



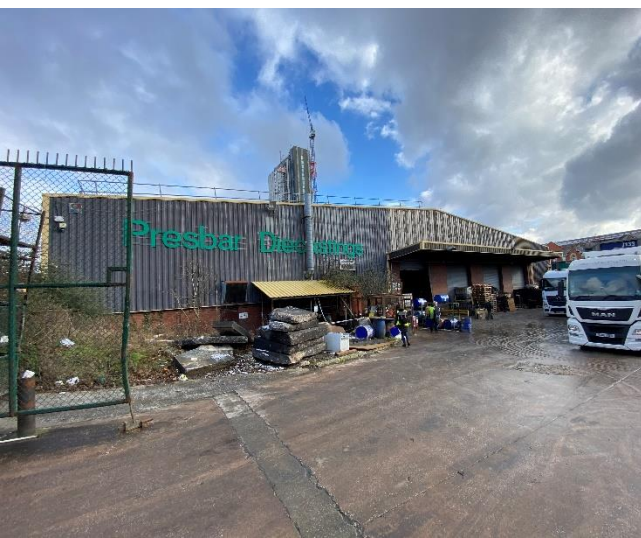
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The Foundry

Design and Access Statement

March 2022



**51 Ducie Street
Manchester
M1 2JP**



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1. Introduction

This document accompanies the planning application for the development of the 51 Ducie Street site. The project consists of the redevelopment of an existing aluminium diecast factory and associated offices into a mixed use premises consisting of the main 'Diecast' beer hall alongside a brewery, tap room, night market and music and theatre space. In addition to this 'Diecast Studios' a space to house a gym, tech hub and creative studio spaces will also feature. The former delivery yard will become an external area featuring a mix of open and covered seating with varied planting, herb gardens and bee hives.

This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process. We will also aim to give an overview of the styling and offering that the venue will provide on opening and the experience it will offer to prospective customers.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended. Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long. It also states that Design & Access Statements:-

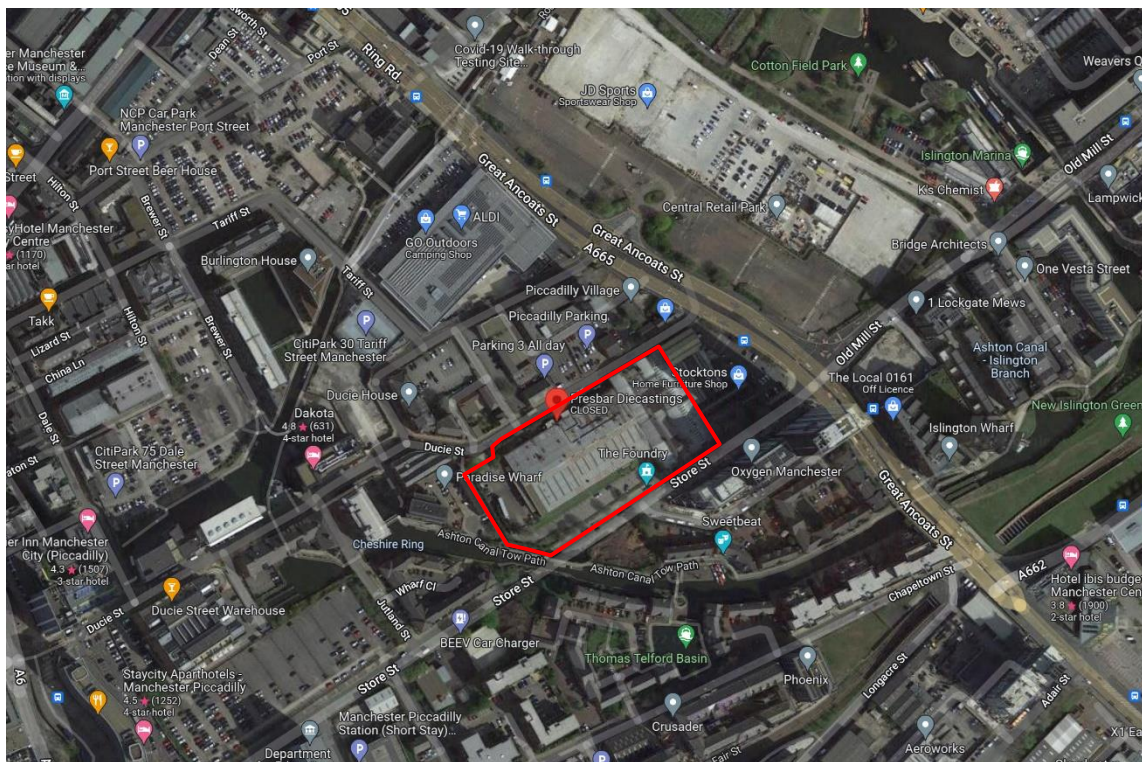
- Explain the design principles and concepts that have been applied to the development; and
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.



