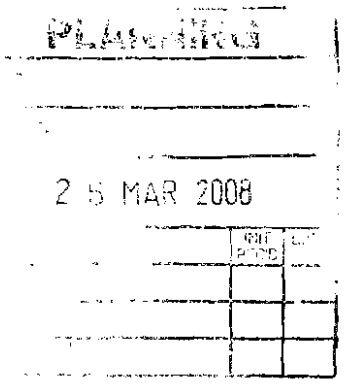
DESIGN AND ACCESS STATEMENT

19-21 George Street, Manchester M1 4HE
New roof Construction



GENERAL

Site History and Background

The site comprises of a 4storey building with basement that comprises of a ground floor Chinese provisions retail shop, first and second floor restaurant floor, basement and third floor storage areas for a well established business.
A planning application was submitted in May 2007, but was withdrawn after comments from the planning department

Environs

The building is located in the centre of "China Town" district of Manchester City Centre and adjoins the main car park area with servicing of the building carried out from the rear on St James Street

Security by Design

The site is accessed from the front and back and fully alarmed
There is not good disabled access to the enter the premises due to the 4 steps up to the ground floor level above and directly from the pavement area to both front and back of the building. Internally there is a goods/passenger lift that serves all floors

The Scheme

The scheme is to remedy the problems of the existing roof structure being in poor condition with no insulation value. The storage usage of the existing 4th floor will not be changed
We have had consultations with the planning department and structural engineers regarding the aesthetic and structural problems raised by the problems encountered with the opposing considerations.
Our structural engineers have advised us that the existing structure is near the end of its lifespan and radical remedies now have to be considered
We have reluctantly concluded that the proposed roof be partially lowered into the existing structure. In order to protect the existing building we propose the temporary encapsulation of the whole of the roof structure whilst works are carried out which has resulted in higher costs for our client

The Proposal

The proposal is for the construction of a roof of modern construction with low raised walls to the perimeter that has been designed to compliment similar developments in the city without the addition of additional upper floors that are usually included but not required by our client
The proposed elevation are now designed to have little or no impact from street level and provide a simple answer to a difficult situation
The internal rainwater pipes would be removed and the introduction a new front and rear cast iron rainwater hopper heads and down-pipes alleviates future problems

Car Parking

There are no car parking facilities to the site

Landscaping

There are no landscaping areas available for this site

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned

Waste Management Strategy

The existing successful waste management strategy is to be maintained