

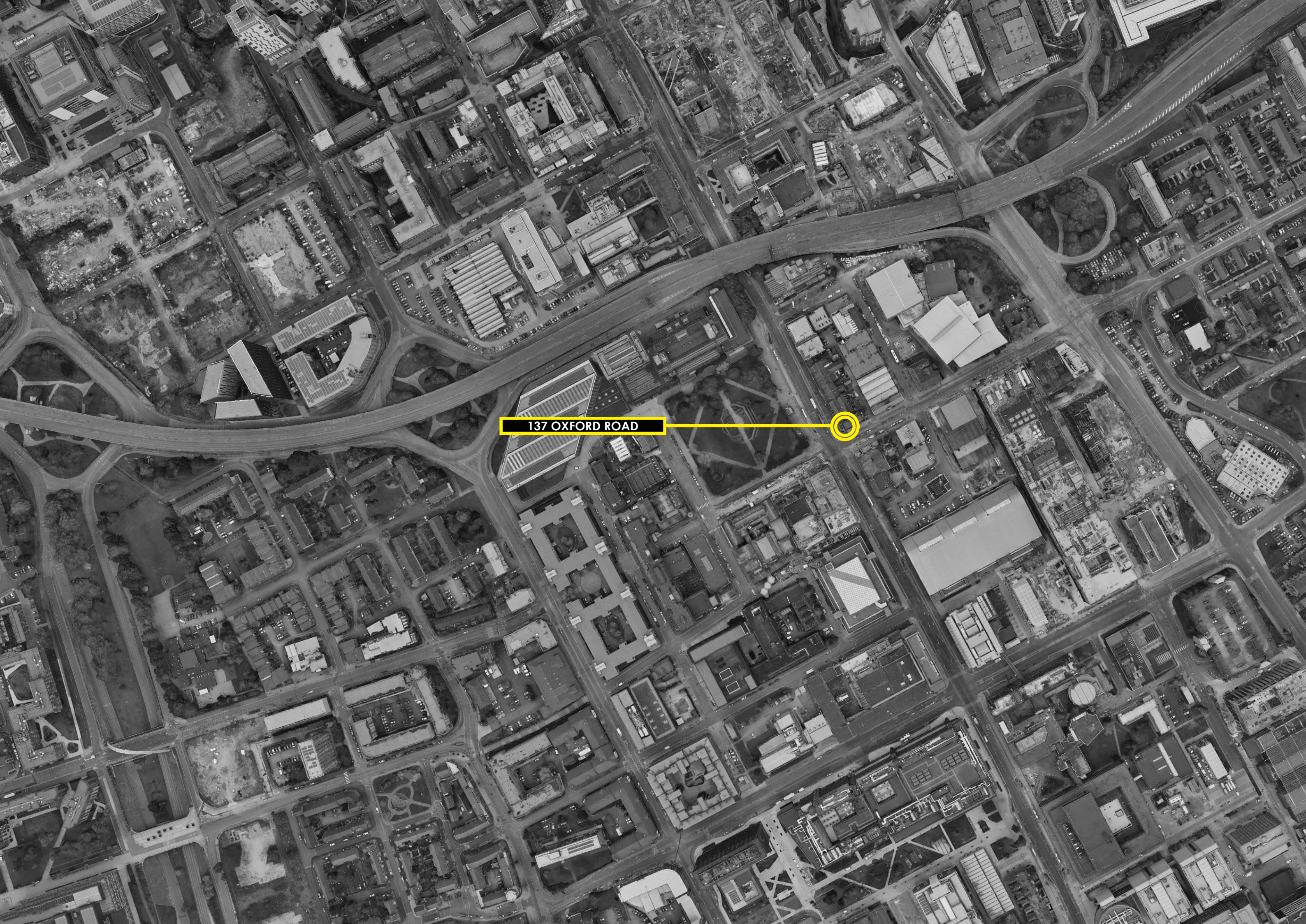
REV C - SEPTEMBER 2020

DESIGN & ACCESS STATEMENT

137 OXFORD ROAD,
MANCHESTER M1 7DY

21
st

ARCHITECTURE LTD



137 OXFORD ROAD



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BINDING
PRINTING



1.0 PLANNING HISTORY

1.1 PLANNING APPLICATION - 128837/FO/2020

21st Architecture Ltd have produced this Design and Access Statement on behalf of their client, Soller Eight Ltd. The subject of this document is to support the proposed extension of the existing building at 137 Oxford Road, M1 7DY. Our client was seeking formal Planning Permission, back in December 2020, from Manchester City Council on the presented works.

Since the submission date (December 2020), a number of correspondence took place between the MCC and the Applicant. These can be found below in a chronological order:

8th December 2020

Submission of Full Planning Application, with Planning Portal ref. 128837/FO/2020, proposing the erection of a two storey roof extension to create 2no. four bedrooomed apartments (C3) and works to the existing facade. The submission included existing and proposed drawings, drawing issue sheets, a comprehensive Design & Access Statement, cover letter and a planning statement.

6th January 2021

An invalid Letter was issued by the MCC, highlighting the following reasons:

- Suggesting an amendment to the description of the development
- Requesting an MCC waste proforma to be submitted
- Requesting detail of how drainage would be managed
- Requesting revised proposed elevations, showing indicative external lighting and CCTV position

The additional information requested by the Council was then submitted on 08/01/2021.

18th January 2021

Another invalid Letter was then issued by the MCC, highlighting the following reasons:

- Requesting a strategy to be submitted outlining the existing drainage situation and what SuDs would be proposed to improve the run-off rates at the site

Additional information was then submitted with a proposed green roof and further specifications.

25th January 2021

The Planning Officer from MCC, requested updated Cover Letter, Planning Statement and D&A to reflect additional and revised information.

28th January 2021

The validation letter was sent by the Manchester City Council with a target date for dealing with the application to be 24th March 2021.

19th February 2021

Initial comments were sent by the MCC regarding possible conditions that could be included along with the decision letter, in case such information could not be provided at the time. Suggested conditions were the following:

- Information to be provided of the acoustic insulation and externally mounted ancillary plant
- Further information to be provided on the waste management plan
- An Air Quality report to be provided
- Final SuDs to be provided for confirmation by the council

The applicant was happy with the above conditions to be included as part of pre-commencement conditions and therefore no further actions were taken at the time.

1.0 PLANNING HISTORY

In April 2021, a further extension to the determination date was being requested by the MCC, which was accepted by the Applicant.

14th April 2021

Further comments were issued by the Planning Officer. Main comments included the following:

- The extension must be lightweight, mainly glazed and set back from the facade. It must also respond to the architectural design of the existing building. This could compliment the original building if done well.
- You must assess the possibility of reducing the height and extent of the extension.
- Flameless glass must be used within the ground floor openings
- The existing window openings must be retained.
- The exiting elevational material must be retained and cleaned and must not be over clad.

Subsequently, following a review and a re-design of the current scheme at Oxford Rd, 21st issued views for review with a new lightweight two storey glazed structure, along with responses to the Planning Officer.

09th July 2021

Further comments were sent by the Planning Officer regarding the new two storey glazed extension. These comments have been taking on-board and 21st have prepared this revised concise D&A document which includes responses with further information and proposed drawings on the new single storey glazed extension.

