



New Lawrence House

Design & Access Statement 16th November 2021

stephenson hamilton risley
STUDIO

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1.0 Introduction

1.1 Prior Approval Application

1.1.1 This Design and Access Statement accompanies a Prior Approval Application for the erection of 33no. 1 and 2 bed apartments within a two-storey rooftop extension to New Lawrence House, Manchester.

1.1.2 It describes the development proposal to transform a current residential building with a creative rooftop extension of exceptional quality, which will positively contribute to and provide an enhancement of its setting.

1.2 Purpose of the Document

1.2.1 This document has been prepared in accordance with the requirements of Circular 01/06 and the CABI Guidance “Design and Access Statements – How to Read, Write and Use Them”.

1.2.2 It explains the design principles and concepts that have been applied to the amount, layout, scale, and appearance of the proposal. It seeks to demonstrate how the proposal has been designed to take account of the relationship of the proposed development to the surrounding area. This statement also explains the proposed access arrangements.

1.2.3 The remainder of the Design and Access Statement is structured as follows:

- Section 2: sets out the background to the project including the location and project brief
- Section 3: contains the site analysis
- Section 4: explains the development principles
- Section 5: explains the access and parking principles
- Section 6: provides a conclusion



perspective view of existing buildings on St. Lawrence Street

1.0 Introduction



aerial photograph of site

2.0 Project Background

2.1 Location - Strategic Context

2.1.1 The site presents an opportunity to create a dynamic architectural statement to the rooftop of New Lawrence House. Since the completion of New Lawrence House, there has been considerable additional residential development in the neighbourhood, particularly to St Lawrence Street and Margaret Sands Street. Many of these buildings represent a mediocre architectural contribution. This proposal seeks to inject a much needed creative proposition.

2.1.2 Since the appointment of stephenson hamilton risley STUDIO, alternative design options have been investigated to ensure a coordinated approach to developing this site. Manchester City Council's Planning and Regeneration Team has been consulted throughout the evolution of the design and we believe that these consultations have had a positive and inclusive effect on the design development process. During the process options were assessed against criteria arising from consultation feedback and ongoing site analysis with input from a range of specialist consultants.

2.2 Applicant

2.2.1 The applicant is Zagora Management Limited, and the agent is Cobe Consulting Limited. stephenson hamilton risley STUDIO and Cobe Consulting Limited have collaborated on other award-winning residential developments, including Hill Quays in Knott Mill, Manchester.

2.3 Project brief

2.3.1 The client appointed a team to develop this site with a view to creating a significant architectural statement of the highest quality. The proposal for New Lawrence House for the erection of 33no. 1 and 2 bed apartments within a two-storey rooftop extension. This scheme is further reinforced by market and policy considerations.

2.3.2 A number of key threads have been retained from inception throughout the design development and can be summarised as follows:

- Create a bold intervention that will act as a catalyst for future development
- Develop a high-quality elevational treatment that is site specific with an architectural language and material palette that acknowledges the site's location.
- Contribute positively and sensitively to the existing urban grain
- Sympathetic massing in response to the adjoining buildings, particularly those on St Lawrence Street
- Provide a building with a distinctive rooftop extension to give rise to a positive contribution to the skyline
- Create a sympathetic but contrasting architectural language to the existing building

3.0 Site Analysis

3.1 The Site and statutory designations

3.1.1 The Application Site has an area of approximately 0.3ha. It is bounded by City Road to the north-west, Shawheath Close to the north-east, Margaret Sands Street to the south-east and St Lawrence Street to the south-west. The site is currently occupied by a 5 storey residential building.

3.1.2 The surrounding area has undergone significant change over the last decade and continues to evolve, particularly along St Lawrence Street.

3.1.3 To the north-west of the site are a number of 4 storey residential developments along City Road. Similarly, to the north-west along Shawheath Close is a 4 storey apartment block. Further south along Shawheath Close are 2 storey houses. Immediately south of the development, on Margaret Sands Street is a

single storey church and chemist. However, on the opposite side of the road is a large 4 storey apartment block. Recent development along St Lawrence Street **to** the north west are a disparate group of residential buildings, all of which are 4 storey high.

3.1.4 The site is surrounded primarily by residential buildings of differing tenure. Materials used across these sites are mainly brickwork of differing colours and architectural language.

