

Basement Level of 19-21 George Street, Manchester, M1 4HE

Use of the ground floor as a restaurant and retention of the basement as a mini-market (Use Class E)

Design and Access Statement



Introduction

This Design and Access Statement has been prepared by LDM Group on behalf of Jason Zeng (The client) to accompany a Full Planning application for use of the basement as a self-contained restaurant and retention of the use of the ground floor as a mini-market (Use Class E) at the address of Basement Level of 19-21 George Street, Manchester, M1 4HE, alongside the heritage statement, accompanied with the application.

The purpose of this statement is to describe the design thinking behind the application and to explain how the applicant has considered the proposal and understands what is appropriate and feasible for the site in its local context.

Site Description

The site will extend to circa 407 m² and is to the North East elevation of George Street, and adjacent to Charlotte Street to the left hand side of the property.

The application site and its surroundings have the characteristics of a typical mixed retail/commercial and residential area with mixed use commercial/residential units to the surround of the site. To the south of the site lies a live railway, some 500m away. Car parking provision is made available on site to the side.

Proposed Development

The proposed development is the Use of the ground floor as a restaurant and retention of the basement as a mini-market (Use Class E). This will include internal layout changes and changes to the external doors only.

Design Statement:

The proposal is to maximise the building and sites potential and to add purpose to the building. Great transport routes into Manchester City centre and Oldham Town Centre via Buses and Trams every 7 minutes are both only a 5 minute walk away from the property.

Layout:

Internal changes to the layout will be made to accommodate the new self-contained restaurant area. All proposed internal walls will consist of stud partitioning, and new doors will be timber, with or without a steel core, to maintain consistency with the historic character of the building. Additionally, the proposed internal bin storage area will be designed to ensure there is no obstruction on the highway.

Scale:

The proposed will not be visible from the adjacent highways of George Street, and Charlotte Street.

Appearance:

The proposal has been carefully designed and sited to improve the surrounding area whilst minimising the effects.

Access:

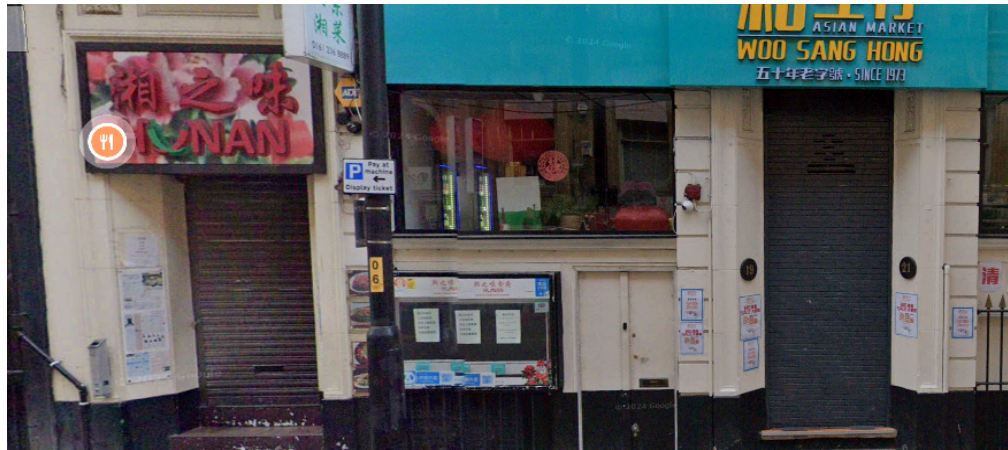
Access to the site will remain as existing, via George Street. There is an alternative access point at the rear of the building, designated for goods loading. The proposal includes the addition of stairs at this location to facilitate access.

Assessment of existing openings:

As part of the assessment for basement lift access, we have reviewed all potential options for providing lift access to the basement level. Below is a detailed analysis of the existing conditions and feasibility considerations:

Currently, there are three primary access points to the basement:

- Front Entrance: This entrance is designated for customer use and includes stairs leading down to the basement level.
- Rear Goods Access: This access point, intended for goods deliveries, also requires the use of stairs.
- Internal access - internal access by the rear staircase connecting the basement level and the ground floor level.



Appendix A - Photographs of the three existing openings

Lift access options analysis:

We have reviewed all existing openings in the building to determine whether any could be adapted for lift installation. The key findings are:

- The internal lift within the building cannot be used as it is under the ownership of another tenant, and access is restricted by lease agreements.
- All other existing openings are unsuitable for lift access due to site constraints, space limitations, and conflicts with tenant space agreements.
- The existing lift access is not a viable access method due to the lift being out of action for numerous years and would cost Thousands of pounds to be usable again. The property owner is willing to revive the lift access in the years to come.

Potential for a new opening to the loading bay:

An alternative option considered was the creation of a new opening to provide direct access from the basement to the loading bay. However, this is not feasible due to the significant level differences between the basement and the loading bay, which would make such an adaptation impractical.

Photographic evidence:

To further support this assessment, photographs of the three existing openings that were reviewed have been included in Appendix A. These images illustrate the physical constraints and existing conditions that prevent lift installation at these locations.

Based on the analysis above, none of the existing access points or openings can be adapted for lift access due to structural and site constraints. The option to create a new opening to the loading bay is unavailable due to significant level differences. As a result, lift access to the basement is not a viable option within the constraints of this development.

Impact on Neighbouring Amenity:

Impact on Neighbouring Amenity, the proposed works will have no adverse effect on the neighbouring amenities. The design of the proposal has been carefully considered through its material and detail to ensure that it will not create a negative impact.