EXISTING APPLICATION SITE

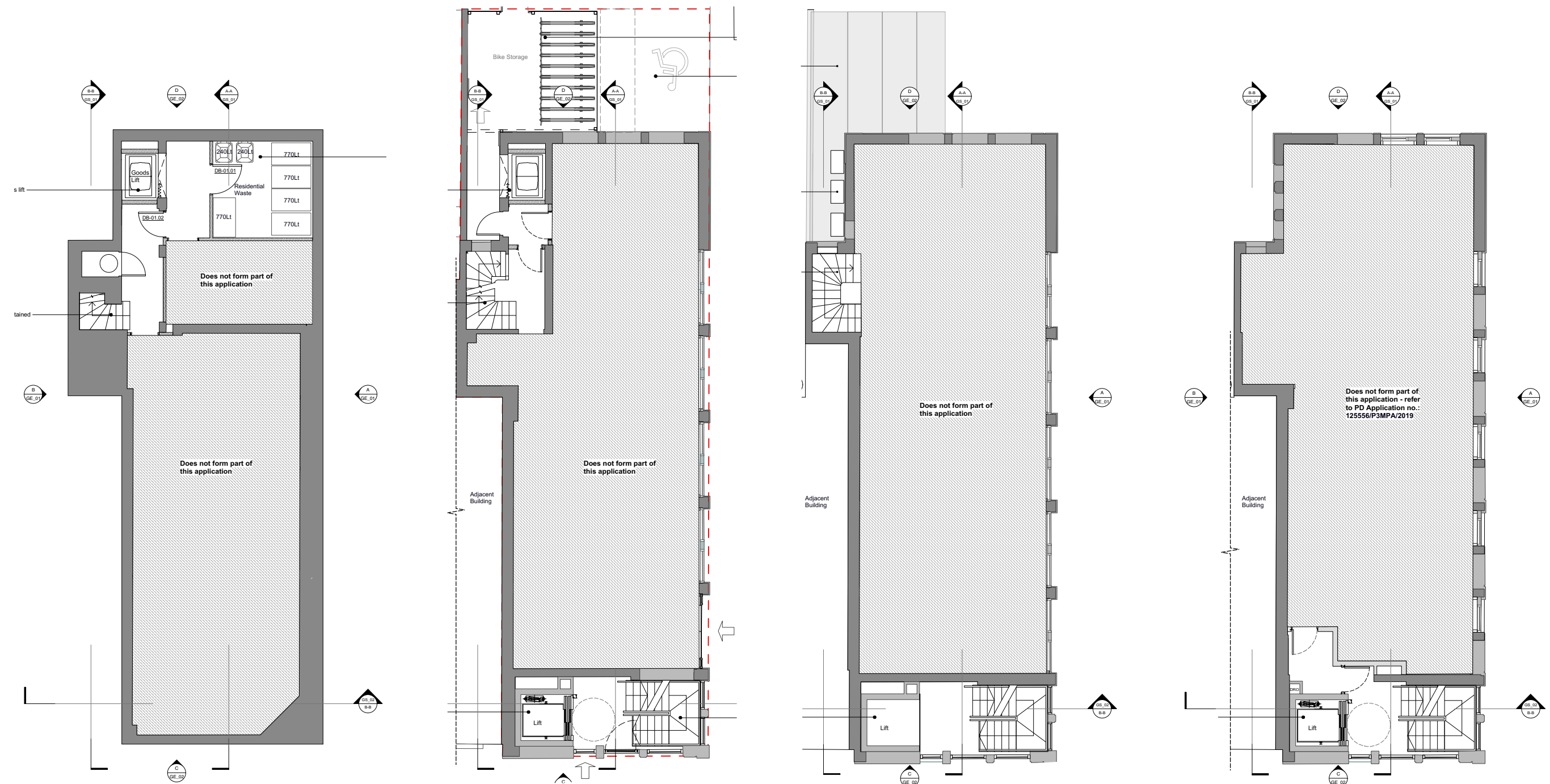


PREVIOUS PROPOSAL



1.0 PLANNING HISTORY

1.2 PREVIOUS PROPOSED PLANS



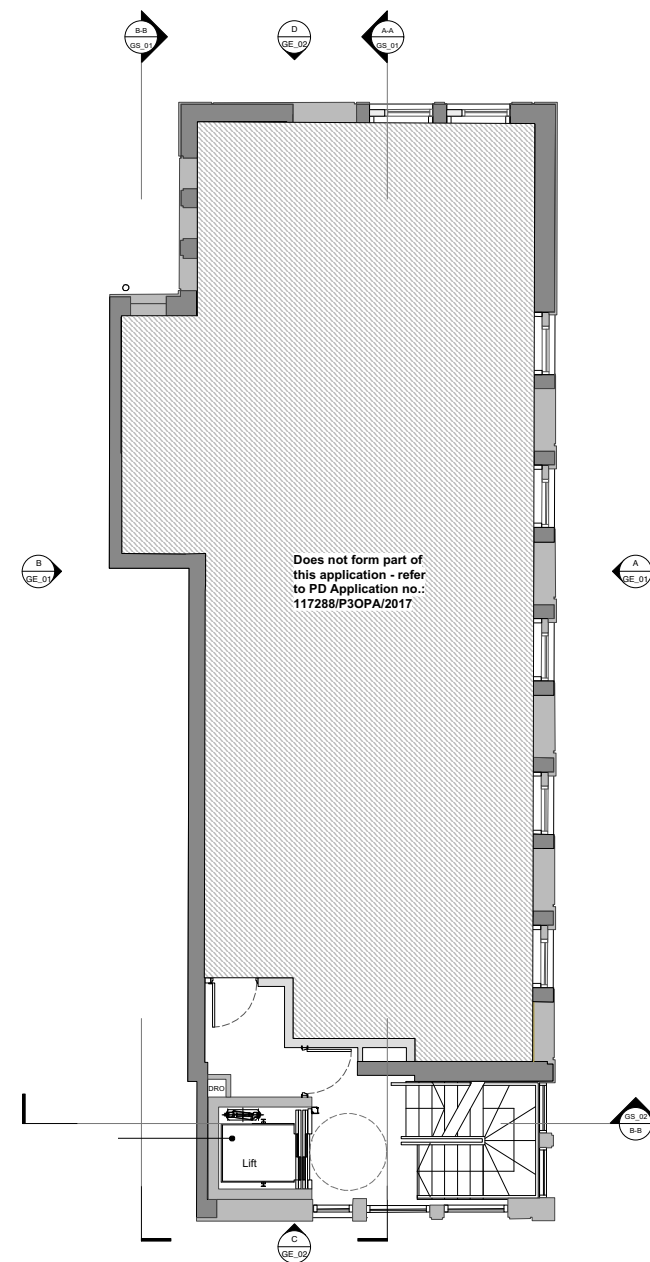
Previous Proposed Basement Floor Plan

Previous Proposed Ground Floor Plan

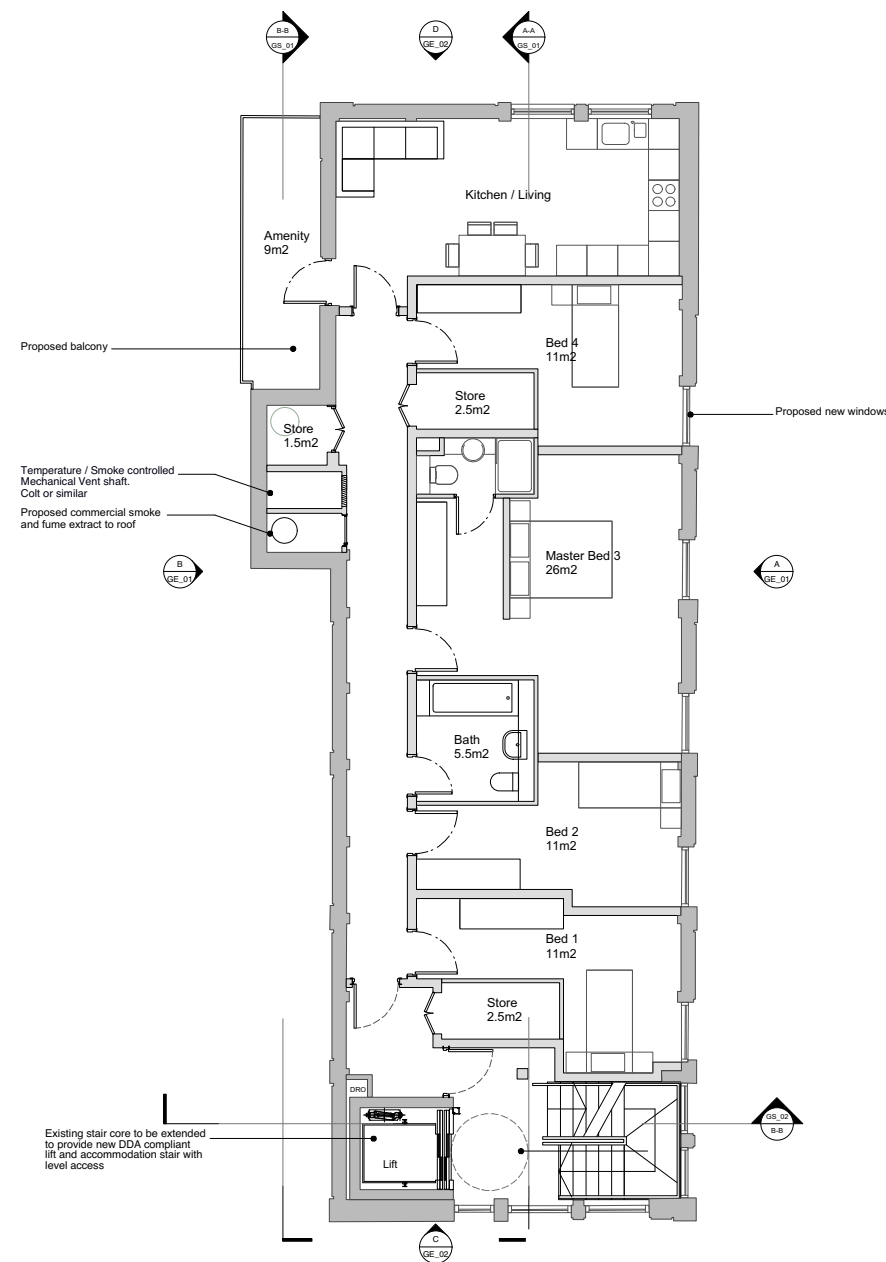
Previous Proposed First Floor Plan (Mezzanine)

