

Design, Access & Heritage Statement

111 Deansgate, Manchester. M3 2BQ

New projecting sign to existing coffee shop unit



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1. Introduction

This Design, Access & Heritage Statement has been produced to support an application for Listed Building Consent for a new projecting sign at 111 Deansgate.

2. Location

The unit is located on Deansgate in the centre of Manchester and sits on the ground floor of Queens Chambers, a building that occupies a City block bounded by John Dalton Street, Deansgate, Back King Street and Ridgefield.

The original block of Queens Chambers dates from 1876 and was designed by Pennington and Bridgen. The building is listed to Grade II.

3. Listing

SJ8398SE DEANS_GATE 698-1/27/104 (East side) 03/10/74 Nos.105 TO 113 (Odd)

GV II

Includes: Nos.5 TO 15 JOHN DALTON STREET. Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriels to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply-pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but assymetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.

Listing NGR: SJ8368398258

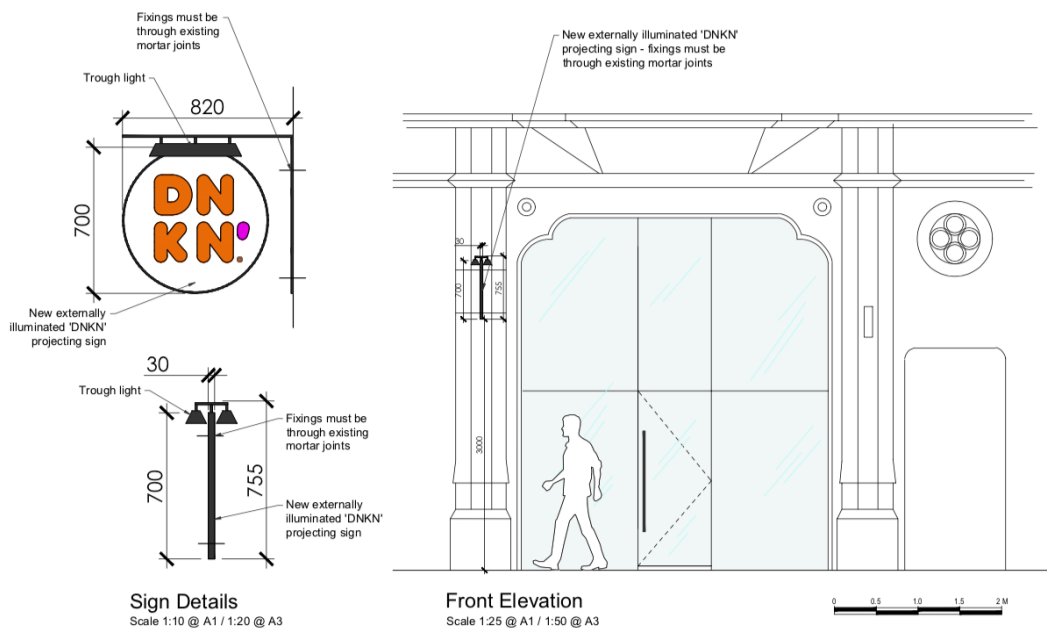
4. Amount

The proposal is to install a single externally illuminated projecting sign to the left hand side of the main glazed frontage, it appears all the other units within this block and surrounding buildings have one already installed in similar locations.



5. Design

The simple circular form of the projecting sign with external illumination and the proposed colours & finishes of the signage have been designed to fit within the proposed Dunkin' brand guidelines whilst not detracting from the overall building elevation.



6. Access

The unit is located centrally within Manchester City Centre, close to public transport infrastructure and numerous car parks.

7. Conclusion

A new illuminated projecting sign would help to increase the visibility of the unit within a busy and competitive high street location.

Author: **Rachel Skinner** BA(Hons) Senior Interior Designer
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