D-A

Architecture

Disabled 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
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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 A1 Tea Shop as proposed.

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 Shop would be ideal for the space and the location.

2.0 Existing access

The existing main access to the Ground Floor is from George Street via external steps. There is also access at the rear of the building from Back George Street but this is not accessible to the New Occupier for the Proposal as he only has access from the front main entrance. The rear is only accessible to Business owner Amie Tsang Associates. which is located on the ground floor and can be seen on the floor plans.

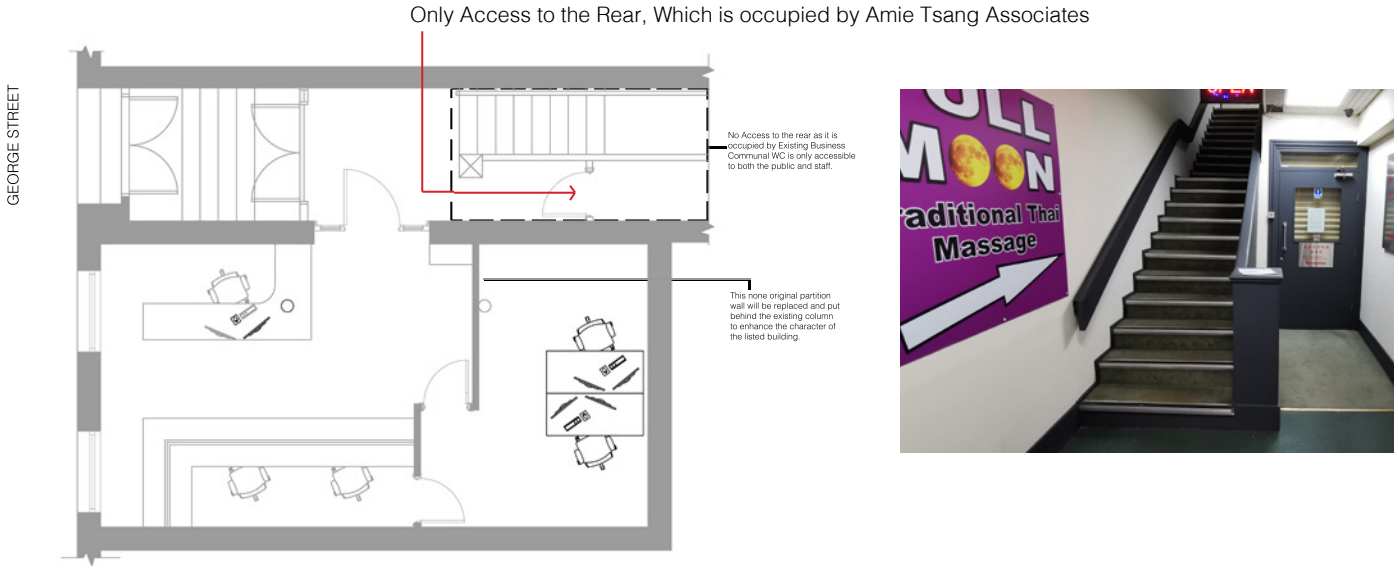


Fig. 01 - Existing Ground Floor Plan – George Street access from the front Via Stairs.

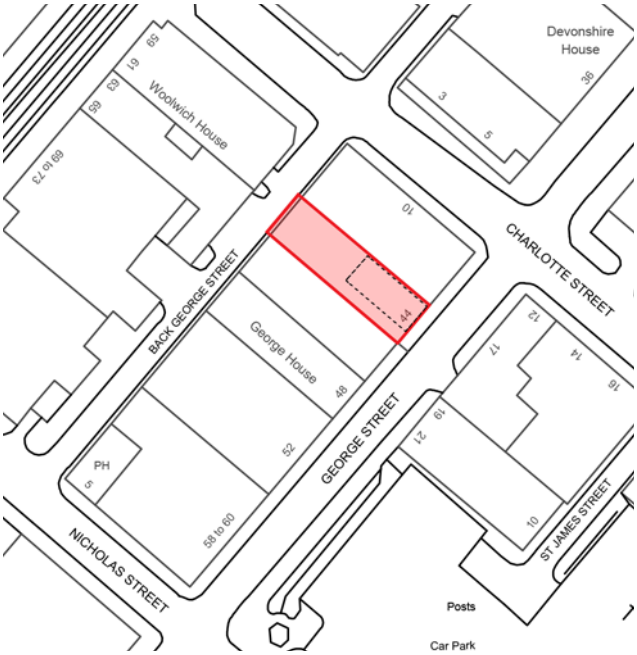


Fig. 02 - Images Primary Access to the Tea Shop from George Street access from the front via Stairs only.

3.0 Proposed access

The property has two entrances from the front and rear, however due to the circumstances the access to the Tea Shop is only accessible from the front on George Street, which is the only point of access.

From the main entrance there is landing on the staircase before entering the Ground Floor. The proposal does not wish to change or alter the staircase that will affect the listed building. Also The existing and only entrance into the unit is not within the control of the client as it is a shared entrance which is outside of the site edged in red.



Action:
No action will be implemented as the existing unit is located in a shared premises and the main and only entrance to the unit is shared.