378 | 8.101 | 01.09.20

Design Statement

MADRE

Minshull House, Kampus,
47 Chorlton St., Manchester,
M1 3FY

R2A

Contents.

01: Introduction

02: Existing Site

03: Refuse Collection

04: Proposed Elevations + Signage.

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01: Introduction.

Project / Application Description

The information in this document relates to Unit G3 Minshull House, Kampus, 47 Chorlton St., Manchester, M1 3FY .

Unit G3 is one of three units created via the sub division of an existing unit shell within the ground floor of Minshull House. This unit has a prominent aspect onto Chorlton Steet and is integral to the new square created by Cloudwater Brewery and General Stores. There is also and access to the side on Little David Street

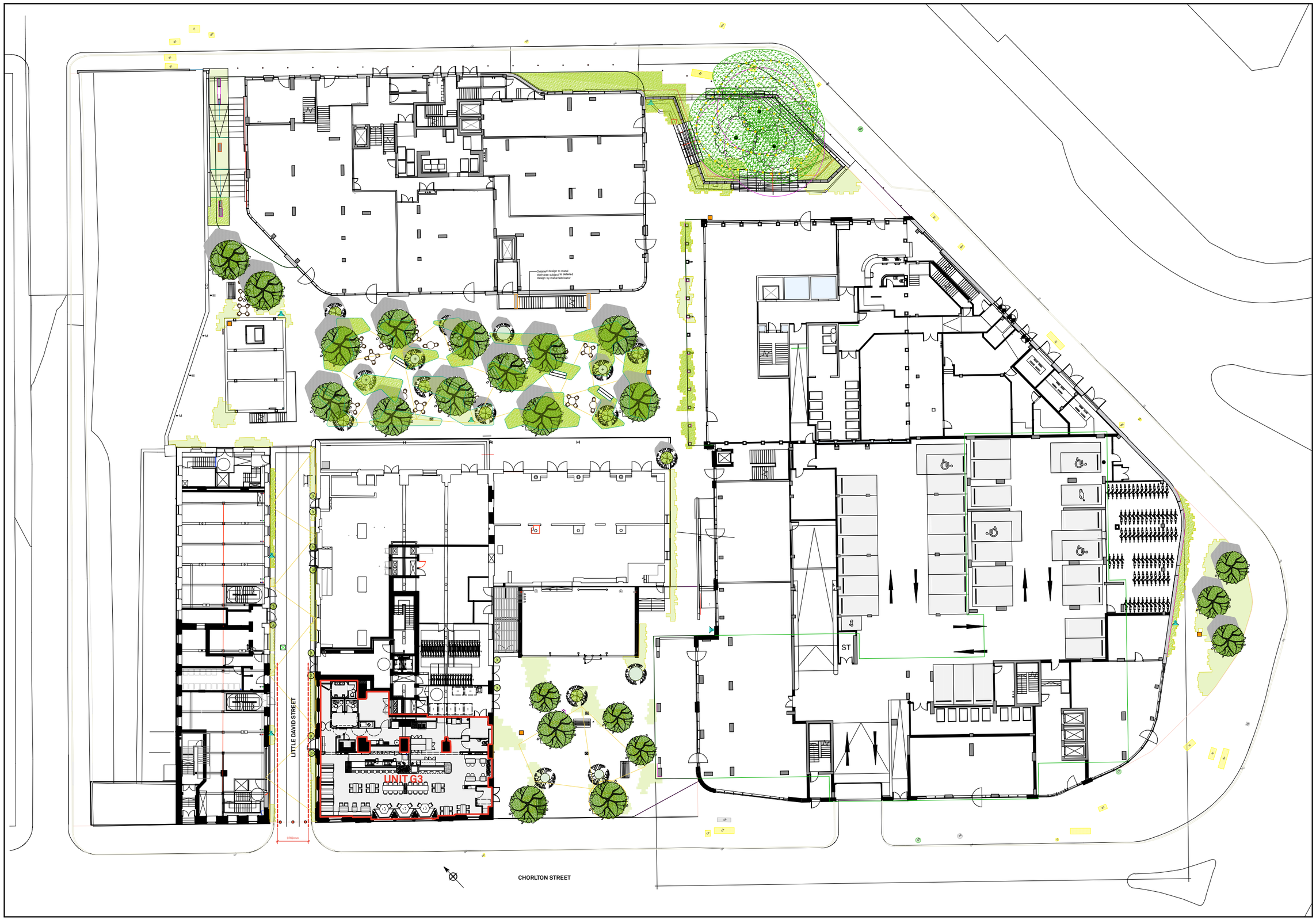
These proposals are therefore part of an overall application being submitted by Shed KM. For details on the size of the units and for information relating to party walls, reference should be made to separate Shed KM plan GA drawings forming part of the planning submission.

The site for and extent of unit G3 is shown red lined on the plan on the subsequent page.



View from Chorlton Street

Location Plan



Introduction

Brief:
The scheme proposes a new Mexican influenced restaurant and bar.

This site is the second site for Madre who currently operate out of the Grade One listed Albert Dock in Liverpool.

The main interventions relate to the following elements.

Entrances:
The unit at present has three entrances. It is proposed that the main entrance to the unit is off the newly created public square in front on Cloud Water Brewery and general Stores. This will maximise the activation of the square.

The entrance from Little David Street will be a secondary delivery entrance.

The proposal sees the doors onto Chorlton Street being taken out and stored on site. These will be replaced by a glazed panel to match through with other glazed panels in the development and be fitted by Britplas.

Having an entrance to Chorlton Street is detrimental to the financial viability of the scheme. As there is a level change stairs would be required. These stairs would have to be set within an acoustic lobby that complied with DDA requirements. The amount of floor space taken up along with the loss of covers would severely compromise the scheme's viability. It is also helps activate the new square more by shifting the main entrance to the new space between Cloudwater Brewery and General Stores. It will be beneficial for the scheme as a whole for the main entrance to shift to the square.

Signage:
The signage to Little David Street will consist of vinyl applied to the existing canopy.
On Chorlton Street where there is a high volume of vehicular traffic passing by the main intervention will be a neon sign behind the new glazed panel.
To the new square Madre would install a 'lollypop' sign to match through with the signage throughout the scheme. A sign with standoff letters would sit to the right of the main entrance along with a menu board.

External Furniture:
Stackable furniture will be put in store or secured outside opening hours. This will be used in the new square and along Chorlton Street.

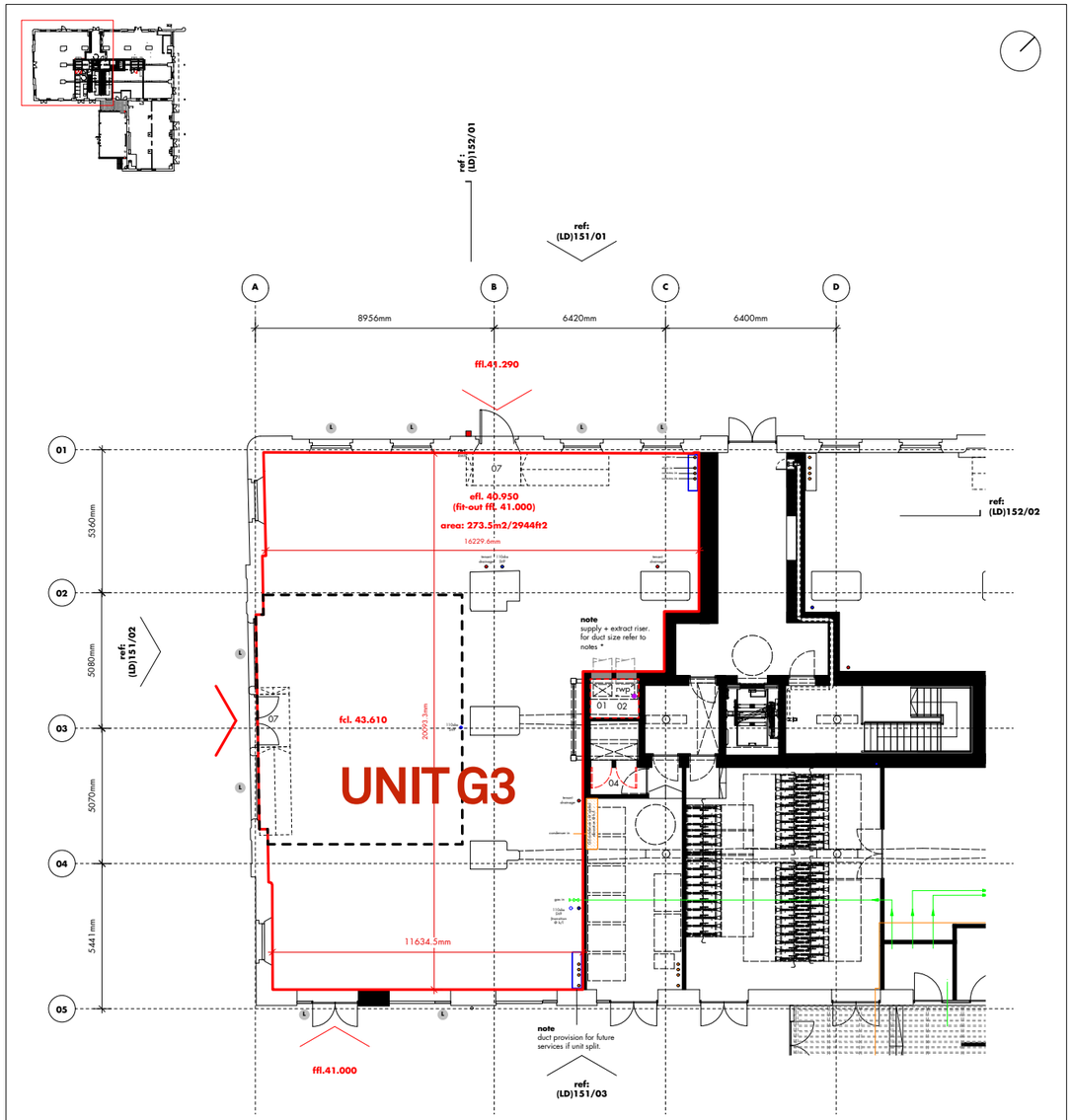
Refuse:
Bins will be collected daily being moved from a designated internal bin store to a collection point on Chorlton Street.

