

Manchester 76 Quay Street

Design & Access Statement

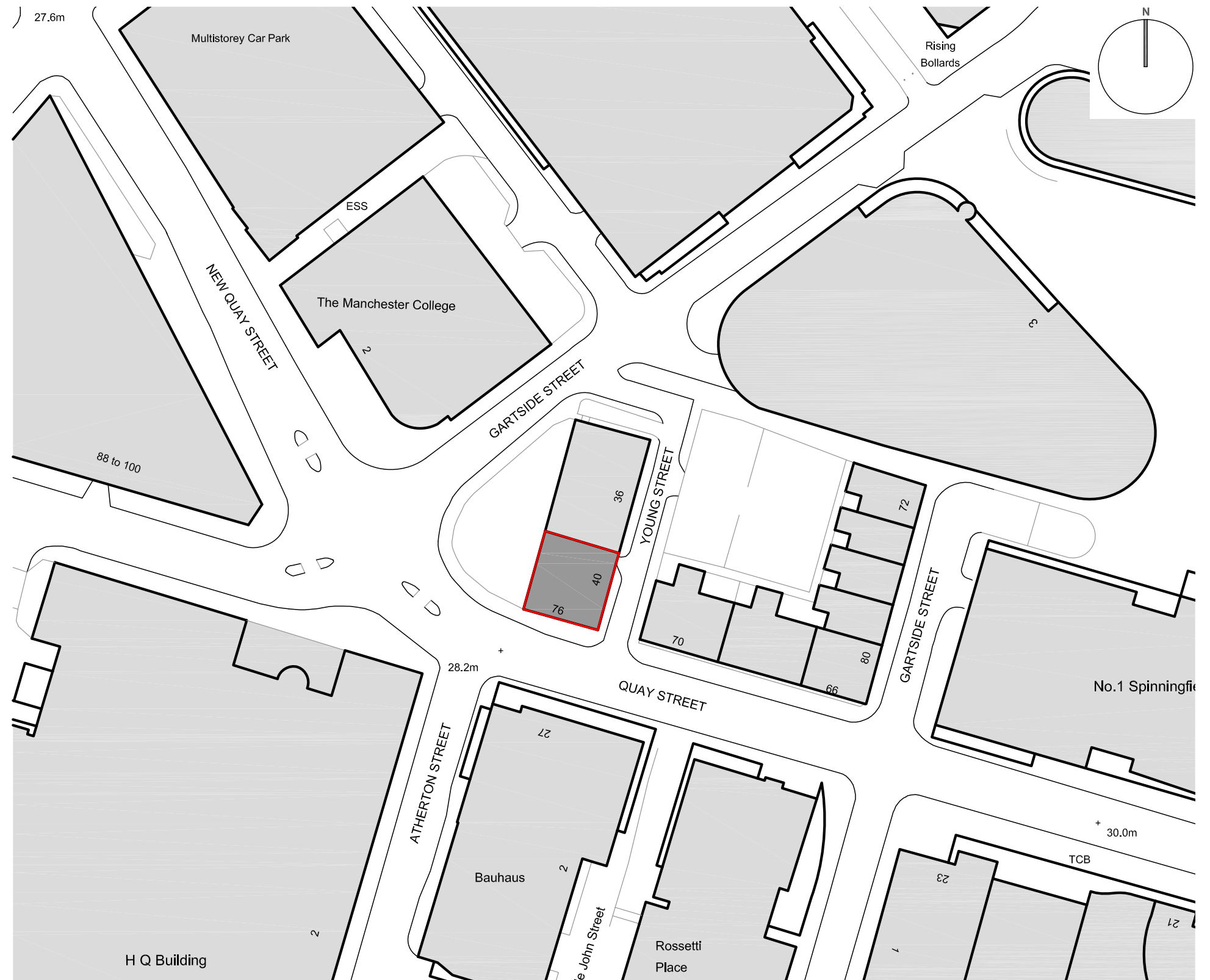
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1.0 Introduction

This design statement has been prepared by Studio KMA as part of a planning application required for the proposed alterations to the external appearance of the existing office building.

