



14 OXFORD COURT

Design & Access Statement
May 2022

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1.0 INTRODUCTION

INTRODUCTION



INTRODUCTION

This Design Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a proposal for a site located on **14 Oxford Court, Manchester M2 3WQ**

This Planning application proposes a change of use of No.14 Oxford Court from an office building to a consulate, and to erect a flag pole along with externally mounted signage and CCTV.

This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

SITE PHOTOS



View from Chepstow Street



Entrance from Chepstow Street



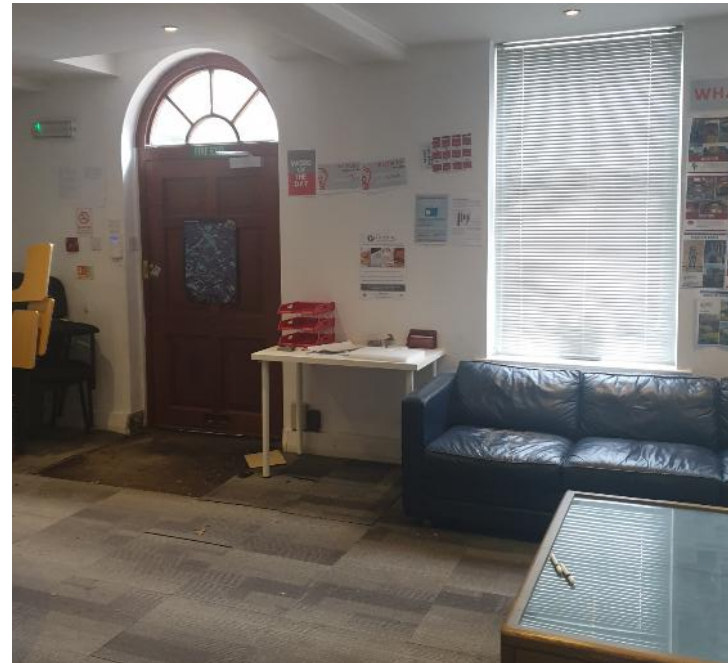
Oxford Court View



Entrance from Oxford View



Entrance from Chepstow Street



Entrance from Oxford View



Lounge Room On First Floor



Meeting Room on Second Floor

2.0 SITE CONTEXT

SITE DESCRIPTION

The planning application relates to No. **14 Oxford Court**. The property is a three storey terraced building which faces towards Chepstow Street. Oxford Court is a perimeter block type development with all buildings being of a similar scale and appearance. The buildings are primarily in office use.

The wider area surrounding the site is mixed use in nature reflecting its city centre location. Parking is available within Oxford Court and four spaces are assigned to No. 14.

In terms of public transport, the site is within walking distance of many bus routes and Oxford Road Station.

The site is located within **Flood Zone 1** and at low risk of flooding. The site is not located within a conservation area.

PROPOSED DEVELOPMENT

The proposed development is for a change of use from the premises from office use to a consulate (a sui generis use). In many respects the proposed use is the same as an office although there are some subtle differences and planning case law would point to consulates being a sui generis use.

No new floor area is proposed, nor are any alterations proposed to external elevations save for the erection of a flag pole, signage and CCTV to the front elevation reflect the building's proposed use as a consulate. The property is presently used as an office.

There is no intention to install any mechanical equipment to the outside of the building.

All external access has level threshold, which will allow easy access for wheelchair users.

PLANNING HISTORY

There is no recent planning history for No.14 according to Manchester Council's online planning records. However, a similar planning application was approved for **No.6 Oxford Court** in **October 2021**. Planning reference no. **131536/FO/2021**. This application was made by the Turkish Consulate but subsequently decided not to use No.6 and instead relocate to No. 14 Oxford Court as it provides level access. For the sake of clarity No.6 will now not be converted into a Turkish Consulate.

PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2019)

Para. 80 of the NPPF states that "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development". The proposed development is in response to an identified need for consulate services in the area. The use will be complimentary to other land uses nearby.

Manchester Core Strategy (2012)

The site is located within the City Centre boundary according to the Manchester Proposals Map. Policies CC1 and CC6 of the Core Strategy are supportive of a mixture of land uses within the city

centre particularly those that create employment and footfall. The proposed development would not be contrary to Core Strategy policies.

Extant Unitary Development Plan Policies

There are no known Unitary Development Plan policies to prevent or discourage against a development of the nature proposed at this location.

Guide to Development in Manchester Supplementary Planning Document (2007)

Para. 2.47 of this SPD deals with a variety and mix of uses. It is stated:

"One of the best ways of creating sustainable communities is by providing a balanced mix of uses. This can be achieved in a number of ways: within different parts of a neighbourhood; in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses. A mix of uses also means that higher density development does not overly dominate the character of the area"

Furthermore, para. 11.32 states:

"Wherever possible, workplaces should be located near to residential areas and other services, to support the Council's sustainable development strategy, in particular reducing the need to travel".

The proposed development would provide consulate services and associated employment within the city centre and near to residential areas.

The principle of such development was recently found acceptable in application decision Ref. No. **117996/FO/2017** and **131536/FO/2021**

PARKING & IMPACTS ON NEIGHBOURING RESIDENTIAL AMENITY

The proposed development has four spaces allocated to it within Oxford Court, and this is intended for staff use. Having regard to the site's excellent accessibility and location near to sustainable transport modes, this parking provision is considered acceptable. Visitors / users of the consulate will attend via public transport and will be advised on the absence of visitor / user parking via relevant means (website, appointment notifications etc). There are several large car-parks available to the public within walking distance.

Given the extant office use and office use of buildings nearby, it is submitted there would be no adverse impacts to neighbouring properties as a result of the proposed development which will operate in most respects like a typical office. As is typical of consulate buildings, appointments and visits to the consulate will be strictly controlled.

