

Design & Access Statement

Installation of new external shop front with local elevational repairs and cleaning.

May 2024



Address: 28-30 Oldham Street, Manchester,

Issue Date: May 2024

Revision / Status: P2 S2

Purpose: Planning

P2	20240827	Shopfront arrangement updated in line with design development with LPA.	LM
P1	20240524	Initial issue.	LM
<i>Revision</i>	<i>Date</i>	<i>Details</i>	<i>Initials</i>

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1.0 Introduction

This Design and Access Statement has been prepared to support an application for the installation of a new external traditional timber framed shop front comprising new customer-facing double entrance doors flanked with bifold window openings including local repairs to existing timber window frames and glazing to upper levels together with non-intrusive overall cleaning to the existing building façade at 28-30 Oldham Street, Manchester.

The proposal aims to deliver a high-quality part façade refurbishment of an existing vacant former city centre drinking establishment.

The building is situated on Oldham Street in Manchester City Centre, with access directly from Piccadilly Gardens or nearby Hilton Street, Dale Street, Church Street, and Spear Street.

This Design and Access Statement should be reviewed alongside the accompanying Drawings and Supporting Documents:

OLDST-ARC-XX-XX-DR-A-SK001-S2-P2_SiteLocationPlan

OLDST-ARC-XX-XX-DR-A-SK002-S2-P2_ExistingLayoutPlans

OLDST-ARC-XX-XX-DR-A-SK003-S2-P2_ProposedLayoutPlans

OLDST-ARC-XX-XX-DR-A-SK004-S2-P2_Existing&ProposedElevations

OLDST-ARC-XX-XX-DR-A-SK005-S2-P2_Existing&ProposedGASections

OLDST_28-30_OldhamStreet_Manchester_S2_P2_DesignandAccessStatement

OLDST_28-30_OldhamStreet_Manchester_S2_P2_HeritageStatement

OLDST-ARC-XX-XX-SP-A-SP001-S2-P2_OutlineShopfront&ElevationSpecification

2.0 Location of Development

Manchester City Centre

The site is located approximately 0.5 miles Northwest of Manchester Piccadilly Station within the city's historic Northern Quarter district positioned in the centre of an urban block bordered by Hilton Street to the north, Oldham Street to the west, Church Street and Dale Street to the south, and Spear Street to the east.

Notably, the site lies on the western edge of the Manchester City Council Stevenson Square Conservation Area Boundary Map.



Figure 1: Map 01, Source: Google Earth



Figure 2: Map 02, Source: Google Earth



- APPLICATION BOUNDARY
- ADDITIONAL LAND OWNED OR CONTROLLED BY APPLICANT

Figure 3: Site Location Plan

Amenities & Transport Connections

The Northern Quarter is a lively area characterised by a diverse mix of building uses notably businesses, enterprises, retail and leisure activities, together with city residential living. It is a popular destination known for its variety of bars, cafes, music venues, and clothing shops, contributing significantly to the city's contemporary nightlife culture.

The building is situated on Oldham Street, a central city thoroughfare that connects to the inner ring road and leads to the Piccadilly area of Manchester. This route provides access to various city centre car parks serving the shopping district.

Piccadilly Gardens and Chorlton Street Bus Stations are a short walk from the site, offering local and national transport links. Additionally, Piccadilly Gardens and Market Street provide access to the Greater Manchester Tram Service.

Piccadilly Rail Station, located approximately 0.5 miles from the site, offers national rail services across the country and to Manchester Airport. Victoria Rail Station, about 0.5 miles northwest of the site, also provides national rail services. A free shuttle bus service operates within the city centre, connecting most of the city's main attractions and transport facilities.



Figure 4: Image 01, Source: Google Images



Figure 5: Image 02, Source: Google Images



Figure 6: Image 03, Source: Google Images



Figure 7: Image 04, Source: Google Images



Figure 8: Image 05, Source: Google Images

3.0 Context

The Status Quo

The existing building is situated in the Stevenson Square Conservation Area, with Oldham Street to the west and Spear Street to the east forming its primary elevations and facades. The building is in the middle of a terrace arrangement with adjoining properties to the north and south.

The immediate urban grain comprises grid blocks of five to six-story urban developments. Historically, these buildings predominantly served the textile industry with many constructed during the Victorian and Edwardian periods.

