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12 Oxford Road ATM
Design, Access and Heritage Statement

Client:
PD Properties
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Job 1977
Revision -

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Image 01: 12 Oxford Road - External Facade

1.0 Introduction

This is a Design, Access and Heritage statement to accompany a Planning application and Listed Building Consent for changes to no. 12 Oxford Road.

This report has been produced in August 2022 by Atelier MB Architects for PD Properties.

2.0 Location

The unit is situated on the ground floor of no 12 The Dance House, a Grade ll listed building on Oxford Road, Manchester. Built to accommodate upper floor meeting rooms and then used as a cinema until recent times, the building is a good example of Art Deco style design, quite unique in Manchester. There are several retail units along the ground floor facade of the building. Currently in use as an ATM unit, this proposal is for the renovation of this unit into a usable retail space.

2.1 The Dance House

Formally known as the Regal Twin Cinema the building was built between 1929 and 1930 for the developer Emmanuel Neave. Originally designed as a shopping parade at street level with a rent-able hall above, the upper floors were hastily changed into a two screen cinema before even being opened for its intended use. The large windows on the second floor were crudely blacked out, and some internal plan modifications were carried out to increase the fire escape provision from the cinemas. The Architects were Pendleton and Dickenson. The building was listed in October 2000 and a more full description of the building form and its significance can be found in the actual listing that appears in the heritage statement. Although the shop front and interiors are briefly mentioned in the listing, they are noted as being only significant as part of the formal composition of the facade. This is probably because they had little to commend them by the time the listing was in force. However, they remain integral to the success of the composition.

We have researched the drawing archives at Manchester City Council and noted that no original drawings describe the shop front treatments. Equally, the oldest photograph in the Central Library archive, dating from 1939 has no clear view of the shop fronts – there being too much traffic in the path of the camera. A photograph from the early 60's does show the shop fronts with some detail, but it is not known how original these were.

It is likely that each shop front was designed individually and may not have been part of the architect's brief. In the absence of any further information, this proposal adheres to the Design Framework produced by Makin Architecture in 2008 and submitted to Manchester Planning Department to inform future developments to the building.

3.00 Design Statement

The proposals are to replace the current non-historic facade with a frame-less glass screen and door as per the Dancehouse Design Framework (prepared by Makin Architecture in 2008 in conjunction with MCC).

Listed Building Consent and Planning Permission is sought for the proposed external elevation alterations and strip out of non original elements. In brief the proposals are:

- Installation of a new glazed screen to Oxford Road facade to match all other units within the listed building.
- Removal of one non-original partition.
- Extension of existing building water and drainage supply to the unit from the existing basement incoming location.

The proposal is deemed to enhance the overall facade of the Dance House and is designed in accordance with the design guide referenced above.

3.01 General Proposals

Finishes

The existing walls and ceilings are finished with plaster. This will be simply cleaned down and redecorated. A new hard floor finish will be applied over the existing concrete.

Waste Management

Waste from this unit is minimal. Waste will be deposited into 2 wheeled bins (240ltr) which will be situated to the rear of the unit on Measham Mews (a private road) and will be collected weekly. One wheeled bin will be for general waste and one for paper/cardboard waste. Please refer to drawing P900

Deliveries

Deliveries to this unit are anticipated to be very limited and will be likely to occur once every one or two weeks. The delivery vehicle will park for a short time on Chester Street and delivery access will be on foot to the front door. This arrangement occurs throughout this block and has been approved in the past.

Opening Hours

07:00-19:00 Monday - Sunday.

Acoustic Issues

None

Signage

Signage proposals will be included with a separate proposal and will be in accordance with the Makin Architecture Dancehouse Design Framework.

3.02 Design Statement Conclusion

The proposals relate to minor internal changes and one external change of the principle facade, which will bring coherence to the overall elevation.

4.00 Access Statement

Access is not currently relevant to the existing unit use. The new entrance will be designed to provide

The clear opening width of the proposed entrance door is 800mm. Due to the units small size, this will be the only entrance/exit to 12 Oxford Road.

