D-A

Architecture

Delivery 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

1.1 Introduction

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 Shop (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.

1.3 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 buildings 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.

1.4 Proposal

This is a Full Planning and Listed Building Consent Application to change the use of the Ground Floor from an A2 Financial Office to an A1 Tea Shop, where only cold drinks will be served and no hot food but small snacks.

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 of a Tea Shop, which would be ideal for the space and the location.

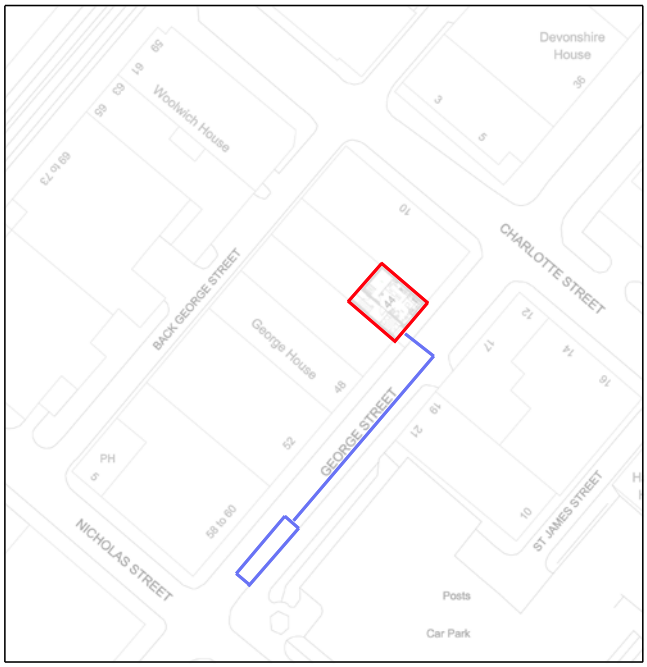
2.0 Delivery Access

The Primary loading Bay is located on George street adjacent to the site. The Bay is 40m distance from the site and is approx 2min walk.

2.1 Delivery Times

Deliveries will take place approximately every 3 weeks on Saturday 7:30am - 11:00am during the first 6 months of opening. Delivery times will change depending on the progress of the Cafe and the demand of supply.

2.2 Vehicle Size
In accordance to the Area space and storage of the Cafe. The Vehicle size for delivery will be a Luton C/W with a Tail Lift.
H 202CM
W 130CM
L 394CM
Max Weight 900kg



Loading Bay and Site Location



Fig 01. Charlotte Street.
Google Street View Image

Distance from Each Loading Bay

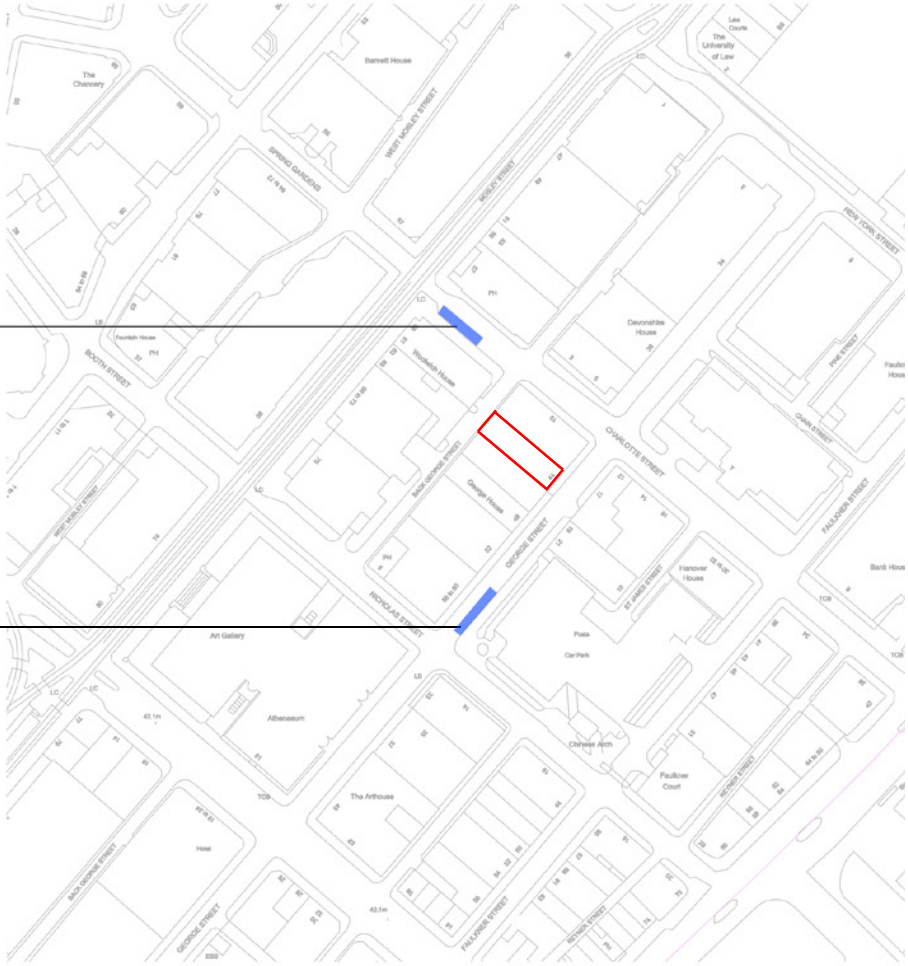




Fig 02. George Street.
Google Street View Image