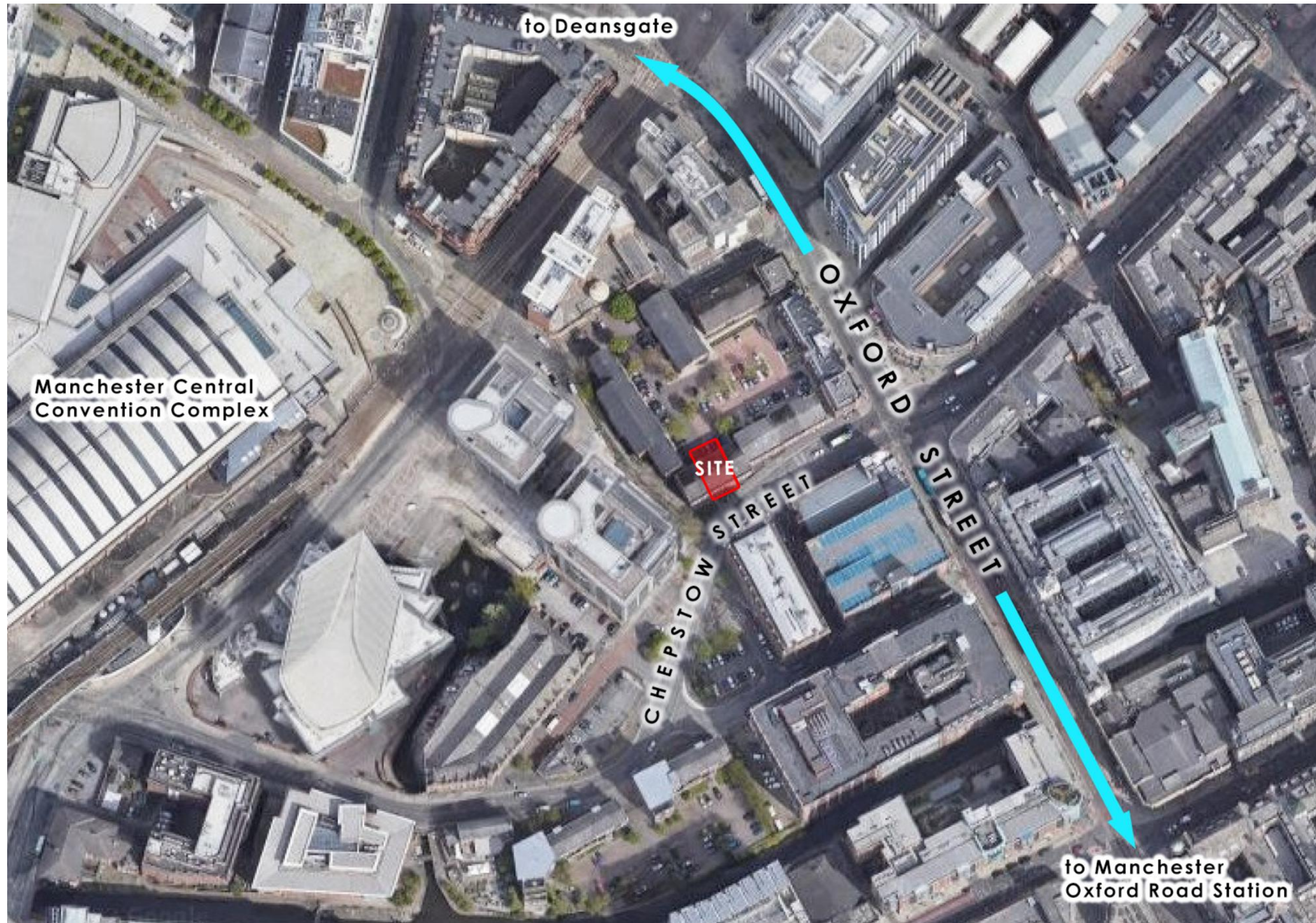
CONCLUSION

The application site is within the City Centre, and within walking distance of necessary day to day shops, services and facilities. The site is highly accessible and sustainable in terms of access and transport.

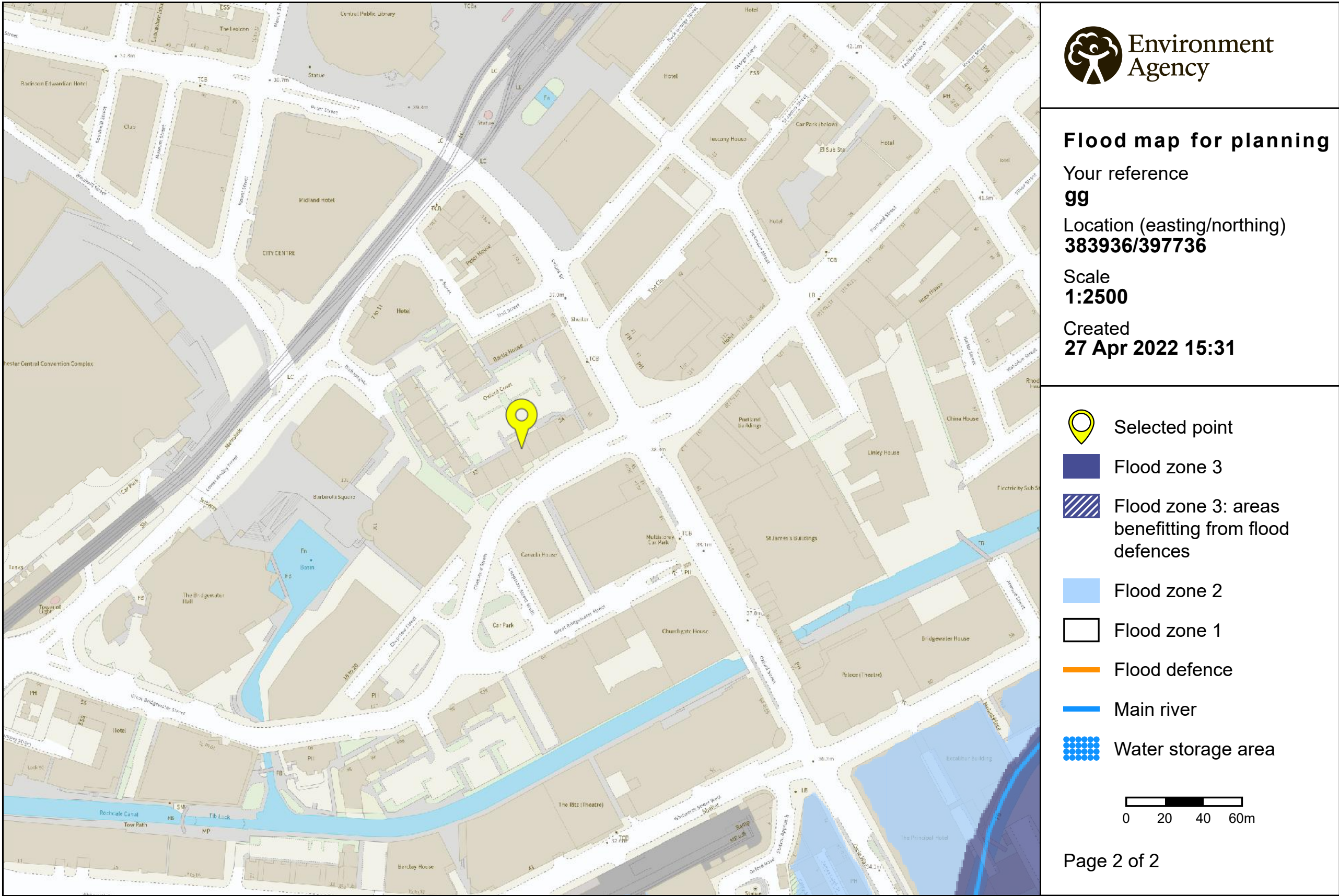
The proposed use would bring the building back into life and add to the local working population which would be to the betterment of helping to sustain local shops and services.

The proposal represents an opportunity to increase employment opportunities and economic activity in the area.

