DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site –
31 Princess Street, Manchester M2 4EW

List Description
Grade II listed building

Proposed Development or Works–
Install a sign to advertise our business in the building. This will be a white steel diamond shape on a white arm projecting from the building.
This sign will have a pink PVC vinyl face which will display the company logo only.

Consultation -
We have consulted with the building landlord and other tenants in the building.

HISTORIC BUILDING CONSERVATION ISSUES

The building consists of shops and offices. Probably c.1880-90; altered. Sandstone ashlar (roof concealed). Narrow rectangular plan at right-angles to street. Venetian Gothic style. Four storeys, 4:2:4 windows, symmetrical; plinth, string course over 1st floor, sill-bands to 2nd and 3rd floors, bracketed cornice, and arcaded parapet with central pierced gablet flanked by pinnacles. The ground floor has a moulded segmental-arched doorway with double doors and stained glass overlight lettered "31", flanked by large rectangular shop fronts with altered glazing and doorways; the upper floors have arcaded sashed windows, those at 1st floor with raked sills and shaped heads, and bands of squared tracery over (and those in the centre with a cornice on carved brackets); those at 2nd floor with arched heads from which rise mullions to delicately-patterned panels, over which in turn are chunky corbel-tables; and those at 3rd floor with recessed trefoil lights in 2-centred arches.

We feel the proposed sign fits in well with the modern style of the surrounding retail units whilst remaining unobtrusive enough in design and size to not detract from the historic interest of the building.

Setting –
The proposed sign will be sited in an area that has previously been used for a similar sign (Swinton Insurance). It is located to the left of the entrance door to the office space at 31 Princess Street and this is flanked by retail units left (Hampton & Vouis Coffee shop) and right (Clarity's Hairdressers)

ACCESS COMPONENTS

Degree of access -

The main building and surrounding retail units will remain accessible to all users, including users with a disability.
Emergency access- Emergency services will have access to the main building and surrounding retail units