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DESIGN AND ACCESS STATEMENT

6A OXFORD ROAD

REVISION	-
DATE ISSUED	DEC 2024
PROJECT REF.	2060

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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Image: Photograph of site (above Nudon and Rymans stationary shop) at 6a Oxford Road, Manchester.

1.0 INTRODUCTION

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Image: Interior of the existing unit 6a.

This Design and access statement accompanies a planning application to replace some external condenser units on the rear of 6a Oxford Road

The unit is situated on the ground, mezzanine and first floors of no 6a The Dance House, a Grade II listed building on Oxford Road, Manchester. Built to accommodate upper floor meeting rooms and then used as a cinema until recent times, the building is a good example of Art Deco style design which is quite unique in Manchester. There are several retail units along the ground floor facade of the building all of similar size at the ground floor.

Formally known as the Regal Twin Cinema the building was built between 1929 and 1930 for the developer Emmanuel Neave. Originally designed as a shopping parade at street level with a rentable hall above, the upper floors were hastily changed into a two screen cinema before even being opened for its intended use. The large windows on the second floor were crudely blacked out, and some internal plan modifications were carried out to increase the fire escape provision from the cinemas. The Architects were Pendleton and Dickenson.

The building was listed in October 2000 and a more full description of the building form and its significance can be found in the actual listing that appears in the heritage statement. Although the shop front and interiors are briefly mentioned in the listing, they are noted as being only significant as part of the formal composition of the facade. This is probably because they had little to commend them by the time the listing was in force. However, they remain integral to the success of the composition.

We have researched the drawing archives at Manchester City Council and noted that no original drawings describe the shop front treatments. Equally, the oldest photograph in the Central Library archive, dating from 1939 has

2.0 PROPOSAL

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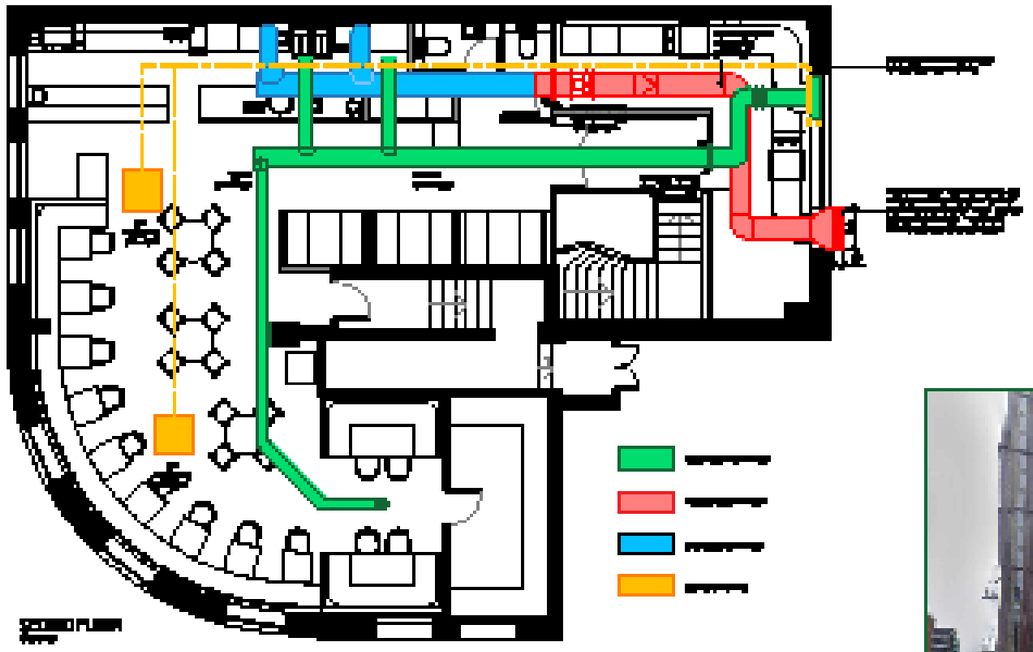


Image: Map showing the site (in orange).

The site is currently a restaurant (ground and mezzanine floors) at Unit 6A, The Dancehouse. There is an additional floor at second level which is currently behind a door and unused. It spans over both the restaurant and the next-door end unit (6 Oxford Road).

The building is situated towards the northern end of Oxford Road on a busy thoroughfare running south-east from Manchester city centre out towards Rusholme. It forms a block between Hulme Street and Chester Street and is opposite the Circle Square development.

The proposal is connected to the scheme to fit out the second floor of the retail unit. Previously this space was used in a more informal ad-hoc way for uses connected to the existing food offer and had no heating and cooling, but now the tenant wishes to fit out this floor more formally. The details of the fit out are the subject of a separate listed building consent application. As a result of this work it is necessary add 2 external units to the rear of the building. The details and scope of these additions will be similar to approvals granted elsewhere on Measham Mews.



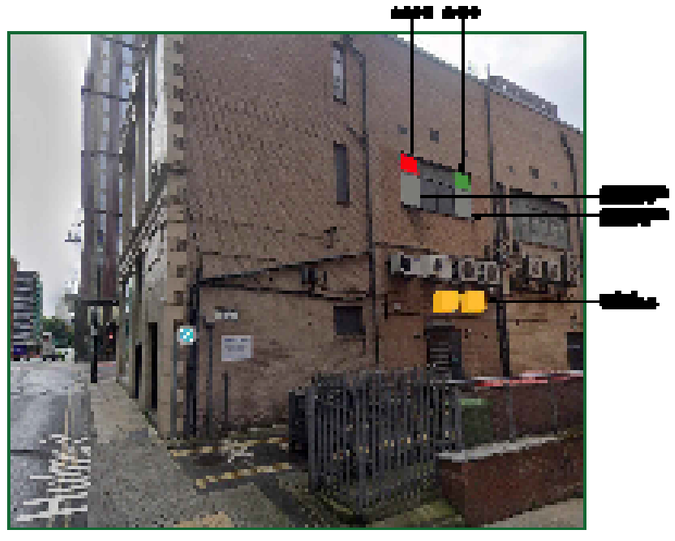


Image: Proposed M+E layout and terminations to the rear elevation.

3.0 CONCLUSION

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The proposals relate to minor external and reversible additions of 2 outdoor comfort cooling units to the rear of the building. The principle facade, which is glazed, will not be affected by the works.

The changes are considered to accord with local and national planning policy.

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