

Design and Access Statement

In Support of Planning Application:

132261/FO/2021

Apartment 2 & 3
26 Princess Street
Manchester
M1 4LB

As of

12th December 2021

Prepared for

Manchester City Council

Contents		Page
1	Introduction	1
2	Design Development	1
3	Scale	3
4	Landscaping	3
5	Appearance	3
6	Design Guidance	3
7	Conclusion	4

27th November 2021

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam

Application Number: 132261/FO/2021, Proposal: Change of use application for the conversion of 2No. residential apartments into separate commercial units (beauticians - Sui generis).

1.00 Introduction

1. This statement is to accompany the change of use planning application submitted on behalf of the applicant for the conversion of 2No. existing residential units into separate beautician units.
2. 26 Princess Street, Manchester, M1 4LB is a 5-storey, Grade II listed building, within the City Centre Electoral Ward of Manchester. The building was listed on 6th June 1994 – Listing Nation Grid Reference: SJ8408997938. The building is of mixed residential and commercial use, positioned within a site of 301m² in size, and is located in an urban city centre area, close to restaurants, and other predominantly commercial properties to the immediate surrounding area.
3. The decision to convert 2No. existing residential apartments into commercial use aims to tie in the property better with its surroundings and also ties in with another ongoing planning application (131020/FO/2021, by other) and seeks to convert another residential apartment to commercial use, with the overall aim to convert the full ground floor of the existing building to commercial usage.

2.00 Design Development

2.01 Site Context

1. The units which are proposed to be converted are positioned within an existing building, constructed between c.1870-80, which is Grade II listed (English Heritage Legacy ID: 456072). Due to the listed status of the building, no internal or external remodelling works are proposed, and the units are already separated into individual apartments, served with

dedicated kitchens, and WC facilities, enabling a simple conversion to commercial usage within the existing layout.

2. The site is bounded by public highways and footpaths to the North (Princess Street), Eastern (St James Street) and Western (George Street) elevations, with a secure fenced off commercial site to the Southern elevation. There is no outside space in the of gardens or courtyards which is typical of the building's original commercial usage.
3. The building is generally in a well-maintained condition with many Classical and Gothic architectural features. The building has a sandstone façade to the ground floor, with brickwork to the first and second floors, incorporating sandstone sills, lintels and mullions, a sandstone cornice above the third floor and a brickwork façade to the fourth floor. The fifth storey is positioned within the buildings roof-space which is of a pitched-to-flat (mansard) roof construction with a slate tiled finish and brick chimney stacks.

2.02 Design Considerations (Access, Security and Layout)

1. It is proposed that 2No. existing residential apartments (Use Class: C3) are converted to provide 2No. new commercial units within the existing layout. The new commercial units are proposed to be for Beauticians (Use Class: Sui generis).
2. The main pedestrian entrance to the site will remain as existing from Princess Street, and a further existing entrance available from George Street (Western Elevation), where an accessible entrance is provided via the use of a platform lift, thus complying with The Equality Act 2010. Due to the listed status of the building, no internal amendments are proposed to the building, and the platform lift is to remain as existing. An existing cycle store off the Western elevation of the building is proposed to be utilised for use with provision for the storage of 12No cycles.
3. Internally, the existing building is provided with highlighted stair nosings to internal stepped structures, emergency lighting, escape signage and a fire alarm. A fire risk assessment of the building will be commissioned to suit the new commercial use and updated in line with regulations. An asbestos register of the existing building is maintained by the building owner and made available to all necessary parties. The existing ground floor windows provide means of escape in the event of a fire, and there are 2No. existing entrances to the exterior of the building. It will be the responsibility of individual commercial tenants to complete and maintain a fire plan for their premises.

4. The premises is easily accessed via local transport links; with three train stations within 1 mile of the existing building (Manchester Oxford Road 0.34 miles, Deansgate 0.58 miles & Manchester Piccadilly 0.73 miles), local bus routes such as the 101, 192, 201 etc all operate close to the building, with bus stops available on adjacent roads. There is on-street parking available on Princess Street with pay and display, an NCP on Bloom Street, and a further NCP on Portland Street, offering 24/7 parking which can be utilised by office staff / building occupants.
5. The proposed commercial premises to the ground floor will be completely segregated from the residential units, with each commercial premises being locked when not in use, and with staff having no access to other floors. Any cross-over with residential occupants may occur only in circulation areas of the building. All commercial units will be supplied with signage to the internal doors, and an indicator (in / out) at the building entrance to indicate when personnel remain on site.

3.00 Scale

1. There is proposed to be no change in scale between the existing and proposed, as the 2No. commercial units will fit into the existing layout of the existing residential apartments. The building is Grade II listed, and so it is intended to retain the existing layout where possible minimise alterations to the building fabric.
2. Drawing numbers PL01 & PL02, illustrate the proposed design and how the new commercial units relate to the existing building.
3. The proposed use for the 2No units as beauticians will have minimum impact upon the fabric of the building, causing minimal 'wear and tear' to the premises. External lighting will remain as existing, with new internal lighting proposed to suit the new usage. Each unit will be locked and alarmed when not in use, and the building access will remain as existing for security purposes.
4. The existing units are all provided with Kitchen facilities, and WC facilities, and are all over a single level, with no internal steps or obstacles, as such no further accessibility items require consideration. The units already provide suitable WC provision, and the Kitchens will be reduced in scale, removing any cooking appliances to suit their new use as 'kitchenettes' for hand-washing, coffee and tea making. Internal doors will be fitted with closers, intumescent seals and smoke strips, and FD30S units will be provided to all escape routes to improve fire safety (to be confirmed by specialist Fire Risk Assessment).

4.00 Landscaping

1. No external alterations are proposed to facilitate the conversion.

5.00 Appearance

1. No changes to the external façade of the building are proposed to facilitate the conversion works.

6.00 Design Guidance

- 6.01 The proposed design scheme has been developed in accordance with the following:

- Building Regulations 2010 (as amended).

- 6.02 In relation to the above, Part M & Part K of the approved Building Regulations and the Design for Access 2 Document has been adhered to throughout the design process in order to provide a more accessible building for all users.

7.00 Conclusion

1. The proposed conversion of the existing residential units lends itself well to the existing layout and location of the building. The units will remain of the same dimensions, and with the further planning application to convert Apartment 1 (ongoing by other), the whole ground floor of the building will become a commercial premises. The design / layout has been considered so as to cause the minimum alterations to the existing building fabric to help maintain the existing building which is Grade II listed. Furthermore, the premises were solely of commercial use until recently when they were converted to apartments. The commercial units will be well positioned within the City Centre, providing further employment and tying in well with surrounding commercial premises and having good access via transport links.