

DESIGN & ACCESS STATEMENT:

274 DEANSGATE, MANCHESTER

NOVEMBER 2021

REV A



CALDERPEEL ARCHITECTS

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1.0 INTRODUCTION

1.1 STATEMENT / PROPOSAL

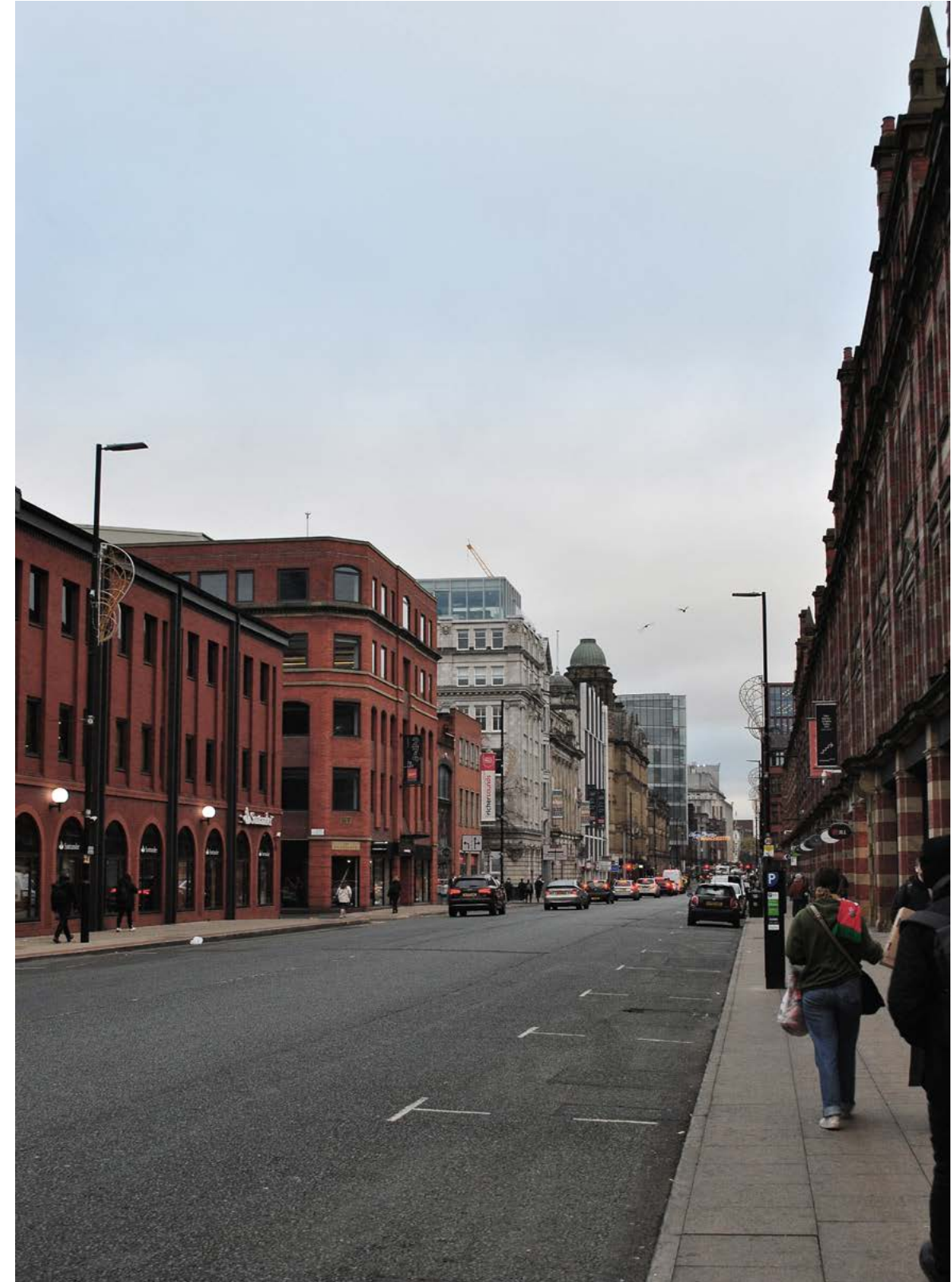
This Design and Access Statement accompanies an application for full Planning Permission, submitted to Manchester City Council on behalf of Whispering Smith (the “Applicant”), for a two-storey roof extension to existing building No. 274 Deansgate and remodelling of existing ground floor entrance.

The proposed extension will add an additional 639 sqm/ 6327 sqft to the building to accommodate additional offices and staff retreat area in order to accommodate the Whispering Smith’s recent expansion and desire to relocate to the city centre. The remodelling of the existing ground floor allows for an improved refuse & delivery management strategy.

This application will be accompanied by a planning statement and heritage assessment.

1.2 APPLICATION DOCUMENTS

21057 (PL) 001 Location Plan
21057 (PL) 002 Existing Block Plan
21057 (PL) 003 Existing Floor Plans - Sheet 1
21057 (PL) 004 Existing Floor Plans - Sheet 2
21057 (PL) 005 Existing Elevations
21057 (PL) 015 Existing Street Scene
21057 (PL) 020 Proposed Site Plan
21057 (PL) 100 Proposed Basement Floor Plans
21057 (PL) 101 Proposed Ground Floor Plan
21057 (PL) 102 Proposed Fourth Floor Plan
21057 (PL) 103 Proposed Roof Plan - Level 1
21057 (PL) 104 Proposed Roof Plan - Level 2
21057 (PL) 200 Proposed Elevations
21057 (PL) 300 Existing & Proposed Section
21057 (PL) 400 Proposed Street Scene
21057 (PL) 550 Proposed Facing Materials - Sheet 1
20157 (PL) 560 Proposed Facing Materials - Sheet 2
21057 (PL) 500 DAS



2.0 SITE ANALYSIS

2.1 SITE LOCATION

The site is located at No. 274 Deansgate, Manchester City Centre.

The existing building occupies a corner plot where Deansgate meets Camp Street and sits between No. 298 Deansgate to the south and adjoining plots No. 270 and 268 to the North – on the western side of Deansgate.

The existing office building is currently vacant, with the exception of half of the ground floor, which is commercial, occupied by Pinarello. The client has full ownership of the site, the commercial unit currently being let.