3.2 Listed Buildings and Conservation Areas

3.2.1 The Application Site is not located within a Conservation Area, nor does it contain any listed buildings.



perspective view of Margaret Sands Street

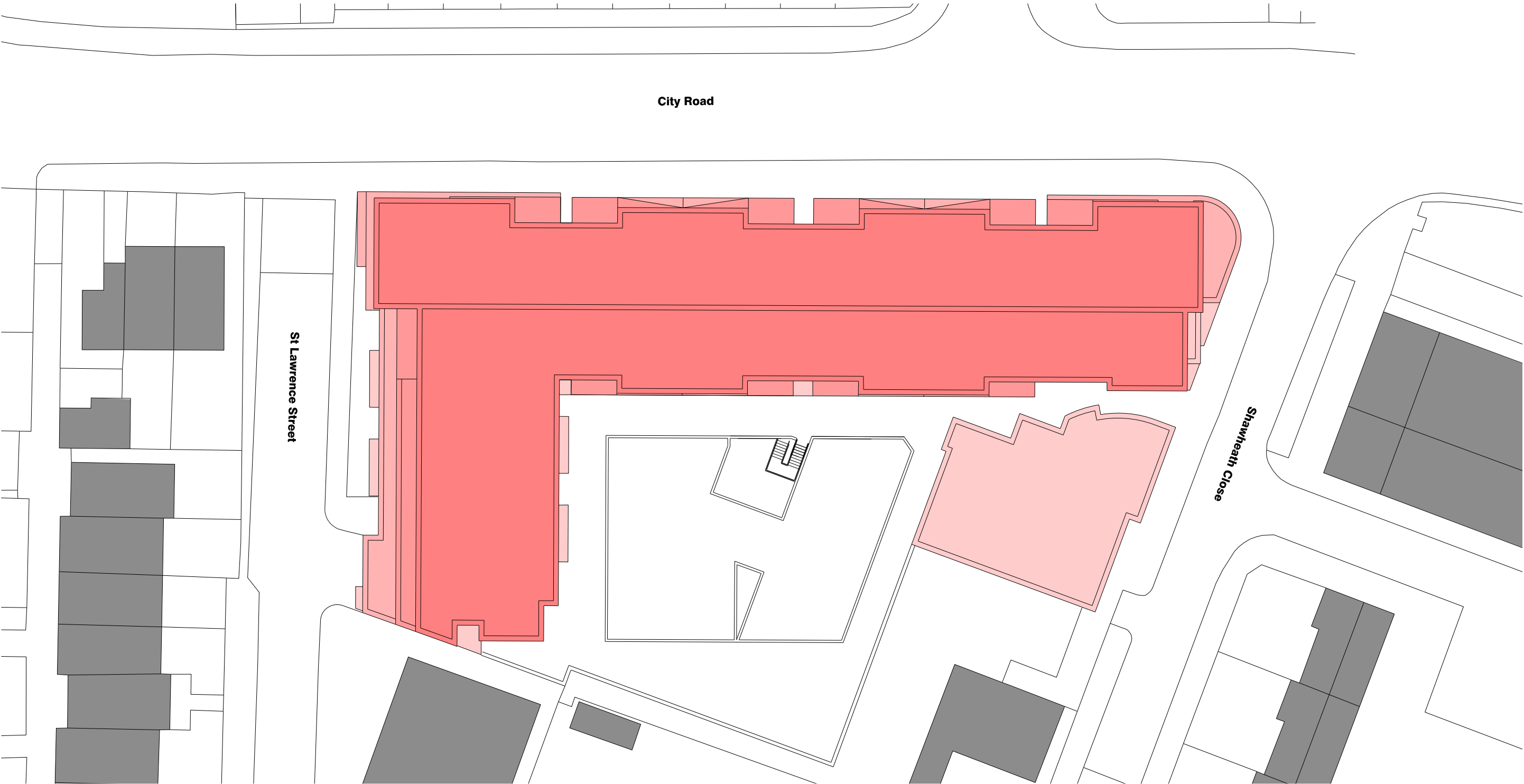


perspective view of Shawheath Close



perspective view of City Road

3.0 Site Analysis



proposed site plan

4.0 Development Principles

4.1 Relevant Planning Context

4.1.1 Outline planning consent was granted for development of the site under planning permission reference 068956/OO/2003/S1. The consent was for development comprising a maximum of 247 residential units and 2,340 m² commercial floorspace in 4/5 storey blocks as illustrated on drawing 0104/MASS with basement parking of at least one space per dwelling.

