

DESIGN & ACCESS STATEMENT

DIDSBURY

852 WILMSLOW ROAD
DIDSBURY
MANCHESTER
M20 2SG

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

The statement is to accompany the Advertisement & Listed Building application for the above site for the owners for the installation of replacement signage and painting to exterior of building

A little about the site

Didsbury started out as a small hamlet, mainly used for farming, and located within the sub-manor of Withington. Around the 13th century it was referred to in records as Dydesbyre, Dydesbiri and Dodesbury. It lies on the north bank of the River Mersey, around 4.5 miles from Manchester City Centre

Heritage Entry

Details

MANCHESTER

SJ8490 WILMSLOW ROAD, Didsbury 698-1/25/668 (South side) 03/10/74 No.852
Didsbury Hotel

GV II

Hotel. Mid C19, probably in more than one build (and part perhaps a remodelling of an earlier building); altered. White-painted stucco on brick, slate roof. L-plan. Two and 3 storeys to one height, with irregular fenestration equivalent to approx. 6 windows at 1st floor, in 2 portions: that to the right is 3-storeyed, has porch with round-headed doorway and window and parapet arched over each of these; canted bay window to right, 2 pairs of small round-headed windows at 1st floor, 3 segmental-headed windows at 2nd floor (that to le! under shallow gable with ornamental bargeboards), and bracketed eaves; that to le! is regular and symmetrical, with 2 pairs of tall round-headed windows at ground floor, a band arched over them, and a round-headed window in the centre of the 1st floor, under a gable (like the other), flanked by pairs of segmental-headed windows. All windows sashed without glazing bars. Gable chimney to le!, 2 ridge chimneys to right. Included for group value.

Listing NGR: SJ8474690407

Proposed Works:

All existing sign would be removed and any fixing holes made good before the exterior is repainted by the main contractors

The proposed signs would be manufactured at works and installed following the method statement and safety documents provided to the main contractor by Ashleigh Signs

The signage proposed is shown on Drawing 165959 which also shows the proposed changes to the exterior painting

ITEM 01 (Qty 1) PICTORIAL POST SIGN - CBC01

Fabricated 120mm² mild steel SHS post w/standard Ashleigh Signs baseplate and gussets coated RAL 9005 (matt)

Featuring:

- 20mm PSE timber cladding coated in light oak stain and Osmo oil (w/5mm foamex packers)
- Fabricated 50mm² mild steel SHS gibbet w/5mm mild steel sleeve, gusset and hanging lugs coated C&B light bronze (RAL 1036 + black)

Pictorial Panel:

- 3mm alu pictorial panels coated RAL 9003 w/softwood timber trims finished DT 52GY 24/050
- Digitally printed watercolour pictorial illustration - clear kiss cut vinyl • Signwritten housename to match RAL 7043 (matt)
- Hand painted light bronze coachline details
- Steel straps and lugs coated C&B light bronze

Footer Panel:

- 2mm formed alu panels (BTL) coated RAL 7033 (matt) - notched to allow for lugs
- Steel straps and lugs coated C&B light bronze
- Signwritten C&B logo to match RAL 9003 (matt)
- 3mm formed alu channel coated C&B light bronze (RAL 1036 + black) w/3000k LED strip for uplighting, mounted to base of footer panel
- Troughlight extrusion coated C&B light bronze w/3000K LED strip installed for downlighting pictorial panel

This is to replace the existing post sign for the new corporate style flag mounted pictorial sign which would be of a smilier size to the original

ITEM 02 (Qty 1) SIGNWRITTEN HOUSENAME - GREEN SMOKE - CBC05A

Signwritten text/housename direct to building substrate in DT 52GY 24/050 **Featuring:**

- 3no.wall mounted 3000K LED floodlights on extended brackets w/casings coated RAL 9003 (matt)

This would replace the existing sign written letters to be of the same size as the original with replacement lighting finished in the background colour

ITEM 04 (Qty 1) WELCOME SIGN - S/SIDED - CBC04/N-I

100mm² timber posts w/extended legs for ground planting **Featuring:**

- PSE timber cladding coated in light stain and Osmo oil - overall post size 135mm²
- Fabricated mild steel post caps coated C&B light bronz
- Softwood timber trim finished RAL 9003 (matt)

- Timber face panel with routed grooves finished DT 52GY 24/050
- Signwritten 'Welcome to' wording to match RAL 9003 (matt)
- Individual 13mm foamex housename letters coated RAL 9003 (matt)

fixed on brass locators

- Hand painted light bronze coachline detail
- Troughlight extrusion coated C&B light bronze w/3000K

LED strip installed for downlighting pictorial panel

This is a replacement or an existing sign in the same location and of the same size as the original

ITEM 05 (Qty 01) SIGNWRITING

Signwritten text.

Featuring:

- Signwritten text in Dulux Trade 52GY 24/050.
- This is a replace for a wall mounted directional sign. It is felt the sign written display would have less impact on the building

ITEM 06 (Qty 1) SIGNWRITTEN HOUSENAME - GREEN SMOKE - CBC05A

Signwritten text/housename direct to building substrate in DT 52GY 24/050 **Featuring:**

- 2no.wall mounted 3000K LED floodlights on extended brackets w/casings

Slimline LED flood light coated RAL 9003 (matt)

This is a like for like sign written sign with lighting to the same location as the existing

ITEM 07A, 07B , 07C, 07D, 07E (Qty 05) RETAIN EXISTING LANTERNS Retain all of the existing lanterns.

Check, clean and re-bulb where necessary.

ITEM 08 (Qty 01) EXISTING WALL PICTORIAL Remove the existing wall pictorial & gibbet.

DO NOT REPLACE.

Impact on the heritage significance/asset:

The impact on the building, and wider street scene will be a positive one. The current external signage look quite old and in need of updating. Care has been taken to retain the character of the building

Conclusion:

The proposal is considered to cause no adverse harm to the Category C listed property or the surrounding Conservation Area which would be preserved. The proposals are therefore considered to meet the objectives of the NPPF concerning development in an historic context and meet the requirements of relevant local planning policy.