

Access Statement: Disabled Access Constraints

48 Princess Street, Manchester, M1
Planning Application Reference: 139974/FO/2024

This Access Statement has been prepared in support of planning application 139974/FO/2024 for the proposed use of the basement space at 48 Princess Street, Manchester.

The building is Grade II listed and as such, part of the design development is to explore the feasibility of providing step-free access, including lift provision to the basement level.

Access Drawing 2337-303 has been prepared to support this assessment. The drawing illustrates the current stair configuration serving the basement and highlights the area that would be required to accommodate a compliant platform lift installation.

Following a detailed review, it has been concluded that access for wheelchair users to the basement cannot be achieved without causing significant harm to the historic fabric of the building. The principal constraints are:

- **Restricted internal layout:** The footprint of the existing stair core and surrounding circulation space is insufficient to accommodate a platform lift without extensive alteration to listed structural elements that would extend beyond the ownership of the building owner. The area beyond the stairwell forms residential accommodation at ground floor.
- **Heritage impact:** The proposed lift location, as shown on Drawing 2337-303, would require the removal or substantial modification of original walls, floor structures, and architectural features integral to the listed status of the building.
- **External impracticality:** The introduction of an external lift or ramp is not viable due to narrow pavement widths, level changes, and the adverse visual impact such interventions would have on the listed façade and streetscape character.

While the physical constraints prevent the provision of step-free access to the basement the stair is to be modified to comply with the Approved document (Part M) to be accessible for ambulant disabled persons.

In addition, staff will assist those who require help with access via the stair.

This statement and the supporting access drawing are submitted in support of the planning application to demonstrate that inclusive access has been given full consideration, balanced against the legal and physical limitations of this heritage asset.