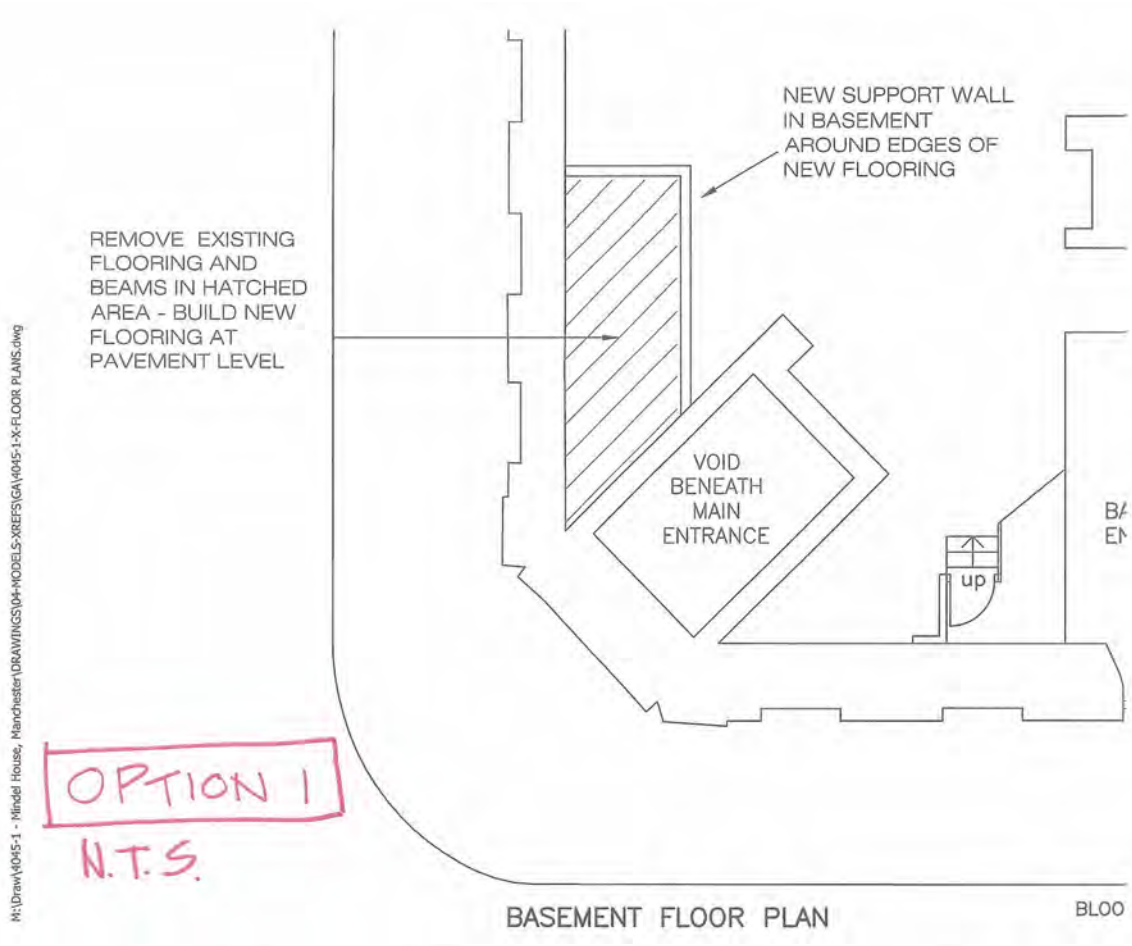
Ground floor stairwell/fire lobby diagram

