



LORD STREET MANCHESTER

NEW HOMELESS ACCOMMODATION
DESIGN & ACCESS STATEMENT

SEPTEMBER 2021 | LRW_7970_L(00)58H

PREPARED BY

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1.0 TEAM

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GM Structures

2.0 INTRODUCTION

2.0 INTRODUCTION

This design and access statement has been prepared by Leach Rhodes Walker on behalf of MCR property group, in support of the full planning application for the re-development of 3 derelict buildings on the corner of Lord Street, Stocks Street and Stocks Street East, in Manchester. The proposal is to regenerate these vacant buildings to provide a new homeless shelter to help with the growing number of rough sleepers within the city. The new facility will comprise a total of 31 standalone bedrooms with en-suite shower rooms (including two DDA compliant rooms), associated communal amenity space, an ancillary healthcare facility/office, staff offices, internal and external breakout areas and internal and external storage areas.

At ground floor there will be a series of staff offices, ancillary accommodation and 3 individual bedrooms, including the ancillary healthcare facility/office, together with the internal and external breakout areas. The first and second floor comprise of the individual bedrooms and ancillary accommodation.

The structure and content of this statement has been informed by the 'Design and Access Statement; how to write, read and use them' (Cabe 2006). The context of the site has been carefully considered and this has identified the constraints and opportunities this presents and the proposal is a consolidated response to this analysis. Unlike other design and access statements for new build planning applications, this statement is for alterations to an existing building, hence elements such as scale, massing and appearance have already been somewhat established, therefore this statement will focus on the alterations and works involved to bring this proposal forward.

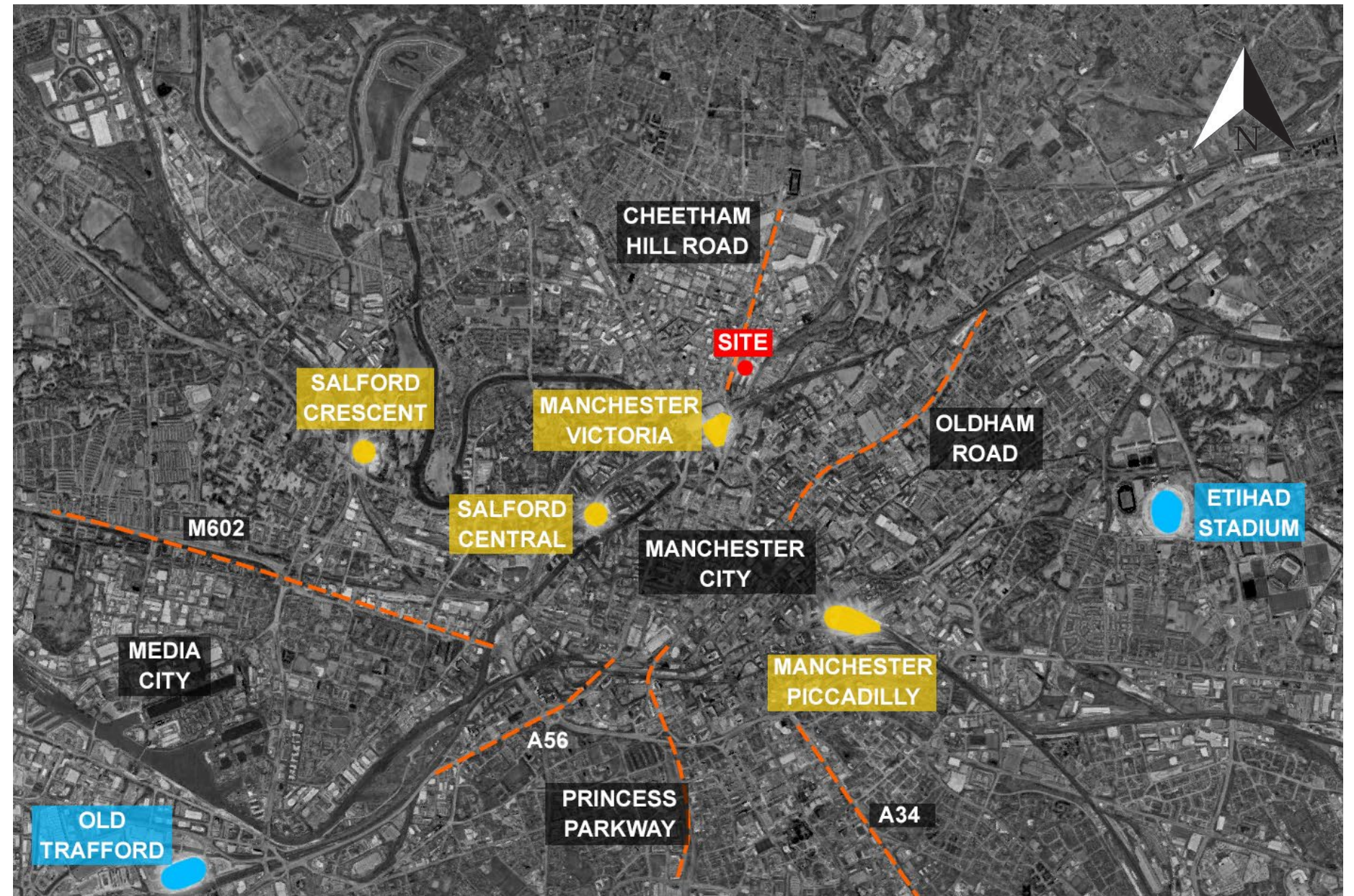
The design statement starts with a summary of the site location and context followed by a description of the proposed works.

3.0 SITE ANALYSIS

3.0 SITE ANALYSIS - WIDER SITE ANALYSIS

The site sits on the outskirts of Manchester City Centre, just outside the city's inner ring road, and adjacent to Cheetham Hill Road, a key arterial route into the City Centre. Manchester is in the Northwest of England, with major motorways such as the M56, M60 and M62 providing easy access and links to neighbouring cities such as Liverpool, Leeds and further afield.

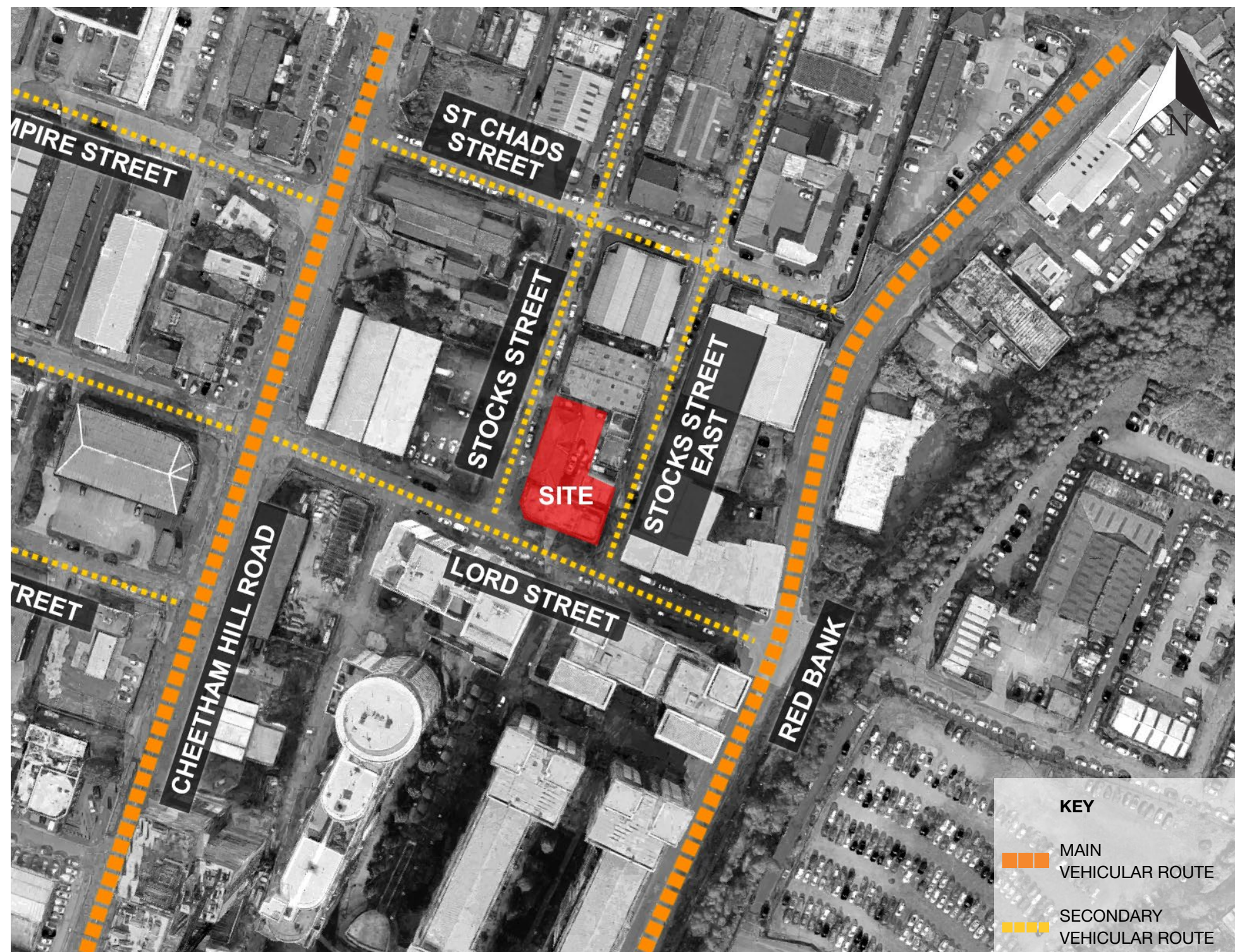
Lord Street is highly accessible within the City, sitting directly off a major A Road (The A665/Cheetham Hill Road) which links the city centre to Manchester's outer ring road. The site is a short walk from the city centre, (circa 10 minutes) and circa 5 minutes to the closest train & metrolink station - Manchester Victoria, providing a highly accessible gateway into the scheme with links to Manchester Piccadilly and the rest of the country's rail and metrolink network. The closest bus stops are on Cheetham Hill Road which are a couple of minutes walk away and served by the Number 41 & number 135 bus service for journeys around the city centre and on to Bury to the north-west and Sale to the south-west.



3.0 SITE ANALYSIS - LOCATION PLAN

The site is easily accessible by foot and also for vehicles with road frontages on three sides. It is located at the junction of Lord Street, Stocks Street and Stocks Street East, which both run parallel to Cheetham Hill Road to the West and Red Bank to the East. On the opposite side of Lord Street sits the Green Quarter residential scheme.

The existing building is now derelict having previously been occupied by a number of tenants most recently a nail salon and a broadcasting network.



3.0 SITE ANALYSIS - LOCAL URBAN CONTEXT

The application site is 871sqm (0.2 acres) in size and is located on the Northern edge of Manchester City Centre, bound by Lord Street to the South, Stock Street to the West, Stock Street East to the East and Mehtab House, a car garage/workshop to the North.

The area surrounding the site is a mix of residential to the South, with Industrial and Offices to the North, East and West. St Chad's Church is within close proximity to the site, lying to the North West.

Over the years extensive redevelopment has seen the replacement of several areas of industrial buildings with other uses. The Green quarter residential development to the south of the site kick-started the regeneration in this part of the city, with new apartments alongside local breweries, gin distilleries, hotels and upcoming restaurants.

Further to the North, beyond what remains of the old industrial uses is Manchester Fort, a retail park that boasts of 325,000sqft of floor space, with anchor tenants such as B&Q, TKmaxx and Currys PCWorld. HMP Manchester or Strangeways as it is better known lies due west of the site, and is actually where Lord Street ends, the Grade II listed building was opened on the 25th June 1868.



3.0 SITE ANALYSIS - BUILDING HEIGHTS

The existing site consists of 2 connected buildings and a 3rd standalone building which sits in the external courtyard to the rear, all of which are derelict with former uses falling within the retail and office use classes.

The connected buildings form an 'L' shape footprint that fronts Lord Street, and Stocks Street. The building that fronts Lord Street is 2 storey in height and the other that fronts Stocks Street is 3 storey, however due to the natural topography of the site, the floor plates of both buildings are misaligned and therefore are connected via a series of stairways. The standalone building to the rear is 2 storey in height.

Larger scale buildings sit opposite the site to the South and East with rising to 21 storeys on the opposite side of Lord Street and 9 storeys across Stocks Street East.



3.0 SITE ANALYSIS

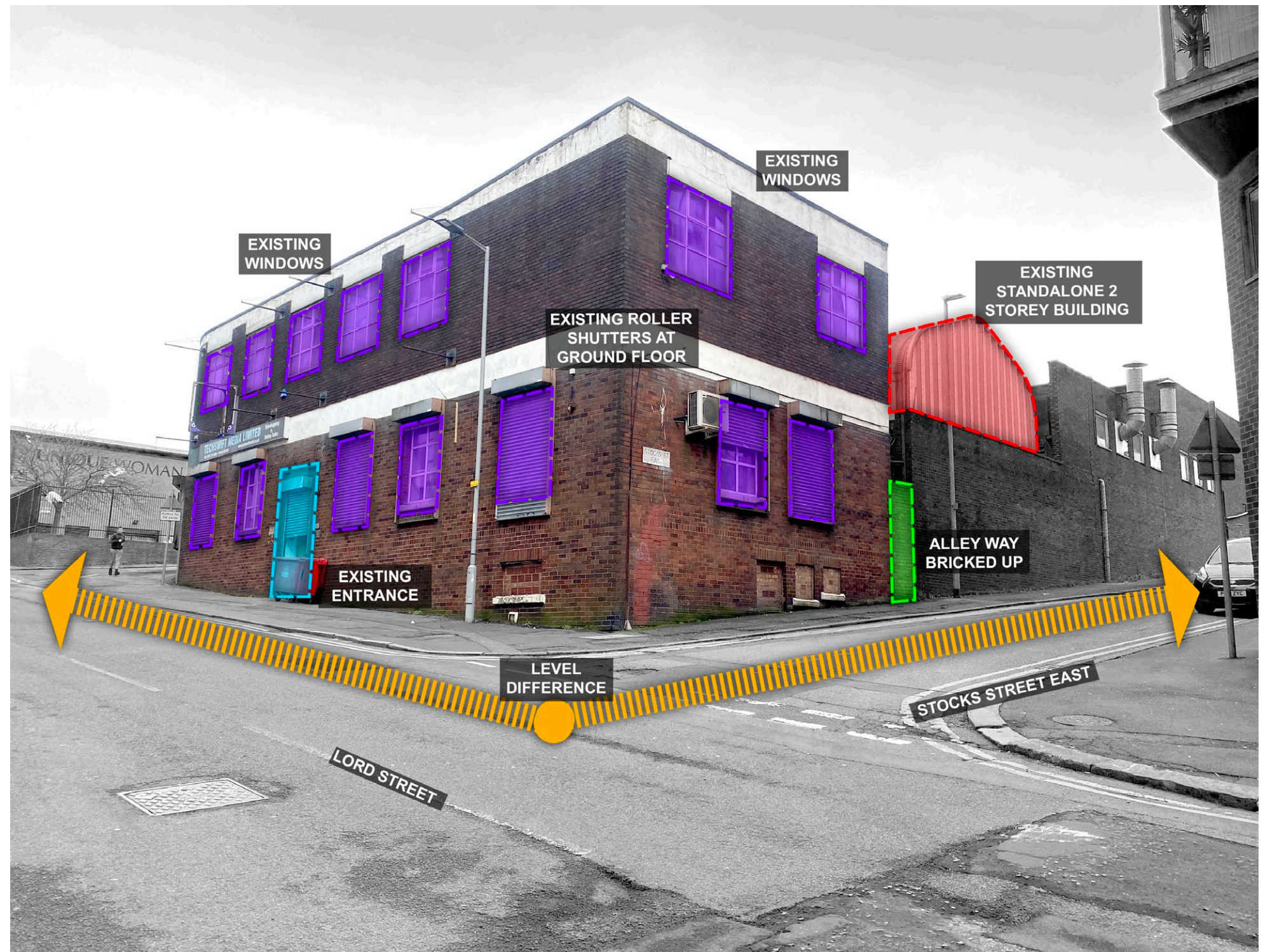


3.0 SITE ANALYSIS - EXISTING BUILDING ANALYSIS

The level changes quite significantly around the entire site. From the corner of Lord Street and Stocks Street East, the gradient rises in the direction of both Stocks Street and along Stocks Street East.