Internal Works:
All historic brickwork will be left exposed. Any walls running perpendicular to existing brick will be minimally fixed to the brickwork and mortar courses only.

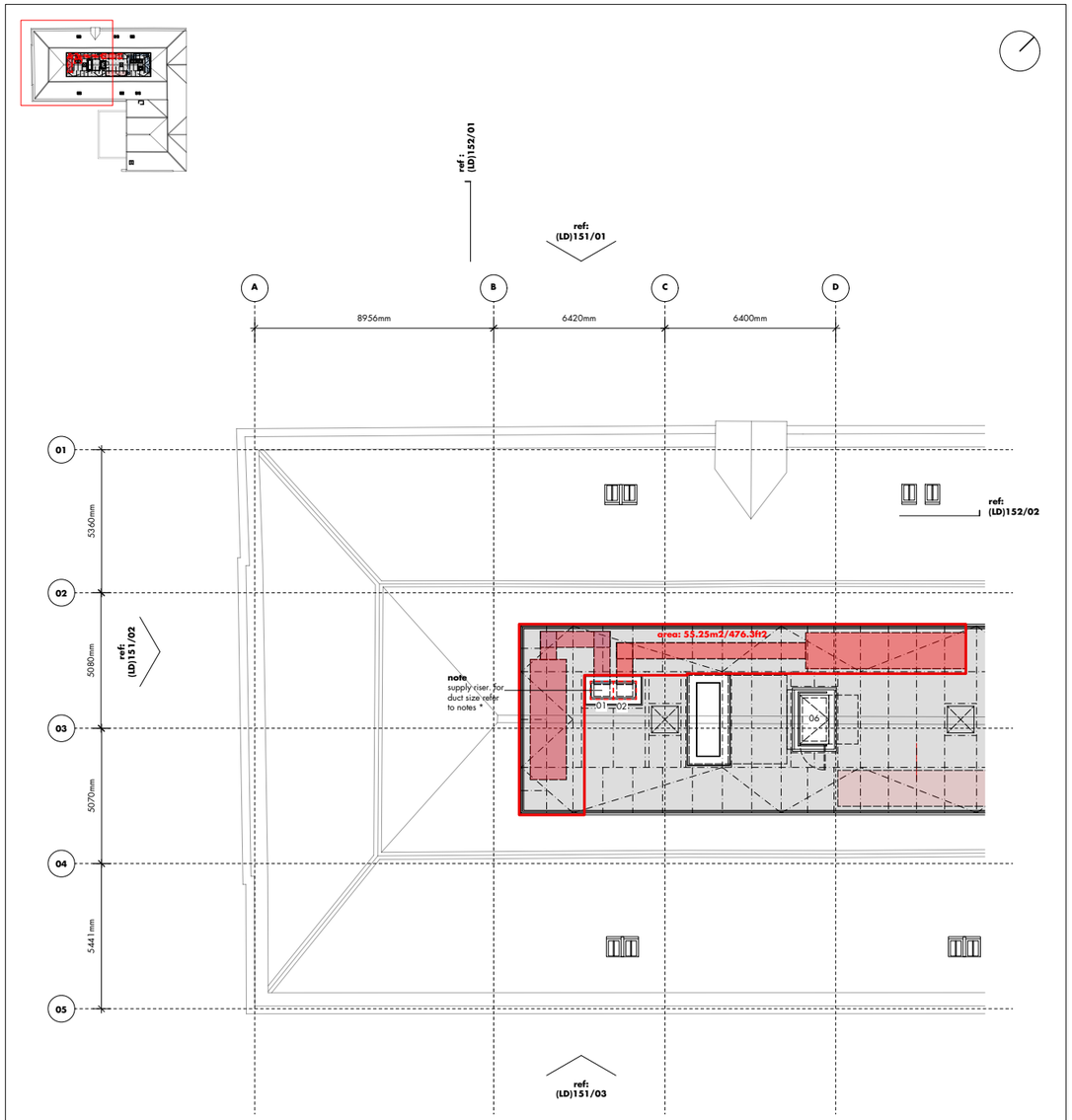
As stated existing brickwork walls will be left exposed as much as practicable. The new internal walls to the unit are generally finished in a raw decorative plaster except in zones such as the cook line which are clad in stainless steel sheet. This 'raw' approach is meant to echo the warehouse function that existed previously. The ceiling intervention echos the beams that exist hidden behind the new sound block ceiling.

02: Existing Site.

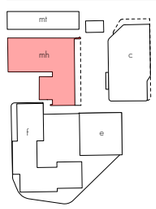
Lease Plan



KAM-SKM-MH-ZZ-DR-A-(LD)150/01 minshull house • lease plan • G3 • ground



KAM-SKM-MH-ZZ-DR-A-(LD)150/02 minshull house • lease plan • G3 • roof



01 tenant supply riser
02 tenant extract riser
03 G5 tenant access to supply riser
04 landlord access route for residential risers
05 general vent extract
06 access to deck via roof hatch in residential stair
07 indicative stair arrangment
- not part of base build works

- tenant demise boundary
- space allocation for incoming services (capped)
- incoming gas (capped / valved + isolated)
- dedicated tenant riser
- indicative tenant service zone
- louvres - general supply air
- tenant signage zone
- raised soffit locally
- entrance
- external power supply
- retail unit connection to drain
- residential svp
- rwp
- (L) facade louvre

notes

*** for duct sizes refer to landlord shell specification**

C5 • notes key added. duct notes amended. 13.04.21 • mj • hmg
C4 • key expanded to include all drainage types, drainage positions + external power clarified 08.12.20 • hmg • jr
C3 • tenant plant deck area confirmed, sq ft value included number key updated to include indicative stair 16.10.20 • jr • hmg
C2 • key dimensions update 03.10.19 • jr • hmg
C1 • first issue 05.08.19 • slk • hmg

rev • description — issued • drawn • checked

shedkm
+44 (0)151 709 8211
+44 (0)207 253 8881

project	kampus • listed buildings
client	mount anvil
drawing number	KAM-SKM-MH-ZZ-DR-A-(LD)150 **C5**
scale	1:100 @a1
status	**construction**

minshull house • lease plan - G3

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately

Existing Elevations





level 01 ffl. +44.670

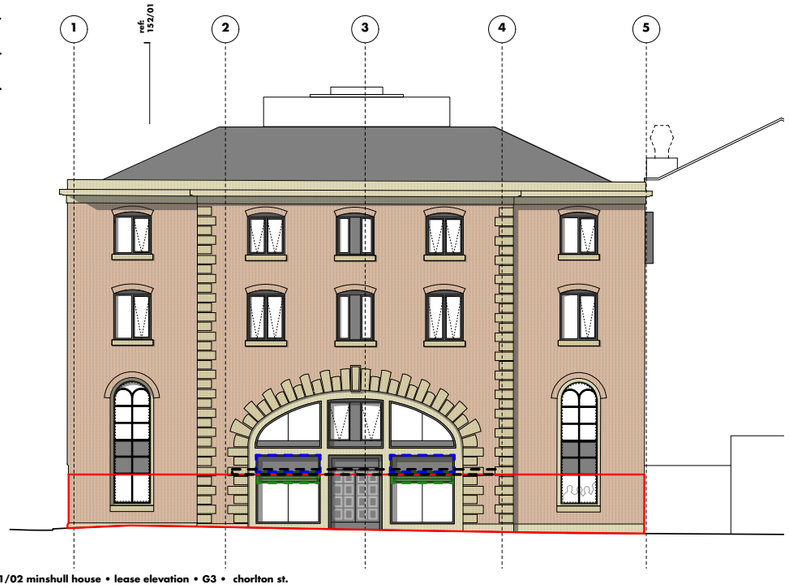
ground fcl. +43.420

ground ffl. +41.000

ground efl. +40.950

KAM-SKM-MH-00-DR-A-(LD)151/01 minshull house • lease elevation • G3 • little david st.





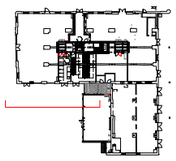
level 01 ffl. +44.670

ground fcl. +43.420

ground ffl. +41.000

ground efl. +40.950

KAM-SKM-MH-00-DR-A-(LD)151/02 minshull house • lease elevation • G3 • chorlton st.





