UNITE STUDENTS

Design & Access Statement

Unite Parkway Gate, Manchester

Proposed conversion of existing roof voids and plant room to student beds

March 2021

Hadfield Cawkwell Davidson

Revision History

Rev.	Date	Initials	Details
P01	05.03.2021	APS	Planning issue
P02	22.03.2021	APS	Refuse storage and access statement updated.
P03	26.03.2021	APS	Minor updates to design team comments.
P04	27.05.2021	APS	Refuse storage section updated.

Scheme Information

Scheme:	Proposed conversion of existing roof voids within Blocks 01, 02 & 03 as well as the existing plant room at level 02 within Block 03, into new student beds.
Applicant:	Unite
Proposed Use:	Student accommodation
Area of converted space:	450m^2

Introduction

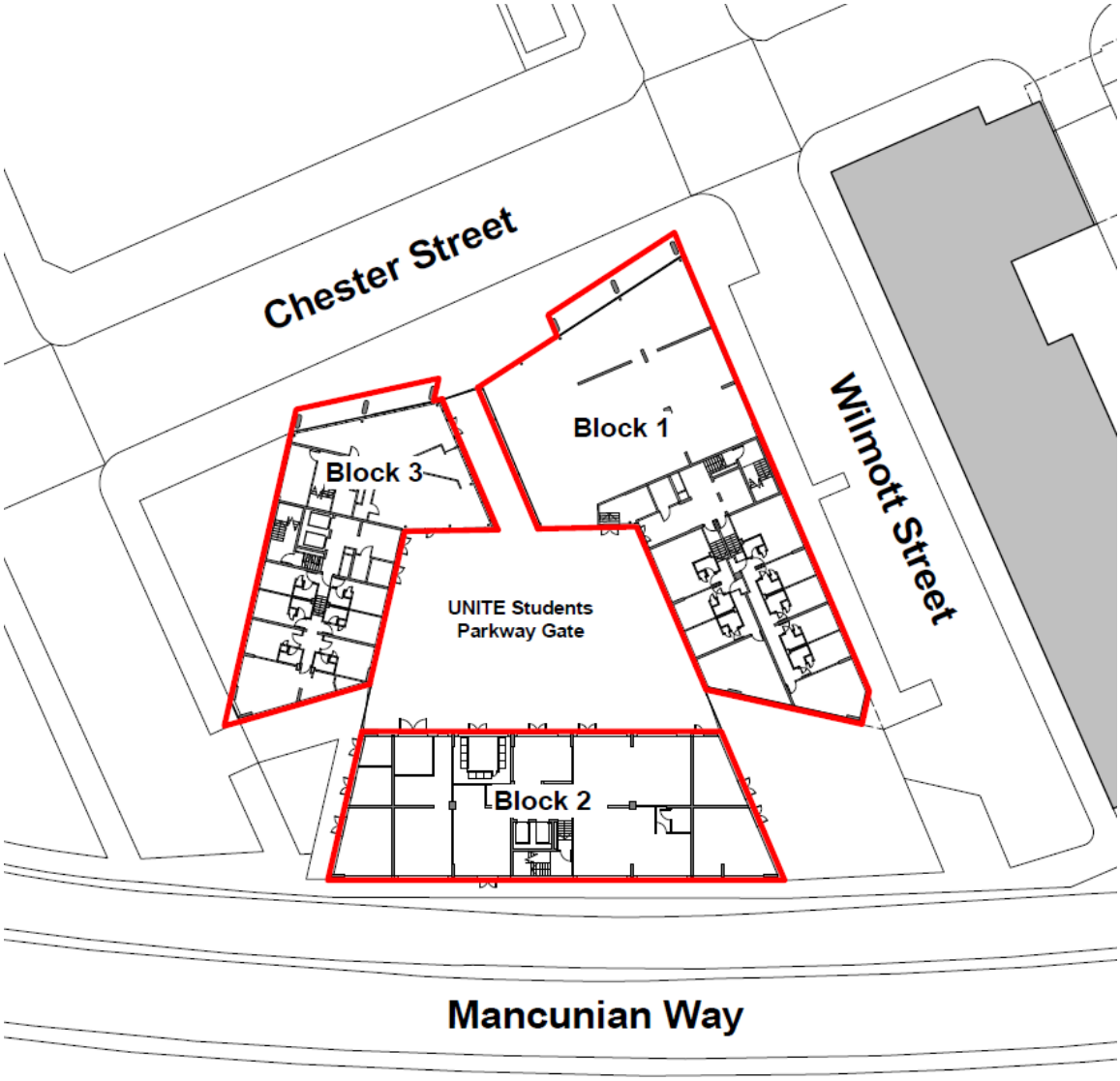
Planning permission is sought for the proposed works to be carried out at the existing Unite Students development, Parkway Gate, in converting the existing roof voids and level 02 plant room to form 14no. additional beds within the existing building footprint.