The main entrance to the existing 2 storey building is located on Lord Street, however this does not grant level access, immediately behind the entrance is a series of steps that takes you to an elevated ground floor hence the reason for the high window sills. The existing building is punctuated with large glazed openings, with metal roller shutters installed at ground floor level.

A single skin of brickwork prevents access to the proposed site from Stock Street East.



3.0 SITE ANALYSIS - EXISTING BUILDING ANALYSIS



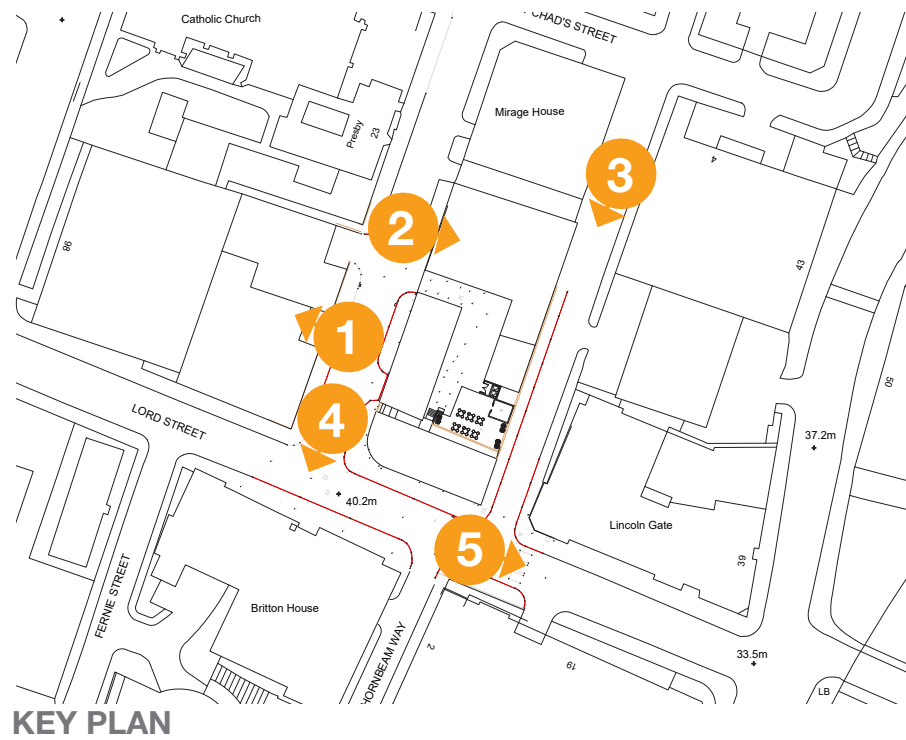
3.0 SITE ANALYSIS - EXISTING BUILDING ANALYSIS



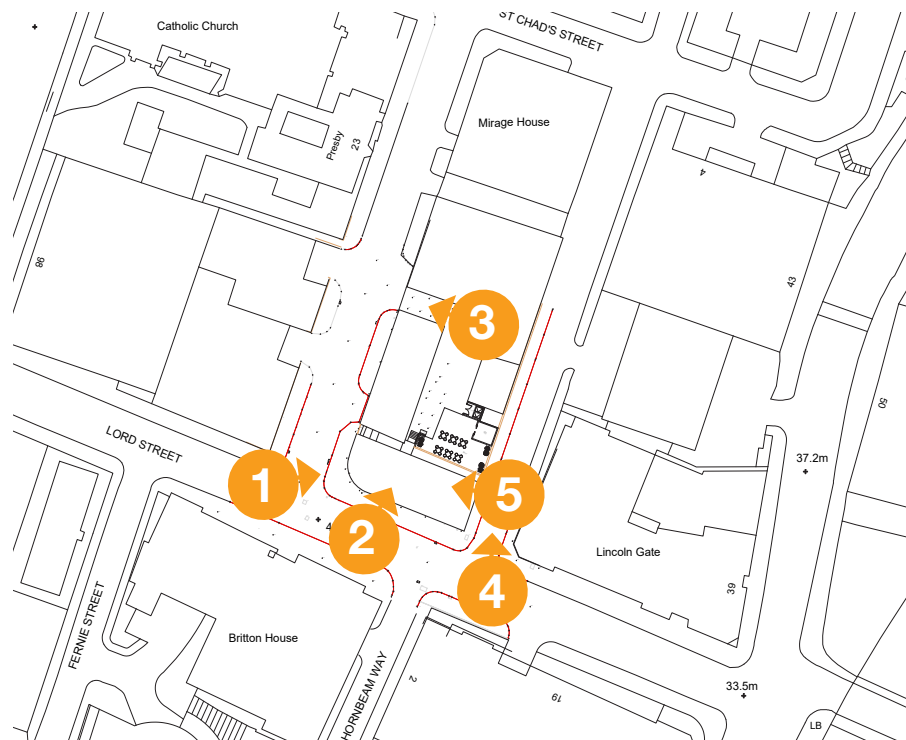
3.0 SITE ANALYSIS - EXISTING BUILDING ANALYSIS



3.0 SITE ANALYSIS - SITE PHOTOS - SURROUNDING BUILDINGS



3.0 SITE ANALYSIS - SITE PHOTOS - SITE



KEY PLAN



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

4.0 USE AND AMOUNT

4.0 USE AND AMOUNT - ACCOMMODATION SCHEDULE

The proposal is to redevelop the site for use as a homeless shelter, with ancillary facilities, associated amenity space, storage areas, servicing areas and external hard and soft landscaping.

There are currently 3 buildings in total on site, 2 of which are connected via a series of stairways and they range from 2 storey on Lord Street to 3 storey on Stocks Street, the scale rising and falling to match the natural topography of the site. The intention is to retain and convert 2 of these existing buildings and to demolish the 3rd.

The proposed scheme aims to provide warm and secure accommodation to some of the many homeless people on the streets of Manchester in the short term; in the long term the scheme aims to help people develop the necessary skills to become more tenancy ready and to re-connect to society.

This is done via a collection of individual en-suite bedrooms, with additional amenity spaces to allow for the cooking of meals, washing of clothes, flexible break out areas and meeting spaces. These amenity spaces will allow the tenants access to facilities for the development of skills, job searching, and other necessary access such as facilities for applying for benefits etc. There will also be a flexible landscaped external courtyard for any outdoor activities and exercise. The proposals also include a separate ancillary healthcare facility/office

Accommodation Schedule			
level	Standard Room	Accessible Rooms	Total Rooms
G	3	0	3
1	17	2	19
2	9	0	9
TOTAL	29	2	31

Total	Area	
	SQ.M	SQ.Ft
Net Internal Area	717	7,718
Gross Internal Area	1099	11,830
Gross External Area	1240	13,348

Basement Floor Layout	Area	
	SQ.M	SQ.Ft
Gross Internal Area	39	420
Gross External Area	50	538

Ground Floor Layout	Area	
	SQ.M	SQ.Ft
Room 01	9.8	105
Room 02	9.8	105
Room 03	12	129
NHS Office Area	99	1,066
Remainder of GF Accommodation (including store and refuse store)	221	2,379
Net Internal Area	320	3,445
Gross Internal Area	445	4,790
Gross External Area	506	5,447

4.0 USE AND AMOUNT - ACCOMMODATION SCHEDULE

First Floor Layout	Area	
	SQM	SQFT
Room 01	8	86
Room 02	8	86
Room 03	8	86
Room 04	13	140
Room 05	12	129
Room 06	12	129
Room 07	12	129
Room 08	13	140
Room 09	12	129
Room 10	10	108
Room 11	13	140
Room 12	12	129
Room 13	10	108
Room 14	10	108
Room 15	10	108
Room 16	10	108
Room 17	19	205
Room 18	18	194
Room 19	10	108
Brew/ Kitchen Area 01	6	65
Brew/ Kitchen Area 02	19	205
Brew/ Kitchen Area 03	20	215
Net Internal Area	265	2853
Gross Internal Area	425	4575
Gross External Area	470	5059

Second Floor Layout	Area	
	SQM	SQFT
Room 01	9	97
Room 02	9	97
Room 03	13	140
Room 04	9	97
Room 05	13	140
Room 06	13	140
Room 07	13	140
Room 08	13	140
Room 09	13	140
Brew / Kitchen Area 01	27	291
Net Internal Area	132	1421
Gross Internal Area	190	2045
Gross External Area	214	2304

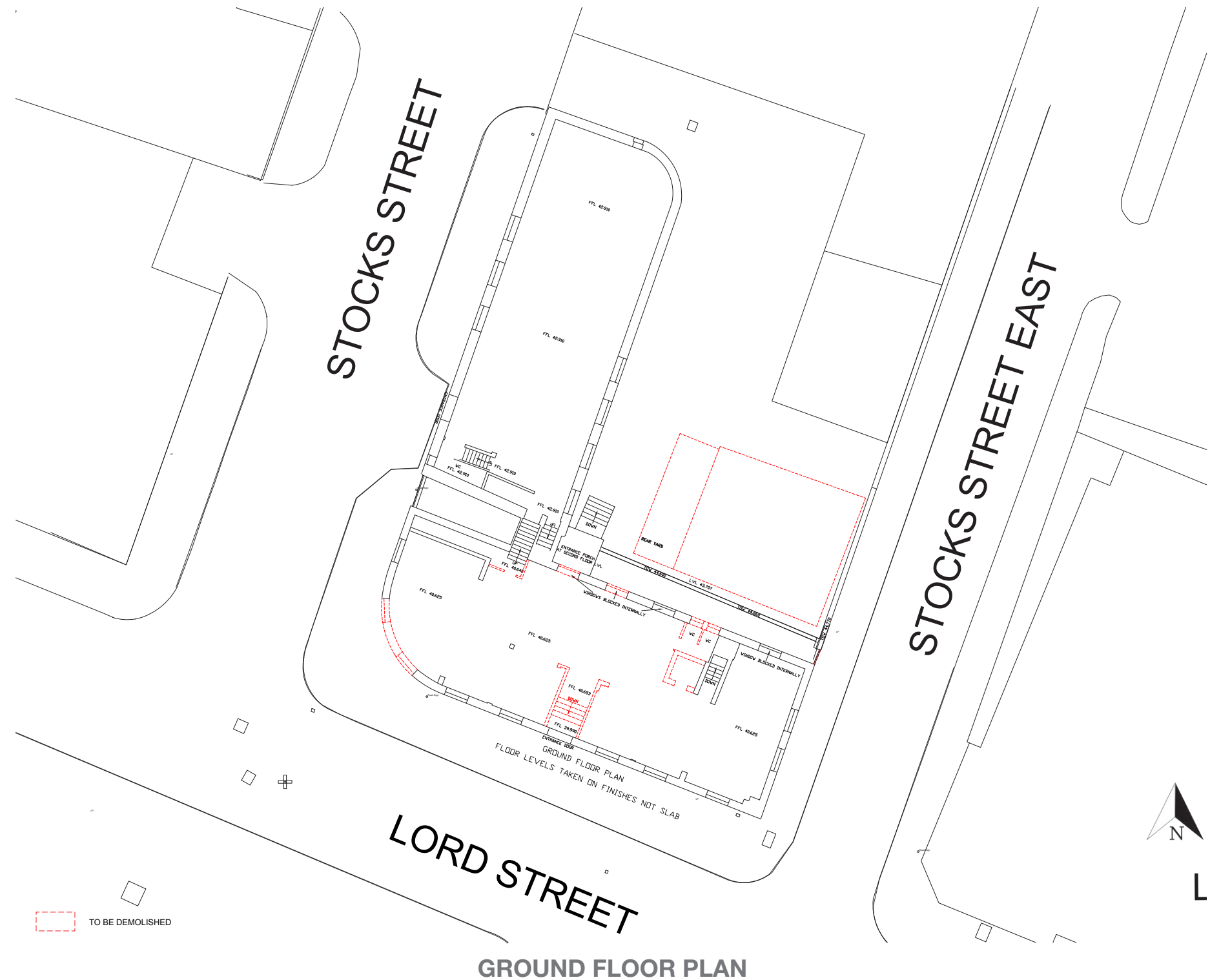
5.0 Layout

5.0 LAYOUT - DEMOLITION PLANS

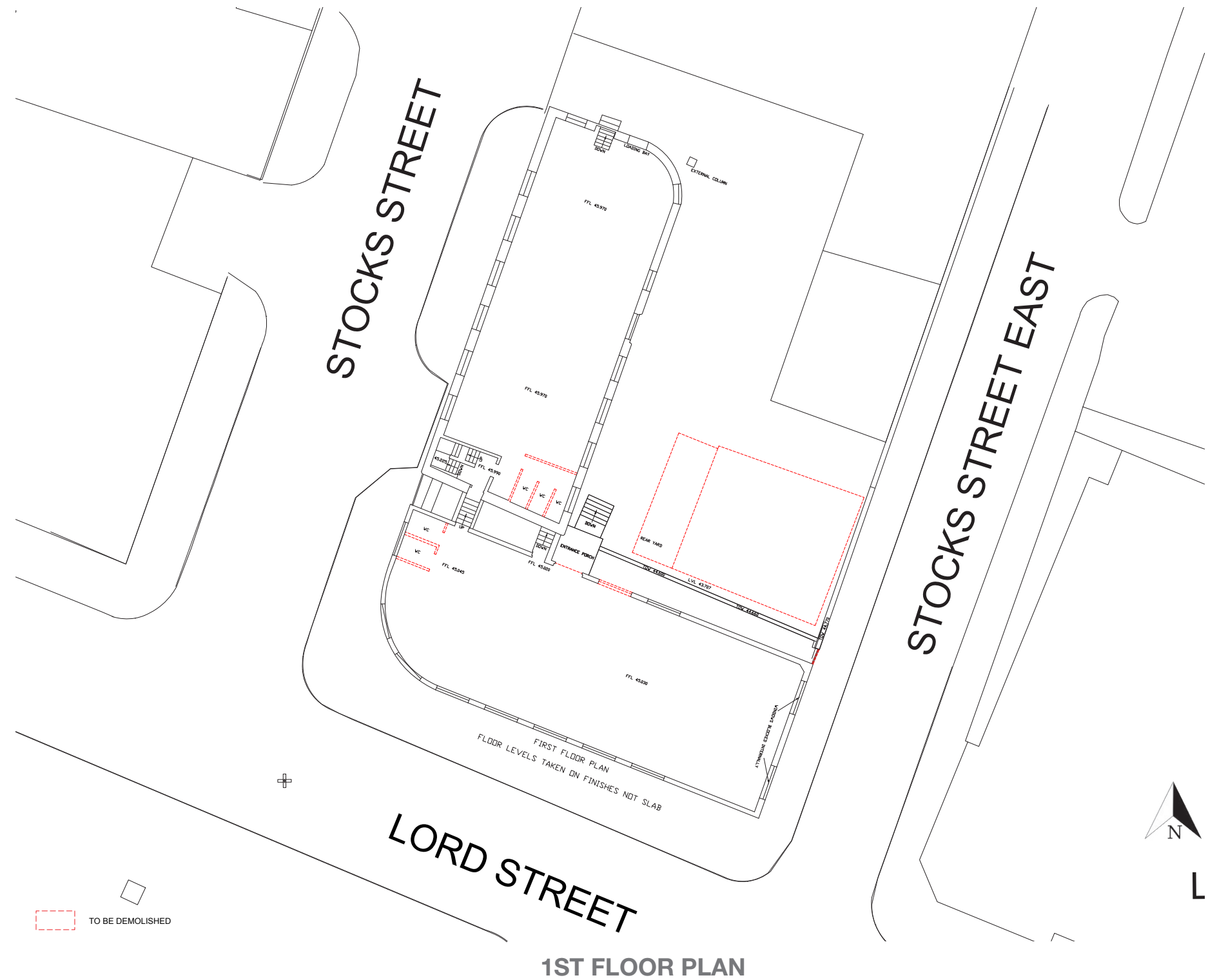
The external envelope of the building will be mostly retained, with windows being replaced where necessary. Some of the existing windows on the internal courtyard elevation to the building that fronts Lord street will be infilled with brick (as indicated on the demolition plans) with a new opening created to allow for a new means of escape stair, to comply with building regulations.