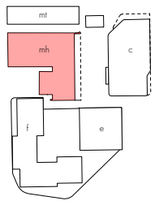
level 01 ffl. +44.670

ground fcl. +43.420

ground ffl. +41.000

ground efl. +40.950

KAM-SKM-MH-00-DR-A-(LD)151/03 minshull house • lease elevation • G3 • chorlton sq.



01 tenant supply riser
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07 indicative stair arrangment
- not part of base build works

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- louvres - general supply air
- tenant signage zone

- raised soffit locally
- entrance
- external power supply
- retail unit connection to drain
- residential svp
- rwp
- L facade louvre
- FAIU fire alarm interface unit
- FC fire/smoke curtain requirement to window (60 min integrity + irradiation EW60Sa)

notes

*** for duct sizes refer to landlord shell specification**

C5 • trellis planting added — 26.08.21 • hmg • ms
C4 • notes key added. — 13.04.21 • mj • hmg
C3 • key updated — 08.12.20 • hmg • jr
C2 • external power point added — 16.10.20 • hmg • jr
C1 • first issue — 05.08.19 • slk • hmg

rev • description — issued • drawn • checked

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project	kampus • listed buildings
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scale	1:100 @a1
status	**construction**

minshull house • lease elevations - G3

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately

Existing Interior



Chorlton Street to right



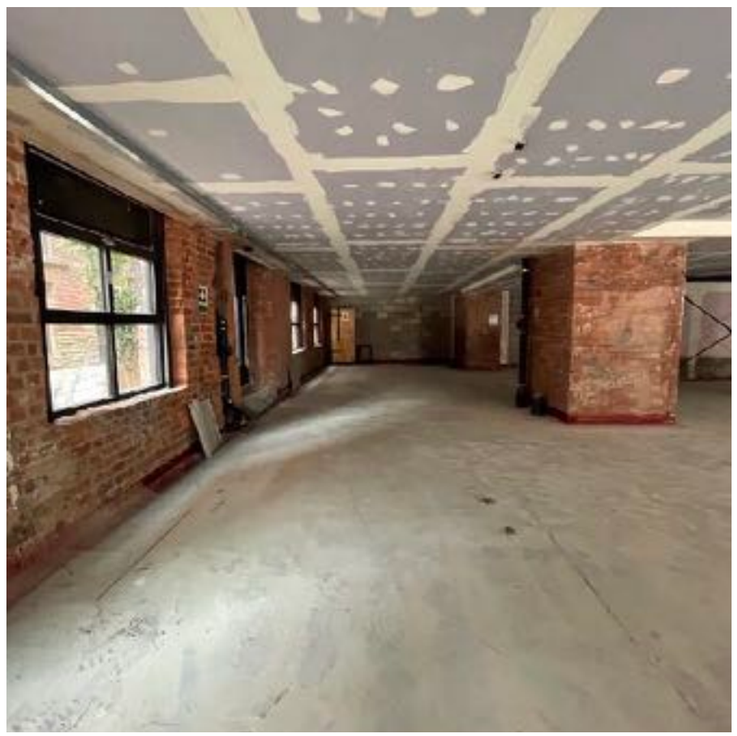
View toward Little David Street



View with back to Chorlton Street.



View towards doos onto square.



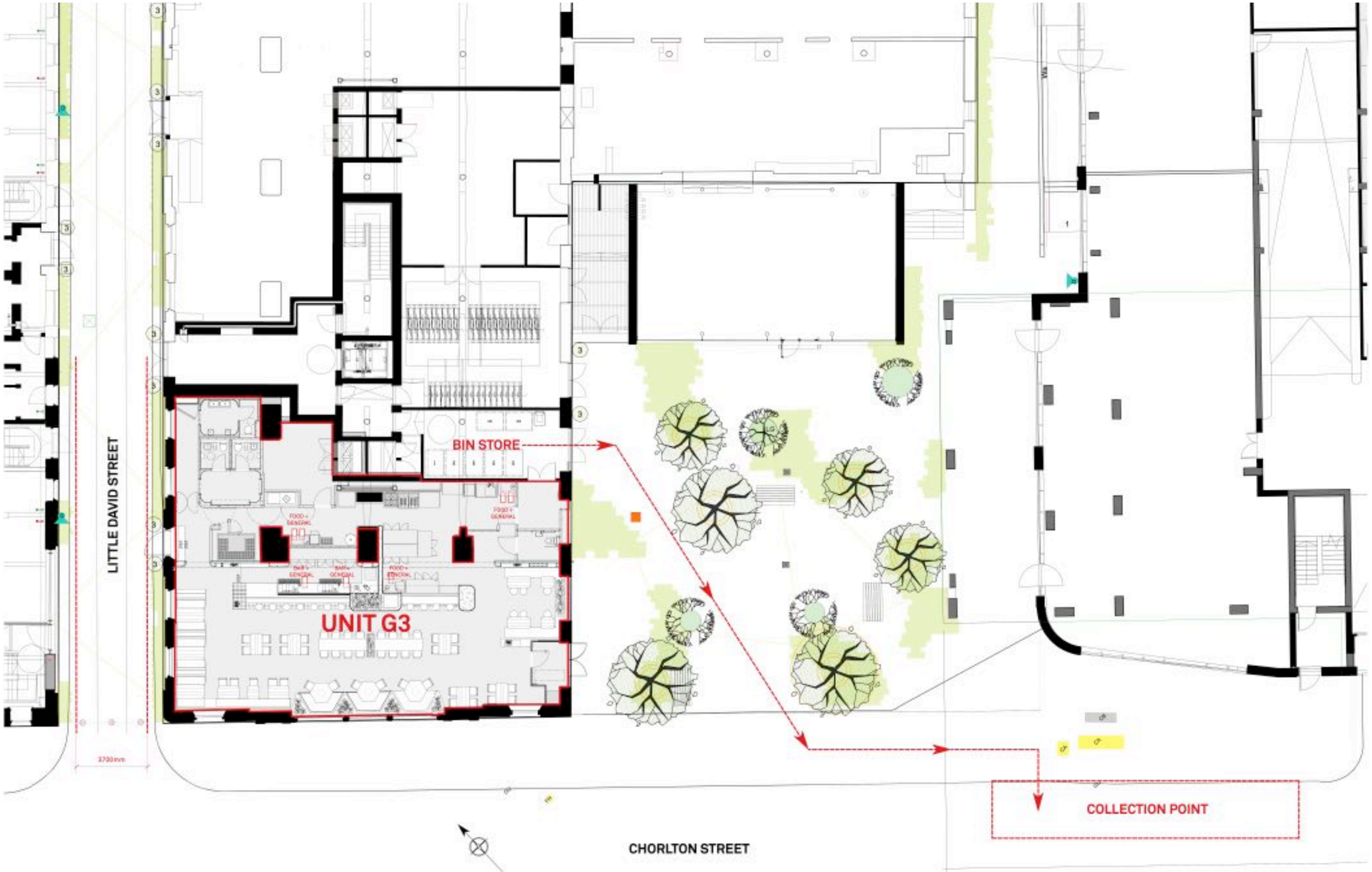
Left wall parallel to Little David Street.



Rear of unit

03: Refuse Collection.

Refuse Collection + Waste Strategy



Refuse:
Bins will be collected daily being moved from a designated internal bin store to a collection point on Chorlton Street.

04: Proposed Elevations + Signage.

