



Design & Access Statement addendum for internal alterations to Suite 2, within Eastern House at 40-42 Princess Street, Manchester M1 6DE.

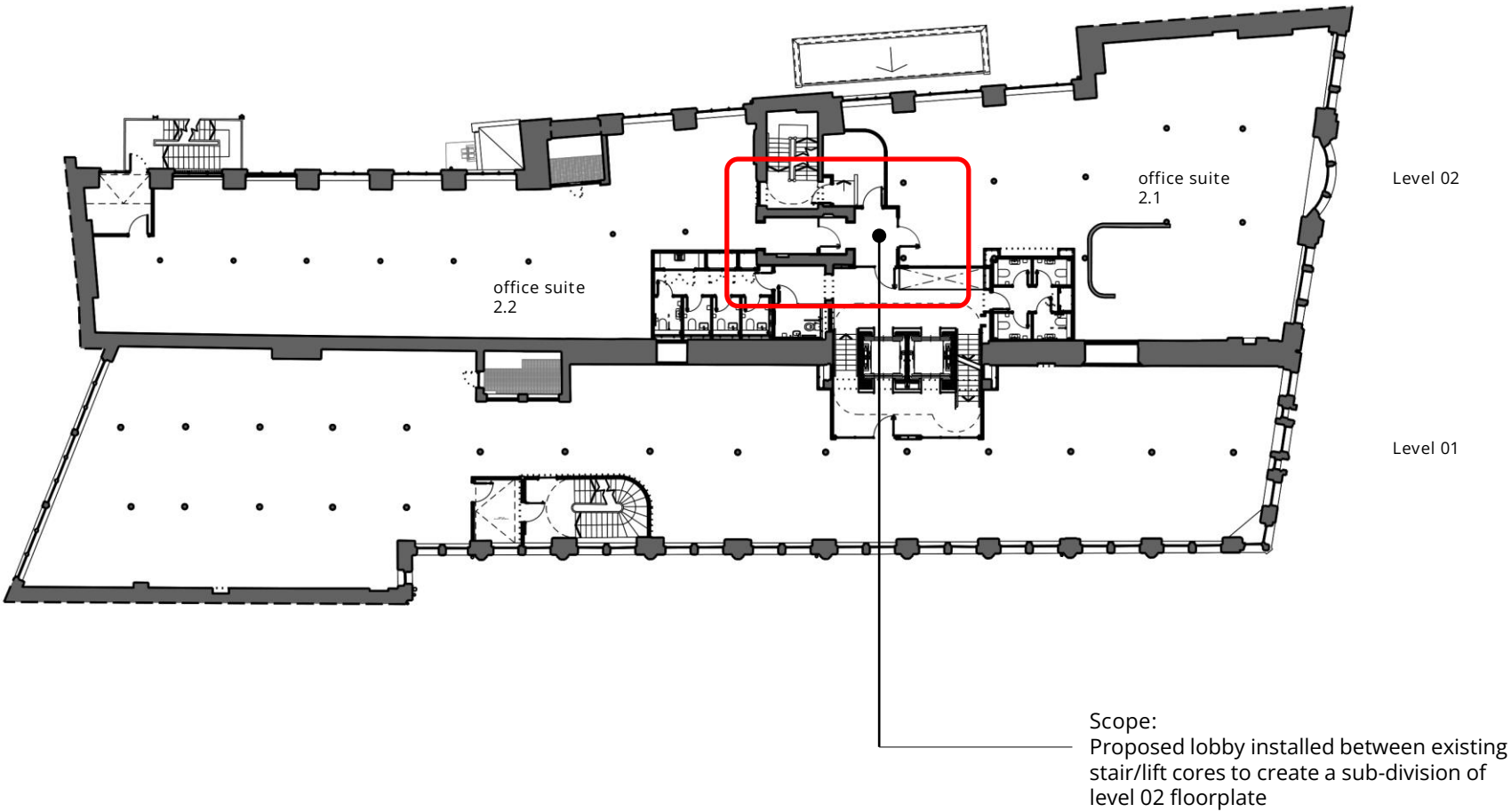
This is a supplementary statement to support an existing application (138904/LO/2023) for Listed Building Consent relating to proposed tenant works for the internal alterations of Suite 2, of Eastern House (40-42 Princess Street, Manchester).

If necessary, please refer to the Design and Access Statement prepared by Bridge Architects for the full Cat A refurbishment of the building (LBC application no. 130043/LO/2021).

The proposed Cat B tenant works involve the installation of two number metal framed plasterboard lined stud partitions with glazed screens and door openings, to sub-divide the level 02 floorplate, creating two separate office suite demises with a new lobby that connects to the existing building stair and lift cores.

An identical arrangement has already been installed as part of the consented Cat A refurbishment works at level 08 and this application seeks to replicate the established strategy of creating a lobby to sub-divide a floorplate to Eastern House, to suit a tenant lease requirement at level 02.

The tenant has submitted an application for Listed Building Consent (application no. 138904/LO/2023) to fit out the front suite (suite 2.1) created by the proposed sub-division. This statement addresses the requirement for the lobby and how it's installation will be coordinated with the existing Cat A refurbishment works and be sensitive to the fabric and arrangement of the original listed building.



Proposed second floor GA plan with sub-division

Level 02 sub-division - Design considerations

The proposals are in keeping with the established design rules set out by the previous planning and listed building consent applications for the Cat A refurbishment of the building:

The proposed new internal partitions to form the lobby have been set out to ensure that they interface only with existing wall linings and partitions, installed as part of the recent Cat A refurbishment.