Within the courtyard to the rear, the existing standalone building is to be demolished to form a new terrace area. Access to the ground level via the existing alleyway is to be retained and it is proposed that the single skin of brickwork wall on Stocks St East will be removed to allow the installation of a secure access gate.

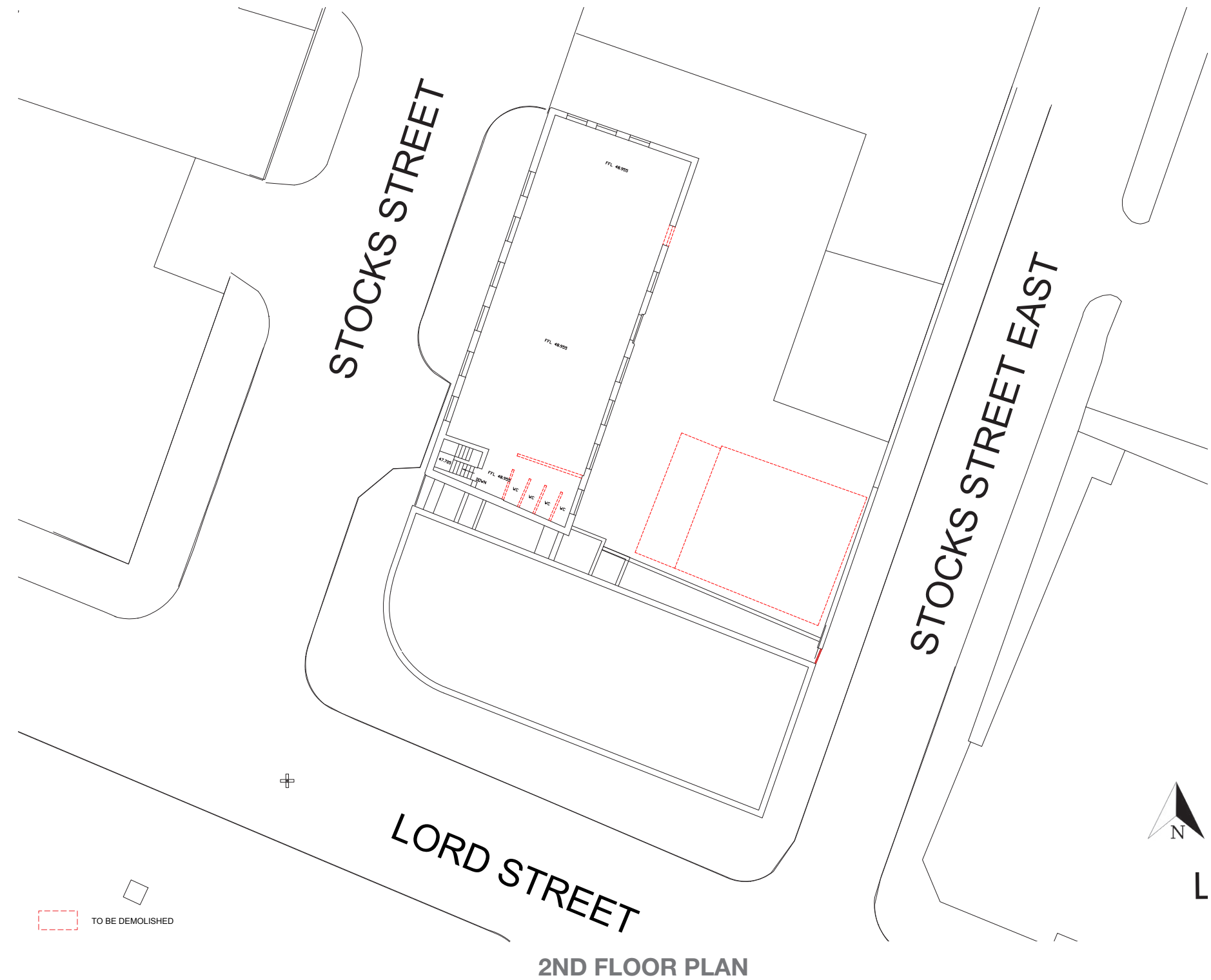
All of the existing internal walls will be removed and replaced with new internal walls in line with the proposals.



5.0 LAYOUT - DEMOLITION PLANS



5.0 LAYOUT - DEMOLITION PLANS



5.1 LAYOUT - PROPOSED PLANS

A new entrance to the building is proposed on the corner of Lord Street and Stocks Street. It is proposed that the existing entrance on Lord Street will be infilled with brick, the existing internal steps removed and the floor made level internally.

The new entrance on the corner at ground floor leads to a reception area which has access to interview rooms, flexible breakout areas, a laundry room, visitor WC, staff offices and staff change facilities.

Three individual bedrooms and a communal kitchen/ breakout area are located at the ground floor of the building that houses the ancillary healthcare facility fronting Stocks Street. Access to these rooms are via an existing stair that forms a connection between the two individual buildings.

A new lift will provide means of access to the first floor level and will allow access to the external amenity area to the rear.

There is a separate entrance to the ancillary healthcare facility/office located on Stocks Street.

The external terrace will be decked with seating areas and will contain a new secure storage unit, which will be used to store additional items of replacement furniture for use in the new shelter i.e beds, mattresses, tables and chairs etc. This storage unit could also be used for the secure storage of cyles.



GROUND FLOOR PLAN

5.1 DESIGN PROPOSALS AND DEVELOPMENT - PROPOSED PLANS

The first floor houses the individual rooms for the tenants with each 'arm' of the building also having access to a communal lounge/kitchen area and a separate 'brew area'. The arm which flanks Lord Street also has two accessible/DDA rooms.

There is an alternative entrance at the rear of the building which grants access to the first floor level, via a series of existing steps adjacent to the new outdoor terrace/amenity area and service yard. A new lift is proposed from this area to the rear, to facilitate level access, which is at a lower level due to the natural topography of the site.

An existing means of escape from 1st floor level is located at the northern end of the arm that fronts Stocks St and will be retained.

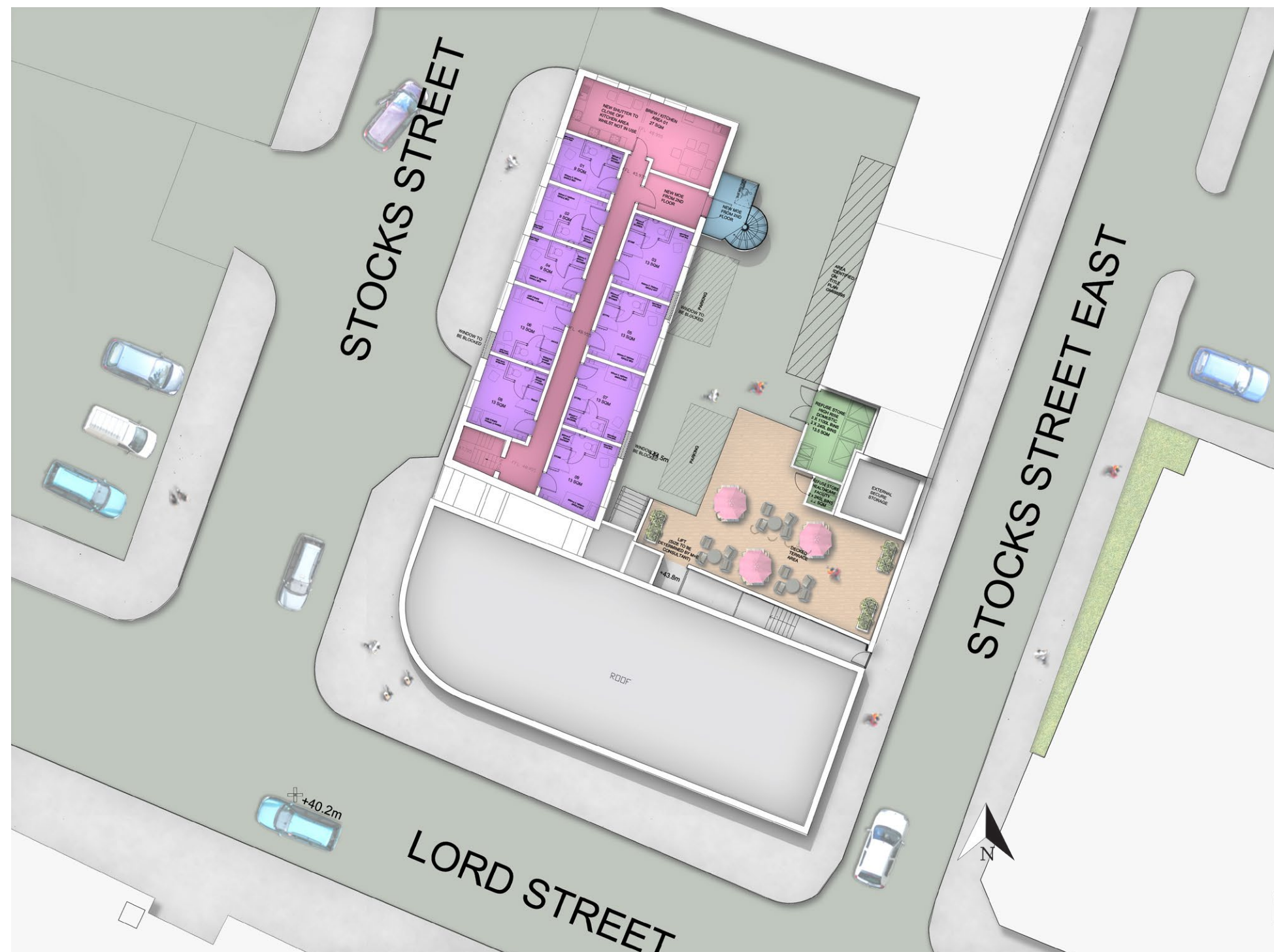


1st FLOOR PLAN

5.1 DESIGN PROPOSALS AND DEVELOPMENT - PROPOSED PLANS

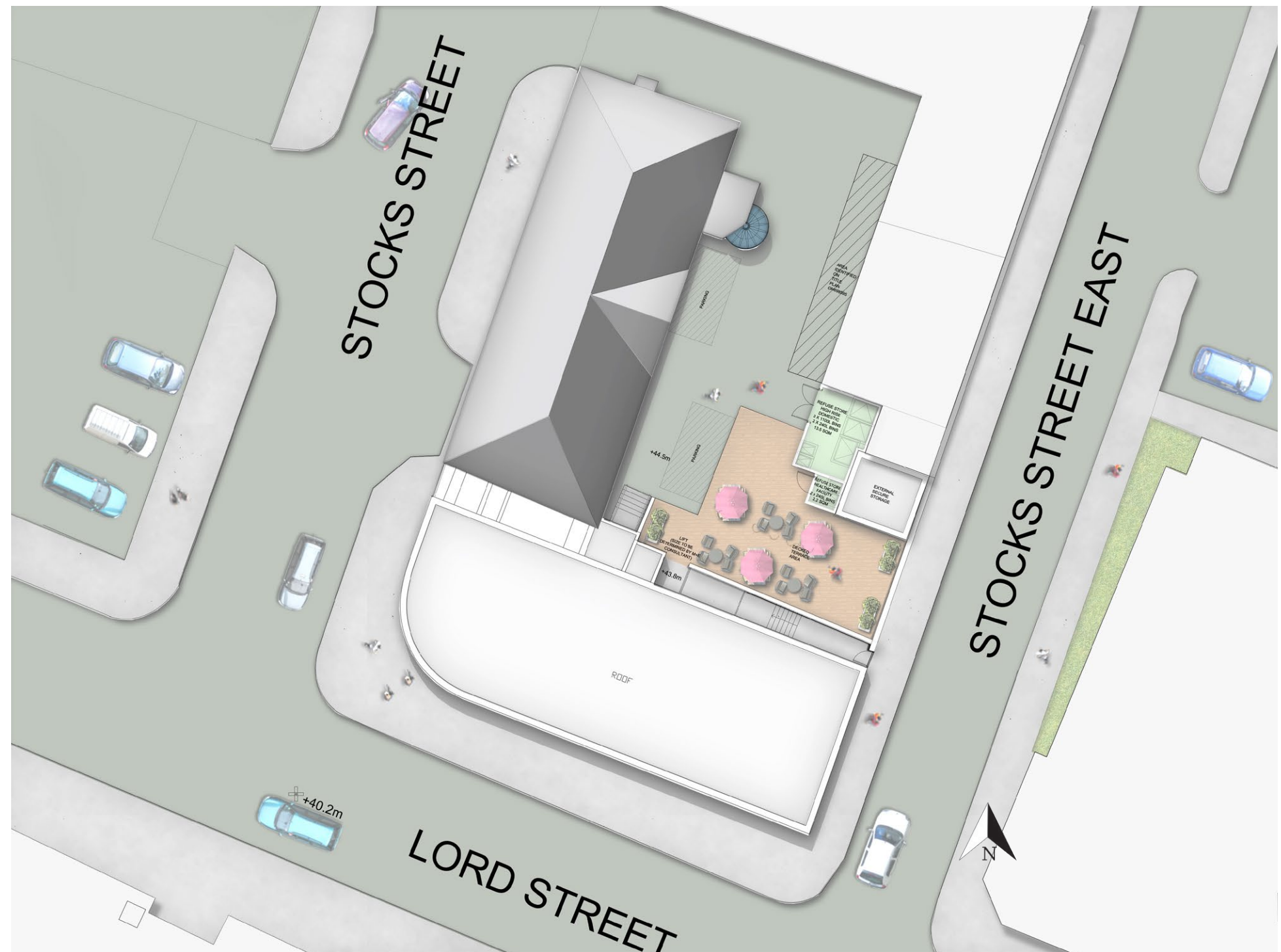
The second floor houses additional rooms, a communal kitchen and brew making facility in the arm of the building which flanks Stocks Street.

a new external spiral stair, for escape purposes is proposed at 2nd floor level to meet building regulations.