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, Wilmott St to the east, Mancunian Way to the south, and Newcastle St to the west. Across Wilmott St to the east is another Unite Students property, Medlock House.



Use

The existing development currently comprises 728 student beds in a mix of 3 to 6-bed cluster flats, and associated facilities, including main reception, common room, laundry, bin store and bike store. There is also a vacant commercial unit at ground floor in Block 01. Planning consent was granted in 2018 under application reference 121186/FO/2018, which included the addition of 9no. beds, bringing the total to 737 beds. This consent also included the conversion of the vacant commercial unit into a new common room, including a small single storey infill between this and the existing reception to form a larger combined common room / reception with ancillary back-of-house areas.

Layout/Amount/Scale

The existing development is made up of three independent blocks of 14, 16 and 18 storeys in height, set around a central courtyard. As mentioned above, within these blocks are a mix of 3 to 6-bed cluster flats and associated facilities, with commercial space at ground floor level in Block 01, facing Chester Street.

As part of the proposal, we will be adding additional bed spaces in the form of a 3-bed cluster flat within the existing redundant plant room at level 02 in Block 03, and 11no. studio flats across the three blocks within the existing roof voids, bringing the total to 751 beds. The proposals will not affect the overall scale of the development as all changes are contained within the existing massing. The introduction of new areas of glazing is picked up in the appearance section below.

Appearance

The inclusion of the new rooms within the roof voids will require new window openings being provided within the existing elevation. These will match the scale, appearance, and rhythm of the existing windows, therefore their impact on the overall appearance will be minimal, and almost unnoticeable given their position at the top of the building.

The rooms in the existing redundant plant room will utilise the existing fenestrations, albeit changing from a louvred panel to a clear glass window and modifications to the existing curtain wall to the west elevation. Again, all new windows will match existing.

Refuse Storage

The development is currently served by a shared bin store located at ground floor in Block 02, accessed via the central courtyard. There are currently 17no. 1100L general waste bins (at a ratio of 1:43), and 5no. 240L glass recycling bins (at a ratio of 1:146), with three collections per week. This is deemed sufficient for the development.

Based on the above we propose to provide 1no. additional 1100L general waste bin, and 1no. additional 240L recycling bin to meet the uplift in demand (18no. 1100L & 6no. 240L total). These new bins will be stored within the existing bin store.

The existing store has a total floor area of 62m^2. Based on the uplift in bed numbers this equates to 0.4m^2 per residential flat. This falls slightly below MCC requirements for new developments. However, as stated above the existing store is proven to be sufficient based on current trends, therefore we don't foresee the uplift in units having a detrimental impact on its operation.

Cycle Parking

The existing cycle provision is 36no. spaces, provided at ground floor in Block 02. This current provision is deemed sufficient for the current development.

Based on the above we propose to provide an additional 5no. spaces to cover the 14no. additional beds (at a ratio of 1:3), bringing the total to 41no. spaces. These new spaces will be provided within the existing cycle store.

Access Statement

The existing access remains unaffected by the proposals, with the main entrance and reception to remain off Chester St. The proposed rooms within each block are accessed via the existing stair and lifts.

All existing bedrooms are fully accessible via the lifts provided in each Block. However, due to there being existing services within the former roof voids, a raised floor is required in these areas, for which stepped access will be required (as there is insufficient space to accommodate a ramp). Therefore, the new rooms within the existing roof voids will not be accessible.

The new 3-bed cluster flat within the existing redundant plant room will have step free access and will be fully compliant with Manchester City Council's *Design for Access 2*, equating to 20% of the new rooms.