

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR PLANNING PERMISSION

THE MOON UNDER WATER
68-74 DEANS GATE
MANCHESTER
M3 2FN

Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	27.07.2022	EW

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1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application for Planning Permission at: The Moon Under Water, Manchester. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

Deansgate, Manchester

Deansgate, where the site is located is the longest road in Manchester city centre. Deansgate is over a mile total in length and runs in a North-South orientation. Several significant buildings and points of infrastructure are situated along Deansgate, such as Manchester Cathedral, the John Rylands Library and an abundance of retail shops. The road is named after the lost River Dene which is thought to have flowed along the ditch between the River Irk and Irwell. The thoroughfare was established during Roman occupation of Britain and formed a route to the fort of Mamucium and the River Medlock where there was a road to Deva (Chester). In the 1800s the Rochdale canal was constructed and crossed below Deansgate to connect with further waterways. The Deansgate train station was opened in Knot Mill 1849 and is now linked to the metrolink system.

3.0 Design

3.1 Amount

The application relates to the current roof of the building. The proposal is to remove the roofs towards the front of the building in order to form a roof garden at the lower flat roof level. The front-facing elevation will not be changed by the development and no further internal floor space will be created.

3.2 Layout

The layout of the building will be affected by the proposal as the main customer stairway will have to be extended up to gain access to the roof level and the roof garden itself will bring a new element to the overall layout of the building although this will be external.

3.3 scale

The overall scale of the building will not be affected by the proposal although some of the pitched roofs will have to be removed in order to develop the space. This, however, will not increase the existing scale.

3.4 Appearance of the Development

The development will be a roof garden towards the front of the roof space of the building. This development will not be visible from the street as the proposal intends to preserve the façade of the building at high level and develop the garden behind this.

The current skylight to the rear of the roof will be taken out to accommodate the new stair to access the rooftop garden. This element, again would not be visible from any public highways due to the position of the roof, nestled within the built-up fabric.

Both fixed and loose furniture is intended to populate the roof garden, but these will not be permanent features and again would not be visible to the public from the streets below.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected by this proposal.

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with ramped access available.

4.3 Signage

The signage is to remain as existing and should comply to the current regulations.

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