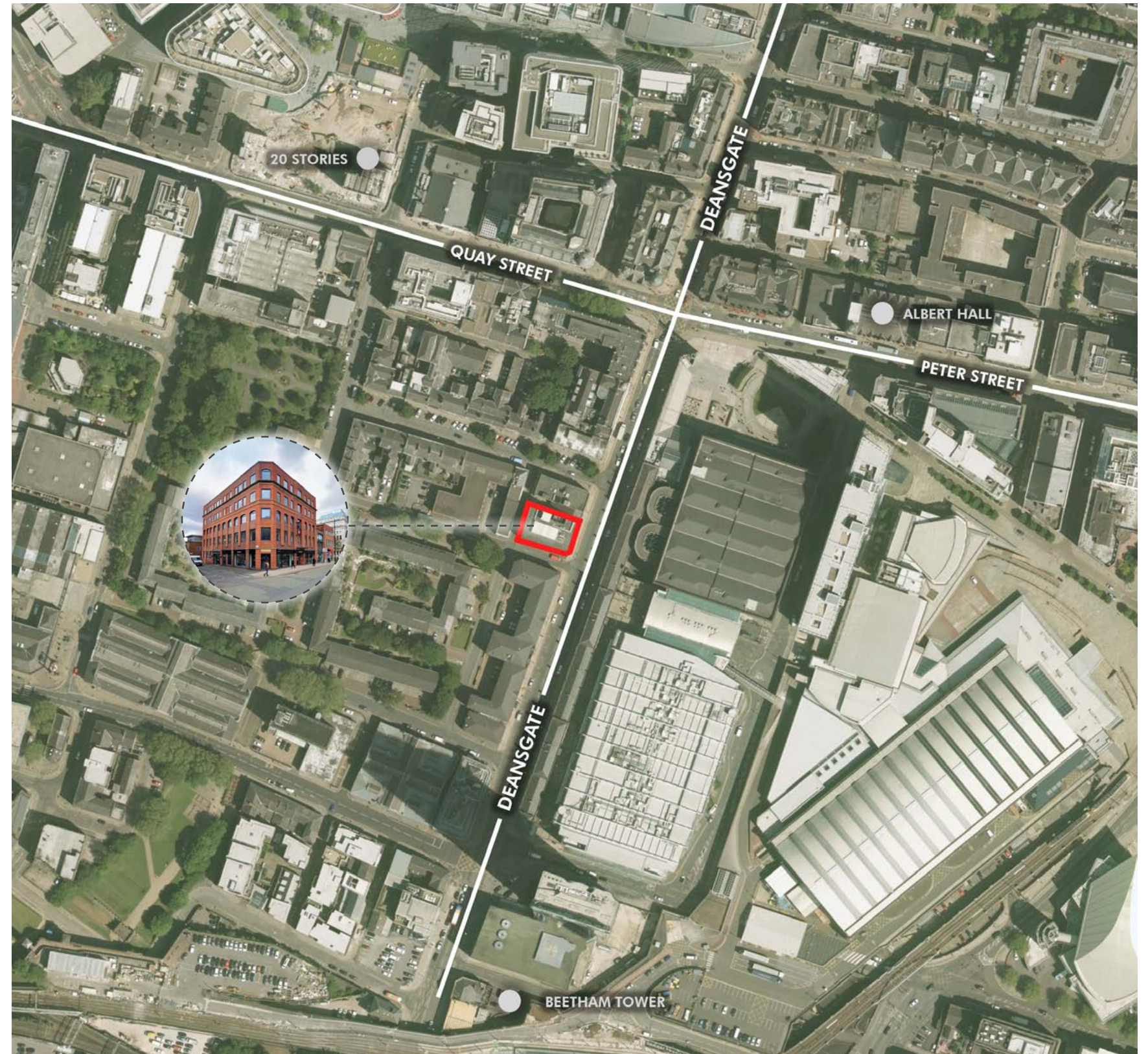
Deansgate is one of the most prominent streets in Manchester City centre and home to many buildings of architectural interest, including but not limited to: Beetham Tower (301 Deansgate), The John Rylands Library (150 Deansgate), and the Great Northern listed buildings (225 – 293 Deansgate) which our site faces onto.

The area surrounding Deansgate is constantly developing and evolving, where new works of architecture are consistently proposed, built and work to diversify the urban landscape all the time. At present much of the land surrounding the application site 274 Deansgate can be associated with several regeneration schemes.

The Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework details plans to adapt the listed Great Northern Buildings and Deansgate Mews to create a “new permeable ‘high value’ mixed use city centre quarter” through the addition of residential, hotel and commercial plots.

Whilst the Manchester City Centre Strategic Plan states its intentions for the entirety of the St Johns area “to develop a neighbourhood that epitomizes Manchester’s character culture and heritage. St John’s will be a new and unique city centre neighbourhood, a community of creativity, and innovation where people can live, work and experience the best of the city”. The vision is based on a two-tier development concept of ‘The Village’ and ‘The Sky’,

The chance for our building to contribute to this period of regeneration is what makes the site such an exciting place to design for.



2.0 SITE ANALYSIS

2.2 HISTORIC ENVIRONMENT

The site is located between Castlefield Conservation Area, St John Street Conservation Area and Deansgate Conservation Area and sits across the Great Northern, but despite its prominent location, the site itself doesn't lie within a conservation area, nor is it a listed building.

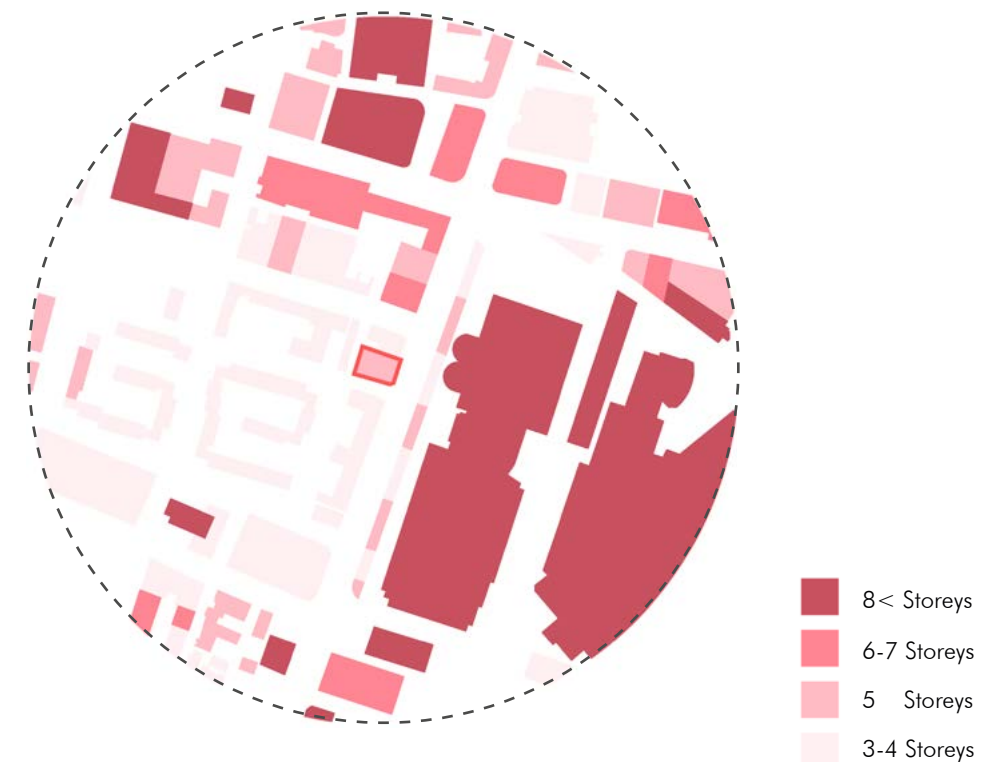
Nevertheless, we have remained considerate of the constraints designing in close proximity to conservation areas entail; and have decided to view them as opportunities instead, to inspire a striking yet contextually sensitive addition to the street scape.



2.3 BUILDING HEIGHTS

The buildings surrounding the site range in use from mostly residential to the South-West to commercial and mixed use to the North and East. This is reflected in the building heights of surrounding properties, where residential buildings sit at 3-4 storeys in height with other use buildings ranging from 5 to an excess of 8 storeys in height.

When reducing the data pool to examine just the buildings along the Western side of Deansgate – where our site sits – it is observed that whilst most buildings south of our site sit between 3-4 storeys, those to the north sit generally at 5-7*. This suggests that the natural progression of the street favours taller buildings to the north, as you travel towards the centre of the city. Our proposal of an additional 2 storeys will sit well within the streetscape and continue to allow the existing building to fit naturally in its context.