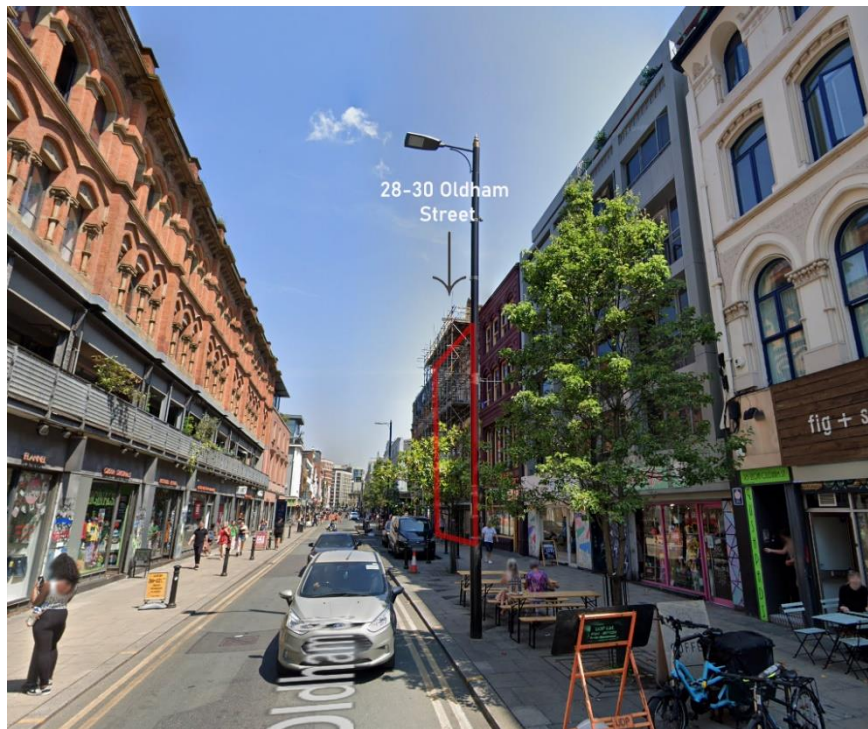


Figure 9: Image 06, Oldham Street Northeast View, Source: Google Street View

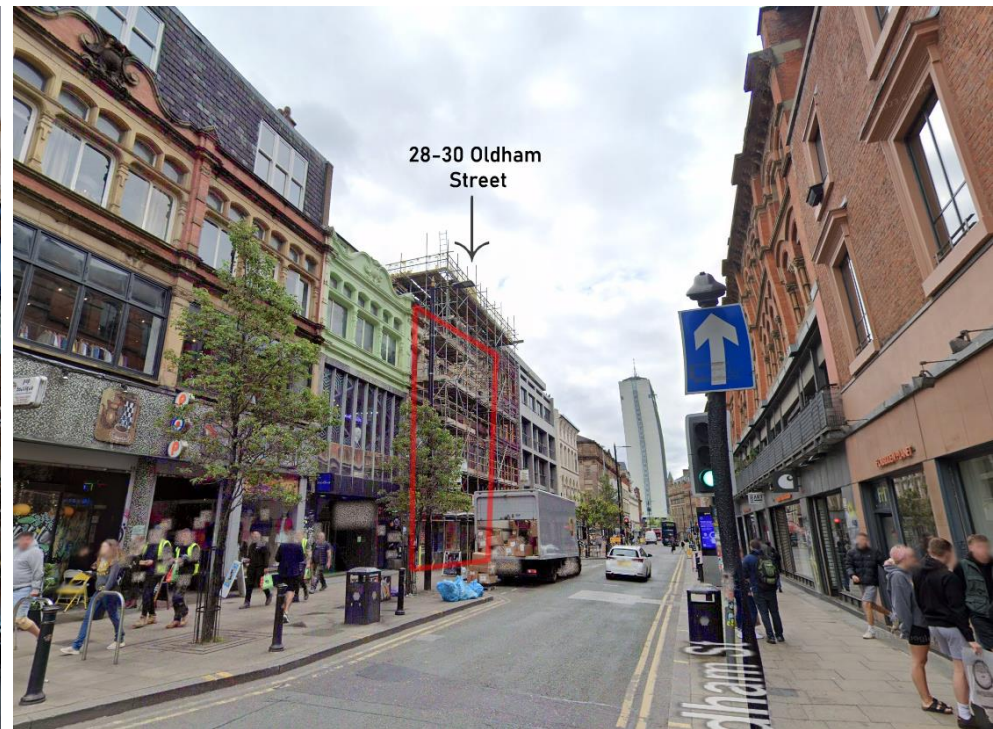


Figure 10: Image 07, Oldham Street Southwest View, Source: Google Street View

Building History & Timeline

To summarise the existing buildings history, the application site at 28-30 Oldham Street was originally part of the Mitchison's Women's Clothing Store, designed and closed early 20th century, later becoming Mr. E Day's home furnishing store, closing in 1914. Since then and throughout the course of the 20th and early 21st century the original building has been subdivided into the units which can be seen today. The most recent drink establishments the former 'Dry 201' becoming 'Dry Bar' occupied the ground and basement levels.

