Match up
2 apps.

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PLANNING
ACK'D
REPLIED
RECD 20 JAN 2010
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FOR ACTION

18th January 2010

Ref L485/L02

Dear Ms Greaves

Re: George House 48A George Street Manchester M1 4HF
LISTED BUILDING Application No. 092082/LO/2009 and Planning Application No. 092062/FO/2009

Further to your letter received 15th January 2010 please find enclosed three copies for the Listed Building application and four copies for the Planning application, the photographic evidence indicating original bulkheads for both front and rear doors.

As you can see on the rear door photos, the bulkhead is original with part of it being exposed by the top rear door edge hitting the plaster work and exposing the timber slats. This assumption is reinforced by the edge mouldings in timber normally found in this type of construction for forming corners. The photograph taken from the office user on the ground floor shows it is in use.

You ask if the bulkhead can be removed. Presumably this will be to accommodate the least disruptive solution to the original building fabric being the platform stair lift as the other solutions will take out too huge an area off the ground floor and the basement and involve major structural intervention. The ground floor has been occupied for a few years and it will not be possible to change the lease in any case.

The bulkhead for the platform stair lift will in plan be 1.9m x 1.75m and raised off the floor by 1.2m thus creating a shelf over the bulkhead. This is currently an estimation on design and could be enlarged subject to the manufacturers details. The shelf will be to stop it being an inclined slip hazard and also a ramp up to a window creating a dangerous feature.

The ground floor room will have a very large box in the corner of the room which currently is a steeply sloping unobtrusive thin box. It will be a significant alteration and involve original parts permanently removed. Parts although can be found elsewhere and not unique in terms of the type of construction, however the form will be changed and the structure altered beyond the plan area as trimmer beams will be adopted to create the bulkhead. The view from the basement will not significantly alter. The area over the bulkhead will also be unlettable and a loss to the landlord. But on balance due to the size of the bulkhead created at the ground floor, it will be noticeable and very large and therefore we consider unacceptable. However if the

fer then perhaps at sometime in the future when the
be a reasonable chance to make the alterations then.

n please do not hesitate to contact us.