

DESIGN ACCESS STATEMENT

2nd FLOOR WEST - INTERNAL FIT-OUT

31, BOOTH STREET

MANCHESTER

M2 4AF

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DESIGN AND ACCESS STATEMENT

2nd Floor, 31 Booth Street, Manchester M2 4AF

In accordance with planning policy guidance, this section demonstrates how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. The proposed works to the second floor can be described as follows; "Internal fitout of 2nd floor office floorspace to include meeting rooms and teapoint"

The proposed development is presented on the suite of application drawings accompanying this application for Listed Building Consent.

The Site

The application site relates to the second floor of the Grade II listed 31 Booth Street (List NGR: SJ8401198137), which is located in Manchester City Centre – a copy of the listing is enclosed at Section 2.3 within the accompanying Heritage Statement.

Note: The official list entry refers to 66 and 68 Fountain Street (1282966), which is the same building.

The proposed development includes the following key elements:

- Installation of partitions to form two meeting rooms.
- Provision of open plan teapoint adjacent to the core services.
- Feature acoustic cladding panels to core walls.
- Instalation of feature wall panels to teapoint seating area.

The second floor West is currently vacant. The proposed works will create a furnished lettable office space in order to attract a wide variety of tenants. Therefore, the proposals will secure the site's optimum viable use as commercial office space.

Use:

The site currently comprises vacant office space (Use Class E1). The proposal will not result in any change of use.

Amount:

There will be no increase in floorspace as a result of the proposed development.

Layout:

The proposed development includes the inclusion of partitions to create a meeting room and quiet/study room. The dry lined internal face of the external walls is of minimal historical significance. Nonetheless, the junction where the new partition and the existing perimeter drylining meet has been acknowledged with a shadow gap. This identifies where the modern and earlier modifications adjoin.

Refer to drawing 1394-02-PT-01

The ceilings within the space have been installed to accommodate the building services, with several bulkheads at different levels. The proposed layout is designed specifically to avoid disruption to these existing services and ceiling features, and there will be no requirement for additional external plant as part of the proposals. Refer to drawing 1394-02-CL-01 & 1394-02-PT-02

Layout (cont):

In addition to the above rooms, a new open plan teapoint is proposed to be positioned adjacent to the existing services core. The existing core wall has been built out locally with stud and plasterboard, to allow the units to be fixed flush. Refer to drawing 1394-02-KT-01

In order to create an acoustically sympathetic space, acoustic panels are proposed to be fixed to the existing core walls. These will be secured with screw fixings and will be demountable at a future date as required. Refer to drawing 1394-02-PE-01 and 1394-02-DC-01

In order to reconcile the angled wall adjacent to the teapoint the proposals include painted MDF joinery panels to be fixed along this elevation. These will be secured with screw fixings and will be demountable at a future date as required. Refer to drawing 1394-02-JN-01

The remainder of the works to the space involve a number of feature pendant lights, new wall decoration and floor finishes. Refer to drawingS 1394-02-CL-01, 1394-02-DC-01, 1394-02-FL-01

The LRV for all surfaces is provided on the drawings and adequate separation is provided between wall, floor and skirting finishes as required by Part M building regulations. Refer to drawingS 1394-02-DC-01

The existing entrance door, ironmongery and frame will be maintained as existing.

Scale:

The proposal relates to the internal reconfiguration of the second floor only. There will be no increase in floorspace. The scale of the reconfiguration will be relatively minor. Therefore, the proposed development is appropriate to the character and setting and will not detract from the external appearance of the building.

Landscaping:

All works are internal. There will be no additional landscaping as a result of the proposed development.

Appearance:

The proposed development is internal only. Therefore, the external appearance of the building will remain unaffected by the works.

Access:

No changes to the building access are proposed as part of these works.

Access to the second floor accommodation is currently obtained from the primary core which comprises a stairwell and lifts. The building is currently accessed from the street via a short flight of stairs to the reception landing A platform lift is to be installed imminently in order to provide for accessible entry to the building. See application (139085/LO/2024) for details.

The application site has multiple sustainable transport links, located only 0.16km north from St Peter's Square tram stop, less than 5 mins walk from the site. The nearest train station is Manchester Piccadilly, approximately 1km distance from the site. The site is approximately 1km north of the A57, which provides access to major road networks (M606, M62 etc)

Supporting Design Notes

Plasterboard partitions

The proposed works primarily involve the installation of stud and plasterboard partitions, with a timber stud to reconcile the building angle where the wall meets the perimeter. The partitions include glass doors with metal powder-coated frames. Skirtings are timber painted, and profiled to match the existing floor fitout.

Suite Doors

To remain as existing.

Ceilings

The existing office space ceiling is a combination of plasterboard soffit, suspended ceiling, and dropped plasterboard bulkheads with inset tiles (allowing access to mechanical and lighting services). No change to these bulkheads is anticipated. The party wall between the two meeting rooms has been designed to avoid disruption to the existing soffits, the front wall of these rooms runs along the edge of the bulkhead.

Paneling details

Design drawings for the areas of applied and built out panelling are included within the drawing pack. The applied acoustic panelling is an 'off the shelf' item which will be screw-fixed to the core walls.
The built-out panelling to the teapoint wall will be fabricated from softwood framing with painted MDF facia.

Teapoint

The existing wall to the rear of the teapoint is to be built out in order to accept the wall and base units. The teapoint is designed to comply with Part M accessibility requirements and includes a shallow sink with knee recess under.

Relevant Planning History

A review of Manchester City Council's (MCC's) online planning register has been undertaken. The following, recent listed building applications are relevant to this application:

139085/LO/2024	LISTED BUILDING CONSENT for the replacement of existing lift.
F16778/LB	LISTED BUILDING CONSENT Demolition of the whole of the building behind the facades to Booth Street and Fountain Street, and construction of a new office building with the retention of the existing facades on Booth Street and Fountain Street.
F16779	Construction of new office building with the retention of the listed facades to Booth Street and Fountain Street.
F12523	Details of elevations for the construction of a new office building with the retention of the facades on the Booth Street/Fountain Street elevations of listed building Nos 64 - 68 Fountain Street.
F08835/LB	Refurbishment involving the gutting of the interior and construction of new floors for offices including alterations to the facades with additional fourth and fifth storeys.