5.00 Heritage Statement

5.01 Listing Text

MANCHESTER SJ8497 OXFORD ROAD 698-1/20/11127 Manchester 05-OCT-00 6-14A Dancehouse Theatre, including nos. 6-14a GV II Also Known As: Regal Twins, including nos. 6-14a, 6-14A, OXFORD ROAD, Manchester Former cinema, built 1929-30 by Pendleton and Dickenson of Manchester for Emmanuel Nove. Faience clad facade, with stock brick rear elevations, on steel frame; flat roof with gable ends and flat-pitched sides. Original plan of two double-height auditoria set over first- floor restaurant and waiting halls, and ground-floor foyer and shops. EXTERIOR: Long, four-storey principal facade in classical style, clad in white faience, the ends curving into the return walls. The facade is divided into nine bays, filled with shop units at ground level, except for the central bay which forms the entrance to the theatre, with a canopy above to attract attention. At first and second floor levels the bays are separated by giant pilasters with stylised yellow faience Ionic capitals. The cornice is ornamented with miniature arches. Each bay contains six windows.
All the bays, excepting the one over the entrance, have subsidiary pilasters on the first floor and consoles on the second floor to support the cornice. The windows over the entrance are separated by giant pilasters surmounted by capitals in the form of lion masks. The third floor is set back behind a balcony, which has a simple metal balustrade in the form of cross-members and verticals. The bay over the entrance rises to form an arched portico,

with a volute keystone and a shaped pediment. On the top left corner of this appear the letters EN (for Emmanuel Nove) with the date, 1930, on the top right corner. The metal balustrade also continues across the bottom of the portico. The central pilasters of the quadrant ends have capitals in the form of embellished oval cartouches. The second floor quadrant central windows have faience balustraded balconies. All the windows have six light mullion and transom glazing. The last bay on the returns is treated differently, the furthest half of each being blind and the nearest half of the left hand one only having a window at second floor level. The rear elevation has large horizontal first-floor windows and a scattering of smaller windows to light the main stairwell, hallways and lavatories. Flat roof with gable ends and flat-pitched sides. Art Deco folding metal gates at the entrance to the theatre are not original, but were added in an appropriate style in 1992. INTERIOR: Foyer retains a little original ceiling decoration, and was refurbished in the Art Deco style in 1992, with wall decoration inspired by that elsewhere in the building. Staircase rises through the centre of the building, with a metal balustrade with rising sun and Greek fret decoration; some of this is original, more has been renewed to the same pattern. At rear an escape stair set around 1930s metal lift cage and lift. The surviving cinema auditorium is at the second and third floor levels and has much fine Art Deco plaster decoration on the walls, a little renewed. This has an undulating profile with attenuated fluted pilasters and broader ones in the form of cascades or of the zig-zag Modern type. Flat barrel ceiling divided into fields with plaster cruciform ventilation grilles. The other cinema auditorium and the first-floor spaces (parts of which were originally a restaurant and waiting halls) have now been converted to offices and rehearsal rooms; while the wall decoration here has gone, the Art Deco cruciform plaster ventilation grilles have survived. The windows and interiors of the shops are not of special interest; the shops' significance is only as part of the formal composition of the facade.

ANALYSIS: The cinema was built as a speculative suite of halls by Emmanuel Nove, who was a housing estate developer. After his project failed, it opened as the Regal Twins (operated by the Manchester Piccadilly Picture Theatre), closing as the Cannon in 1986, to become the Dancehouse Theatre in 1992. The Regal Twins represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendances. The

exterior is a particularly handsome faience composition. Internally there is much high quality Art Deco plaster decoration to the surviving auditorium, in a surprisingly rich Art Deco idiom rare in Britain. SOURCES: Dennis Sharp, The Picture Palace, London, Hugh Evelyn, 1969, p.211 William Shenton, unpublished gazetteer of Manchester cinemas

5.02 Significance

Ground Floor Interior

Volume of space and some original covings and skirtings remain. The space in this unit is characterised by the high volumes and space on the ground floor. However, this space has already been subdivided from the original layout to form the ATM enclosure.
Significance - Medium

The internal partition and door is of a contemporary poor quality stud construction.
Significance - Low

Basement

There are no significant features in the basement. The basement has concrete floors, brick walls and features some steel beams supporting the concrete floors. It is believed that the space was designed as a store space to support the retail units.
Significance – Low

Aluminium Shop Front

The ATM frontage is a modern intervention and has no significance to the building. Its presence does harm to the facade by not respecting the materiality of the listed building and the ATM itself is bulky and obtrusive. The opaque effect applied to the glass has been heavily graffitied further adding to the detractive nature and negative impact to the street scene. The overall impression is of a vacant unit. Significance - Low

5.03 Proposals and Impact

Interior.

Removal of contemporary stud and door. These are non-original elements and careful removal is seen as a positive intervention allowing exposure of the existing volume.
Impact: Positive.

Façade.

Replacement of ATM glazed frontage with new frame-less glass screen incorporating door.
This is a non-original element, and the replacement is seen as a positive intervention for both the building and the shop front. As the replacement is frame-less and will predominantly be clear it will have a minimum visual impact, allowing the main faïence clad structure to dominate once again. This is in accordance with the building Design Framework agreed with MCC (Makin Architecture, 2008).
Impact: Positive.

6.00 Conclusion

The works proposed are minor in nature and will represent in improvement to the unit in terms of a positive heritage impact.

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