Previous Proposed Second Floor Plan

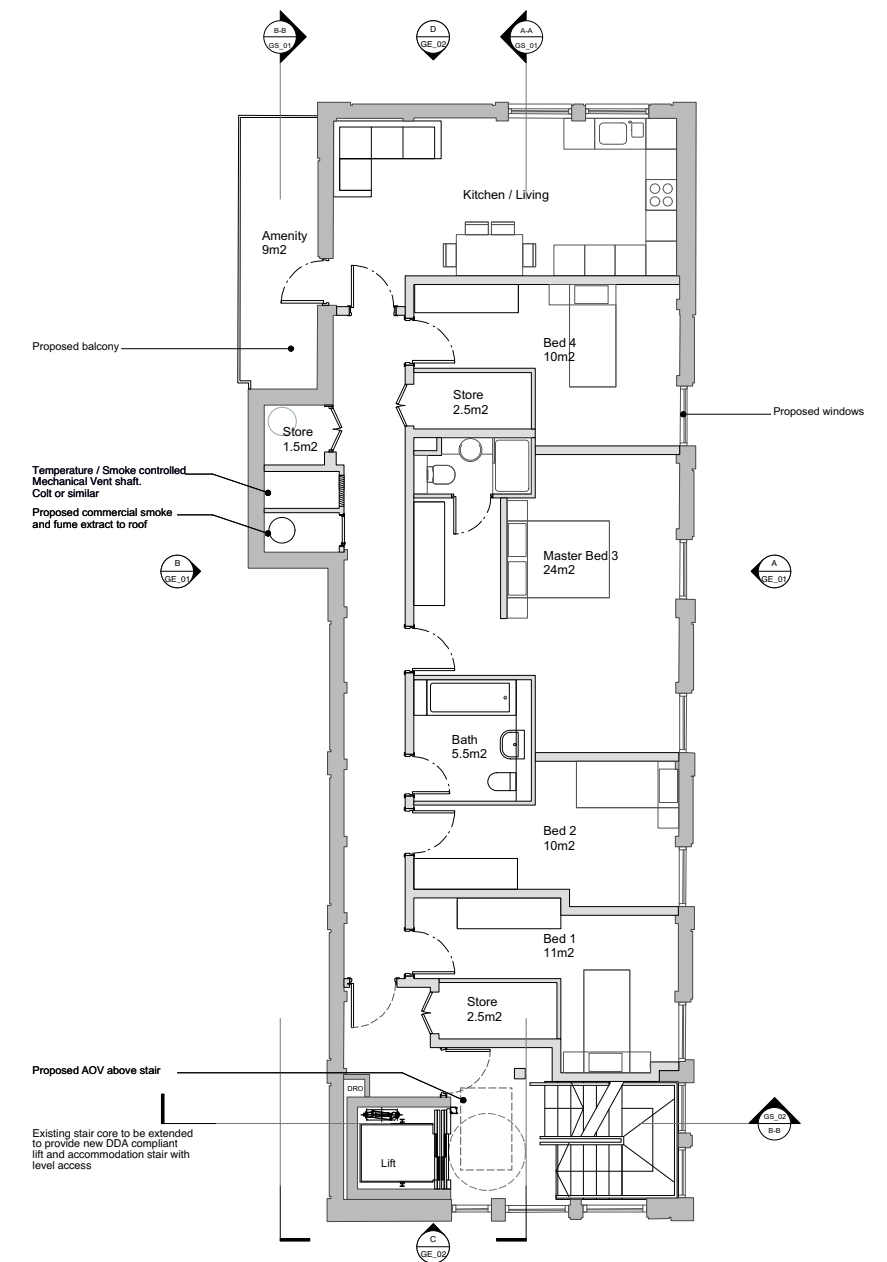
1.0 PLANNING HISTORY



Previous Proposed Third Floor Plan



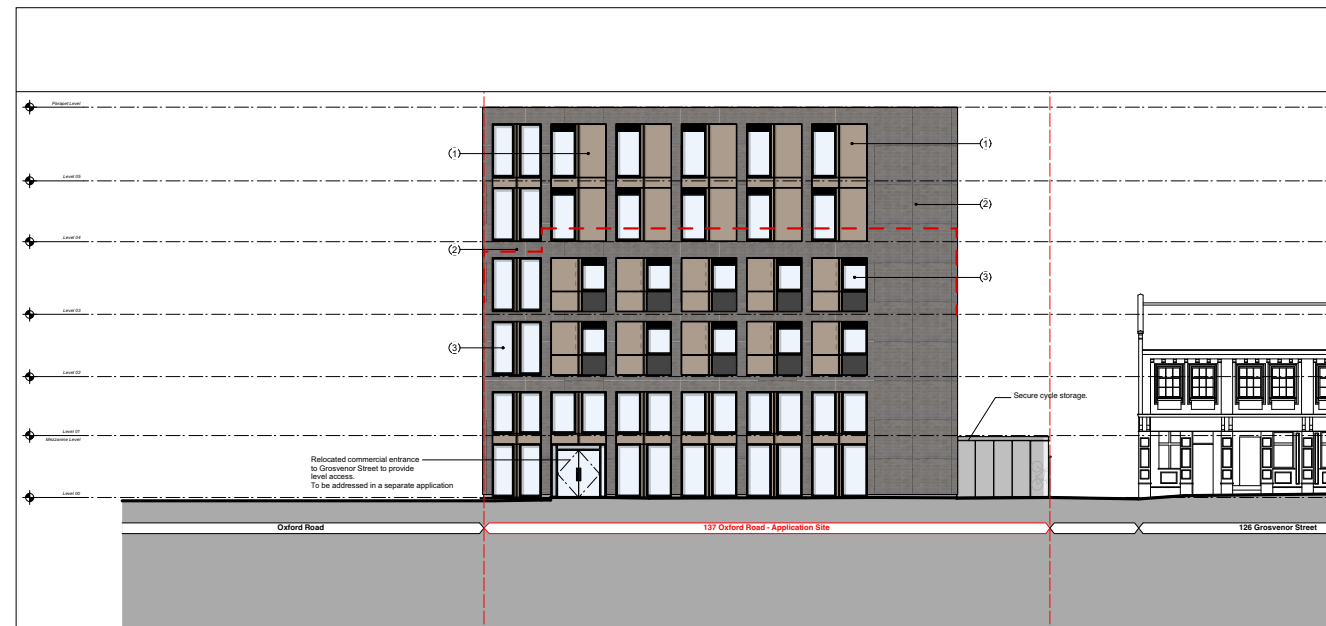
Previous Proposed Fourth Floor Plan



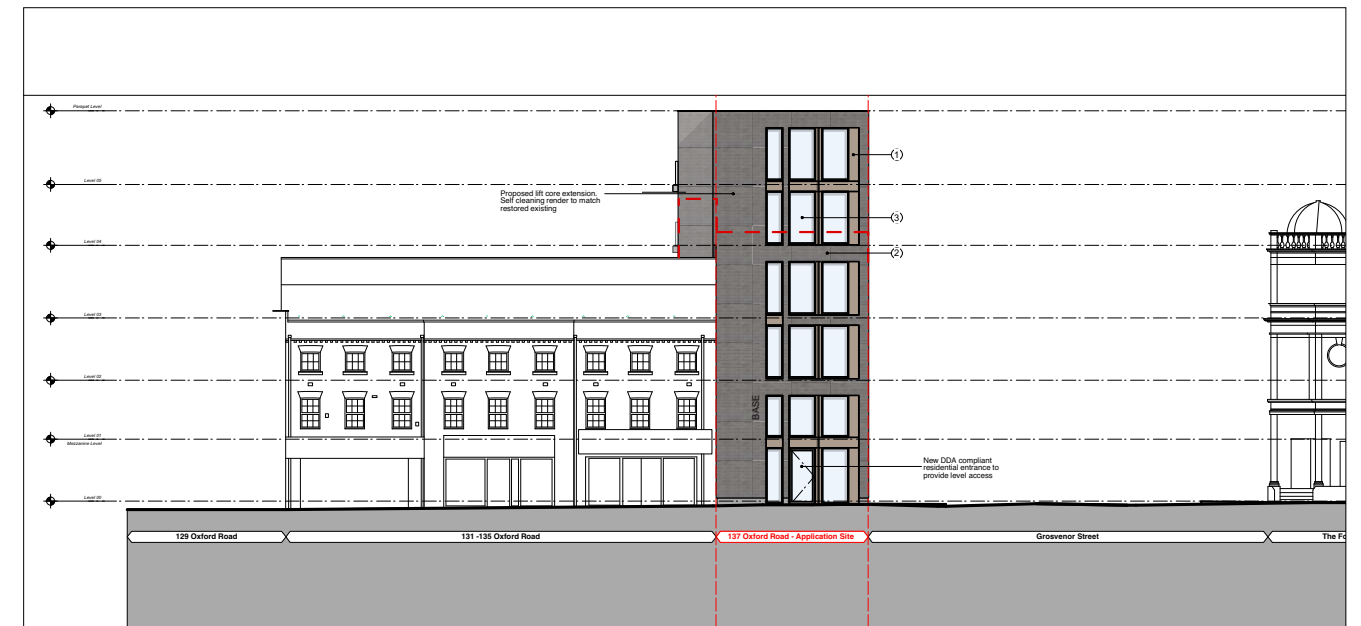
Previous Proposed Fifth Floor Plan

1.0 PLANNING HISTORY

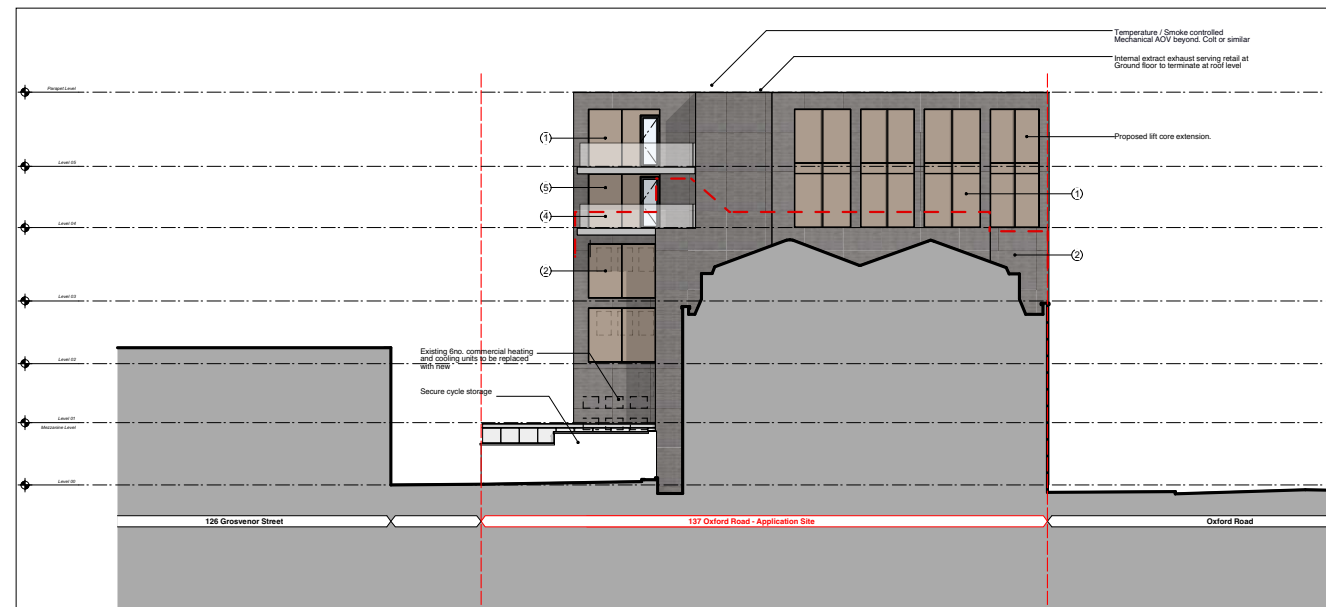
1.3 PREVIOUS PROPOSED ELEVATIONS



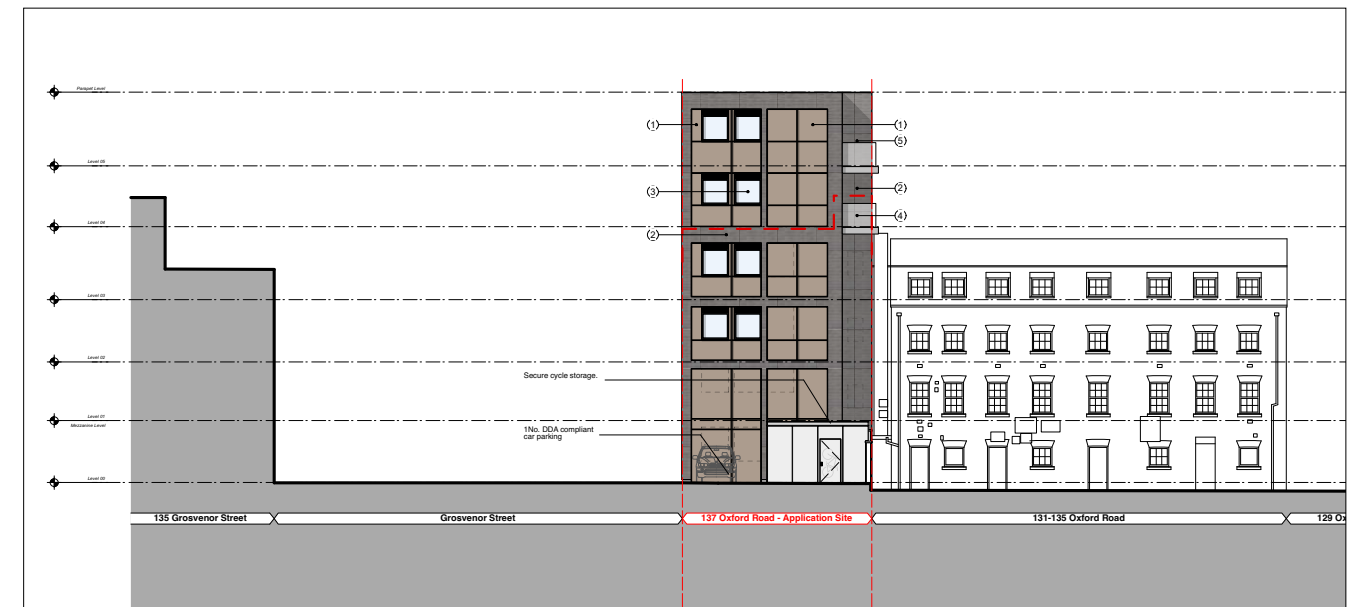
Previous Proposed North West Elevation



Previous Proposed North East Elevation



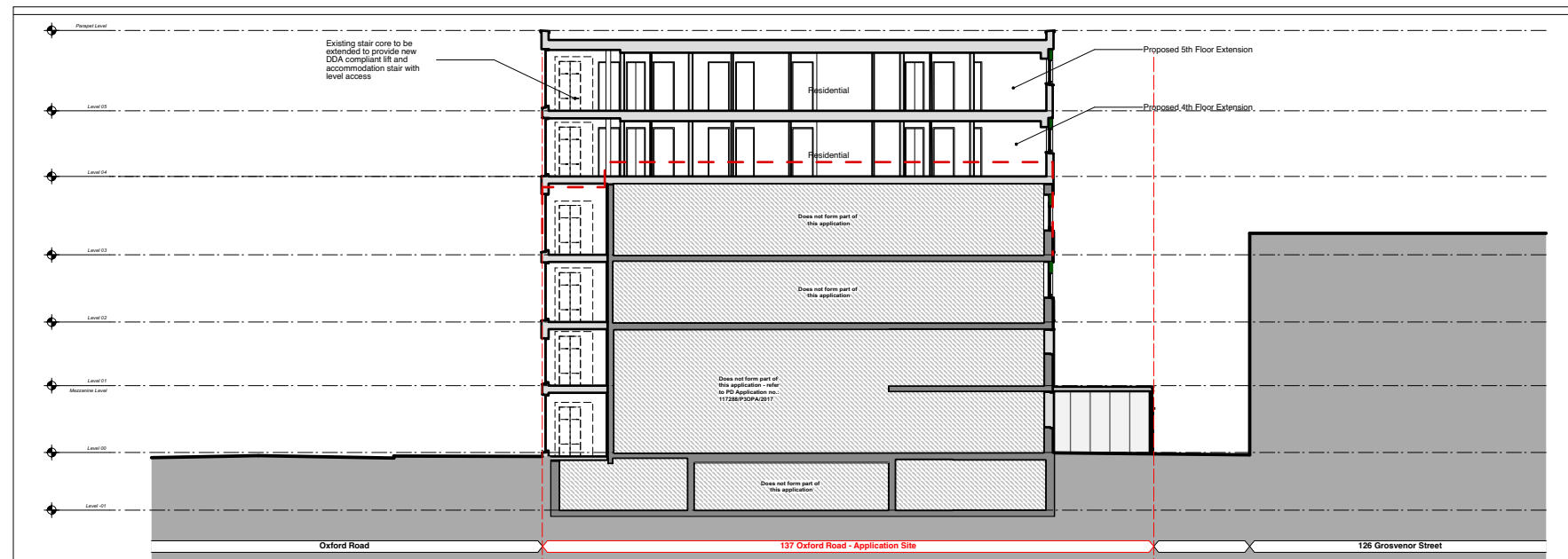
Previous Proposed South East Elevation



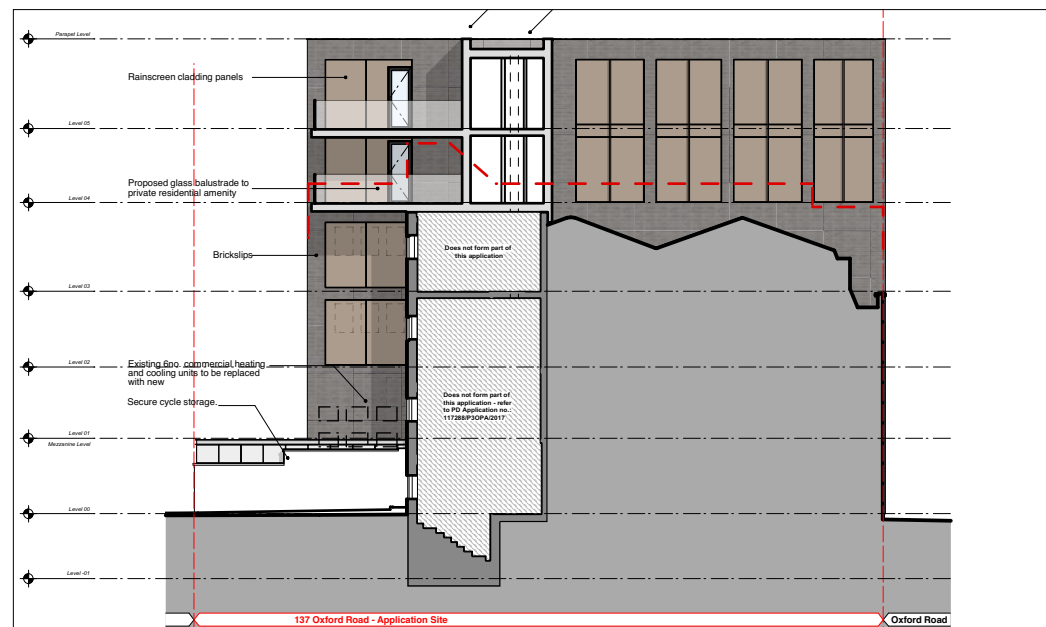
Previous Proposed South West Elevation

1.0 PLANNING HISTORY

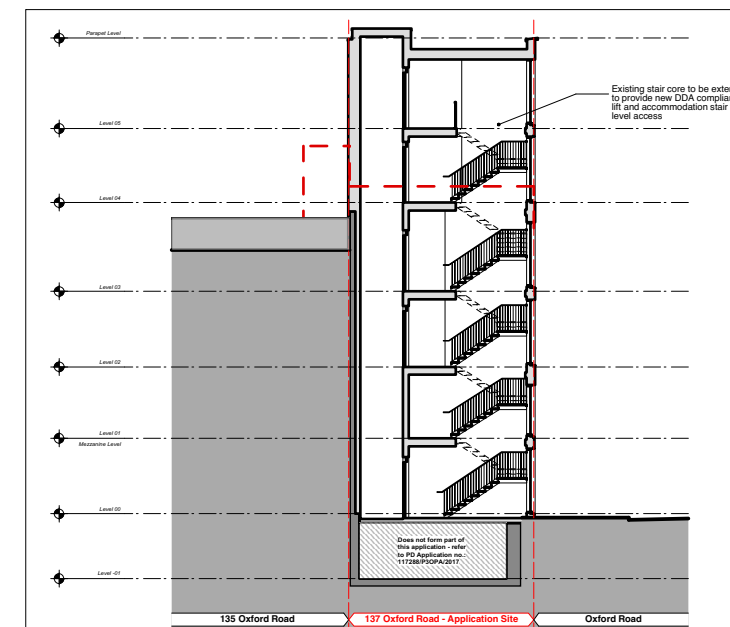
1.4 PREVIOUS PROPOSED SECTIONS



Previous Proposed Section A-A



Previous Proposed Section B-B



Previous Proposed Section C-C

1.0 PLANNING HISTORY

1.5 COMMENTS & RESPONSES

1. COMMENT

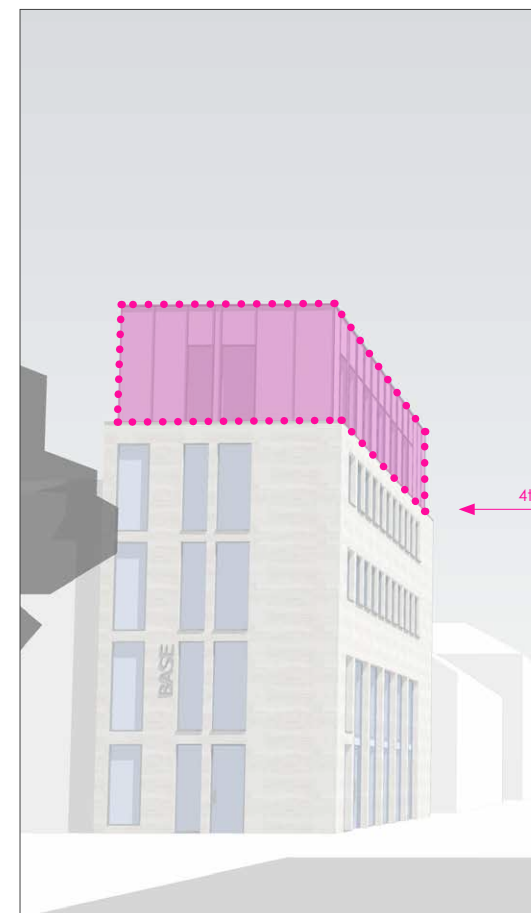
EXTENSION The extension must be a single storey, lightweight, mainly glazed and set back from the facade. It must also respond to the architectural design of the existing building.