2. Site Information

2.1 Site History and Location

The site is located close to Piccadilly in Manchester city centre and is located on Ducie street to the north, and Store Street to the south. The character of the surrounding area is a mixture of older buildings and new developments. Office and business premises surround the site on Ducie Street with some areas used as car parks. Both new and existing residential properties are located on Store Street with some currently under development. These comprise mainly of modern apartment blocks. To the east the site forms a boundary with the existing Stocktons furniture store.



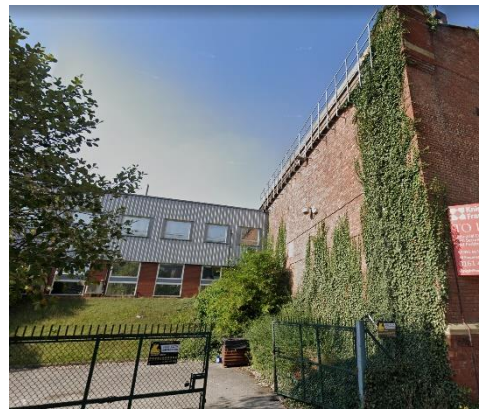
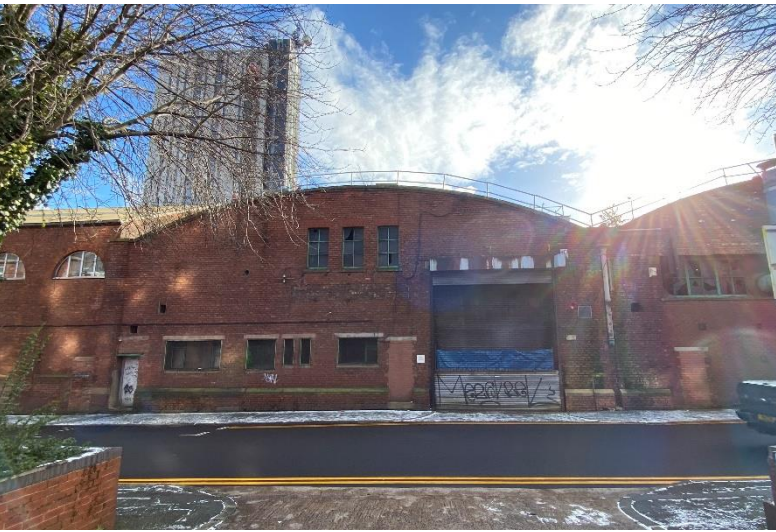
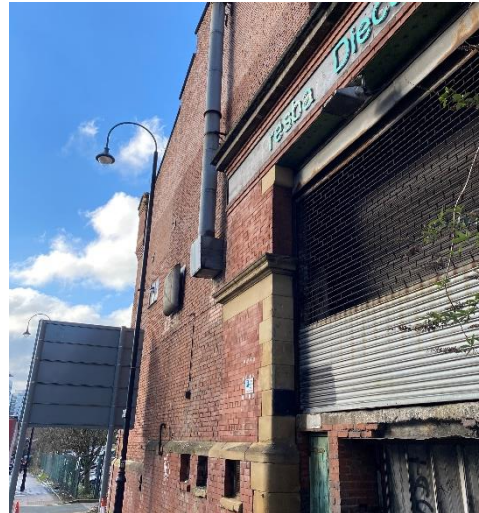
The site is not a listed building or in a defined conservation area, despite this a search of the Historic England Map confirms that several buildings nearby are listed including The Stables (situated across Paradise Walk), The Junction Works (situated on Ducie Street) and Store Street Aqueduct (visible from the Store Street Elevation of the building).