4.1.2 The outline planning consent was followed by a reserved matters application 080003/MO/2006/S1. The consent was for the erection of a part 2, 3, 4 and 5 storey building to form 139 flats, a place of worship, semi-basement parking for 139 cars, and associated landscaping following demolition of existing buildings.

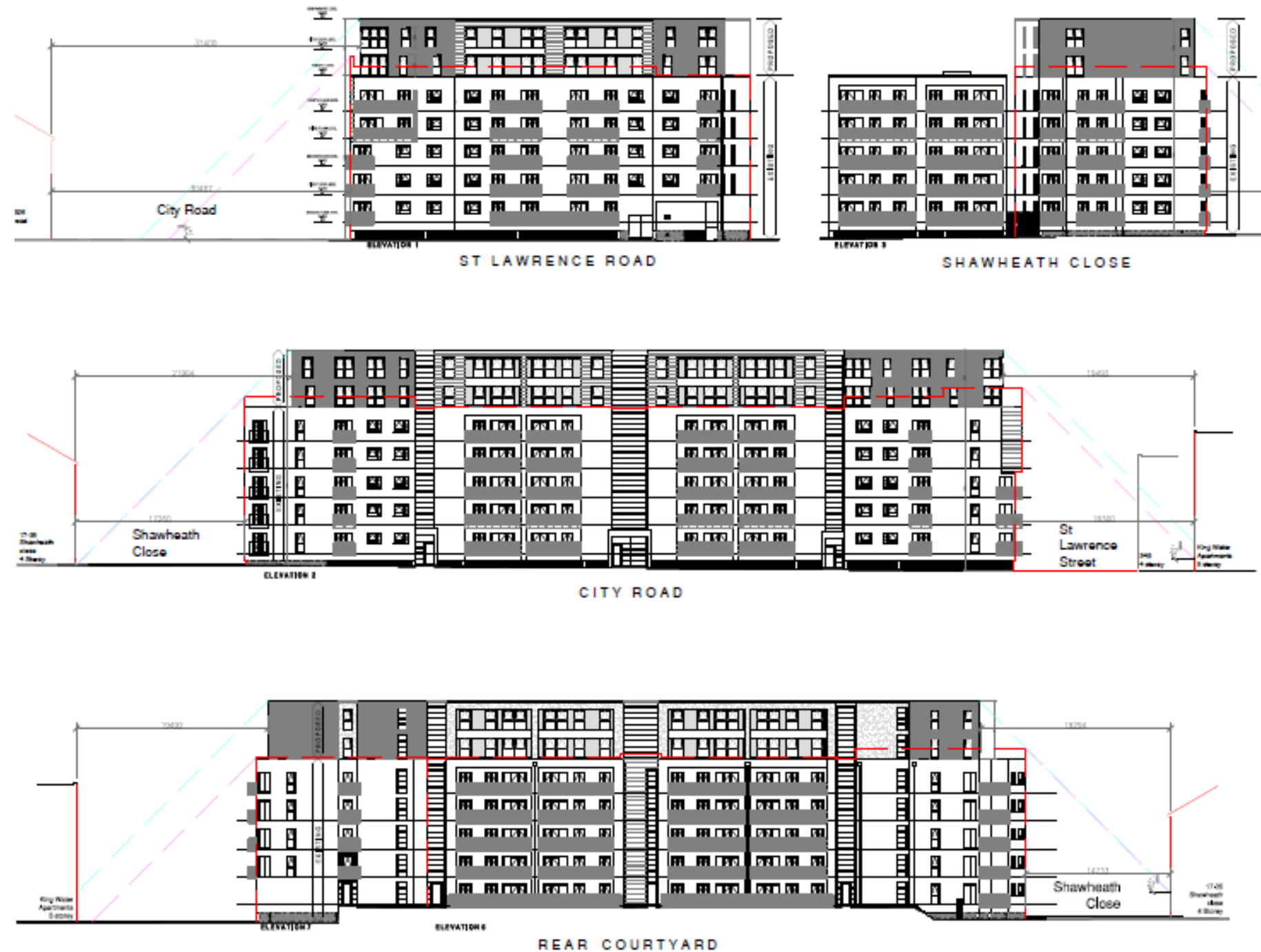
4.1.3 On 15th March 2021 a Prior Approval Application was submitted for the erection of 36 no. 1 and 2 bed apartments within a two storey rooftop extension to New Lawrence House. This application, reference 129429/P20A/2021, was refused on 4th May 2021 due to the impact of the extension on the external appearance of the building and the impact of the extension on the amenity of the occupants of the host building and neighbouring premises through loss of light and overbearing impact, contrary to Part 20 Conditions A.2(1e and g).