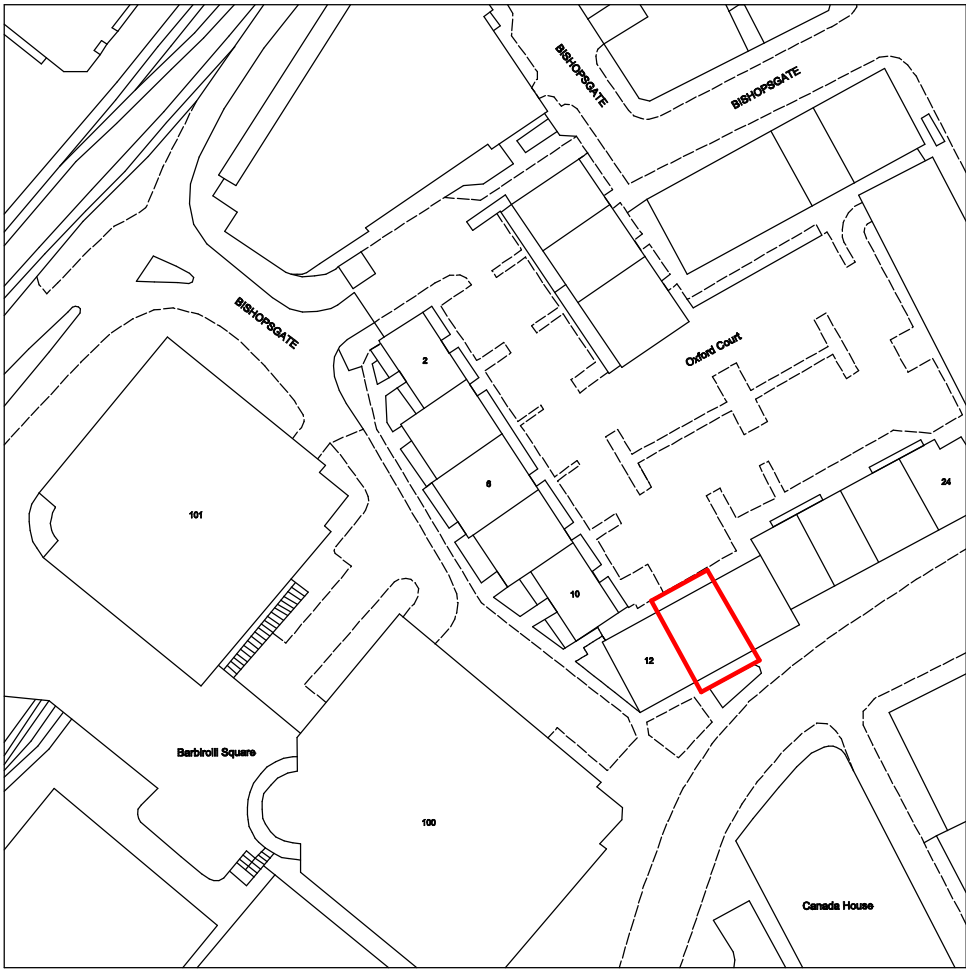
SITE MAP



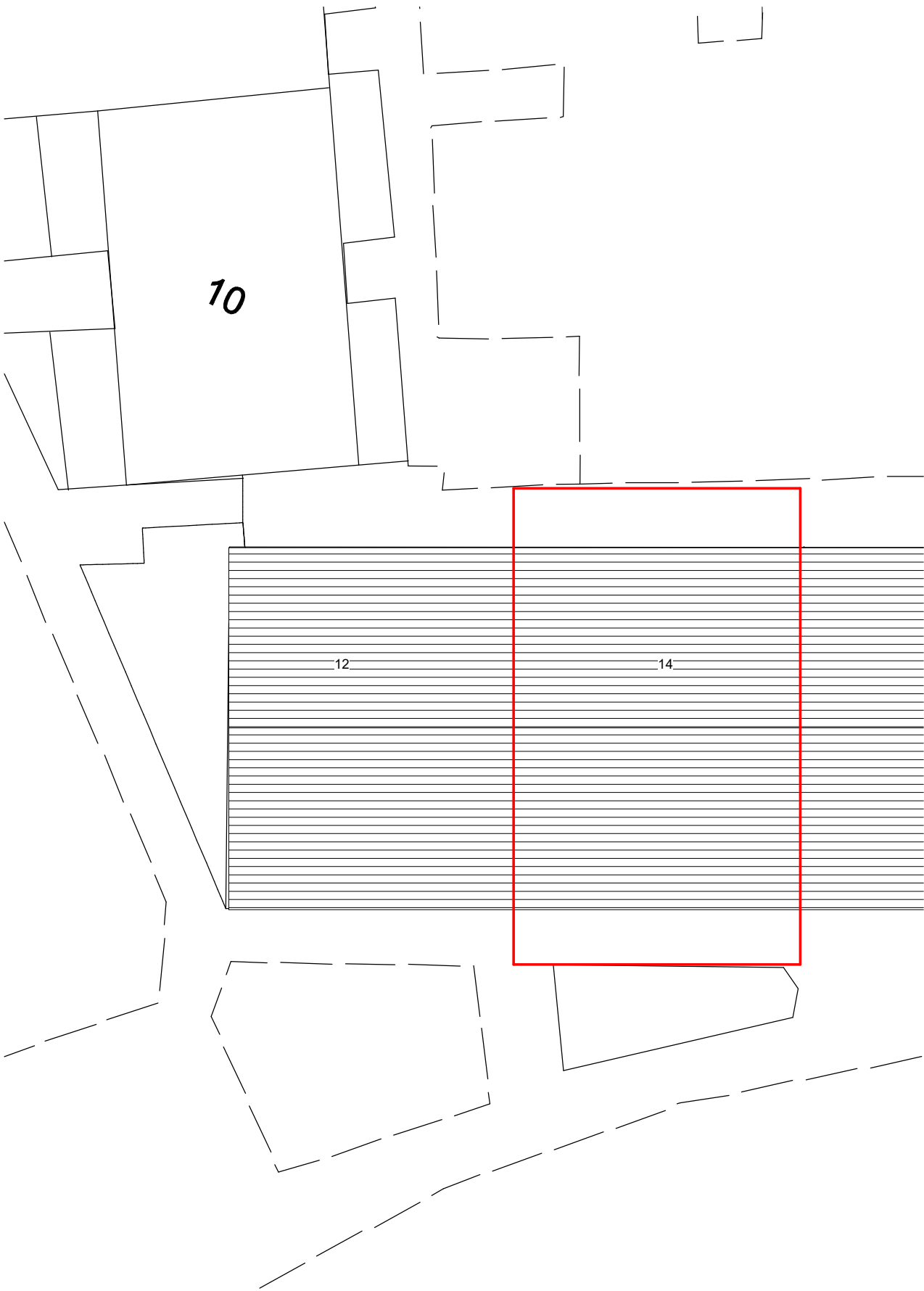
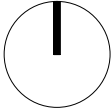
FLOOD RISK MAP