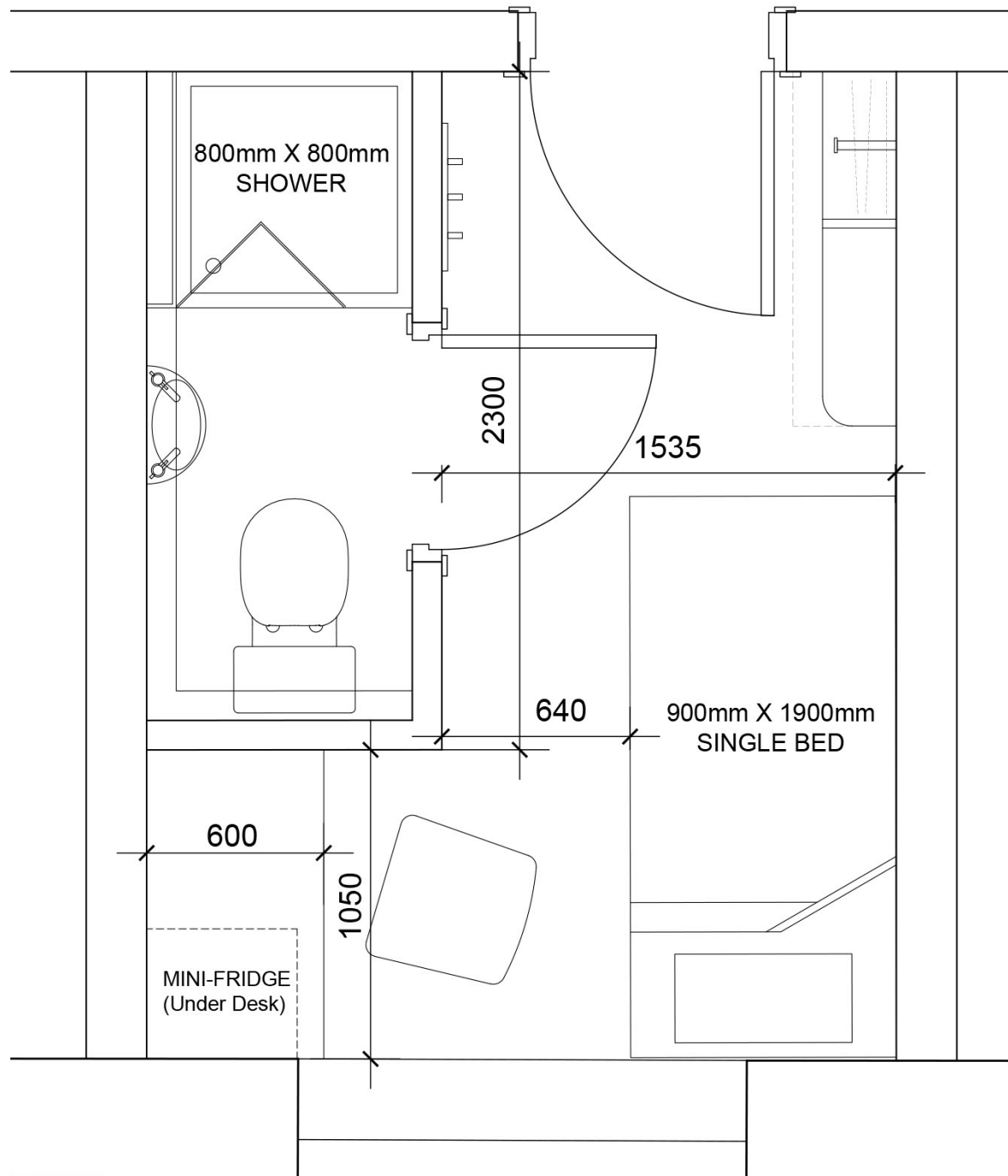
2nd FLOOR PLAN

5.1 DESIGN PROPOSALS AND DEVELOPMENT - PROPOSED PLANS



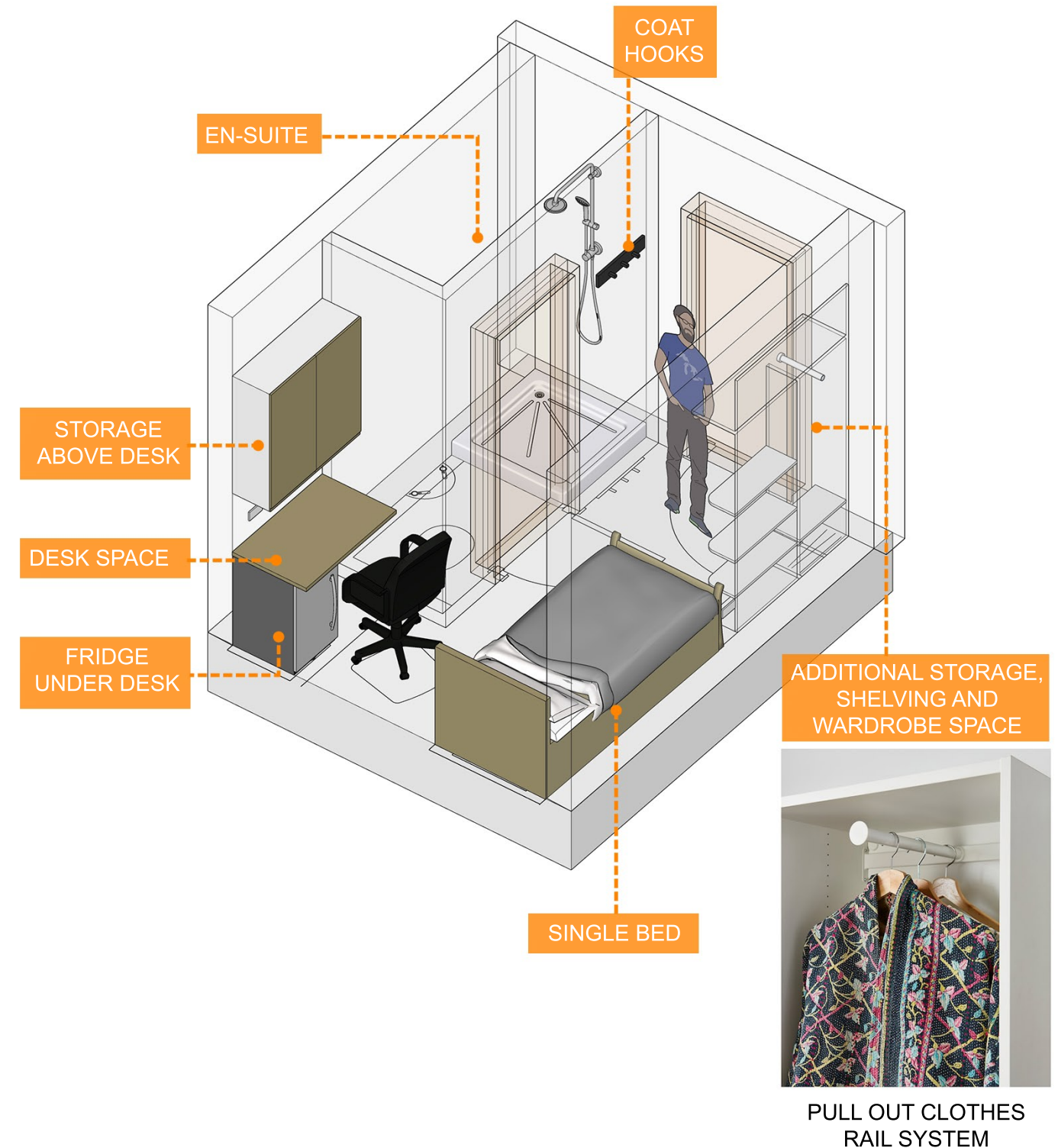
ROOF FLOOR PLAN

5.0 DESIGN PROPOSALS AND DEVELOPMENT - TYPICAL BEDROOM LAYOUT

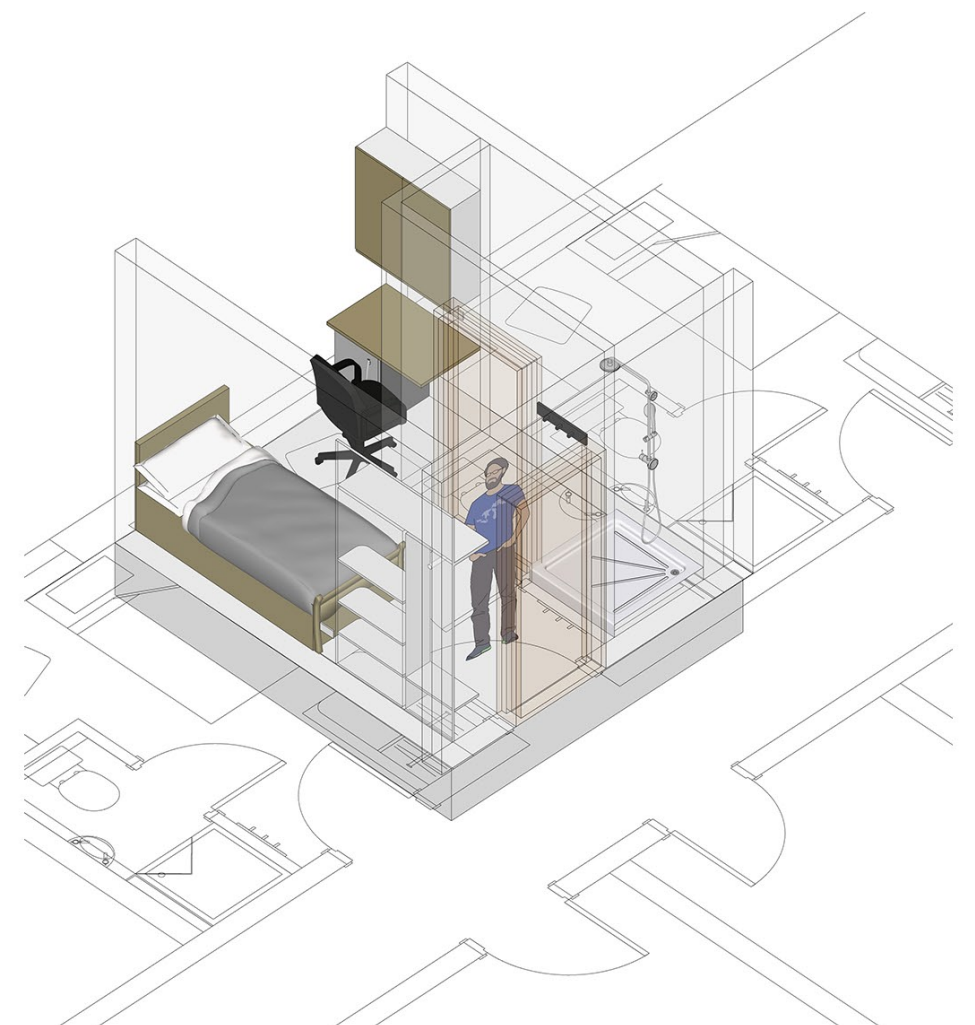
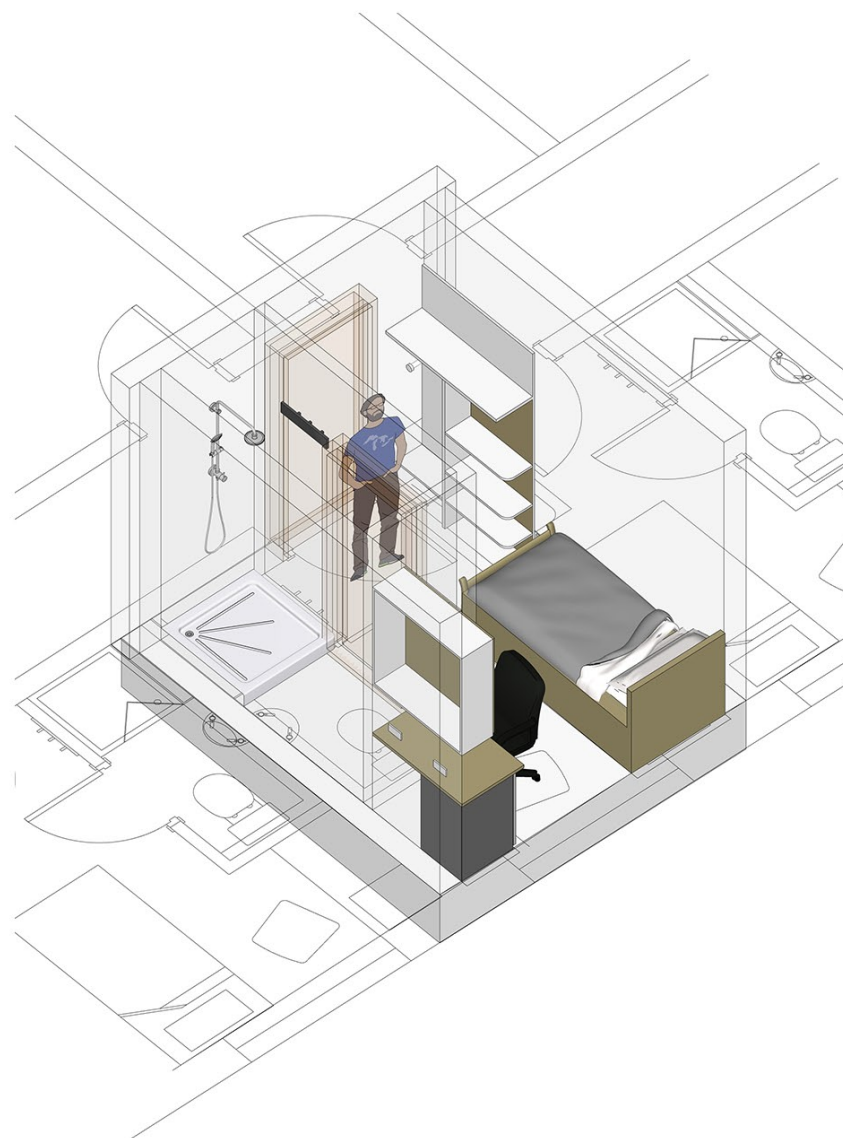


TYPICAL LAYOUT

Typical bedrooms are designed in order to allow the user to be self sufficient. It provides a bed, fridge, desk, WC and Shower facilities for the user, as well as providing storage space for valuables and belongings.



5.0 DESIGN PROPOSALS AND DEVELOPMENT - TYPICAL BEDROOM LAYOUT



6.0 SCALE AND MASSING

6.0 SCALE AND MASSING

The proposals are for the retention and re-development of two existing buildings and the demolition of a small standalone building in the courtyard of the existing site. It is not proposed to increase the scale or massing on the site, therefore matters of scale and massing are limited to the removal of the existing standalone building to the rear.

The reason for the removal of this building is to create more external amenity and storage space, which would be much more beneficial to the scheme.

