T&G Associates Limited

Change of use at 26 – 30 Princess Street, Manchester, M1 4LB

Design Statement
17 August 2009

1.0 Site Context

The site is a corner site bounded by Princess Street to the north east and George Street to the north west and located within the city centre of Manchester. The site is an existing grade II listed building which is within the George Street conservation area.

2.0 The Proposal

2.1 The scheme design

The proposed scheme is to convert the existing 3 residential units on the ground floor of this property, into office and retail space. Only internal work is proposed for this development including the removal of non-original partition walls at ground floor only.

The external appearance of the building will not be affected under this proposal.

2.2 Scale and massing

The proposal is for internal alterations and change of use only. Therefore, the scale of the building is unaffected.

2.3 Materials

Externally, no materials will be used as no work is proposed to be carried out.

Internally, materials should not be used that will have a negative effect on the existing character of the building.

2.4 Landscaping

Not applicable to this application.

2.5 Neighbouring public spaces

The proposal has been designed to minimise any impact on the neighbouring properties.

2.6 Impacts on characters of the area, views and vistas in the area

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This proposal has been designed to have a minimal effect on the current characters views and vistas in the area.

3.0 Movement in and around the site

3.1 Access for all

It is the developers wish to make the entire development fully accessible to disabled people. Due to the fact that the building is grade II listed disabled access into the building is not ideal but is provided by means of a separate entrance. However, the proposed arrangement, allows for disabled access to be provided without the need to affect the fabric of this listed building.

The development will comply with the latest approved document M, and Manchester City Councils – Design for Access 2 (December 2003) for disabled access. See separate Access Statement.

3.2 Secured by design

The development has been designed with 'secured by design' in mind. Advice given by the Greater Manchester Police Architectural Liaison Unit on the previously approved office scheme at the same has also been incorporated into this proposal.

3.3 Sustainability

Water efficient appliances and sanitary are to be used in the development.

4.0 Conclusion

The design team have carefully prepared the planning application and design to produce a scheme for the change of use which will be sensitive to the existing character of this grade II listed building.