DESIGN AND ACCESS STATEMENT

DESIGN STATEMENT

1. USE OF THE BUILDING

The existing Grade 2 listed building has B1 overall office use. The Basement is occupied by the administrative headquarters of Delusion Clothing.

2. SCALE AND AMOUNT OF DEVELOPMENT

Development is restricted to the following key operations:-

- Replacement of the existing dilapidated and incongruous entrance door and surround details with a new entrance design to be more in keeping with the historic character of the building

3. LAYOUT AND APPEARANCE

EXISTING





EXISTING LOWER GROUND FLOOR ENTRANCE AND IN CONTEXT OF THE STREETSCENE

The existing lower ground floor entrance design sits as an incongruous element within the regular arched façade of Newton Street.

Architecturally, the construction is set close to the face of the building as opposed to being inset within the arch structure and the patch-work of elements which have been modified and constructed over the years do not form a unified design which enhances the arched architectural feature.

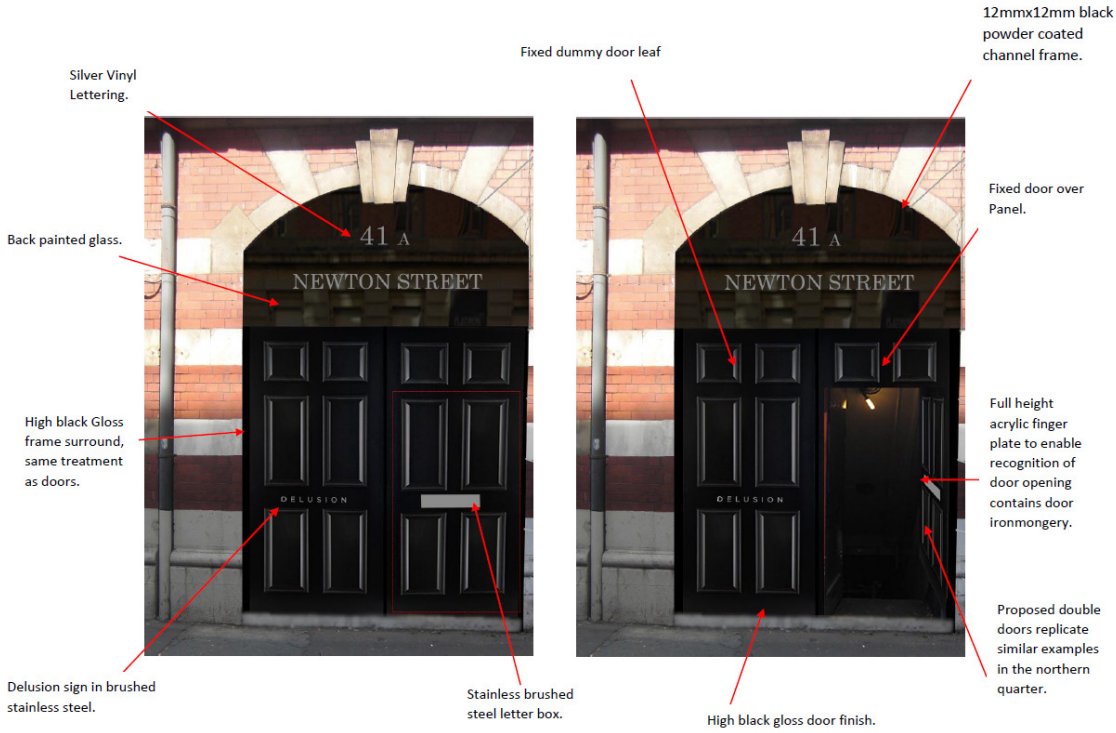
There are several physical constraints which prevent the proposed structure being set back into the arch as would be the preference. These reasons have been discussed at length with the City Council Conservation team under previous application ref. 103120/LO/2013

primarily those reasons are:-

- The ground floor tenancy demise directly abuts the overhead arch, that demise is not within the control of this application

- Services to the ground and upper parts of the building run directly behind the existing cladding which does not permit the utilisation of the void to provide an opportunity to set-back new proposals within the arched stonework.

PROPOSED.



From discussions held with the Design and Conservation panel, the option presented, failing the ability to provide a glazed solution, is to provide a replica of the existing entrance.

From historic records, we have deduced that, in all probability, there was no entrance at this location but a window opening similar to the adjacent pattern of fenestration. This is reinforced by the fact that the doorway onto the ground floor on Newton Street would then be a central door balanced either side by 2 sets of windows.

Given that there is no existing entrance from which to base a design from we have elected to replicate the original panelled door design on the Dale Street elevation and is an indigenous design typical of similar doorways in the Northern Quarter. The use of a high gloss finish in black and a back painted black glass over-panel is a design feature to reflect the surrounding original detailing to alleviate the fact that the elements are located close to the façade faces.



EXISTING DALE STREET PANELLED ENTRANCE DOORS

ACCESS STATEMENT

Previous Application and Consent reference 093683/FO/2010 included a detailed study of options relating to disabled access. This was concluded and the principles were approved under that consent.

As the material circumstances and details relating to the principles of access have not changed, we have appended our original submission details on the basis that these are still acceptable as proposals for this application.

Accordingly we submit .pdf drawing references DDA Audit and DDA proposals 102 for consideration.

It is envisaged that a disabled call button will be located on the façade of the building in close proximity of the door. This will allow the methods of disabled access outlined in the original submission to be used.