Planning Statement

Electric Casino @ Manchester

The building dates from 1880 & was originally probably a warehouse for Textiles etc, the lower part of the building is from Ashlar stone which has been painted cream.
The remainder of the building will not be affected by the new signs & will remain as is.
The entrance is a more up to date glass with aluminium frame construction.

Item 01
This is a set of Individual letters internally illuminated by L.E.D. lights this will be fixed to the glazing bars above the entrance door it is set back from the building frontage app 1.4m.
As it is set back it does not dominate the characteristics of the listed building.The format of individual letters & its position over the entrance also complies with Manchester design guide for commercial frontages 4.1.2 & 4.1.3.

Item 02
A small projecting sign that sits comfortably on the building & again does not impact on the listed building it is only 30mm deep & above the regulation height of 2.44m.
It is in line with the individual letters so as to comply with Manchester design guide for commercial frontages 4.1.2 & 4.1.3.
The small spotlights are led illumination & are compact & discreet.
Both signs are appropriately sited & of a suitable size all in accordance within the Government guidelines note 15 Planning & the historic environment.