1. RESPONSE

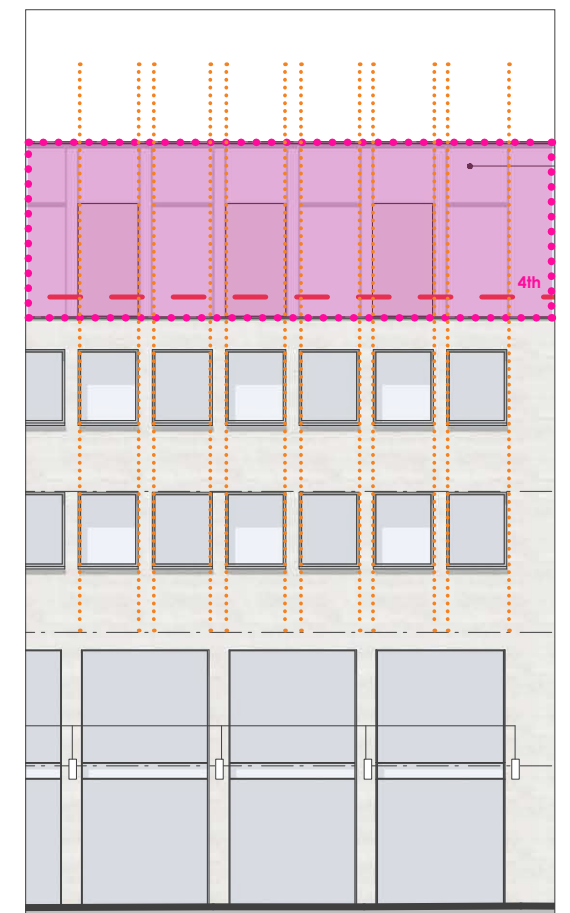
EXTENSION 21st have taken on-board this comment and have therefore proposed back sprayed glass insulated units to a single storey extension which will be set back from the main facade. New windows will also align with existing openings to respond to the existing architectural design.



Previous Double Storey Extension



New Double Storey Extension



1.0 PLANNING HISTORY

2. COMMENT

FRAMELESS GLASS Frameless glass must be used within the front floor openings



Previous Ground Floor Front Glazing

2. RESPONSE

FRAMELESS GLASS 21st have taken on-board this comment and have therefore proposed frameless glass within the front ground floor openings of the commercial unit.

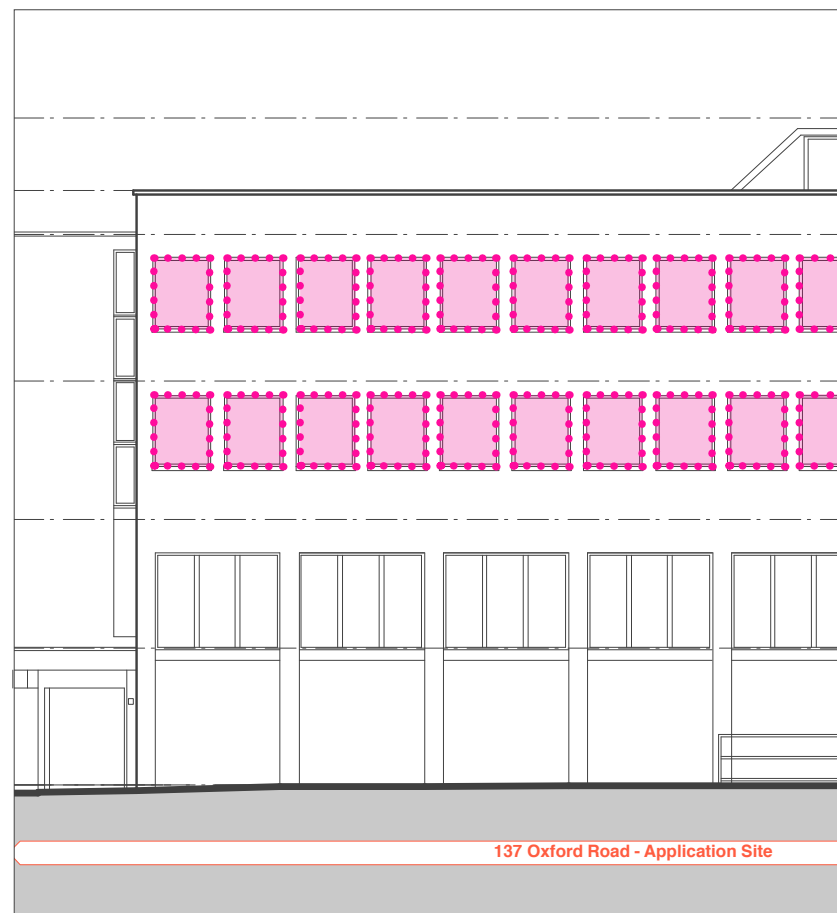


New Ground Floor Front Glazing

1.0 PLANNING HISTORY

3. COMMENT

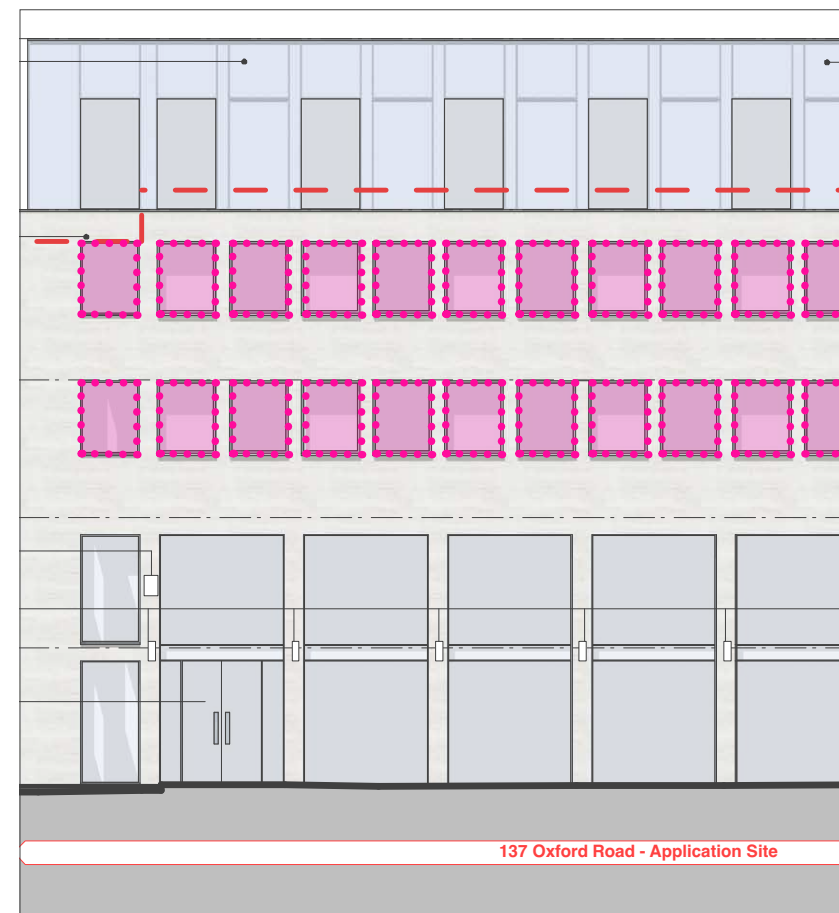
EXISTING WINDOWS Existing window openings must be retained.



Existing Front Windows

3. RESPONSE

EXISTING WINDOWS Existing window openings are being retained and new grey windows are being proposed to replace the existing.



Proposed Front Windows

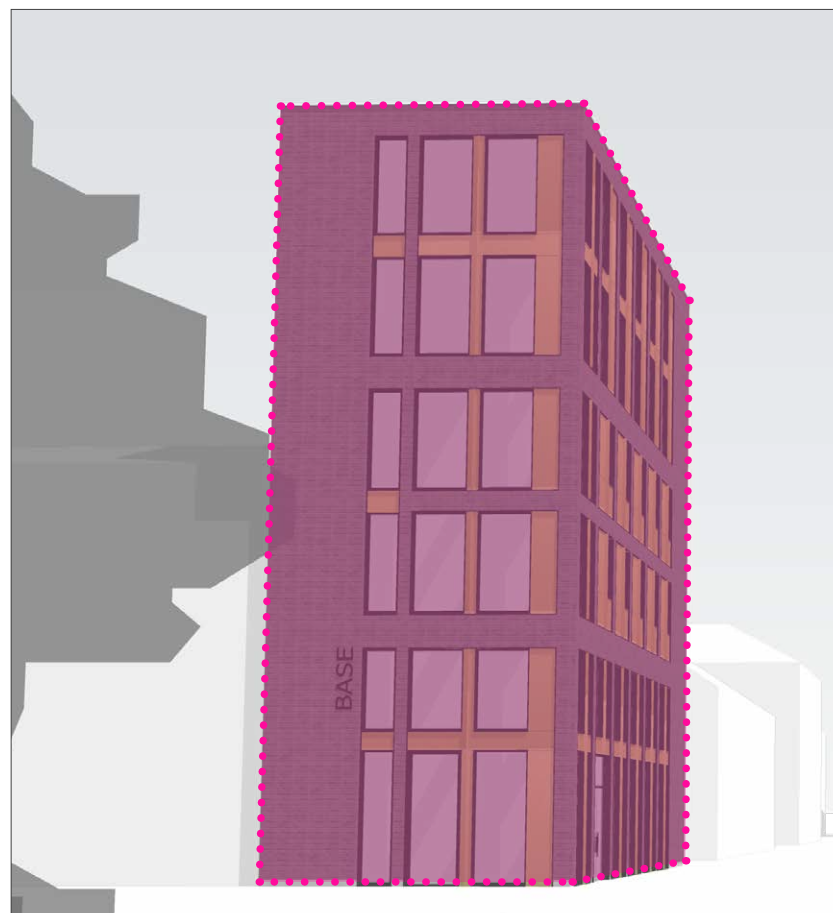
1.0 PLANNING HISTORY

4. COMMENT

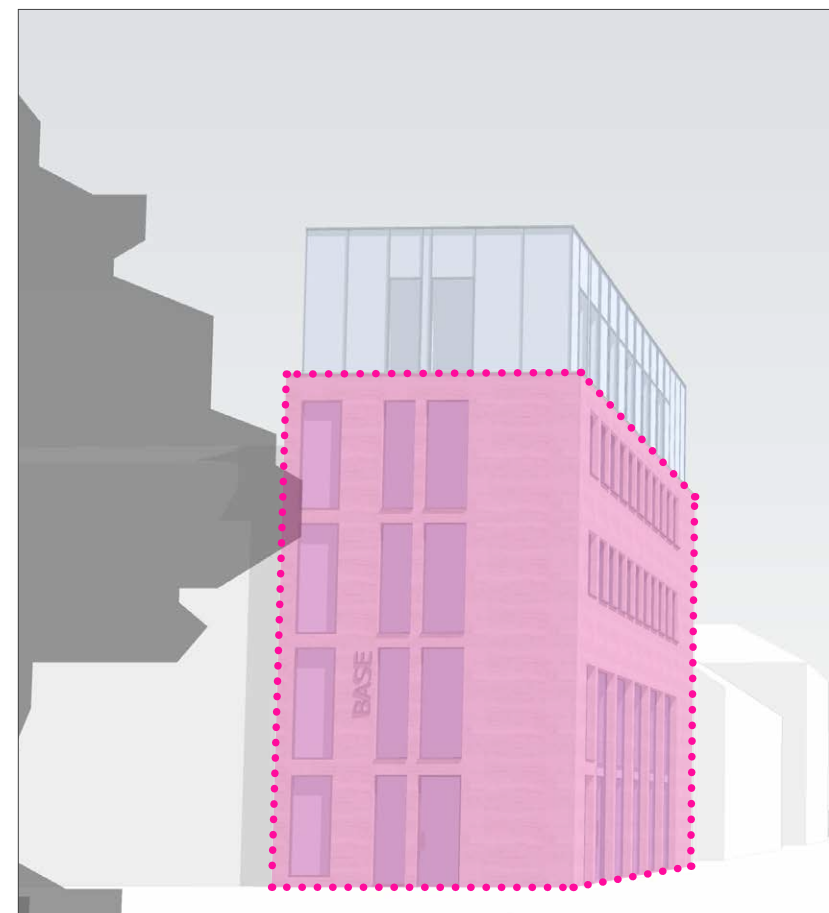
CLADDING The existing elevational material must be retained and cleaned and must not be over clad.

4. RESPONSE

CLADDING 21st have taken on-board this comment and have therefore proposed to retain, clean and repair where necessary the existing stone cladding.