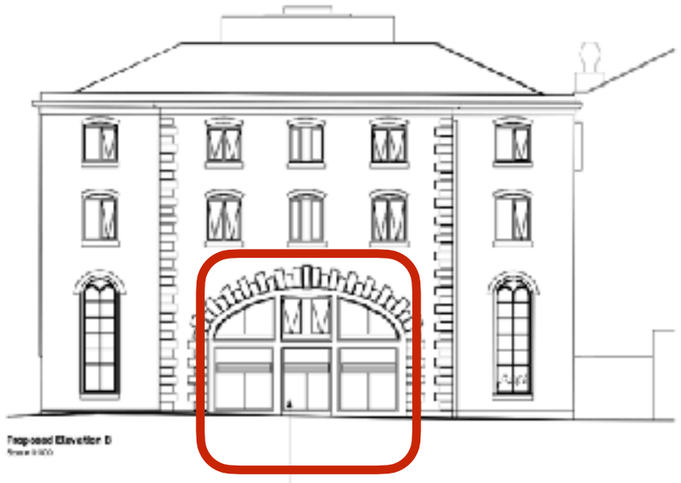
Existing + Proposed Elevations











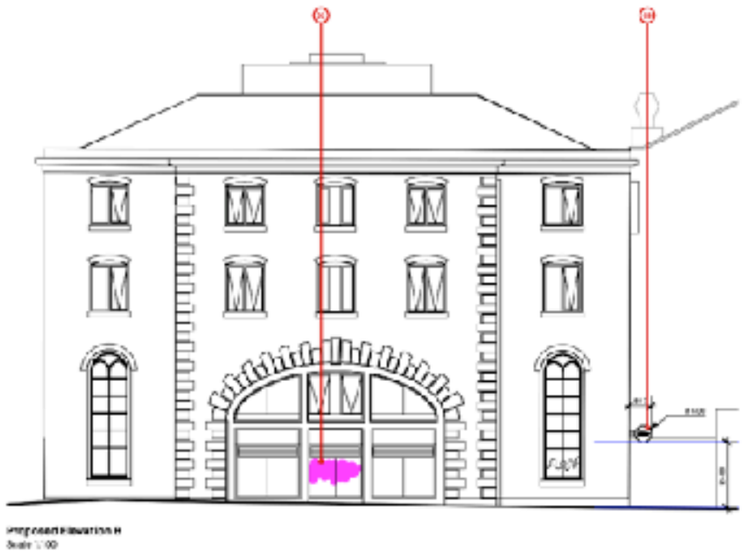


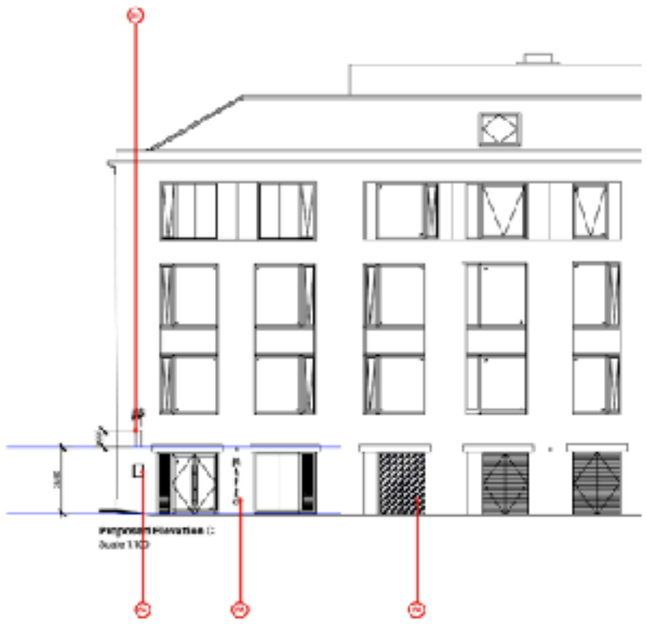


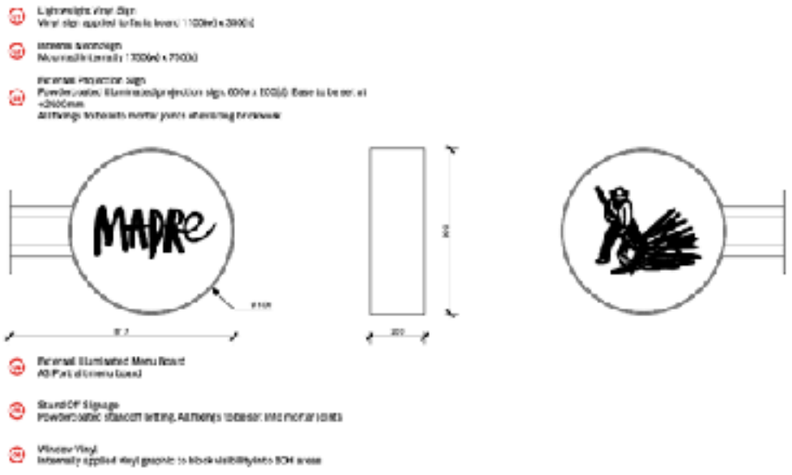
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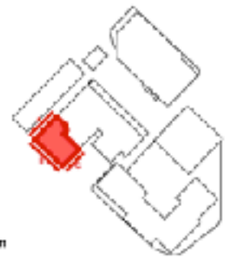
Signage











The signage to Little David Street will consist of vinyl applied to the existing canopy.
On Chorlton Street where there is a high volume of vehicular traffic passing by the main intervention will be a neon sign behind the new glazed panel.
To the new square Madre would install a ‘lollypop’ sign to match through with the signage throughout Kampus. A sign with standoff letters would sit to the right of the main entrance along with a menu board.

05: Proposed Outdoor Furniture.

Outdoor Furniture





STACKABLE CHAIRS : ADICO 5008 IN COLOUR TO MATCH CHAIRS
https://www.adico.pt/en/product/5008-cadeira-empilhavel/

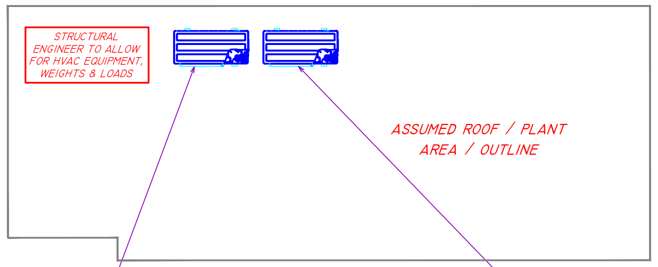


STACKABLE TABLES : ADICO 5028F IN COLOUR TO MATCH CHAIRS
https://www.adico.pt/en/product/5028-f/

06: M+E.

Proposed Extract, Heating and Cooling.

ASSET TAGS TO BE ALLOCATED ONTO MECHANICAL PLANT INCLUDING F-GAS DETAILS

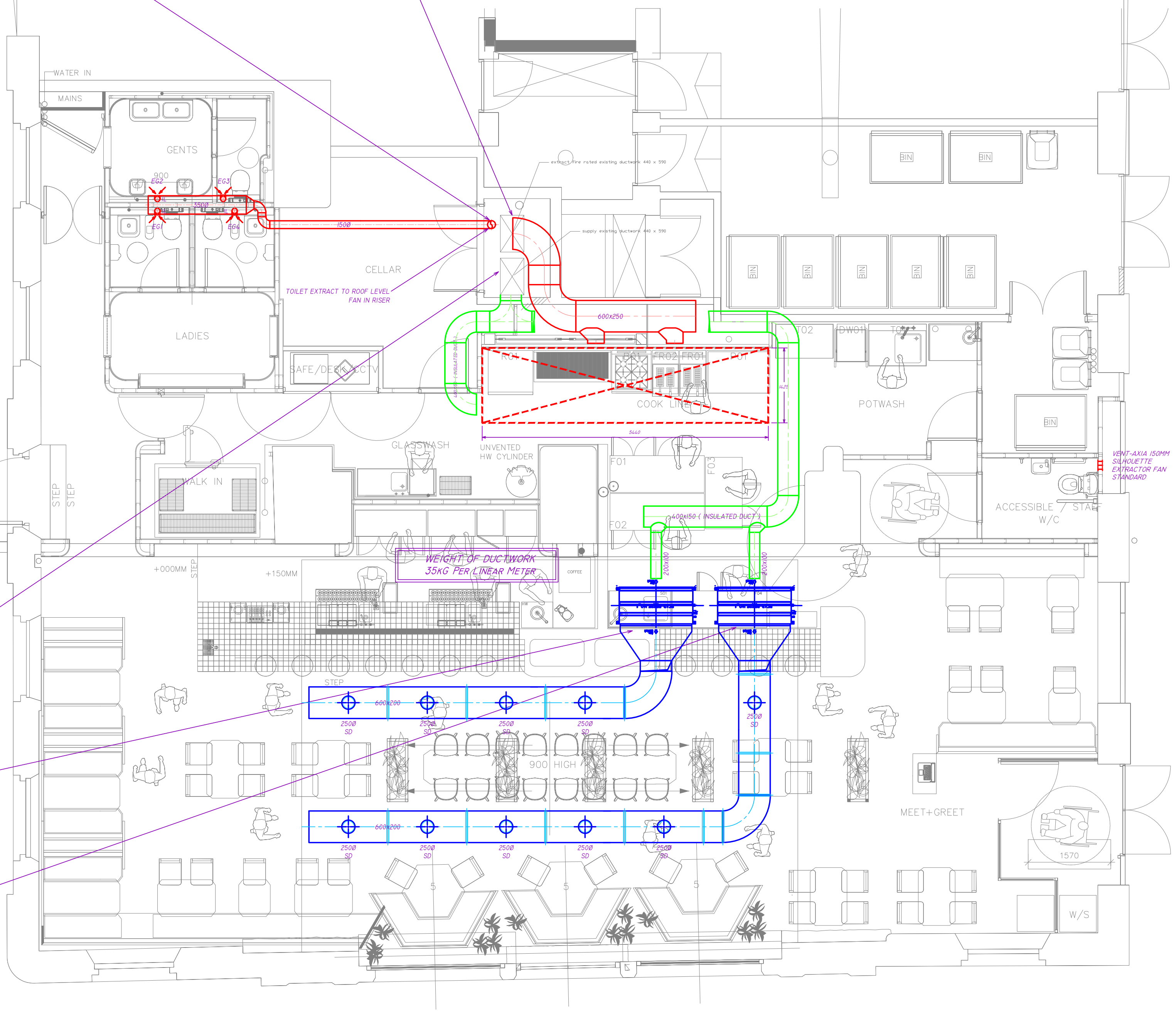


TOILET EXTRACT (FAN IN RISER)	
Model :	HIT-150 (EQUAL OR APPROVED)
Size : W x D x H	150Ø
Weight :	3.6kg
Power Requ :	1PH 6 AMP
Sound Pressure Level:	84 DBA
Accessories :	INTERLINK WITH LIGHTS

KITCHEN EXTRACT	
Model :	SQU2 / 4 - 3HTS (EQUAL OR APPROVED)
Size : W x D x H	820 x 820 X 820
Weight :	89kg
Power Requ :	380V to 415V / 50Hz
Sound Pressure Level:	83 dBA @ 3M
Accessories :	-

