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Date 24-07-25

Ref 1440/1B

LISTED BUILDING APPLICATION - DESIGN AND ACCESS STATEMENT

Re: BIMM – The Dance House, 10a Oxford Road, Manchester M1 6EY

1. PROJECT SUMMARY

The property is Grade 2 listed ref: SJ8497. Formerly at 'duplex cinema' erected in 1929 which closed in 1986 and was converted to a training and education use by the Northern Ballet Company Ltd in 1991 via application Ref: FP/9107918.

Following the departure of the NBC Ltd, BIMM (British & Irish Modern Music Institute) took over the building's upper parts, to add to their other campus sites in Greater Manchester, as a Performing Arts College providing: Acting, Dance and Voice training at this site.

BIMM have utilised the accommodation created via the conversion works undertaken by NBC Ltd, but with an increase in student and staff numbers, certain elements of the accommodation and building fabric require minor alteration to provide additional administration spaces for the head of School and Curriculum Course Leaders.

2. PROPOSED WORKS

- a. To sub-divide and existing open plan office space at second floor level and convert an existing Tea Point kitchenette and adjoining storeroom, to create two new separate office spaces.
- b. A partition located between the Tea Point and adjoining storeroom is to be removed to create a single space. The door and frame into the storeroom are to be removed and the opening blocked.
- c. The open plan Kitchenette is to be enclosed with a new partition to separate the space from the corridor, including the installation of a new Fr30s door and frame.
- d. The insertion of a glazed screen between the proposed Head of School office and the Course Leaders office will provide borrowed light. The existing mechanical ventilation system serving the storeroom will be modified to suit the new use of the space.

3. REPLACEMENT ITEMS (INTRUSIVE WORKS)

- a. As noted above BIMM inherited the reconfigured upper parts of the property from the Northern Ballet Company, who had undertaken extensive alterations, including the reconfiguration of the space(s) subject to this LBC. Accordingly, the proposed alterations to create the new spaces, will be carried out to non-original building fabric (Ceilings and Partitions etc.), both of which are now constructed of plaster board, as opposed to Lath and Plaster which was the preferred construction method adopted when the property was originally erected.

4. NEW DÉCOR.

- a. All areas of the works noted above are within areas of the building where the NBC Ltd conversions were undertaken, but it is acknowledged they are all contained within a Listed Building.
- b. None of the works involves repair or new décor which conflicts with the property's heritage status. The décor proposed will replicate the modern emulsion or gloss paints that were adopted previously, and which have been maintained since the 1990s conversion.

5. ACCESS.

- a. Level access from Oxford Street exists at the main entrance, and through to the existing lift which is located within the rear stair well. The circulation corridors provide level access to the Administration area offices where the proposed alterations are located.
- b. The lift serves all three above ground levels of the building, egressing onto wide landing areas connecting to circulation corridors. An existing accessible WC is located on the second floor. Staff WCs are located adjacent to the proposed alterations, with student WCs located on the first floor. No changes to these facilities are proposed.
- c. Access into the administration area will not be altered as part of the proposals.

SUMMARY

It is hoped the above provides a reasonable overview of the proposals. The proposals are limited in their impact by being contained within an area of the property that has already been significantly altered over time. The exterior of the building including the windows within the affected spaces will not form any part of these proposals, as there are no requirements to undertake works to the exterior fabric, windows or associated fixtures.