EXISTING LOCATION AND SITE PLANS



1 Site Location Plan
1: 1250



LEGEND
— Site Boundary

2 Existing Site Plan
1: 200



EXISTING GROUND FLOOR PLAN

1:100

LEGEND

Site Boundary

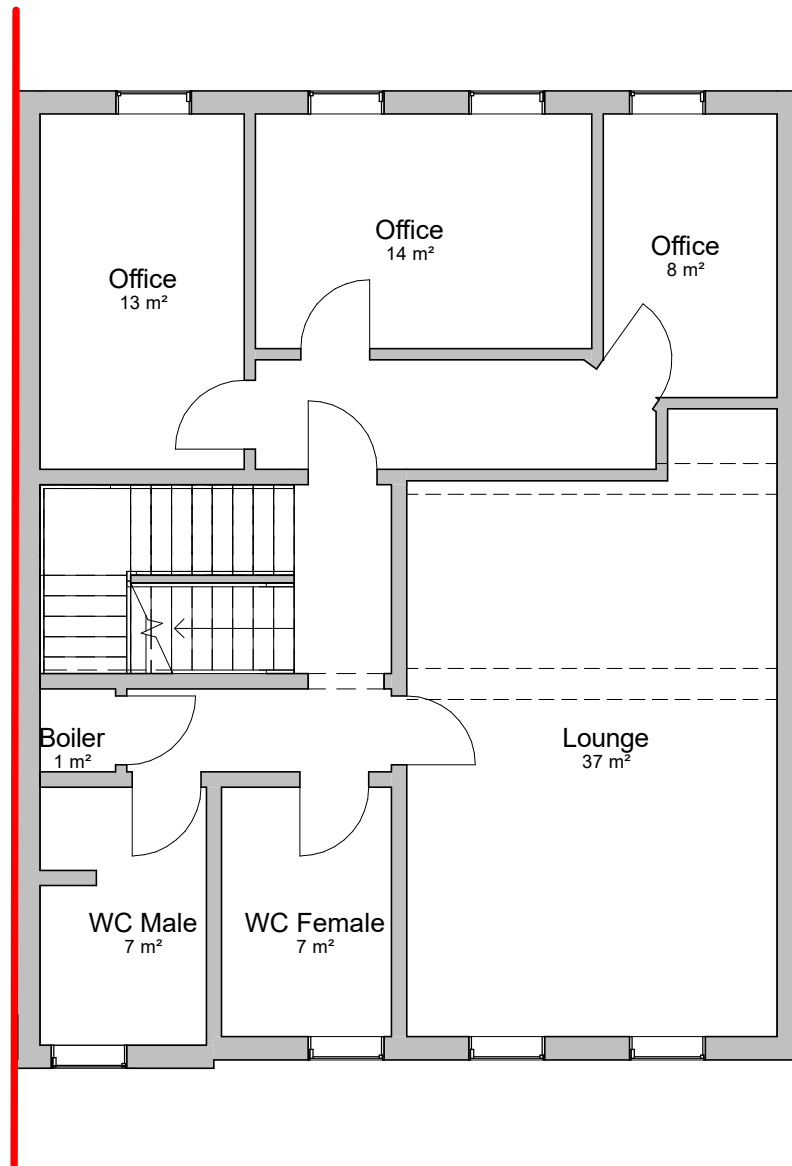


EXISTING FIRST & SECOND FLOOR PLANS

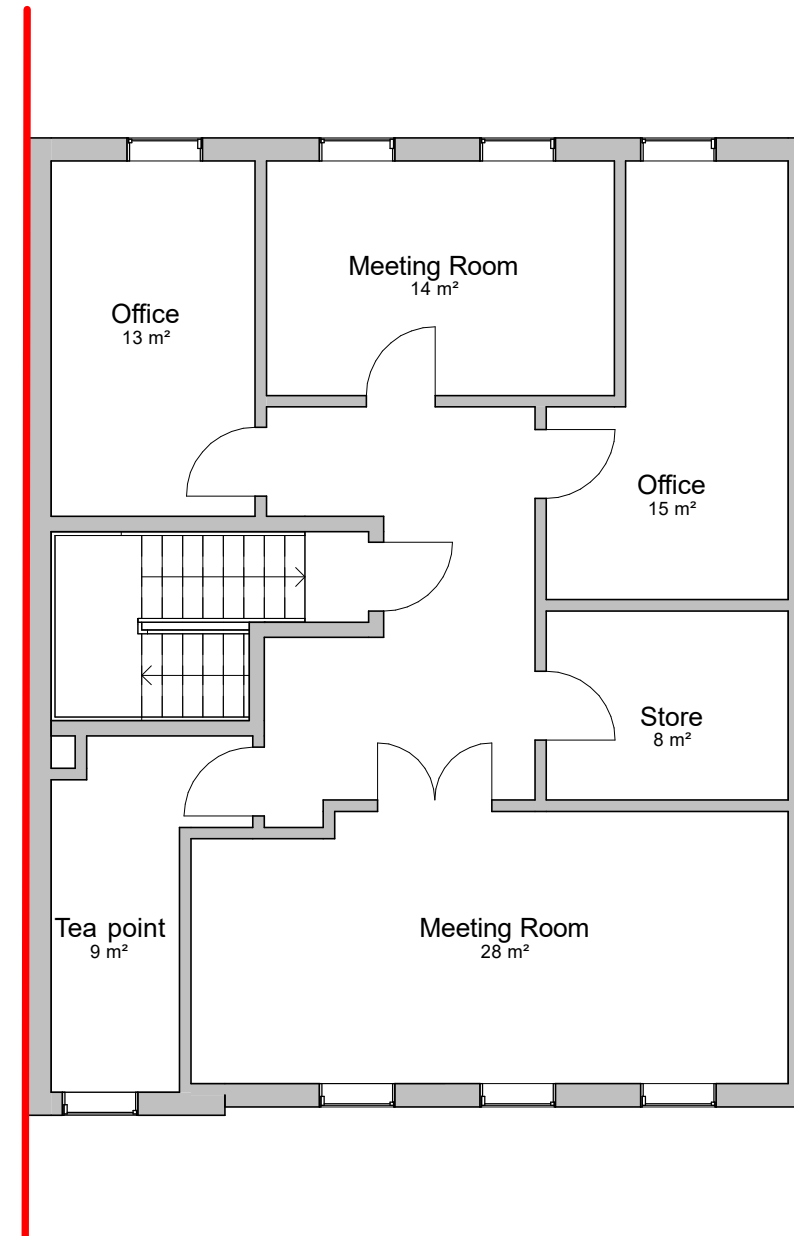
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LEGEND

