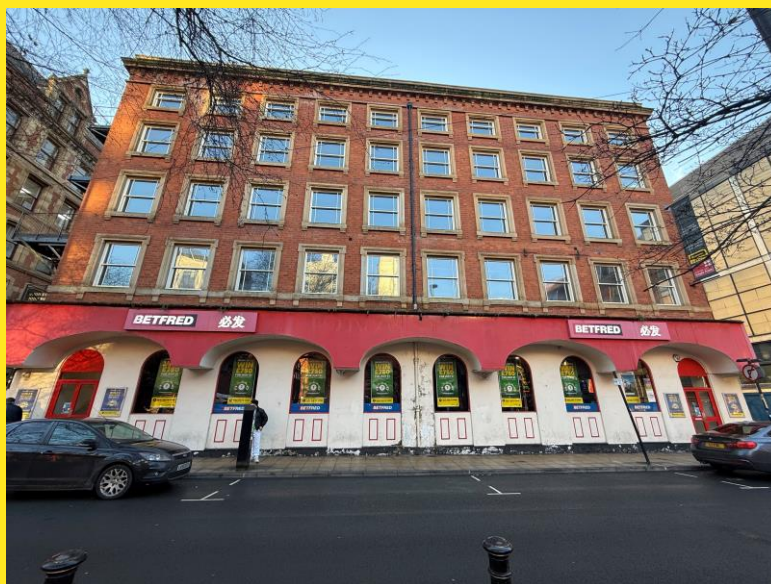


Forward thinking.
Straight talking.

Design & Access Statement

33 George Street
Manchester
M1 4HQ



January 2025



Gateley

VINDEN

1. INTRODUCTION

1.1. Introduction

- 1.1.1. This Design and Access statement has been prepared by Gateley Vinden in support of the planning application at 33 George Street for alterations to the existing façade at ground floor and lower ground floor (basement).

1.2. Site Description

- 1.2.1. The property comprises a 19th Century former warehouse which has historically been converted to provide office and retail accommodation over six storeys. The ground floor and basement is occupied by Betfred, with the upper floors providing office accommodation.



Site Plan

- 1.2.2. The property located in Manchester City Centre, within the George Street Conservation area and externally the façade comprises paint finished render to the lower ground floor and ground floor with red brick interceded by sandstone

ashlar perimeters to timber framed windows. The ground floor includes a timber canopy incorporating the Betfred signage and branding. The canopy is a later addition to original building concealing the original structure.

- 1.2.3. The building is rectangular in plan with elevations fronting George Street, Nicholas Street and St James Street. The building footprint occupies the entire site with a projecting balcony.

1.3. Heritage Asset

- 1.3.1. The property is not listed. The property is within a Conservation Area.

- 1.3.2. We assess that our proposed works will not have a negative impact in the site, nor will it have a negative impact on the area. The proposed revised appearance to the façade in addition to supplemental works has been carefully considered, and seeks to remove nonoriginal canopy alterations to the property. Following the proposed works, we consider removing this later addition will improve the aesthetic to be more in keeping with the original character of the building and surround property.

- 1.3.3. The additional works proposed to provide windows where previously removed to serve the basement will bring into use a currently empty basement which will in turn be available to serve the local community as a retail premises, when a Tenant is secured. The Tenant will be responsible for further bespoke fit out internally. The original columns and ornate features to the basement will be retained and refurbished as part of Landlord works, separate to this application.

2. PROPOSAL

2.1. Proposed Works

- 2.1.1. The purpose of the application is to improve the aesthetic of the property located in a conservation area. This will be achieved by removing unsightly Betfred branding which primarily includes a projecting canopy. Secondary purpose is to bring into use the lower ground floor (basement level) of the property which is currently a dilapidated disused space.

2.1.2. The proposed works include:

1. Remove existing red timber canopy fronting George Street and Nicholas Street. Replace with painted render to match retained elevation.
2. Remove Betfred existing signage and branding, replacing with alternative design.
3. Reinstate lightwells to serve lower ground floor with street level windows to match surrounding properties.
4. Reinstate previously removed side entrance to St James Street Elevation.
5. Change of use for lower ground floor / basement from Sue Generis (Betting Shop) to Class E (Retail / Office).

2.1.3. Drawings included to the planning application.

2.2. Materials

2.2.1. The proposed external aesthetic of the façade is designed to be appropriate to the area and in keeping with the existing materials and character of the building.

2.2.2. To enhance the appearance of the façade, it is proposed to remove the projecting timber canopy and the elevation will be rendered up the point of the sandstone cornice at first floor level as per the retained elevation. All colours to be agreed with the Local Conservation Officer.

2.2.3. It is proposed the existing doors and windows will be retained and refinished. Colours to be agreed with the Local Conservation Officer. Proposed colours included to the application drawings.

2.2.4. It is proposed the reinstated windows will be timber framed units to match the original building materials employed at the property. All glass will be suitably toughened safety glazing compliant with current Building Regulations.

2.2.5. It is proposed the new door to the St James Street Elevation will be a secure by design fire exit door steel door, colour to be agreed with the Local Conservation

Officer. It is proposed to offer greater security protection than timber alternative. Door to serve as secondary means of escape.

2.3. Access

2.3.1. The sites nearest train station is Manchester Piccadilly, and within walking distance. Numerous tram and bus routes are in close proximity. The proposal will not negatively impact traffic routes or cause disruption to surrounding areas.

2.3.2. Access will be provided to the lower ground floor by diverting the exiting stair access to the Betfred unit ground floor and redirecting to the lower ground floor. A partition will be formed to separate the spaces. The future occupiers will be responsible for ensure suitable access to the lower ground floor and compliance with the Equality Act as part of a Tenant fit out and obtaining building control approval.

3. PLANNING CONSIDERATIONS

3.1. Neighbours Impact

3.1.1. The proposals will have no adverse impact upon the surrounding properties. The proposed front elevation will improve the overall aesthetic of the property and enhance its external symmetry, making it more in keeping with the neighbouring properties.

3.2. Impact on Streetscape and Conservation Area

3.2.1. The proposals maintain the existing building line and therefore remains set back suitably from the public highway access. The new symmetrical façade will enhance the aesthetic of the property and the proposed rooflights are to match existing. Therefore, there is minimal but positive improvement to the streetscape.

3.3. Trees & Hedges

3.3.1. There are no trees that need felling in connection with the works.

4. CONCLUSION

4.1. Summary

- 4.1.1. We believe that these proposed works have no negative impact on the local area, and will be improvements. The alterations are all designed to be in keeping with the language and character of the surrounding buildings. All alterations are balanced in scale to the neighbouring extensions and will not have any effect on the neighbouring amenity.



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