7.0 APPEARANCE

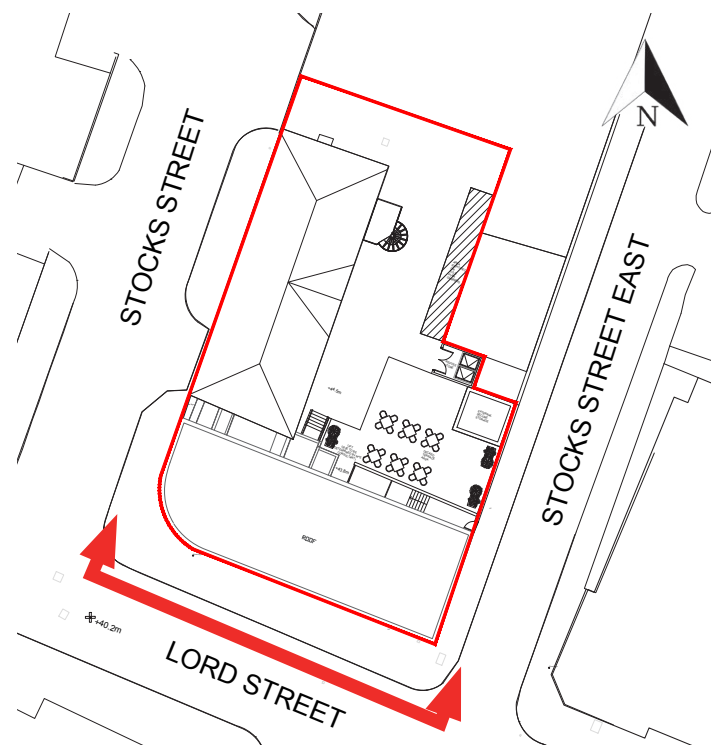
7.0 APPEARANCE

The proposals are for the retention and re-development of two existing buildings and the demolition of a small standalone building in the courtyard of the existing site. Changes to the appearance of the existing buildings are limited to the creation of a new entrance at ground floor level, the in-fill of the existing stepped entrance and any windows that are now redundant as part of the new proposals, the removal of unsightly roller shutters and their housings on the existing elevations, the installation of a new lift and means of escape spiral stair and the replacement of all existing windows to double glazed UPVC.

Lord Street Elevation

The main changes to this elevation are to relocate the existing stepped entrance on Lord St to the corner of the building facing onto the junction of Lord Street and Stocks Street to create a new more welcoming, glazed, level access entrance. The existing entrance will be in-filled.

All existing windows will be replaced with new openable double glazed UPVC windows and the existing roller shutters and housings will be removed.



LORD STREET ELEVATION - EXISTING

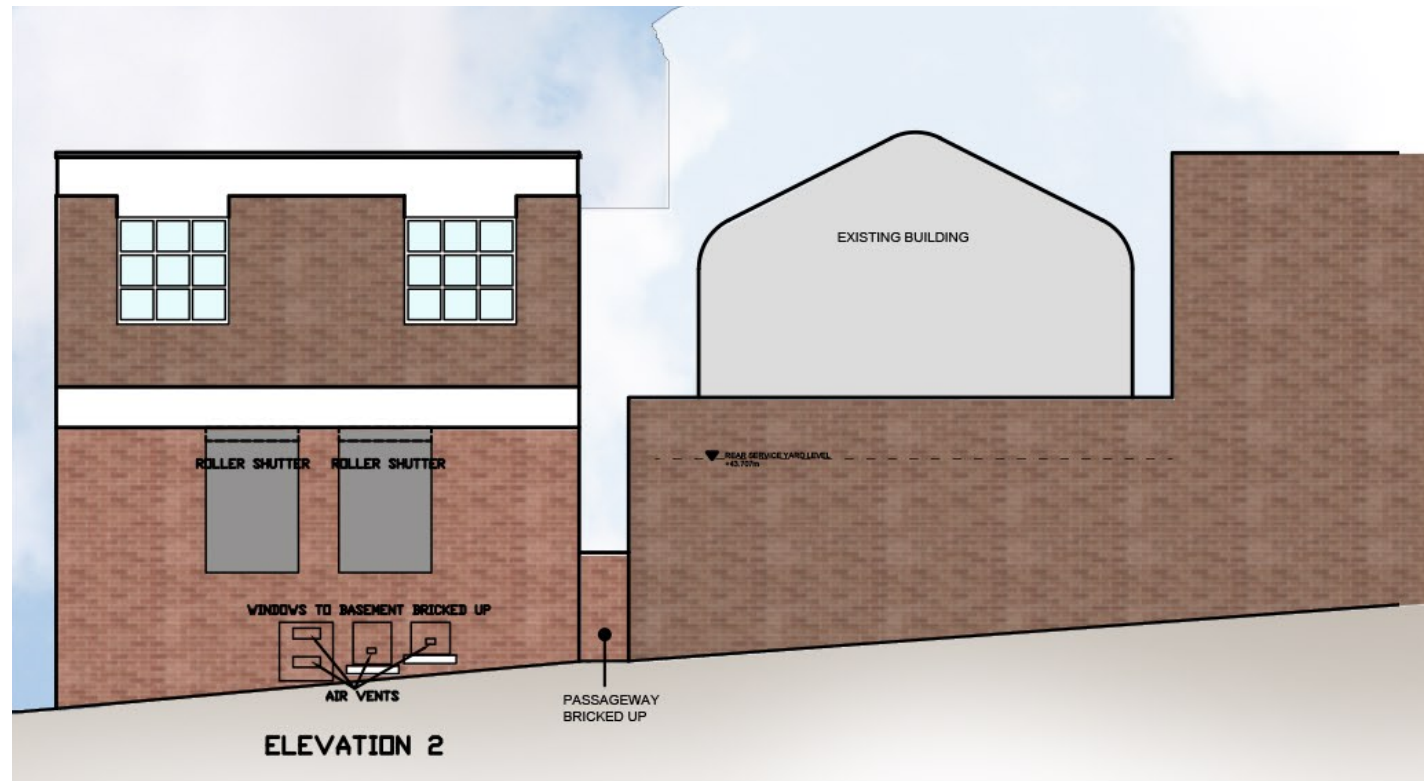


LORD STREET ELEVATION - PROPOSED

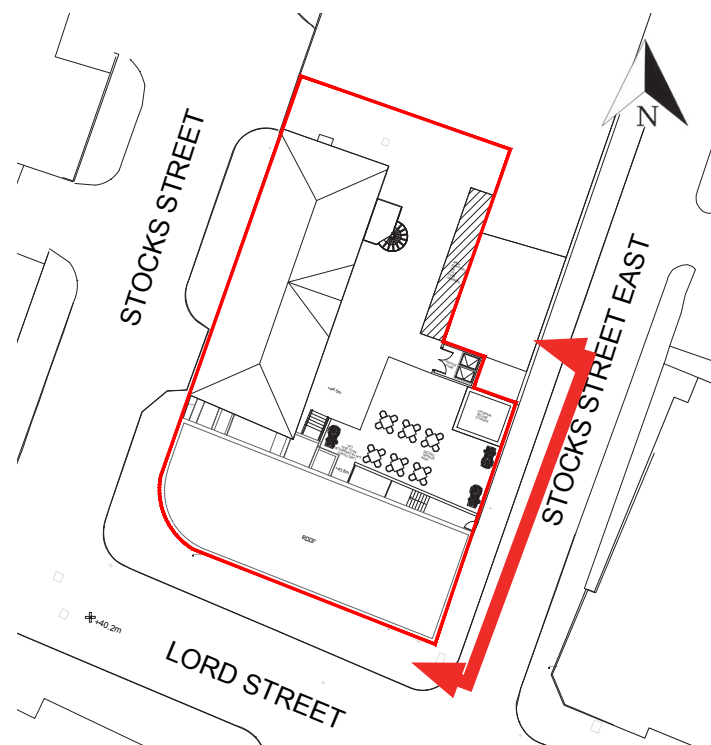
7.0 APPEARANCE

Stocks Street East Elevation

The changes to this elevation include the removal of the existing small standalone building within the rear service yard area, the replacement of all existing windows with new double glazed units, the removal of the existing roller shutters and housings, the in-fill of the basement windows which will become redundant as part of the new proposals and the removal of the single skin of brickwork that currently prevents access into the proposed site and replacing this with a secure gate which will facilitate a new means of escape from ground floor level.



STOCKS STREET EAST ELEVATION - EXISTING



STOCKS STREET EAST ELEVATION - PROPOSED

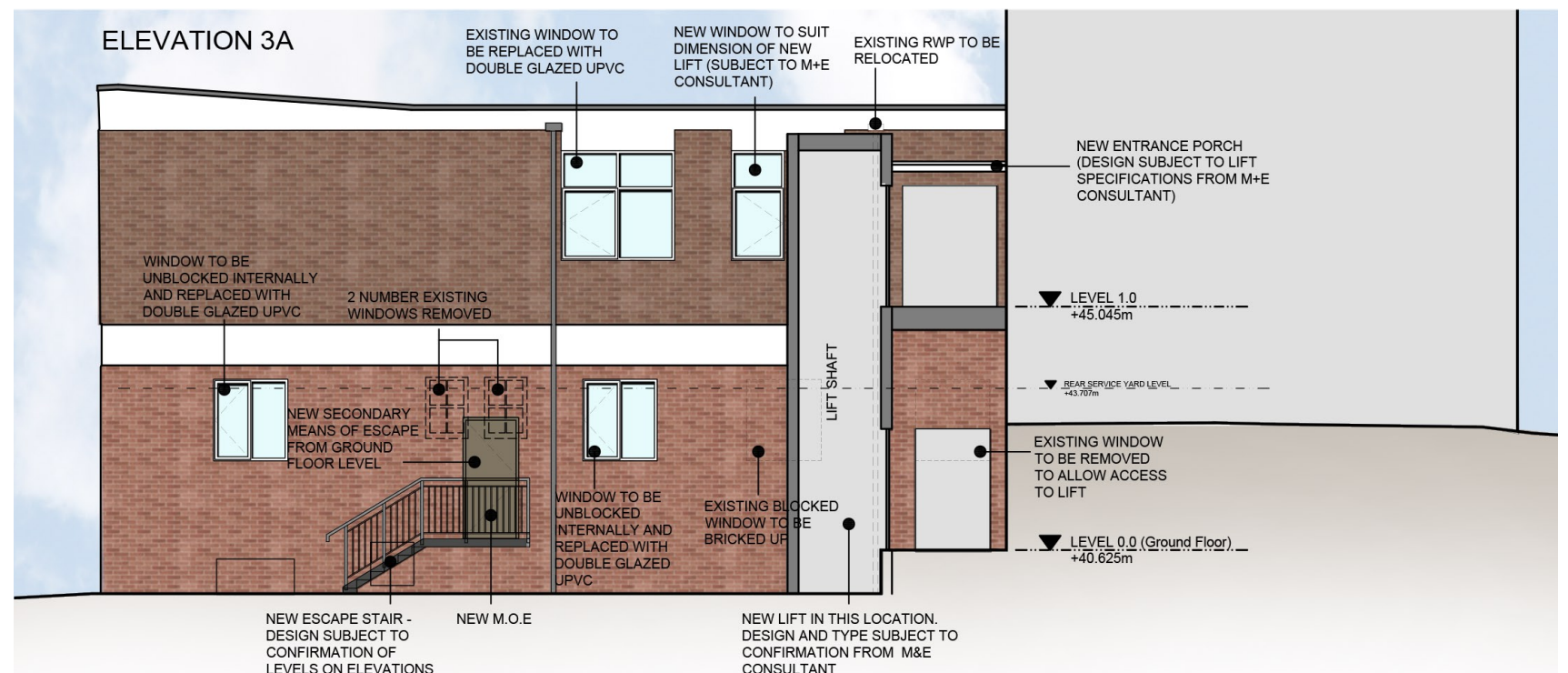
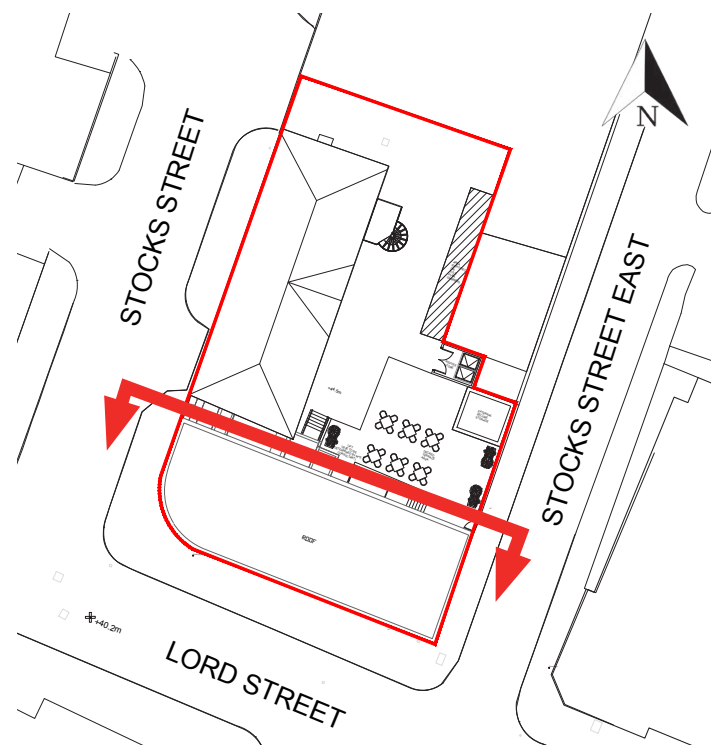
7.0 APPEARANCE

Service Yard Elevation Facing South (VIEW A)

The main changes to this elevation include the replacement of all existing windows with double glazed UPVC, a new entrance porch to the existing first floor entrance, the in-fill of two small windows, a new opening created to form a new means of escape from ground floor level via a series of steps and the installation of a new lift which will facilitate access to and from the first floor level of the building to the ground floor and the amenity area and service yard at the rear.



