Kitchen Extract Strategy, Design and Access Statement

in support of Planning
for internal works to Dimitri's Restaurant

at
Campfield Arcade
Tonman Street
Deansgate
Castlefield
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M3 4FN

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Reconfiguration of the kitchen extract at ground level in Dimitri's Restaurant.

1.0 Introduction

This Kitchen Extract Strategy, Design and Access statement has been prepared to supplement the application for Planning Permission for internal works to Dimitri's Restaurant, Deansgate, Manchester.

2.0 General Description and Justification of the Works

The Site is part of the Free Library & Market Building between Tonman Street and Liverpool Road. It was Designed by Meek & Allison in 1882 and is a Grade 2 listed structure .
The upper floor (Library) is occupied by the Instituto Cervantes. There are no proposed works to the first floor level.
The Ground & Basement floors (which had a market use originally) are occupied by Dimitri's Restaurant & Jowata African Restaurant (now closed) at 322 Deansgate. The market units appear to have been individual spaces on ground and basement level with an internal link in the form of a stair. The units appear to have been modified in the 1970's with stairs replaced with new flights, possibly running in the opposite direction to the originals. At the time that this work was carried out the staircase enclose walls were created in studwork and some modification to ground floor cornices carried out to match in with existing.
This proposal involves the linking of the two restaurant units at both ground and basement levels to form an enlarged Dimitri's Restaurant with improved facilities. The proposal does not involve any change of use or external changes to the building.

Dimitri's Restaurant currently utilises a high level extract into Campfield Arcade for kitchen fumes. This is an arrangement that has evolved over a number of years after originally utilising a flue running up into the Instituto Cervantes, this was later lined to prevent escape of flue gases, which rendered the flue too small and for some time the extract has been into the arcade. The Jowata kitchen is linked via an internal duct to an extract grille located on the Tonman Street frontage. This grille position is existing and gives a better fume dispersal because of the open aspect onto the street rather than into the arcade. By linking the restaurants together the applicant is proposing to utilise the Tonman Street extract location for the current Dimitri's kitchen, therefore improving and upgrading the kitchen ventilation, making only minimal external changes to the street frontage. These drawings have the benefit of Listed Building Consent.



Existing Air Extract For Dimitri's



Existing Jowata Air Extract

3.0 Design

3.1 Use

Dimitri's Restaurant consists of bar/restaurant and kitchen spaces on ground and restaurant, WC and back of house spaces on Basement floor.
Jowata restaurant has a trade area on ground floor and kitchen and WC spaces on the basement floor.

3.2 Design Proposal and Layout

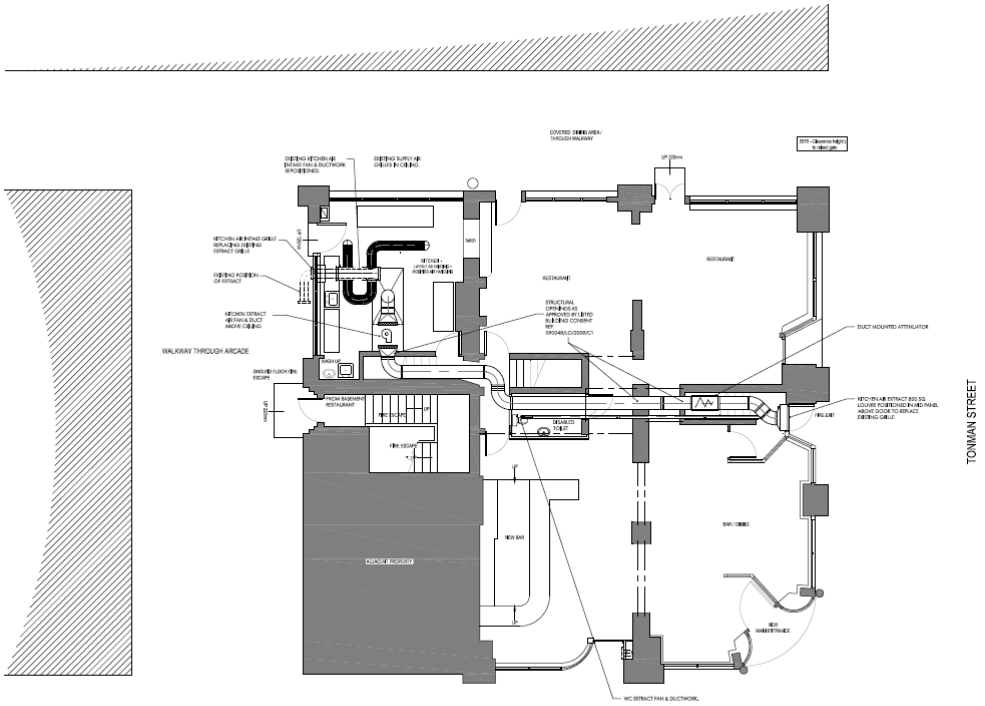
The design proposals are shown on the application drawings. The drawings show the existing and proposed kitchen ventilation arrangements. A further set of drawings identifies demolitions and items to be removed, with a set of proposed plans showing the final layout.

