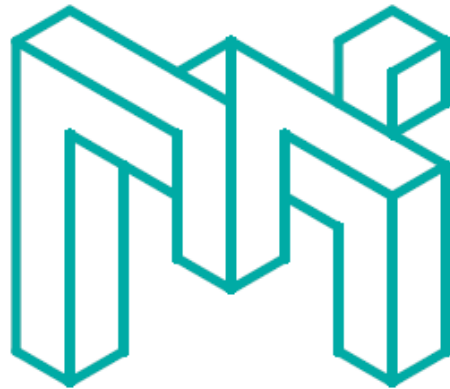




**Retention of existing Use Class E(a) Retail with
Change of Use of ground floor entrance area and
associated first floor level to Use Class F1(c)
Museum's together with installation of new
shopfront.**

Design and Access Statement

March 2024



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1. Introduction

This Design and Access Statement has been prepared to support an application for the addition of Use Class F1(c) Museum's to existing Use Class E(a) Retail to the ground floor entrance area and associated first floor level together with installation of new shopfront to existing retail premises on Market Street, Manchester City centre on behalf of Museum of Illusions Ltd.

Proposed external alterations comprise a new frameless glass shopfront with matching automatic sliding entrance doors.

The proposal is for the delivery of a high-quality refurbishment scheme of an existing vacant city centre retail unit providing accommodation for a museum attraction comprising exhibit space, supporting offices, storage, staff welfare and public sanitary provision.

The Museum of Illusions launched in Zagreb, Croatia in 2015 and has since become a recognisable brand and leading attraction in each city they are located.

The original concept offers an exciting interactive journey for all age groups while explaining the science behind optical illusions through fun learning.

Equipped with fascinating holograms, mind bending illusion rooms and astonishing exhibits intended to trick the mind and puzzle perceptions, each state-of-the-art museum offers a glimpse of the seemingly impossible and unbelievable.

The existing building is located on the popular Manchester City Centre, Market Street. The site is accessed directly off Market Street opposite the Arndale shopping centre street facing retail stores.

This Design and Access Statement should be read in conjunction with the following Drawings and Supporting Documents.

DRAWINGS TITLE

1ML01-MHA-XX-XX-DR-A-SK001-S2-P1_SiteLocationPlan

1ML01-MHA-XX-XX-DR-A-SK002-S2-
P1_ExistingGround&FirstFloorLayoutPlan

1ML01-MHA-XX-XX-DR-A-SK003-S2-
P2_ProposedGround&FirstFloorLayoutPlan

1ML01-MHA-XX-XX-DR-A-SK004-S2-
P3_Existing&ProposedShopfrontElevations

2. Site Location

The site is located approximately 0.6 miles North West of Manchester Piccadilly Station.

