Design and Access Statement

The former Courthouse Building, Deansgate, Manchester

1.0 Introduction

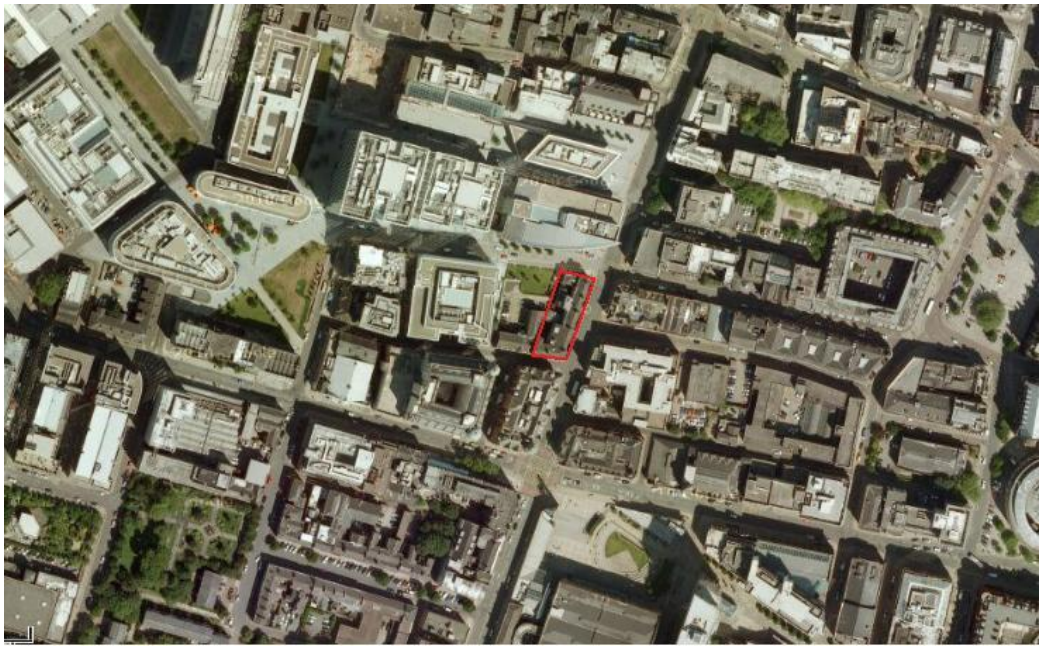
1.1 This Design and Access Statement has been prepared by NJL Consulting, on behalf of The Oddfellows in support of an application for Listed Building Consent for the display of a company logo on a flag attached to an existing flag pole at the former County Court Building, Deansgate, Manchester.

1.2 The Statement is set out in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 in regard to Design and Access Statements. In addition, information relating to the production of Design and Access Statements from the Department for Communities and Local Government Circuler (DCLG Circular published in June 2006) 'Guidance on Changes to the Development Control System' and later 'Guidance on information requirements and validation' published in March 2010, have both been taken into account within the preparation of this Statement.

2.0 Site Context

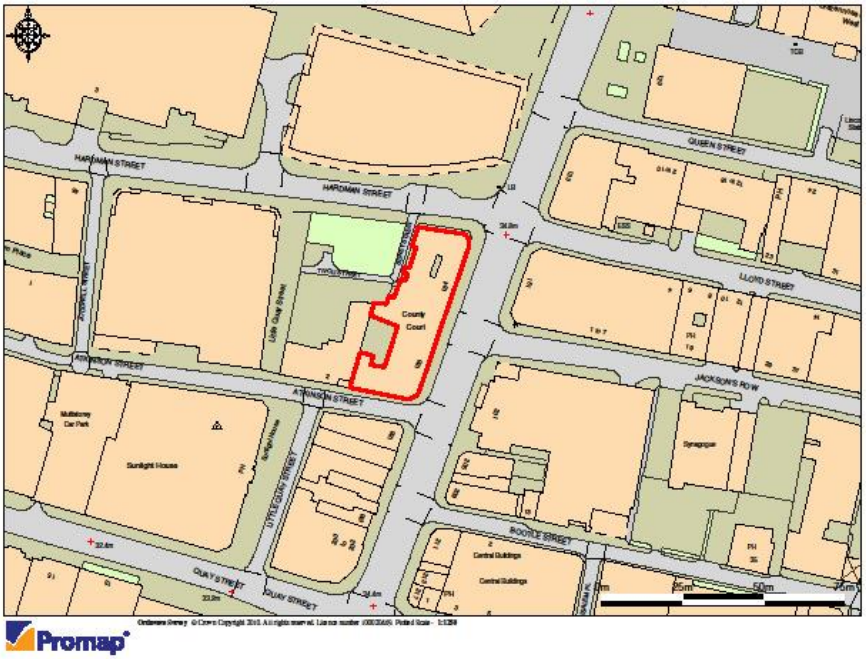
2.1 The planning application site is located on Deansgate Manchester (as shown in Figure 1). The building is Grade II Listed and situated within the Deansgate and Peter Street Conservation Area. The building was formally used as a County Court building and was vacated following the relocation of the County Court to a purpose built premises in Allied London's Spinngfields in October 2007.

