



Design and Access Statement

209 Deansgate, Manchester, M3 3NW

Introduction

We would like to refurbish the bar/ restaurant at 209 Deansgate. The refurbishment is intended to be fairly light touch apart from some specific items set out below. We would like to continue to operate the bar/ restaurant in its current format and are not looking to change the use. The intention is to create a traditional looking bar/ restaurant that is more in keeping with the age and style of the building itself.

Staircase

A new L shaped poured concrete stair was inserted in place of the original straight stair altering the layout of the GF and leaving odd spaces at the front, side and rear of the current floor-plan. The proposed floor-plan restores the original aspect of the room whilst at the same time complying with modern building regulations and access requirements.

Reposition ground floor bar/ counter

The current bar/ counter location is the result of the decision to replace the original staircase with a new L shaped poured concrete version that separates the room and leaves fewer options to configure the space. The proposed layout provides an opportunity to bring

the counter back towards the centre of the room and closer to the entrance improving the visual aspect and floor access.

Reconfigure toilets

The existing ground floor space only offers a single toilet and as such is used by everyone. Adding a second toilet allows the site to offer a separate designated toilet for women. It also allows for the basement to be closed during down times reducing unnecessary travel distances and improving the heat and power efficiency of the building

Kitchen access hatch

There is currently no way to get goods to the kitchen and cellar without significant travel times. The new kitchen access hatch will provide direct access to the kitchen, reducing the opportunity for food contamination, improving health and safety and providing an alternative to the step route for heavy goods food delivery.

Basement bar

The basement bar/ counter presents an opportunity to give the room a focal point. It will be a feature counter designed to give customers a jumping off point to move around the room and is designed to allow for spontaneous interactions in contrast to the dinning tables which can have to opposite effect by siloing customers that would otherwise interact.

Dumb waiter

A defunct electric dumb waiter will be removed.

Basement ducting

Ducting in the basement that is no longer in use will be removed.

M&E works

No works to M&E will be carried out apart from those set out above.

Outside menu boards

The building sits flat on Deansgate and given the historic fabric and textured brickwork there is limited opportunity to mark this as a commercial space and indicate its use. The proposed brass menu boards are in keeping with the building and offer a more sympathetic method to inform customers in the absence of high level illuminated signage.

Redecoration

Outside of the items highlighted above the balance of the remaining works will be redecoration, installation of free standing furniture and reconfiguration of the lose furniture arrangement.