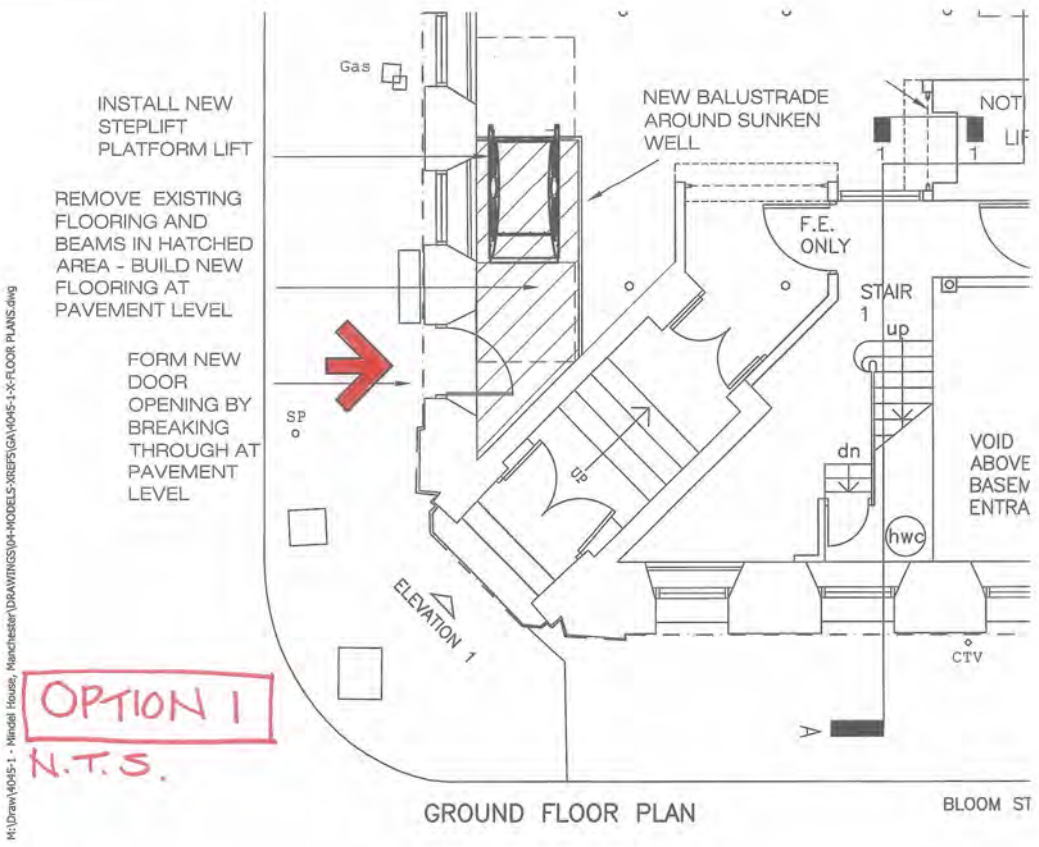


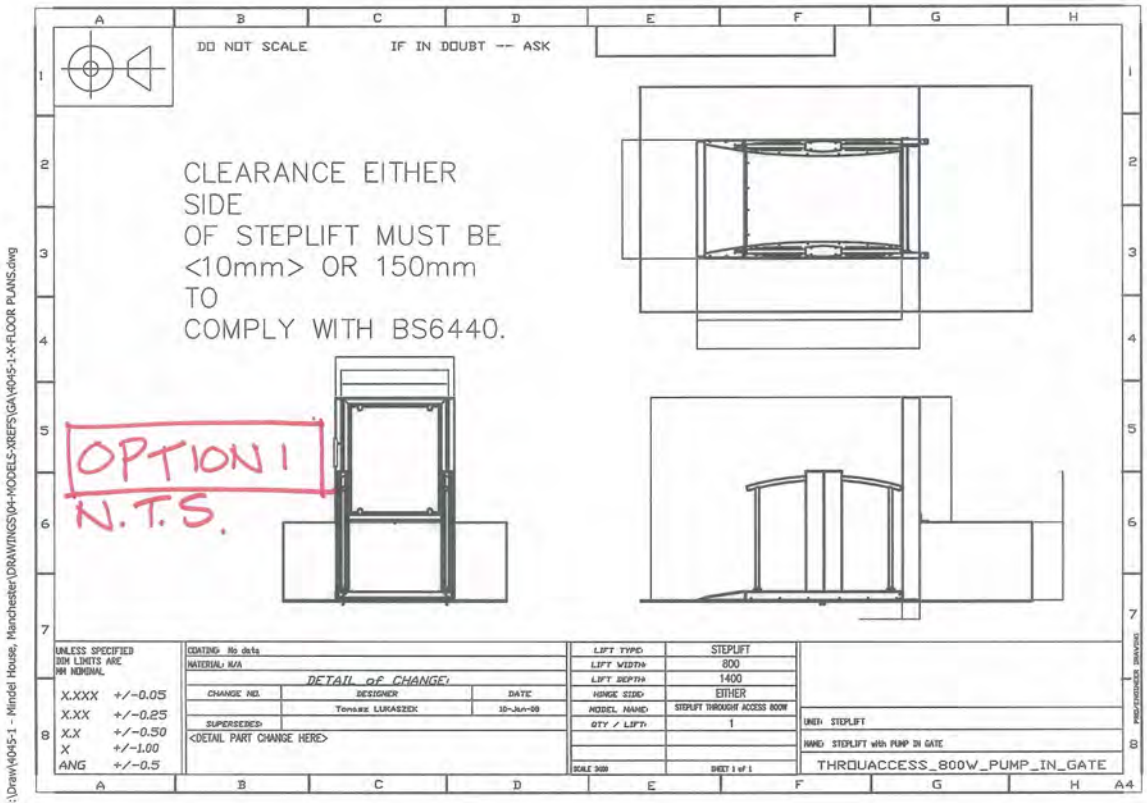
GROUND FLOOR STAIRWELL/FIRE LOBBY DIAGRAM
GROUND FLOOR PART PLAN AS PROPOSED N.T.S.

