

DESIGN & ACCESS STATEMENT
for
Change of Use of Ground Floor and Basement
into
New Whiskey Bar
to
Listed Building
at
65 Princess Street
Manchester
for
JML Developments Ltd



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SALE
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1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared on behalf of JML Developments Ltd in support of a full Planning Application and Listed Building Consent for the change of use of the ground floor and basement from vacant office space into new whiskey bar (sui generis) use at 65 Princess Street, Manchester M2 4EG. The existing office space at first and second floor are to be retained.

1.2 The application is submitted in full and is supported by the following drawings and reports:-

202502 / OS1	Site Location Plan
202502 / OS2	Proposed Site / Block Plan
202502 / Es1	Existing Survey - Floor Plans, Elevations & Sections
202502 / SkA1	Scheme Proposals – Floor Plans, Elevations & Sections

Planning & Heritage Statement
Waste Strategy
Management / Dispersal Strategy
Crime Impact Statement

1.3 The purpose of this statement is to provide a brief description of the building, its context and introduce the principals of the design including waste strategy and management / dispersal strategy.

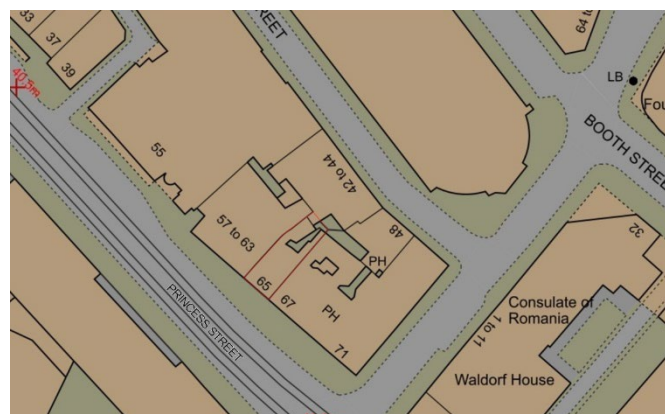


View of the Site on Princess Street

2.0 SITE OVERVIEW

Site Context

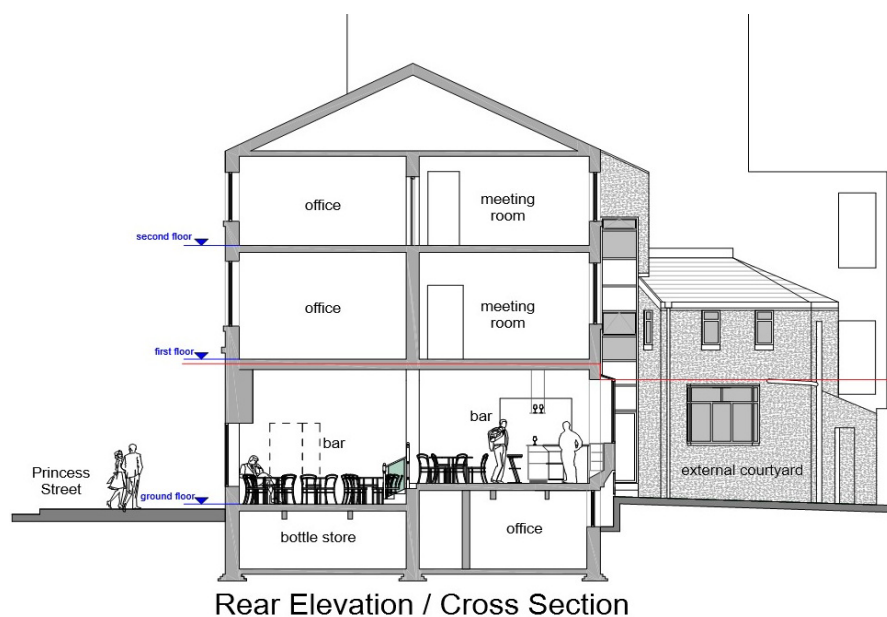
- 2.1 The site is located at 65 Princess Street, Manchester, National Grid Reference: SJ8396698081 and lies within the Albert Square Conservation Area.
- 2.2 The property is Grade 2 Listed under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historic importance. Listed Entry No. 1247388
- 2.3 The property as Listed between no.65 – 71, is a row of 4 former town houses, now shops, drinking establishment and office dating back to the 18th century, red brick with some sandstone dressing, double depth plan, each former house single fronted with back extensions, three storeys over cellars.
- 2.4 The total site area within the boundary walls is 92m². The area footprint of the building on the site is 75m². There is an open courtyard to the rear of the property which is fully surrounded by adjacent buildings with no direct access to the street scene or for suitable location for waste refuse storage.
- 2.5 Externally the building is very much how it was when first constructed in the late 18th century although altered at ground floor with a 20th century shop front insertion which is still evident today. The upper floors also have altered glazing, which utilises the existing sills and heads to the window openings. The architectural interest of this element of the listing is diminished through the loss of classical detailing