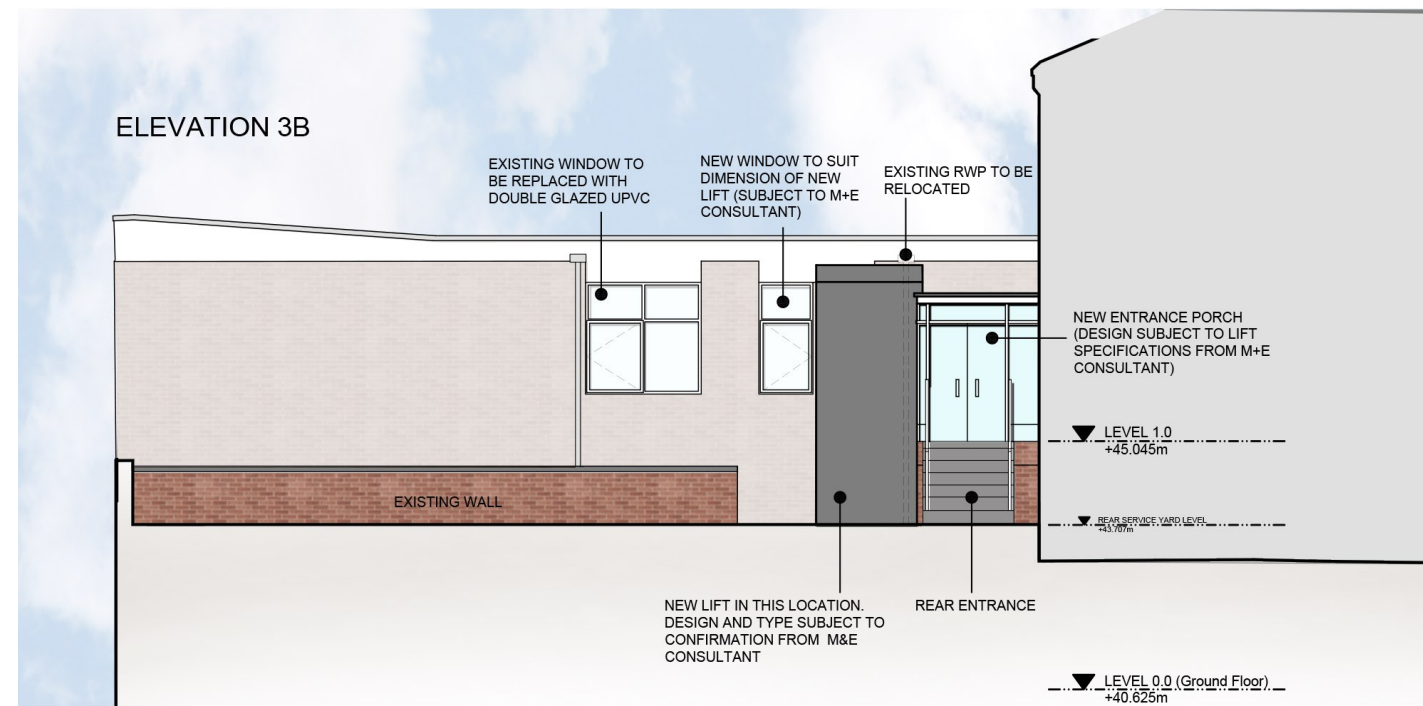
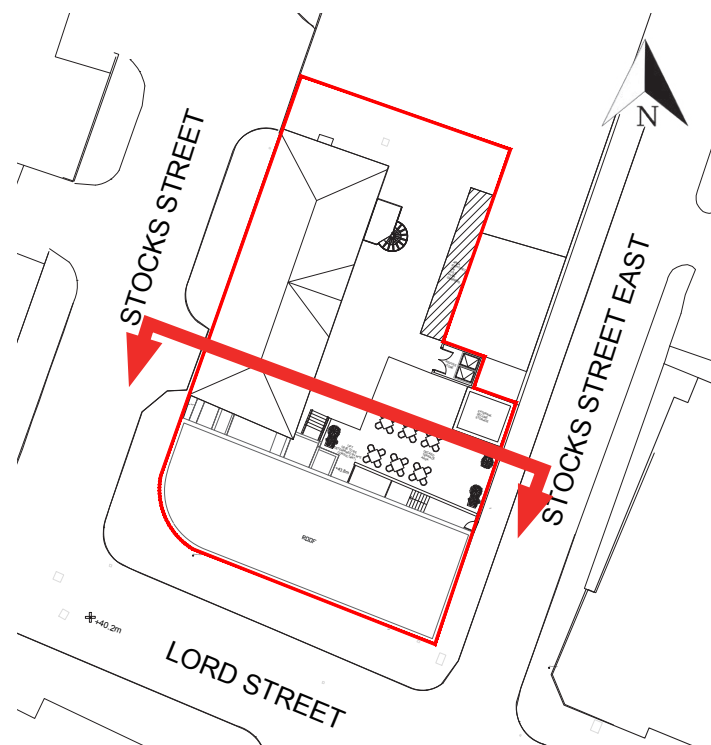
SERVICE YARD ELEVATION FACING SOUTH - EXISTING



SERVICE YARD ELEVATION FACING SOUTH - PROPOSED (VIEW A)

7.0 APPEARANCE

Service Yard Elevation Facing South (VIEW B)



SERVICE YARD ELEVATION FACING SOUTH - PROPOSED (VIEW B)

7.0 APPEARANCE

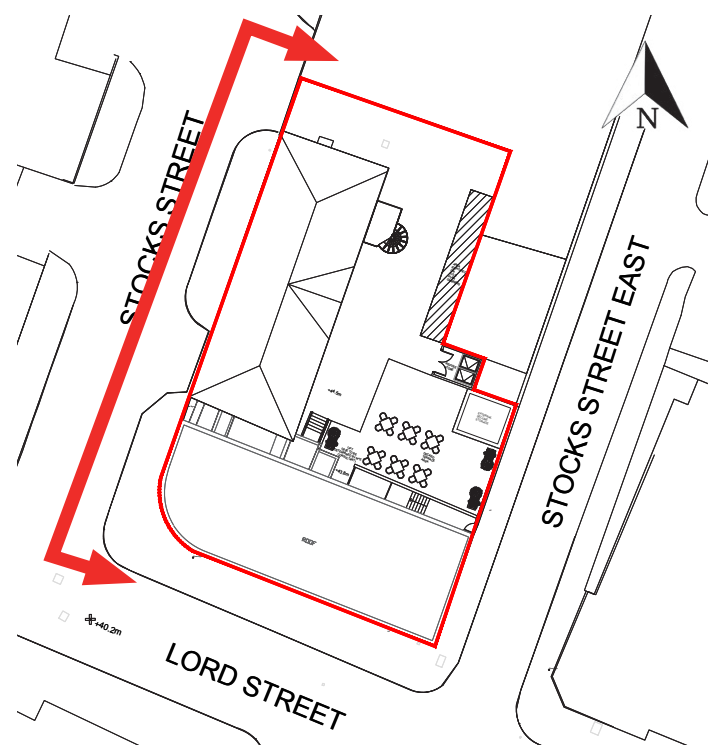
Stocks Street Elevation

The main changes to this elevation are to replace all windows with new double glazed units. It is proposed that the roller shutters to the windows for the ancillary healthcare facility/office will be retained together with the roller shutter in front of the entrance.

Due to the proposed new internal arrangement, two of the existing windows will be internally blocked.



STOCKS STREET ELEVATION - EXISTING



STOCKS STREET ELEVATION - PROPOSED

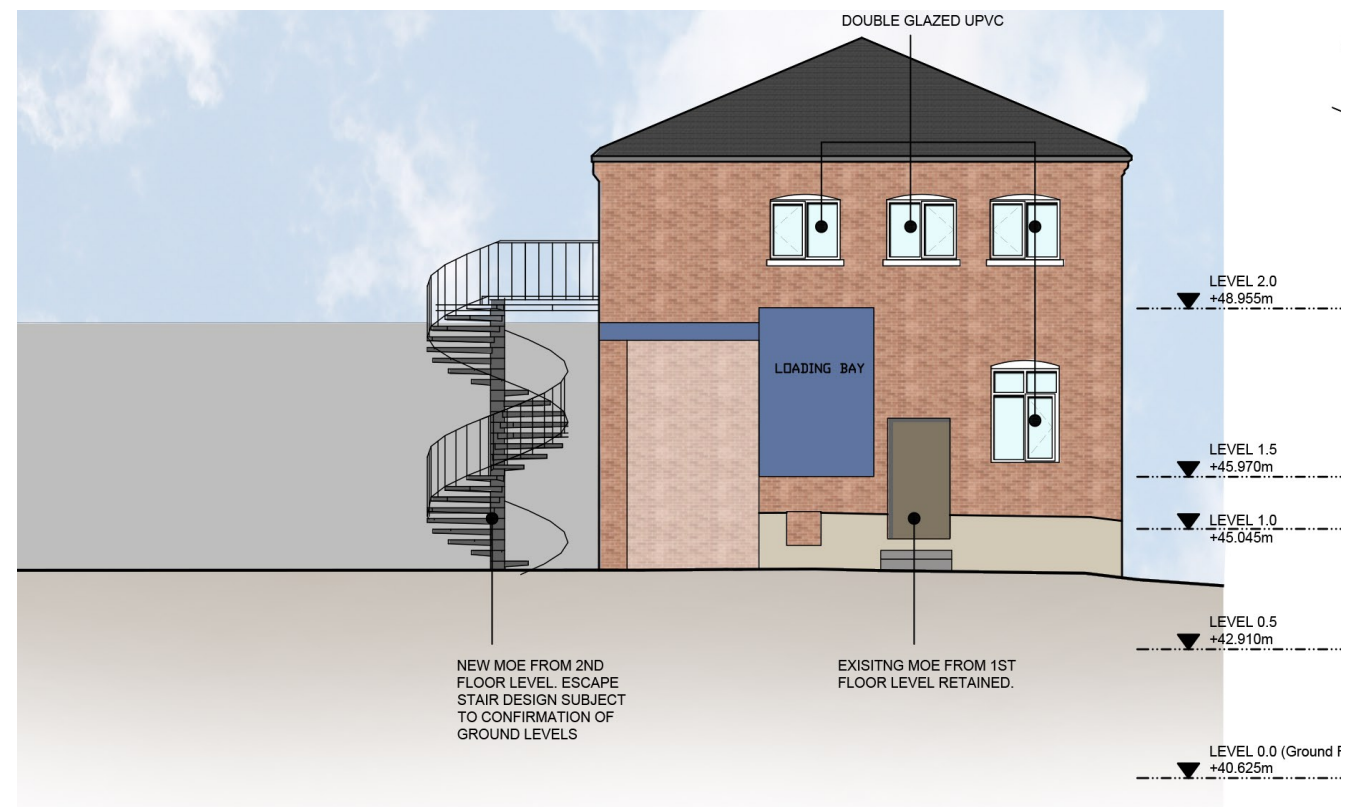
7.0 APPEARANCE

SERVICE YARD ENTRANCE ELEVATION

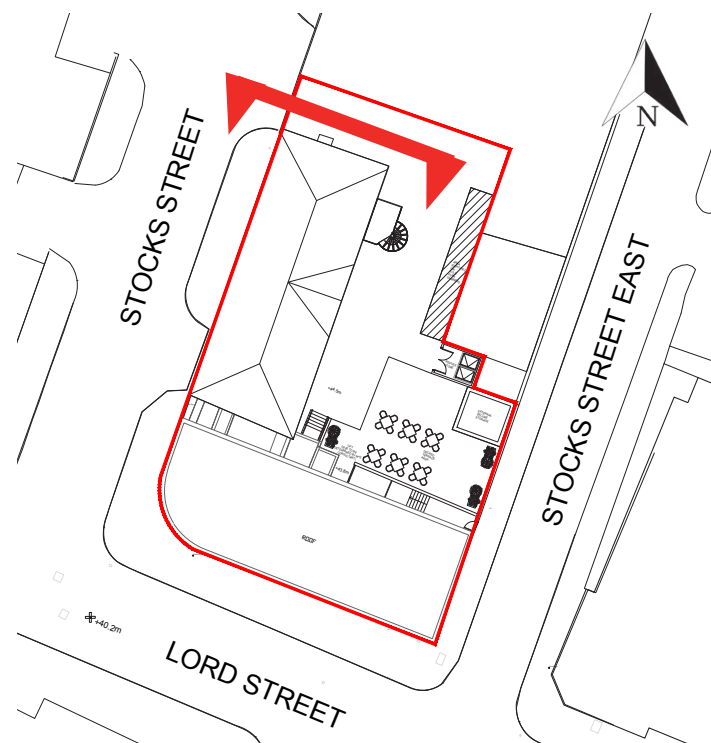
The amendments to this elevation include the replacement of all windows for new double glazed units.



SERVICE YARD ENTRANCE ELEVATION - EXISTING



SERVICE YARD ENTRANCE ELEVATION - PROPOSED



7.0 APPEARANCE

Service Yard Elevation Facing West

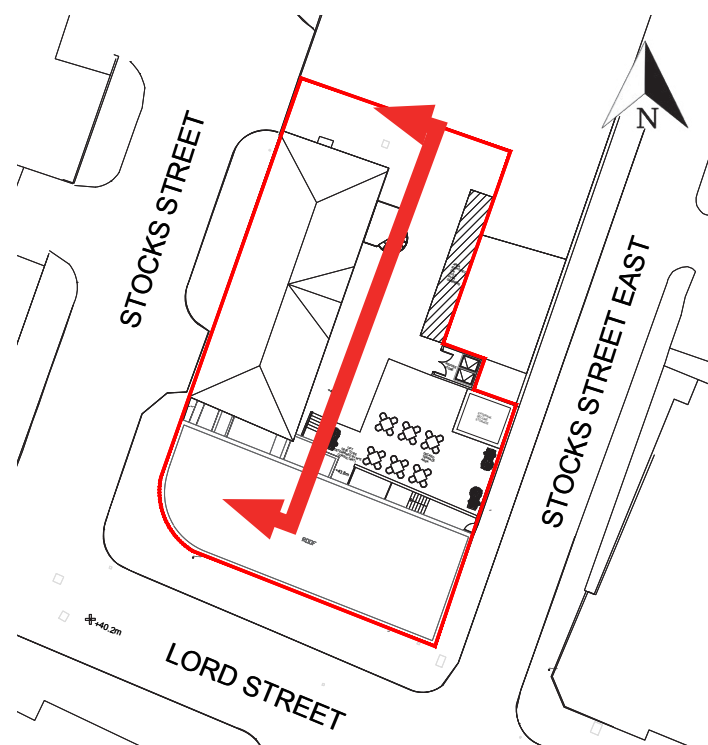
The changes to this elevation will be the replacement of all existing windows to new double glazed units, the reconfiguration of a second floor window to form a larger opening to become a new means of escape from this level via a new spiral escape stair.

It is proposed that the existing roller shutters to the windows of the ancillary healthcare facility/office at ground floor will be retained.

Due to the new internal configuration at first and second floor, a total of four windows will be internally blocked.



