

**APPLICATION FOR EXTERNAL SIGNAGE
196 DEANS_GATE, M3 3WF
APPLICATION BY AM ALPHA
DESIGN AND ACCESS STATEMENT**

1.0 Design Statement

- 1.1** The proposal is for small-scale signage at the front entrance of 196 Deansgate.
- 1.2** The application is accompanied by a detailed set of application plans that set out the full details of the works that are proposed. The plans show the appearance of the design and works that will be complementary to the buildings' heritage.
- 1.3** Against that background, the proposal accords with Policy CC9 and EN3 of the Manchester Core Strategy Development Plan Document (adopted 11 July 2012) as the proposal enhances the historic environment and the character of a Grade II* and II Listed Buildings.
- 1.4** There is no harm that arises from the proposal and the tests at Paragraphs 206 – 208 of the National Planning Policy Framework do not apply, but in any event, the proposal will ensure that the floorspace of the buildings can be brought back into their optimum viable use and contribute to the economic objectives of Policies EC3 and CC1 of the Core Strategy.
- 1.5** We conclude that the proposal accords with Policies CC9 and EN3 of the Core Strategy.
- 1.6** The conclusion on heritage design grounds is that as there is no harm that arises from the proposal the tests at Paragraphs 214 and 215 of the National Planning Policy Framework do not apply.

2.0 Access Statement

- 2.1** There are no amendments to how the building is accessed as a result of this proposal or any amendments to any operational access requirements, for example servicing. The application is simply for signage works.
- 2.2** The proposal therefore raises no access concerns and Policy T2 of the Core Strategy is not engaged.