Planning permission 127708/FO/2020 was granted on 12.10.2020 for 'Elevational alterations including replacement of all existing windows, opening up of existing lower ground floor windows, revised ground floor entrance, and other minor associated external works including roof level solar panels.' This proposal includes most of the consented external alterations to the windows with some minor differences to the two side elevations. In addition to this we are also proposing a small roof top plant area.



Location Plan

2.0 Context

76 Quay Street was constructed in 1869 originally as a workshop and more recently has been used as offices. The building sits on the north side of Quay Street fronting the street. The side elevations fronts onto Young Street to the East and Gartside Street to the West. A small green space with mature trees is also to the west between the building and Gartside Street.

The building is not Listed and nor does the site lie within a conservation area.

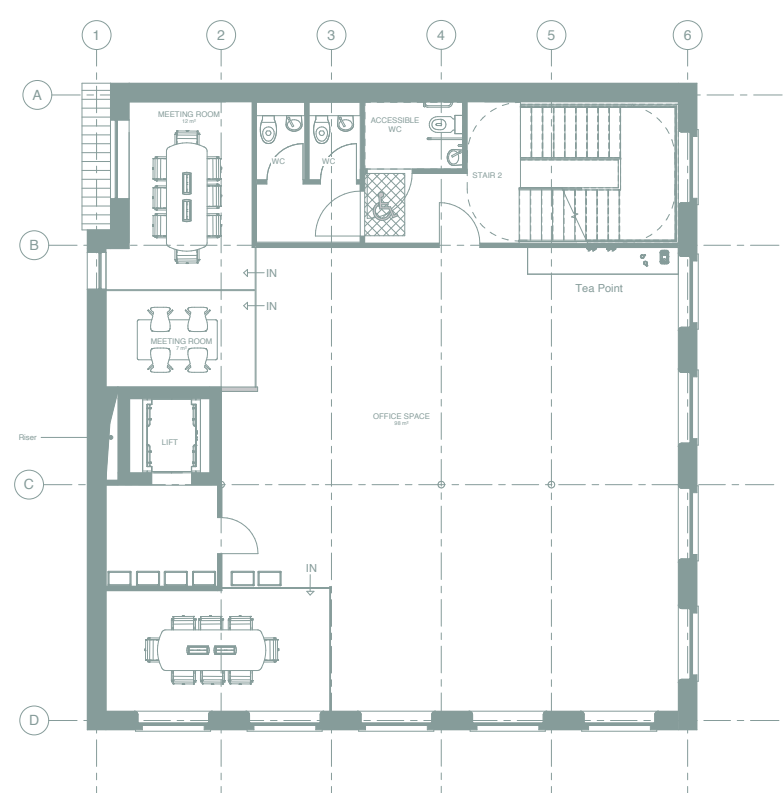
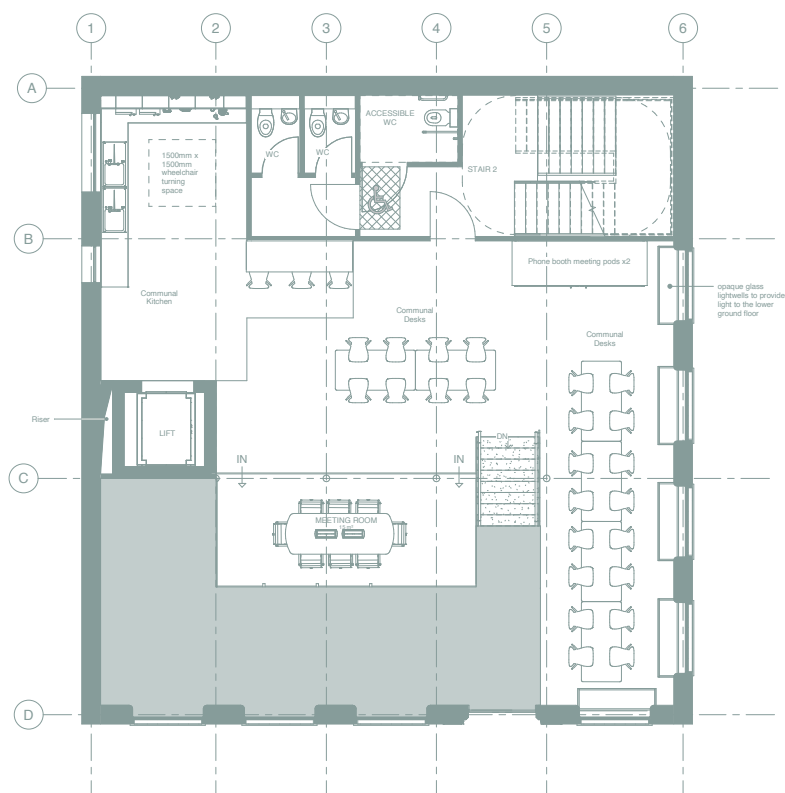
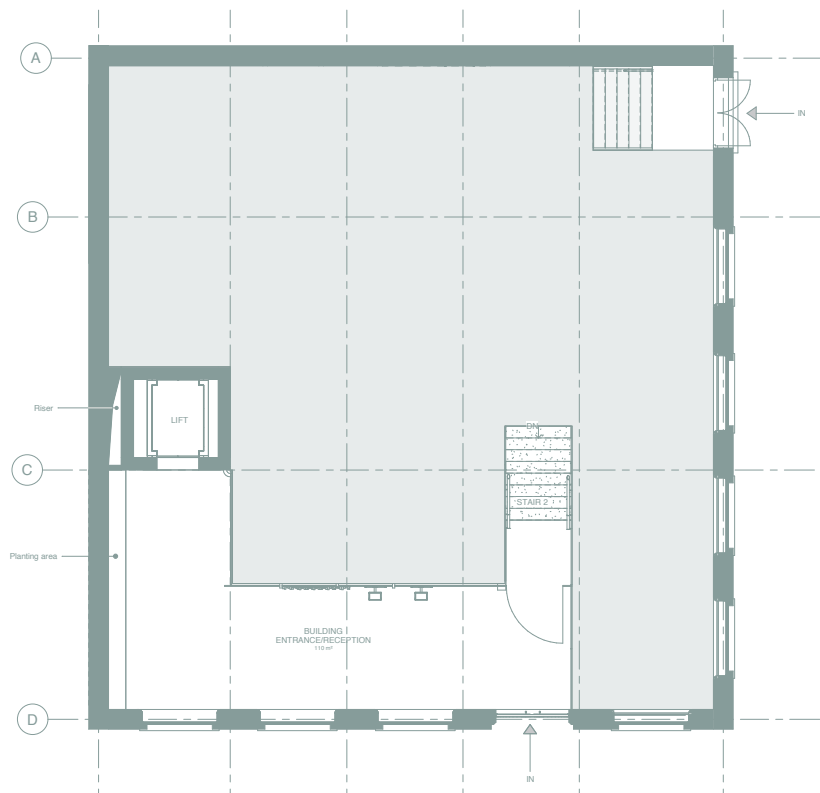
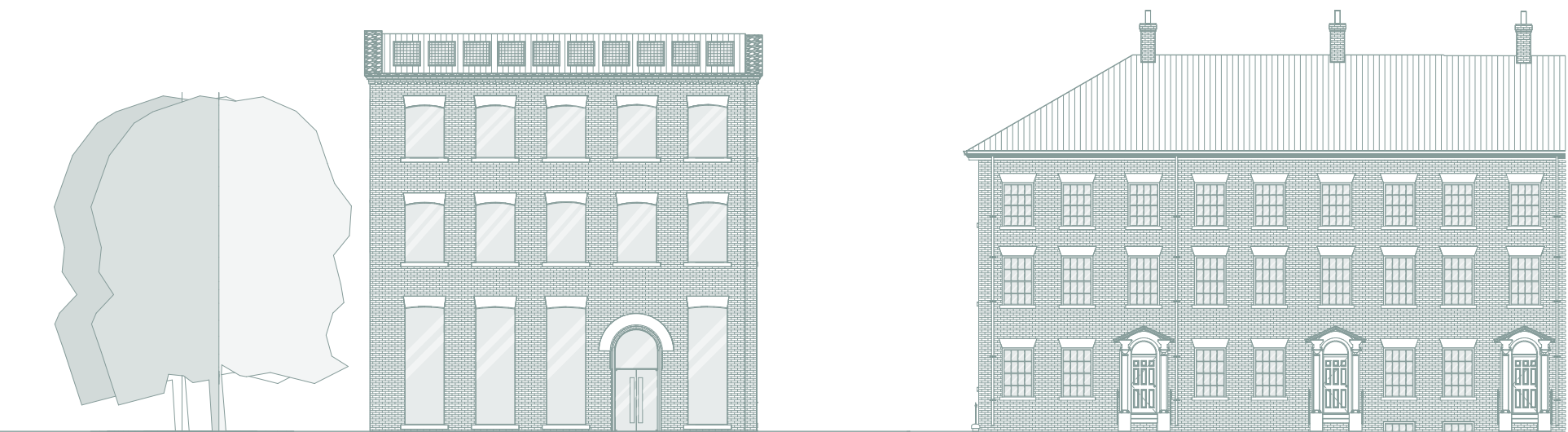
Most of the surrounding buildings are used as offices, with Spinningfields and Enterprise City within close proximity to the site.



