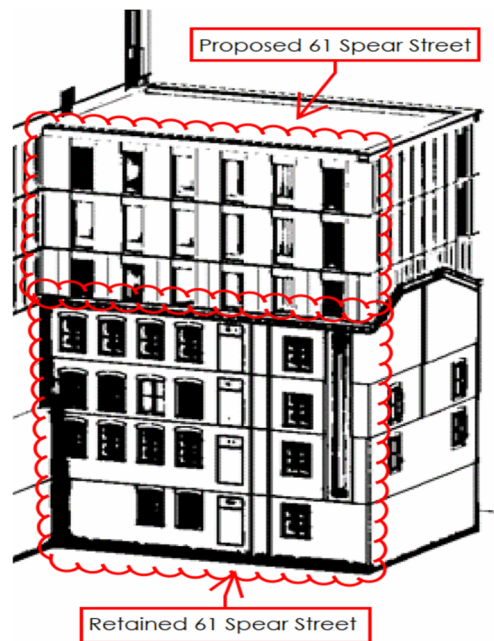


1. Introduction

The proposed Oldham Street hotel development's site is defined by Oldham Street, Warwick Street and Spear Street in Manchester city centre.

There are two existing buildings on the site, a mixture of commercial and retail spaces. These buildings are 68-70 Oldham Street and 61 Spear Street. Please refer to the Architect's planning submission reports for a detailed description of the proposed project.



61 Spear Street retained and proposed structure

The meaningful works will be carried out in the 61 Spear Street building currently named NQ1.

2. Meaningful works

Spear Street warehouse (NQ1) is being retained and added to vertically. The steel frame for the vertical extension will be supported on the existing warehouse walls, with an additional steel column between the existing cast iron columns going to a new foundation at a basement level.

The location of the proposed steel column and foundation is between the two existing cast iron columns of the warehouse. Please refer to Architect's drawing 10338-SHP-A-B5D8-G200-PL-00-002 'General arrangement plan - Level 00 - Ground Floor - Initial Works' to see location of the column in relation to the existing building setting out.

The proposed placement of the foundation to support the steel column is an integral part of the regeneration of the Warehouse. The proposed column and foundation will support the central part of the additional 3 storeys being added to the warehouse.

2.1. Proposed works

The proposed meaningful works will be as follows:

- a) Demolition of the existing ground floor in 61 Spear Street. Refer to Architect's drawing 10338-SHP-A-B5D8-JC20-PL-00-002 'Demolition plan - Level 00 - Ground Floor - Initial Works'.
- b) Introduction of a temporary stair and platform lift for access to the basement level for the contractors.
- c) Excavation of the basement floor at grid ref 5/B for the new foundation.
- d) Installation of foundation, assumed at this moment to be piles and a pile cap with holding down bolts for the steel column.
- e) Install steel column from foundation to splice level at soffit of existing first floor.