DESIGN & ACCESS STATEMENT

Client: Handmade Burger Co

Project: Unit 3 184-186 Deansgate, Manchester



The proposed internal fit of Unit 3 includes the creation of a resturant with new customer toilets, stores and a cooking area. The 200sqm unit is situated ground floor within the corner of 184-186 Deansgate and has been formed following the alterations recently completed by the developer Henry Boot.

Access

The existing revolving doors and stepped arrangement internally will be retained. A new stair lift will be installed as previously indicated by the developer.

The existing fire escape to the rear will be retained and an evacuation chair will be provided in the event of an emergency.

Heritage Statement

Ceilings

It is proposed to retain all of the existing ceilings and cornice details so that they become a feature of the internal fit out.

Where new suspended ceilings are to be installed these will be below the in filled floor section above. Above this the services will connect directly into the Landlords Riser behind the unit.

All the proposed light fittings etc. will be suspended below the ceiling and any cables either contained within the cable tray or surface fixed galvanised steel conduit used.

Walls

The existing plaster finished masonry walls will be repaired and redecorated. A new oak skirting detail will be installed within the resturant and coved skirting detail where vinyl flooring is installed.

All new walls will be taken to the underside of the existing ceiling and the plasterboard scribed around the cornice details in order that they are protected. The layout has tried to minimise the conflicts with the existing cornice details.

A tiled finish will be applied to the existing walls in the kitchen area.

New cables will be surface fixed in galvanised conduit within the resturant area and back of house.

Windows

The existing window will be retained and redecorated internally.

The opaque glass to the side elevation and over the entrance doors will be replaced with clear class to improve the visibility into the unit.

Floor

The new floor finishes will be overlaid the existing floor boards.

Plant

The kitchen extract and ventilation plant will pass up the riser to the rear of the unit and will be located externally in the designated plant area on the roof. The plant will be screened behind the landlords louvered panels. The plant will not be visible from street level.