3.0 Recent Planning History

Over the past 40 years this building has been subject to many applications including several changes of use to nightclub, hotel and offices. An additional storey was also approved on 16.10.87.

The most recent consent was 127708/FO/2020, granted on 12.10.2020 for ‘Elevational alterations including replacement of all existing windows, opening up of existing lower ground floor windows, revised ground floor entrance, and other minor associated external works including roof level solar panels.’ This application has not yet expired.



4.0 The Proposal

We are proposing to refurbish the existing building to create superior office space. This refurbishment will utilise the existing features of the existing building to provide characterful workspace with exposed brickwork, cast iron columns and large timber beams.

The existing Quay Street entrance at street level is to be retained and re-used and a small entrance foyer is proposed within the front of the building at street level to connect the entrance with a new stair within in the south west corner of the building. The existing stair in this location is to be replaced and reconfigured.

The proposed works to the Quay Street Elevation will reflect the current consent as all the windows will be replaced and the existing lower ground floor windows will be extended up to the underside of the Upper ground floor existing cills. A spandrel panel will be introduced across the far right lower ground floor window to mask out the upper ground floor edge.



Existing Quay Street Elevation



Proposed Quay Street Elevation

The proposed works to the Gartside Street Elevation are minimal. The existing window openings are to be retained and the frames replaced. Two small lower ground floor windows are to be replaced with louvers for intake & exhaust of the mechanical ventilation system. The small door at ground level adjacent to Quay Street will be replaced by a window. The existing flue and chiller will be removed, and the small redundant historic louvered openings will be removed and bricked up.



Existing Gartside Street Elevation



Proposed Gartside Street Elevation

The proposed works to the Young Street Elevation include replacing all the existing windows. Two lower ground floor windows are proposed in the middle of the elevation mirroring the existing lower ground floor windows in this elevation. We also proposed to remove and brick up the existing entrance towards the rear and construct a new window above the former entrance to replicate other Upper Ground floor windows.

Internally the building is to be cleared of all non-structural elements and the existing stair to the rear of the building removed. A small toilet core and kitchenette is to be located at the rear of each floor.

Individual office units will occupy each of the upper floors and the lower ground floor will accommodate more communal facilities for the tenants to utilise such as shared meeting rooms and conferencing facilities.

We are also proposing to introduce a mechanical ventilation (with heat recovery) system and comfort cooling to all floors (refer to separate Energy Statement prepared by Crookes Walker Consulting). As part of the mechanical design we are also proposing a small roof top plant area to accommodate two chillers and other machinery. To minimise any visual impact the plant area is set back as much as possible from each elevation.