Site Location Plan

3.0 SCOPE OF THE WORK

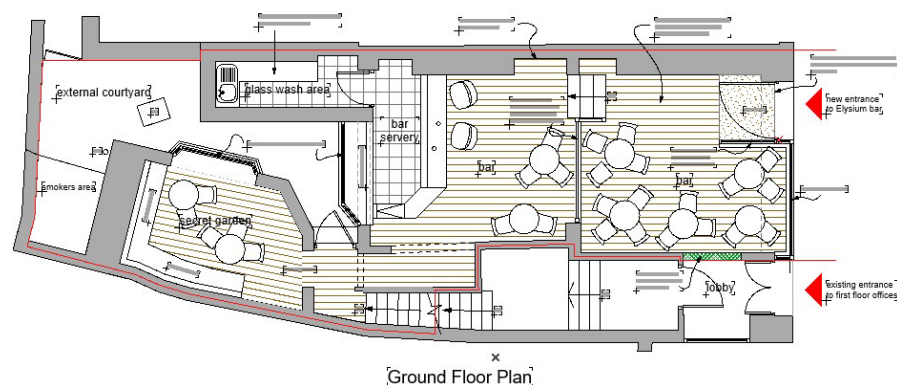
- 3.1 The scope of the works are mainly internal alterations to the ground floor and basement to convert from the former (now vacant) office space into a new whiskey bar. Externally, the work includes for a new separate entrance from the existing first and second floor office space with the insertion of a new door entrance within the existing retained shop front into the new bar.



3.2 Internal works to consist of the following :-

Ground Floor Space / New Bar

- Take off existing internal door to communal lobby and brick up opening in order to provide separate entrance between the upper floor offices and the new whiskey bar. New plastered finish both sides.
- Replace the existing timber spindle balustrading with new clear toughened glass panels between the change in floor level. Newel posts and handrail to be retained.
- Existing plastered walls at ground floor retained, patched as required.
- Existing ceiling has already been over-boarded with Fireline plasterboard which needs skimming and painting black.
- Existing ground floor toilet to be removed and converted into a glass wash area. No food is to be prepared within the premises.
- Existing floor boards at ground floor retained, sanded and vanished/oil finish.
- New fixed bar servery including new back bar display within the existing retained bay window with 'art-deco' glass.
- The existing small rear room to be used as a 'secret garden' seating area including retention of the bay window with 'art-deco' glass.



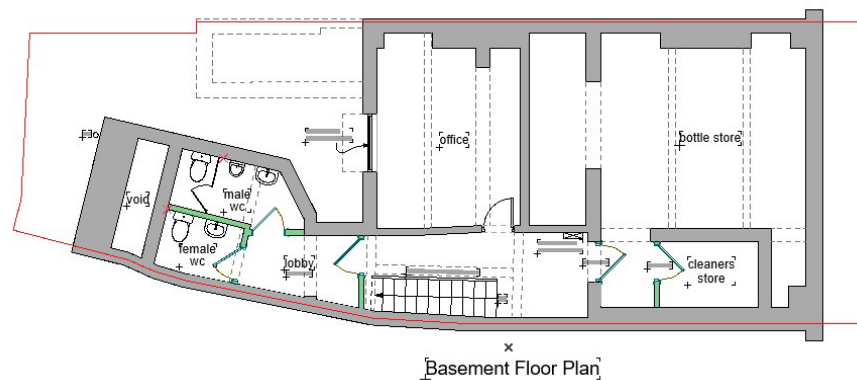
Interior photos looking towards the existing shop front