4.1.4 This application seeks to deliver 33 no. 1 and 2 bed apartments within a two-storey rooftop extension to New Lawrence House, Manchester.

4.1.5 The Proposed Development will deliver a scheme that will support economic growth, create jobs, and provide much needed residential accommodation. Furthermore, the proposal will be of a high-quality design that will positively contribute to the streetscene of Manchester.

4.2 Consultation

4.2.1 Relevant to this application, there has been a consultation with Manchester City Council's Planning and Regeneration Team on 11th August 2021. This meeting was conducted via a MS Teams call, which was attended by Jennifer Connor of MCC, Caroline Payne of Emery Planning, and Keith Hamilton of stephenson hamilton risley STUDIO. This application reflects those discussions.



elevations of application refused on 4th May 2021

4.0 Development Principles

4.3 Design Team

4.3.1 There has been a range of people and professionals involved during the evolution of the scheme. The companies and their role in the development are described below:

Client:	Zagora Management Limited
Agent:	Cobe Consulting Limited
Architect:	stephenson hamilton risley STUDIO Limited
Planning Consultant:	Emery Planning
Daylight and Sunlight:	Daylight & Sunlight Solutions
Traffic Engineer:	Tetra Tech

4.3.2 The proposal has been developed through a process of collaboration and review to ensure that the scheme presented for consideration is appropriate for the site and deliverable. The design team has a proven expertise in the construction of high quality residential developments, some of which are illustrated opposite.



Hill Quays Apartment

4.0 Development Principles

4.4 The Design

4.4.1 Use

4.4.1.1 This application proposes the following uses:

- Residential (use class C3) for 33no. apartments, consisting of:
- 6no. 1 bed apartments
- 24no. 2 bed apartments
- 2no. 1 bed duplex apartments
- 1no. 2 bed duplex apartment

4.4.1.2 The surrounding area is characterised primarily by a mix of apartments and houses. As such the proposed use is consistent with that of the neighbourhood.

4.4.2 Amount of development

4.4.2.1 The proposed amount of development for the works is:

C3 residential GIA	29,329.42 m2 (33no. units)
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4.4.2.2 The total site area is 0.3 hectares.