* Neighbouring plot No. 268 currently has planning approval for a 2 storey extension, total height after extension would be 5 storeys.

2.0 SITE ANALYSIS

2.4 STREETSCAPE AND BUILT FORM

Understanding the context was the first step in our approach to remodelling the existing building. We have undertaken a brief analysis of the surrounding buildings in order to further understand the streetscene ratios and make sure the proposed scheme sits well within its context. Surrounding heights, facade patterns & materiality are the key principles we have identified within the site appraisal in order to produce a considered & contextual proposal.

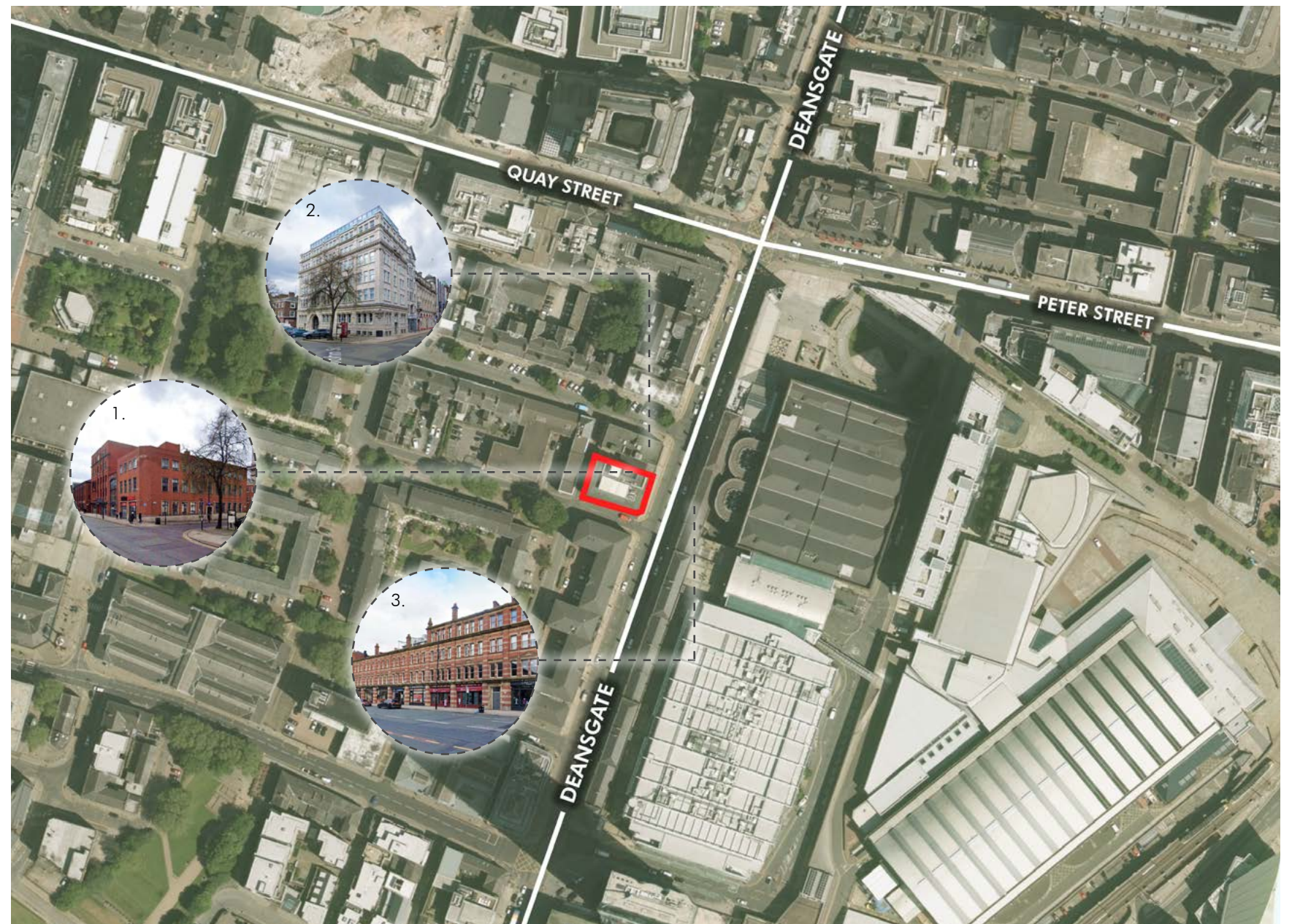
Deansgate is a very diverse area of Manchester with a mixture of architectural styles, various heights with buildings starting at 3 storeys all the way 65 storeys (Deansgate South, tallest building outside of London). Both old and new buildings populate the surroundings.

There are several buildings located in immediate context of 274 Deansgate which have gained planning approval for vertical extensions in the past years, notably No. 268 Deansgate (1), which occupies the adjoining plot to our application site. In August 2018 approval was granted for a two-storey roof extension to create 11 residential apartments. In 2016 No. 2 St Johns Street (2) also gained approval for a similar single storey glazed rooftop extension, which has since been built and can be seen on site. No. 2 St Johns Street now sits at 7 storeys high.

Both these extensions contribute to the ever-changing Deansgate streetscene and act as precedents, allowing us to consider adding height to the existing building at 274 Deansgate.

The traditional red brick buildings within the conservation areas & Great Northern (3), alongside sandstone & modern red brick are mixed with the modern glass residential buildings.

The predominantly vertical rhythm of the street was a catalyst to the overall massing and design of the scheme, while the historic fabric of the area, characterised by the traditional Manchester red brick, influenced the materiality of the proposed extension, which seeks to enhance the quality of the existing context without duplicating its surroundings.



2.0 SITE ANALYSIS

2.5 OPPORTUNITIES & CONSTRAINTS

Prior to developing the proposal, it was important to identify and consider the opportunities and constraints the existing site presents as these are the key design drivers to achieving a harmonious relationship between the existing and the proposed.

Prominent Location

The prominent location of the site creates the opportunity for the building to act as an anchor point, one which is embedded into the urban grain of Manchester City Centre. It allows the proposed extension to be imposing and make its mark within the streetscene but be modest and serene at the same time with strong contextual references.

Heritage Proximity

The advantages and disadvantages of designing in close proximity to conservation areas has previously been discussed. It is of paramount importance that any proposal for the site should be a considerate response to its historic context, while still acting in its own right.

Contextual Heights

As previously mentioned, the neighbouring buildings offer the opportunity for the existing building to increase a couple of storeys without imposing on any of the surrounding areas. This allows the proposed massing to respond directly to the adjacent context.

Rooftop Views

The current roofscape of the existing building is utilised only for plant and other maintenance activities. This is without a doubt a wasted opportunity considering the prominence of the site and the views it offers out across Deansgate – Castlefield area. The proposed design explores and emphasises the roofscape of the building thoroughly, making it a key space within the building programme.

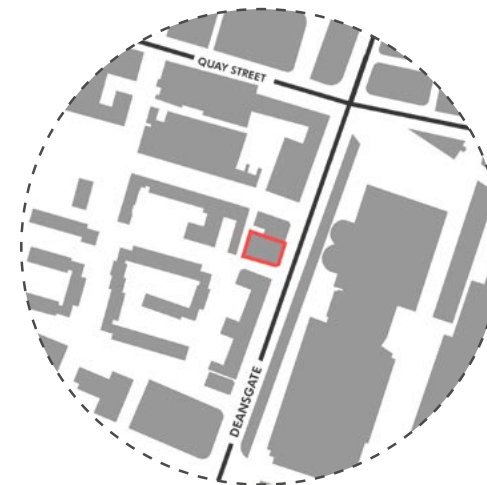
Existing Building

Acting as the starting point for our proposed design, the existing building becomes the first identifiable opportunity and constraint to consider.