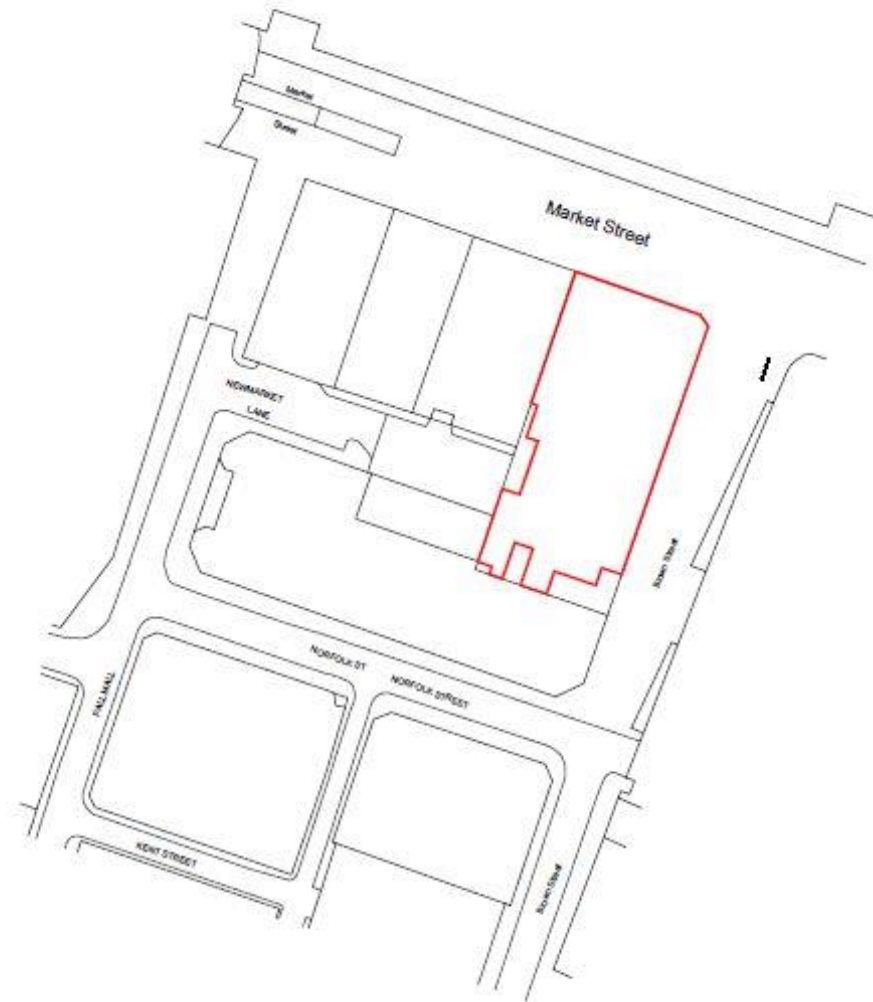
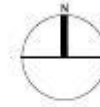
The site is immediately bound by the Arndale Shopping centre to the north, the continuation of Market Street facing retail units to the East and West with commercial buildings to the South. It is noted that the proposals map accompanying the Manchester Core Strategy of 2012 shows the application site located within an unlisted conservation area and the city centre's primary shopping area.



Figure 1 / Map 01 / Source: Google Earth



Figure 2 / Map 02 / Source: Google Earth



— APPLICATION BOUNDARY
— ADDITIONAL LAND OWNED OR CONTROLLED BY APPLICANT



1:1000

3. Site Context

The freeholder of the building (Tesco) occupies the ground and second floor of 58-66 Market Street with the first floor currently vacant.

The site is located within an unlisted conservation area in the heart of the city centre shopping area.