Previous Proposal (brick slips)

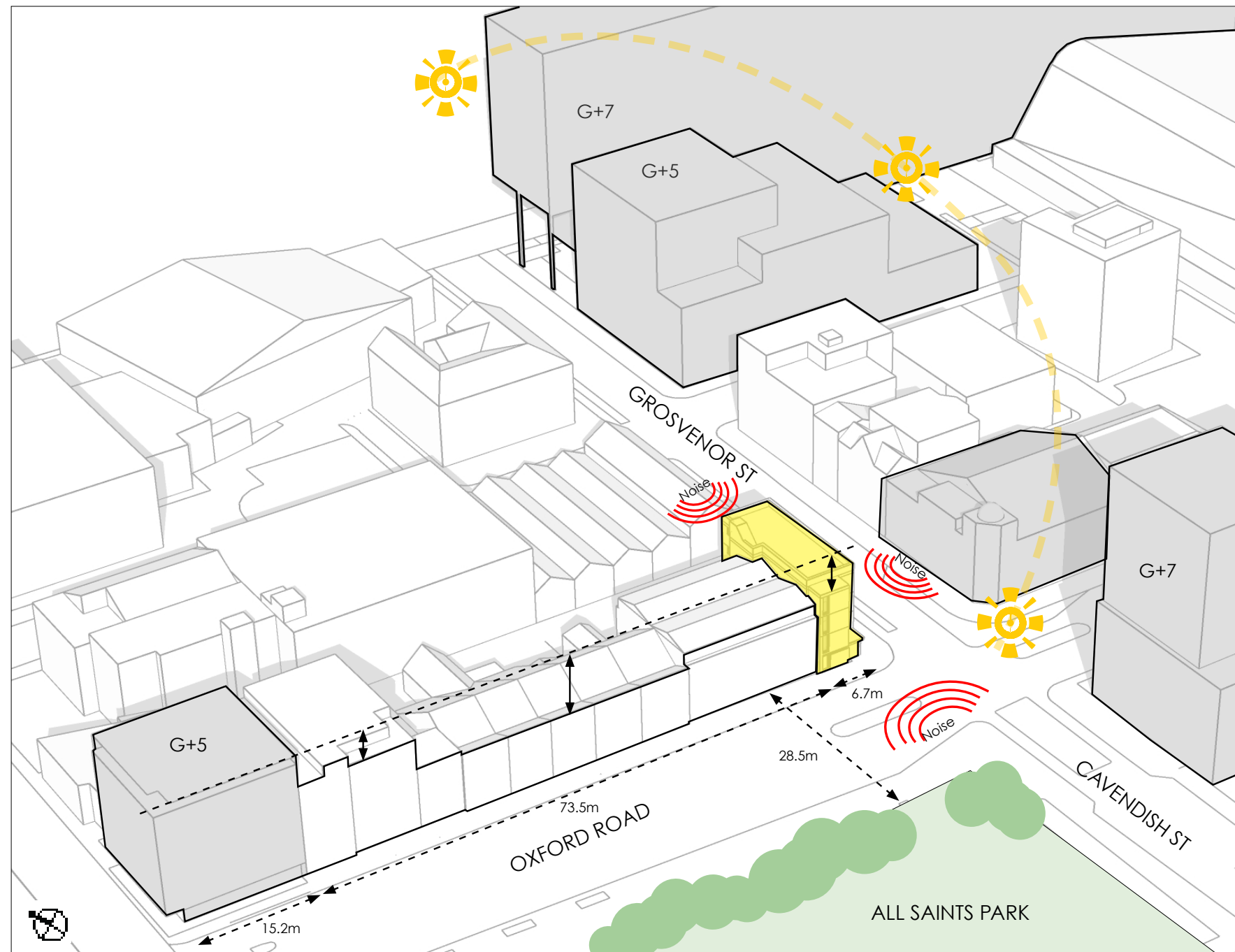


New Proposal (existing stone cladding)

1.0 PLANNING HISTORY

1.6 SITE CONSTRAINTS AND OPPORTUNITIES

- The site is on a prominent corner between Oxford Road and Grosvenor Street
- The site also occupies a second corner between Grosvenor Street and a rear access road that runs behind the site parallel to Oxford Road
- The site is exposed on three sides
- There are numerous buildings in close proximity that are significantly higher than the proposed building, notably the new Manchester Metropolitan University Arts & Media Building on Cavendish Street and the new University of Manchester Engineering Campus on Grosvenor Street
- The site is opposite All Saints Park
- The building bookends a terrace which, in the same manner, is bookended by a taller building on its opposite end
- The site is located in a busy university campus area so acoustics shall be taken into account
- The existing building seems tired and outdated
- There is no level threshold access

