

15 QUAY STREET MANCHESTER

Design & Access Statement

Planning Application for changes to Main Entrance

Contents

1	Introduction
2	Context
3	Existing Building
4	Proposed Alterations
5	Access
6	Summary

1.0 Introduction

This document has been prepared by Studio KMA (Architects) in conjunction with OBI Property and Zerum Planning Consultants on behalf of Brydell Partners as part of a planning application to modify the existing Quay Street frontage. The proposals include new entrance doors and a new landscape to Quay Street across the front of the whole building.

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2.0 Context

15 Quay Street is a purpose built 5 storey office development with basement car park. The building is located on the south side of Quay Street and the edge of Spinningfields, with a rear elevation on Artillery Street. Access to the basement car park is via Artillery Street.

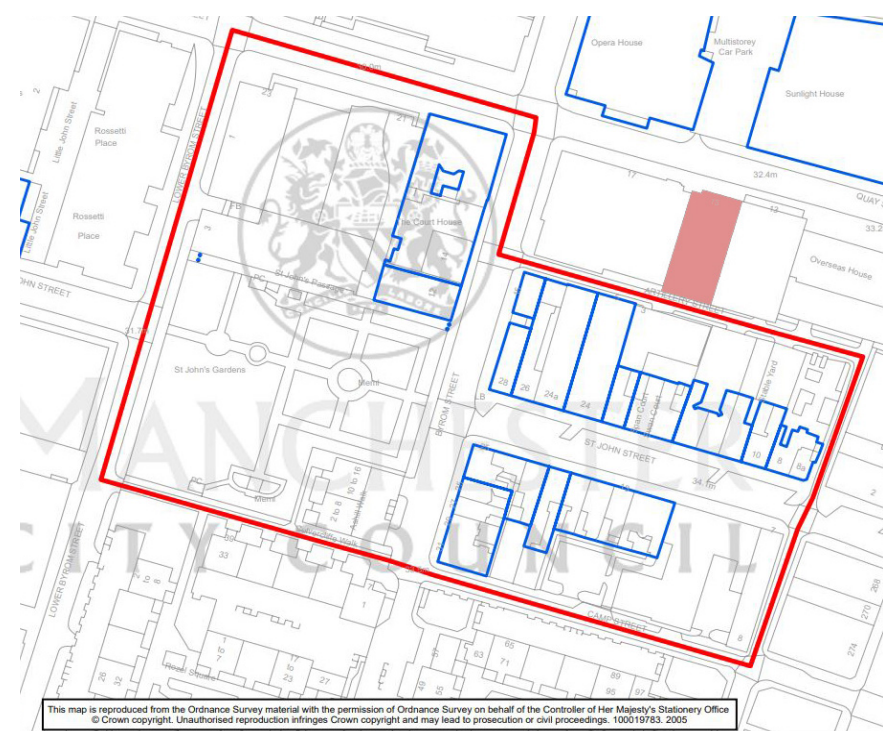
With Spinningfields so close, like this building, the predominant use of buildings on Quay Street are offices with some supporting retail/leisure at ground.