— Site Boundary

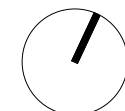


1 Existing First Floor Plan
1:100



2 Existing Second Floor Plan
1:100

0 1 2 3 4m
1:100

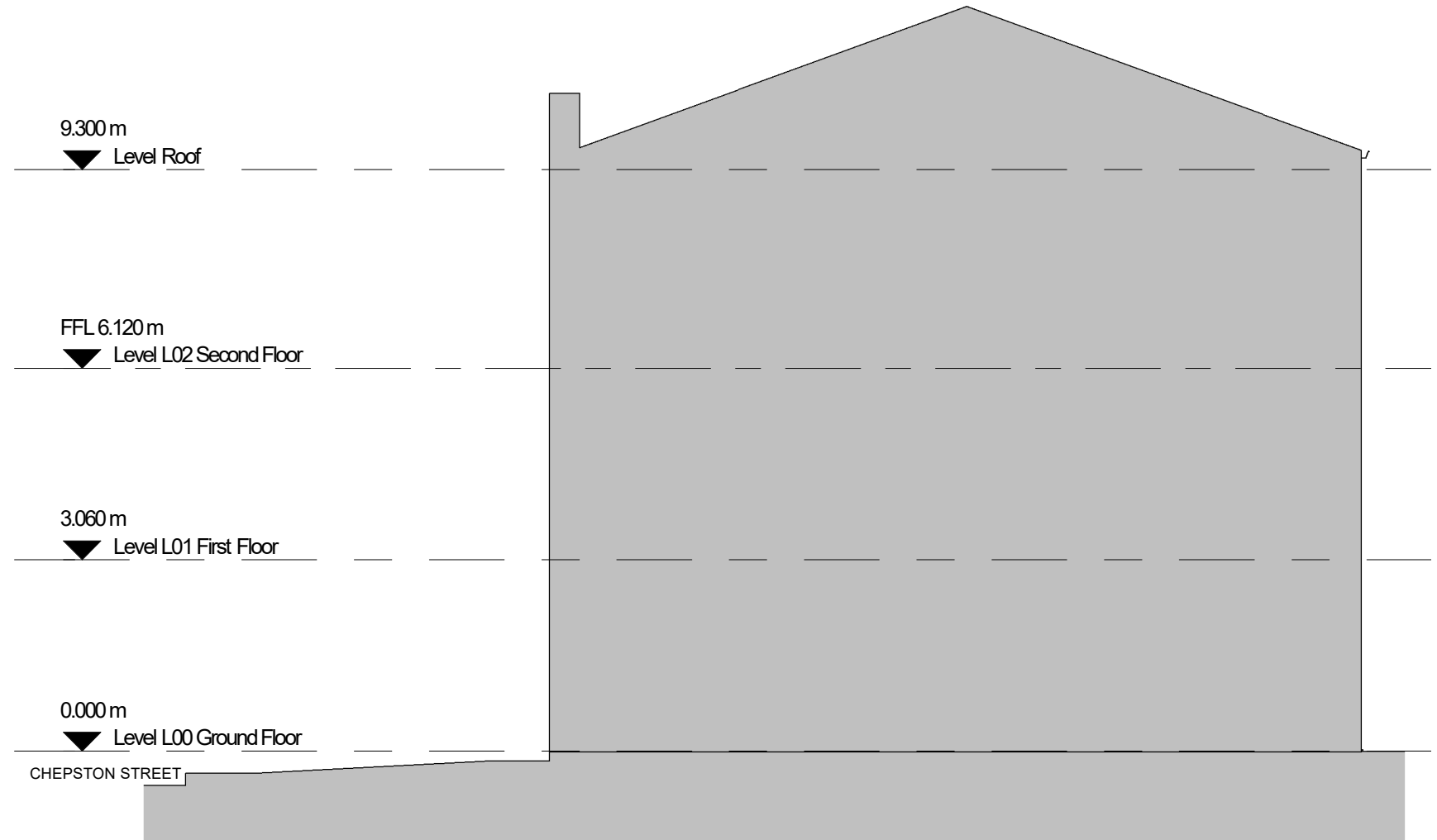


EXISTING SOUTH & EAST ELEVATIONS

1:100



1 Existing South Elevation
1:100

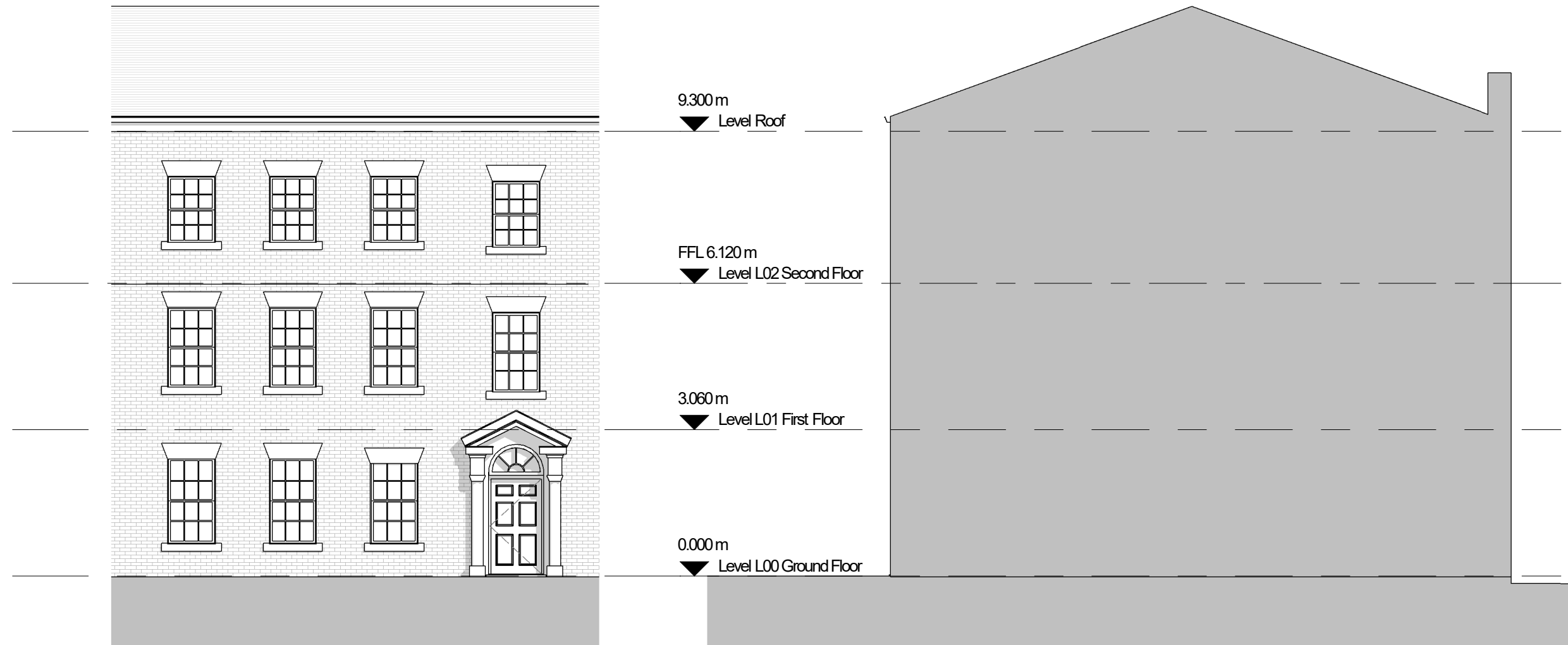


2 Existing East Elevation
1:100

0 1 2 3 4m
1:100

EXISTING NORTH & WEST ELEVATIONS

1:100



1 Existing North Elevation