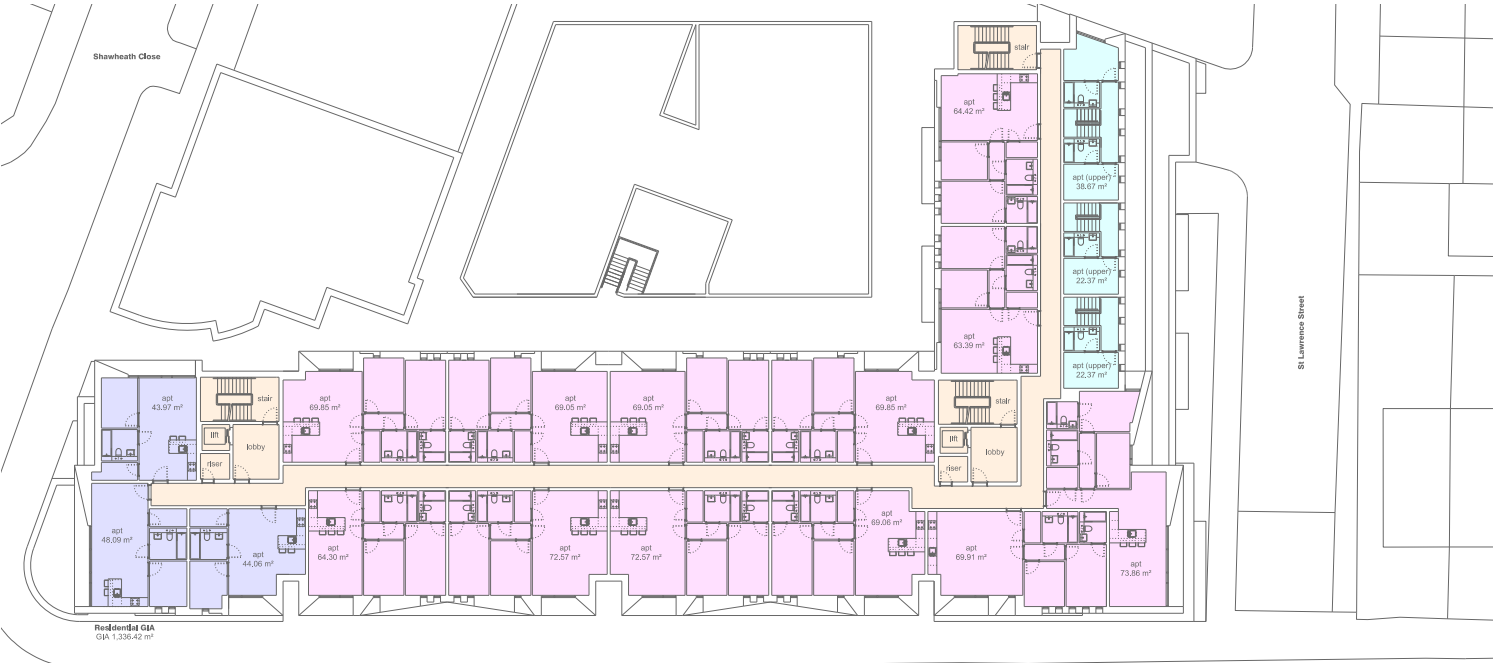
4.4.3 Layout

4.4.3.1 The existing building on the application site is known as New Lawrence House. It is a 5 storey apartment building incorporating an undercroft structure that accommodates vehicular parking and cycle storage. A communal landscaped courtyard is located to the south and provides an important facility for all residents. The private pedestrian entrances are located off City Road and Shawheath Close, while vehicular access is located on St Lawrence Street.

4.4.3.2 This proposal does not change the existing layout of New Lawrence House. It constitutes a 2 storey rooftop extension that forms an L-shaped rooftop extension facing City Road and St Lawrence Street. The 3no. existing stair and lift cores are to be extended to facilitate access to the new extension. A central corridor provides access to all of the new apartments. The layout facing St Lawrence Street changes on each of the two new floors to respond positively to the existing apartments opposite.



proposed 5th floor plan



proposed 6th floor plan

4.0 Development Principles

4.4.4 Massing and elevations

4.4.4.1 On 15th March 2021 a Prior Approval Application was submitted for the erection of 36 no. 1 and 2 bed apartments within a two storey rooftop extension to New Lawrence House. This application, reference 129429/P20A/2021, was refused on 4th May 2021 due to, in part, “the impact of the extension on the external appearance of the building”. The design solution was for a simple extrusion of the existing façade and architectural treatment that offered little to the architectural quality of the neighbourhood. Furthermore, the massing of this scheme provided an overbearing massing that negatively affected the existing apartments on St Lawrence Street.

