



Design & Access Statement Addendum

UNITE Kincardine Court, Manchester

Proposed Amendments to Approved Extension

May 2021

Revision History

Rev.	Date	Initials	Details
P01	18.05.2021	JRP	Planning issue.

Scheme Information

Scheme:	Proposed Extension to Kincardine Court, Manchester
Applicant:	UNITE Students
Proposed Use:	Purpose Built Student Accommodation
Site Area:	4,587m ² / 49,374 sqft / 1.133 acres
Application Area:	2,831m ² / 30,473 sqft / 0.699 acres

Planning History

Full planning approval has already been achieved for the erection of a part 4, part 5, part 6 storey extension comprising 100 student apartments (use class sui generis), with associated communal space, cycle parking, recycling and refuse bin storage and associated plant on land at Kincardine Court, Kincardine Road Manchester.

Application Ref: 124472/FO/2019

Approval Date: 6th December 2019

Introduction

This document is the Design and Access Statement Addendum prepared and submitted in support of amendments to the approved application (Ref. 124472/FO/2019) for the extension of the existing Kincardine Court, on Kincardine Road, Manchester within the administrative area of Manchester City Council (MCC).

Amendments to the existing approval are sought by UNITE Students due to a re-consideration around the student demographic they feel is most appropriate for this site. Unite have recognised that the target audience will be post-graduate students, and therefore wish to revise the internal room mix provided by the proposed extension. Further details of these amendments are described in this design and access statement addendum.

Site and Surroundings

Unite Students have approval to extend their existing purpose built student accommodation property, Kincardine Court.

The Application Site is located on the corner of Kincardine Road and Whitekirk Close, adjacent to Gartside Gardens, close to Manchester city centre.



Credit: Google Earth – Redline approx.

The site is currently occupied by the existing Unite Students building. Kincardine Court is located close to the Manchester city centre and the property is located just a few minutes' walk from Manchester University on Oxford Road. It is also a short walk from Manchester Metropolitan University, The Royal Northern College of Music and the Met Business School.

Existing Use

The site is currently occupied by Kincardine Court and associated car park and courtyard areas. The existing development currently comprises 229 no. total student beds in a mix of 61 no. 3-bed and 4-bed cluster flats, with associated facilities, including main reception, common room, laundry, and external bin / bike storage and car parking.

A private car park also provides 45 no. car parking spaces, while there is also a cycle store externally within the central courtyard area. The car park area is considerably under-used.

There is no proposed change of use as part of this amended planning application.

Layout/Amount/Scale

The current planning approval achieves 100 no. additional bedrooms with a bed mix comprising of studios and 4, 5, 6, 7 and 10-bed cluster flats with en-suite bedrooms. The revised proposals look to reduce the quantity of additional bedrooms provided by the new extension down to 92 no. bedrooms. The reason for this is to continue to accommodate and cater for post-graduate students for this property, with research carried out by Unite Students indicating that smaller clusters and studios are preferred amongst this type of student demographic rather than larger cluster flats.

Therefore, the proposed changes to the bed mix can be summarised as follows:

- 19 no. studios (previously 11 no.).
- 4 no. 4-bed cluster flats (same quantity).
- 3 no. 5-bed cluster flats (previously 1 no.).
- 7 no. 6-bed cluster flats (previously 4 no.).
- 0 no. 7-bed cluster flats (previously 2 no.).
- 0 no. 10-bed cluster flats (previously 3 no.).
- No changes are proposed to the ancillary facilities/common spaces as per the approved scheme.

The proposals will not affect the overall scale of the consented extension as all changes are limited to internal reconfigurations only. The scale/mass of the extensions remains exactly as per the approved scheme under planning ref. 124472/FO/2019.

Other facilities such as Cycle Storage, Refuse Storage, Services/Plant and Car Parking will remain as per the consented scheme despite the 8% reduction in proposed bed numbers provided by the new extension.

Appearance

The revised proposals will not affect the appearance of the consented extension as all changes are limited to internal reconfigurations only. The proposed external elevations will remain unchanged in terms of materials, windows, parapet heights etc., maintaining exactly the same appearance as per the approved scheme under planning ref. 124472/FO/2019.

Access Statement

The existing access into the site remains physically unaffected by these revised proposals, with the main entrance points remaining the same for vehicles and pedestrians. The revised proposals don't change anything in terms of access in relation to the consented scheme.