SERVICE YARD ELEVATION FACING WEST - PROPOSED



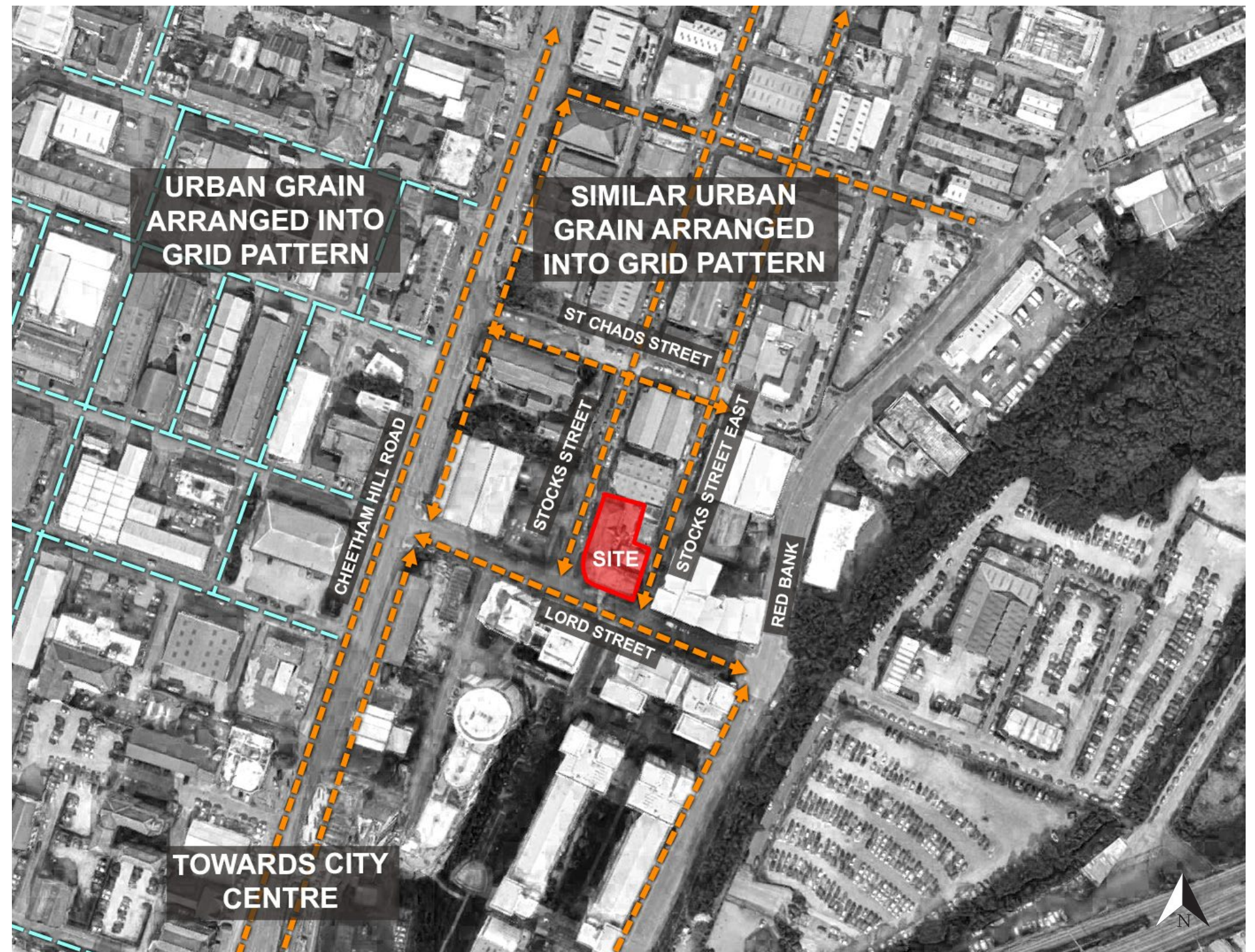
SERVICE YARD ELEVATION FACING WEST - PROPOSED

8.0 ACCESS

8.0 ACCESS - PEDESTRIAN ACCESS

The urban grain in the surrounding area where the site is located has a very compact grid-like arrangement and as such the site resides in a location where by it is bound by 3 streets, providing very good connectivity from the surrounding areas by foot. Existing footpaths on both sides of the highway provide safe means of access to the site.

The retained buildings on site have been altered and designed to facilitate the best pedestrian connections within the established principals of an existing building. Building entrances have been altered or relocated to provide level access and/or greater permeability for the new proposed layouts.



8.0 ACCESS - CYCLE/PROVISION

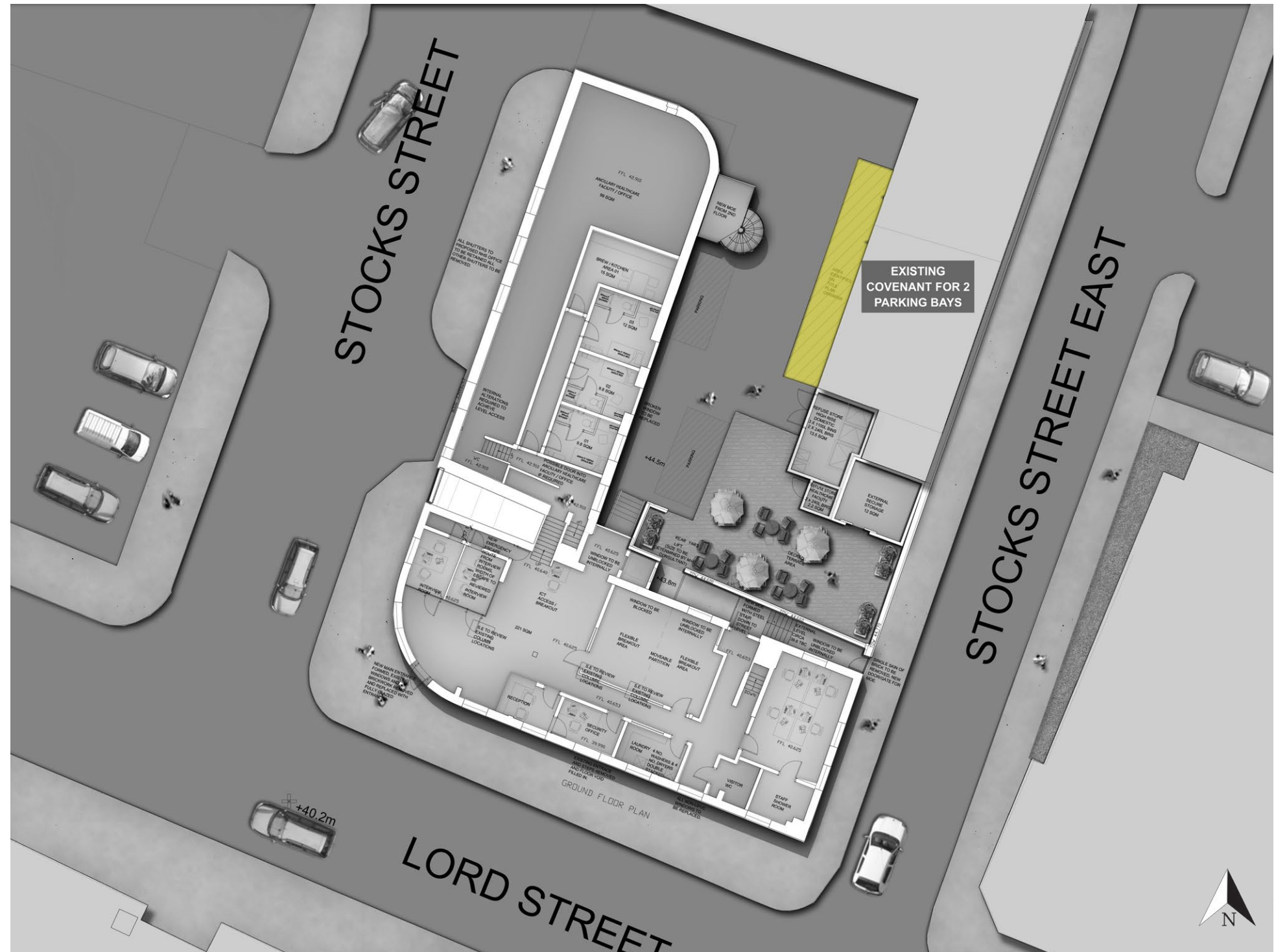
There is a secure storage unit located in the new amenity area to the rear. It is proposed that this unit may also be used for the secure storage of cycles.



GROUND FLOOR PLAN

8.0 ACCESS - VEHICULAR ACCESS

Access to the rear service yard can be gained from Stocks Street. A covenant currently exists within the service yard with parking space for 2 vehicles as indicated by the shaded yellow area in the image adjacent.



8.0 ACCESS - PUBLIC TRANSPORT

The site can be easily reached by public transport. Manchester Victoria Station for the train and Metrolink services are only 10 minutes walk away and there are bus stops near to the site on Cheetham Hill Road and in the immediate surroundings.



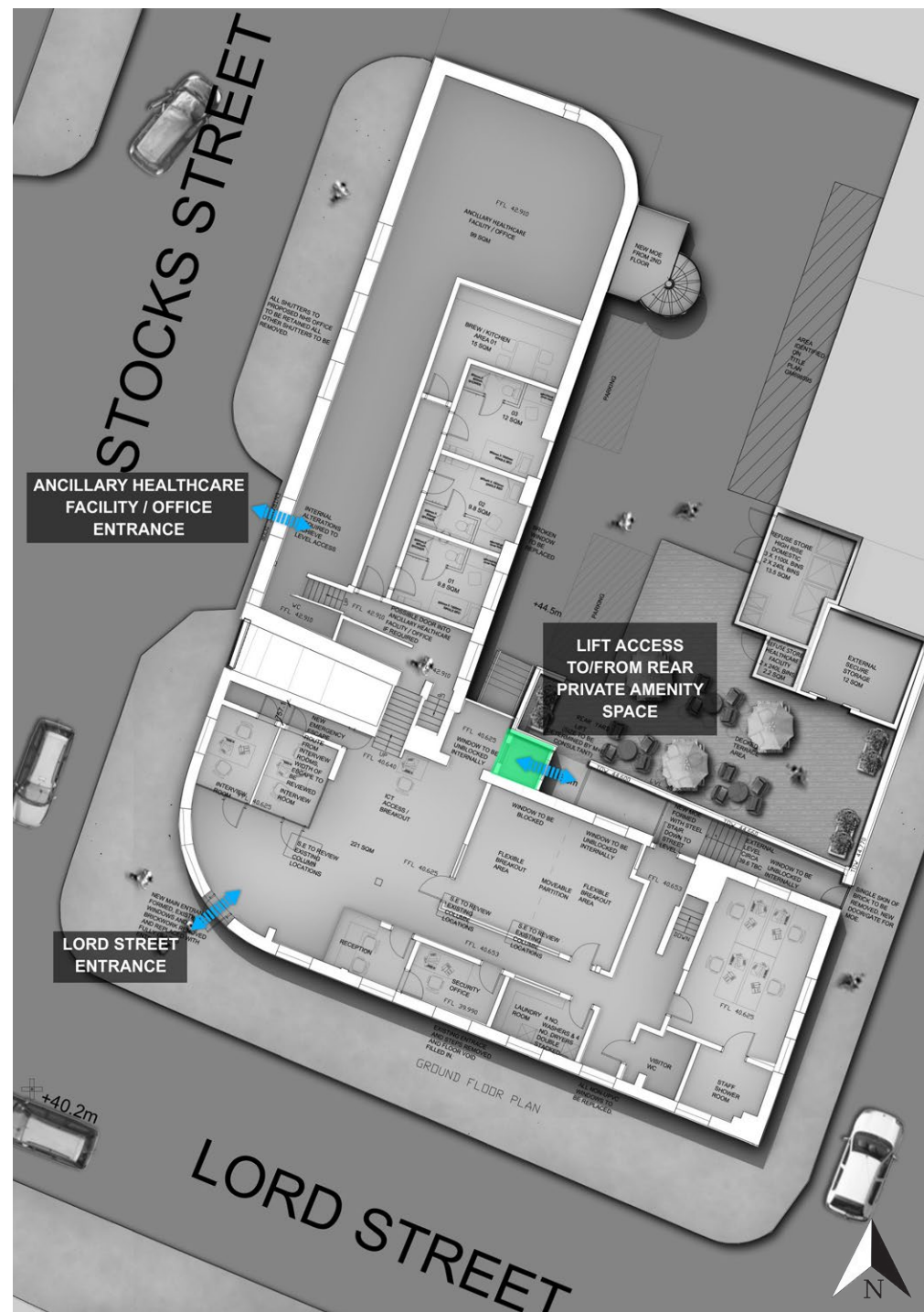
9.0 INCLUSIVE ACCESS

9.0 INCLUSIVE ACCESS

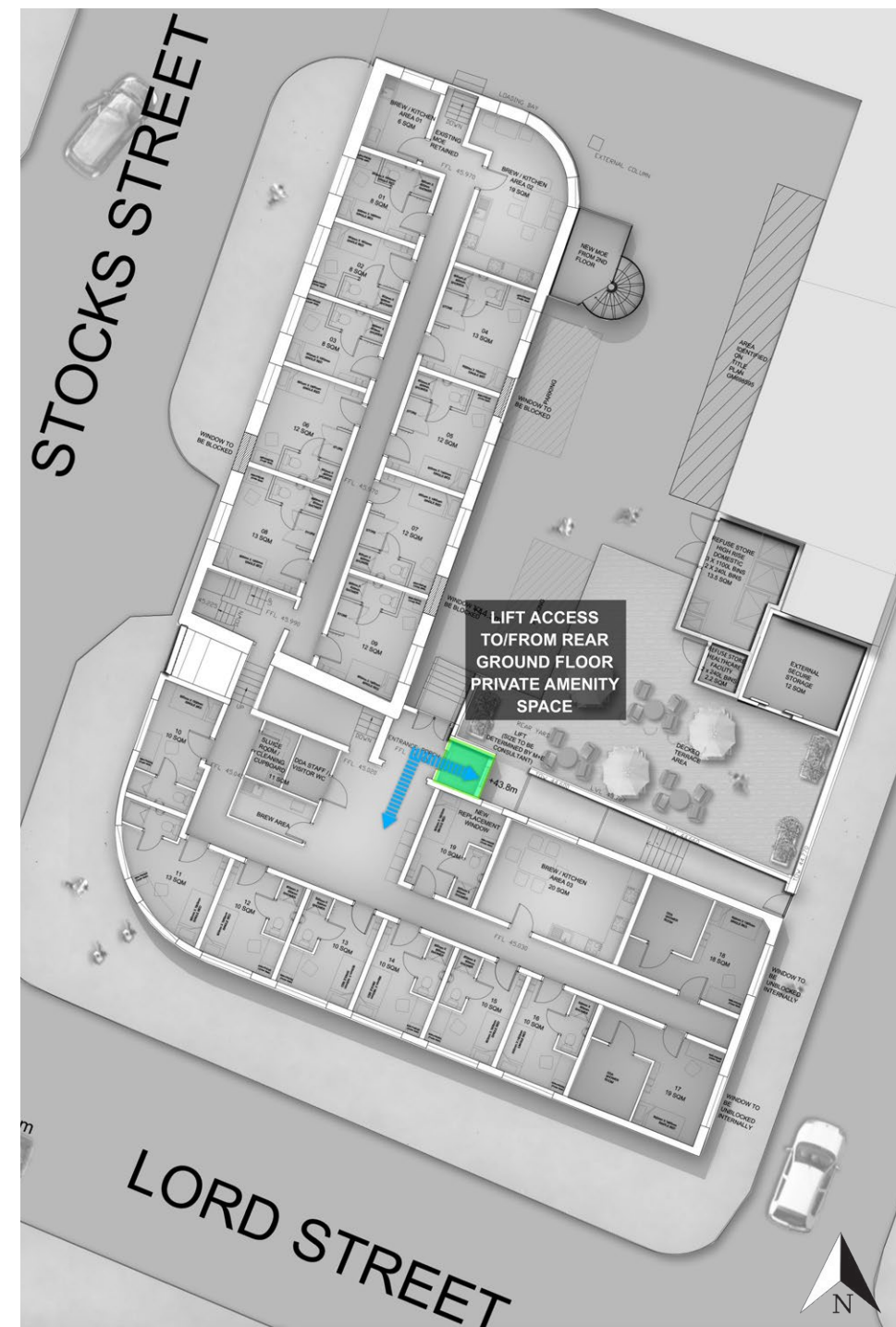
Currently there are several entrances into the existing buildings on site. One off Lord Street, One off Stocks Street and one to the rear from the external courtyard. Due to the natural topography of the site and surrounding area, none of these entrances currently provide a means of level access. Therefore the intention is to relocate the entrance off Lord street and create a new larger entrance on the curved part of the existing building on the corner of Lord Street and Stocks Street. To achieve this two existing windows, and the brickwork between them, will need to be removed and replaced with a new glazed entrance. This will create a more welcoming, centralised focal point that will address the 2 principal facades equally, whilst also providing level access into the ground floor accommodation.