The site has previously operated as a an aluminium diecast factory and distribution centre until its closure in 2021. The site comprises of a modern steel and blockwork warehouse structure built in 1983 and an adjacent brick and timber truss structure that dates back to 1870.

The older brickwork structure faces directly onto the pavement but the steel warehouse structure is accessed via road from either Ducie Street (into a fenced yard to the West), or from Store Street. The Store street access takes you into the existing car park. On street parking is available in various locations on both streets.

2. Site Information

2.2 Existing Site Photos



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The existing site comprises of two distinctly different structures, an older brickwork building and a new steel and block work foundry building. The brickwork building faces directly onto the pavement but the more modern structure is set back and surrounded by a fence and access gates. An existing car park is located within the fence line on Store Street and a fenced delivery yard is accessed via Ducie Street.

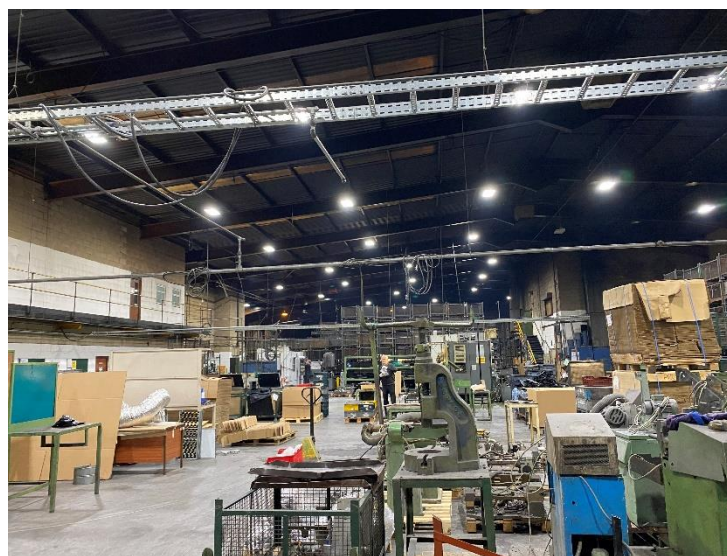
The proposed site plan will remain very similar to the existing with the existing car park being retained and the yard being used as an external seating area.



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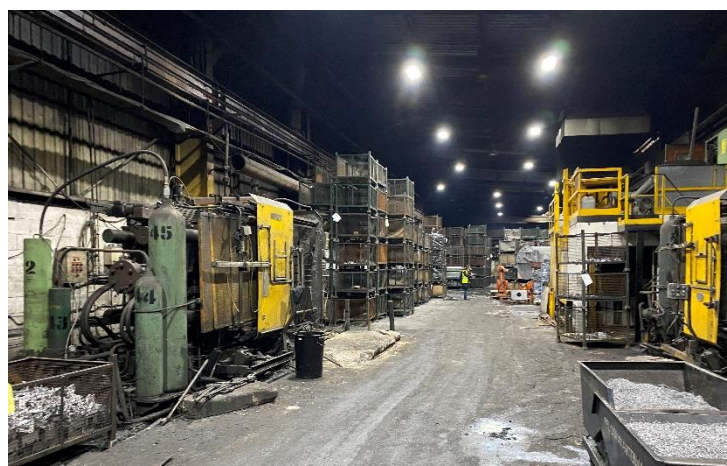
Although the building comprises of two very different structures the modern and older constructions both formed part of the foundry and are accessed through an opening in the centre of their dividing walls.



The modern building housed the majority of the foundry equipment and had several delivery shutters with some level access available on its Ducie Street elevation. Several shutters to the existing delivery yard to the west also allow access outside. Internally, running along its central spine, a dividing wall has been formed against which a two storey block is situated that housed a canteen and toilet space.



The car park to the Store Street elevation of the building is accessible through the existing office and reception space.



