Document Name:	Design and Access Statement
Document No:	23045-PS02
Project:	23045 Whitworth Street
Address:	Apartment 64, Lancaster House 71 Whitworth Street Manchester M1 6LQ

Introduction

Drawmyextension.co.uk have been appointed to create a design and access statement as a supporting document for the planning application at Apartment 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ.

Existing Site

The existing property is a Grade II* Listed building located within the Whitworth Conservation area within Manchester City Centre. It is located on the junction of Whitworth Street and Princess Street and is a predominantly 7 storey building built of steel frame with terracotta dressing, with a series of ornate and varied window openings. The property was previously a warehouse which has been converted into numerous apartments, with access to the apartments via the main entrance to Lancaster House (Whitworth Street).

Site History including Planning History

Proposed internal secondary glazing and internal alterations
Ref. No: 127482/LO/2020 | Status: Application Approved

Other Relevant Planning History

Proposed internal secondary glazing and internal alterations
Ref. No: 127482/LO/2020 | Status: Application Approved

LISTED BUILDING CONSENT Conversion from disused office/warehouse into 71 flats, with elevational alterations
Ref. No: 31225 | Status: Application Approved

DETERMINATION BY THE CENTRAL MANCHESTER DEVELOPMENT CORPORATION 2 temporary advertising banners on front elevation of Lancaster House
Ref. No: 40475 | Status: Application Approved

Conversion of part of an office/warehouse building into 71 flats, with elevational alterations
Ref. No: 31224 | Status: Application Approved

Proposal

The proposed works are internal alterations only and will not include any external amendments. This will result in the proposal not having an impact upon the listed building, or any of the other listings in the area, allowing the proposed works to have zero impact upon the street scene or conservation area. The internal works that will be carried out is the removal of partition walls to utilise the space/daylight of the existing building, but these works will not impact any of the buildings structural walls or require any structural alterations, again, resulting in no impact upon the properties listing or any listings of neighbouring properties.

Design

The design of the proposed works results in internal alterations only to be made which avoids the need of any external alterations, therefore no impact upon the buildings listing, the aesthetic of the property from the exterior and no impact upon the conservation area.

Size, Scale and Massing

The size, scale and massing of the property is as existing, the proposal will not affect this.

Access

The access to the property is as existing, the proposal will not affect this.

Planning Policy

The internal alterations shown in this application would normally be deemed as “permitted development” (not requiring planning permission) within residential properties in ordinary circumstances. As the property is listed and within a conservation area a planning application is required.

Conclusion

For the reasons provided above, we believe the proposed work to comply with all planning policies/guidelines and as such, Planning Permission should not be required to carry out the works.