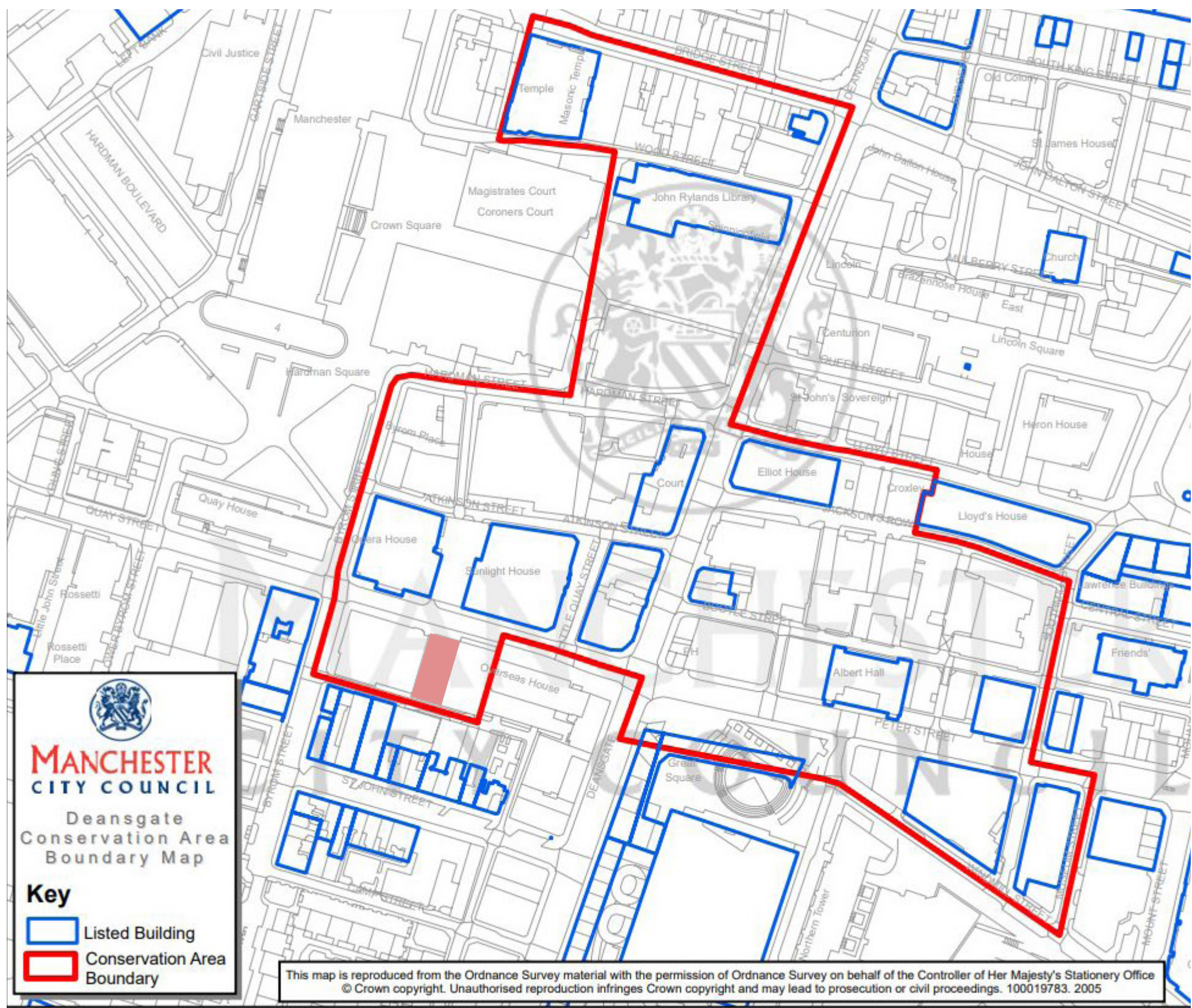
2.1 Heritage

The building lies within the western boundary of the Deansgate/ Peter Street Conservation Area. Opposite the building on Quay Street are the Grade II Listed Opera House Theatre and Sunlight House (office block with mscp). To the rear, running along the centre line of Artillery Street, is the northern boundary of The St. John Street Conservation Area. The St John Street Conservation area mainly centres around St John Street and St John's Gardens.

The building was originally constructed as an office development around the 1980s, and the proposal to slightly remodel the entrance area and external landscape form part of a wider refurbishment scheme for the interior of the whole building. The refurbishment of the interior is necessary to update the internal environment as very little work has been carried out since the building was originally completed.