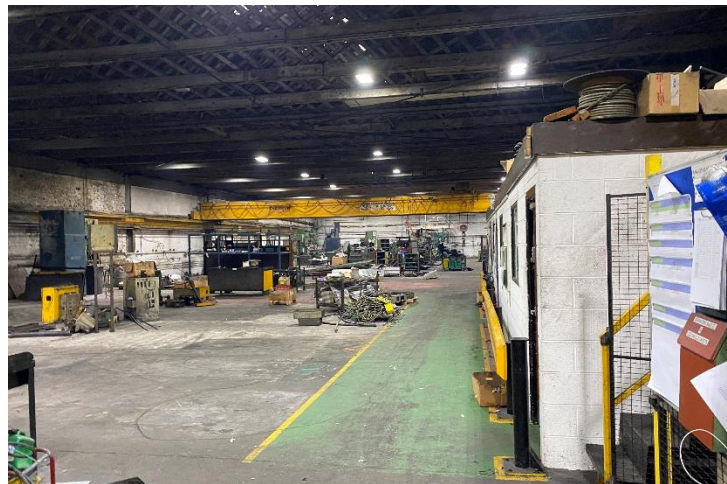
Internally the main foundry area has exposed metal trusses and several rooflights. The majority of its internal dividing walls are formed of a mixture of exposed concrete blockwork and corrugated steel sheets.



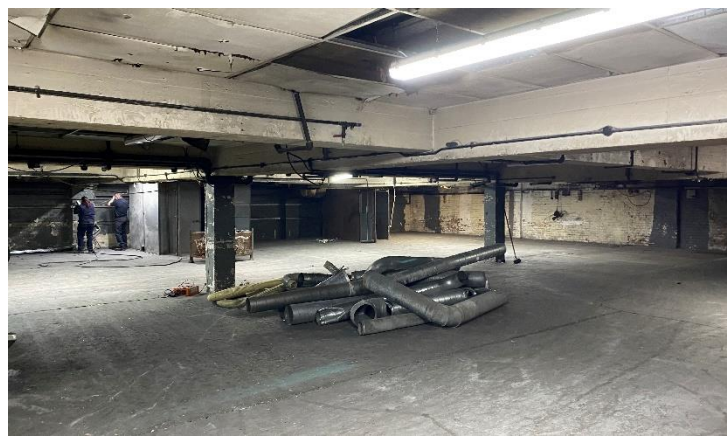
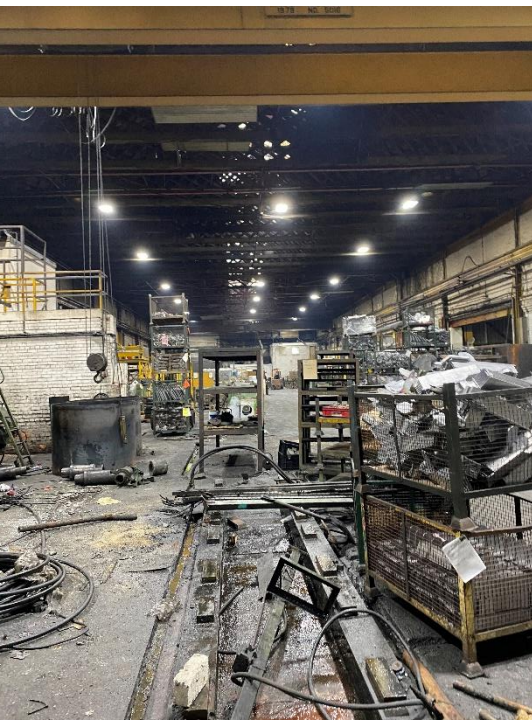
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The older side of the foundry is constructed from red brick which is exposed externally but has been painted internally. Its roof is constructed from highly detailed timber trusses. These character features will be preserved and left visible within the space where possible.



This side of the foundry has two existing shutters that create level openings onto Ducie Street. A pedestrian access point is also currently situated on Ducie Street and is accessible via a raised walkway internally. This section of the building also has an existing shutter and door that forms access onto Store Street although these are currently not in use.



A mezzanine level spans across half of this section of the foundry. The ground floor level of this section is currently not in use but the upper level houses further foundry equipment. Some existing blockwork offices are also situated on the mezzanine.



3. Design

3.1 Use

This application is to refurbish the existing Presbar Diecasting site into a multi use venue offering both indoor and external areas. This venue will comprise of a beer hall alongside a brewery, tap room, night market and music and theatre space. In addition to this spaces will be allocated to house a gym, tech hub and creative studio rooms. To achieve this the existing building will be retained and reconfigured internally. Existing openings to the building will be remain with new additional openings formed to create larger capacity fire exits, and also to allow for a controlled flow of customers into the amended spaces.

