

LIND | STUDIO

Design & Access Statement

Application for Full Planning and Display of
Advertisements at the ground floor
commercial unit of 58 King Street.

Project Reference:

58 King Street, Manchester

Prepared for:

PRMN Holdings Ltd

Revision:

9th March 2020

Planning Submission

1.0 Introduction & Context

The proposal involves the redesign of 58 King Street ground floor shop frontage. The site is located on King Street, with rear access from South King Street. The building is not listed, however is located within St. Anne's Square Conservation area.

2.0 Use / Amount

The proposed frontage will work in conjunction with the Change of Use application 127024/FO/2020 from shop (Use class A1) to Nail and Beauty Bar (Sui Generis), approved 25th August 2020. The proposals involve changes to the appearance of the ground floor elevation and the inclusion of an external pavement seating area to be used during opening hours of service.

3.0 Layout & Scale

The elevational treatment is limited to the ground floor shop frontage leaving the upper floor elevation unchanged.

The proposed external seating proposes to extend to the edge of pavement, and bound by the width of the 58 King Street frontage. Taking precedent from similar frontages on the street such as *Elgato Negro Tapas*, the seating area intends to add to the already animated pedestrian street frontage.

4.0 Appearance & Palette



The proposal involves redesign the existing frontage. The proposals intend to align with the aesthetic of the 'Nail'd It London', drawing clear palette tones from the brand. See drawing al(05)0003 for full details.

5.0 Signage

The proposed signage intends to be both sophisticated and subtle in appearance, with all lettering remaining unimposing on the frontage. See drawing al(05)0004 for full details.

6.0 Access

The application will not affect access to the development.

The proposed seating area will extend to the edge of the pavement, however looks to take advantage of the already pedestrianised King Street for public access around this area. See drawing al(05)0005 for full details.