

Design and Access Statement for Internal Alterations to Suite 2 and 10.2 at 40 Princess Street, Manchester. Revision: A

This is a short statement to support an application for Listed Building Consent relating to tenant works for the internal alterations of Suite 2 and Suite 10.2 of 40 Princess Street, Manchester. Please refer to the full design and access statement prepared by Bridge Architects for the full redevelopment of the building (application no. 130043/LO/2021) for more details on the overall building design and access to the building.

Tenant works include:

1. Erection 2no. partitions, attaching to existing curved wall to create a store and server room and fixings to the curved partition for media equipment. New partitions will be metal stud and will be sensitively designed with a shadow gap detail so as to not adversely impact on the existing features, plasterboard and paint finish to match existing (please see drawing no 1103 A and 1203 for details)



Partition 1 location

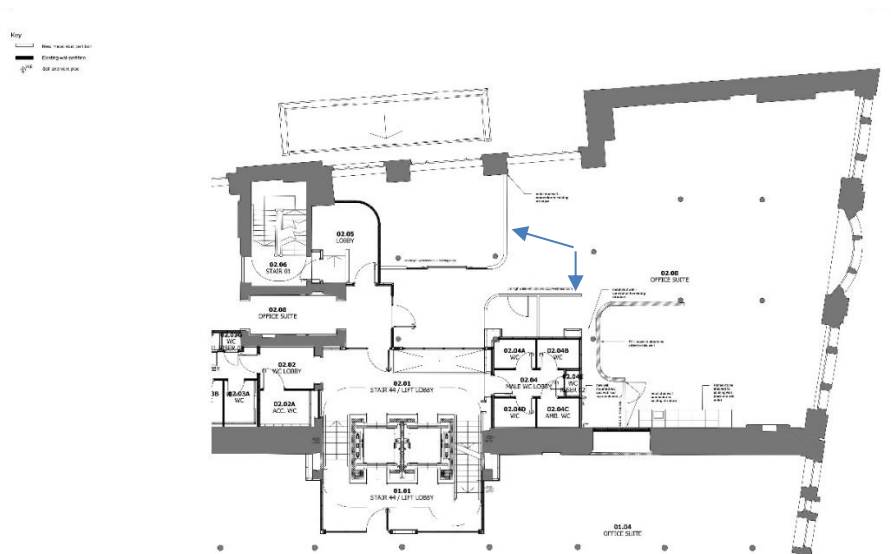


Partition 2 location

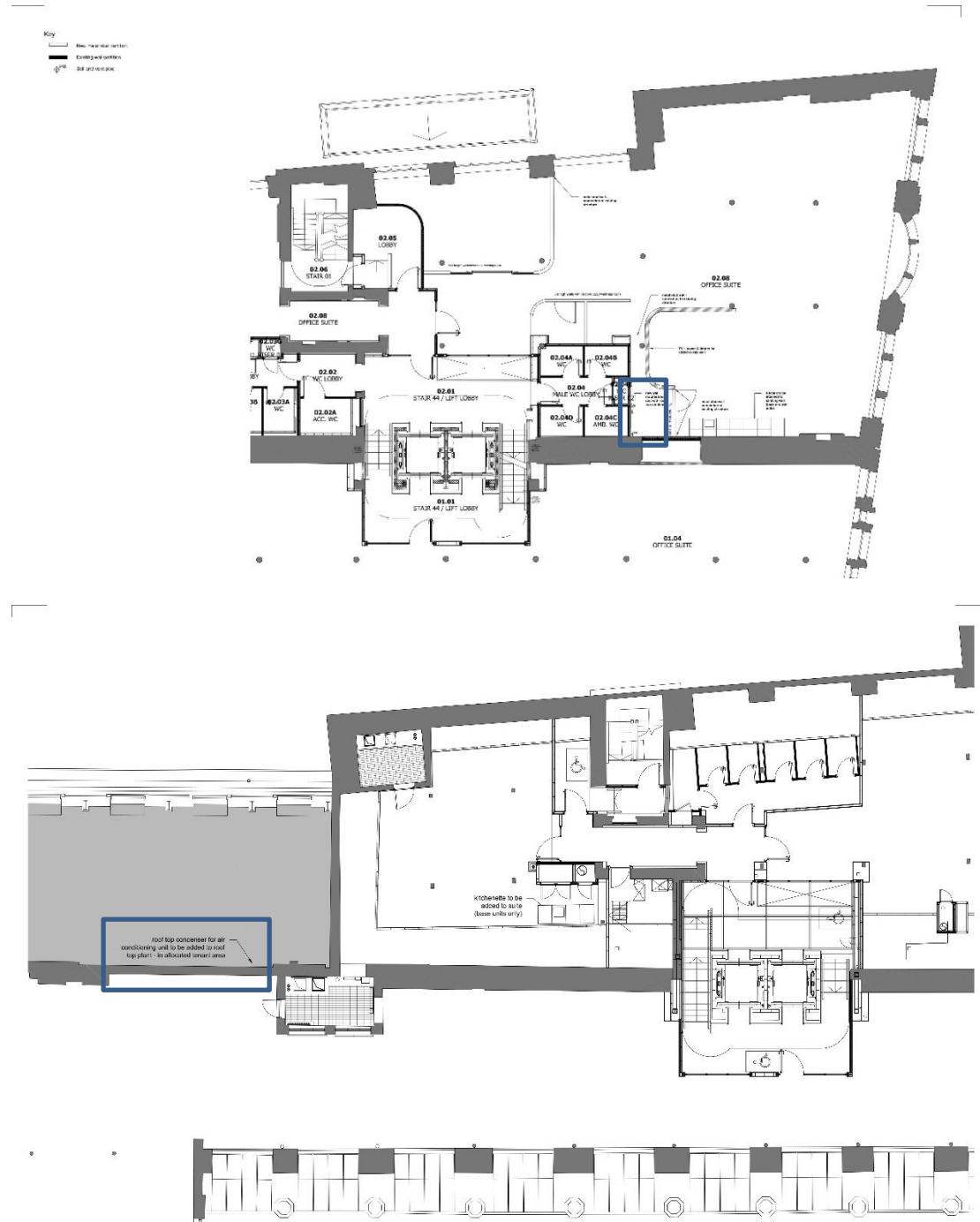


Media equipment location

2. Additional partitions to create meeting room (full height), wellbeing and print room (3/4 height). New partitions will be metal stud and again sensitively designed with curves that reflect the existing partition within the space. The partition will be positioned so that the feature curved brickwork corners will be visible and will be detailed with a shadow gap (dwg no 1103 A) and paint finish to match existing.



3. Realignment of planned ceiling mounted M&E ducting and lighting in Suite 2.0 (approved under application 130043/LO/2021) to suit proposed internal layout.
4. Installation of wall mounted air con unit within store / server room in Suite 2.0, connected to roof top condenser unit. Condenser will be located in roof space allocated to tenants, adjacent to landlord units.



5. Installation of kitchen in each suite connecting to existing drainage and framing out of exposed drainage pipes.

The works to suite 2.0 and 10.2 will not significantly impact upon the historic features in the building. The proposal does not remove, alter or conceal any historic fabric, the intention is to install 5no. lightweight partition walls to enable a functioning office space with meeting rooms and staff welfare facilities. All works will be carried out in a sensitive manner and with care, so as to not damage the existing fabric.