



19 SPRING GARDENS MANCHESTER

FDG
fairhursts design group

DESIGN AND ACCESS STATEMENT

Architecture | Interiors | Master Planning | Landscape | Client Representation

19 Spring Gardens, Design and Access Statement.

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Introduction

The Purpose of this document is to support the planning application for 19 Spring Gardens, Manchester.

The proposal is to replace existing Perspex panels with GRC architectural reinforced concrete panels to the existing office entrance, which faces North West on the main Spring Gardens Frontage.

**Location of Offices Entrance
and proposed Façade treatment.**



Site/Entrance History



Entrance up to 2008.

The Entrance had tiled columns to either side with a glazed frontage that was opaque due to manifestation.



2011 to 2016.

The Entrance was re-clad with glass panels in the square portico shape existing today.

This glazing had a ripple effect to the rear of the panel and was smooth to the exposed face.



2017 to 2020.

The Glass panels to the entrance were damaged early 2016, and were replaced by Perspex panels at the beginning of 2017.

These panels were back lit with linear LED lights in various colours.



2020 to Present.

The Glass panels to the entrance were updated in 2020 to align with the new refurbished reception space.

These panels were back lit with LED lights in warm white, but due to proximity of the panels to the lighting, they cause uneven distributions, which look unsightly.

Proposed New Entrance

It is proposed that the Entrance be clad in an opaque GRC architectural bespoke glass, reinforced concrete. Which will create a contemporary and clean appearance, with surface mounted lighting.

The signage is to be kept the same as the approved advertising consent application. The signage is a simple design mounted onto the new panels centrally above the entrance. Made from wrought iron, and backlit.

The Tiles to the floor of the main entrance will also be updated but will maintain the colour and characteristic of the existing tiles.



Neighbouring Precedents



55 Spring Gardens

Glazed Boxed Portico over the top of the entrance, in back lit glazed panels as per our previous application. The glazing to this entrance sits further proud of the lighting, creating a nicer lighting appearance. The goal-post design is the same style as our new application.

This example is on a larger scale than this application, however, expresses the same shape and materiality of the proposal.



40 Spring Gardens

Glazed Boxed Portico in coloured aqua panels. Portico is only to the top and partially on one side, this design has a similar appearance to 55 and our application.

The stone appearance of 40 spring gardens, also has a resemblance to our proposed GRC concrete product.

Access and Security

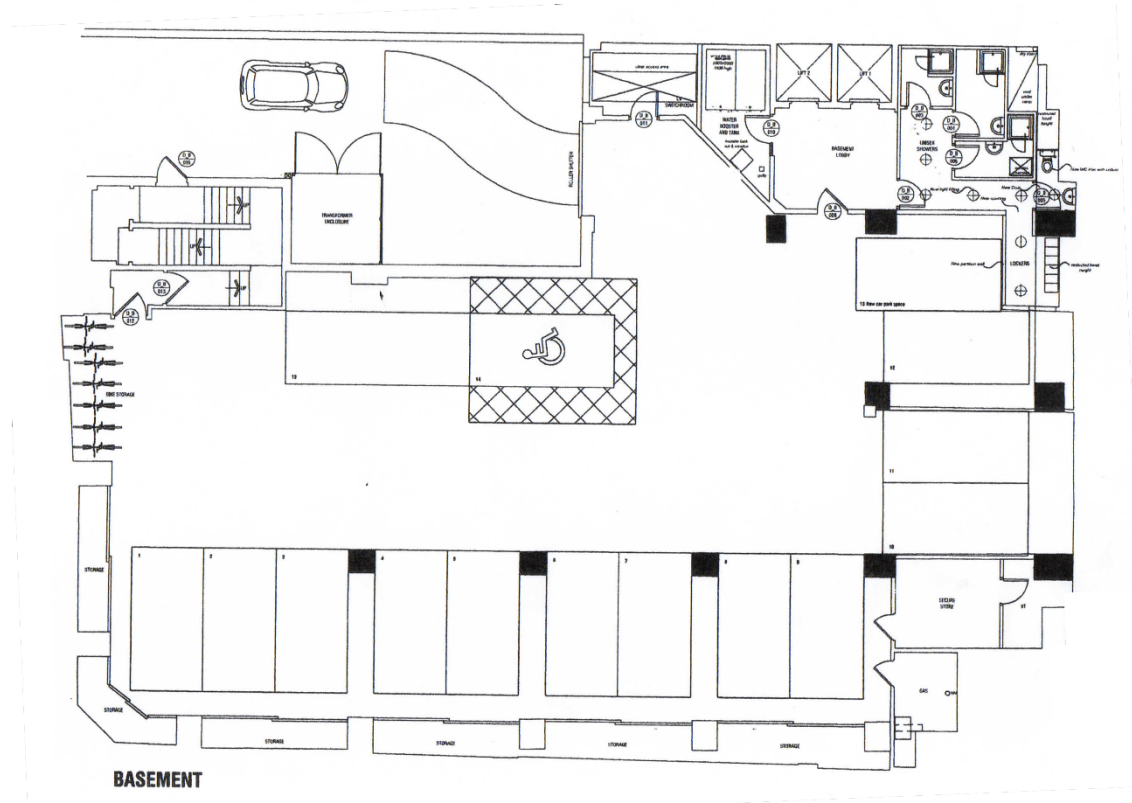
All access is remain as existing. The main entrance to the offices has a DDA compliant access ramp alongside the main glazed sliding doors.

All car parking, waste disposal, and security arrangements are also to remain as per existing. Access to the carpark is from the rear of the building from Milk Street.

Summary

The Application matches other existing building in the area, and maintains a similar shape to the existing entrance, only adapting the façade to more robust panels.

All services and access's to the building are to remain as per existing, and are compliant with building regulations.



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