

Design & Access Statement Addendum

March 2022

At: New Medlock House, Manchester

Proposal: 'Reduce existing cluster kitchen areas to create 21no. additional cluster bedrooms'

Introduction

Planning permission is now sought to provide 21no. additional student bedrooms by reducing and reconfiguring the existing communal, cluster kitchen areas at New Medlock House, Manchester. The original submission was for 19no. additional student bedrooms, however during the course of the application a discrepancy was noted regarding a further bedroom that was shown on the plans but not in the description. Then during the consultation process, the LPAs Highway Engineer requested additional cycle hoops. On reviewing the cycle hoop provision and following a site walk, a further large kitchen was identified as an opportunity to reduce in size and provide one more bedroom. This has taken the total new bedrooms to 21 and increased the cycle hoop provision from 8 hoops to 12 (16 spaces to 24).

Site and Surroundings

The site is bound by Cambridge Street to the east, Chester Street to the north and Willmott Street to the west in Manchester City Centre. New Medlock House is an existing student accommodation building.



Across Willmott Street to the west is another student accommodation building, Parkway Gate.

Use

The existing use is student accommodation. Planning permission was granted for the '*erection of 8 storey student accommodation in 146no apartments with 230m² of retail at ground and first floor*' on 6th July 2000 (LPA ref 058574/FO/CITY3/00). This permission has since been implemented and the building occupied.

More recently a planning application has been submitted for, 'the change of use of Unit 1 from a café (Class E) to student amenity space (Sui Generis) along with elevation alterations to Unit 1 and the existing reception area' in October 2021 (LPA ref 131883/FO/2021). This application is pending consideration by the Council.

The 21no. additional bedrooms can be achieved within the existing buildings footprint by reducing some of the larger kitchen spaces within the cluster apartments.

Layout/Amount/Scale

The existing building is made up of 8 storeys in a building that is set around a central courtyard area. On each floor is existing student accommodation flats with a mix ranging from 2 to 9 bed cluster flats and associated facilities. The ground floor includes some retail space facing Cambridge Street and Mancunian Way. The proposal is to provide the additional bedrooms within the existing footprint by reducing the size of the existing kitchens. The new bedroom floorspace reflects that of the existing bedrooms within the cluster apartment in which it sits. No external alterations are proposed.

Appearance

No external alterations are proposed.

Cycle Parking

We propose to provide an additional 12no.hoops (24no. spaces) to cover the 21no. additional beds (at a ratio of 1:3). These new cycle hoops will be provided within the central courtyard area.

Refuse Storage

The development is currently served by a shared covered bin store located within the central courtyard area. There are currently 10no. general waste bins, 5no. glass recycling bins and 5no. dry mixed recycling bins, with three collections per week. (Monday, Wednesday and Friday). The bins are managed by existing on-site management and the existing store is proven to be sufficient based on current trends. Therefore the increase in bedrooms is not considered to have a detrimental impact on its operation.