

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a Full Planning Application for Advertisement Consent to display one fascia sign and two shopfront internal displays at 130 Market Street, Manchester.

The Statement appraises the proposed development in the context of relevant planning policies within the Development Plan, National Planning Policy Framework (NPPF), and supplementary planning guidance. It is intended to assist the Local Planning Authority in evaluating the suitability of the proposal.

2. SITE CONTEXT

The application site is the ground floor unit of 130 Market Street, situated within Piccadilly Gardens, part of the Deansgate Ward in Manchester City Centre. Its prominent corner position at the intersection of Market Street and Mosley Street makes it a key location fronting Piccadilly Gardens and serving as a gateway to Market Street and the Arndale Shopping Centre. Both Market Street and Mosley Street are primarily pedestrianised, with access limited to trams and public buses. The site is well-connected, with Piccadilly bus station, train station, and tram stop nearby.

The unit is located within the setting of four Conservation Areas and is adjacent to several listed buildings. The Royal Buildings, which house the unit, comprise a four-storey structure with mixed commercial uses on the ground floor. Planning consent has recently been granted for the conversion of the upper floors into a Zedwell Hotel.

The surrounding area is characterised by a mix of retail and commercial uses, including major high-street brands such as Burger King, Primark, Costa Coffee, Halifax Bank, and McDonald’s. The application unit is currently vacant, having last been occupied by a retail shop.

3. PROPOSED DESIGN

The proposal seeks full planning permission for Advertisement Consent for the installation of a new fascia sign and two shopfront internal displays on the unit’s side elevations.

The submitted plans and visuals detail the proposed design and its integration into the existing streetscape. Key aspects include:

- Shopfront Alterations:** All existing fenestrations, external metal-framed display glazing, and the glazed entrance door will remain completely unchanged. Similarly, the existing stone wall and sills will be retained as they are, with no alterations proposed. As a result, there will be no change to the exterior of the existing shopfront other than the installation of the proposed logo and signage above the entrance portal.
- Signage:** A new fascia signage board and logo, complemented by concealed LED strip lighting, will replace the former signage. Advertisement Consent is sought for this installation, and full specifications are included in the application.

- Entrance Door:** The existing double-door entrance will remain with no alterations, as detailed in the proposed elevations.
- Internal Displays:** Illuminated, freestanding display units will be installed internally, enhancing visibility and accessibility through the existing display windows.

4. DESIGN DETAILS

The proposed design is sensitive to the architectural and historical context of the Royal Buildings and the surrounding area. Key considerations include:

- Preservation of Character:** The design retains the existing architectural features of the non-designated heritage asset, ensuring minimal visual impact on the building’s façade and surrounding context.
- Signage Design:** The proposed signage has been carefully designed to respect the building’s corner location and align with its scale and character. It complies with Core Strategy Policy EN1, which seeks to protect Manchester’s architectural assets.
- Heritage Impact:** The proposal preserves the setting of adjacent listed buildings and the surrounding Conservation Areas, in line with Core Strategy Policy EN3.
- Efficient Use of Land:** The proposal ensures optimal use of a vacant unit in a highly accessible city centre location, consistent with Core Strategy Policy CC6.

The proposed alterations do not obstruct public rights of way, impact the amenities of neighbouring residents, or compromise inclusive access. Waste management will continue to utilise existing commercial bins, with no significant waste generation anticipated from the proposed use. The site’s central location avoids the need for dedicated parking.

5. CONCLUSION

The proposed alterations are proportionate to the existing property and considerate of its architectural and historical context. The design ensures minimal impact on the character of the building and its surroundings, aligning with relevant Development Plan policies, including CC9, EN1, and EN9.

By retaining the building’s architectural features and enhancing its functionality through sensitively designed signage and displays, the proposal preserves and complements the character of Piccadilly Gardens and the wider Manchester City Centre. The development adheres to statutory requirements to preserve and enhance the setting of heritage assets.

In summary, the proposal represents a modest and well-considered intervention that respects the building’s heritage value while contributing positively to its continued use and the vibrancy of the area.

DO NOT SCALE FROM THIS DRAWING. MEASUREMENTS SHOULD BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION OR FABRICATION AND ALL DISCREPANCIES REPORTED TO ARCHITECT.
FINAL COORDINATION AND CHECKS ARE RESPONSIBILITY OF THE SITE TEAM AND OWNER TO SUIT CONDITIONS AND TOLERANCES BEFORE ANY INSTALLATION.
PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS.
THIS DRAWING IS PROTECTED UNDER COPYRIGHT AND SHALL NOT BE REPRODUCED IN PART OR WHOLE WITHOUT PRIOR EXPRESSED PERMISSION OF ARCHITECT.



PROJECT	130 MARKET STREET, MANCHESTER, M60 1AY		
DRAWING TITLE	DESIGN AND ACCESS STATEMENT		
DATE	JANUARY 2025	DRAWING NO.	A-02
SCALE	N/A @ A3	REV. 00	