123 DEANSGATE
MANCHESTER
DESIGN STATEMENT

AUGUST 2019 | 7071

PREPARED BY

LeachRhodesWalker
Architects

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This Design Statement has been prepared by Leach Rhodes Walker on behalf of our client Worthington Mancap LLP in support of the planning application for a Change of Use of 123 Deansgate, Manchester.

Full planning approval for the scheme was granted on 17th September 2015 (Ref: 110078/FO/2015/C1); *"Demolition of existing buildings on-site. Erection of basement plus ground plus 11 storey office building with flexible retail units (Use Class A1, A2, A3, A4) at ground floor level, access and landscaping and associated works."*

An approval was granted for the variation of condition to the existing planning permission on 22nd October 2016 (Ref: 114232/JO/2016).

This Change of Use application is to combine Retail Unit 2 measuring 319sq.m and the Office Reception measuring 141sq.m into office accommodation with a total area of 458sq.m. This change is based on the requirement of the prelet occupier 'Spaces' who wishes to use this as part of their accommodation. 'Spaces' are occupying the upper floors and would like a ground floor presence on Deansgate.

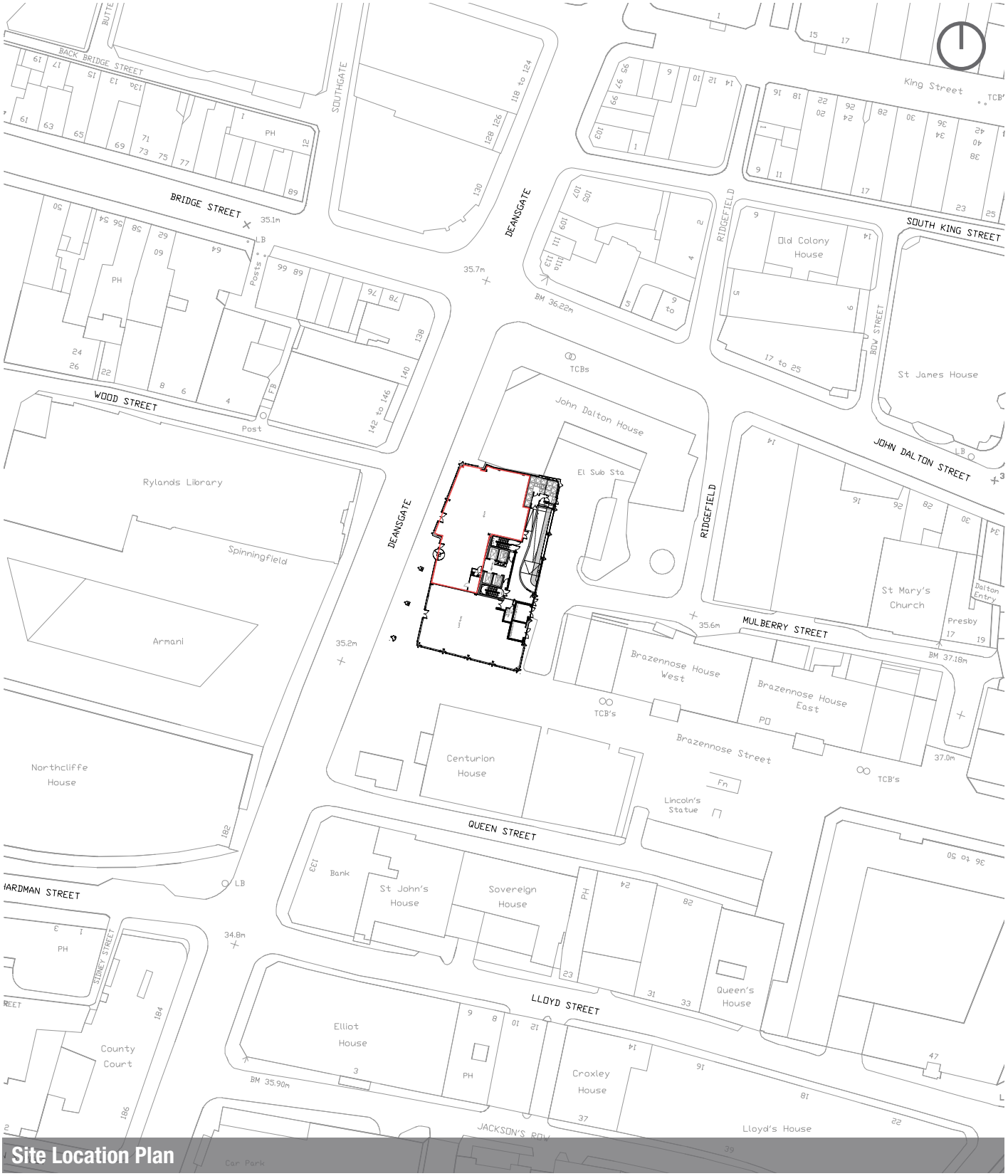
The design principles of the proposal are in keeping with those of the original scheme, with no changes to the footprint, access, elevations or the overall appearance of the building.



