KEITH SWAIN DESIGN

Engineering Designs
Keith Swain BA
fast track accredited planning agent

DESIGN AND ACCESS STATEMENT

The enclosed application is for full Planning Permission and Listed Building Consent for a repair, renovation and refurbishment 31 Liverpool Road, Deansgate, Manchester.
The statement and application relates to drawing number P13162.

ASSESSMENT

The building is classed as a Garret style workshop comprising a basement and two floors with and third floor being the assumed accommodation directly beneath a shallow pitch roof.

The listing is as follows:

Row of 7 Garret Workshop Houses, now shops, date c1820-1830
Red brickwork Nos 29-35 now painted white, slate roof.
Three storey, double depth plan, each single fronted with one window each.
Ground floors all altered, segmental-headed windows at first floor
All altered glazing, mostly horizontal-rectangular windows 2nd floor (5 small panes)
Remains of wooden modillioned eaves to Nos 35, 37, 39 and ridge chimneys 35-37
Rear has remains of multiple-light garret windows Nos 33,35,37
Late Georgian Industrial housing.
Included as interesting survival of late Georgian industrial housing.

The building is in a poor state of condition and the following elements need to be considered as a matter of urgency.
The front face has a serious deformation caused by failing lintels above the windows.
There is a steel tie rod (to be retained) running the full depth of the building that was been introduced to prevent the front face and rear face from spreading apart.
The main roof is deformed due to age and poor condition of the purlin supports.
The roof spars and purlin supports are deformed due to age of timber and the presence of age induced wood rot.
The party walls have considerable surface defects deep into the brickwork and the chimneys have partly separated from the main wall.
The timber staircases are in a poor state but still able to support human traffic.
The floors are a mix of misc. boarding of uneven thickness with some of the supporting joists being springy under the weight of a single person. Some feel like they may fail due to the amount of deflection.
The supporting steel beams and beam supports are wholly inadequate to carry new acceptable design loads. Included in the design package are some supporting calculations that indicate the appropriate size of beam for the application.
The toilet facility is inadequate and unhygienic.
The rear annexe is open to the weather elements and has a concrete floor with an existing soil and ventilation pipe.
The basement is in surprisingly good condition but lacks insulation.

INVOLVEMENT

There are separate statements covering aspects such as Heritage Statement, Waste Management Statement, Proposed Acoustic Impedance Solution, Bat and Barn Owl Study.

There will be consultations with the Planning Office and Historic Building departments of Manchester City Council, a Chartered Surveyor will be appointed to over see the works, Bat and Barn Owl Surveyor will be appointed prior to work start. Manchester Building Control will be asked to do the ongoing inspections for compliance with current building legislation.

The owners of the adjacent properties will be notified in accordance with the Party Wall Act 1996. We need to understand the function of the link doors between the properties.

Appropriate tradesmen will be appointed with an assurance that they will have the necessary experience and skills that will ensure the building will be returned to an equivalent prominence of the row of listed buildings.

EVALUATION.

The main aim of the project is to bring into use a derelict listed building that appears at present to be a □blot□on the street scene and adjacent to fully attractively restored C19 Garret Style Workshops.

This will be the last of the buildings to be restored and as a row of completed buildings will form a significant part of the Liverpool Road landscape. It is of paramount importance that the application reaches a formal approval since this is an opportunity to preserve the sites integrity

The intention of the design is for the provision of a commercial outlet with a dwelling unit at the upper floors for use by the commercial owners. There is to be due regard to the historic appearance, the listed building status and modern living standards.

The building is in need of total renovation with works to all elements of the building. The need for the upgrade is absolutely essential and the opportunity must be taken sooner rather than later to avoid further deterioration and decay of the fabric of the building.

ACCESS.

The access at present does not cater for disabled users. There is limited opportunity for wheel chair access but other DA users such as none wheel chair users may enter the building via a level threshold ramp and have access within the ground floor only.

The proposed use does not allow for kitchen and toilet usage for any visitor (except in emergency) but general use and browsing is catered for.

There is rear access via the rear site and is supported by legal easement and rights of access for the movement of waste to the waste bins stored to the rear of the site. There is access to the communal bin store via the □alley-way□servicing the rear of the properties.

The site road being Liverpool road has parking restrictions for visiting (customer) cars but not for delivery vehicles that have restricted delivery times and schedules and also limited time for parking within the none-parking areas in front of the building.

DESIGN

There is a general decay and deformation in most timber members (including windows) and the building has reached a point where absolute action is required to restore the internal stability and general integrity of the whole building. A full upgrade will be necessary to improve the energy and acoustic efficiency, structural and visual appearance of the building and to bring it to a standard enjoyed by the series of listed buildings from numbers 29 through to 41 Liverpool Road.

The specification for the works appear in the various statements and the suite of drawings P13162 sheets 1 to 5 and within which the items covered include: repair to original fabric, refurbish where necessary, in some cases integration of new with original fabric (eg. lath and plaster), shop frontage, repair to window profiles and installation of inner glazing, steel beams and supports, internal finishes etc.

DESIGN SUMMARY

EXTERNAL

Repairs to frontage using the original salvaged brickwork
Re-use the original window frames and glass after full repair.
New authentic rear windows.
Internal glazing to all windows.
New support to existing over stressed lintels.
Build a new shop frontage that merges and marries in with the existing adjacent properties.
Retain where appropriate any original features and this to form part of a conditional approval.
Repair where necessary any roof timers and part re-slate with original salvaged slates.
Rear annexe requires full upgrade with new inner leaf insulation board to form cavity walling and insulated floor. Replacement rear door (the existing door will not meet the requirements for Fire Regulations). Re-build roof, install insulation and slate covering. Sealed drainage and new toilet and basic kitchen facility.

INTERNAL

Generally all internal brickwork to receive new jointing mortar.
Basement to be cleaned up and weather sealed.
High efficiency heating system throughout the building and optional in basement.
Ground and first floor involves repairs to existing stairs.
Note that retaining original stairs will not meet with current building code.
Ventilation and heating throughout.
First and second floor strengthening with new floor support beams and retain all floorboards.
Repair lath and plaster ceilings.
Acoustic and thermal isolation with full fire protection (1hr fire resistance).
Acoustic boarding to party walls to full height of wall (ie. up to roof tile level).
New stud walls to rooms.
Full roof insulation at ceiling level.

CONCLUSION

There is a correct balance achievable by the joint co-operations of the owners and planners provided a reasonable level of constructive and enthusiastic discussion takes place. This

building will be repaired and renovated to an acceptable standard whilst maintaining the historic importance and allowing reasonable modern living accommodation.

Keith Swain BA
12 The Spinney, Rainford, St Helens, WA11 8AS
Tel 01744 885131 Mob 07980 555415
Business Email SWAIN.KEITH@sky.com