St John's Street Conservation Area Boundary Map



Deansgate Conservation Area Boundary Map

3.0 Existing Building

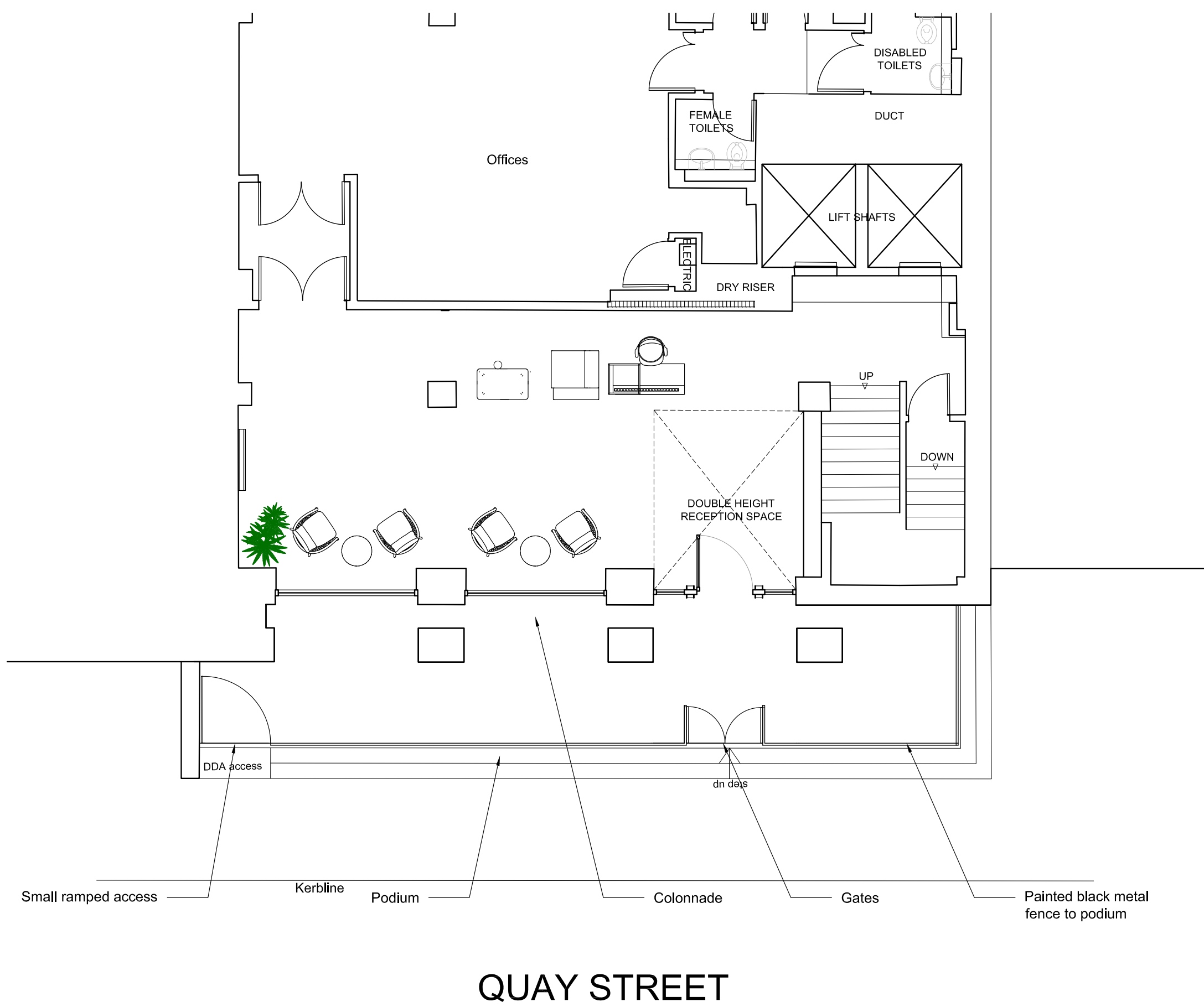
No.15 Quay Street is set back from the back of pavement with a small raised podium in front of a double height colonnade. The podium is level and the pavement falls away slightly westwards along Quay St. The west end of the podium is therefore approx. 300mm higher than the surrounding pavement level whereas the podium is almost at pavement level at the far east end. Steps front the podium which grow out of the pavement as the pavement falls along the frontage of the podium. A black painted metal fence runs around the perimeter of the podium top. There is a break in the fence in line with the entrance. There is also a gate at the eastern end of the fence where the top of the podium is level with the pavement to facilitate wheelchair access onto the top of the podium and subsequently providing level access to the main entrance doors.

To the rear of the podium is a double height colonnade with ground and first floor set back to the rear of the colonnade. Punched windows define the ground and first floor to the rear of the colonnade. The main entrance doors are also at the back of the colonnade. The main entrance is articulated by double height glazing the full height of the colonnade, emphasized with a double height reception area beyond the glass. A glass canopy protrudes from the glass facade beyond the frontage at first floor level.

The façade to the upper floors is proportioned to echo that of the neighbouring building with matching coursing lines and recessed top floors.