Ground floor

Improve existing kitchen ventilation from Dimitri's kitchen

The existing situation as described in 2.0 above is that Dimitri's Restaurant currently utilises a high level extract into Campfield Arcade for kitchen fumes. The Jowata kitchen is linked via an internal duct to an extract grille located on the Tonman Street frontage.
The replanned combined restaurant will only use one kitchen, being the Dimitri's kitchen that will be retained and the Jowata kitchen removed and the space reused as part of the improved toilet facilities.
It is therefore proposed to utilise the existing Tonman Street extract position, linked via new filter and ductwork to the existing kitchen extract hood. This grille position is above the fire exit door and gives a better fume dispersal because of the open aspect onto the street. The new ductwork would run horizontally through the rear stair zone at high level. The ceiling would be reinstated after the insertion of the duct and once installed the duct would not be visible either internally or externally apart from the terminal onto Tonman Street. This is therefore a much improved solution, both visually and from a fume dispersal point of view. To insert the duct through the rear stair zone will involve crossing the line of 3 "party walls" that originally divided the space into separate units. This will involve forming a hole in the wall at high level in each of these situations as identified on the plan and sections. These holes already have the benefit of Listed Building Consent. The ventilation improvements will remove the issue of cooking smells within the arcade and prevent the current problem of grease build up on the arcade ceiling.

Method
The rear stair zone ceilings which appear to be recent plasterboard installed at the same time as the chequerplate steel stairs, would be removed along the line of the new duct. The holes required through the "party walls" would be formed to a diameter approximately 50mm larger than the proposed circular duct. The holes would be cut into the brickwork and it is envisaged that the holes would not require lintels over. The duct work would then be inserted along the line as shown on plan, hung from the adjacent walls using lightweight galvanised channels and brackets. The aperture would be pointed up around the duct penetrations. A ceiling comprising plasterboard and skim on timber joists with access panels at suitable intervals for maintenance would be re-fitted at the level of the existing.



PROPOSED GROUND FLOOR PLAN 1:100
AS APPROVED WITH LISTED
BUILDIN CONSENT
REF: 090048/LO/2009/C1

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3.5 Listed Building

This proposal is made fro internal alterations to a small part of the Free Library & Market Building designed by Meek & Allison in 1882. The section in question is a proportion of the ground floor and basement and the proposals have only minimal impact on the external appearance of the building or its context.

All proposed modifications to the existing building are designed maintain the character of the existing building. The Government Guidance in PPG15 has been taken into account with these proposals and the section 2 above deals with the justification for the proposals, and the issues listed in paragraph 3.5 of PPG15. In terms of the paragraph 3.19 of this document the proposals do not involve either total or substantial demolition of the structure and so the general points raised in that section are not applicable. This scheme proposes some modifications to the internal layout of the building to improve its design, accessibility and long term use potential, all within the framework and context imposed by the host building.

Annex C of the guidance on Alterations to Listed Buildings sets out general principles and these have been taken into account in the design and detailing of the proposals. The historic characteristics of the part of the building in question are different from ground floor to basement.

The alterations are based on an understanding of the structure. The structure is part loadbearing masonry and part cast iron frame. With buildings of this period the frame and the masonry were usually built concurrently rather than as in a modern frame building where the frame is erected first and the cladding added later. The brick work would have therefore progressed at the same time as the cast iron work and the two elements integrated as the structure progressed. This is evident from the large open space at first floor that was part of the Library which has large open spans supported on cast iron columns which sit on the "party walls" between units on the ground floor. At ground level and basement these structural lines are expressed by piers in the wall and they may be solid masonry or they may be masonry built around a cast iron column. These elements will not be disturbed by the proposed alterations. The structure of the whole building appears to be in generally sound condition with no significant defects.
As stated above, the rerouting of the extract from the kitchen to Tonman Street means parts of the walls have to be removed to accommodate the change. These proposed changes are highlighted on the drawings and have already been approved and awarder Listed Building consent – REF : 090048/LO/2009/C1
Internally some areas of plastering will need making good where disturbed by forming openings but plaster is to be used as a wall finish only where it is currently apparent and no existing areas of exposed brickwork will be plastered over.

4.0 Access

4.1 Inclusive Access

It is the intention to generally follow the guidance in Building Regulations Approved Document M (June 2004 Edition) in the restaurant design.

This proposal however, only relates to kitchen ventilation and as such, does not have any access issues.