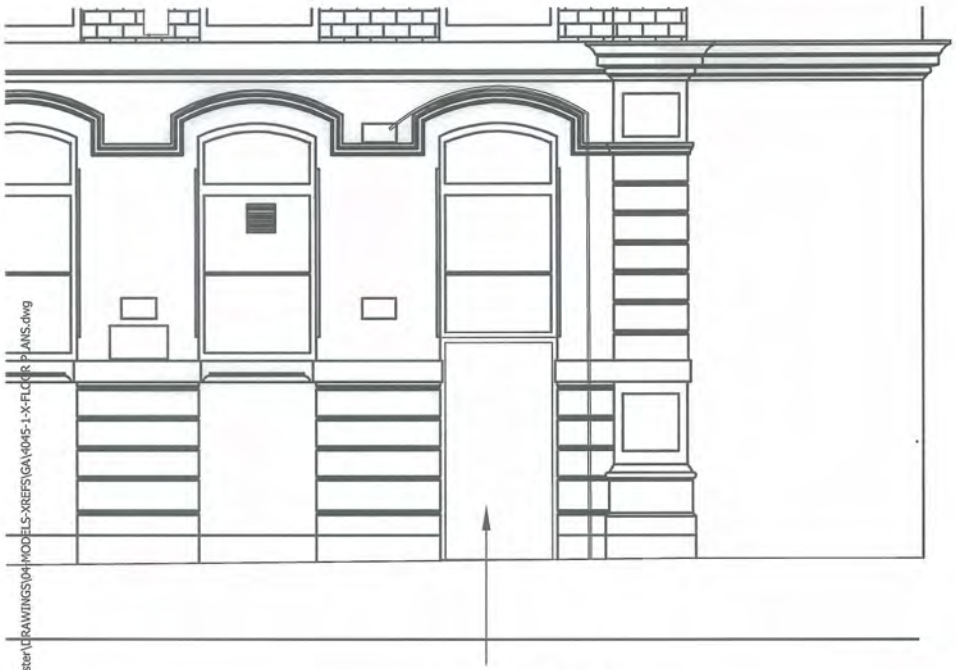
Appendix 4

Alternative Disabled Access Options


NEW SUPPORT WALL
IN BASEMENT
AROUND EDGES OF
NEW FLOORING
REMOVE EXISTING
FLOORING AND
BEAMS IN HATCHED
AREA - BUILD NEW
FLOORING AT
PAVEMENT LEVEL
VOID
BENEATH
MAIN
ENTRANCE
up
OPTION 1
N.T.S.
BASEMENT FLOOR PLAN
M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg


Gas
INSTALL NEW
STEPLIFT
PLATFORM LIFT
REMOVE EXISTING
FLOORING AND
BEAMS IN HATCHED
AREA - BUILD NEW
FLOORING AT
PAVEMENT LEVEL
FORM NEW
DOOR
OPENING BY
BREAKING
THROUGH AT
PAVEMENT
LEVEL
NEW BALUSTRADE
AROUND SUNKEN
WELL
F.E.
ONLY
STAIR
1
up
dn
SP
hwc
VOID
ABOVE
BASEM
ENTRA
CTV
ELEVATION 1
OPTION 1
N.T.S.
GROUND FLOOR PLAN
BLOOM ST
M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg


