

Works to 48 Princess Street, Manchester

139975/LO/2024

Listed Building Consent for external projecting signage, and internal alterations.
Location: 48 Princess Street, Manchester, M1 6HR

Architectural Method Statement

The works to the existing fabric of the building are as follows:

- External sign. This is detailed on 2337-210.
- The front door is to be retained and made good.
- The stairwell to the existing space is to be retained in its current form.
- The existing MF plasterboard ceiling is to be removed with a new MF ceiling to house service troughs to be installed. Details are shown on drawing 2337-301.
- There is minimal impact on the original fabric of the building. A small opening to an existing wall is required and is shown on drawing 2337-101, and 2337-002.
- The new partition walls are detailed on plan drawing 2337-101 and detail drawing 2337-302. They will not impact the original fabric of the building.
- The plant required for the kitchen is shown on the reflected ceiling plan and is to be fixed to the underside of the existing structure, making use of the existing vent positions. Details are contained within the submitted mechanical and ventilation report submitted as part of this application and on the reflected ceiling plan (2337-102).
- Photographs of all areas of the building (internal and external) affected by the proposal are contained within the submitted heritage statement submitted as part of this application.
- The signage applied to the windows are to be internally applied and vinyl lettering.

139974/FO/2024

Change of use to restaurant (Class E), external signage, internal renovations to a listed building.

In response to the queries r

1) A Crime Impact Lite Statement - this can be obtained from Greater Manchester Police Design for Security (tel. 0161 856 5912, or email: info@designforsecurity.org)

A crime impact statement was submitted on 9th April.

2) Please outline if there is access for disabled persons into the unit. If there are not, please outline in the Design and Access Statement all the options considered, and why these options are not feasible, including drawn information about each option considered. Please fully assess all options to provide full access. A staircase will only provide access for ambulant disabled people.

Drawing 2337-303 illustrates the options considered to incorporate a lift as part for the stairwell. The blue hatch illustrates the possible lift position shown on plan. Unfortunately, the area outside of the stairwell is beyond the demise of the property so cannot be utilised for to accommodate a lift.

3) Please provide a plan demonstrating how the servicing operates, the size of vehicles used and the frequency of servicing

The rear access stair, as shown on plan drawing 2337-101 will be used for daily refuse collection from the adjacent bin storage to negate the need for street bin storage. A private refuse collector is to collect bin storage daily from the access on Harter Street. The vehicle used will be an 11.5m long standard sized refuse vehicle.