

Design and Access statement

Unit 1, 2 and 3, 26 Princess Street, Manchester, M1 5LB

Proposal for change of use from existing three single
apartments (C3(a)) into one beautician & premises (Sui
Generis)

1. INTRODUCTION

1.1 We have been appointed to submit an application for Unit 1,2 and 3 of 26 Princess Street, Manchester, M1 5LB for a change of use from existing 3x single dwellinghouses (C3(a)), into a beautician (Sui Generis).

1.2 This Statement sets out an assessment of the proposals against relevant planning policies.

1.3 The application is accompanied by the following plans:-

- Site Location Plan;
- Existing and Proposed Block Plan;
- Existing Floor Plans;
- Proposed Floor Plans;
- Existing and Proposed Elevations;
- Waste Management proforma;

2. The Existing

2.1 The existing application site comprises a mixed-use building in the city centre of Manchester. The ground floor of the building consists of three self-contained apartments with a commercial unit, occupied as a bakery. The three apartments shared a main entrance from the street level which is separated from the bakery entrance.

2.2 The site lies within the defined Manchester city centre and outside of any Conservation Area designation. There are no proposed physical alterations to the appearance of the side, front and rear elevations; the proposals will have no impact whatsoever on the setting of the Listed Building.

2.3 In terms of sustainability, the site is in a highly accessible location within walking distance of Manchester Piccadilly station and Manchester Victoria train station together with Manchester City Centre and significant areas for employment opportunities and for meeting day to day needs without the need for private vehicles. The site is within walking distance of all facilities needed for day to day living including convenience stores, doctors, chemists, public transport etc.

2.4 The proposals involve a merger between the three self contained apartments (C3(a)), and a change of use into a beautician (Sui Generis).

2.5 Disable access is available through the entrance on the side elevation, into a communal hallway which is equipped with a stairs lift, to enable easy access for the wheelchair users into the proposed merged unit.

2.6 New CCTV system is proposed to be installed at the communal area at the side elevations.

2.7 Both the main entrance fronting Princess Street, and the side entrances are locked at all times and equipped with an intercom system, which restrict any unauthorised access into the building.

3. CONCLUSIONS

3.1 The application proposals involve the change of use from existing 3x single dwellinghouses (C3(a)), into a beautician (Sui Generis). The proposal involves no material physical alterations to the external appearance of the building. It is located in a highly accessible position with ready access by foot to Manchester City Centre, a wide range of shops, services and facilities, employment opportunities and public transport routes including bus and train.

3.2 By merging the three units into one, the proposal reduces much of the communal areas, and therefore promotes greater security to the building. The change of use also effectively eliminates any residential uses for the ground floor of the building, which is arguably a less desirable planning use of such a part of the building. The overall proposal brings a positive effect in the planning balance.

3.3 When assessed against the relevant policies of the Manchester City Council's Adopted Plan, the proposal is consistent with or supported by each of the relevant policies. Similarly, the National Planning Policy supports the proposals.

3.4 There are no material considerations which would suggest that a decision contrary to the relevant policies of the Development Plan should be taken.

3.5 In such circumstances, we believe that permission should be granted for this proposal.