

Design and Access Statement

Site Address:

5 Police Street,
Manchester M2
7LQ, UK

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1. Introduction

1.1 This Design and Access Statement has been prepared by AC Design Solutions in support of the retrospective planning application submitted on behalf of Rockefeller's Jeweller Limited for retention of the existing shop, shutters and illuminated signage.

1.2 The application site includes 5 Police Street, Manchester. The application has been submitted to Manchester City Council, the local planning authority responsible for taking development control decisions affecting the site in question. The property is identified on the OS PLAN as part of the drawing package.

1.3 The planning application is for the retention of the existing shop, shutters and illuminated signage. to secure the continued long term future of the premises as a viable commercial use.

1.4 The structure of the statement is as follows:

- A brief appraisal of the planning history
- A brief appraisal of the design aspects of the proposal (including use, layout, scale, appearance and landscaping); and
- A brief appraisal of the access related aspects of the proposal

2. Planning History

1.1 The application has been submitted following negotiation between the applicant and the owner of the building. Discussions began in May 2011.

2.2 The last two applications submitted on this site were as follows:-

096618/FO/2011/C1- Replacement of existing shop frontage 12.08.11

0901021F0I2009/CI - New shop front Grant 9.7.09

2.3 The shop unit which is subject of this application is situated on Police Street in the city centre. The retail unit has an established A 1 retail permission. Police Street is semi-pedestrianised, with barriers preventing vehicular access during shopping hours.

3. Design

3.1 The unit sits in a building which is not Listed. However the building is located within the St Ann's Square Conservation area.

3.2 When applied the proposal took guidance from the local authorities Conservation Area Statement and from the City Council Shop Front Design Guide.

3.3 Features of the design include:

- i) The alteration to the glazed shopfront which is set within the pre-existing opening so as not to interfere or disturb the facade
- b) Hidden internal shutter to provide security without compromising night-time aesthetics.
- c) Signage zone contained within the shopfront opening (at the top), (subject to separate signage application) so as not to interfere with existing building detail.

3.4 Materials and colour

The design includes bronze aluminium colour frames applied to the shop front glazing, doors and roller door.

3.5 Scale

There is no change to the scale of the shop front.



EXISTING SHOP FRONT

4. Access

4.1 The building is located centrally within Manchester City Centre, close to public transport infrastructure and numerous car parks.

4.2 We can also confirm that there exists direct and level access to the unit from the street. The clear uninterrupted opening of the door will be 1340mm allowing full disabled access. The unit is level so direct access is available to 100% of the ground floor.

5. Conclusion

The retention of the existing shop, shutters and illuminated signage will allow the continued use/occupation of the unit.

Given the scale and size are to remain the same as the pre-existing shop front facade, the materials are to be sympathetic to the pre-existing opening and relate to its context. All frames and the roller door are to be of the same material and colour finish. The pre-existing architectural details are to remain the same and will not be removed.

It is therefore trusted that the council will look favourably on the proposal, although if any issues are identified then these should be raised with the agent of the application at an early stage.