Interior photos looking towards the rear of the existing open space including 'art-deco' bay window to become new back bar display

Basement Work

- Tank existing external walls to basement with new internal stud walls to protect tanking to rear office and new toilet areas. Front basement room to become new bottle store.
- Provide new timber window to match existing to rear office to replace rotten timber window.
- Provide new door casings and internal doors to office and bottle store.
- Provide new Fireline plasterboard ceilings to basement.
- Provide new stud walls to form new toilets and install new sanitary fittings as shown. New drainage connection to existing soil pipe including new extract fans to external air.
- Upgrade existing timber staircase.
- Install new lighting and fire alarm system.





Existing basement photos of rear office
with existing rotten window being replaced to match existing



Front basement store area

Existing staircase to basement

3.3 External works to consist of the following :-

Front Elevation

- Existing timber double doors to be retained as sole entrance to upper floor offices.
- Existing shop front retained and 3rd glass panel against no.67 to be replaced with new entrance door into the bar.
- Existing recessed signage panel with stone surround above shop front retained with new signage fixed within, as shown, under separate application.
- Existing slate tiling around signage to be painted dark grey, as shown.

Rear Elevation / External Courtyard

- No new works required to rear elevation or courtyard apart from painting existing timber windows & access door in white gloss paint to match existing.

4.0 ACCESS

- 4.1 The existing internal ground floor is 100mm above the external pavement level. It is not possible to provide a ramped access into the building using the existing pavement space.
- 4.2 It is not possible to provide full disabled access to the whole of the ground floor due to the change in level between front and rear spaces to fully comply with the Building Regulations Approved Document M and DDA requirements.

5.0 WASTE MANAGEMENT

- 5.1 There is currently no bin or refuse storage within the rear of the property as the rear courtyard is fully enclosed with adjacent buildings.
- 6.2 Refuse is sorted into coloured bin bags and collected on a daily basis using 'New Look Waste' – the commercial refuse company that the applicant currently uses. The bin bags are left out on the pavement on the corner of Princess Street and Cooper Street late at night (after closing time) and collected before 6am the following morning. This is the current practice and company used by the adjacent bars of The Waterhouse and The City Arms, both to the rear of this site on Kennedy Street. See attached plan.

6.0 SMOKING

- 6.1 Smoking is not permitted inside the building. A dedicated covered smoking area is provided within the rear courtyard, as shown on the drawings.

7.0 CONCLUSION

- 7.1 This document demonstrates that there is sufficient information to comprehensively understand the impact of the proposal on the heritage asset, and that the consequence of the proposal has been assessed.
- 7.2 This is an opportunity to breathe new life into the ground floor and shop frontage of a Listed Building, within the Conservation Area, which has remained vacant and unlet as a commercial use for a considerably long time.
- 7.3 The proposed conversion of the existing vacant office at ground floor into new whiskey bar will provide additional choice for the general public to socialise and relax in this cosy and friendly atmosphere within the city centre. Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered.
- 7.4 As set out previously in this report, no. 65 is a single house within the listed terrace. The isolation of the proposals to a single building in the terrace further reduces the impact of the proposals on the listed building as a whole. Whilst it is acknowledged that some elements of the proposals will result in a small degree of less than substantial harm, the proposals as a whole are considered to be beneficial to the building. The proposals will ensure its long-term preservation through securing a long-term viable use. The less than substantial harm resulting from some of the proposals will be outweighed through the public benefits of restoring the building and bringing it back into use.
- 7.5 In summary, it is considered that the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met.
- 7.6 It is therefore recommended that the application is permitted subject to achievable conditions.

PHD Design
March 2025