DO NOT SCALE
IF IN DOUBT -- ASK
CLEARANCE EITHER SIDE OF STEPLIFT MUST BE <10mm> OR 150mm TO COMPLY WITH BS6440.
OPTION 1
N.T.S.
UNLESS SPECIFIED DIM LIMITS ARE MM NOMINAL
X.XXX +/-0.05
X.XX +/-0.25
X.X +/-0.50
X +/-1.00
ANG +/-0.5
COATING: No data
MATERIAL: N/A
DETAIL of CHANGE:
CHANGE NO. | DESIGNER | DATE
Tomasz LURASZEK | 10-Jun-09
SUPERSEDES:
<DETAIL PART CHANGE HERE>
LIFT TYPE: STEPLIFT
LIFT WIDTH: 800
LIFT DEPTH: 1400
HINGE SIDE: EITHER
MODEL NAME: STEPLIFT THROUGHT ACCESS 800W
QTY / LIFT: 1
SCALE 3:20
SHEET 1 of 1
UNIT: STEPLIFT
NAME: STEPLIFT with PUMP IN GATE
THROUACCESS_800W_PUMP_IN_GATE
A4
M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg


FORM NEW DOOR OPENING BY BREAKING THROUGH EXISTING WALL BELOW WINDOW
OPTION 1
N.T.S.
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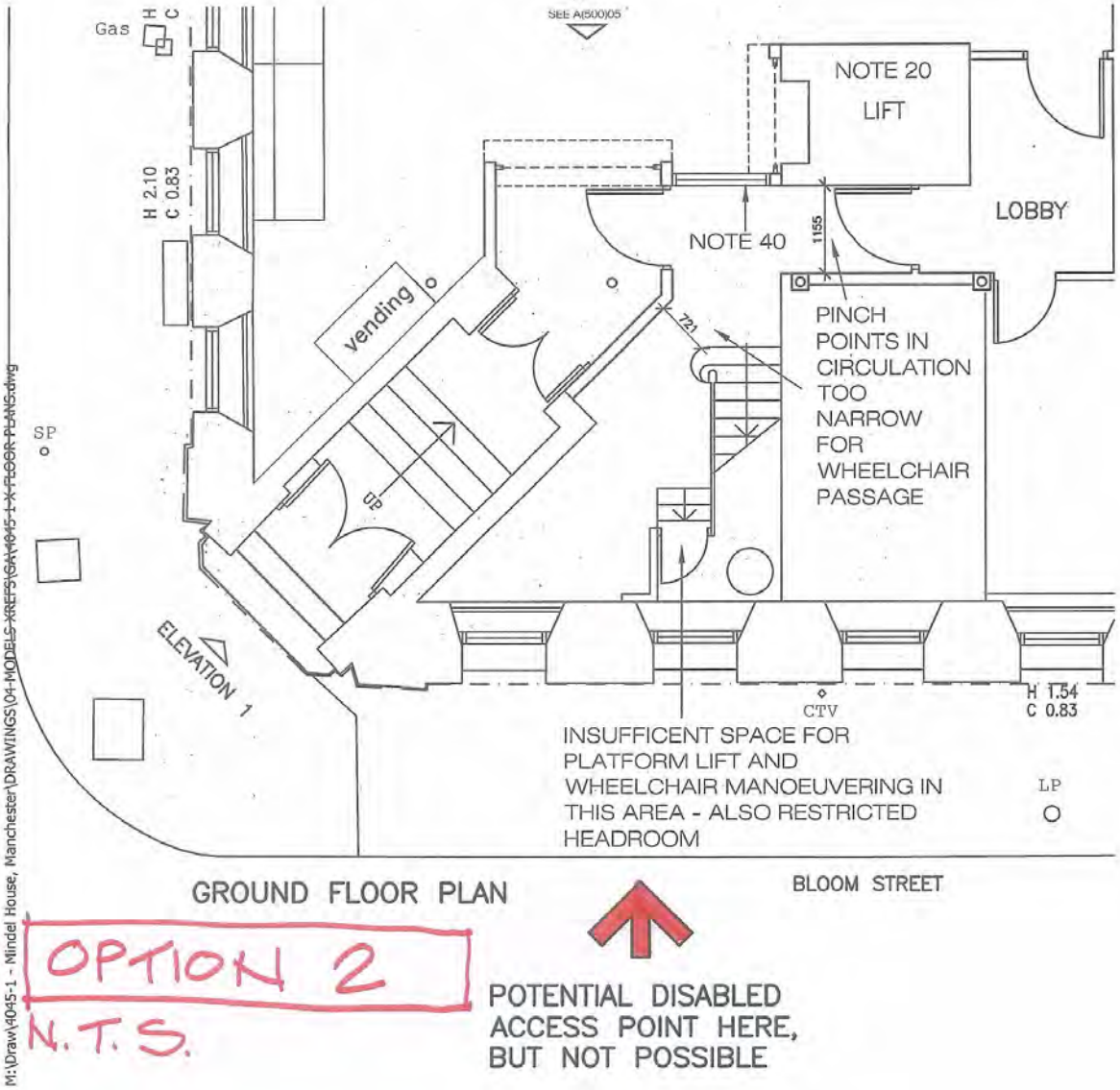


