

Cut & Craft – 38 – 42 Mosley Street, Manchester, M2 3AZ

Schedule of Amendments – refer to Details agreed on 18 September 2024

Banking Hall			
Topic	Concern	Discussion	Amendment
Paneling	Some paneling would be obscured by the proposals	Concern relates to three seating areas – see commentary below.	See below.
Seating	That fixed banquettes would obscure paneling.	- Most of paneling would be visible. - It was agreed on site that there is no issue with the elongated free-standing sofa to the right of the hall as you enter. - For the banquettes (proposed to two areas); - It was agreed that there is no issue with the area to the left as entering, as no paneling; - It was agreed that the banquettes at the end of the hall (two sections of paneling) would be reviewed.	- The three banquettes previously proposed at far end of former banking hall have been revised by breaking-up their form and pulled away from the paneling. - The paneling will be clearly visible beyond.
Waiter Stations	Whether affect detailing or setting of adjoining wall columns.	- It was agreed that the waiter stations represent discrete divisions to the space, and are not fixed to the wall or obscuring any details. - No action required other than the detailing for the wall side of each display being glass.	The drawings have been revised to confirm that all sections of the display (apart from the top) comprise glass.
Timber Details	Grooved timber details within the alcoves to the left of the entrance questioned.	Confirmed as being acceptable on site as no paneling or other features in this area, and modern plasterboard to alcoves.	No changes required.
Access	Arrangements within hall questioned from an access perspective, namely the use of raised flooring.	In addition to the functional need to differentiate different areas without impacting upon the appreciation of the former banking hall, the raised areas are proposed to: -	- Given the logistical concerns the proposed raised floor areas are retained. - However, a ramped access is provided to the largest raised area at the far end of the hall, meaning that

		- Hide much of the cabling required within these areas (removing need for works to the walls and paneling); - Heating of the space; - For the space to the left of the entrance, the services enter the hall at 600mm above floor level (meaning that some change of levels is required in this area). • Discussion of options and ways of securing access to most if not all of the former banking hall. This included an underfloor heating system, but would involve a screed that would raise the whole floor to the banking hall. The alternative (being that proposed) comprises a blower system installed in the base of the three raised areas. • It was accepted that there are various functional aspects that need to be addressed which may result in a specific solution having to be agreed (subject to the different implications arising).	wheelchair access is available to most of the banking hall (some 129 covers). • A removable ramp is proposed to fit over the curving access to the raised areas either side of the entrance (one of which has to be provided anyway, due to the height of services entering). • Access will be available throughout the ground floor whilst addressing how the space is heated and other services are provided.
Columns & their Bases	Suggest omitting enclosure of bases.	• It was accepted that most/all of the columns previously included counters extending up to them, along with high level fittings. • The enclosure of the two columns to rear of kitchen was accepted, subject to no fixings to them. • Removing Artex type paint discussed, along with other options for uplighting columns.	• Column base cladding removed from drawings. • Concrete bases to have existing paintwork removed and renovated (removing various fittings etc). • Drawings revised accordingly.
Kitchen Pod	The size and form of the kitchen pod, particularly the large wine store.	• Whilst the location of the kitchen, adjacent to the extraction and ventilation feeds, is as agreed the arrangement was to be revised so as to appear as a more cohesive pod, with the extraction and washing-up elements becoming subservient and sitting-back from the kitchen proper.	• Drawings revised as discussed.

		• The wine store/fridges are to be reduced in height and no longer read as an extension to the pod. • The pod is to appear as a cohesive element within this space. • The extraction flue is to be minimised as far as possible, and have a plain (or other) mirrored finish (to differentiate it from the pod). • The wash-up area is to be reduced in height and sit below the window to the rear, and have the same finish as the extraction boxing-in (so that the kitchen pod is the element that is immediately visible, the other elements being subservient in all respects).	
VIP Entrance	Confirm finish.	• It was confirmed that the original floor is to be retained and renovated.	• Drawings revised accordingly.
Floor Finish	To discuss.	• The existing floor is principally concrete, with some replacement timber boards in area to the left of the door as entering. • It was agreed that the floor is to comprise of timber effect porcelain tiles (not LVT) as a premium finish.	• Drawings revised accordingly.
Adverts		• The general arrangement of a discrete brass panel to the entrance was discussed, along with internally illuminated brass boxes within two of the windows. • Advertisement and Listed Building Consent will be required (one submission).	• Details to be checked and shared with the Council prior to the necessary submission – not part of this submission.
Basement			
Vault Door	Confirm details on site.	• It was confirmed on site that the vault door of particular interest is within the back-of-house area, rather than the internal lobby at the bottom of the stairs (and no changes are proposed to it).	No changes required.

		The proposed arrangement around the door to the basement dining area was confirmed as not obscuring any details of historic importance, and therefore to be acceptable.	
Widened Opening & New Door	Review on site.	The proposed works were confirmed as being acceptable.	No changes required.
Internal Lobby	Paneling against wall with vault door questioned.	Given the materials found the proposed works were confirmed as being acceptable.	No changes required.
Basement Window in Northern Elevation	-	Whilst much altered the existing window is to be repaired.	Drawings confirm that this is the case.
Back-of-house	-	- For the ashlar stone within the rear rooms, it was suggested that the paint be removed sensitively. - The internal racking was identified as not being of historic importance and acceptable to remove. - The door and bars, whilst later additions, were considered of some interest, and potentially worthy of retention. - The brick work within the back of house area can be covered. - The stone would be ideally cleaned and preserved, though some work may be required for health and safety purposes as a food store.	- Details revised as discussed, including showing the bars being retained. - The food store needs to be enclosed to meet health and safety requirements. However, this is not to affect the ashlar stone once cleaned. As well as not affecting the stone the works are readily reversed.
Vault door within the side door of dining area	-	The modern vault door to the side of the dining area can be removed and filled.	No changes required.
Stairs	-	- Position acceptable, along with works to concrete floor. - Existing skirting at ground level should be retained and incorporated into the wall detailing below.	Pertinent drawings updated.