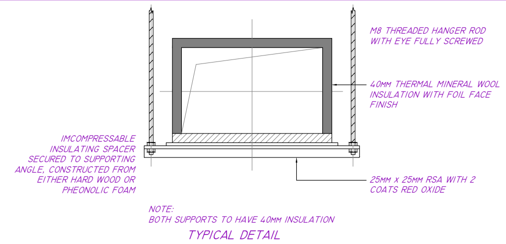
OUTDOOR CONDENSER UNITS (LOCATED ON ROOF PLANT AREA)	
Model :	PUZ-ZM125VKA (EQUAL OR APPROVED)
Size : W x D x H	1050 x 330 + 40 x 1338
Weight :	116kg EACH
Power Requ :	1ph - 32 AMP
Sound Pressure Level:	52 dBA
Accessories :	-

OUTDOOR CONDENSER UNITS (LOCATED ON ROOF PLANT AREA)	
Model :	PUZ-ZM125VKA (EQUAL OR APPROVED)
Size : W x D x H	1050 x 330 + 40 x 1338
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Power Requ :	1ph - 32 AMP
Sound Pressure Level:	52 dBA
Accessories :	-

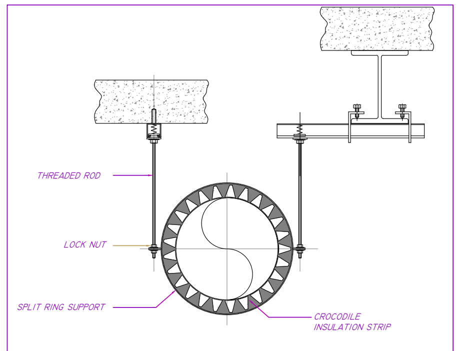


KITCHEN SUPPLY FAN	
Model :	SMC355 - 14 (EQUAL OR APPROVED)
Size : W x D x H	355Ø
Weight :	57kg
Power Requ :	355mm Compact Cased Axial Fans 240v - IP65
Sound Pressure Level:	-
Accessories :	-

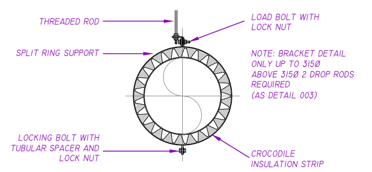
DUCTED UNIT - RESTAURANT - INDOOR	
Model :	PEAD-M125JA(EQUAL OR APPROVED)
COP / EER :	4.18 / 3.75
SCOP / SEER	3.9 / 5.7
Size : W x D x H	1400 x 732 x 250
Weight :	40kg EACH
Power Requ :	FED BY OUTDOOR UNIT
Sound Pressure Level:	40 dBA
Accessories :	WIRED CONTROLLER PAR-33MAA



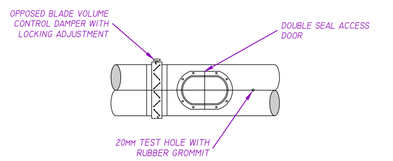
NOTE:
BOTH SUPPORTS TO HAVE 40mm INSULATION
TYPICAL DETAIL
FOR RECTANGULAR DUCTWORK HANGAR
NTS



2 DROP ROD TYPICAL DETAIL 003
FOR CIRCULAR DUCTWORK HANGER
NTS



TYPICAL DUCT HANGER DETAIL
NTS



TYPICAL DUCT HANGER DETAIL
NTS

SCALE 1:50@A1

1m 0 1m 2m 3m 4m 5m

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REVISIONS

REV A	22.04.22	AMMENDED TO SUIT COMMENTS FROM ARCHITECTS
REV B	25.04.22	AMMENDED TO SUIT COMMENTS FROM ARCHITECTS
REV C	03.05.22	AMMENDED TO SUIT COMMENTS FROM ARCHITECTS EMAIL DATED 29.04.22

Address:
-

Ashworth,
Unit 9, Llancoed Court,
Llandarcy, Neath, SA10 6FG

www.ashworthuk.com

PROJECT: Liverpool, Madre

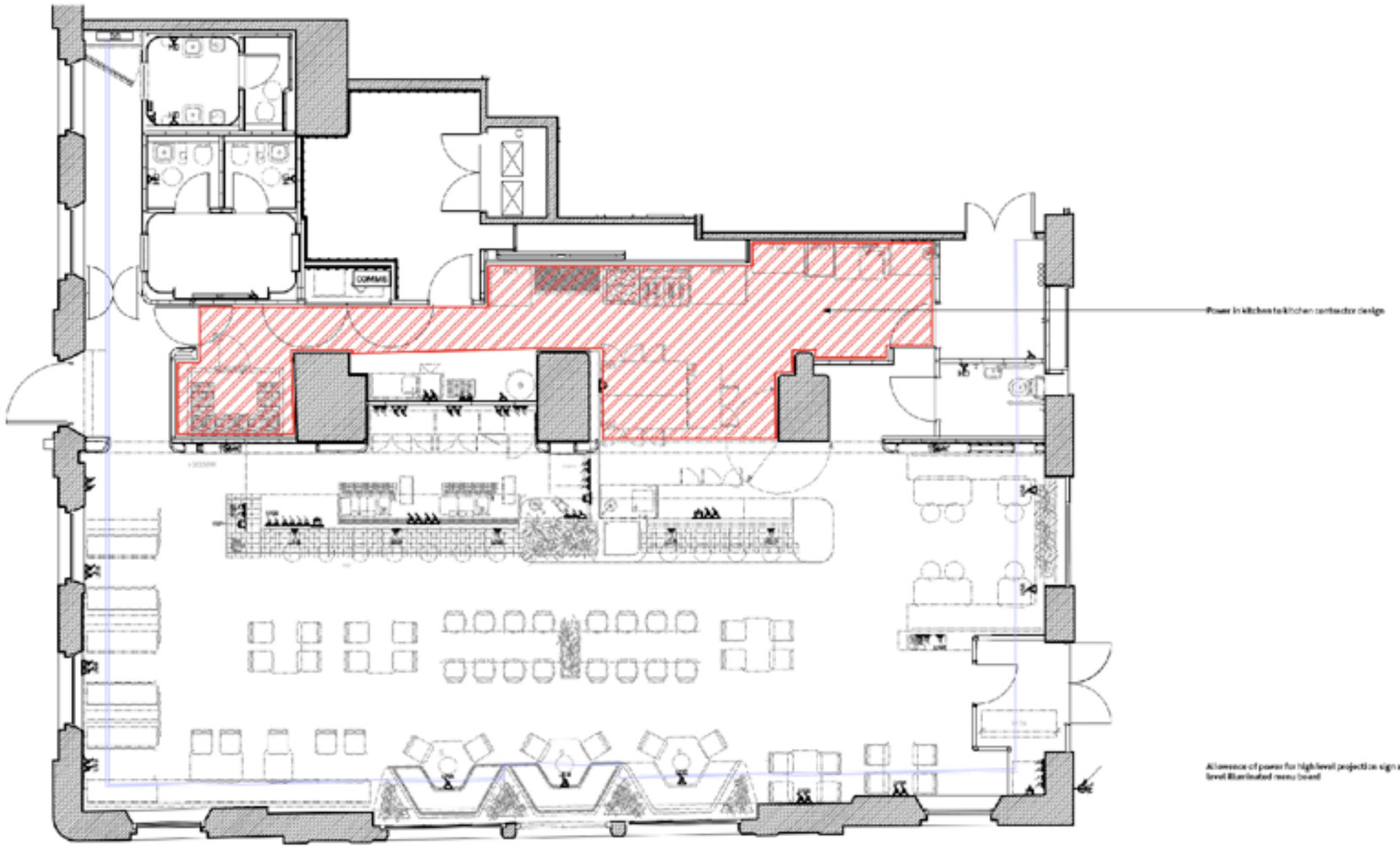
CLIENT: Belzan

DRAWING: General Arrangement of HVAC
-
FOR INFORMATION ONLY

SCALE: 1:50@A1	DRAWN: ISD	DATE: 30/03/22
JOB No: 0000	CHECKED:	DATE:

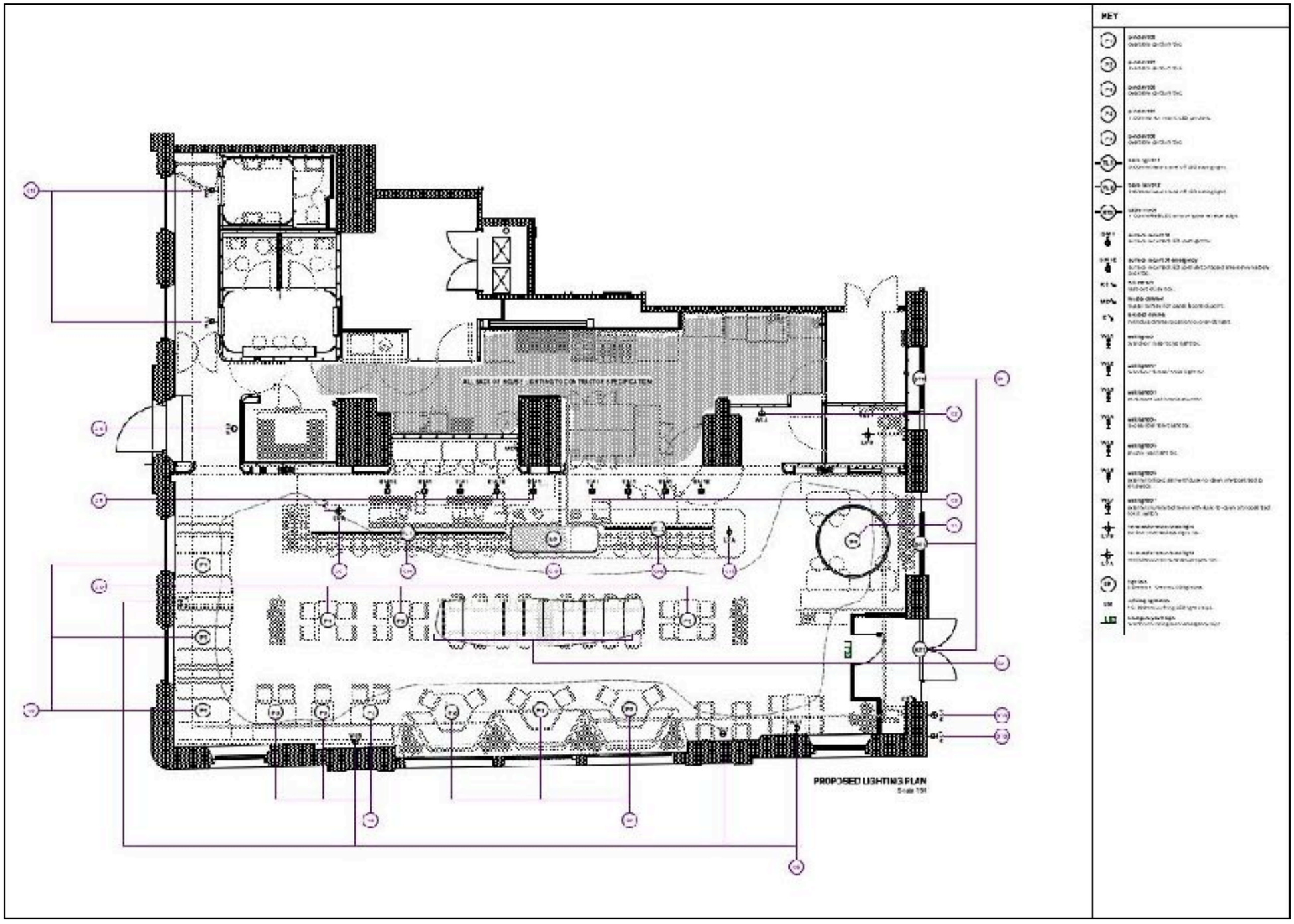
DRAWING No: 0000/M/100 REV C

Power



Contractor to allow for power for internal and external units of extraction and air conditioning

Lighting



07: Design.

Scheme Entrances

The unit at present has three entrances. It is proposed that the main entrance to the unit is off the newly created public square in front on Cloud Water Brewery and general Stores. This will maximise the activation of the square.

The entrance from Little David Street will be a secondary and delivery entrance.

The proposal sees the doors onto Chorlton Street being taken out and stored on site. These will be replaced by a glazed panel to match through with other glazed panels in the development and be fitted by Britplas. Having an entrance to Chorlton Street is detrimental to the financial viability of the scheme. As there is a level change stairs would be required. These stairs would have to be set within an acoustic lobby that complied with DDA requirements. The amount of floor space taken up along with the loss of covers would severely compromise the scheme's viability. It is also helps activate the new square more by shifting the main entrance to the new space between Cloudwater Brewery and General Stores. It will be beneficial for the scheme as a whole for the main entrance to shift to the square.



Chorlton Street doors to be changed out.



Window to have vinyl graphics to mask bin store.



Entrance from new square with Cloudwater Brewing + General Stores



View down Little David Street.

Scheme Entrances



Making the main entrance point on the new square will be beneficial for the Kampus scheme as a whole and help animate this new urban amenity . This is also the only wheelchair accessible entrance so creates a more inclusive project. Acoustically this is the only entrance that can be successfully lobbied without making large areas internally redundant financially.

Design

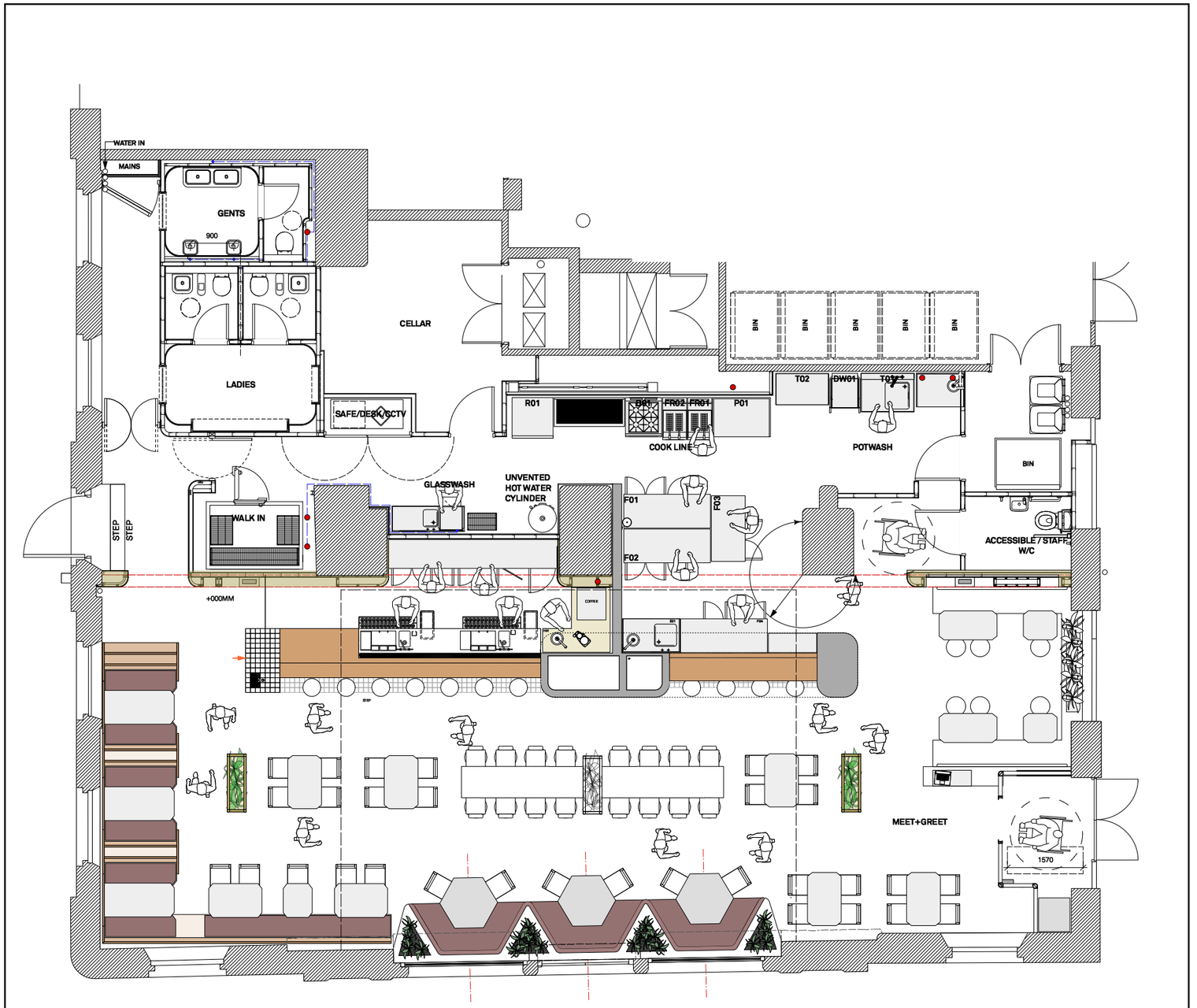
Plan

The plan has created a feature bar and serving counter. This operates as a bar and DJ station along with a ceviche counter serving fresh fish to customers sitting up at this major intervention.

