



Brunswick Street, Manchester

Design and Access Statement
December 2021

AUDERBURN
ARCHITECTS

This Design and Access Statement is to be read alongside the following Audere BW Architects drawings:

2066-ABWA-XX-XX-DR-A-(00)-0001 – LOCATION PLAN

2066-ABWA-XX-00-DR-A-(10)-0001 – SITE PLAN

2066-ABWA-Z1-GF-DR-A-(20)-0100 – PROPOSED GROUND FLOOR PLAN

2066-ABWA-Z1-01-DR-A-(20)-0100 – PROPOSED FIRST FLOOR PLAN

2066-ABWA-ZZ-ZZ-DR-A-(20)-0200 – PROPOSED STOCKPORT ROAD GA ELEVATIONS

2066-ABWA-ZZ-ZZ-DR-A-(20)-0201 – PROPOSED BRUNSWICK STREET GA ELEVATIONS

2066-ABWA-ZZ-ZZ-DR-A-(20)-0202 – PROPOSED POLYGON STREET GA ELEVATIONS

2066-ABWA-ZZ-ZZ-DR-A-(38)-0001 – PROPOSED EXTERNAL WORKS

2066-ABWA-XX-XX-VS-A-(95)-1500 – PROPOSED 3D VIEWS

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Introduction

This document has been produced by Audere BW Architects on behalf of our client in support of an amendment to application 128340/FO/2020. This application seeks approval for the removal of the car park in line with Manchester City Council's sustainability targets, rearrangement of the communal ancillary spaces, increase in area of the commercial unit and associated elevational amendments and external works. DDA Accessible parking bays are proposed along Polygon Street subject to a Section 278 agreement. Associated works to the concourse at first floor are proposed, as well as an increase to the footprint of an existing apartment. The permitted Use Classes will be retained.

This Design and Access statement will document the proposal for the site that is bounded by Brunswick Street, Stockport Road and Polygon Street. Work commenced on site in accordance with planning consent 112531/NMC/2016, and has since continued in line with permission 128340/FO/2020.

Brief

The applicant wishes to remove the car parking spaces, which in turn will support both Manchester City Council's environmental policies and plans and provide additional amenity space and a true live work facility to residents. The internal rearrangement of the ground floor plan will then allow for more accessible communal ancillary spaces and a larger commercial unit. The increased footprint of one of the first floor apartments provides a more spacious living environment for future users.

Due to the rearrangement of the ground floor plan, minor elevational changes are also required. The amendments to the elevations at ground level will complement the permitted elevations, improve the street scape and provide well-lit amenity space.

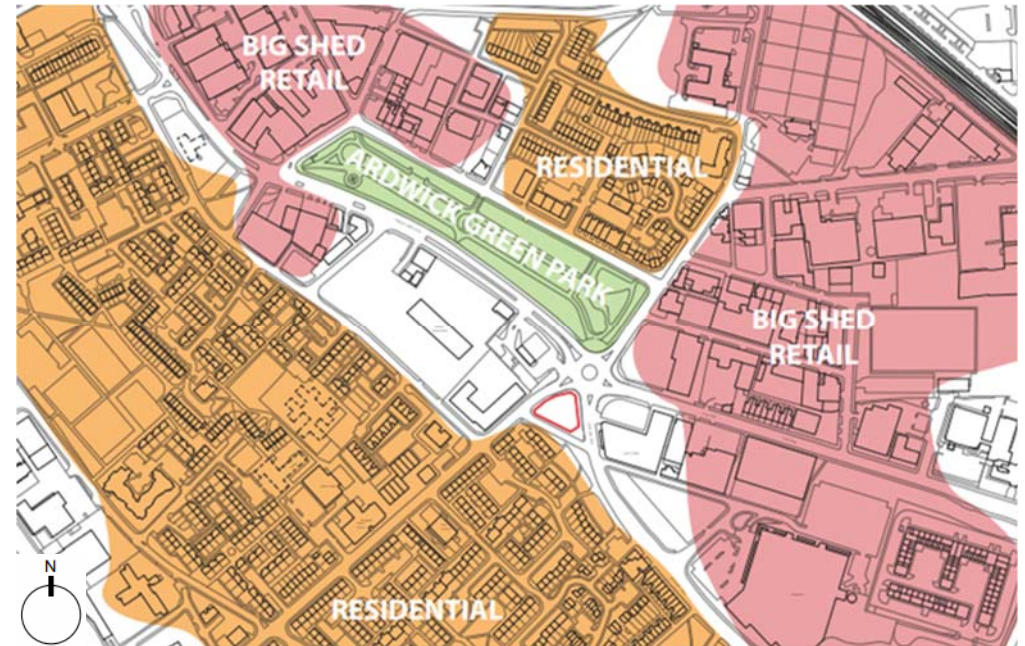


Site outlined in red (Image taken from Google Maps, 2020)

Site Context

The site is bound by Stockport Road to the east, Polygon Street to the south, and Brunswick Street to the west.