Externally within the courtyard some new structures will be formed. Two new containers to house pop up bars will be placed in the courtyard. These will both be 20ft containers with a single door access for staff and up and over hatch openings to the front face to allow for customer access to the counter. A large canvas tipi will form an additional covered area. Several new timber pergola structures will also be formed to cover external seating. Additional items will include festoon lighting and decorative planting.

We consider that the alterations to the existing buildings are minor and changes to the courtyard will develop an existing underused area.

3. Design

3.2 Layout

The current buildings are predominantly empty internally. The layout of the interior will not change significantly and the main changes will be the formation of new dividing walls to create back of house, kitchen/bar areas and toilets. The existing office block structure at the front of the building will remain largely unchanged with some minor additional dividing walls added. A new raised steel platform will be built at the rear of the building (on Ducie Street) to form a street level platform to house bins with plant equipment below. This will be accessed via stairs and a goods lift within the building (see DWG 343 – 02 Proposed Site Plan).

Within the courtyard there will be no fundamental changes to the space and existing gates will be used as the main access to the site. Placement of new structures including containers and pergolas has been carefully considered to reduce impact on neighbouring occupiers. The new canvas tipi structure will form covered seating to the courtyard while the existing car park on Store Street will remain with no changes to the access of this area.



3. Design

3.3 Scale

All elevations of the building will remain at their existing scale. Minor amendments will be made to the elevations with the reinstatement of some existing openings/shutters while other elevations will receive new doors to access the site. No increases will be made to the internal footprint of the building. The height of the new timber pergolas and containers externally will not exceed the height of the existing buildings on the site. A canvas tipi structure will be used to create a covered area in the courtyard but this will not exceed the overall height of the existing building.

3. Design

3.4 Visual Impact

It is felt that the proposals will not be detrimental to the existing character of the site or that of the surrounding areas. The site has been unused for the last year and it is felt that its previous use as a foundry/manufacturing facility had significantly more impact on the surrounding area with large vehicles regularly used for collections and deliveries and waste products being stored in the delivery yard. The maintenance of the older brickwork structure appears to have been overlooked in recent years and it is felt that these proposals will bring the structure back to life. The proposals aim to regenerate the site while also improving its appearance for the surrounding buildings. Trees to the existing car park boundary will be retained which will increase visual screening to the site and additional planting will be added to the courtyard. (see DWG 343 – 02).

3. Design

3.5 Waste Management

Waste storage is to be positioned on a raised steel platform to the rear of the building which has been fenced off from the street, as shown on the proposed plans.

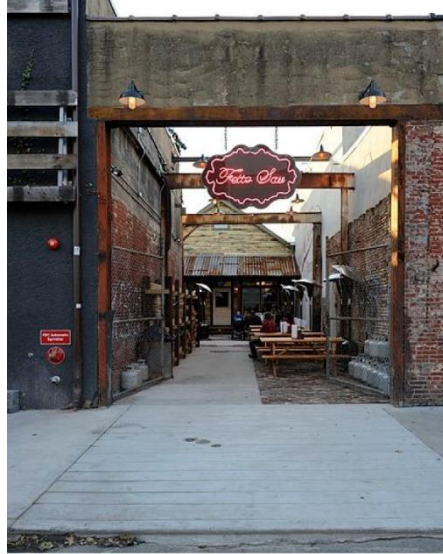
With regards to the vessels to hold the waste products, it is proposed the following bins/units are to be provided:-

10 x 1280 litre units

Exact breakdowns of bin use can be found in the full Waste Management Strategy. Collection vehicles will be able to access the site from Ducie Street.

4. Visual Styling

4.1 Beer Hall, Brewery and Kitchen



The main foundry space will be transformed into the beer hall, brewery and kitchen. It will feature large visible stainless steel brewery equipment which will be operated by a local brewery firm. A long bar will run down both sides of the space internally along with a long food/kitchen counter. Large communal sharing tables will fill the central area. Both the food used by the kitchen and the drinks sold at the bar will strongly focus on being sourced from local suppliers.



The design in this area will be minimal with the main goal being to showcase the existing structure of the building while providing characterful and comfortable spaces to eat and drink. All hazardous waste will be cleaned from the factory and existing machinery and metalwork within the space will be reused where possible.





4. Visual Styling

4.2 Bakery



Situated on the corner of the Store Street and courtyard elevations of the building will be a Bakery. This will form the heart of the site and will be open seven days a week. We hope this will provide a neighborhood hub for the surrounding residents of the area while also ensuring the site has a staff presence when the main beer hall is not in use.

