

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY
APPLICATION FOR LISTED BUILDING CONSENT

FOR
THE INSTALLATION OF NEW CONDENSERS

AT
THE PARAMOUNT
33-35 OXFORD ST
MANCHESTER
M1 4BH

Document Revision

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1.0 Introduction

1.1 Purpose and Format

This Design and Access Statement has been prepared as part of an application for planning permission for alterations to the subject property on behalf of JD Wetherspoon PLC. LBC is required to be submitted alongside prior application (10.07.2025) as the rooftop plant deck is situated on no110-144 Portland Street which has Grade II status.

The statement assesses and evaluates the site and its context, to record the local character and circumstances. It provides a description of the proposal and explains the principals and concepts that have informed the design development.

The proposed works regard the installation of new condenser units and ducting to the roof top plant area.

2.0 Location

2.1 Manchester

The Paramount, Manchester is a Wetherspoon pub located at 33-35 Oxford Street, Manchester, M1 4BH. It's situated in the heart of Manchester city centre, close to St. Peter's Square. Oxford Street has a rich history, evolving from a Roman road to a bustling corridor flanked by commercial and entertainment venues. The street transitions from Oxford Rd at the River Medlock. The nearby Oxford Rd railway station opened in 1849 and still remains a vital piece of infrastructure which connects Manchester city centre to surrounding northern cities as well as the capital London. The street itself is still a busy thoroughfare today, occupied by a range of mixed uses such as educational institutions, businesses, and recreational and cultural venues.

2.2 Building History

The pub is housed in a building that was once part of the historic Paramount Theatre, later converted into the Odeon Cinema. Works to the building will be managed in relation to the *Planning Act 1990*.

2.3 Use

The building was historically the Paramount Theatre before it was converted to a cinema and later a JD Wetherspoon Free House. The proposed works will not impact on the current use of the site.

3.0 Design



Figure 1-2 (Left) 4no. existing MITSUBISHI ELECTRIC PUZ-ZM250YKA2 and (right) 2no. new PUZ-ZM125YDA units.

3.1 Proposed Works

The proposed works are to relocate 4no. existing condenser units and install 2no. new condenser units (as specified above) to the rooftop plant area of the public house. These units are to be consolidated, and grouped together, mounted on a 'big foot' frame system. Details of the proposed condenser arrangement have been submitted along with the planning application, refer to drawing [2459 M102 Rev 0]. A new tray will be installed to support the ducting run which will direct the refrigeration pipework into the existing rooftop plant room, and down a riser within.

3.2 Amount

The application relates to existing plant machinery elements of the building and does not increase any floor space or create any additional area. The approximate area of the proposal-specific site is 8 SqM and the condenser units are to be grouped together to minimise their footprint.

3.3 Layout

The layout of the building will be unaffected by the proposed works.

3.4 Scale

The overall scale of the building will not be affected by the proposals.

3.5 Appearance of the Development

The works propose to relocate the existing JDW condensers and install 2no. new. These are, and will remain located within the existing rooftop plant area. This area cannot be seen from ground level or any public road as it is situated behind the parapet wall at roof level. The proposal is not deemed

to have any significant visual impact on the property and the alterations will be negligible with regards to the building's appearance.

4.0 Access

4.1 Approach/Entrance

The approach/entrance will not be affected by this proposal.

4.2 Entrance Doors

The entrance doors will remain as existing.

4.3 Signage

The signage is to remain as existing and should comply to the current regulations.

5.0 Conclusions

The current and future use of this building is to be retained.

The proposed works which require planning consent relate to the existing roof top plant area and plant room. The condenser units will occupy an area of around 8 SqM and 4no. of the 6no. total which will serve JD Wetherspoon The Paramount are pre-existing units being re-positioned. The works will not be visible from street level / public roads and are considered to be negligible in terms of impact upon the appearance of the building. The development is not considered to affect the historical value of the fabric at no110-144 Portland Street as non-original plant and mechanical equipment is pre-existing to this area of the building's roof.

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