

DESIGN & ACCESS STATEMENT
for
New Shop Signage & External Alterations
to
Listed Building
at
65 Princess Street
Manchester
for
JML Developments Ltd



9 MERSEY ROAD
SALE
CHESHIRE
M33 6HL
0161 973 9391
07801 474646

1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared on behalf of JML Developments Ltd in support of a Listed Building Consent for new shop signage and external alterations at 65 Princess Street, Manchester M2 4EG. The existing office space at first and second floor are to be retained.

1.2 The application is submitted in full and is supported by the following drawings and reports:-

202502 / OS1	Site Location Plan
202502 / OS2	Proposed Site / Block Plan
202502 / Sign 1	Proposed Front Elevation
202502 / Sign 2	Photo views – Existing & Proposed

1.3 The purpose of this statement is to provide a brief description of the proposed sign and external alterations.

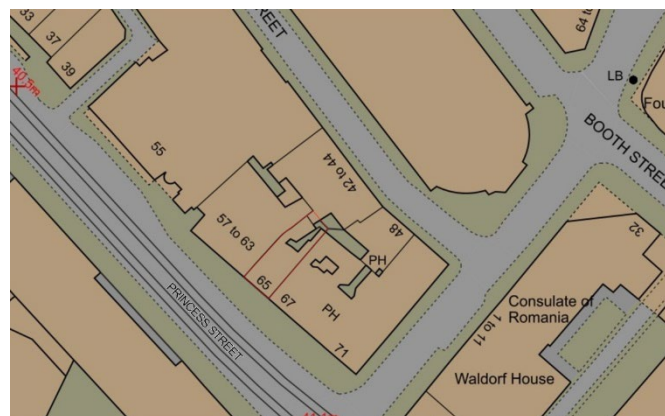


View of the Site on Princess Street

2.0 SITE OVERVIEW

Site Context

- 2.1 The site is located at 65 Princess Street, Manchester, National Grid Reference: SJ8396698081 and lies within the Albert Square Conservation Area.
- 2.2 The property is Grade 2 Listed under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historic importance. Listed Entry No. 1247388
- 2.3 The property as Listed between no.65 – 71, is a row of 4 former town houses, now shops, drinking establishment and office dating back to the 18th century, red brick with some sandstone dressing, double depth plan, each former house single fronted with back extensions, three storeys over cellars.
- 2.4 The total site area within the boundary walls is 92m². The area footprint of the building on the site is 75m². There is an open courtyard to the rear of the property which is fully surrounded by adjacent buildings with no direct access to the street scene or for suitable location for waste refuse storage.
- 2.5 Externally the building is very much how it was when first constructed in the late 18th century although altered at ground floor with a 20th century shop front insertion which is still evident today. The upper floors also have altered glazing, which utilises the existing sills and heads to the window openings. The architectural interest of this element of the listing is diminished through the loss of classical detailing



Site Location Plan

3.0 SCOPE OF THE WORK

- 3.1 Planning Permission and Listed Building Consent has already been approved for the change of use of the building into a new whisky bar.
- 3.2 This new Listed Building Application is for the proposed new shop signage and painting of the existing tiles to the front elevation.





[Existing Photo View NO Signage]



Proposed Photo View with New Signage
& Existing Tiles Painted Dark Grey

7.0 CONCLUSION

- 7.1 This brief document demonstrates that there is sufficient information to comprehensively understand the impact of the proposal on the heritage asset and the Listed Building.
- 7.2 Both the signage and painting of the tiles has been discussed and approved in principle with Jennifer Atkinson prior to this Listed Building Application and within the Conservation Area.
- 7.3 In summary, it is considered that the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met.
- 7.4 It is therefore recommended that the application is permitted subject to achievable conditions.

PHD Design

August 2025