

201 ALBERT MILL/

Design & Access Statement
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architecture

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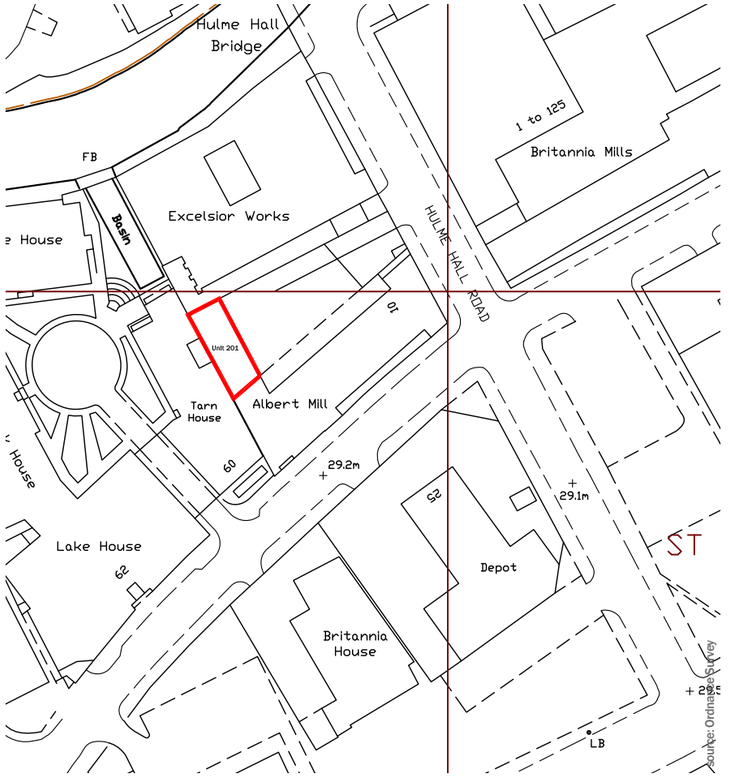
201 Albert Mill





1. A former textile manufacturing premises in the Castlefield district of Manchester, the structure and building envelope of Albert Mill has been refurbished by Urban Splash to comprise ‘shell’ units for bespoke fit-out by purchasers. The buildings are Grade II listed. Apartment 201 occupies the second floor and roofspace of the rear block, perpendicular and ancillary to the principle mill building. The unit was purchased by Mr Gavin De Salis in 2011 for use as his home (C3 residential apartment).

The proposed development seeks to retain existing features exposed wherever possible, echoing the philosophy of Urban Splash’s refurbishment. Where modifications are proposed to the existing building, such as those to 2no. timber trusses, the philosophy is to ensure a legibility to the alteration, with new elements distinct from those retained. In this way, the proposed development may be seen as a continuation of the successive physical modifications and changes of use characteristic of the post-industrial buildings of Manchester.

The fit-out is to comprise a two-bedroom duplex residential apartment with open plan living/dining/kitchen space. The layout provides a master bedroom with en-suite and separate home office to the first floor, with a further bedroom, bathrooms and living/dining/kitchen space to the principle storey (identified on the general arrangement drawings as ‘ground floor’).

Existing exposed brickwork walls are to be retained, and all existing windows and doors are to be retained in-situ. The proposed development seeks to add a further conservation type rooflight to admit daylight to the first floor home office space.

No alteration to the existing access to the building is proposed. The new staircase within the apartment will comply with the Building Regulations Approved Document M.

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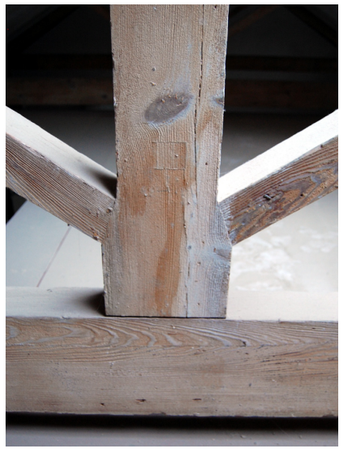
Structural modifications to the existing building.







1.

1. Apartment 201 features 4no. timber king post trusses supporting the pitched roof. The trusses are identified numerically on the enclosed general arrangement drawings with a ‘T’ prefix.

   The proposed development seeks to make modifications to trusses T1 & T2, to include:

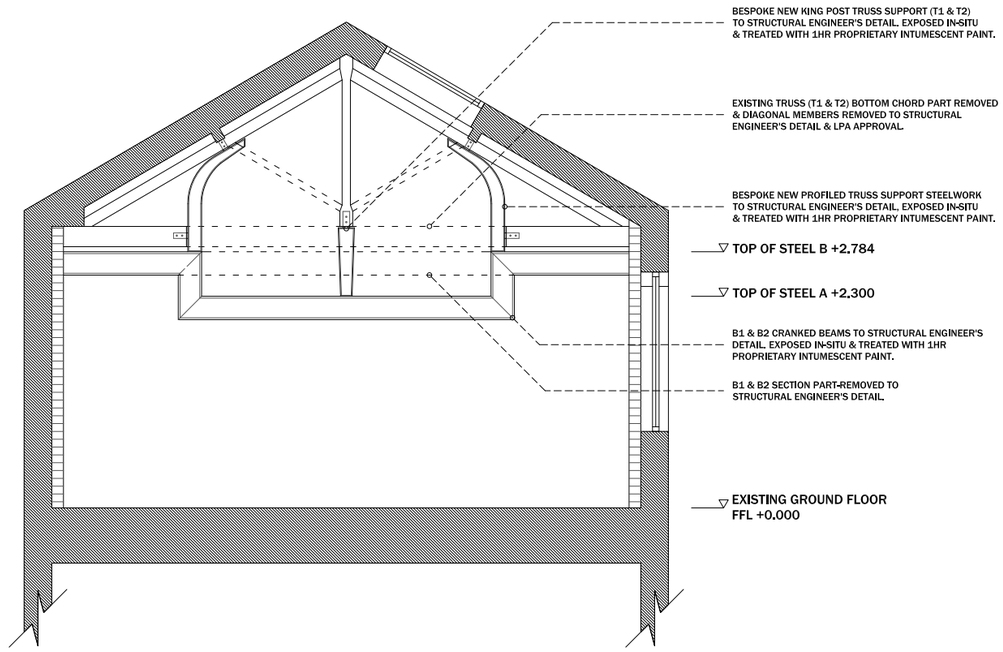
   - Part-removal of existing timber bottom chord.
   - Removal of diagonal members.
   - Bespoke new profiled steelwork supports to king post and rafters.
   - Supporting the truss and roof loading on the new cranked beams below.

   The above works will be fully designed and detailed to the satisfaction of the local authority by Sutcliffe, the project Structural Engineer.

2. The strategy of removal and modification is describes in the section shown right (not to scale). The quality and character of the new steelwork is a considered response to the timber trusses, and is consistent with the alterations and modifications that may be observed in industrial buildings of this type.

   The combination of part-removal of the bottom chord and diagonal members, together with the cranked beam below, creates usable space at first floor level within the unit. The cranked beam modifies the existing ‘mezzanine’ steelwork in-situ, to provide usable first floor accommodation.

   All retained truss timbers will be exposed; all new steelwork will be exposed and treated with 1hr proprietary intumescent paint. The new structural elements are therefore distinct, adding to the layers of intervention in the post-industrial context.



2.

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