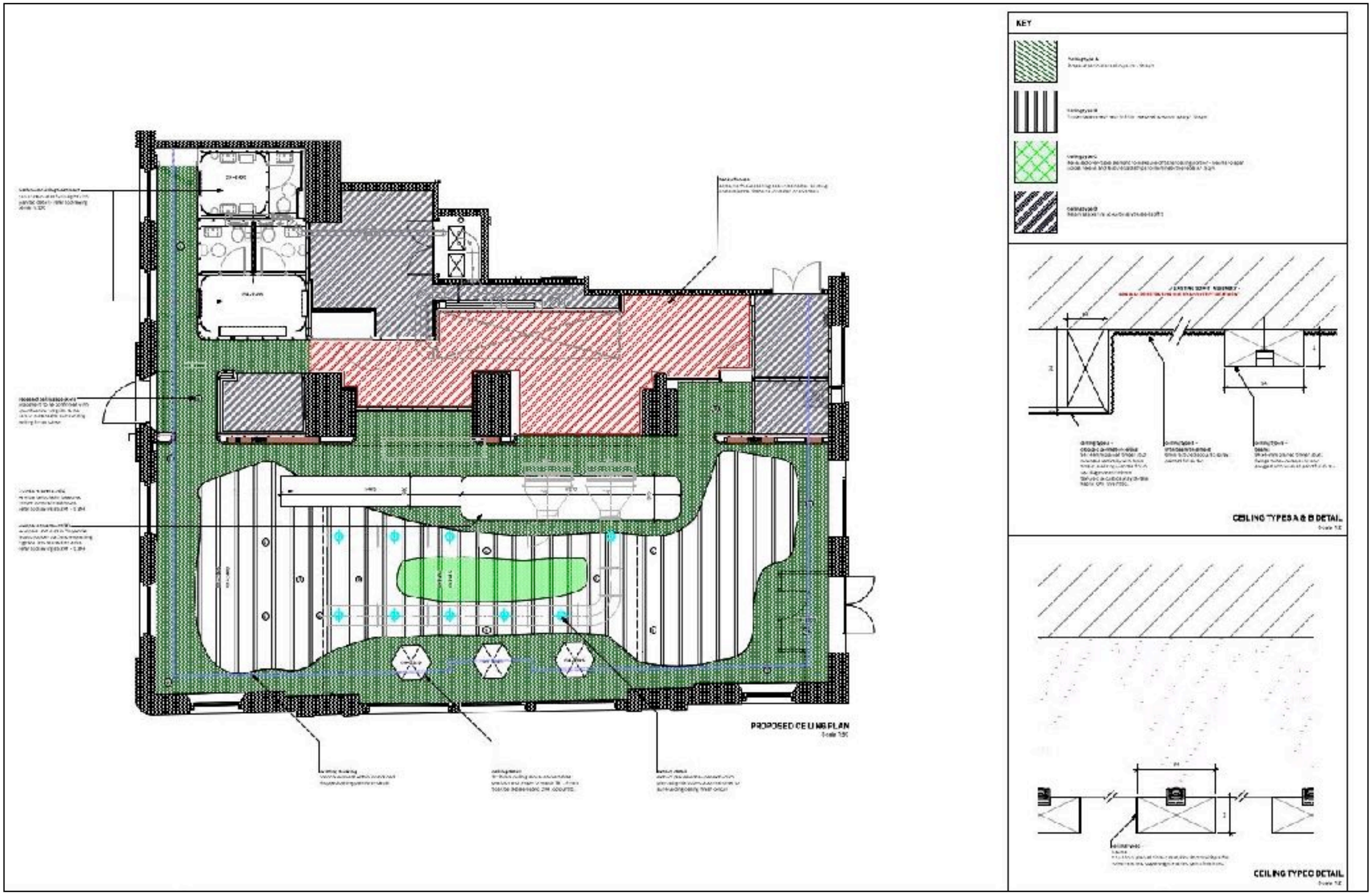
A feature wall runs behind the bar and delineates the space. Being this wall sit all ancillary spaces such as toilets, accessible WC and kitchen.

All historic brickwork will be left exposed. Any walls running perpendicular to existing brick will be minimally fixed to the brickwork and mortar courses only.

‘New’ walls, ie walls to subdivide the unit, will receive new finishes. These are detailed in the following sections, but in basic terms, they receive a combination of micro cement finish.

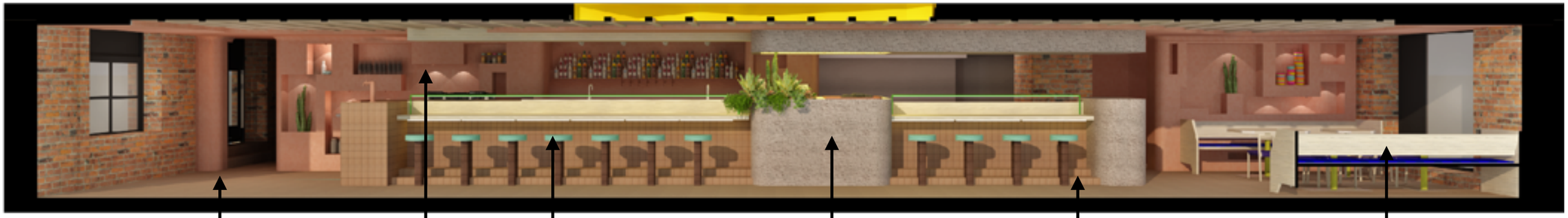


Proposed Ceiling Design



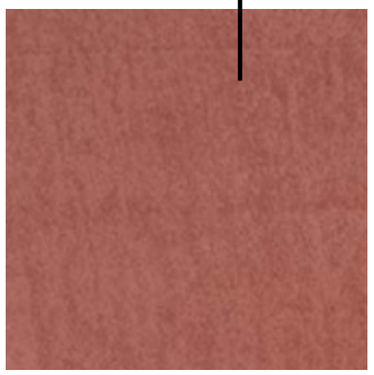
The ceiling intervention echos the beams that exist hidden behind the new sound block ceiling.

Materials





Flooring: Corques liquid linoleum seamless flooring.



Feature Wall: Mortex Mineral Skin micro cement .



High light brand colour



Bar Clayworks Rustic GRY-05.