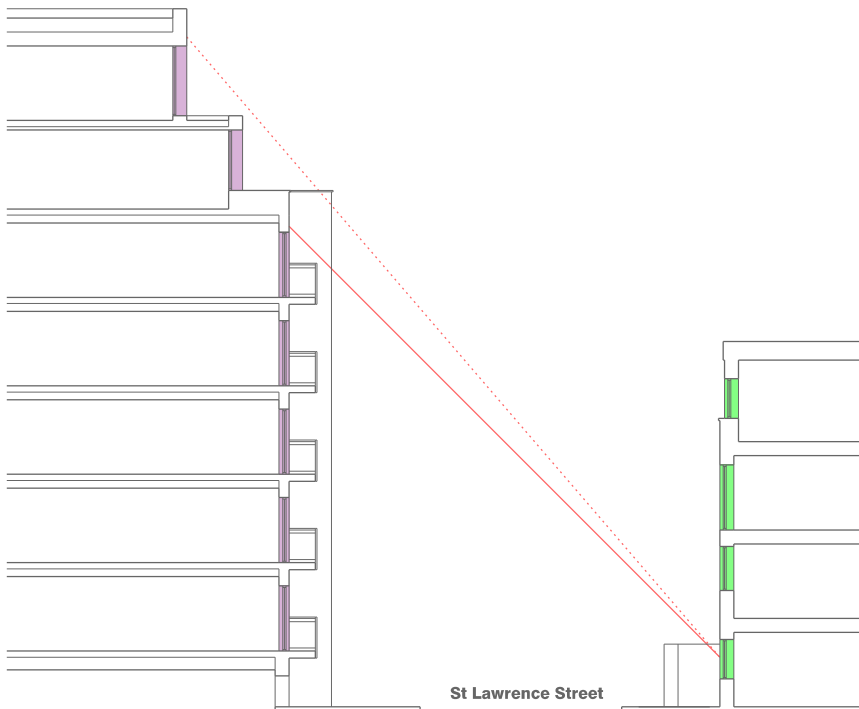
4.4.4.2 This application, in contrast with the application refused on 4th May 2021, is underpinned by the following ideas:

- Create a bold intervention that will act as a catalyst for future development
- Develop a high-quality elevational treatment that is site specific with an architectural language and material palette that acknowledges the site’s location.
- Contribute positively and sensitively to the existing urban grain
- Sympathetic massing in response to the adjoining buildings, particularly those on St Lawrence Street
- Provide a building with a distinctive rooftop extension to give rise to a positive contribution to the skyline
- Create a sympathetic but contrasting architectural language to the existing building

4.4.4.3 A fundamental objective of this proposal is to create a sympathetic massing in response to the adjoining buildings, particularly those on St Lawrence Street. The existing buildings on St Lawrence Street are primarily 4 storeys in height and are located between 14m and 19m away from the existing 5 storey New Lawrence House. Therefore, a proposal for a 2 storey extension would have the potential to be overbearing and have a negative impact of the sunlight and daylight for the existing neighbouring properties on St Lawrence Street. To avoid this issue, the design solution has been to set the extension away from the existing façade to St Lawrence Street by 1575mm to the 6th floor and a further 3375mm to the 7th floor. This generates a stepped profile to the new St Lawrence Street elevation. Not only does this give rise to a varied and interesting massing, it also has the benefit of significantly reducing the solar impact upon neighbouring properties. This is demonstrated in the Daylight and Sunlight Report that accompanies this application.



perspective view of St. Lawrence Street



proposed section D-D



existing section D-D

existing and proposed section through St. Lawrence Street

4.0 Development Principles

4.4.4.4 The City Road elevation is the primary frontage for St Lawrence House. The existing elevation is visually broken down into 4 components, which helps to add interest to an otherwise long elevation. Furthermore, the 2 middle portions are further articulated by deep recessed balconies. Notwithstanding, these architectural devices, the building is somewhat uninspiring. Rather than replicate the same architectural language for the new extension, the proposal is for a dynamic and distinctive rooftop that will make a positive contribution to the skyline. The initial thought process was to supplant a series of pitched roof apartments on top of St Lawrence House to reflect some of the neighbouring roofscapes. While this form would generate an interesting response, it lacked a dynamic quality that the site deserves. This form was developed further by inverting the pitched roof and bookending the roof with deep recessed forms that cantilever over large picture windows beneath. This generated a richly articulated elevation that is both distinctive and will create a positive contribution to the skyline.

4.4.4.5 Within the neighbourhood, City Road is a major thoroughfare. Consequently, the roof top extension will be visible from distant views to the east and west. To help terminate these distant vistas, the City Road elevation transitions from an inverted pitched roof form to powerful cantilevered boxes with deeply set windows. This architectural 'move' further helps to create a rich roofscape. Although the stepped profile of the St Lawrence Street elevation is not visible from adjoining properties, further west along City Road the St Lawrence Street rooftop extension punctuates the skyline. In keeping the idea of a stepped façade, this elevation is comprised of a series of angled planes that visibly 'march' across the elevation. This rich composition of forms will give rise to an interesting roofscape.