3.1 Existing Ground Floor Plan



4.0 Proposed Alterations

To help improve the building's presence to the street the proposals include the removal of the black metal fence from the top of the podium and making good the paving finish to the podium. 3 Large trees in planters are proposed on the podium to bring greenery to the street frontage. Two trees will be positioned between the columns of the colonnade, maintaining the level accessible route for wheel chair access. The largest of the trees will be positioned on the end of the west end of the podium filling most of the podium to the side of the entrance.

To enhance the appearance of the main entrance we propose to bring the double height glazed façade to the front of the colonnade, we propose to remove the rather dated glass canopy and create a more modern contemporary entrance. This also increases the distance internally from the door to the reception desk which is currently quite limited and a little cramped.

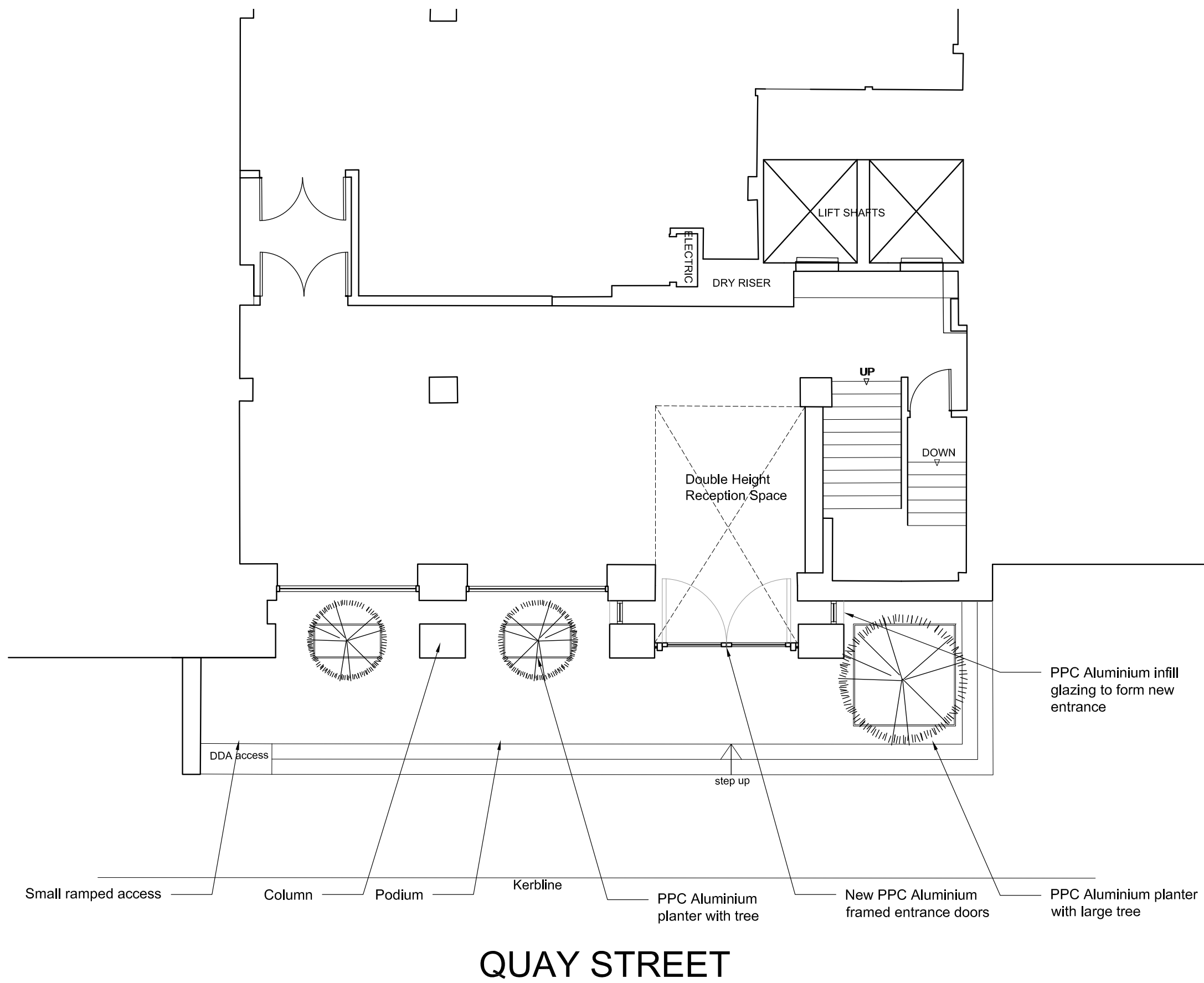
A frame surrounds the new double height glazing set off from the existing colonnade with the use of a recessed shadow gap. We propose to include a recess LED strip lighting to this recessed shadow detail, which will give the entrance a subtle halo lighting feature at night. Integrated into the frame of this entrance glazing is new building signage in a horizontal band lining through with a cornice feature in the colonnade. The signage is internally illuminated to match the halo feature, the same warm 'yellow' light will be used throughout.

