

Design & Access Statement

The Rex Hotel Signage

Introduction

This Design & Access Statement supports the applications for Advertisement Consent and Listed Building Consent for updated entrance signage at The Rex Hotel, a Grade II listed building. The proposals relate solely to the replacement of existing signage to reflect the hotel’s re-branding, with no structural or fabric alterations.

Site & Heritage Context

The property occupies a prominent position within Manchester city centre and is a Grade II listed building of significant architectural and historic value.

All proposed works are light-touch, reversible, and designed to respect the character and appearance of the listed façade.

Design Intent

The aim of the proposal is to update the hotel’s branding while maintaining a high-quality, understated appearance appropriate to the building’s heritage. The new signage has been carefully designed to ensure visual harmony with the existing stonework and glazing.

Proposed elements:
Internally-applied, plot-cut opaque vinyl applied to a single glazing pane

Two replacement engraved brass plaques with in filled lettering, mounted to timber back panels
All signage is non-illuminated, subtle, and sympathetic in scale, proportion, and finish

Use of Materials

Vinyl: High-performance, plot-cut opaque vinyl with a matte finish to maintain visual permeability and reduce glare. Applied internally and fully reversible.
Plaques: Engraved, in filled brass plaques mounted to a timber back panel.
All existing stone fixing points will be reused to avoid new penetrations and protect historic fabric.

Access Considerations

The proposal does not alter access to or through the building. There are:
No changes to door openings
No changes to thresholds, entrances, or circulation routes
No impact on accessibility for guests or staff

The works are purely cosmetic and do not affect the function or safe use of the entryway.

Impact on the Listed Building

The proposed signage is minimal in scale and visually sympathetic and involves no physical alteration to historic stonework.

- * Retains all original building fabric
- * Is fully reversible without damage
- * Maintains an active and visually open ground-floor frontage, as requested by the planning officer
- * The design has been refined in accordance with pre-application advice.

Conclusion

The proposed signage represents a sensitive and appropriate update to the building’s branding. The materials, scale and placement ensure the works preserve the special architectural and historic interest of the Grade II listed building while enabling the hotel’s operational needs.