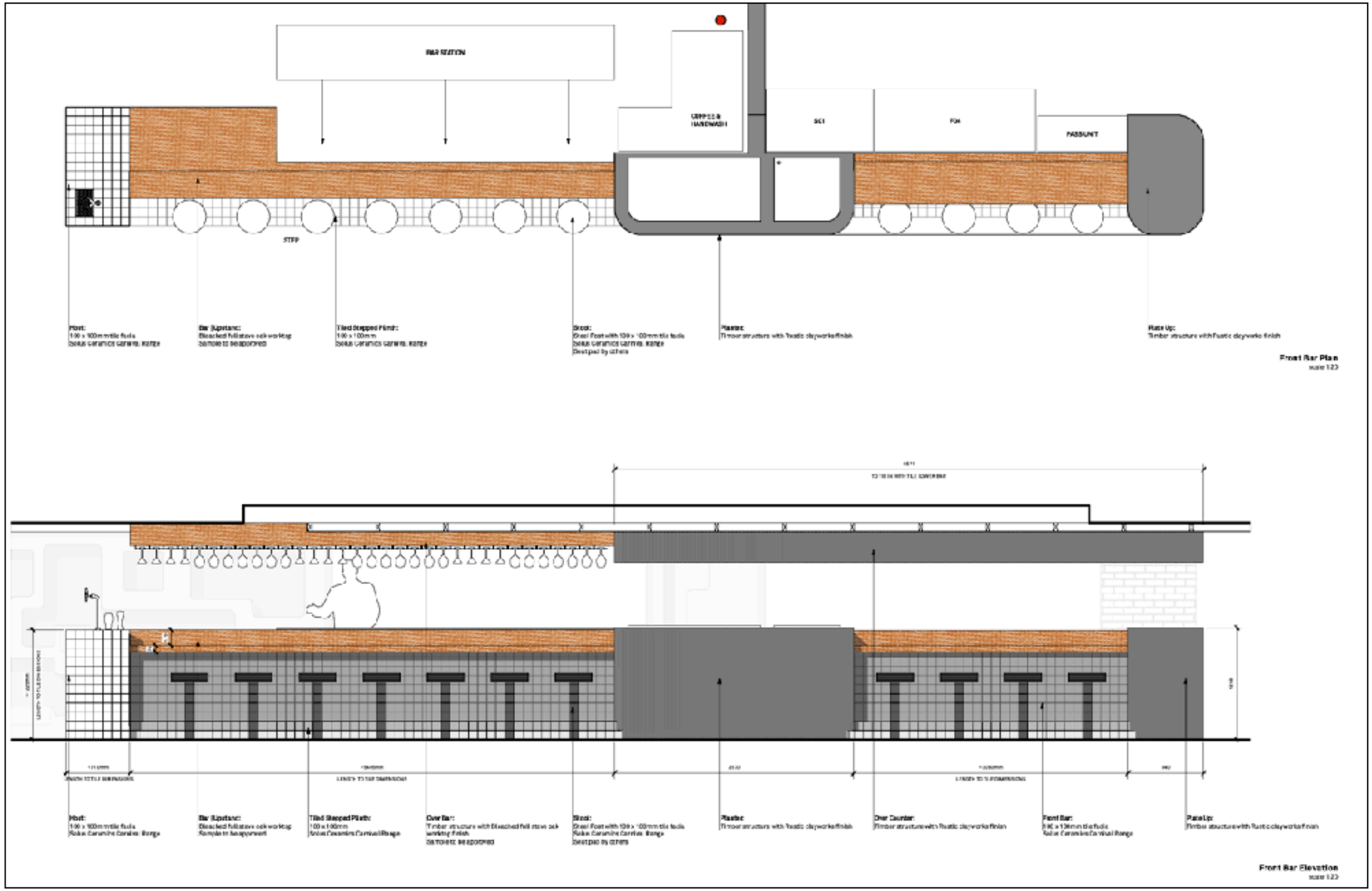


Bar tile Solus Program



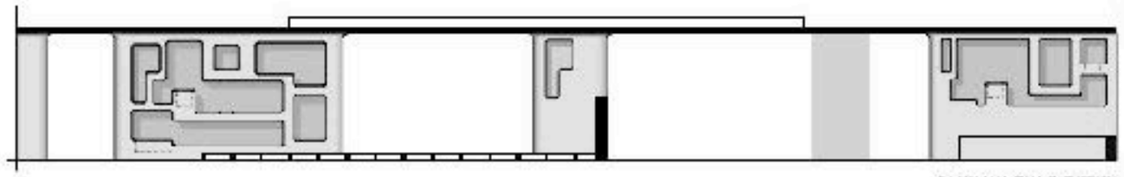
Timber: Lime washed finish

Proposed Front Bar Plan and Elevation

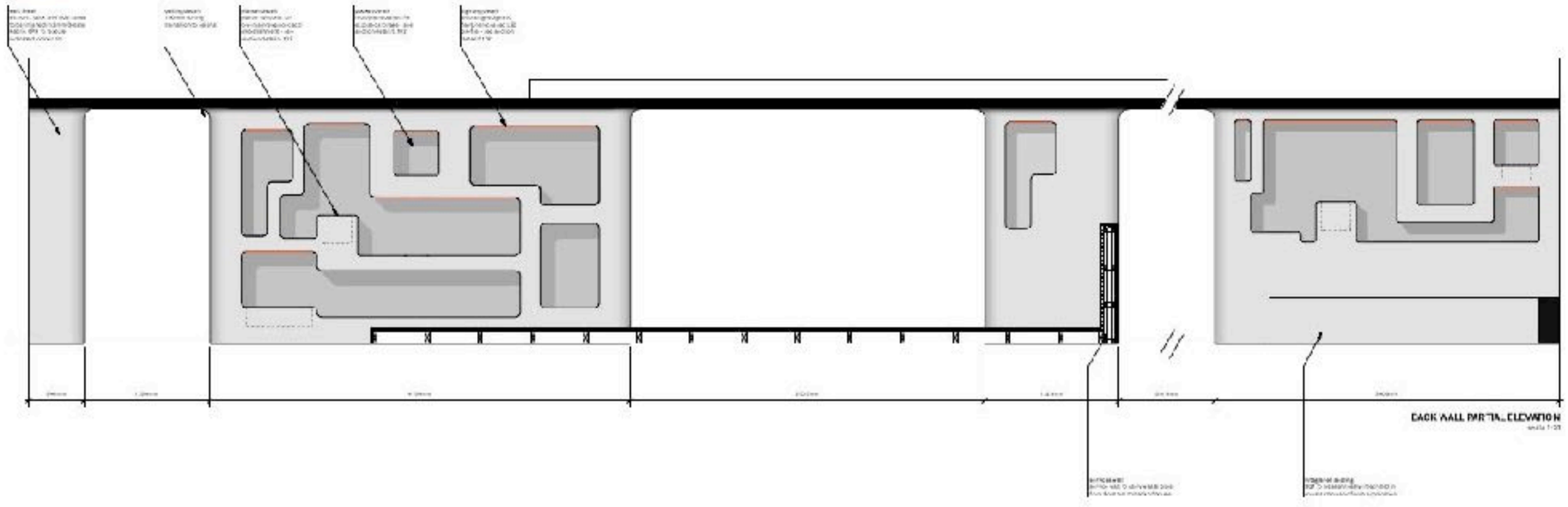


Proposed Feature Wall Elevation





BACK WALL FULL ELEVATION



BACK WALL PARTIAL ELEVATION

Design + Visual 01

Plan

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A feature wall runs behind the bar and delineates the space. Being this wall sit all ancillary spaces such as toilets, accessible WC and kitchen.

All historic brickwork will be left exposed. Any walls running perpendicular to existing brick will be minimally fixed to the brickwork and mortar courses only.

'New' walls, ie walls to subdivide the unit, will receive new finishes. These are detailed in the following sections, but in basic terms, they receive a combination of micro cement finish.



Visual 02



Visual 03



08: R2A Previous Projects.

Previous Projects



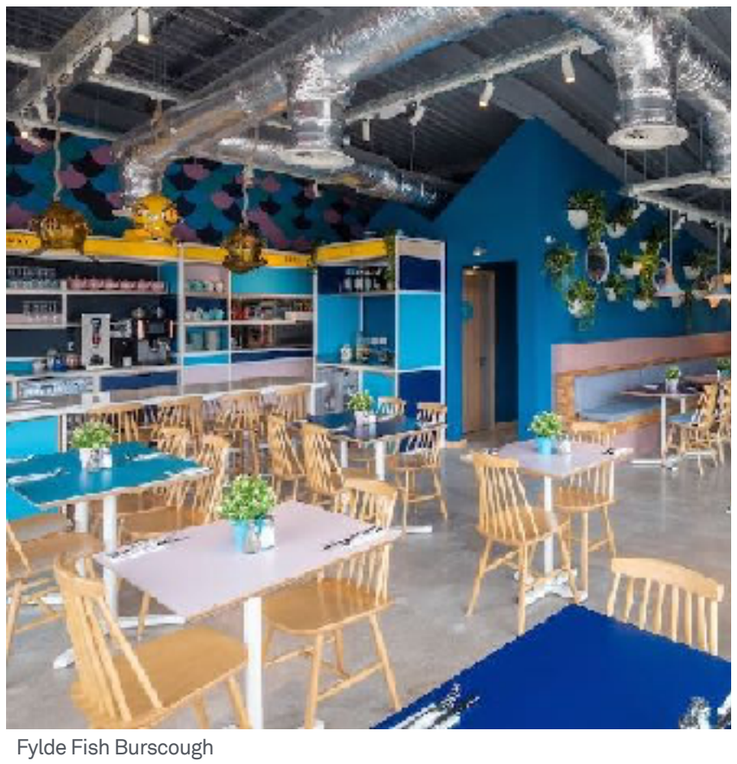
Papillon



Mowgli Bold Street



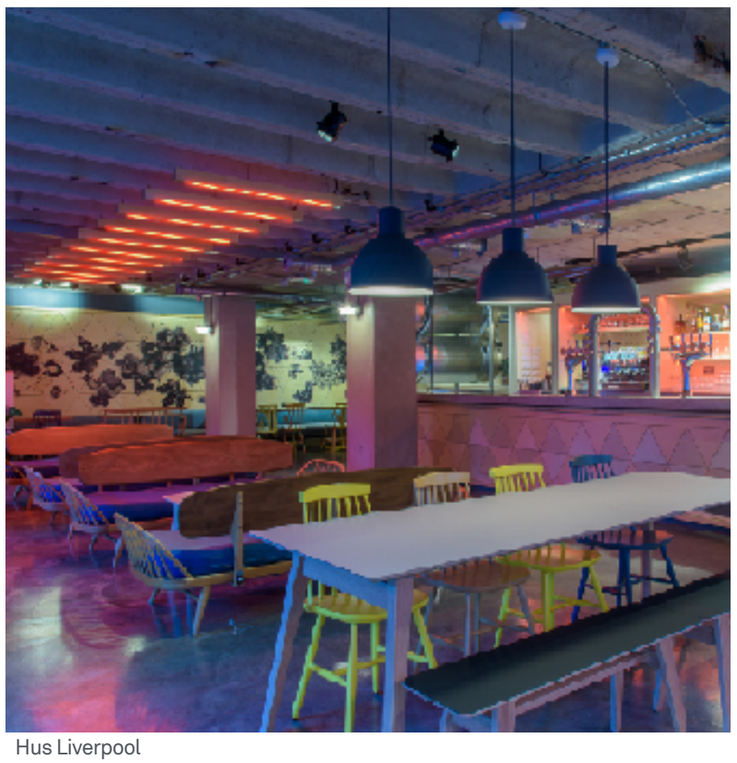
Berrington's



Fylde Fish Burscough



Masons



Hus Liverpool

Previous Projects



Royal Institution



Tiger Rock



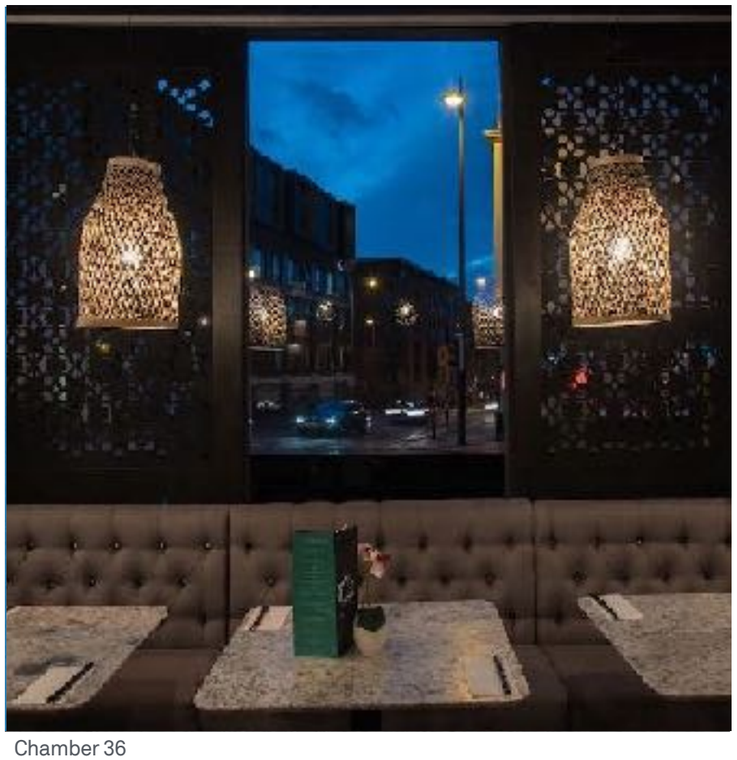
Neon Jamon Berry Street



Bean Coffee St Pauls



Alma De Cuba



Chamber 36

Previous Projects



Jenny's Liverpool



Tribeca Smithdown



Leaf Bold Street | Liverpool



Bean Chapel Street



Baffitos



Mowgli Manchester

Thank you



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