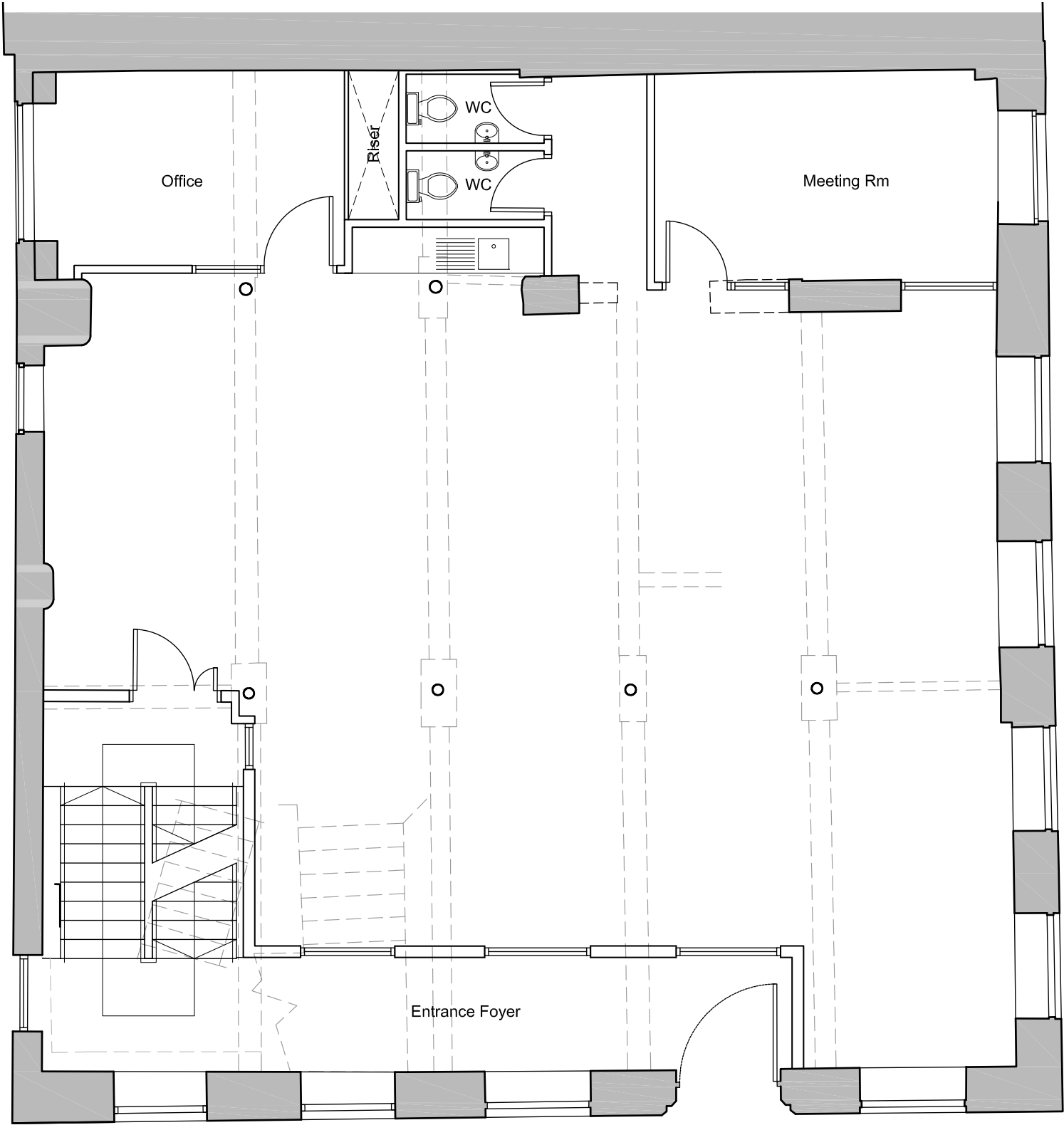
Existing Young Street Elevation



Proposed Young Street Elevation

5.0 Access

The access to the building is from the main entrance at the front of the building at street level and access is gained directly from the entrance to a new stair. Currently there are no facilities within the building to facilitate wheelchair access and we propose to continue this for the near future, however consideration has been given to the future potential installation of a platform lift located adjacent to the proposed new stair.



Excerpt of proposed upper ground floor plan

6.0 Summary

The majority of the proposed works within this application are reflected by the current consent. All the proposed changes are well considered and sensitively designed to work with and enhance the existing character of the building.



Proposed elevation to Young Street



Proposed elevation to Gartside Street



Proposed elevation to Quay Street



Planning approved elevation to Young Street (ref:127708/FO/2020)



Planning approved elevation to Gartside Street (ref:127708/FO/2020)



Planning approved elevation to Quay Street (ref:127708/FO/2020)



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