In this respect, the partitions abut only non original building fabric, namely plasterboard dry linings to the masonry shaft walls of the partition to office suite 2.2 and two other metal framed plasterboard lined stud walls forming the entrance into suite 2.1.

In both instances, the partitions will be installed on top of the existing raised access floor system and span vertically to the underside of the existing suspended metal framed plasterboard ceiling that flows uninterrupted from the front, through to the rear of the floorplate.

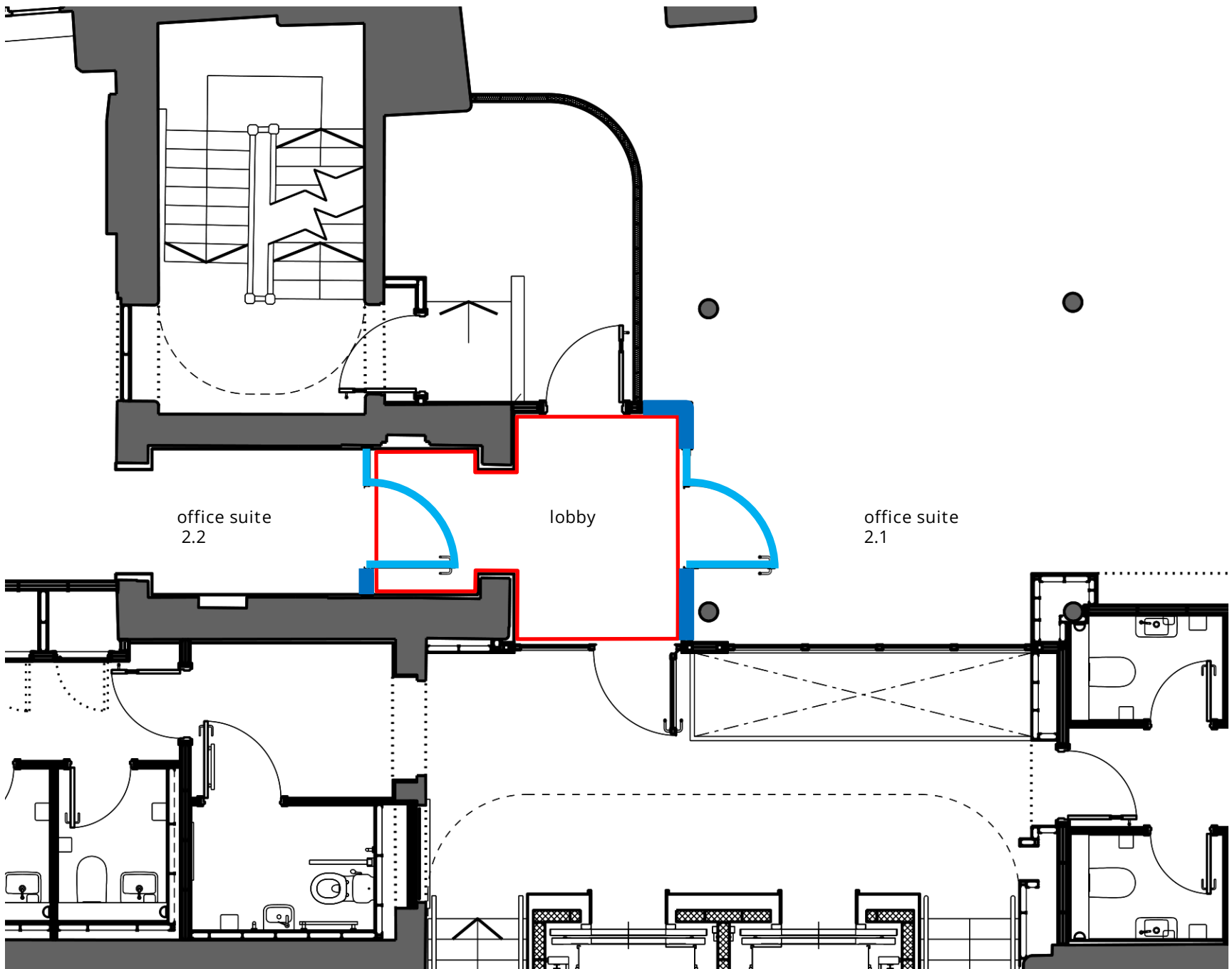
The lobby design is mindful of the original cast iron columns and beam arrangement in the location of the entrance into suite 2.1. The setting out has been coordinated to neatly abut the existing internal wall on the lift/stair lobby side and return into the office space parallel to the cast iron beam. This allows the line of the new partition to expose the cast iron column and be read as a contemporary intervention, visually distinct from the original building structure.

The design and specification of the proposed glazed screen and door arrangements are proposed to match similar existing items to the entrance of the fire protected stair and lift core and lightwell. This is important as they will be located adjacent to one another and a common design language should be used.

The partitions proposed to form the lobby are not required to be fire rated, however the colour (RAL 9011 graphite black) and pattern of glazing bars and reeded vinyl manifestations will be matched to suit the existing.

In summary, the works to sub-divide the level 02 floorplate of Eastern House do not impact on the historic features in the building; the proposal does not remove,, alter or conceal any historic fabric.

Please refer to drawing a(04)600 submitted with the application for full details.



Proposed second floor lobby arrangement

- Proposed stud partition
- Proposed glazed screen & door
- Proposed lobby extent