STUDIO OL3

ARCHITECTURAL DESIGN

Design & Access Statement

PROPOSED INSTALLATION OF NEW SHOPFRONT

NEW SIGNAGE

INTERNAL ALTERATIONS

Site address:

56 King St,

Manchester,

M2 4LY



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1. Description of Work

- The proposal at 56 King Street, Manchester, M2 4LY, is to retain the existing shop and refurbish it where required, install a new hardwood door within the existing frame, and install new signage, including fascia and projecting signage for the shopfront. The development also includes internal alterations for a new shop layout.

2. Use

- The existing building use is as a commercial shop; the proposed use is to remain as a shop, while providing a more enjoyable space for customers.

3. Amount of Development

- New illuminated fascia signage and new projecting signage will be installed.
- Internal strip-out of furniture, display wall panelling, vinyl flooring, ceiling finishes, lighting, one internal wall, and a door.
- Shopfront alterations include a new door with brass ironmongery and additional beading details. Small brass signs are to be added to the windowsills. Repairs and redecoration will be carried out to match the existing style of the shopfront. New panel moulding will be added to the fascia with a back-lit fluted brass back panel. In addition, the panel will carry the main signage and two brass fleurets fixed to it. The existing projecting sign bracket will be replaced with a new bracket in the same style and location, and the sign will feature the Creed text in brass.
- Internal alterations include a new ramp spanning wall to wall and boxing-in fixed back to the walls on existing fittings, with no fixings into the original brickwork. One partition wall will be installed to separate the shop circulation area from a private consultation room.

4. Layout

- The internal alterations will retain the building's layout, except for the removal of the ground-floor shop wall. This will allow the space to be rearranged in a more suitable manner.

5. Scale

- The height of the proposed shopfront signage remains within the existing signage area, so it has no detrimental effect on the neighbouring shops.

6. Landscaping

- There will be no external landscaping required.

7. Appearance

- The proposed shopfront will remain painted black and will be paired with brass elements, such as small signs and ironmongery, to match the Creed aesthetic.



- The internal appearance will be updated to reflect the proposed new shop layout and finishes.







8. Access

Primary Access

Access to the shop from King Street will remain as existing, via the shopfront door.