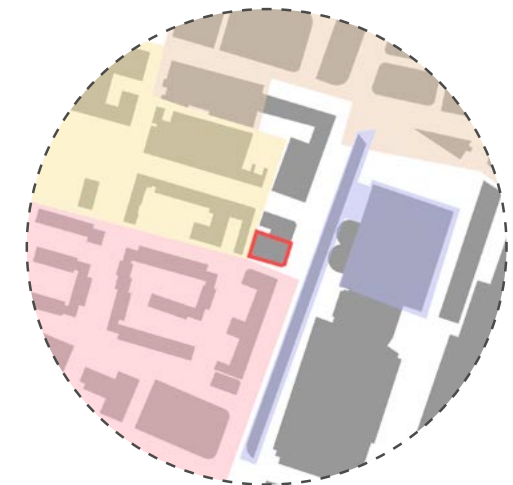
Materiality

The proposed design should respond both to the materiality of the existing building and to those of the buildings in the immediate context. There is a huge opportunity for the proposed to explore a contrasting, yet complimentary material palette in order to ensure the unique quality of the proposal.

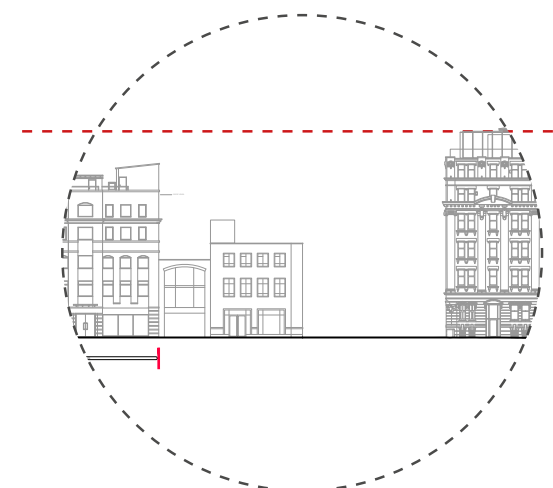
PROMINENT LOCATION



HERITAGE PROXIMITY



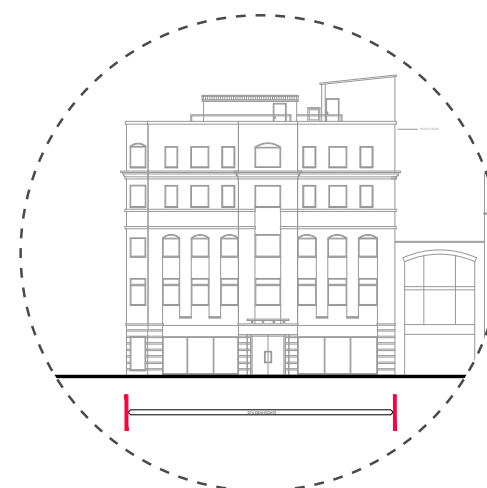
CONTEXTUAL HEIGHTS



ROOFTOP VIEWS



EXISTING BUILDING

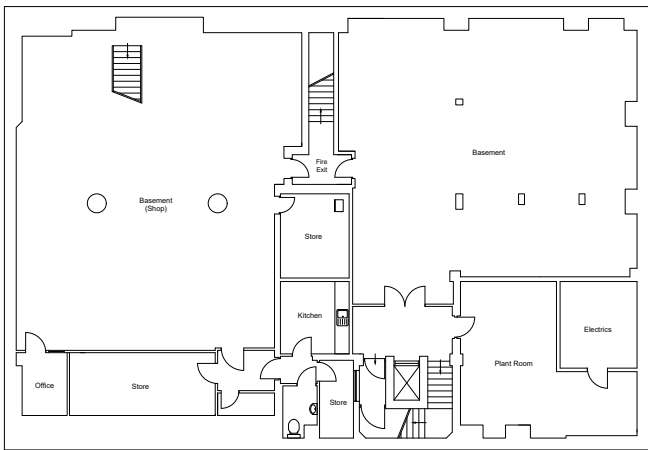


MATERIALITY

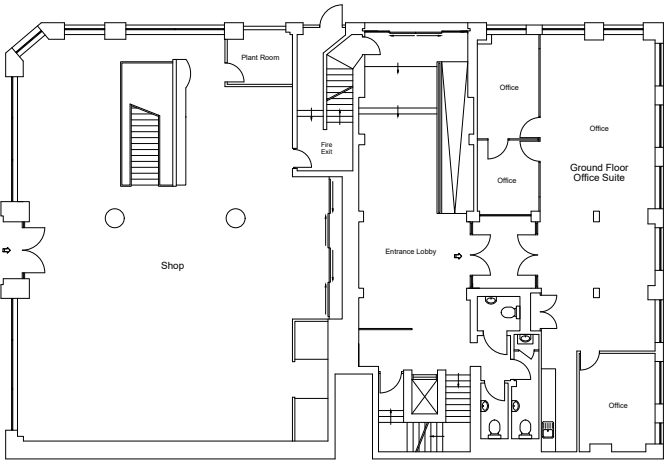


2.0 SITE ANALYSIS

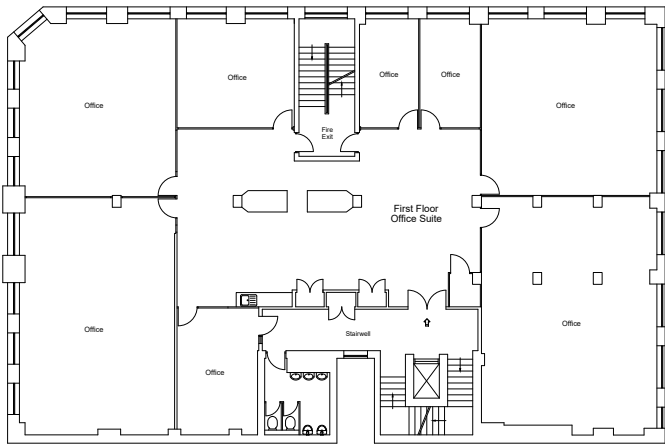
2.6 EXISTING FLOOR PLANS



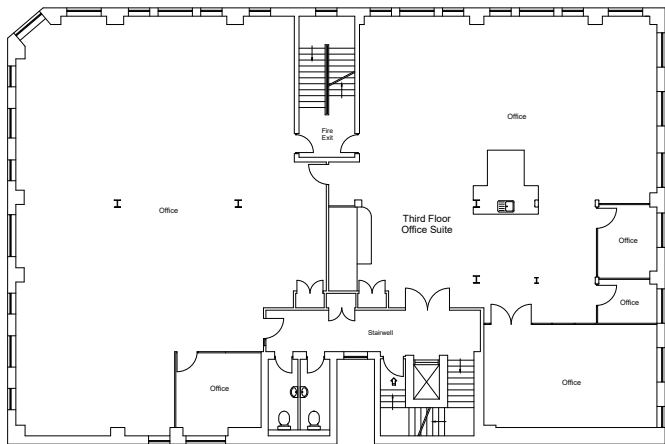
BASEMENT



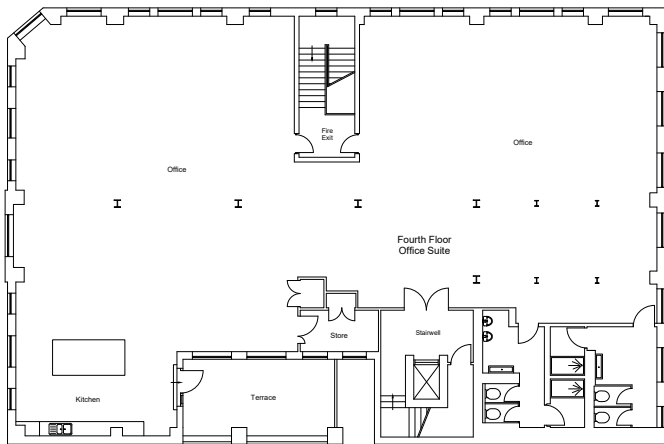
GROUND FLOOR



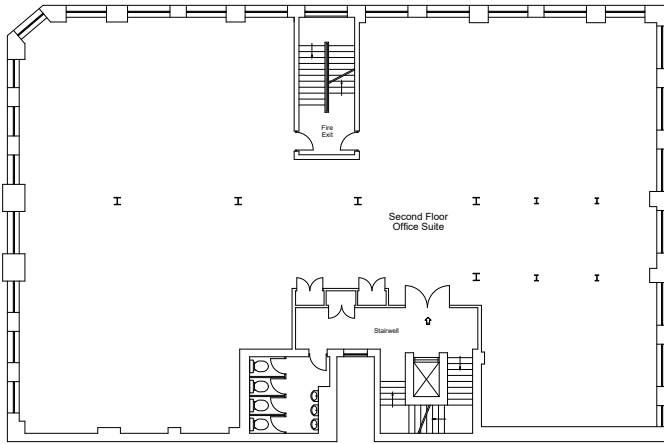
FIRST FLOOR



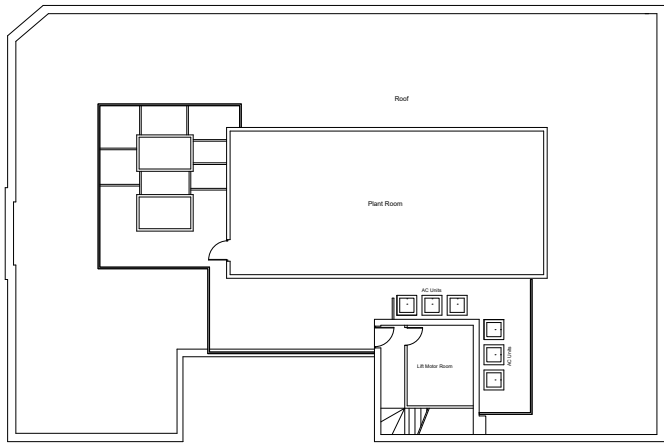
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF PLAN



