103A PORTLAND STREET

MANCHESTER

HERITAGE STATEMENT

SITE ANALYSIS

The unit was operating as a restaurant but is currently vacant.

It is located close to public transport links and is in the centre of the city.

The unit is in a basement and the access is difficult for customers and this discourages the number of passing visitors when the site when occupied as a restaurant.

A club is a place where people are aware they are intending to visit and are aware of the entrance. It would not be reliant on casual footfall.

DESIGN COMPONENTS

The project would allow investment in the property.

The change of use would allow the existing flues to be removed from the building which were erected when the restaurant was operating. This would meet the local authority's requirements that the flues are removed.

ACCESS

The access is via a staircase to the basement.

DESIGN SOLUTION

The Grade II building will be preserved and by offering a different use whilst marketing the property more prospective tenants may be forthcoming.

LISTED BUILDING

The removal of the flues would be in line with the Council's request for this work to be carried out and no alternative solution re ducting would be required. The fabric of the building will not be affected.