Glass screens will separate the space from the main foundry building and timber framed glass doors will form access from the courtyard. Timber floors, rustic counters and warm, bright lighting will dominate the space.



4. Visual Styling

4.3 Night Market and Mezzanine



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Within the older part of the foundry building a night market will be in place. Free standing stalls will be situated in the space where the existing flooring and wall finishes will be retained.

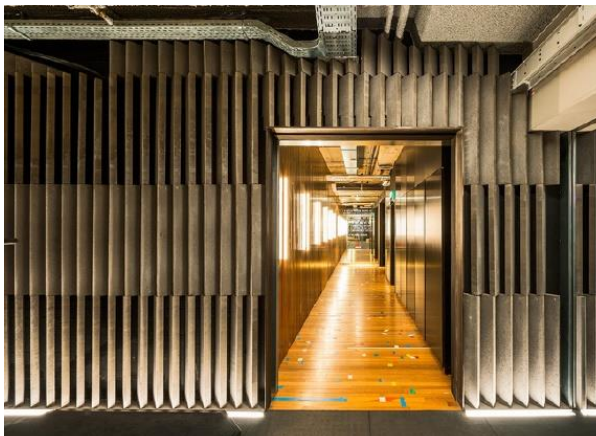
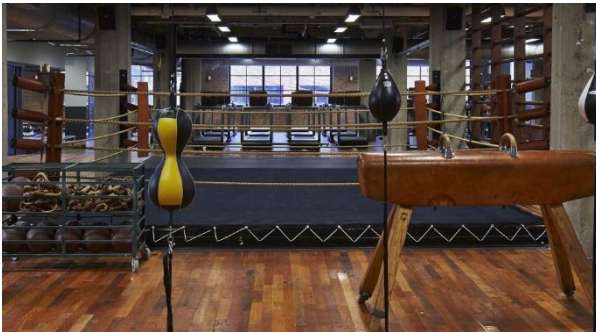
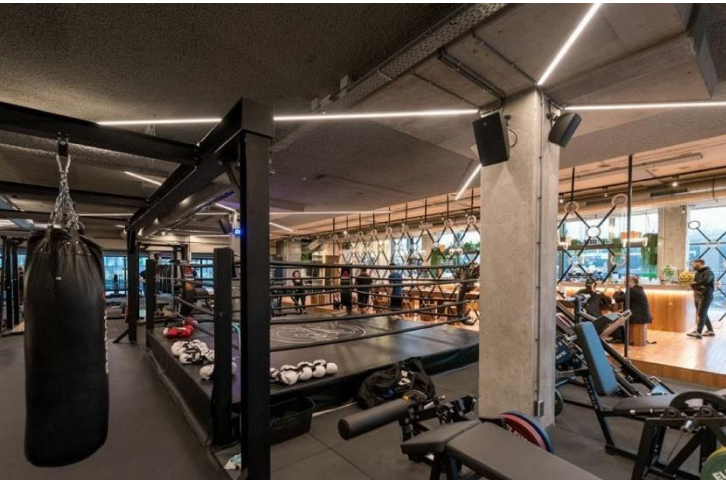
New suspended festoon and lantern style lighting will illuminate the space and loose mixed seating will be situated between stalls for customers. This area will receive a very 'light touch' design approach with the main visual focus being the beautiful existing trusses and brickwork that will be dramatically lit and the feature stalls themselves.

Above the night market space sits an open plan mezzanine area. This is a private hire space that can be used for weddings and corporate functions.