CGI View on Deansgate

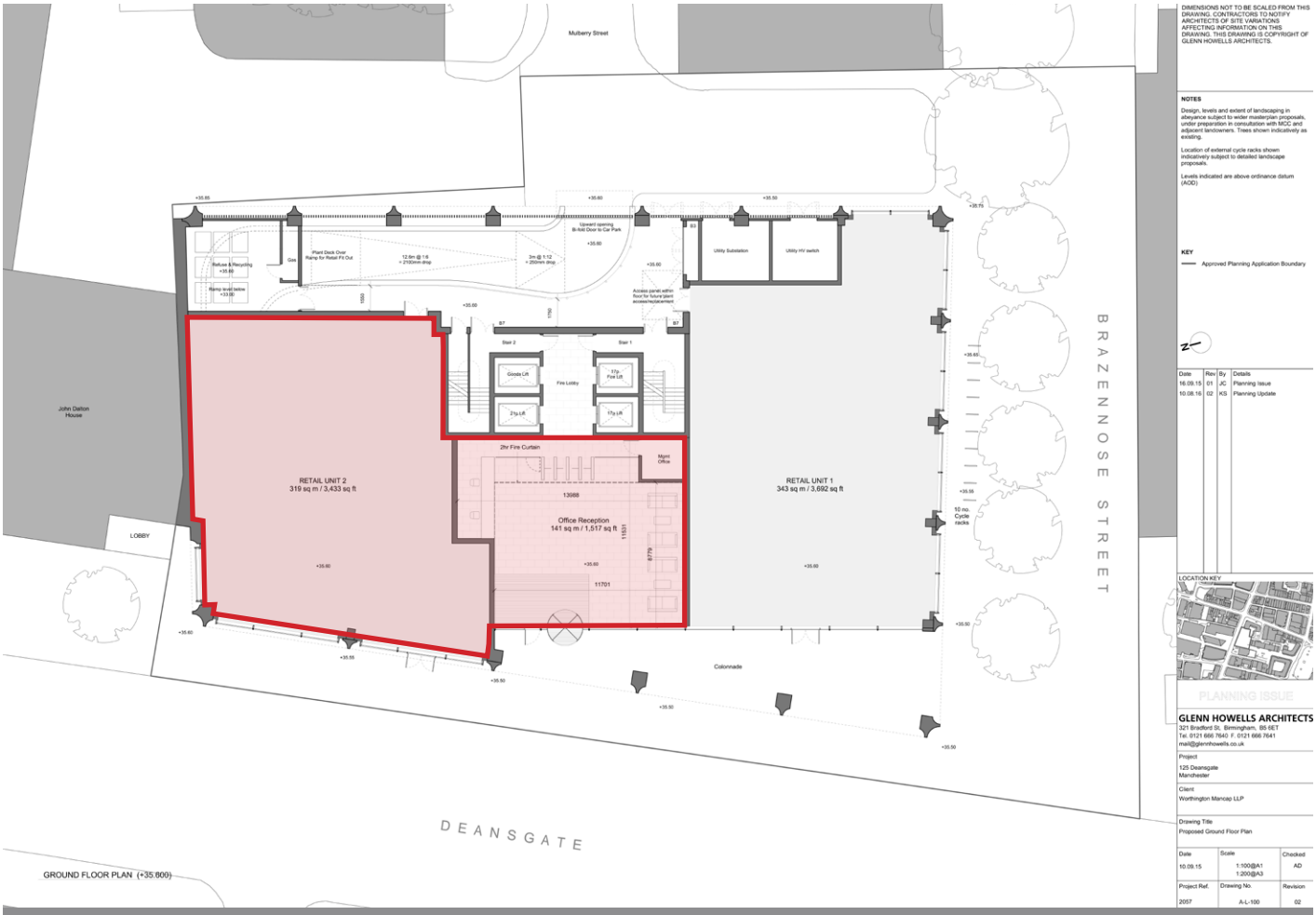
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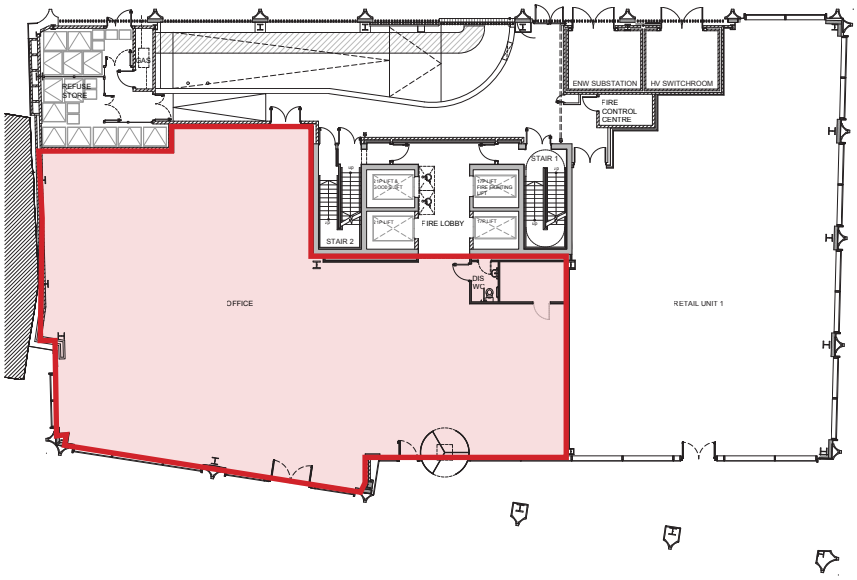
Site Location Plan

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Approved Planning Drawing: (Reference: GF Plan - 2057 A L 100)

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Proposed Drawing: (Reference: LRW 7071 L(00)120 - Ground Floor Plan)

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