D-A

Architecture

Heritage, Design and Access Statement

Application Number: 124509/FO/2019

Proposal: Change of use of the premises from a financial office (Use Class A2) to a Tea Shop (Use Class A1)

Site Address: 44 George Street, Manchester, M1 4HF
Unit Area: 42.3 Sqm / 455.3 Sqft
Local Authority: Manchester City Council

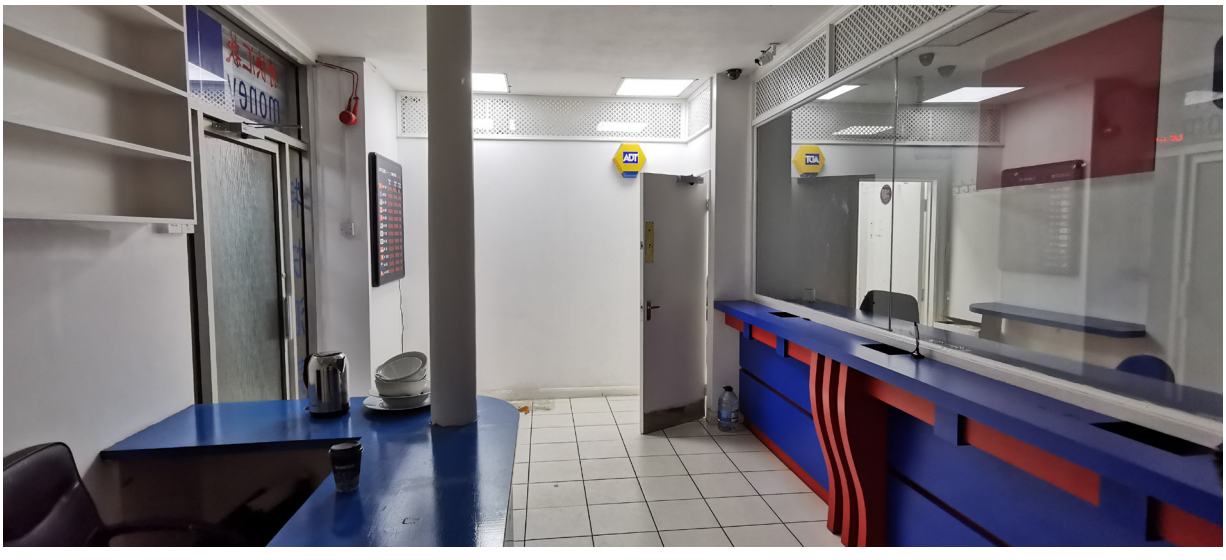




Fig 0.1 - D-Architecture

Front Elevation of the Existing Site and Entrance of the Charlotte House

1.1 Introduction

D-Architecture have been instructed to review the existing property 44 George Street, M14HF with a proposal for change of use. The change of use is located on George Street, Manchester in China town, which also is within a conservation area. The Building formally known as Charlotte House which was built for Cotton merchants' warehouse, now mixed use of offices, restaurants and start up businesses.
Area of Existing.

1.2 Purpose of the Report

This report has been prepared by D-A Architecture on behalf of our client in support of a Planning Application for Full Planning & Listed Building Consent for the change of use of the premises from a Finance office (Use Class A2) to a Tea room (Use Class A1) at Ground Floor George House, 44 George Street, Manchester, M1 4HF.

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by D-A Architecture as part of the Planning Application.

2.0 Context

Based in Chinatown, Manchester city. George House is a part of five storey building which stands at the end of a three-row terrace, bounded by Back George Street, Charlotte Street and George Street. The terraces were built around the 1860's as warehouses for cotton merchants. The exterior walls are composed of brick and stone; the slate roofs are set back by a parapet.

The building now host a variety of uses including offices, restaurants, cafes, and supermarkets. Number 44 was mainly occupied as A2 office located on the ground floor and its Current Statues is not in use.

2.1 Listed Building Description

SJ8498SW CHARLOTTE STREET 698-1/28/46 (South side) 03/10174 No.10 Charlotte House (Formerly Listed as: CHARLOTTE STREET NO. 10 Charlotte House) (Formerly Listed as: GEORGE STREET Nos.44, 46 AND 48)

Includes: Nos.44, 46 AND 48 GEORGE STREET.