2.0 SITE ANALYSIS

2.7 EXISTING ELEVATIONS & SECTION



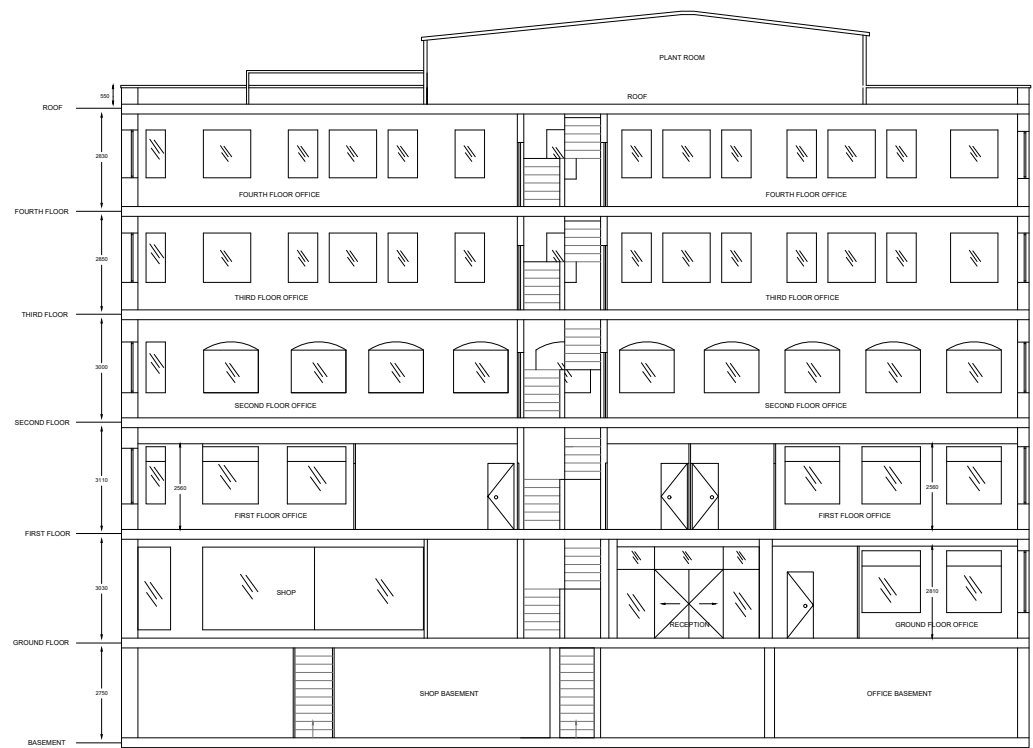
ELEVATION A - FRONT



ELEVATION B - SIDE



ELEVATION C - REAR



EXISTING SECTION



3.0 DESIGN

3.1 DESIGN EVOLUTION

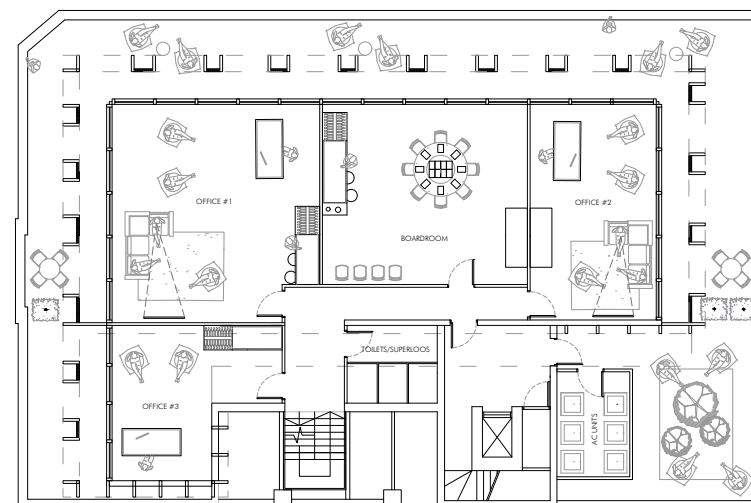
The fundamentals of the proposal have been directly influenced by the opportunities and constraints offered by the site, particularly the historic fabric of the area, the contextual heights and the massing and rhythm of surrounding buildings. Even though the design has developed and improved since the beginning, following discussions with the council, the fundamentals have not changed and working with the existing has continued to be the main focus.

The initial scheme proposed a 2 storey extension, completely contrasting but also complementary to the existing building. We have had the opportunity to work closely with the council and take on board the feedback given which allowed us to produce a well considered scheme.