4.4.4.6 The inner courtyard elevations facing south and east are concealed from view by trees. Nonetheless, the proposed extension to these facades echo those of the City Road elevation, to ensure a consistent architectural language throughout.

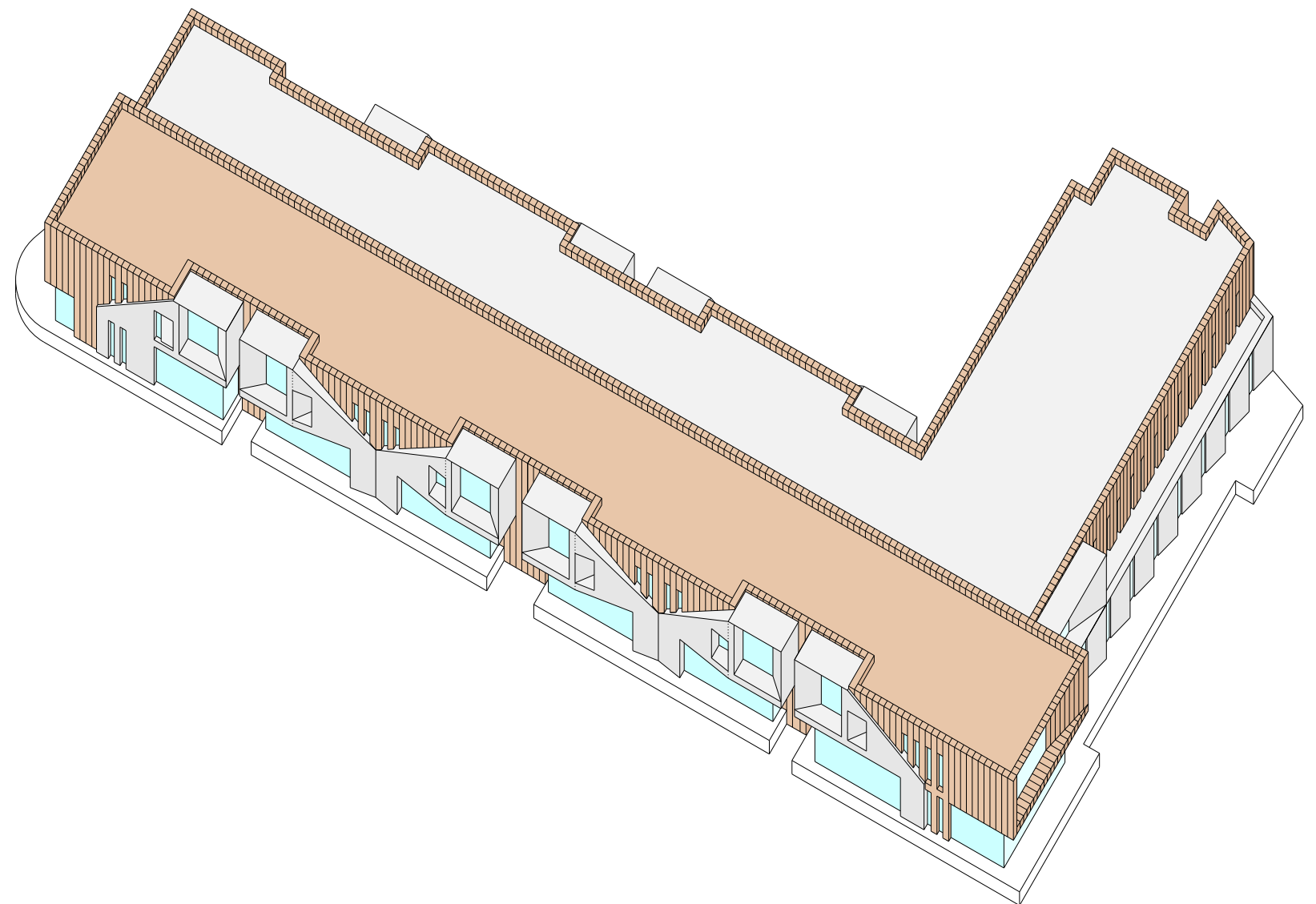
4.4.4.7 From scheme inception the desire has been to use a limited material palette to provide a simple and elegant contemporary aesthetic that will respond well to the neighbouring context. The proposal is for an off-white render to echo the existing façade, polyester powder coated windows, and brown cladding to reflect the colour of the neighbouring brick buildings.

