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Design & Access Statement

1	**Type of Application** Full application
2	**Location of Proposed Development** Affleck's Palace 52 Church Street Manchester M4 1PW
3	**Description of Proposed Development (as drawings illustrate)** Construction of lightweight timber wall to recess within lightwell. Construction to facilitate installation of new service riser to building.
4	**Date of Preparation** 24th April 2008
5	**Date of Any Amendments** N/A
6	**Applicant** Bruntwood Estates Ltd City Tower Piccadilly Gardens Manchester M1 4BD Tel: 0161 233 7848
7	**Agent** Savills Commercial Ltd Fountain Court 68 Fountain Street Manchester M2 2FE Tel: 0161 2777249 Fax: 0161 2280544 Email: mcrews@savills.com

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8	**Assessing the Context of the Site (site context, access audit, scale, sensitivity, community, consultation, conservation etc.)** The building is located within the Manchester Northern Quarter Conservation Area, however, following discussions with Dave Robinson (conservation officer) it was determined that the removal of the fire escape did not amount to demolition and therefore conservation area consent was not required. The works do not impose on any access statement implemented by Bruntwood Estates. We have undertaken brief discussions with Manchester City Council who
9	**Design Principles and Concepts Applied to the Proposal**
9.1	**Use:** Multi occupancy retail building
9.2	**Layout:** Within lightwell to centre of building as shown on drawing
9.3	**Appearance:** The new service riser is to be clad externally with vertical cedar timber to provide a modern contrast to the existing façade without adversely affecting the buildings character and appearance.
10	**Approach taken to Access** Due to the nature of the works an approach taken to access is not required.
11	**Commitment to maintaining a relevant Access Statement** N/A
12	**Design and Access Standards and Guidance followed to prepare the Design and Access Statement** N/A