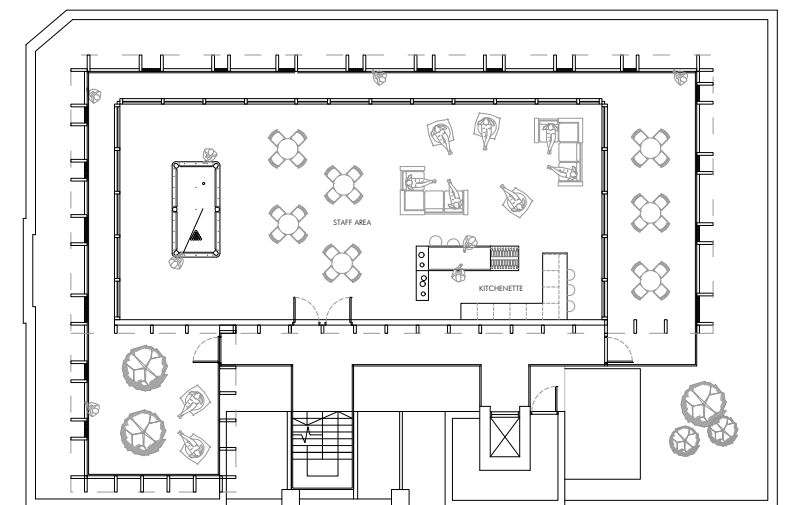
Feedback from the council was encouraging, the principle of a rooftop extension was accepted however, reservations about the proportionality of the design were expressed; with the initial design of the proposed extension deemed too 'top heavy' when compared to the scale and layering of the existing building.

The revised proposal has taken the council's suggestions into consideration and has been altered accordingly. We believe the improved scheme now proposes a striking, yet contextually sensitive addition, better suited to the street scape.

Pre-application advice also mentioned the necessity for an indicative management strategy, including details on waste, deliveries and cycle storage. The revised proposed floor plans now accommodate these in more detail.



ROOF EXTENSION LEVEL 1



ROOF EXTENSION LEVEL 2

3.0 DESIGN

3.2 PROPOSED FLOOR PLANS

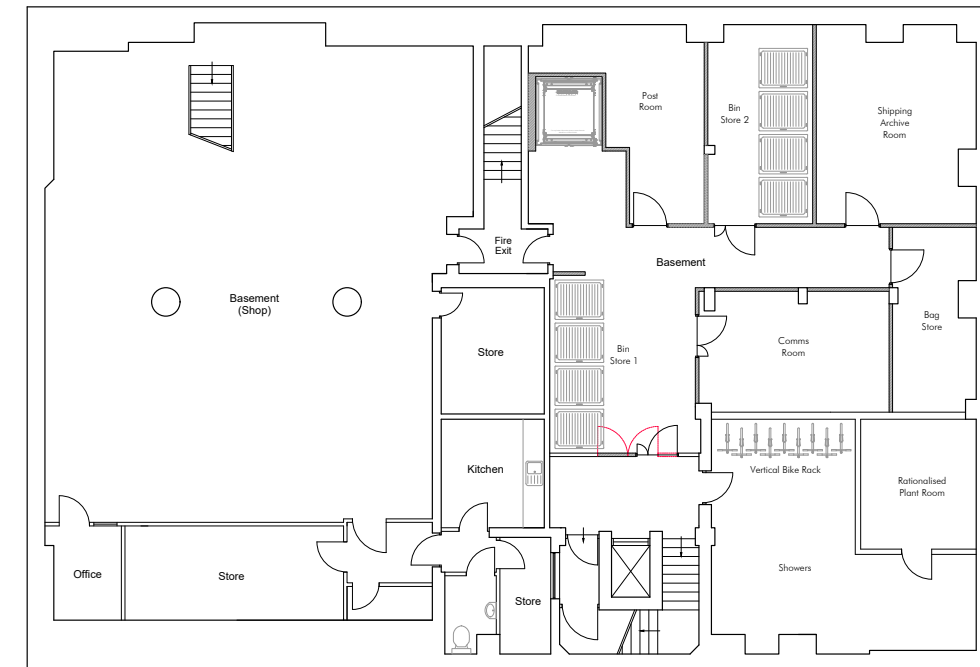
The basement layout has been updated to reflect the front entrance remodelling and accommodate bins & cycle storage, as well as a rationalised plant room, post room, shipping archive room, comms, showers & bag store.

Allowance for a small plant/electrics room for the scheme is also located at this level, while the external AC units for the ventilation system proposed are located on the roof (design in accordance with M&E advice post planning). The existing plant currently located in the basement will become redundant.

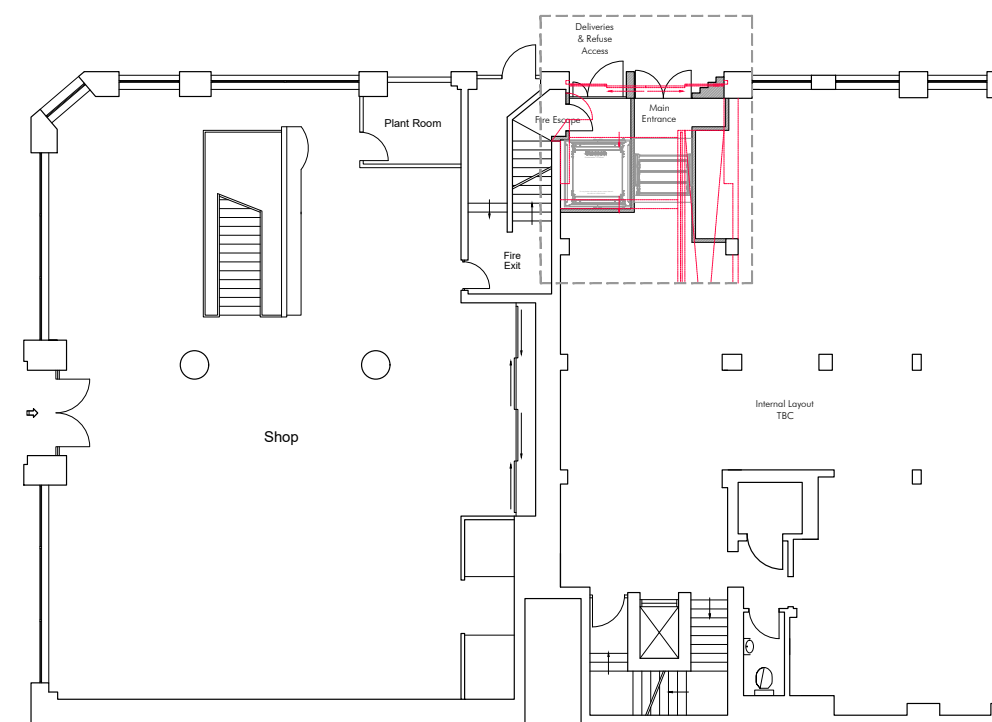
The ground floor main entrance has been remodelled to accommodate deliveries/refuse access adjacent to the loading bay on Camp Street.

Access has been maintained directly from Camp Street, the street frontage and sense of arrival being enhanced by the new external double doors which lead the visitors/staff through a defined corridor into the main lobby. Sheila Bird are the interior designers on the projects and they will be fully redesigning the internal layout of the existing building to reflect the constant changing work environment & most importantly the staff needs.

The fire escape stair currently on site going from basement up to 4th floor has been maintained.



BASEMENT



GROUND FLOOR



3.0 DESIGN

3.2 PROPOSED FLOOR PLANS

The rooftop extension will accommodate additional meeting room space & offices for staff & directors, as well as a staff retreat area with kitchenette and outdoor space. The extension will be accessed from a main refurbished core containing a new lift and a fire stair and a secondary stair which goes down to 4th floor.

