

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT
FOR CUSTOMER AREA ALTERATIONS
AT

WETHERSPOONS
PICCADILLY HOUSE
49 PICCADILLY
MANCHESTER
M1 2AP

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application for Listed Building Consent at: Wetherspoons, Piccadilly, Manchester. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

The Piccadilly area of Manchester is a prominent part of the city centre.

The area acts as a main gateway into the city including the significant points of infrastructure such as Piccadilly train station, central retail and commercial establishments, restaurants, hotels and the green feature of Piccadilly gardens.

3.0 Design

3.1 Amount

The application relates to the raised customer area and existing masonry wall towards the rear of the ground floor customer area. The raised area is to be cut back and the wall is to be partially demolished to open up the customer area.

3.2 Layout

The layout of the building will be slightly affected on the ground floor by the proposal but will not alter the overall format of the existing building.

3.3 scale

The overall scale of the building will not be affected by the proposals.

3.4 Appearance of the Development

The proposal intends to open up the rear of the customer area and improve the operational capability of the ground floor customer area.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected by this proposal.

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with ramped access available.

4.3 Signage

The signage is to remain as existing and should comply to the current regulations.

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