

201 Deansgate, Manchester, M3 3NW

Red Engine

Written by Stephen Matthews & checked by Jonathan Phillips

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BIDWELLS

**DESIGN AND ACCESS STATEMENT
PROPOSED REPLACEMENT ENTRANCE
DOORS AND THE INSTALLATION OF THREE
EXTERNAL LIGHTING UNITS ON THE
JACKSON ROW ELEVATION**

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany an application for planning permission for the proposed replacement entrance doors and the installation of three external lighting units on the Jackson Row elevation at 201 Deansgate, Manchester, M3 3NW. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.
2. **Amount:** The application proposals are very modest in nature, and simply comprise the proposed installation of replacement entrance doors and the installation of three external lighting units on the Jackson Row elevation at these commercial premises. The proposed replacement entrance doors and external lighting units are all detailed within the accompanying application drawings.
3. **Layout:** The application proposals will not alter the existing layout of the existing premises. The main entrance doors will simply replace the existing entrance doors at the same location on these premises.
4. **Scale:** The application proposals will not alter the scale of the existing premises.
5. **Landscaping:** No landscaping is affected by the application proposals.
6. **Appearance:** The wider visual and design implications of the application proposals are considered to result in appropriate, sympathetic development which respects the visual characteristics of this site and its local street scene context. The proposed external alterations are very minor in nature and simply comprise the installation of replacement entrance doors together with three external lighting units along the Jackson Row elevation. Neither of these proposals will result in any significant, genuine impacts upon the character and appearance of the host building, the local street scene and the wider designated conservation area. Indeed, the replacement entrance doors are considered to be a visual improvement upon the existing, somewhat visually bland, entrance doors and will better demarcate the public entrance into the premises.
7. **Access:** The application proposals would not alter the existing access arrangements at these premises. The main entrance doors will simply replace the existing entrance doors at the same location on these premises, such that access arrangements will remain very similar.

Prepared by

Bidwells LLP