1:100

2 Existing West Elevation
1:100

0 1 2 3 4m
1:100

3.0 PROPOSED DESIGN

PROPOSED SITE PLANS

1:200

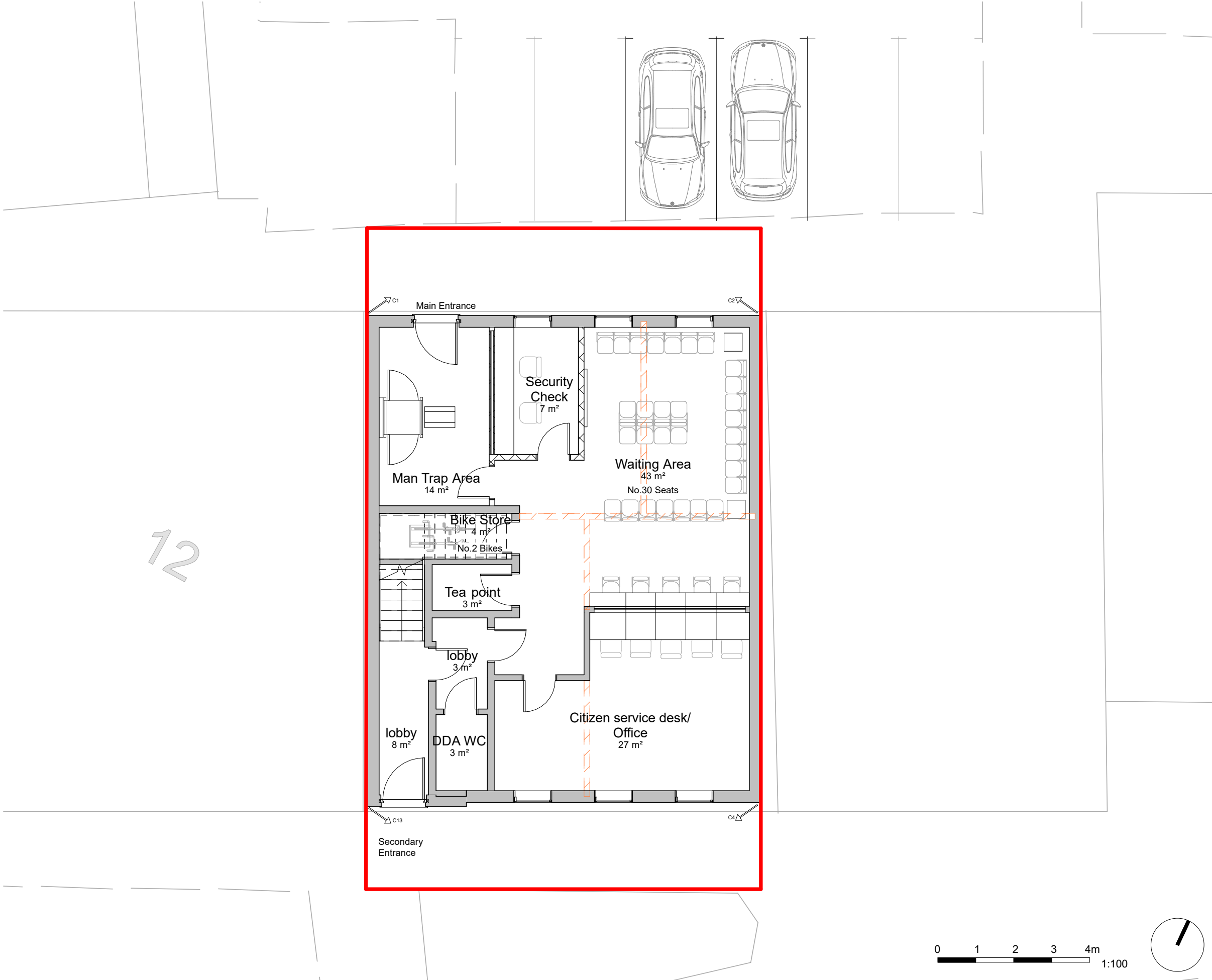


PROPOSED GROUND FLOOR PLAN

1:100

LEGEND

- Site Boundary
- Bullet Cameras
C1; C2; C3; C4

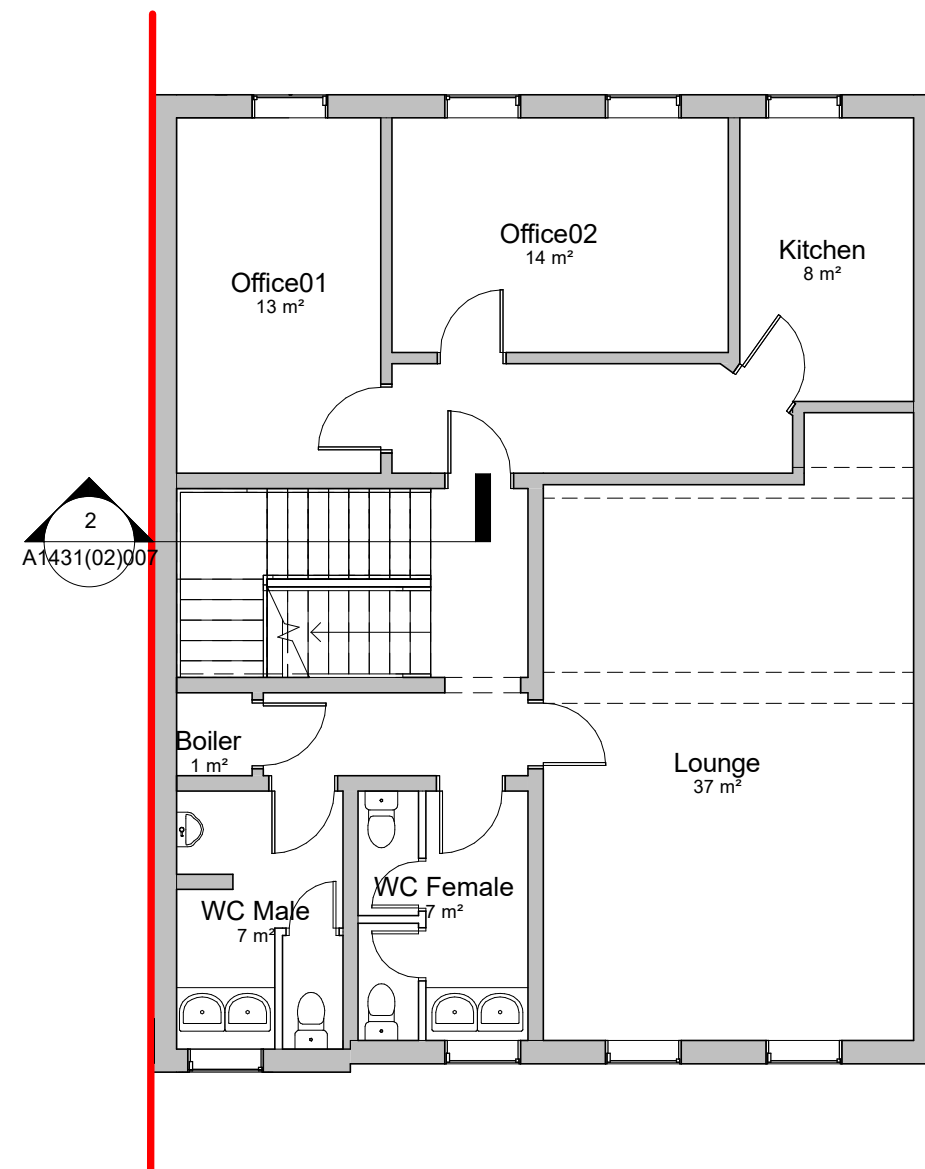


PROPOSED FIRST & SECOND FLOOR PLANS

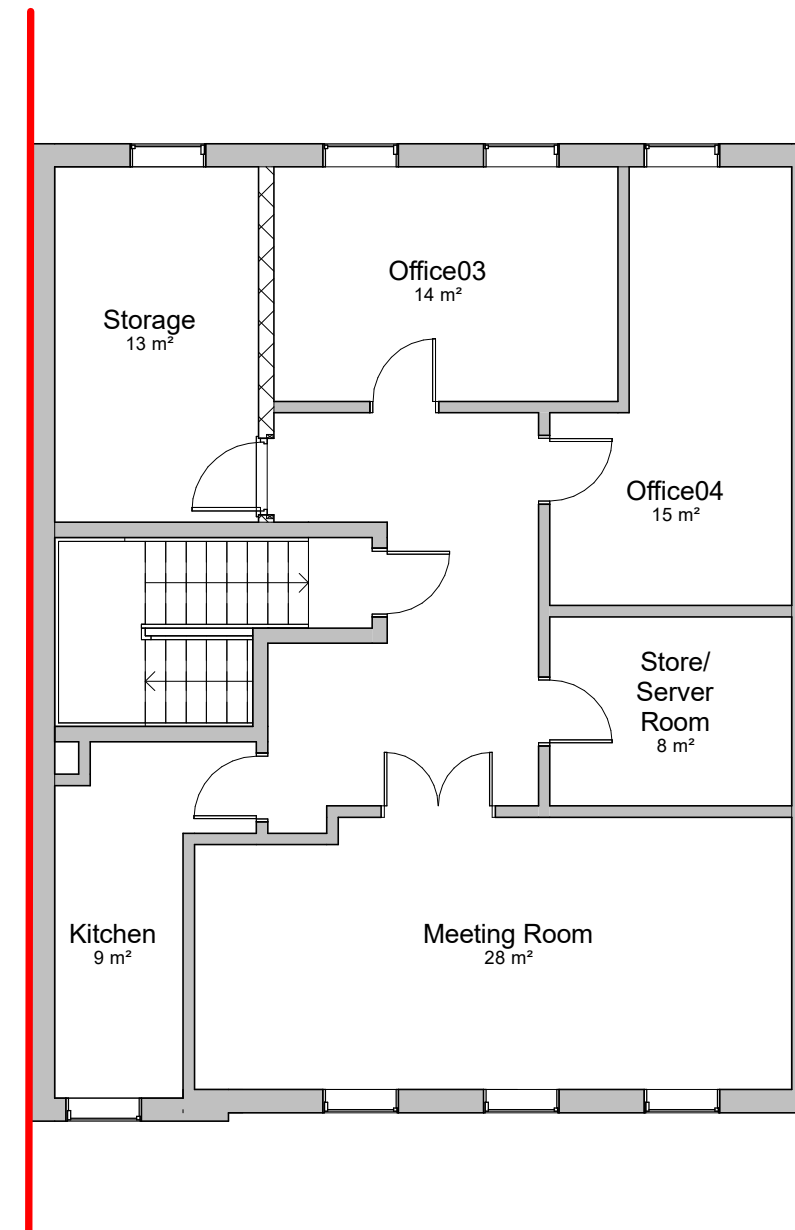
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LEGEND