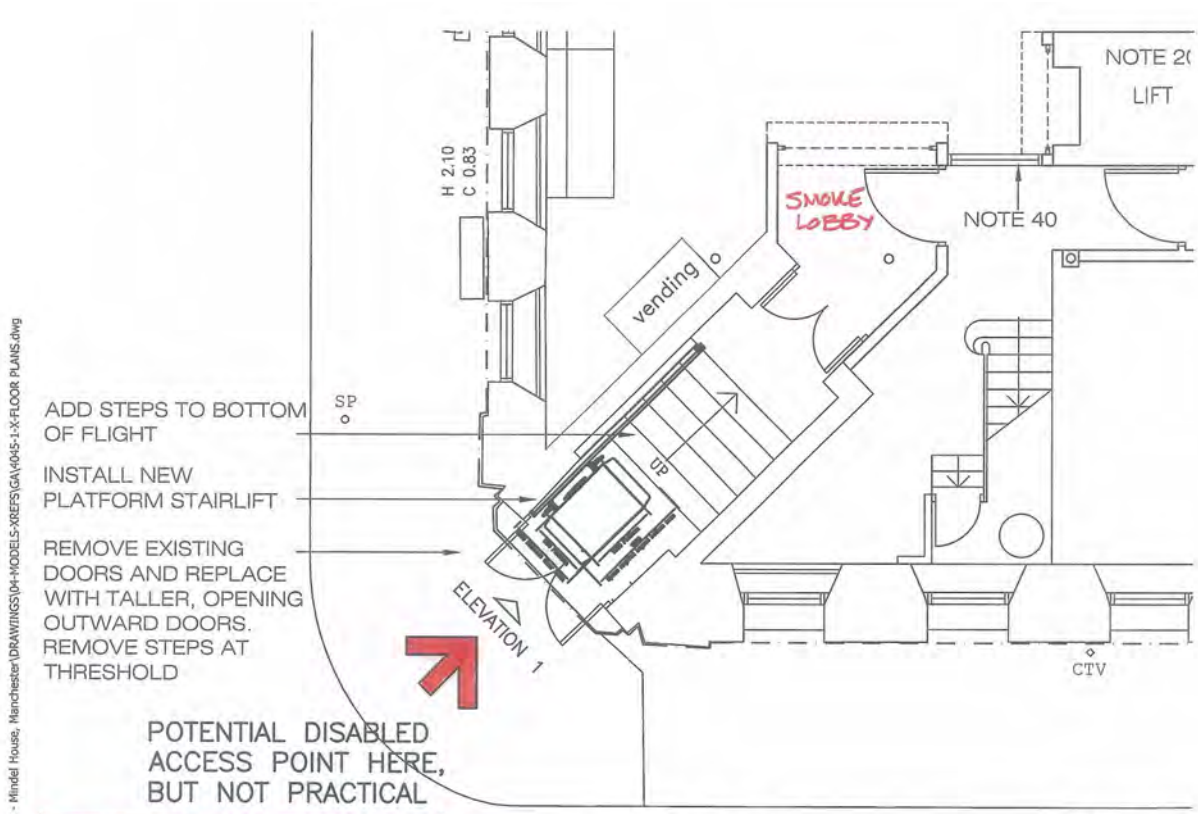
GROUND FLOOR PLAN

OPTION 2

N.T.S.