The site is positioned south-east of Manchester City Centre, in Ardwick. The block plan below shows that surrounding the site are large areas of both retail units and residential accommodation. To the north of the site is a large park, allowing for additional external amenity space.

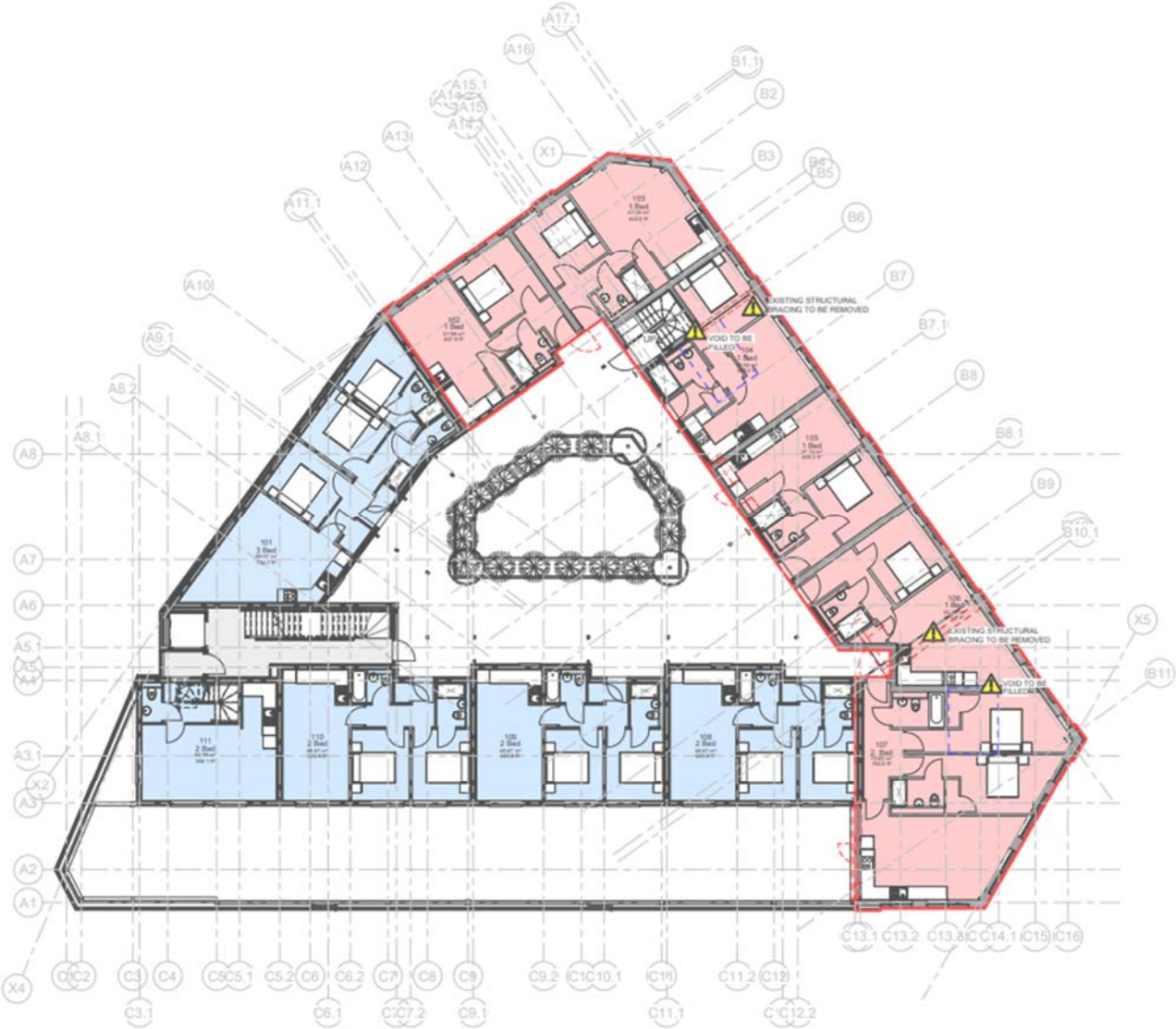


Use class block plan, with site outlined in red. Diagram taken from original design and access statement for application 104931/FO/2014/N2.