Grade: II

Cotton merchants' warehouse, now offices. 1857, by Edward Walters. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Rectangular plan. Italian palazzo style. Basement and 5 storeys (with 4-storey rear), a 9- window symmetrical facade, the ground floor treated as a rustic, with rusticated rock-faced basement, ashlar ground floor with cornice, quoined corners, sill - and head-bands to the upper floors, and prominent modillioned cornice. The ground floor has a central round-headed doorway in a square-headed architrave with carved spandrels and a cornice, and segmental-headed windows with keyed architraves. The windows at 1st floor are segmental headed with moulded architraves, those at 2nd floor have architraves with pediments, and those of the top 2 floors have simpler surrounds, but with a raised rosette on a roundel over each at 3rd floor, and an emphatic sill-band to the 4th floor; and the architraves of the 1st to 3rd floors are vertically linked. The left return wall to George Street has 4 bays to the same height, and a 9-bay continuation with 3 doorways but minus the 4th floor, all in matching style. Interior not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 by the same architect. Nos 44. 46 and 48 George Street was added to the List 31/05/79.

Listing NGR: SJ8414998085

3.0 Proposed Scheme

Narrative:

This scheme is changing the use of the Ground Floor from an A2 Financial Business unit to an A1 Tea Business. The space will be used Primarily for the sale of tea, with limited number of snack type items available. No Hot food will be served and no cooking will take place.

The Ground floor is currently not in use and has been for some time. It was previously used as a Financial Office. The change of use would mean bringing this part of the building back into use and a new Tea Business would be ideal for the space and the location.

3.1 Internal Treatment

The Tea shop requires little work. There will be few alterations made to the interior space but none to the existing listed building. Little alterations include; removal of the none original partition wall, all current furniture to be removed and the interior wall to be repainted. All new design and furniture will be redesigned and none to affect the existing listed building.

There will be no modifications to the internal structure or finishes. Most fixtures and fittings will be independent of the walls and the ceiling will take no construction changes but change of lighting.

The Front of house will remain as existing and main internal seating arrangement will be in conjunction to the internal space.

All existing furniture from the previous office will be removed including tables and temporary partition walls. The Existing plaster to walls and ceilings will kept and re-painted white. The columns (including heads and bases) will be left exposed re-painted with a white intumescent paint. The windows and doors will be redecorated, both retaining their original designs and cleaned delicately and with exceptional care.

Entrance to the main Tea Room will be replaced with Pivot glass and aluminium door.

3.2 Business Operation

Open Hours: 12:00pm 9:00pm
Number of days : 7 days a week
Staff: 2 members of Staff

3.3 Services

Wires and ducts will be contained generally in galvanised trunking to give a neat and industrial look to the shop. Fixings to walls will be to the lime mortar joints rather than the brickwork and ceiling fixings will be to the plasterboard rather than the existing timber beams. The grilles above the doors and to window openings provide natural ventilation. If there is a need for forced ventilation, this can be neatly installed behind the grilles to either force air in or extract.

4.0 Access

The existing main access to the ground and upper floors is from George Street via steps only. There is also access at the rear of the building from Back George Street via steps leading to the ground floor. However this is occupied by Amie Tsand Associates. As the front of house on George street is the only main access and exit from the proposed Tea Shop.

4.1
Disabled Access

Upon entry to the Tea Room on the Ground floor is accessed via stairs. The Change of access for disabled is not in the control of the client as this is a shared entrance for other business in the building unit. This will be demonstrated in the disabled Access strategy.

5.0 Waste Refuse Management

Three 140 Litre Bins will be located inside the storage for refuse. One Mixed recycling, one General waste and one Pulpable recycling. All refuse in the Tea Shop will be taken outside to the rear on Back of George Street at the end of each business day for collection. The disposing of refuse will be demonstrated in the Waste Management Strategy.

6.0 Sustainability

Water and energy efficient appliances and sanity wares are to be used throughout.