



Design & Access Statement

Unite New Medlock House, Manchester

**Proposed conversion of the existing vacant commercial unit
to provide additional student amenity**

October 2021

Hadfield Cawkwell Davidson

Revision History

Rev.	Date	Initials	Details
P01	01.10.2021	APS	Planning issue

Scheme Information

Scheme:	Proposed conversion of the existing vacant commercial unit located at ground and first floor within the existing Unite New Medlock House student accommodation building, to provide additional student amenity space.
Applicant:	Unite
Proposed Use:	Student accommodation
Area of converted space:	450m ²

Introduction

Planning permission is sought for the proposed works to be carried out at the existing Unite Students development at New Medlock House, Manchester, in converting the existing vacant commercial unit to provide an additional 450m² of student amenity space.

Site and Surroundings

The site is located on Chester Street, Manchester, within walking distance of both Manchester universities.



The site is enclosed by highways on each side, with Chester St to the north, Cambridge St to the east, Mancunian Way to the south, and Wilmott St to the west. Across Wilmott St to the west is another Unite Students property, Parkway Gate.

Use

The existing unit is currently vacant, having most recently been used as a café / takeaway. Our proposal is to convert this space into additional student amenity space for the development, including a new main entrance and reception area. The proposed amenity will include a combination of study rooms, a cinema / TV room, pool lounge, and yoga studio.

Layout/Amount/Scale

The existing unit is set over 2 levels (ground and first floor), within the footprint of the existing building, on the corner of Chester St and Cambridge St. As part of the conversion, we are proposing to extend the ground floor footprint by approximately 21m² to infill an area of external undercroft (facing Cambridge St).

Appearance

The conversion will include the introduction of additional glazing to the Cambridge St elevation, in place of the existing brickwork, providing increased active frontage in this area. Similarly, within the internal courtyard we are proposing to provide additional glazing to the corner where the new common room is located to create a focal point for access to space from the courtyard.

Cycle Parking

To facilitate the new courtyard access we will be relocating the 8no. existing external cycle hoops as shown on drawing A-09-101.

Access Statement

As mentioned above, as part of the proposals we will be relocating the existing reception area into the former commercial unit. As a result, the main entrance will be located in a more visible location when approaching the building from the city centre.

Level access will be provided throughout, with a platform lift being installed to provide alternative access to the mezzanine for users who cannot use the stairs.