APP. 128340/FO/2020 – Ground Floor Plan

Existing Consent

APP. 128340/FO/2020 – First Floor Plan



Existing Consent

APP. 128340/FO/2020 – Brunswick Street Elevation



Existing Consent

APP. 128340/FO/2020 – Stockport Road Elevation



Existing Consent

APP. 128340/FO/2020 – Polygon Street Elevation



Proposed Amendments

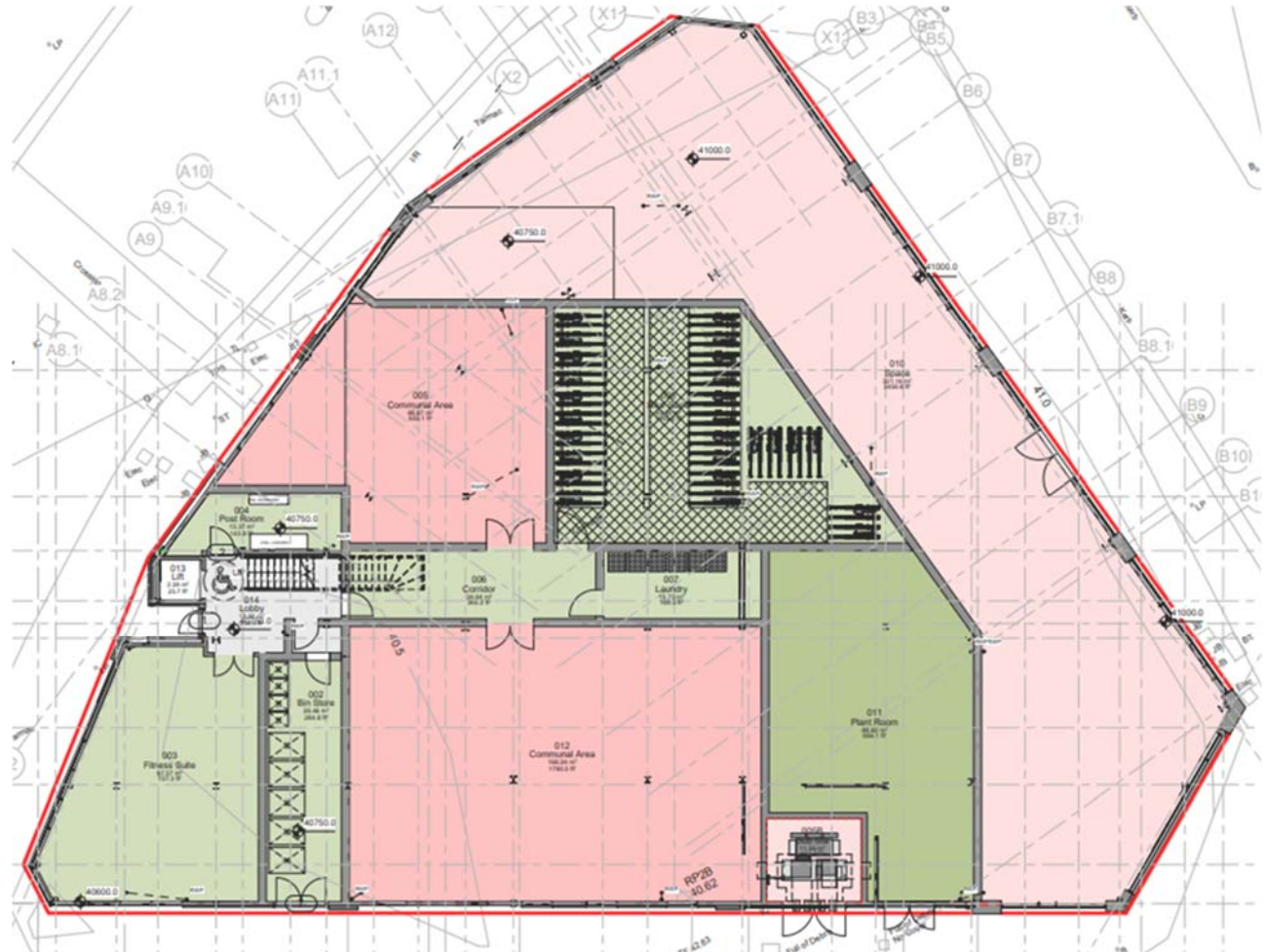
Ground Floor Plan

The proposed ground floor plan seeks to significantly enhance the amenity space, accessibility, and servicing of the development. The revision includes the removal of the 20No car parking spaces, and a revision to the internal arrangement of residential ancillary spaces.

