

28 Dale Street, Manchester M1 1FY
Design & Access Statement

This design & access statement accompanies the Planning and Listed Building Applications to change use of the vacant ground and basement floors of 28 Dale Street from Hairdressers (A1) to a shoe care boutique and shop (A1).

This is submitted to satisfy the validation requirements. There is very little operational development proposed and therefore the statement is proportionate to the scale of development. To bring the ground and basement floors back into active use, the applicant proposes to refurbish both floors and make minor additions to the internal areas and external elevation.

History

The building was first listed on 3rd October 1974 list entry number: 1209604 originally town houses and public house. In February 1990 there was a change of use to showrooms and ancillary offices as per applications 035780 and more recently a change to hairdressers (A1) in June 2004 as per application 071214/FO/2004/C2. There were also numerous external signs approved to the front elevation as per application 032331 October 1988.

Use

The Northern Quarter has for many years been the hub of the fashion and rag trade within central Manchester which was ideally suited to 28 Dale Street and the showrooms that were created there in 1990. The number of fashion wholesalers within the Northern Quarter has significantly reduced over recent years and has resulted in the ground floors and basement becoming vacant and the need to find a new use.

The proposals are to change the use of the ground floor and basement floor to a shoe care boutique and shop. Housing a showroom and workspace area for shoe repairs, it will run parallels with the buildings historical link within the textile industry. Providing a one-of-a-kind service that is centred around sustainability which also contributes to the preservation of the history of The Northern Quarter.

Amount

As the proposals are for change of use and the addition of signage there is no additional floorspace proposed through these applications.

Layout

The ground floor showroom will provide a checkout counter, worktop surfaces and a freestanding shelving units. Chairs and seating will be provided in the showroom area at the front of the property, leading onto the checkout counter and work areas. The basement will be reserved for a stock room and inventory storage.

Scale

There are no new buildings proposed. The scale of the building remains as existing.

Landscaping

The application is located within the city centre and in dense urban area of the Northern Quarter. There is no existing landscaping and the nature of these proposals do not aim to add new landscaping.

Appearance

- External appearance. The additions proposed have been carefully considered and are detailed below:

Installation of a double-sided hanging sign to the front elevation. The sign comprises of a double-sided aluminium sign that will hang from a mounting rod. The sign projection length is 620 from the front elevation and the face of the sign dimensions are 460mm x 460mm. Our logo will be printed on either side of the sign face. The sign will be located to the right of the main door, away from the features of interest and fixed to the wall via the mounting rod bracket. The fixing for the sign will be designed and positioned to fix into the mortar joints of the wall, this is to preserve the bricks on the front elevation. It will be installed 3000mm above the footpath and located above the fenced off basement stairwell to ensure that it does not interfere with the pedestrian's access way.

- Internal appearance

There will be minor additions to the internal layout. These include:

1. Creation of a freestanding checkout counter
2. Creation of freestanding shelving units
3. Creation of freestanding work surfaces

These will be installed on the ground floor and will be custom built to a high standard to reflect the brilliance of the building. No other additions will be made internally.

Access

The proposed change of use is a city centre use which does not require the provision of additional parking. The site lies at a highly accessible location close to public transport network at Piccadilly Gardens, Shudehill Transport interchange, Piccadilly Train Station and located in The Northern Quarter, a walking distance to the main city district of market street. As such, there is ample opportunity for staff and visitors to arrive by public transport or on foot. Entrance for public and staff is through the front door of the building facing Dale Street. The proposed addition of a hanging sign and awning will make way finding and locating the building easier, increasing the ease of access to the building.