The frame to the new entrance glazing will be PPC aluminium to match the existing windows.

New double height glazing will also be installed between the back face of the columns and the building façade where the entrance has been pulled forward forming the sides to the new entrance.



4.1 Proposed Ground Floor Plan

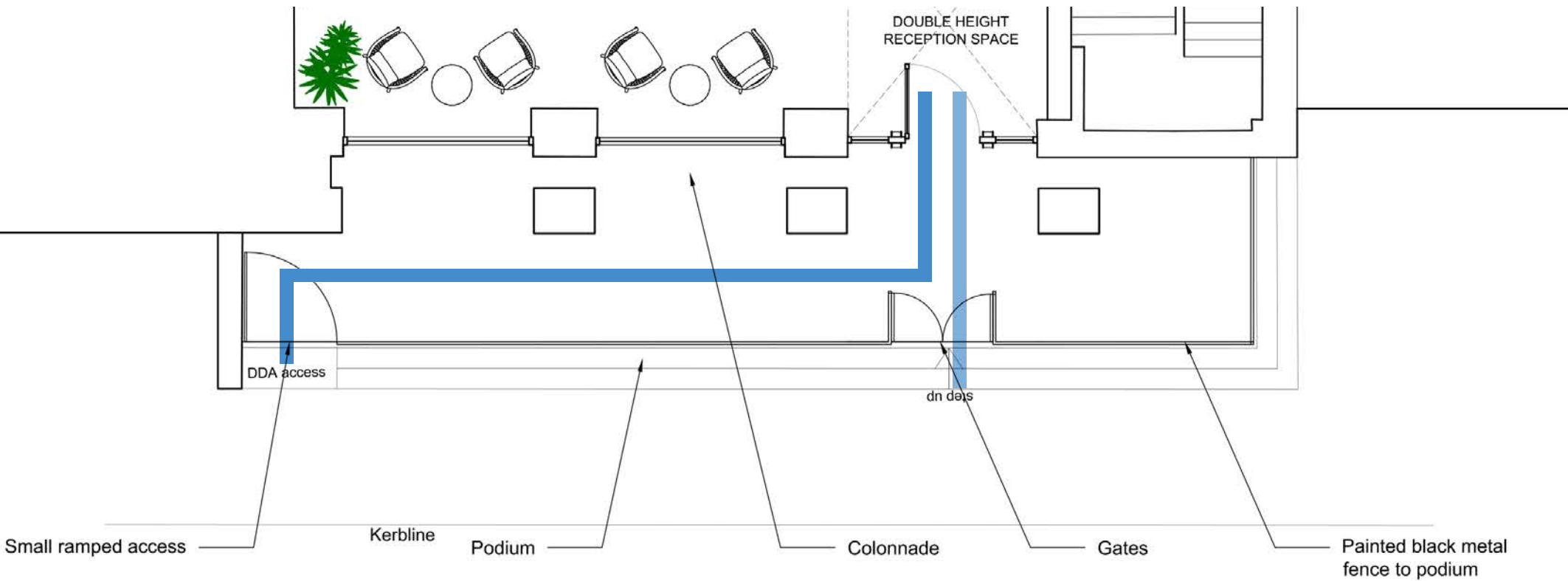


5.0 Access

Existing is a slight fall in levels westwards along the Quay Street frontage. At the higher eastern end, the top of the podium (ground floor level) is almost at the same level as the street and a small ramp located here provides wheelchair access onto the podium. The main entrance provides a level threshold into the building. Although changes are being proposed to the entrance and the external environment the existing wheelchair access will be maintained and incorporated into the new design. Internally two lifts provide access to every floor in the building. Accessible WCs will also continue to be provided at each toilet core.

- Wheelchair Access
- Pedestrian Access

Existing Ground Floor Access



Proposed Ground Floor Access