It is proposed to retain the existing entrance off Stocks Street and for this to be used as an independent access into the ancillary healthcare facility/office, which occupies the ground floor of the retained building here. Internal alterations will be required to facilitate level access, as currently access is via a couple of steps from the existing footpath.

The entrance from the courtyard at the rear is elevated and stepped access grants entry to the first floor level of the 2 storey building that fronts Lord Street. There is an intention to provide level access here and the most sensible and direct solution would be via a dedicated platform lift, a solution with a ramp arrangement has been explored, however this would take up a substantial area in the external courtyard and would be quite torturous due to the length required to get to first floor level.



GROUND FLOOR PLAN



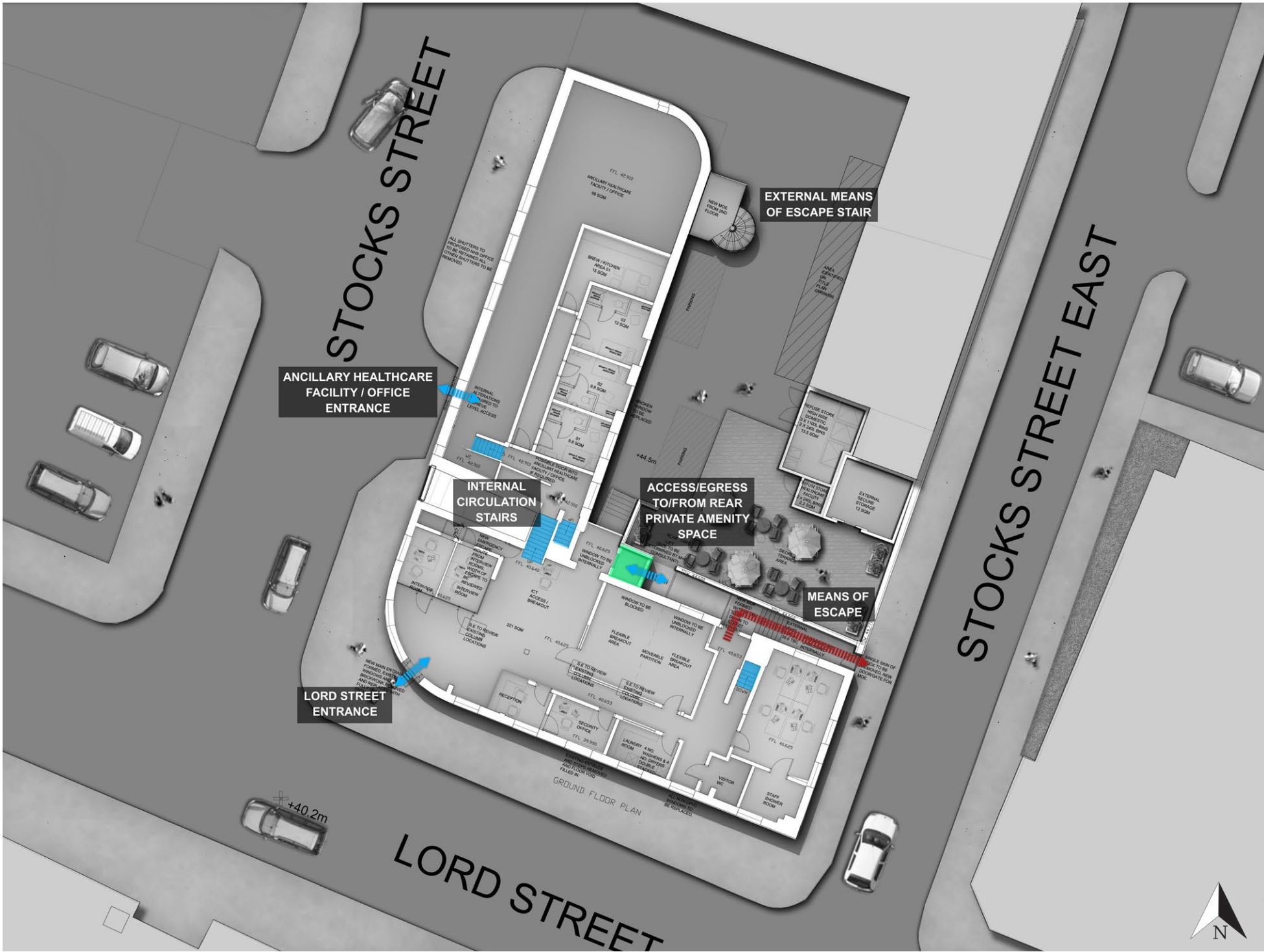
1st FLOOR PLAN

10.0 ACCESS AND EGRESS

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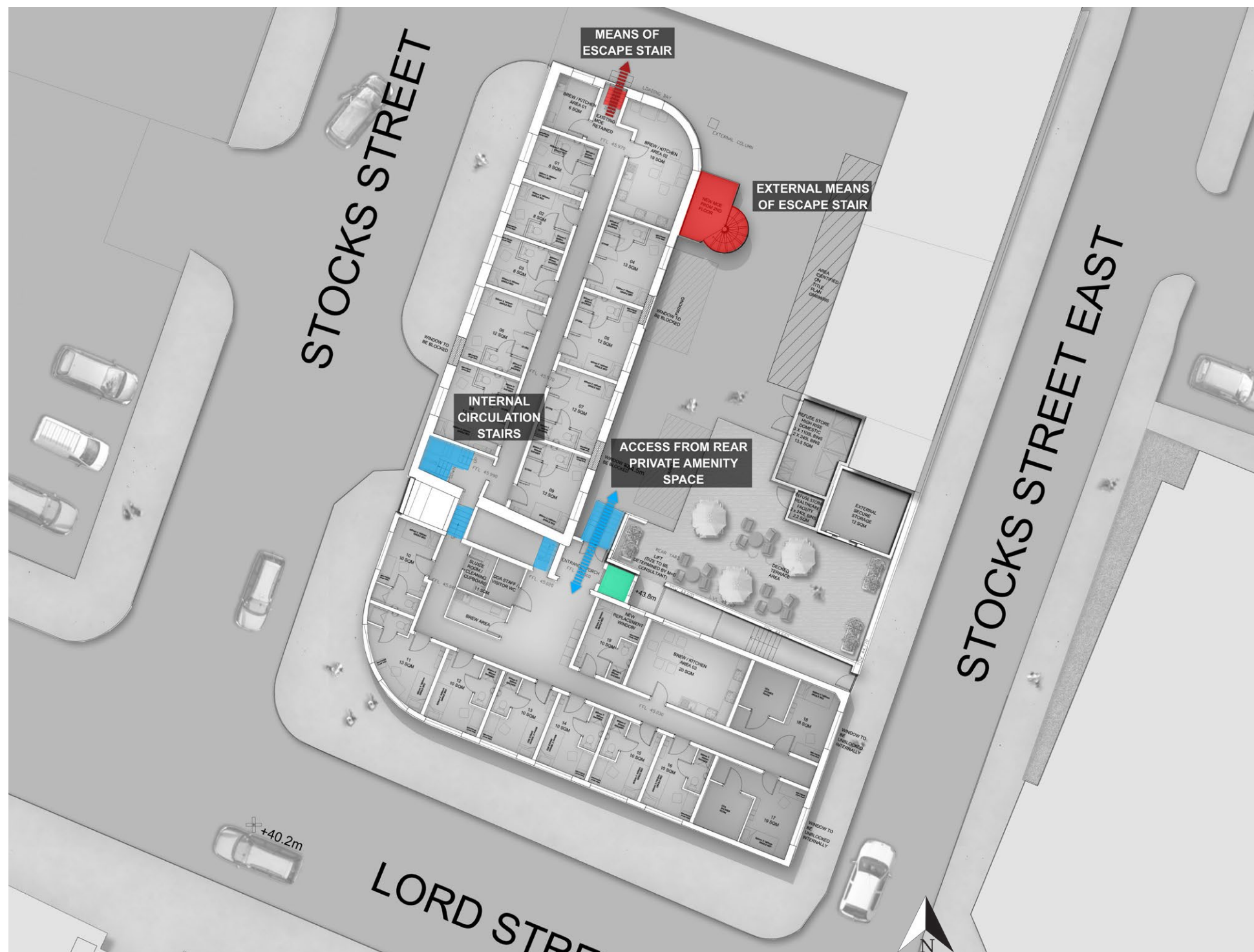
Three entrances are proposed for the scheme which allow access into the building. One at the corner of the building at the junction of Lord Street and Stocks Street, another entrance off Stocks Street and the final entrance accessed at the rear of the building via the service yard. Two new fire escape stairs are proposed to the rear of the building to provide additional means of escape routes for the scheme.

The existing stairs at the internal junction of the two arms of accommodation are being retained to provide the vertical circulation through the building.



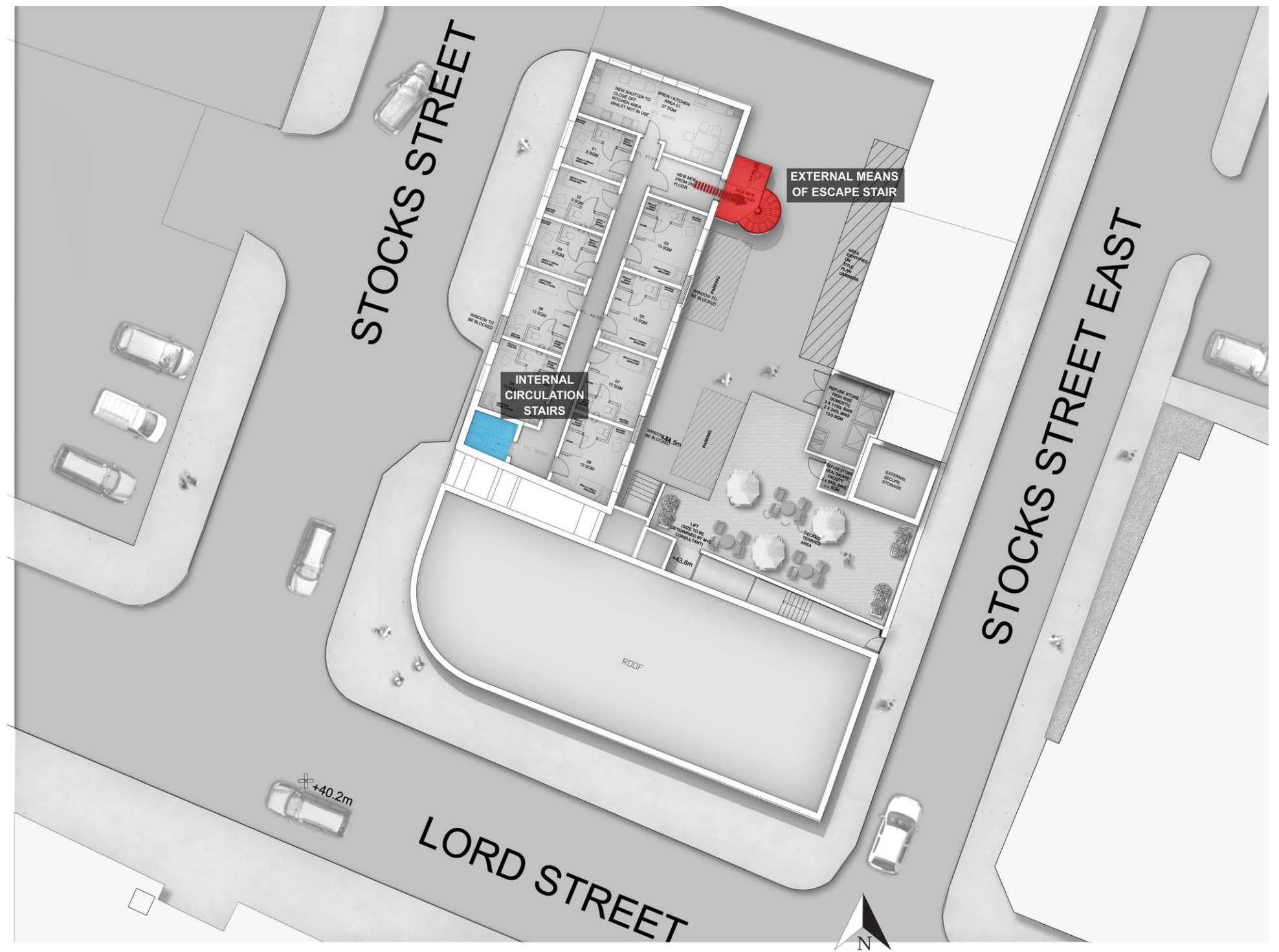
GROUND FLOOR PLAN

10.0 ACCESS AND EGRESS



1st FLOOR PLAN

10.0 ACCESS AND EGRESS



2nd FLOOR PLAN

11.0 SERVICING AND REFUSE

11.0 SERVICING AND REFUSE - REFUSE STRATEGY

The refuse store is located adjacent the external terrace area at the rear of the building next to the service yard. On collection day, refuse bins will be moved from the refuse store to the bin collection zone on Stocks St by a management company, where they will be emptied and then promptly returned to the refuse store. The strategy is indicated on the diagram opposite.

In terms of the calculations for the number of bins provided for refuse for the proposed scheme, we have worked on the basis that the shelter will be considered as a high rise domestic development, therefore we have used the following formulas, taken from GD 04 - Manchester City Council Waste Storage and collection guidance;

Appendix E - High Rise Apartment Developments 0.43 Sqm is to be provided per apartment for the container space. Space is also provided so each bin be accessed and removed for collection individually.

There are 31 individual rooms in the proposal, therefore;
 $0.43 \text{ Sqm} \times 31 = 13.3 \text{ Sqm}$

Within this space a total of 6 x 1100L euro bins and 4 x 240L wheelie bins can be accommodated, this would be based on 1 local authority collection per week and on top of this space we would also require circulation space so that each container could be manoeuvred and emptied individually, however we anticipate that the refuse for the development will be collected via the use of a private company and that there will be 2 collections per week, therefore halving the amount of refuse containers required.

If we maintained the size of the currently proposed store at 13.5sqm, we could accommodate 3 x 1100L euro bins and 2 x 240L wheelie bins and have sufficient circulation space. This number of refuse bins would be sufficient for 2 collections per week.

In terms of the NHS office facility which has a gross area of 99sqm. C1 - Offices - 2600L per 1000sqm gross floor space. 50% of this capacity should be retained for recycling.

$2600 / 1000 \times 99 = 257\text{L}$ of waste - 50% of this to be recyclable

This would be accommodated in 2 x 240L bins stored in a separate store to that of the residential.



GROUND FLOOR PLAN

12.0 LANDSCAPE AND EXTERNAL WORKS

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At the rear of the site the standalone building that is to be demolished will make way for an external decked seating terrace area which will provide some outdoor amenity space for the tenants. An external storage unit is also proposed in this area to store any ancillary equipment/furniture and possibly the secure storage of cycles.



GROUND FLOOR PLAN

13.0 SECURITY AND SAFETY

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Security is dealt with at the building face, with secure lockable entrance doors and a manned reception located adjacent the entrance.

CCTV will be located in and around the building and will be monitored in the security office which is also located on the ground floor, adjacent to the entrance/reception desk. This allows security to monitor individuals who come in/out of the building and other areas of the building as required. The external CCTV will be located so as to monitor the proposed building only and orientated so that it does not compromise the privacy of the adjacent residential developments.

The interview rooms have a secondary access/egress at the rear of each room to allow staff members to enter and escape through an existing corridor and call for assistance if required.



GROUND FLOOR PLAN

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