- Site Boundary
- Bullet Cameras
C1; C2; C3; C4

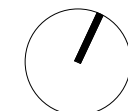


1 Proposed First Floor Plan
1:100



2 Proposed Second Floor Plan
1:100

0 1 2 3 4m
1:100



PROPOSED SOUTH & EAST ELEVATIONS

1:100

LEGEND

→ Bullet Cameras
C1; C2; C3; C4

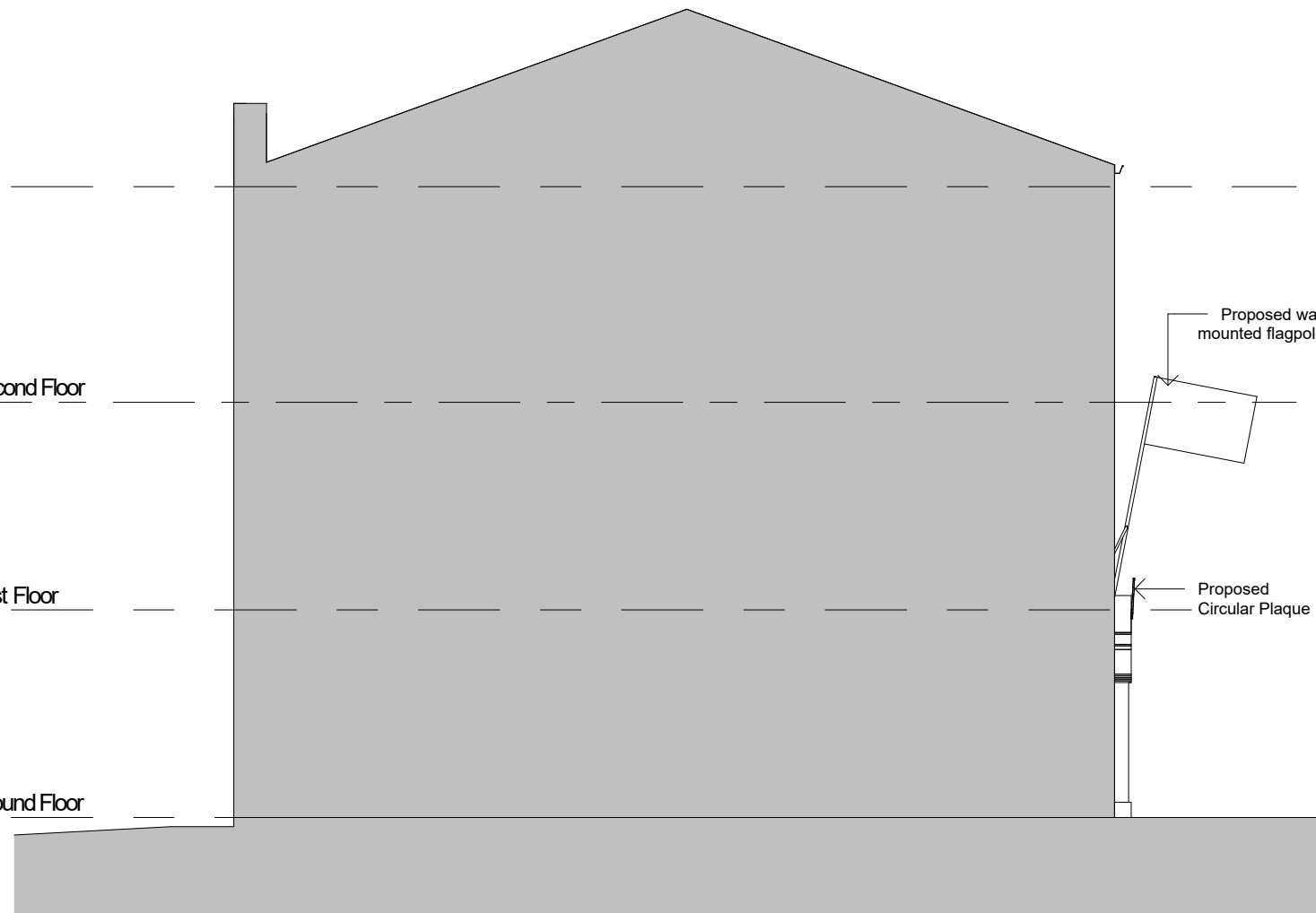


9.300 m
▼ Level Roof

FFL 6.120 m
▼ Level L02 Second Floor

3.060 m
▼ Level L01 First Floor

0.000 m
▼ Level L00 Ground Floor



1 Proposed South Elevation
1: 100

2 Proposed East Elevation
1: 100

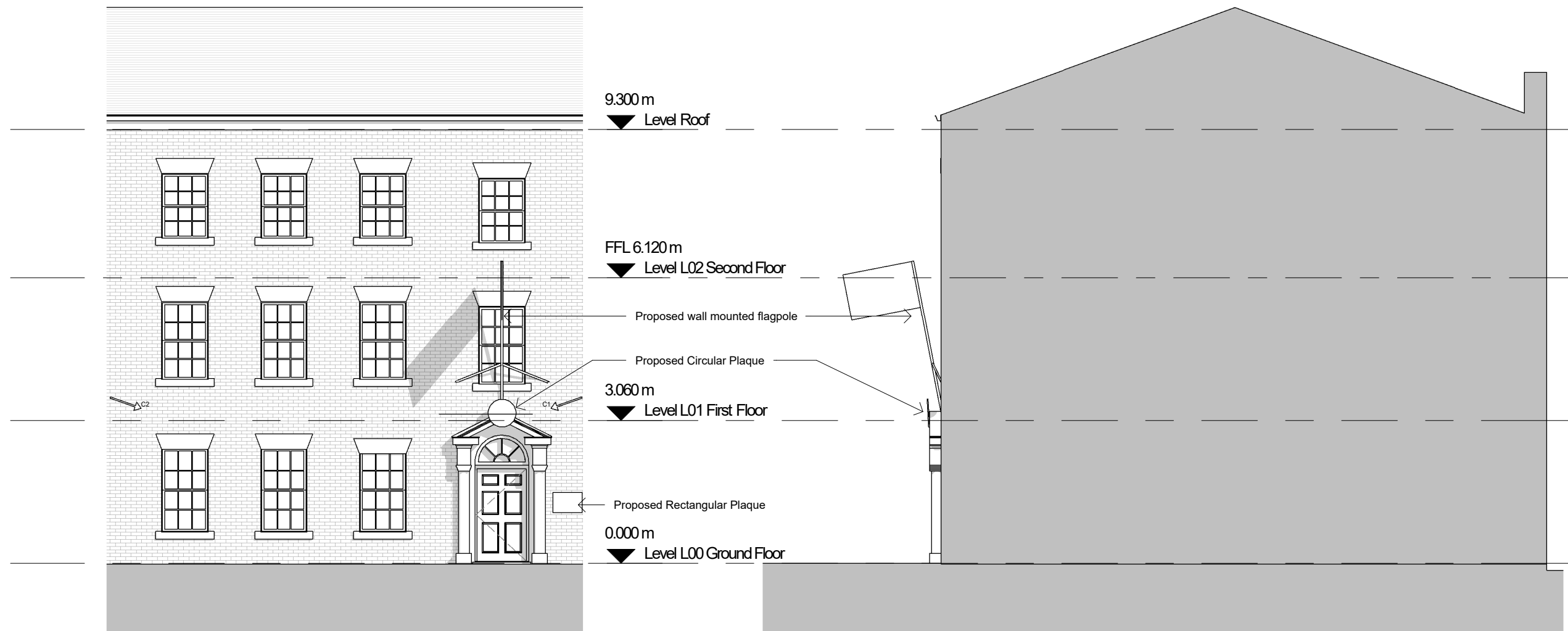
0 1 2 3 4m
1:100

PROPOSED NORTH & WEST ELEVATIONS

1:100

LEGEND

→ Bullet Cameras
C1; C2; C3; C4

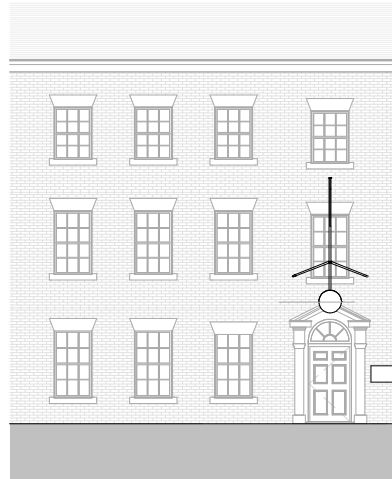


1 Proposed North Elevation
1: 100

2 Proposed West Elevation
1: 100

1m
1:100

DETAIL ELEVATION



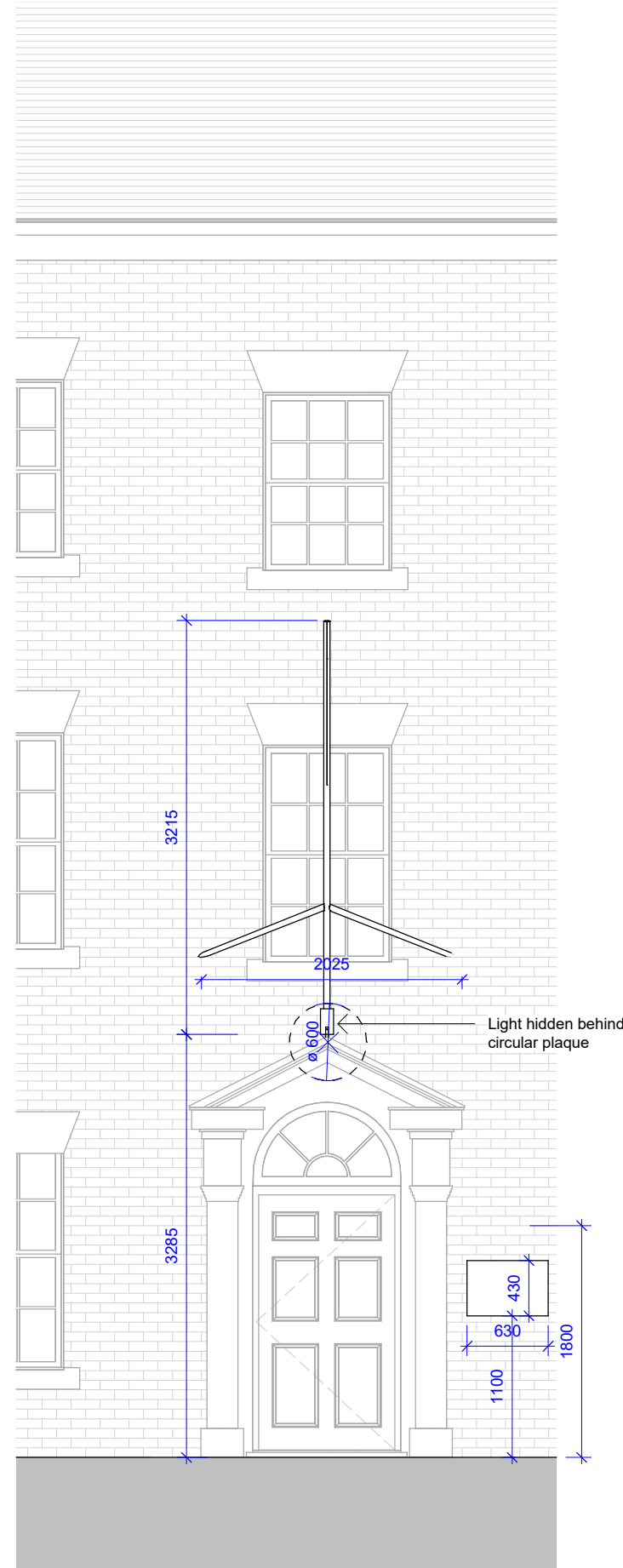
1 Key North Elevation
1 : 200



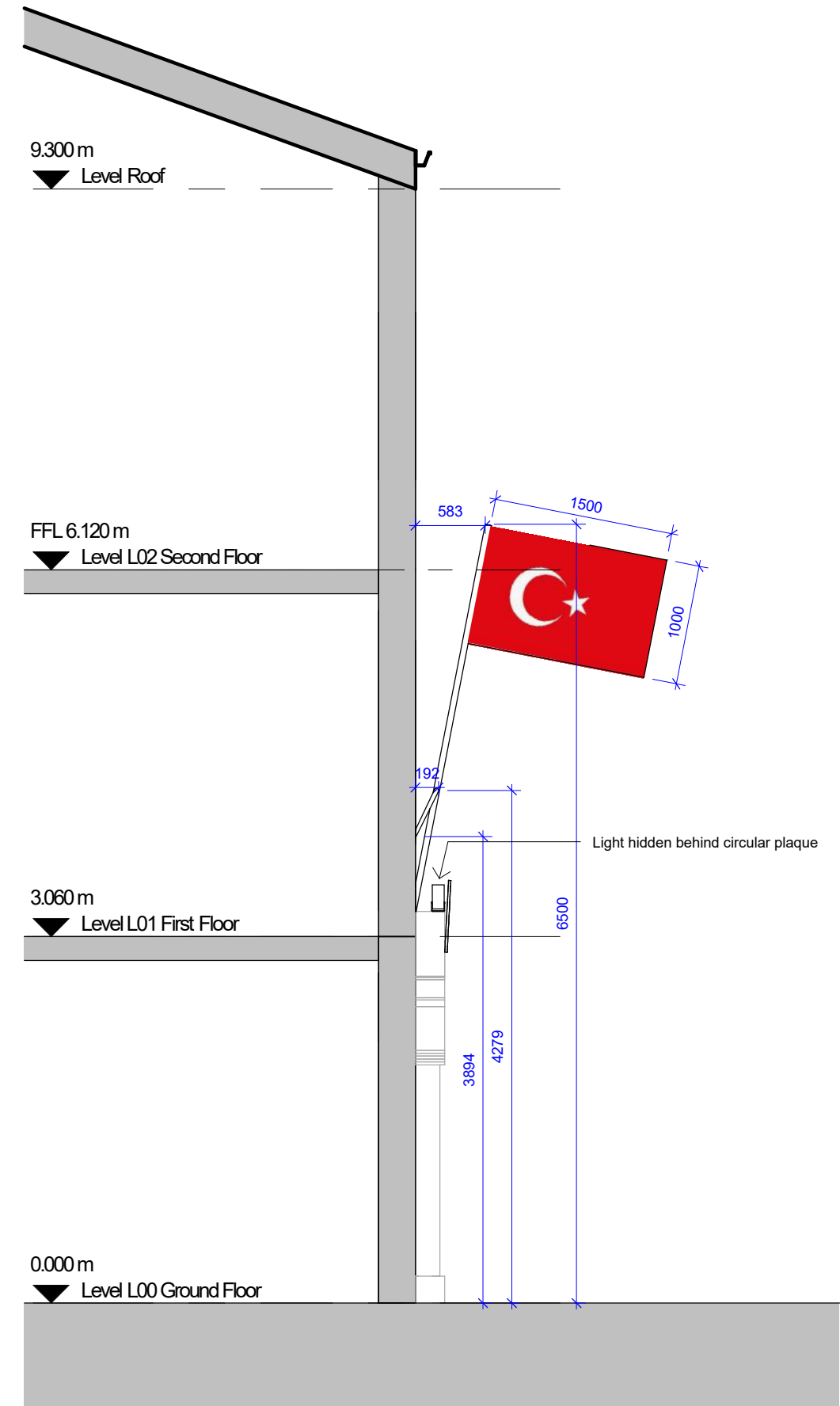
Circular plaque 600mm diameter
Polyurethane material, colours red, white and gold



