



Millson
GROUP

**City Arms, 46-48 Kennedy St,
Manchester M2 4BQ**

Design & Access Statement

29.04.2022



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1 Introduction

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2 Location and Site Information including Listing information

The site is a grade 2 listed building located at 46-48 Kennedy St, Manchester M2 4BQ within the Albert Square conservation area.

MANCHESTER

SJ8398SE KENNEDY STREET
698-1/27/178 (South West side)
03/10/74 No.48
City Arms PH

GV II

Town house, now public house. Probably late C18; altered probably c.1900. Brick faced with scored stucco. Irregular double-depth plan. Three storeys and 3 windows; ground floor has wooden pilasters framing the main entrance and 2 large rectangular windows with early C20 mullion-and-transom glazing, and a round-headed doorway to the left; 1st floor has sashed windows without glazing bars (all now with C20 folding canopies); 1st floor has square 2-light casements. Gable chimneys. Interior altered.



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3 Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

Use

The premises trades as a public house with catering kitchen facilities and managers accommodation on the first floor. The proposal maintains these uses and merely proposes to refurbish the existing WC facilities on the ground floor to the rear of the site.

Amount

The scheme proposes to refurbish the existing WC facilities on the ground floor to the rear of the site.

The above works will serve to improve and enhance the existing WC's which are currently in poor condition and a state of disrepair.



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Layout

The scheme proposes to refurbish the existing WC facilities on the ground floor to the rear of the site with no changes to the existing Layout.

Scale

The refurbishment of the Existing WC`s will have no effect on the scale and massing of the property.

Landscaping

N/A

Appearance

The scheme proposes to refurbish the existing WC facilities on the ground floor to the rear of the site.

Access

The site is located on Kennedy Street within the Albert Square conservation area. The interior of the site is to remain as existing aside from the proposed refurbishment of the existing WC facilities on the ground floor to the rear of the site.

Access to the site will be retained as existing. Due to the sites listed status and existing layout it is unfeasible to improve access or provide facilities for wheelchair users.

Conclusion

The proposal is sympathetic to the existing building and will improve the poor condition of the WC facilities.

The proposal will ensure the continued life of the public house as a sustainable business, especially following the recent damage to the hospitality industry due to the pandemic.