It was important for the client and the design team to create a considered space for the staff. Staff's wellbeing is at the core of Whispering Smith's company ethos. They believe people are their greatest asset and by going against the traditional hierarchy in the workplace, the result will be a extraordinary space on the top level designed exclusively for staff in order to provide a sanctuary to retreat and recharge.

Alongside the staff retreat area and outdoor space, Level 2 of the roof extension also accommodates the AC units. The design team propose a VRV Heat recovery system or similar AC system that simultaneously heats and cools spaces, while delivering hot water. Replacing the existing gas heating system with this will also decrease the carbon footprint of the buildings contributing to Manchester's commitment to sustainability.

The components required comprise of outdoor units and small indoor units located in the ceiling void on each floor, making the existing basement plant room redundant.

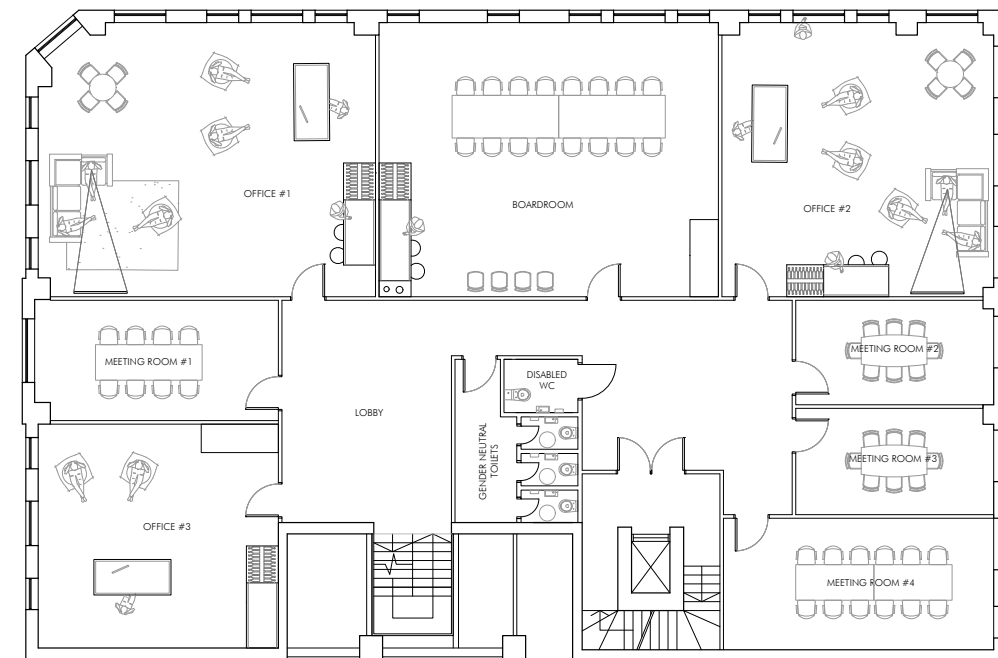
Accommodating Schedule - Roof Extension

LEVEL 1: GIA - 447.9sqm / 4821sqft

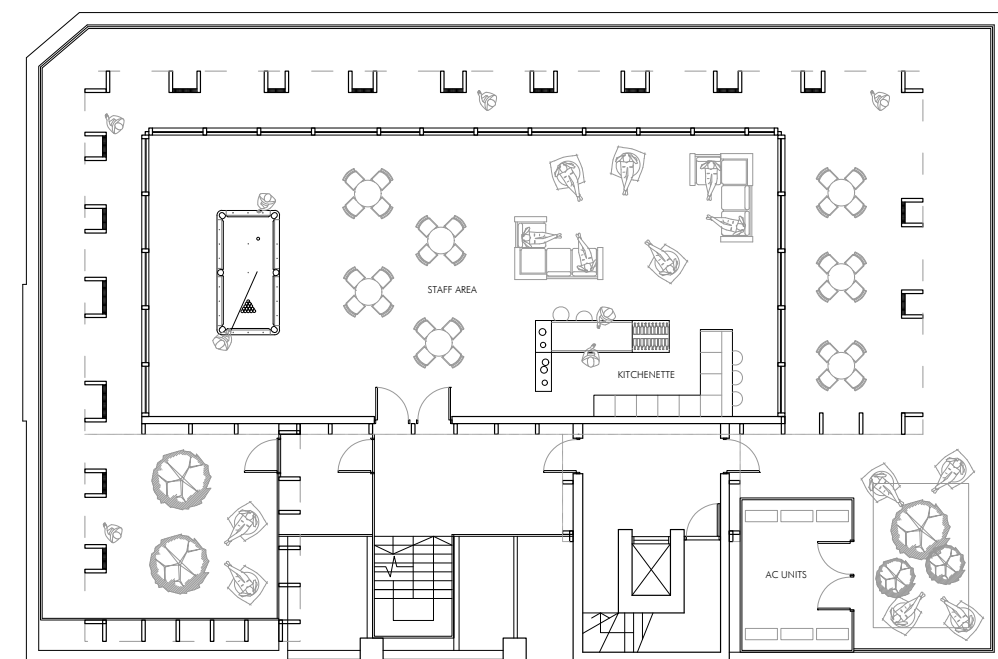
Office #1 - 71sqm / 764sqft
Office #2 - 58sqm / 624sqft
Office #3 - 42.5sqm / 457sqft
Boardroom - 73sqm / 785sqft
Meeting Room #1 - 23sqm / 247sqft
Meeting Room #2 - 16sqm / 172sqft
Meeting Room #3 - 16.5sqm / 177sqft
Meeting Room #4 - 28sqm / 301sqft

LEVEL 2: GIA - 191sqm / 2044sqft

Staff Area - 140sqm / 1506sqft



ROOF EXTENSION LEVEL 1



ROOF EXTENSION LEVEL 2



3.0 DESIGN

3.3 ACCESS AND MAINTANANCE

The bin & cycle stores are located in the basement and have a direct link to Camp St via the proposed goods lift. The basement provides space for 8 1100L Eurobins and 18 cycle spaces on wall mounted racks. The manoeuvring of the bins out of the building will be done via the new goods lift and positioned on the side of the building on Longworth St for collection as shown in the diagram on the right.

The ground floor main entrance has been remodelled to accommodate deliveries/refuse access adjacent to the loading area on Camp Street. The addition of a goods & bins lift aims to improve the vertical circulation of deliveries as well as provide a direct route out of the building for management purposes.

On collection day the management will move the bins from the basement to the dedicated bin collection area. The local authority / private refuse collection company will then collect and empty the bins using a standard refuse vehicle that will be parked on Camp St. Once emptied the bins will be returned to the basement.

The addition of a goods & bins lift directly adjacent to Camp St aims to improve the vertical circulation of deliveries across all floors as well as provide a direct route to the loading area.