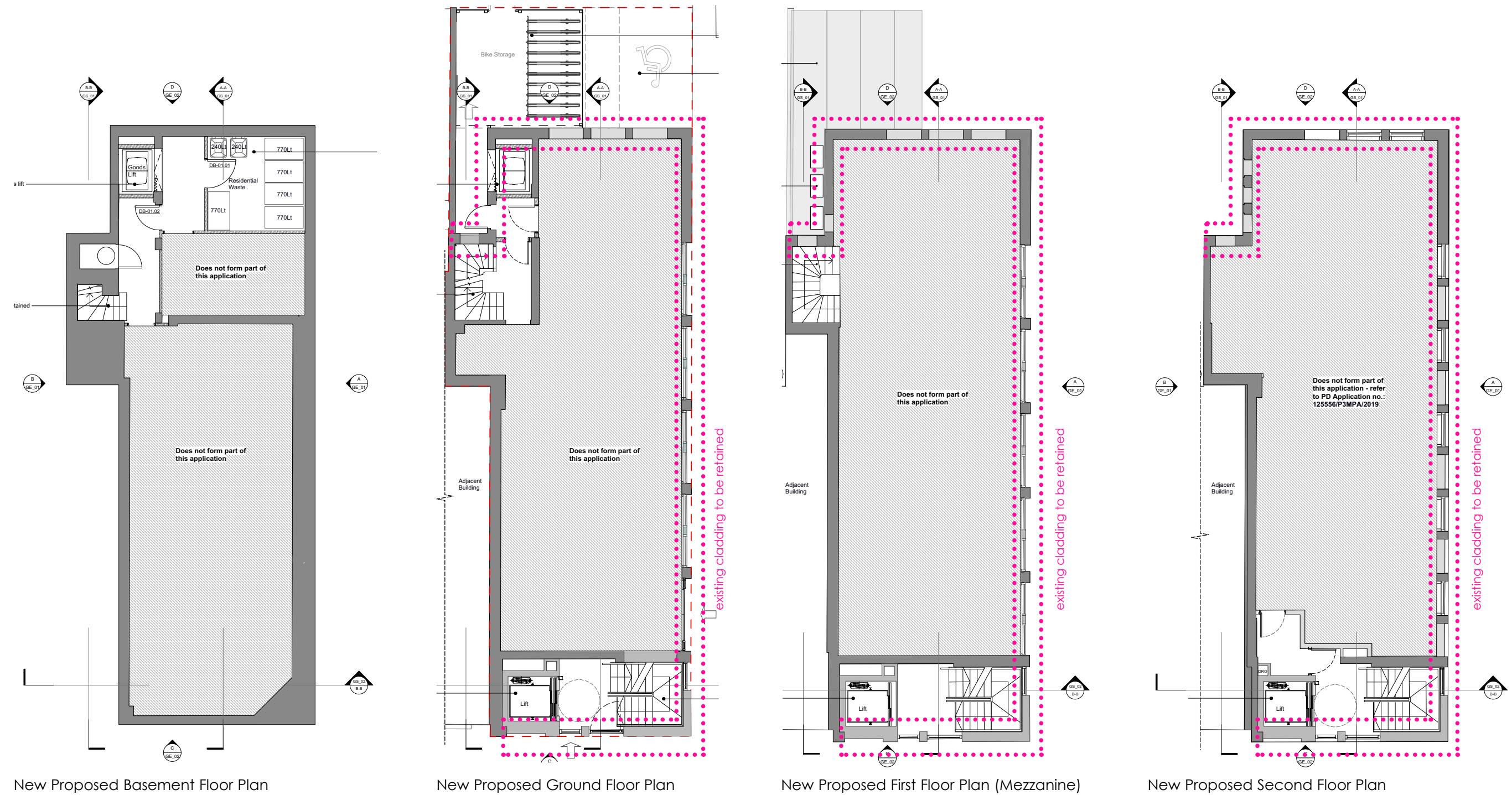


2.0 NEW PROPOSAL

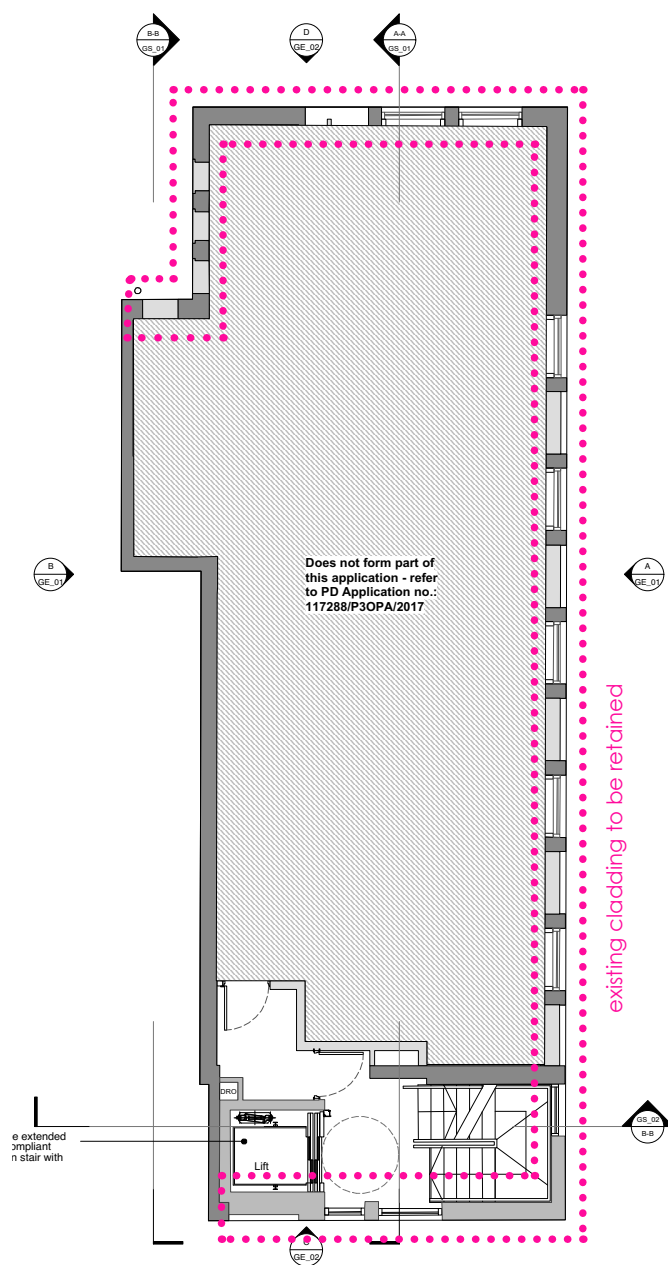


2.0 NEW PROPOSAL

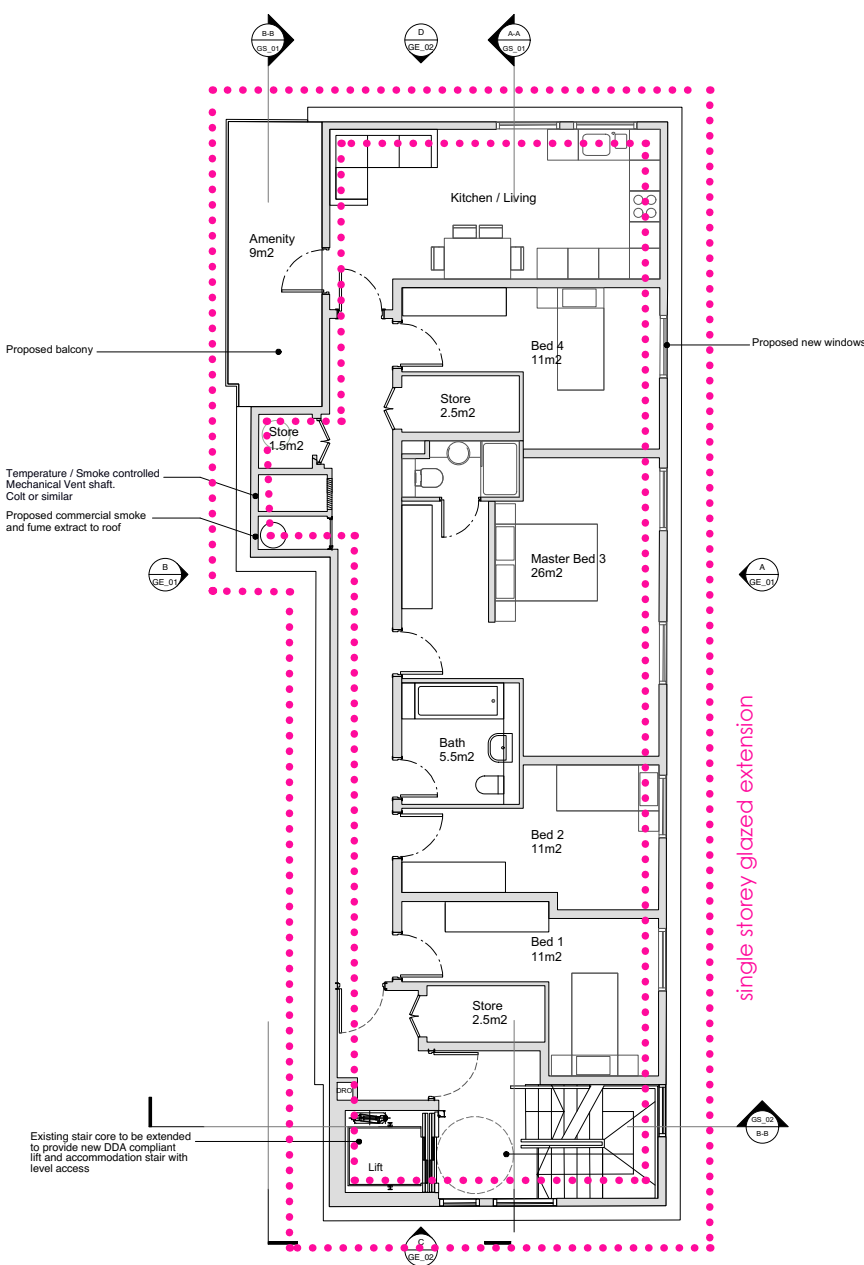
2.1 NEW PROPOSED PLANS



2.0 NEW PROPOSAL



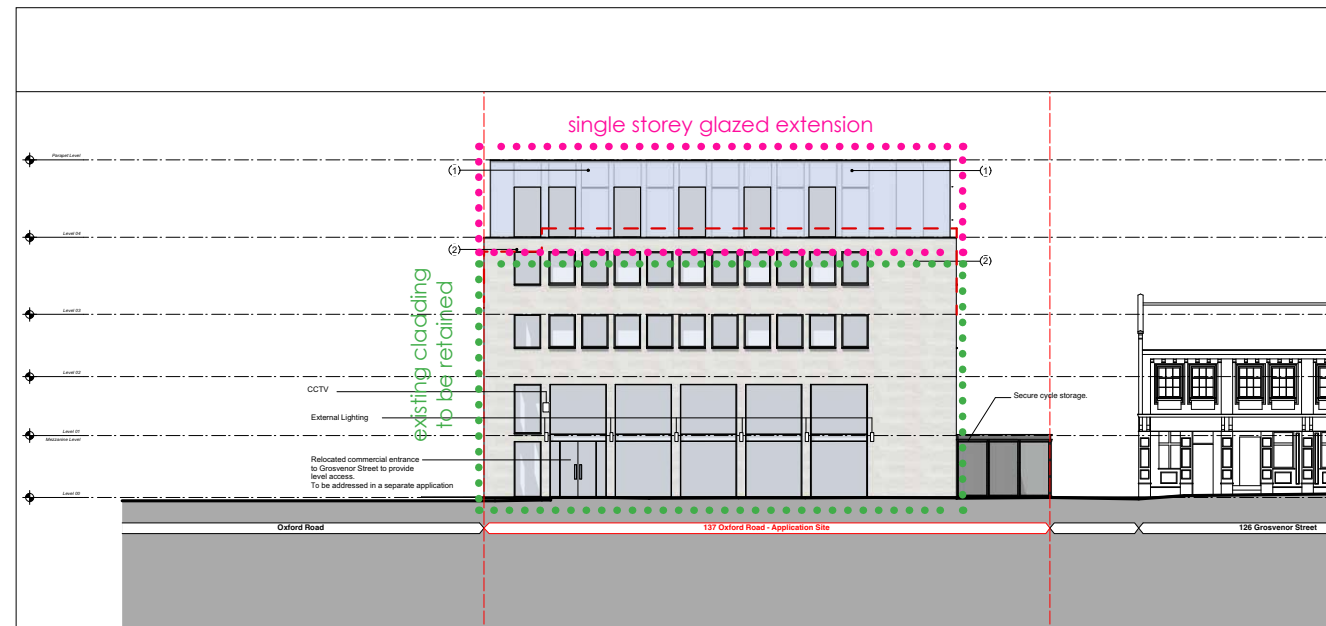
New Proposed Third Floor Plan



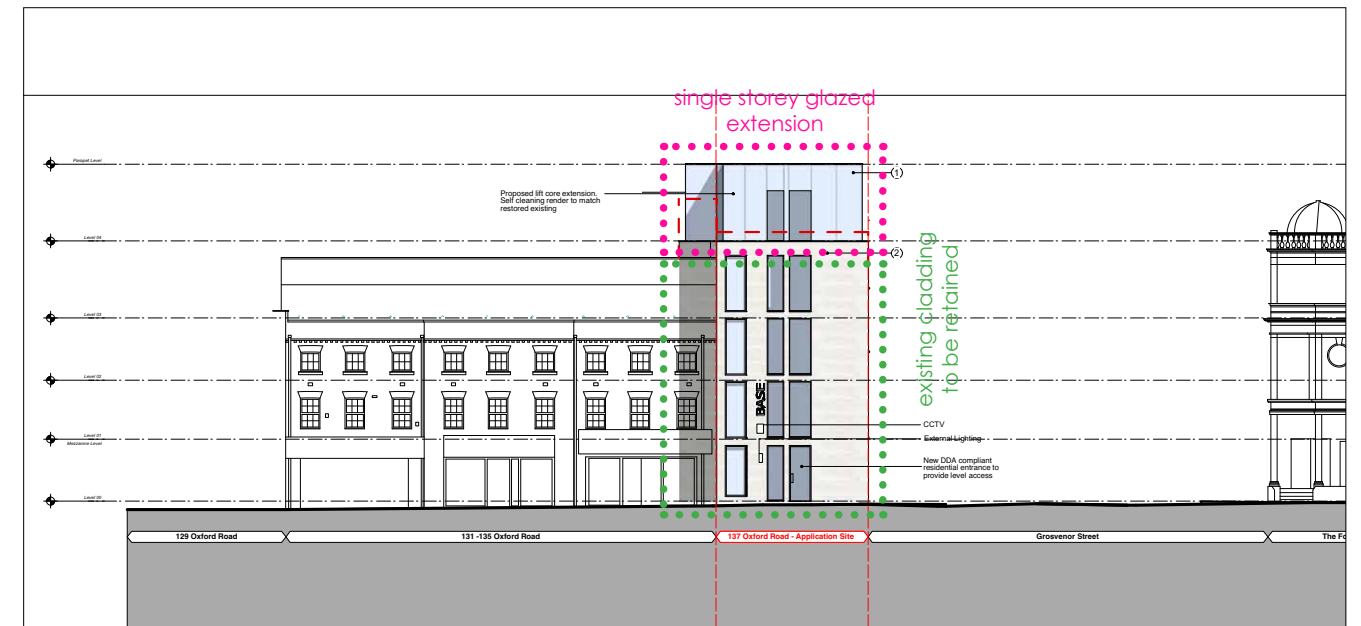
New Proposed Fourth Floor Plan

2.0 NEW PROPOSAL

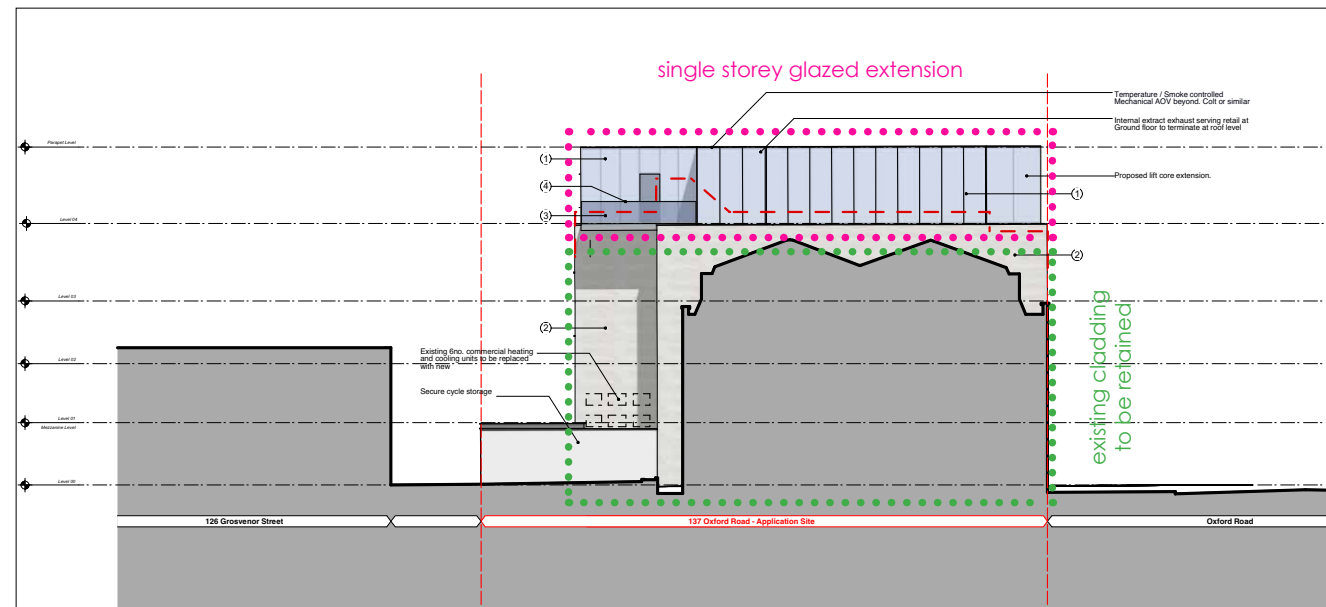
2.2 NEW PROPOSED ELEVATIONS



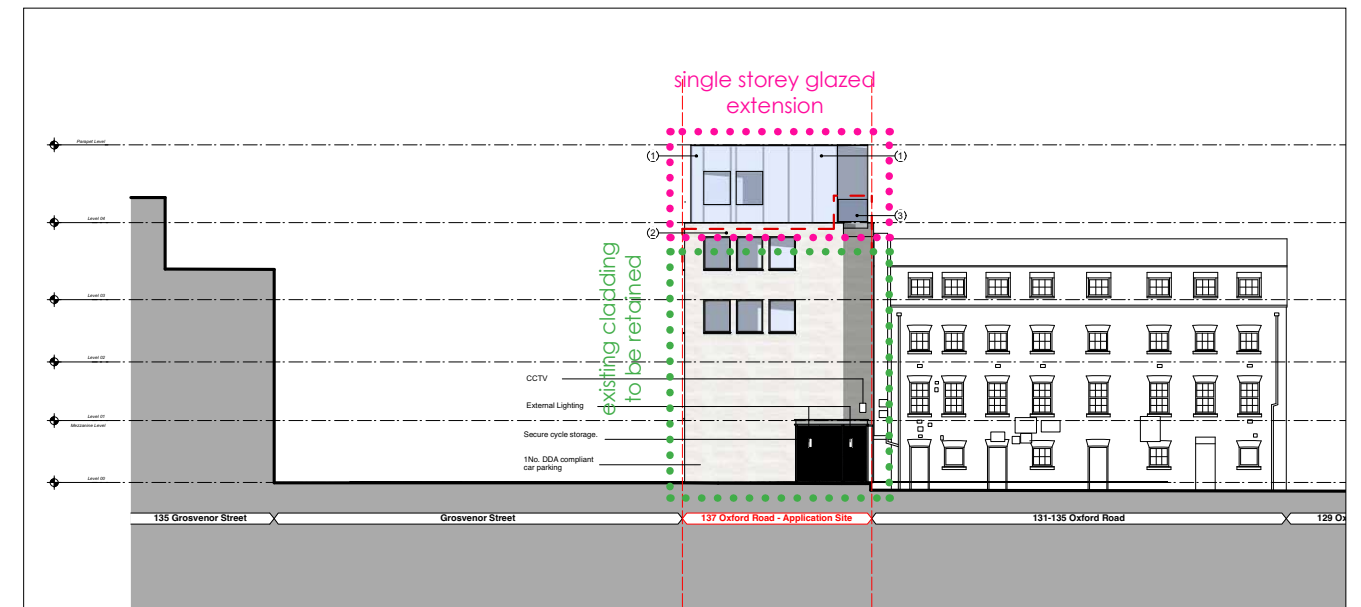
New Proposed North West Elevation



New Proposed North East Elevation



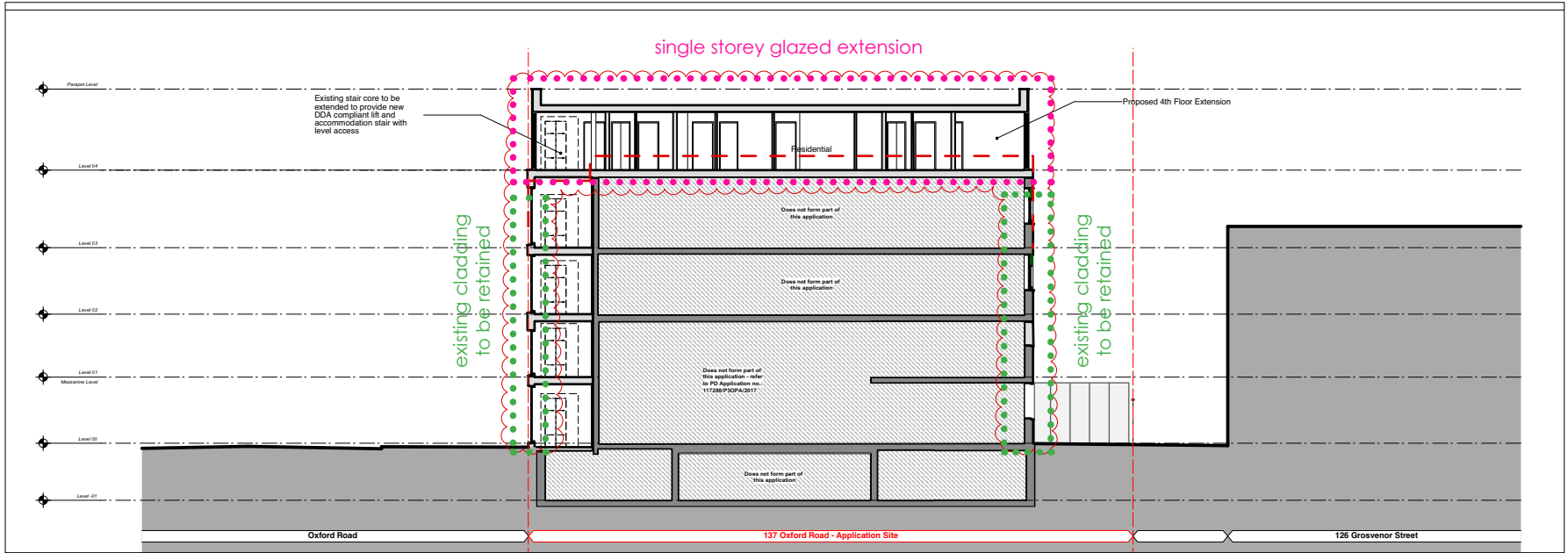
New Proposed South East Elevation



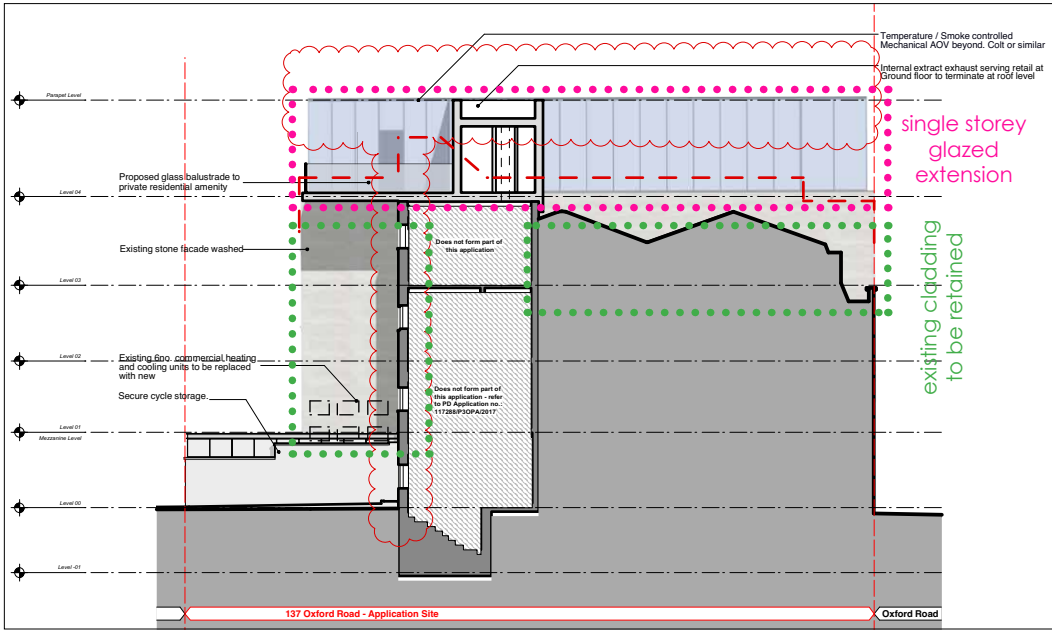
New Proposed South West Elevation

2.0 NEW PROPOSAL

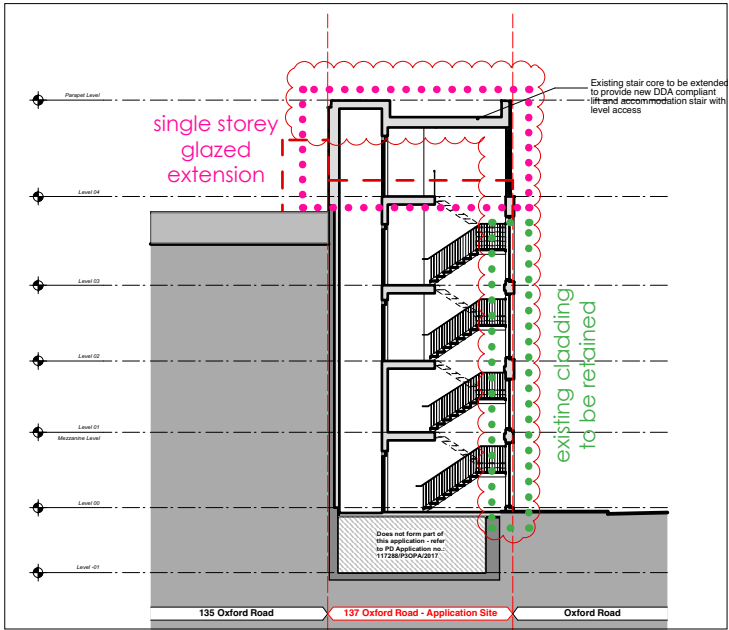
2.3 NEW PROPOSED SECTIONS



New Proposed Section A-A



New Proposed Section B-B



New Proposed Section C-C

2.0 NEW PROPOSAL

2.4 RELEVANT STREET VIEWS

PREVIOUS



View 01 - Previous Proposal



NEW



View 01 - New Proposed