Rectangular plaque 430mm X 630mm
Gold metal /brass on dark brown wooden base



2 Detail North Elevation
1 : 50



9.300 m
▼ Level Roof

FFL 6.120 m
▼ Level L02 Second Floor

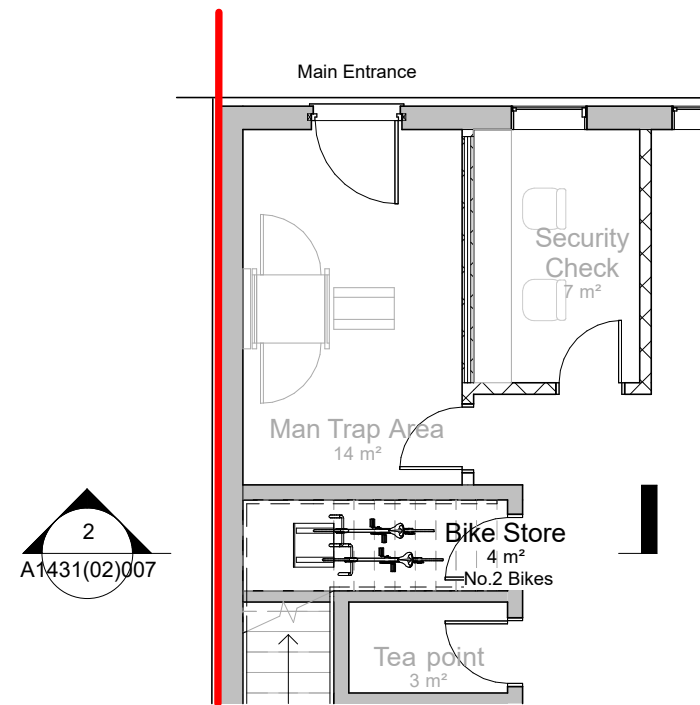
3.060 m
▼ Level L01 First Floor

0.000 m
▼ Level L00 Ground Floor

3 Section A-A
1 : 50

PROPOSED BIKE STORE

1:100

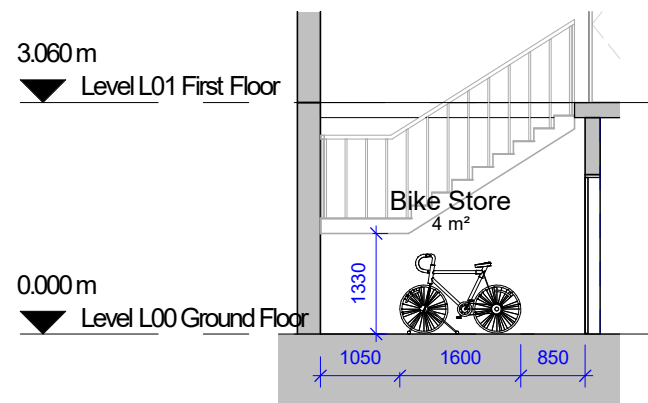
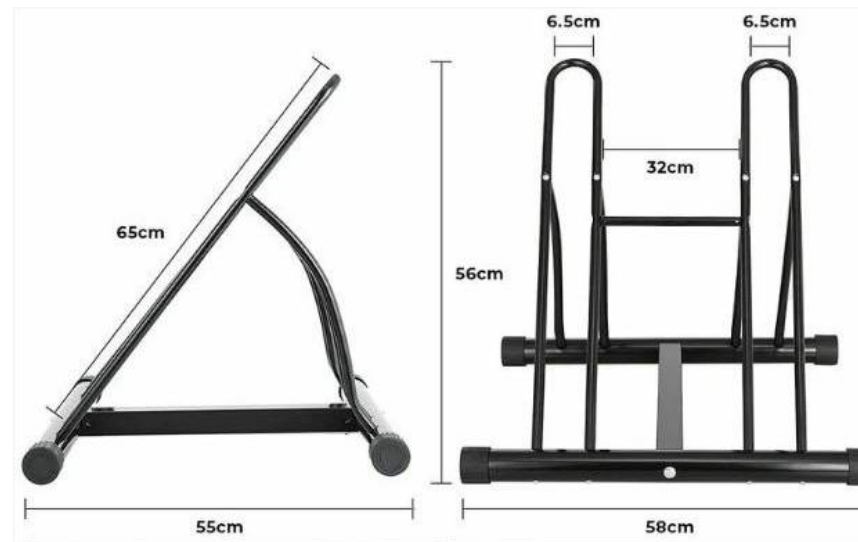


1 **Bike Store Plan**
1: 100

GIZCAM Bike Stand Parking Rack Floor

Floor Mounted Bike Rack, storage up to 2 bikes at a time. Heavy duty metal construction with rust-proof galvanised coating. 2 Bicycle stand is very easy install and assemble, comes with pre-drilled bolt holes for floor mounting.

Dimensions (W x H x D):
58 x 55 x 56 cm
22.8inch*21.7inch*22inch



2 **Bike Store Section**
1: 100



Architecture | Planning | Visualisation



Graphics | Branding | Websites

Author	Checked	Revision	Date
SA	SH	P1	30/04/2022
SA	SH	P2	03/05/2022

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