

23rd April 2025

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Team,

SITE: PIZZA EXPRESS, 3A THE TRIANGLE, EXCHANGE SQUARE, MANCHESTER, M4 3TR
DESIGN AND ACCESS STATEMENT

Use

Restaurant

Amount

Not applicable. Our application is for signage / advertisements to the ground floor elevation, and we are proposing no other development to the site with this application.

Layout

Please refer to drawing nos: 597029-1,2,3,4 and block plan no: 597029-5. Please also refer to Visual Rev D.

Scale

Not applicable. Our application relates only to the installation of signage / adverts on the ground floor of an existing building. We are not proposing any new buildings as part of this application.

Landscaping

Not applicable. Our application relates only to the installation of signage / adverts.
No new landscaping is to take place or any existing landscaping impacted upon as part of this application.

Appearance

Please refer drawing nos: 597029-1,2,3,4 and block plan no: 597029-5. Please also refer to Visual Rev D

1 ILLUMINATED TAKE AWAY SIGN – Folded and welded 1.2mm descaled stainless steel rim and return is finished satin black. Rim is fitted with a 6mm toughened glass face backed by a 5mm opal 030 acrylic panel. Acrylic panel is to have a black vinyl cover with pink translucent text. Screw fixed to the wall and fitted with low energy cool white LEDS for internal illumination.

Registered in England No. 3028486

Hille Business Centre, 132 St Albans Road, Watford, Hertfordshire, WD24 4AE

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LIGHTLINES BEHIND GLAZING WITH 1 SET OF TEXT BACK TO BACK ON GLAZING – To replace existing. Letters are in two parts with one part bonded to the front of the glazing and one part bonded to the rear of the glazing. Flat cut 10mm opal 030 acrylic fronts are fitted to the front of the glazing with clear VHB tape. Back parts are built-up 1.2mm descaled stainless steel backs and returns which are finished black. Built-up backs are fixed over rebated 5mm opal 030 acrylic which is bonded to the rear of the glass with clear VHB tape. The back parts are fitted with low energy warm white LEDs to provide face illumination of the front parts and halo illumination through the glazing gap. Twelve straight lengths of light lines are fitted around the window frame on all four sides. Light lines are screwed to the mullions on the inside of the glazing. Light lines are black ali channel extrusions with 15mm opal 030 acrylic snap fit diffusers. Channels are fitted with low energy warm white LEDS for illumination.

EXTERNALLY ILLUMINATED PROJECTION SIGN – To replace existing. Flat cut 8mm ali panel is finished satin black and hangs from swing blocks which are welded to a black steel projection arm. Inset Ivory RAL 1015 vinyl disc is applied onto both faces with black printed graphics. Sign is externally illuminated by two black troughs which are fitted with low energy warm white LEDS.

Our design team have looked at all aspects of upgrading the signage at this site and have always been aware of producing a design concept that compliments the surrounding conservation area and is sympathetic. Our signage is like for like and mainly behind the glazing. We will use all existing fixtures and fittings where possible.

Access

Not applicable. Our application relates to signage / adverts only. There will be no change to the current access arrangements as part of this application.