3.0 DESIGN

3.4 PROPOSED ELEVATIONS



ELEVATION A - FRONT



ELEVATION B - SIDE

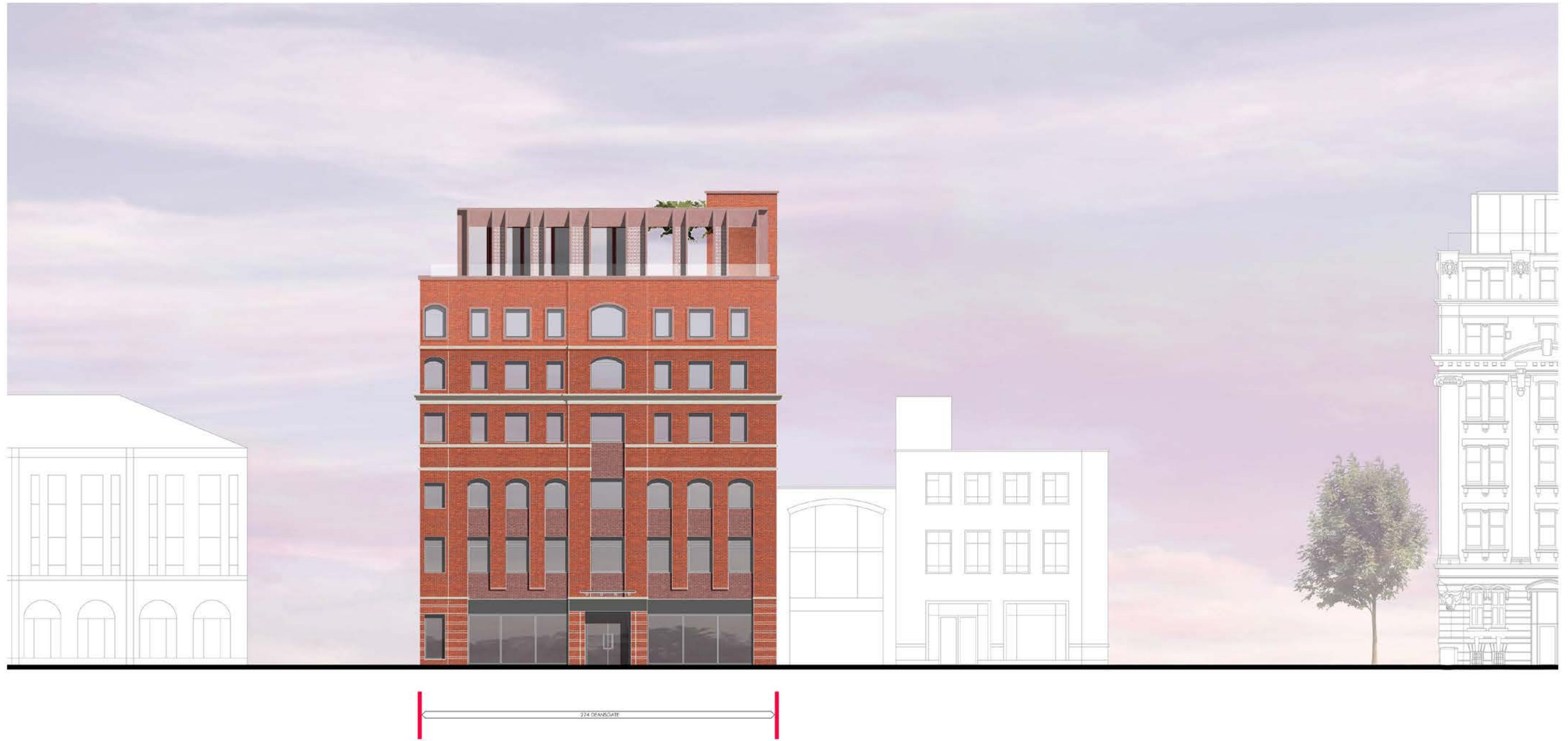


ELEVATION C - REAR



3.0 DESIGN

3.5 STREET SCENE



3.0 DESIGN

3.6 MATERIAL PRECEDENTS

The rooftop extension will be a combination of red brick and red hued pigmented glass reinforced concrete panels. Level 1 of the extension will act as a link between the existing building and the proposed contrasting level 2 extension. Red hued concrete window surrounds will create the physical threshold between the existing & proposed.

The rationale behind choosing the light red pigmented concrete derived from our belief that contrast is key to achieve a harmonious relationship between the existing & the proposed, with the inbetween level making sure this transition happens seamlessly.



3.0 DESIGN

3.7 FACADE EXPLORATION

When detailing the facade, we wanted to pay homage to Manchester's rich industrial past and the client's heritage and expertise in the textile industry. The pattern evolution started with the cotton mills and the theoretical exploration of knitting, weaving, wrapping and pressing, looked at multiple fabric textured casted concrete precedents in order to arrive to our proposed lightweight perforated glass reinforced concrete panels with a digitally manipulated fabric pattern.

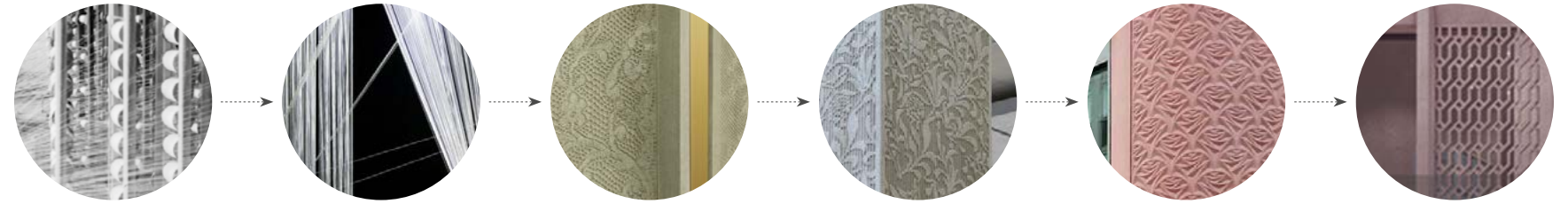
All panels being manufactured off site with minimal waste makes the materials choice a sustainable alternative to concrete.

Every design decision has been undertaken focusing on how the space is perceived internally, therefore a perforated panel felt better suited to articulate the space as the shadows become light.

The rooftop extension, in particular the second level (staff retreat) has been dictated by the views out towards the city and designed accordingly to benefit from 360 vistas. In order to achieve this we have placed a curtain walling system behind the perforated panels & pigmented concrete frame. Shadows have the power to give form to architecture, and by placing the glazed box behind perforated and solid panels we allow the light to glaze through. The light is the maker of material in this instance, and material's purpose is to cast shadows.

The sculptural quality of the design influenced by the verticality & massing of the surrounding context is reflected both externally and internally.

The choice of materials makes the design unique, play upon the concept of private and public and enhance the surrounding context of mixed architectural styles.



PATTERN DEVELOPMENT



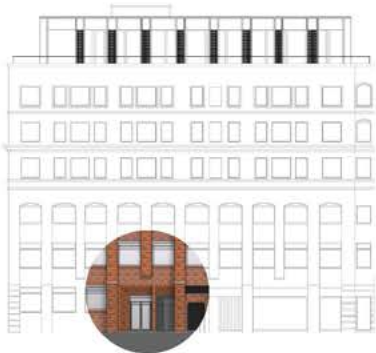
3.0 DESIGN

3.8 PROPOSED FACING MATERIALS



3.0 DESIGN

3.8 PROPOSED FACING MATERIALS



3.0 DESIGN

3.9 KEY VIEWS

The following images are a selection of proposed CGI's. The location from which these images have been captured has been discussed with the planning and the heritage consultant to provide clarity of design for the critical context views.



3.0 DESIGN

3.10 VIEW 1



3.0 DESIGN

3.10 VIEW 2



3.0 DESIGN

3.10 VIEW 3



4.0 CONCLUSION

4.01 SUMMARY

The proposed design is a thoroughly considered and coordinated, contextually led response which contributes positively to the overall Deansgate streetscape and is an appropriate well-designed solution for the site.

Architecturally the scheme creates a modern, yet contextual response to the existing character of 274 Deansgate and its surroundings.

Careful consideration has been taken to address a number of issues to do with refuse, deliveries management and physical site constraints to produce a scheme of high quality.

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