2.2 The area of the site is approximately 0.11 Hectares. It is situated in the core of Manchester City Centre, to the north of Castlefield, to the south of the retail core, to the east of the River Irwell and to the west of St. Peter's Square. The site sits in an important gateway into Spinningfields Business District which is the financial and professional services centre for the North West of England.



(Figure 1. Aerial photograph)

2.3 The building was originally built in 1896 and was divided in two separate units. It was used as an Inland Revenue Office (184) and High Court Registry (186). The two separate units within the building were adjoined in 1974 and were occupied by the County Court until its relocation and has remained vacant until it was acquired by Henry Boot Developments Ltd in August 2008.



(Figure 2. Location Plan)

2.4 The building is bound by Atkinson Street to the south, Little Quay Street to the west, Hardman Street to the north and Deansgate to the east. The Royal Bank of Scotland Building neighbours the site to the north, the Grade II Listed Royal London Building neighbours the site to the south, Elliot House which currently houses Manchester City Library and 201 Deansgate, occupied by Evans Cycles and AIG sit opposite the site to the east and Invicta House abuts part of the building to the west.

3.0 Development Proposal

Overall Strategy

3.1 The listed building application proposes the display of the company logo on a flag which will be attached to an existing flag pole. The existing flag pole is to be retained. It is intended for the sole use of The Oddfellows Society and the intention is to display a flag of the society's historic logo.

3.2 A separate and associated application for advertisement consent is currently under consideration by the Council (application ref: 103968/AOH/2013).

3.3 The details of the signage strategy have subsequently been discharged as part of an application to discharge pre-commencement condition 14 and condition 3 attached to planning permission ref: 098411/FO/2012/C1 and listed building consent ref: 098412/LO/2012/C1 respectively. The details of the signage strategy were approved by letter received from the Council (Angela Leckie), dated 30th August 2012

3.4 Chapter 4 - 'Signage Strategy' of Hurd Rolland's 'Discharge of Pre-Commencement Conditions' document sets out the proposed signage strategy for the building. The approved strategy confirms how the proposed flag fits in with the approach to be adopted for the building as a whole.

3.5 Paragraph 4.5.2 of the document confirms, 'The existing flagstaff is to be retained and fully refurbished – it is intended for the sole use of the Oddfellows Society and the intention is to display a flag showing the society's historic logo. Access is via a second floor rest room for raising / lowering the flag – it is intended at this location only that the existing window has its opening mechanism replaced/repaired for this

purpose. Details, once agreed, of the flag to be displayed will be submitted to the local authority'.

The Proposed Flag

3.6 The proposed hanging of the flag will be on the front elevation above the number 186 Deansgate entrance at second floor level.

3.7 Access to the pole for raising and lowering the flag is via a second floor rest room window, the opening sash mechanism of which has been retained and repaired for this purpose.

3.8 The size of the flag will be 5ft by 3ft with the logo central to the flag measuring approximately 120cm by 30cm. The flag will be made from double sided woven polyester (See Figure 3.).

3.9 The weight of the flag will be approximately 3kg.

3.10 The existing flag pole and fixings to the existing building have been retained as part of the wider redevelopment of the building. The fixings to the building (which comprise of a base plate, shoe, bracing stays and 2 wall brackets) have been repainted in a black gloss colour, to replicate the existing finish. The pole and decorative finial have been taken down, cleaned and reinstated as part of the wider cleaning of the existing building façade during spring 2013.

3.11 The flag pole itself measures approximately 300cm x 9cm diameter. No other works to the existing building are required in order to secure the proposed flag. An independent inspection by the redevelopment's CDM coordinator has noted that the existing halyard, pulley and bracket which allow a flag to be raised onto the pole are not suitable for re-use due to corrosion of the pulley and decay to the halyard rope. These elements therefore require replacement – a new halyard, pulley and rope will therefore be installed to allow a flag to be raised and lowered. It has also been recommended that an annual inspection of the flag pole and flag fixings is undertaken by the occupier.



(*Figure 3. Flag Specification)*

4.0 Summary

4.1 This statement has demonstrated that the proposed application for Listed Building Consent for the display of the company logo on flag that will be attached to an existing flag pole at 184-186 Deansgate, Manchester has been carefully considered.

4.2 There will be no adverse impacts to the building as no alterations are required to the existing building or flag pole with the exception of the replacement of the mechanism to allow a flag to be raised and lowered (as the current fixings are unsuitable for re-use).