

Design, Access & Heritage Statement

77 Piccadilly, Manchester. M1 2BU

Signage Alterations to Former Cafe



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1. Introduction

This Design, Access & Heritage Statement has been produced to support an application for Listed Building Consent for Signage Alterations at 77 Piccadilly.

2. Location

The property is located on Piccadilly in the centre of Manchester. It faces a busy thoroughfare running between Piccadilly station and Piccadilly Gardens.

The building is Grade II Listed and the relevant extract is included below.

3. Listing

77-83, PICCADILLY

SJ8498SE PICCADILLY 698-1/29/291 (North East side) 20/06/88 Nos.77 TO 83 (Odd)

GV II

Restaurant, shops and warehousing. Dated 1877 in gable; by Clegg and Knowles. Sandstone ashlar and stucco (probably on iron frame), slate roof. Rectangular plan on corner site. Eclectic style with Aesthetic Movement features. Four storeys and attic, 4 unequal bays (3, 4, 2 and 2 windows), plus canted corner to right; with plain pilasters, raked sills to all floors, coved pargetted eaves richly decorated with leaves and fruit, parapet interrupted by wide half-hipped attic to 2nd bay and octagonal wooden corner turret with steeply-pitched roof. Ground floor has shops with original stone surrounds (altered windows), segmental-headed doorway to 2nd bay; upper floors have running arcaded windows, all with shafts which have foliated caps, those at 1st floor stilted square-headed, those at 2nd floor stilted segmental-headed, and those at 3rd floor 2-centred arched. Large dormer with transomed 16-light window and large lettering "1877" under projected verges with spindle-work in the apex; right-hand parapet terminated at a seated rustic figure; octagonal corner turret like a garden summer-house. Slab chimneys. Tiled entrance hall.

Listing NGR: SJ8457998225

4. Amount

The existing shopfront, fascia panels and retractable canopies will be retained in their existing format but updated to suit the proposed Dunkin' brand and a new internally illuminated projecting sign is proposed between the 2no fascia panels.

5. Design

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 site currently has a low level step to gain access to the building and this will remain the case, assistance will be provided by staff when necessary.

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