The amendments are as follows:

- The commercial unit (009) has increased in size
- The plant room (010) has been relocated to access off Polygon Street and increased in size
- Two communal areas (001 and 005) have been introduced, with associated glazing to Brunswick Street and Polygon Street
- The post room (004) and laundry room (007) have been relocated
- A residents fitness suite (003) has been introduced
- The cycle store (008) has been relocated and rationalised

The revised ground floor plan will provide a wide range of amenity spaces, including a co-working space offering a dedicated space for residents working from home, a residents lounge, fitness suite, and communal laundry facility.



Proposed Ground Floor Plan (Audere BW Architects, 2022)

Proposed Amendments

First Floor Plan

Minor amendments are proposed at first floor:

Following the removal of the car park at ground floor, the void / ventilation shaft at first floor within the concourse has been removed. In doing so, greater amenity space is provided to residents.

The stair indicated within the commercial unit to first floor has been removed, due to the increase in the area of the unit. The removal of the stair has allowed for the increase in area of the existing Apartment 104 by just under 8m², creating a more spacious living environment for future residents.



Proposed First Floor Plan (Audere BW Architects, 2022)

Proposed Amendments

Brunswick Street Elevation

Due to the creation of two residential communal areas, additional glazing is required, which is the primary amendment to the Brunswick Street elevation.

4No. windows have been introduced in the central part of the elevation to allow natural light into the communal area (005). The placement of the glazing is in line with the glazing and cladding 'bays' on the upper floor. The position of the glazing reinforces the solid grid we see above the building's band which maintains the building's existing language and grounds the building. The head height of the proposed glazing has been stepped down to continue the cladding band along the elevation.

Following the relocation of the bike store, which was previously on the corner of Brunswick Street and Stockport Road, the glazing along this corner has been amended from backlit, frosted glazing to transparent glazing, creating a shop front.

Lastly, the head height of the glazing to the proposed fitness suite has been reduced, in line with the glazing to the communal area.

The amendments to the elevations compliment both the proposed plans and the retained parts of the existing elevations.



Proposed Brunswick Street Elevation – red denotes areas of change
(Audere BW Architects, 2022)

Proposed Amendments

Stockport Road Elevation

Amendments to the Stockport Road elevation are minor.

Following the relocation of the bike store, which was previously on the corner of Brunswick Street and Stockport Road, the glazing along this corner has been amended from backlit, frosted glazing to transparent glazing, creating a shop front.

This revision allows for continuity and coherence with the Brunswick Street elevation, and similarly to the changes to the Brunswick street elevation, compliments the proposal.



Proposed Stockport Road Elevation – red denotes areas of change
(Audere BW Architects, 2022)

Proposed Amendments

Polygon Street Elevation

The amendments to the Brunswick Street elevation have continued through to Polygon Street.

The head height of the fitness suite windows has been reduced to continue the horizontal band of cladding.

Due to the addition of the communal area (001), glazing has been added to provide natural light. The façade is set to the edge of Polygon street with the residential façade being a considerable distance back. In effect the residential block and its geometrical arrangement is less relatable to the viewer. As such we have opted to utilise the same arrangement as brunswick st thereby creating an elevational language for the communal areas. This arrangement also allows us to avoid existing column positions which are many and random on this elevation. This creates a language that relates to but clearly differs to the commercial treatment and yet still presents a strong symmetry and will no doubt provide an active and engaging façade at street level on occupation.

A louvred door has been added to the plant room.



Proposed Polygon Street Elevation – red denotes areas of change
(Audere BW Architects, 2022)

Amount

The proposed amendments create a large commercial space, two large residential amenity spaces and a fitness suite. The overall footprint of the scheme has remained the same:

Existing permission:

- Amenity space 001: 217.39m²
- Bin Store 002: 26.46m²
- Laundry 003: 19.04m²
- Post Room 004: 17.16m²
- Concierge 005: 10.89m²
- Lobby 006: 14.07m²
- Plant Room 008: 31.05m²
- Bike store 009: 106.91m²
- Car Park 010: 456.54m²
- Apartment 104: 37.93m²

Proposed building:

- Communal area 001, previously car park: 166.34m²
- Bin store 002: 26.46m²
- Fitness suite 003: 67.57m²
- Post room 004: 13.37m²
- Communal area 005: 86.87m²
- Corridor 006: 24.64m²
- Laundry 007: 15.73m²
- Bike Store 008: 93.38m²
- Commercial space 009: 321.16m²
- Plant Room 010: 88.82m²
- Lobby 011: 18.99m²
- Apartment 104: 45.65m²



Existing Ground Floor Plan (Audere BW Architects, 2020)



Proposed Ground Floor Plan (Audere BW Architects, 2022)

Appearance and Materials

The minor elevational changes see the addition of glazing, a material already present within the scheme. Therefore, the materiality of the proposal is in-keeping with the existing materials:

- Glazing
- Limestone coloured cladding
- Dark grey spandrel panels
- Dark grey cladding
- Red brick
- Fibre-cement cladding panel

The frosted, back-lit glazing has been omitted due to the increased commercial space footprint.



Proposed Brunswick Street Elevation – red denotes areas of change
(Audere BW Architects, 2022)

3D Visualisations



View along Stockport Road



View along Brunswick Street



View along Polygon Street



Stockport Road and Brunswick Street



Polygon Street and Brunswick Street

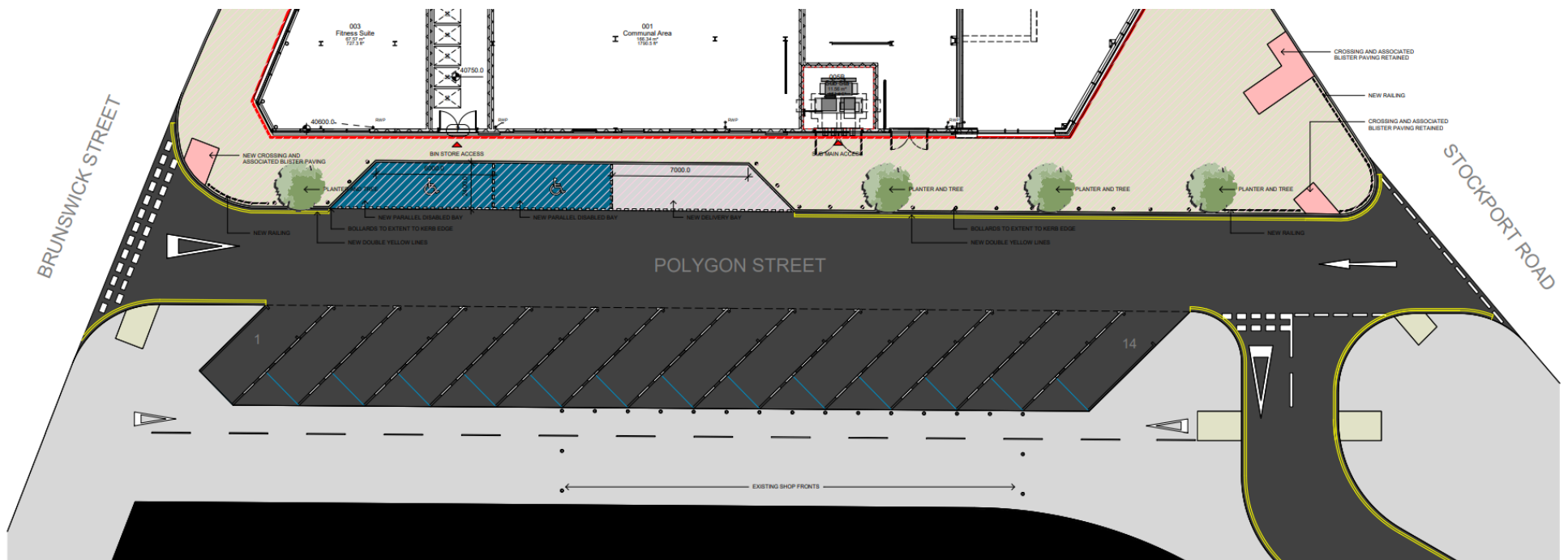
External Works

The proposed external works both improve the street scene and work with existing provisions outside of the site boundary. The external works are subject to Section 278 agreements.

Two new disabled car parking bays are proposed, which work in conjunction with the existing car parking on Polygon Street, to serve the proposed scheme, along with a deliveries bay.

Street planters and associated soft landscaping are proposed which visually improves the street scene and breaks up the hard landscaping.

Bollards along the kerb edge improve user / pedestrian safety and prevents illegal parking. New blister paving to the corner of Polygon Street and Brunswick Street improves pedestrian safety and DDA accessibility.



Proposed External Works
(Audere BW Architects, 2022)