View 02 - Previous Proposal



View 02 - New Proposed



View 03 - Previous Proposal



View 03 - New Proposed

2.0 NEW PROPOSAL

PREVIOUS



View 04 - Previous Proposal



NEW



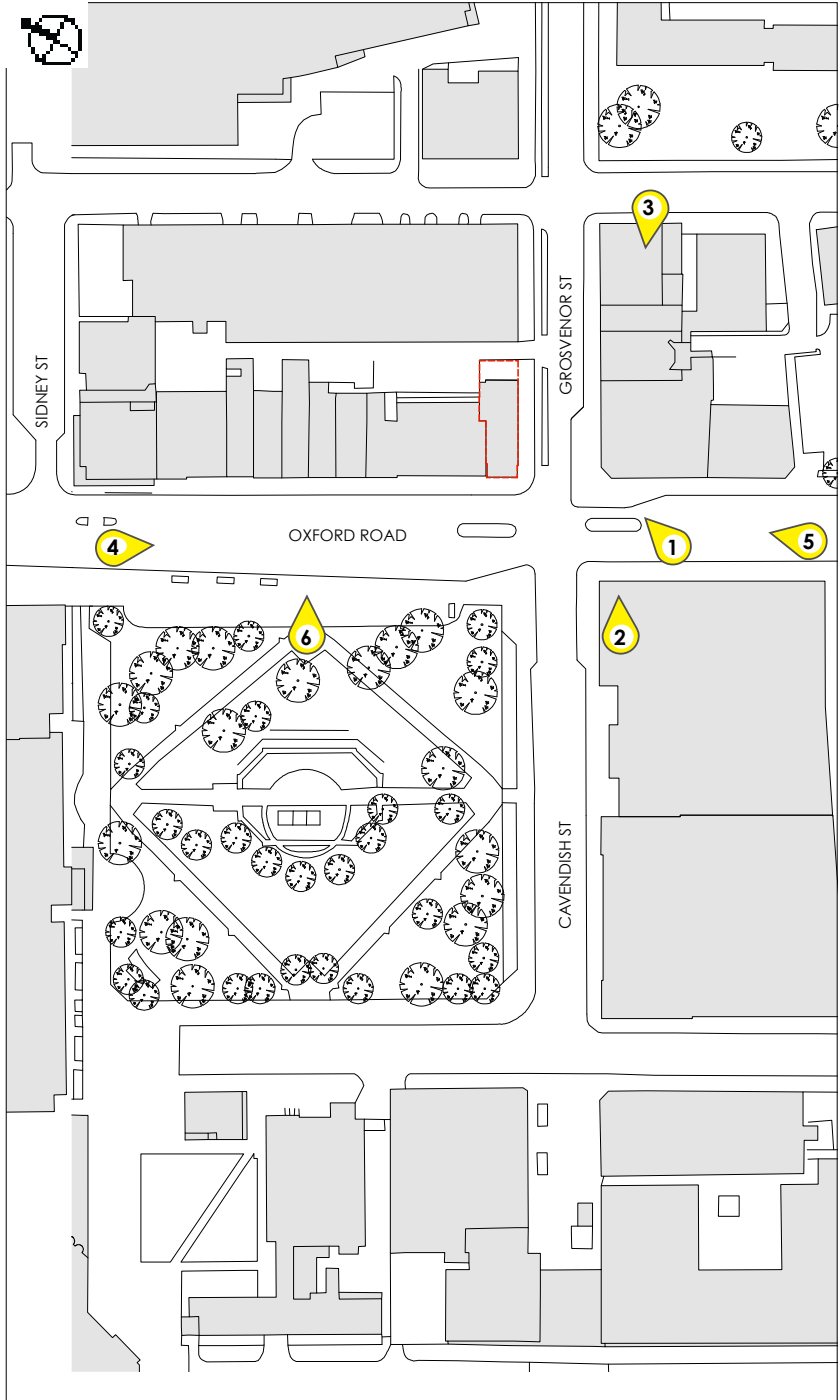
View 04 - New Proposed



View 05 - Previous Proposal



View 05 - New Proposed



Site Plan

2.0 NEW PROPOSAL

PREVIOUS



View 06 - Previous Proposal



NEW



View 06 - New Proposed

2.0 NEW PROPOSAL

2.5 RELEVANT AERIAL VIEWS

PREVIOUS



North Aerial - Previous Proposal



NEW



North Aerial - New Proposal



West Aerial - Previous Proposal



West Aerial - New Proposal

2.0 NEW PROPOSAL

PREVIOUS



South Aerial - Previous Proposal



NEW



South Aerial - New Proposal



East Aerial - Previous Proposal



East Aerial - New Proposal

3.0 ADDITIONAL INFORMATION

3.1 PROPOSED MATERIALS



Existing Stone Cladding to be retained, restored and cleaned.

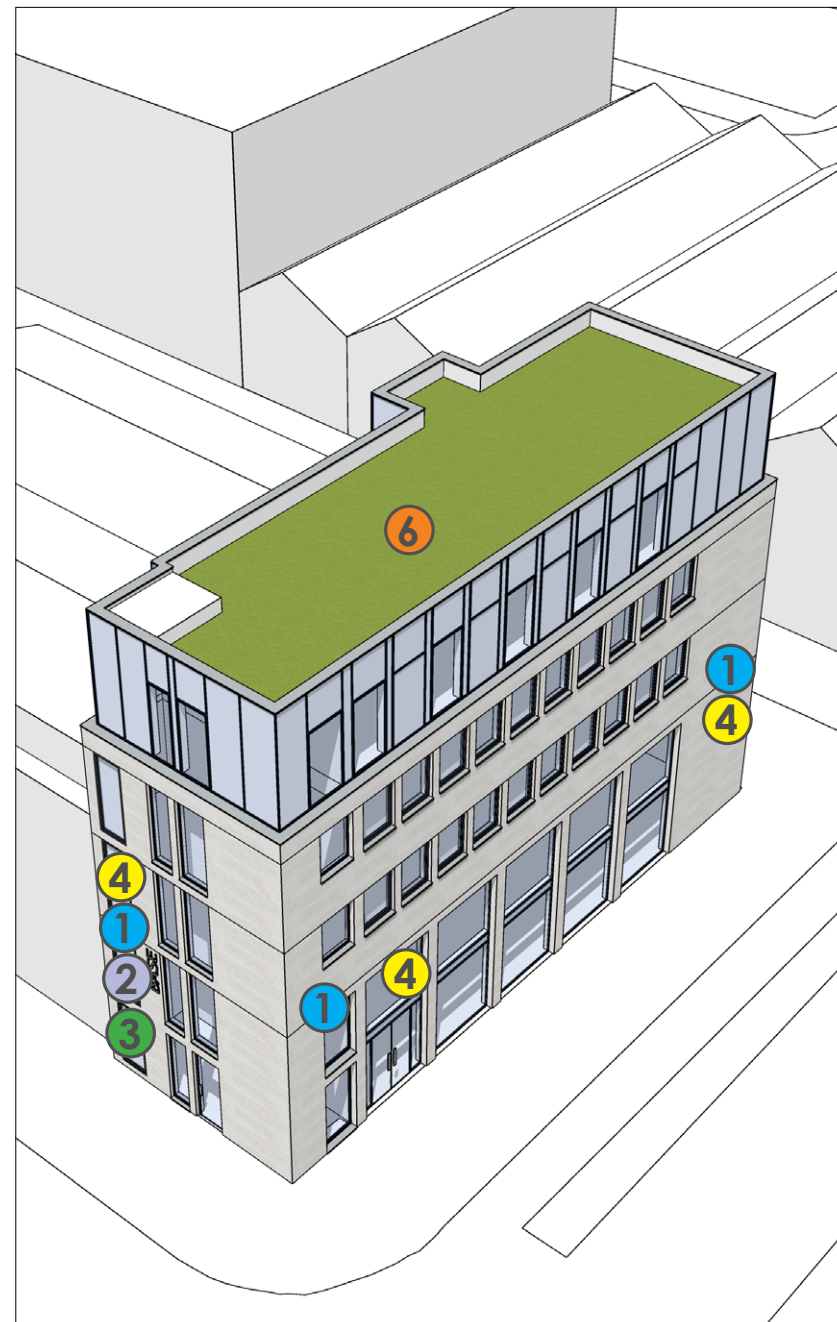


Full Glazed new single storey extension (frameless)

