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

Change of Use on Basement Level from existing storage area to proposed restaurant

Design and Access Statement

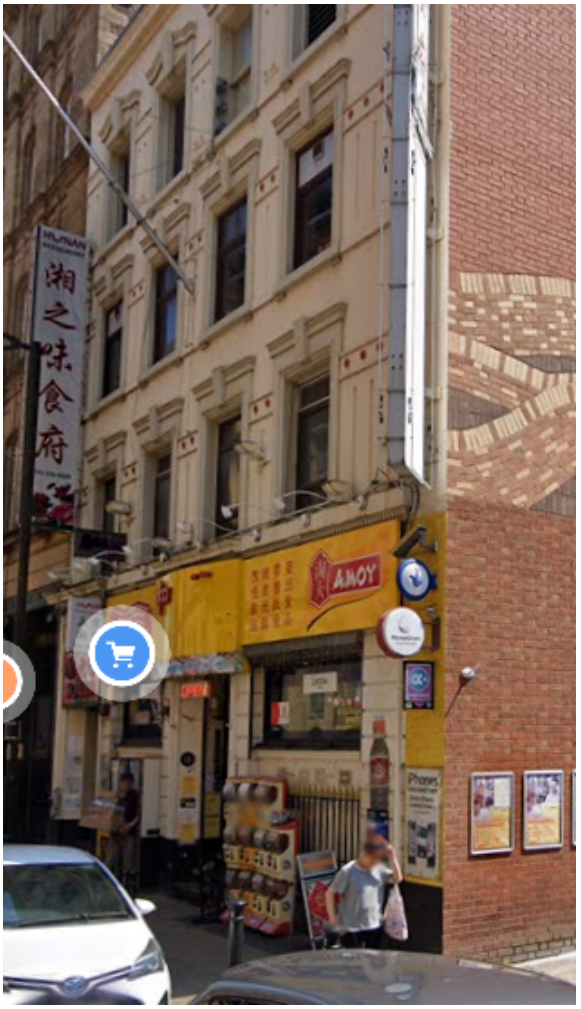


Introduction:

1. 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 Change of Use on Basement Level from existing storage area to proposed restaurant at the address of Basement Level of 19-21 George Street, Manchester, M1 4HE.
2. 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.

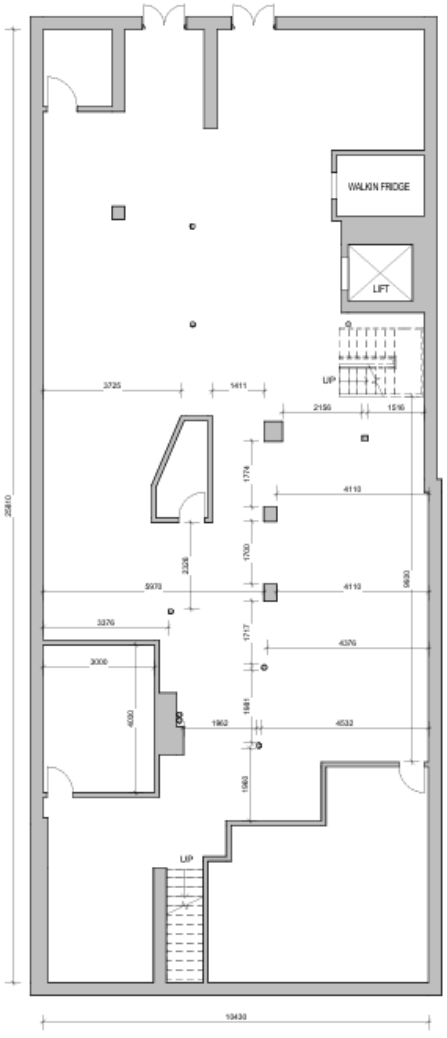
Site Description:

3. 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.
4. 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:

5. The proposed development will change the use from a former storage area to a restaurant area.



Existing Basement Floor



Proposed Basement Floor

Design Statement:

6. 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:

7. Internal changes to the layout will be made to facilitate the new restaurant area. All proposed internal walls will be stud partitioning, and new doors will be UPVC doors to maximise security. The existing bin storage area will facilitate the bins in order to keep up ventilation and hygiene.

Scale:

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

Appearance:

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

Access:

10. Access to the site will remain as existing, via George Street.

Impact on Neighbouring Amenity:

11. 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.