Mawlawi Centre, Parsonage Street, Manchester

Design and Access Statement including Heritage Statement

Introduction

This design and access statement has been compiled to respond to alterations that have been made on site during the construction process at the Mawlawi Centre to the approved planning scheme. There a number of amendments that require regularising within this new planning application.

Site Analysis

The existing site is of triangular shape in plan and has a site area 1384m2,with frontage onto Chichester Road South and rear facade facing Parsonage Street.
The development is nearing completion with only external works outstanding





Layout

The layout of the building remains very much as existing but there are new functions within exg spaces. There have been minor amendments to the layout from the original approval which are in the toilet areas.
An existing structure on Chichester Road South has been retained as existing but has been refurbished

Site Constraints
The building is grade 2 listed

Landscaping

Details of external landscaping can be approved in detail with this application

Appearance

The existing appearance and character of the listed building has been retained .There have been significant restoration works internally and externally as can be seen from the photographs.

Access

Easy access for ambulant people has been provided for a range of people with varying mobility.

Doorways, lobbies and halls are clear from unnecessary obstructions and made wide enough to allow unhindered access and manoeuvre of wheelchair users. A disabled toilet is provided at ground level which is the principal access level.
The proposed car park will include 2 accessible parking bays.

Conclusion

The grade 2 listed building has undergone a major refurbishment and this has contributed significantly in safeguarding the heritage asset going forward for many years to come.
My client has made a significant financial investment to protect the heritage asset investing in repairs to structure and fabric of the building, windows, beams, internal walls, finishes, doors, walls, and railings etc.
The changes to the approved scheme have been identified of some existing structures, alterations to toilet, washing and changing facilities and landscape.