Figure 3 / View 01 / Market Street North West View / Source: Google Earth



Figure 4 / View 02 / Brown Street / Source: Google Earth

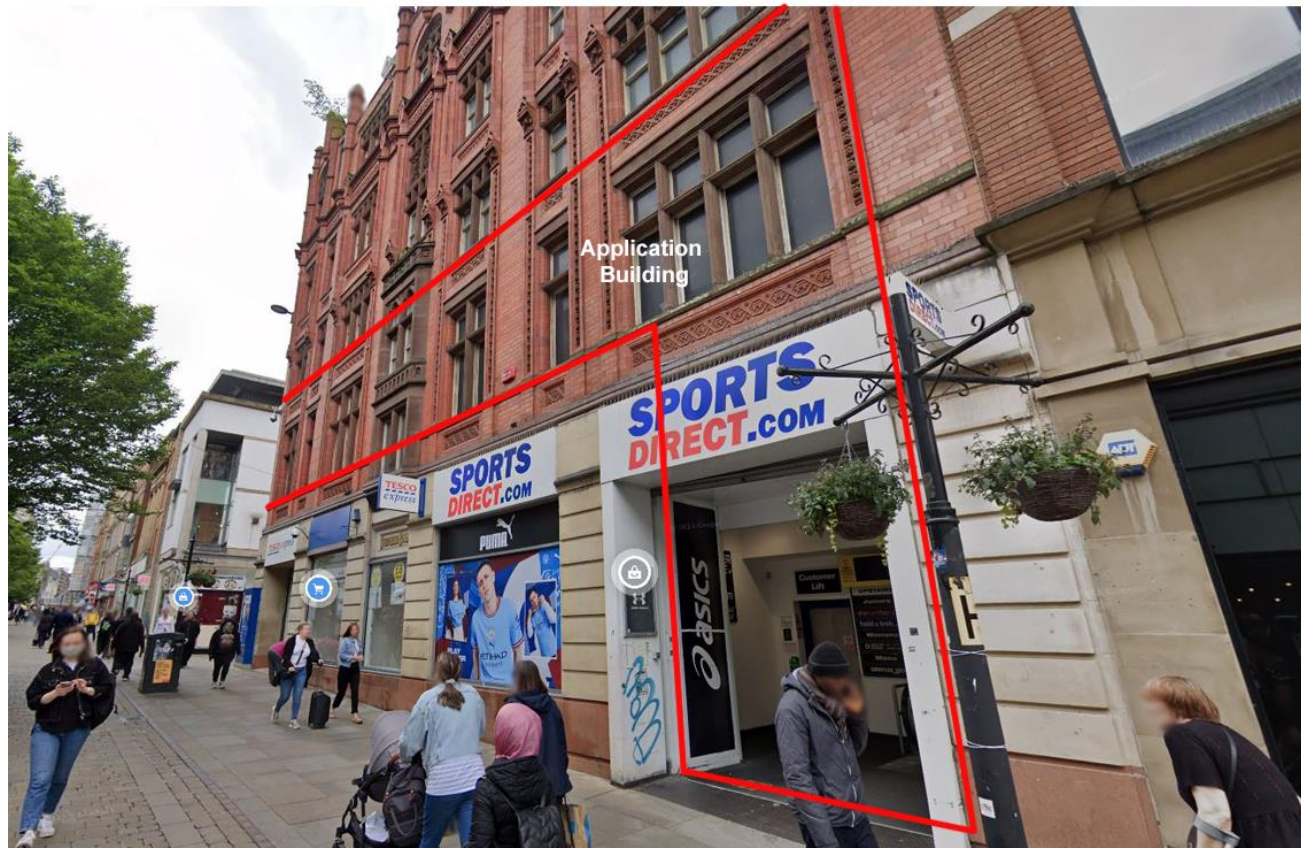


Figure 5 / View 03 / Market Street South East View / Source: Google Earth

4. Background & The Proposed Development

4.1 Use

The proposal is for the delivery of a high-quality refurbishment scheme of an existing vacant city centre retail unit providing accommodation for a museum attraction comprising exhibit space, supporting offices, storage, staff welfare and public sanitary provision.

4.2 Amount / Extent

The application site comprises ground floor entrance lobby and first floor storey of 58-66 Market Street, within the heart of Manchester City Centre. The accommodation had previously been used as Sports Direct's Manchester retail branch (now relocated to the Arndale Shopping Centre).

The first-floor demise is vacant, comprising 998 m2 of floorspace including ground floor access via an existing entrance onto Market Street.

The first-floor unit at 58-66 Market Street was formerly occupied by Sports Direct. Other neighbouring buildings are occupied by Addidas, H&M, Urban Outfitters and O2.

The first Museum of Illusions opened in Zagreb in 2015 and since then provides more than 40 operating museums around the world, in 25 countries and 4 continents. MOI employs more than 1100 staff members across all locations with more than 10 million visitors worldwide.

5.3 Layout

The proposed museum would provide exciting exhibit space, supporting offices, storage, staff welfare and public sanitary provision. The proposals also includes a new toughened frameless glass shopfront with automatic sliding doors and satin stainless steel patch fittings.

Refuse collection and servicing will be managed as part of the existing Tesco servicing strategy accessed via New Market Lane.

5.5 Appearance

It is proposed for the existing first floor timber sash windows to Market Street and Brown Street to be retained. The existing windows currently have black vinyl applied. These will be removed to accommodate signage areas for Museum of Illusions which shall be detailed under a separate advert for consent planning application.