4.5.4.8 The proposal has been subject to considerable design development in order to establish an appropriate site response. Various layouts have been considered and tested, especially with regard to the impact upon the contribution of the streetscape and extent to which the development affects sunlight and daylight to neighbouring buildings. Of particular relevance to this process has been the consultation with Manchester City Council's Planning and Regeneration team.

4.5.4.9 The proposal is for a high quality building that aligns with the existing urban pattern of the neighbourhood. It reinforces the streetscape along City Road and St Lawrence Street. It attempts to improve its relationship with the street edge

and site corners. It will sit well within its context and positively contribute to the sense of variety in building types in the area. The external appearance of the design proposal has been carefully considered; both in terms of its immediate context and through the interrogation of more distant vistas. It has been crafted so as to visually engage with the local vistas and compliment the diverse architectural vocabulary of the neighbourhood. The elevations will adopt a modern architectural language that

will promote contemporary architecture within Manchester. This approach will help to create a visually rich streetscape that is also underpinned by the desire to create a sense of scale, order and proportion. The elevations have been carefully composed to give a sense of drama and to express individual building components.



proposed axonometric of City Road elevation

4.0 Development Principles



proposed City Road elevation



proposed inner courtyard elevation

5.0 Access

5.1 General Access

5.1.1 The Application Site is served by a number of bus routes. Furthermore, the building benefits from under croft parking for cars and cycles. A Transport Assessment will be submitted as part of this application.

5.2 Inclusive Access

5.2.1 The proposed development has applied inclusive design principles to both the external and internal environments in order to maximise access and egress for disabled people. In particular, the aim is to design an inclusive environment regardless of age, gender, ethnicity or disability.

5.2.2 All ground floor uses benefit from a level threshold access with the proposed internal finished floor levels. Internal levels are all connected by Part M compliant lifts and ambulant disabled stairs that ensure equal access by all.

5.2.3 The design team is committed to the principles of inclusive design and will, as far as reasonably possible, ensure that the project is accessible both internally and externally. The development has been designed to satisfy the provision for access as outlined in Part M of the Building Regulations and these requirements are exceeded where practical.

5.3 Parking

5.3.1 It is proposed that the residential units, both existing and proposed, will be served by the existing under croft car park. There are currently 89 car parking spaces including 7 disabled standard bays. The existing apartments are sold without car parking and residents apply for a space if required. There is spare capacity for the extra 33 apartments. After the proposed development a total of 137 apartments would be served by 89 car parking spaces which, given the accessibility of the site (it is just outside the City Centre as defined in the Core Strategy) and the relatively low car ownership in the area, is sufficient but also does not significantly over-provide car parking and therefore encourages residents to make trips by more sustainable modes of travel. A Transport Assessment will be submitted as part of this application, which provides a more detailed description and justification for the parking facility.

5.4 Cycle Facilities

5.4.1 It is proposed that the residential units, both existing and proposed, will be served by the existing under croft cycle store. There are currently 132 cycle racks (95% provision). A Transport Assessment will be submitted as part of this application, which provides a more detailed description and justification for the cycle facility.



perspective view along City Road

6.0 Conclusion

6.1 In summary, the contents of this document has described how:

- The scheme has been developed from a sensitive yet ambitious brief
- Specific analysis has been undertaken with regard to the existing buildings, and those within the surrounding area
- An experienced design team has been appointed and investigated a series of alternative options for the site to ensure the optimum design has been achieved
- Create a bold intervention that will act as a catalyst for future development
- Develop a high-quality elevational treatment that is site specific with an architectural language and material palette that acknowledges the site's location.
- Contribute positively and sensitively to the existing urban grain
- Sympathetic massing in response to the adjoining buildings, particularly those on St Lawrence Street
- Provide a building with a distinctive rooftop extension to give rise to a positive contribution to the skyline
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perspective view from Margaret Sands Street