4. Visual Styling

4.4 Gym

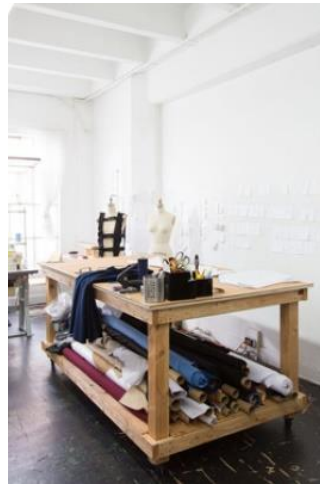
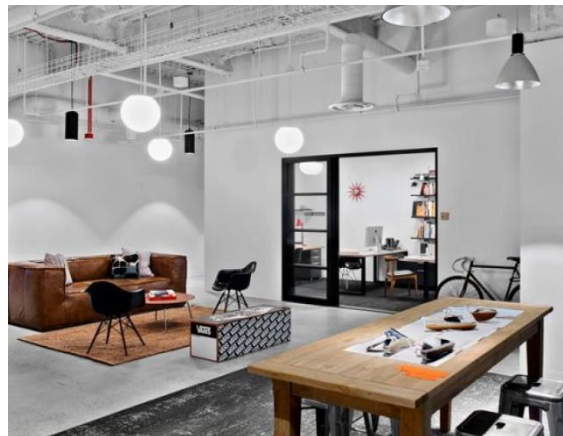


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Also within the older brick side of the foundry an area will be set aside to house a gym. This space will retain its industrial styling but will feature bright functional lighting and new floor finishes. It aims to provide an unusual but also aspirational space within which to work out.

4. Visual Styling

4.5 Creative Hub



The existing office block within the newer side of the foundry building will be transformed into a creative hub for businesses. Internally these spaces will be light and airy studios with meeting rooms and communal facilities.

These office spaces will be designed to appeal to creatives, designers, innovators and entrepreneurs looking for short term or flexible spaces for their businesses.

4. Visual Styling

4.6 Garden



The courtyard garden is of huge importance to the development of the site. Planting will form a key part of the external visual style of the venue. In the courtyard reclaimed items from the foundry will be used to create large free standing planters while larger trees will soften the boundary of the site. Any existing planting to the perimeter of the car park and courtyard will also be retained to further soften the venue visually.

Herb gardens will also be planted to allow the kitchen and bars to use produce grown on site. Bee hives will also be situated externally to assist in bringing wildlife to the area.

The courtyard garden will also feature a large canvas tipi to provide a covered area and rustic timber pergola structures to cover external seating. Two containers will also be placed outside for use as pop up bars. The whole area will be warmly lit with festoon lighting suspended from the existing façade to fixed posts within the courtyard.

It is hoped that the redevelopment of this outdoor space will vastly improve the external visual of the site while also attracting birds and nature into the city center location. The garden space will be open to all and will form a relaxing sanctuary for residents in the surrounding area.



4. Visual Styling

4.7 Sustainability



Sustainability is key to the development of the Diecast site. To ensure the foundry development is as low impact as possible, minimal construction work will be occurring to transform the venue. All design choices have been made to minimise waste and landfill.

The existing foundry will be cleared of all hazardous waste. Old machinery and metal work in the site will be reused along with existing furniture within the foundry. Found items will be upcycled, for example former metal storage crates will be transformed into external planters. Internally, existing surface finishes will be used where possible and the spaces will be furnished with reclaimed furnishings.

The venue will also offer bike racks for up to 20 bikes while the car park will comprise of 29 electric vehicle charging spaces (inclusive of 2 disabled parking bays). This will create one of the largest EVC parking facilities in the city and will be a facility open to the public.

When trading, all waste from the site will be recycled. In the future it is hoped that PV panels will be installed to the roof to even further increase the sustainability of the site.





5. Access

5.1 Disabled Access

Disabled access will be via the Ducie Street courtyard entrance. This will allow access to the main foundry space, night market and bakery and tap room. An additional DDA platform lift will also allow access directly from Ducie Street into the night market. The office spaces at the front of the building will also be able to be accessed either internally from the courtyard or via the footpath around the edge of the building. The gym will be accessible via a level entrance on Store Street.

Accessible toilet facilities will also be provided in two locations within the building.

5. Access

5.2 Vehicle Access

Vehicle access to the site will be available in multiple locations. From the main access on Store Street vehicles will be able to enter the car park. On Ducie street delivery vehicles will be able to gain level access to the side of the building through gates or into the courtyard space.

The vehicle access on Ducie Street will be solely for taxi drop off and the use of delivery vehicles and staff whereas Store Street will allow for staff and customers to access the car park.

5. Access

5.3 Site Security

The boundary of the site will be enclosed with a new fence and gates to secure the access points when not in use. A reclaimed timber fence will also be added to form a further boundary around the courtyard seating area.

Outside of operation hours the site will be locked and external furniture secured where necessary. CCTV will provide additional coverage to the premises and the site will have 24 hour security in situ.