

DESIGN ACCESS STATEMENT

GROUND FLOOR RECEPTION

31, BOOTH STREET

MANCHESTER

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DESIGN AND ACCESS STATEMENT

Ground Floor Reception, 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 ground floor reception can be described as follows; "Internal adjustments to Ground Floor Reception office floorspace to create fire lobby and general cosmetic uplift" The proposed development is presented based on the suite of application drawings accompanying this application for Listed Building Consent.

The Site

The application site relates to the Ground floor reception area 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 new fire lobby.
- Provision of open plan drinks point making use of existing services.
- Feature acoustic cladding panels to party walls and to the rear of the reception desk.
- Installation of feature planting wall.

The proposed lobby works are required to ensure the means of escape from the adjacent suite is compliant with Building Regulations. The upgrade to the general layout for the reception waiting area will enhance the visitor experience and provide a space which better supports the tenants within the building. Therefore, the proposals will enhance 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 fire lobby. The dry lined internal face of the external perimeter walls is of minimal historical significance, and the proposed works do not require any intervention either with this dry lining, or the heritage exterior building envelope.

The existing 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. The existing ceiling tiles and baffles are proposed to be replaced with a decorative panel system within the existing bulkhead. Refer to drawing 1394-0G-CL-01 & 1394-0G-CL-02

Layout (cont):

In addition, a new open plan drinks point is proposed to be positioned adjacent to the existing under-floor services. The proposed unit is to be freestanding and built upto the existing wall enclosing the platform lift. Refer to drawing 1394-OG-JN-03

In order to create an acoustically sympathetic space, acoustic panels are proposed to be fixed to the existing party walls adjacent to the new seating booths, and to the rear of the reception desk. These will be secured with screw fixings and will be demountable at a future date as required. Refer to drawing 1394-0G-PT-01 and 1394-0G-PT-02

In order to provide contemporary feel to the space and to reduce the physical effect of the new lobby, a replica living wall is proposed to be included within a recess in the construction for the new lobby partition. Refer to drawing 1394-0G-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 1394-0G-CL-01, 1394-0G-DC-01, 1394-0G-FL-01

The entrance door, stairs, platform lift, skirtings, ironmongery and frames will be maintained as existing.

Scale:

The proposal relates to the internal reconfiguration of the Ground floor reception space only. There will be no increase in floorspace. The scale of the works 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 Ground floor reception waiting area is currently obtained from the street entrance door and then via a short flight of stairs. A platform lift is in place 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. The partitions include glass doors with metal powder-coated frames. Skirtings are feature tiling to the reception side and painted softwood internally to match the existing floor fitout.

Suite Doors

To remain as existing. A new door is to be provided as part of the lobby works to replicate the size and appearance of the door into the adjacent suite.

Ceilings

The existing office space ceiling is a combination of plasterboard soffit, suspended ceiling, and dropped plasterboard bulkheads with inset tiles and acoustic baffles (allowing access to mechanical and lighting services). Minimal change is proposed to the existing dropped bulkhead with the ceiling tiles and baffles being removed and replaced with flush MDF and laminate decorative panels. These are designed to maintain the necessary access to the services above.

Acoustic panelling

Design drawings for the areas of applied acoustic panelling are included within the drawing pack. This is an 'off the shelf' item which will be screw-fixed to the core walls.

Drinks point

The drinks point includes a hot water tap in order for self serve drinks to be made. The units are freestanding up to the existing wall and minimal storage etc will be required. The drinks point will be managed by the building facilities team.

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.