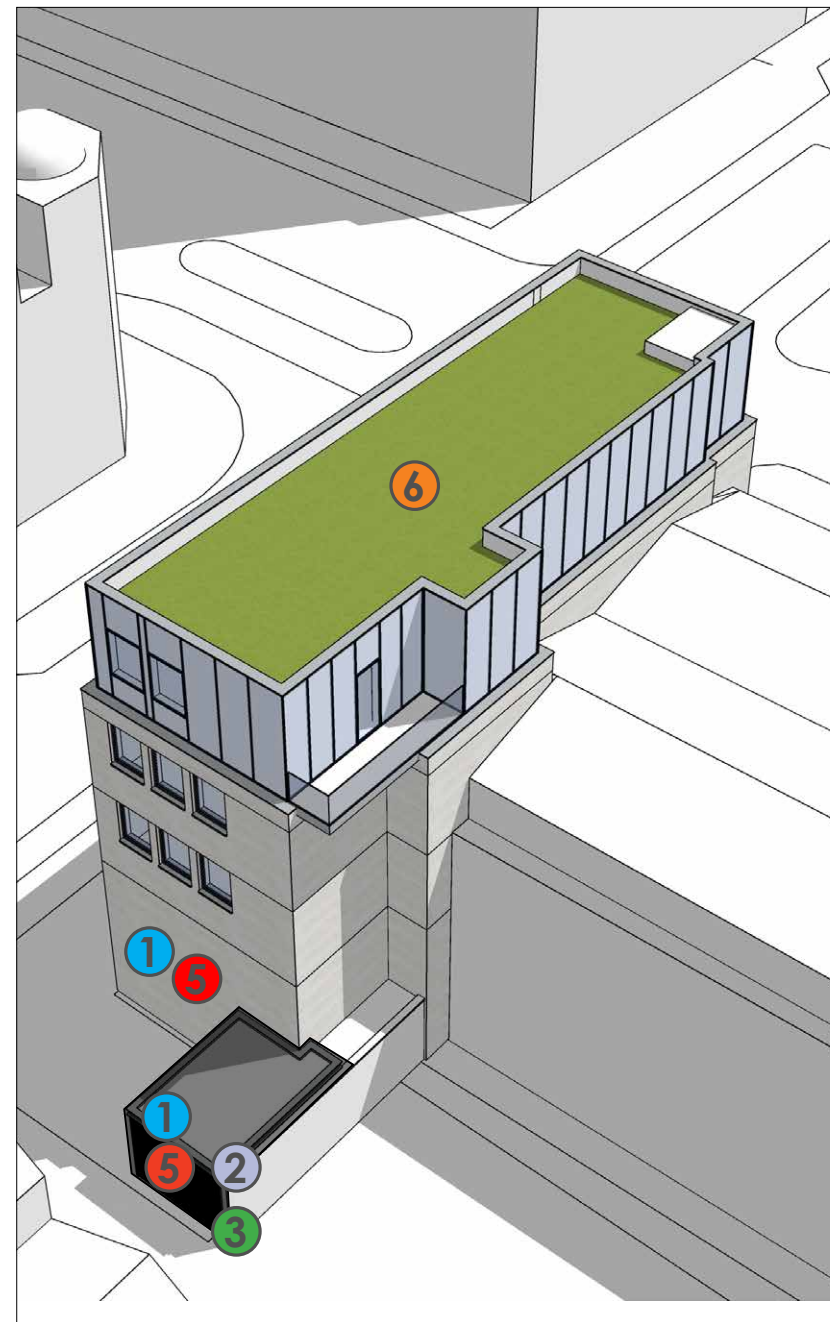
Proposed Street View

3.0 ADDITIONAL INFORMATION

3.2 SECURED BY DESIGN



Aerial view demonstrating security measures to front of building

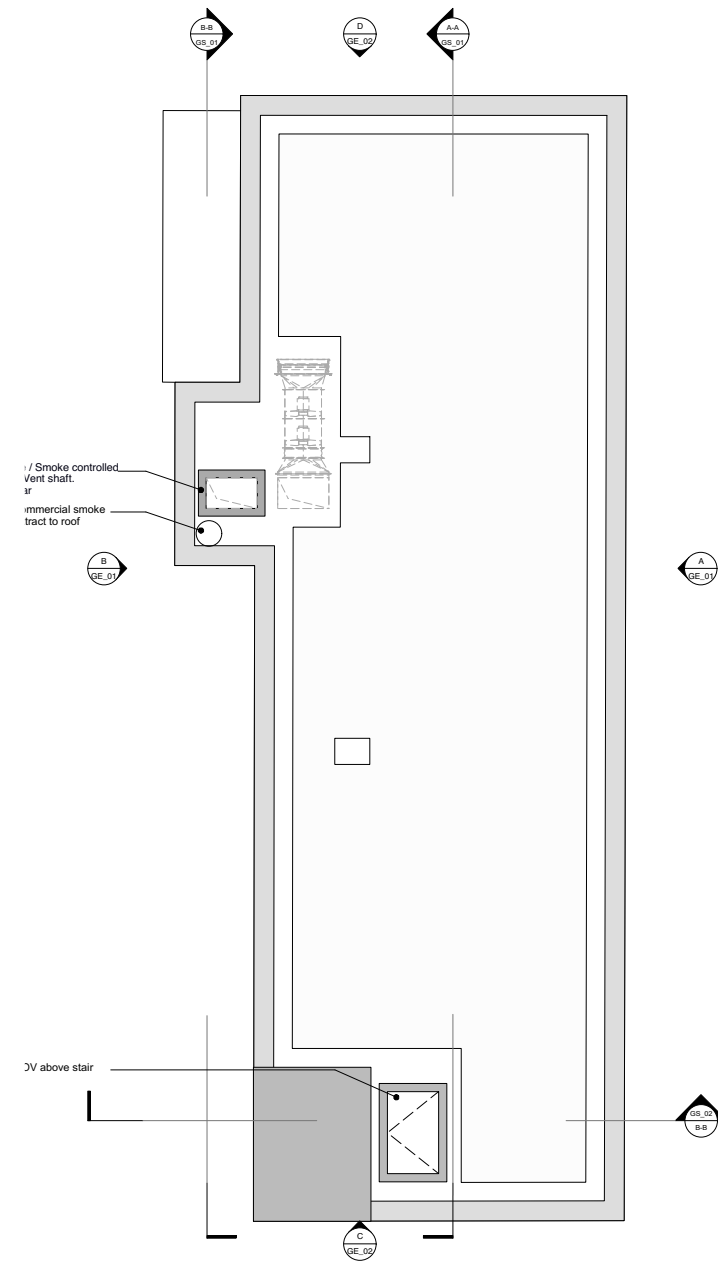


Aerial view demonstrating security measures to rear of building

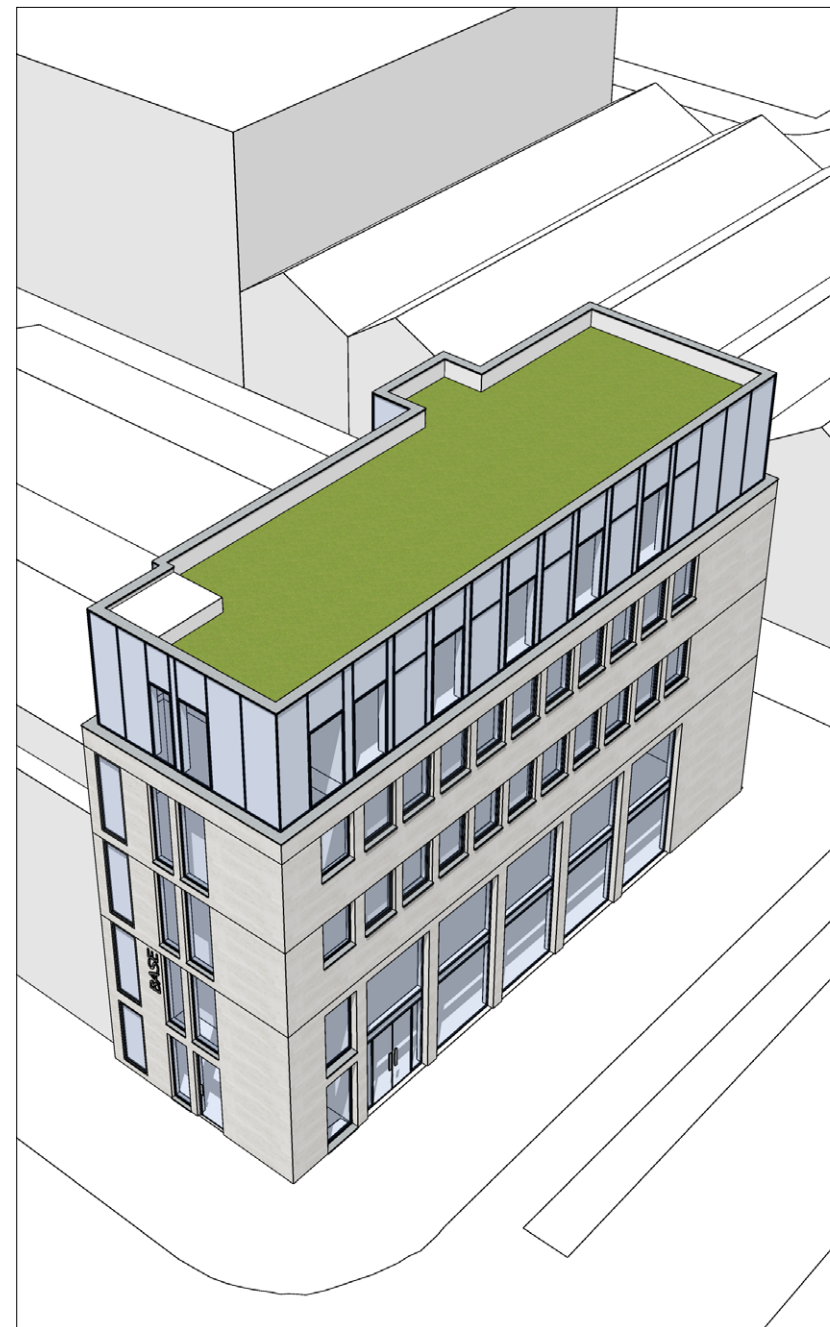
- ① CCTV
- ② Video Intercom
- ③ Secure Entry Fob System
- ④ External Lighting
- ⑤ Daylight Motion Sensor External Lighting
- ⑥ Green Roof
-  Controlled Entry Cycle Store / Enclosed Rear Entrance Structure serves as Secure Rear Boundary

3.0 ADDITIONAL INFORMATION

3.3 GREEN ROOF



Proposed Roof Plan - Green Roof

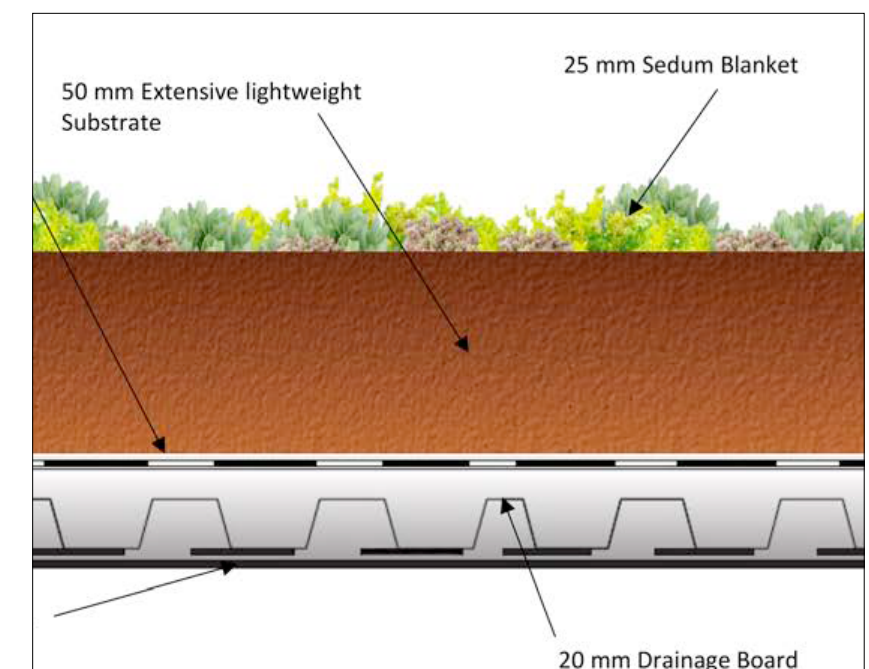


Proposed Aerial View - Green Roof

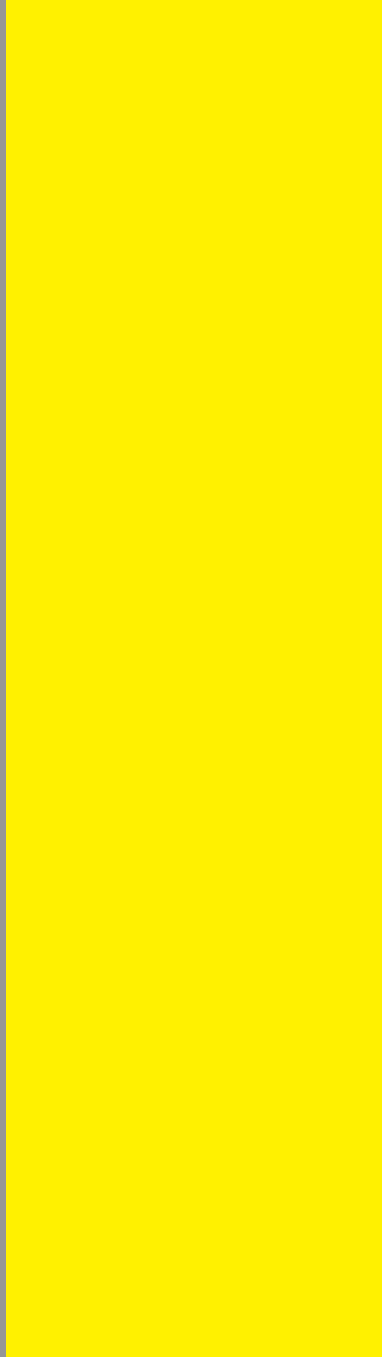
A green roof is being proposed to increase the overall design quality of the development.

The proposed green roof will consist of a pre-cultivated UK grown vegetation blanket, containing 12 species specifically chosen for extensive green roof application. Grown on 25mm substrate base on a carrier membrane.

The roof build-up would consist of 3.5mm of protection fleece, 20mm of drainage board, 2mm filter fleece, 50mm of extensive lightweight substrate and 25mm of sedum blanket.



Green roof build-up



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