POTENTIAL DISABLED ACCESS POINT HERE, BUT NOT POSSIBLE

M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg



M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg

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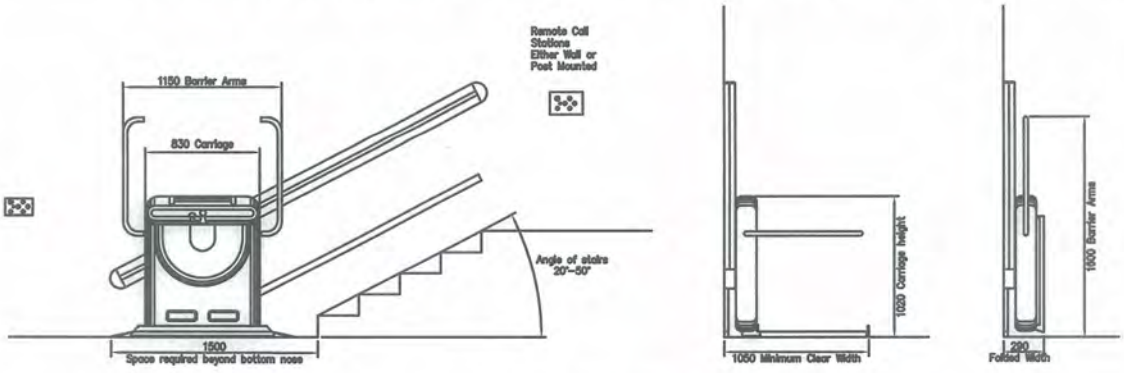
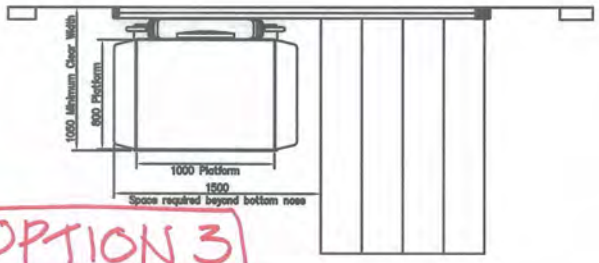


LIFT SHOWN AT LOWER LANDING, LEFT HAND, WALL MOUNTED WITH 1000mm x 800mm FRONT ACCESS PLATFORM



OPTION 3
N.T.S.

INFORMATION SHEET
No: MER002 1 of 1

Wheelchair Platform Stairlift Specification
Complies with BS 5776:1996 & ISO 9386-2:2000(E)

Capacity:	225Kg (35 Stone)
Nature of Load:	One person with Wheelchair
Drive Mechanism:	Rack & Pinion
Lift Speed:	0.10m/sec
Site:	Straight stairway without intermediate landings. Interior or Exterior Use.
Fixing:	Wall or Stair Tread Mounted on Posts.
Slope:	2
Power Supply:	240volts AC 1 Phase 50Hz (Dedicated)
Safety Equipment:	Motor Brake Overspeed Governor Emergency Hand-Wind Pressure Sensitive Flaps and Undertray Manual Release for Barrier Arms and Platform

STRAIGHT - 1000 X 800 - FRONT ACCESS
LEFT HAND - WALL MOUNT

M:\Draw\4045-1 - Mindel House, Manchester\DRAWINGS\04-MODELS-XREFS\GA\4045-1-X-FLOOR PLANS.dwg

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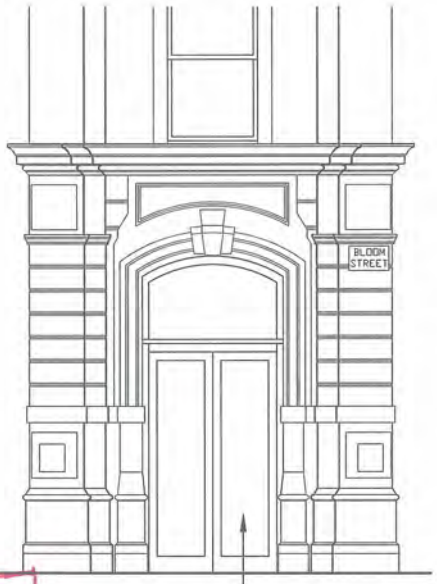

OPTION 3
N.T.S.

ELEVATION 1

REMOVE EXISTING DOORS AND
REPLACE WITH TALLER,
OPENING OUTWARD DOORS.
REMOVE STEPS AT THRESHOLD