Dry 201, developed by Factory Records located at 28-30 Oldham Street was established before the term "Northern Quarter" was coined. Since its opening in 1989, this historic venue stood the test of time and remained one of Manchester's prominent food and drink establishments until its closure in 2017. Originally famous for being the first urban café bar that changed public perceptions of bar culture in Manchester, Dry Bar continued to innovate by hosting top new DJs, live performances, and music events.

The building has been unoccupied since its closure in 2017 with internal and prominent Oldham Street façade generally unmaintained and left in state of disrepair.



Figure 11: Image 08, Dry 201 late 1990's, Source: Google Images



Figure 12: Image 09, Dry Bar post 2000, Source: Google Images



Figure 13: Image 10, Current vacant premises

4.0 The Proposed Development

Use

The proposal involves the high-quality refurbishment of an existing former drinking establishment occupying the basement and ground floor levels forming a new café bar premises.

Application Description

The application seeks consent for external elevational alterations providing a new customer facing Oldham Street shop front at ground floor level together with overall local repairs, making good and cleaning to upper levels / Oldham Street façade.

"Installation of new external shop front with local elevational repairs and cleaning."

Appearance & Materials

The proposed external alterations comprise a new timber framed shopfront echoing design elements from the original building design with central recessed double entrance doors and flanking bifold opening windows each side sat on a traditional plinth and stall riser base separated with a continuous horizontal bolection moulding. The stall riser will feature raised and fielded timber panels coordinated to the bi-fold windows above. The timber framed shopfront and entrance doors will be treated and have a natural timber finish. High level fixed transom glazing features above the entrance doors and windows allows additional natural light into the internal space. It is anticipated that the existing canvas awning will be replaced to provide shading for potential external seasonal seating for customers.

The proposals will also include a dedicated signage zone above the main entrance, details of which shall be submitted under a separate Consent to Advertise application.

The appearance provides a modern take on a traditional shopfront style setting the tone for the customer experience and taking opportunities to enhance the Non Designated Heritage Asset, improve its conditions and contribution to the conservation area and celebrating the city's Victorian heritage.

The existing elevation at 28-30 Oldham Street is currently shrouded in scaffolding. Following inspection of the existing façade it is apparent that several areas of the existing timber window frames are rotten, window glazing is smashed or boarded over, and the existing paintwork has perished, flaking and peeling away from substrate.

It is therefore proposed that rotten window frames will be spliced, replaced locally and treated. Window openings absent of glazing will be replaced to match existing and the original leaded high level first floor windows will be reinstated by removing the existing paint. Existing perished and flaking paintwork to the façade will be removed and receive a non-intrusive water cleaning to remove dirt, debris, biological growth and pollutants.

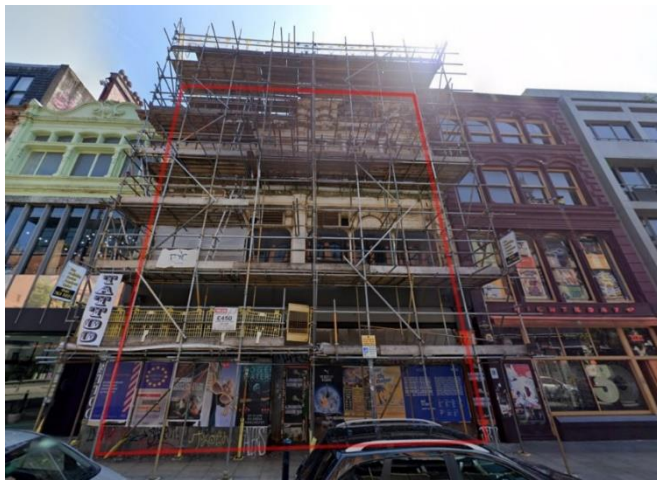


Figure 14: Image 11, Existing Oldham Street Facade, Source: Google Street View