Workshop

J’adore HQ
Ingenta House , 2 Poland St.

Ancoats, Manchester, M4 6BR

Design and Access Statement

06 April 2021

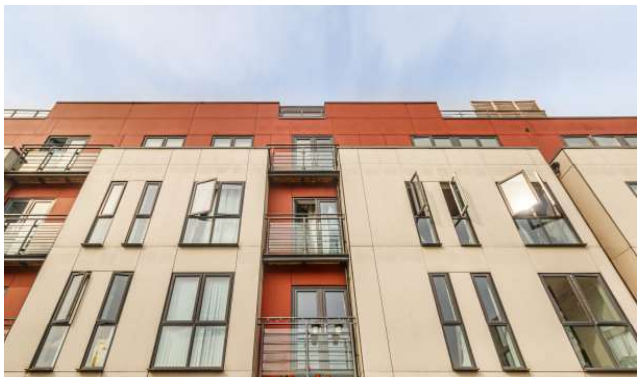
Existing Property

The existing building is a mixed use development with 34 apartments at 1st floor to 4th. Ground floor provides office accommodation in 3 separate units and basement provides parking for residents. The client - J’adore Models, have purchased the 3 ground floor units with planning permission for office accommodation and residential use.



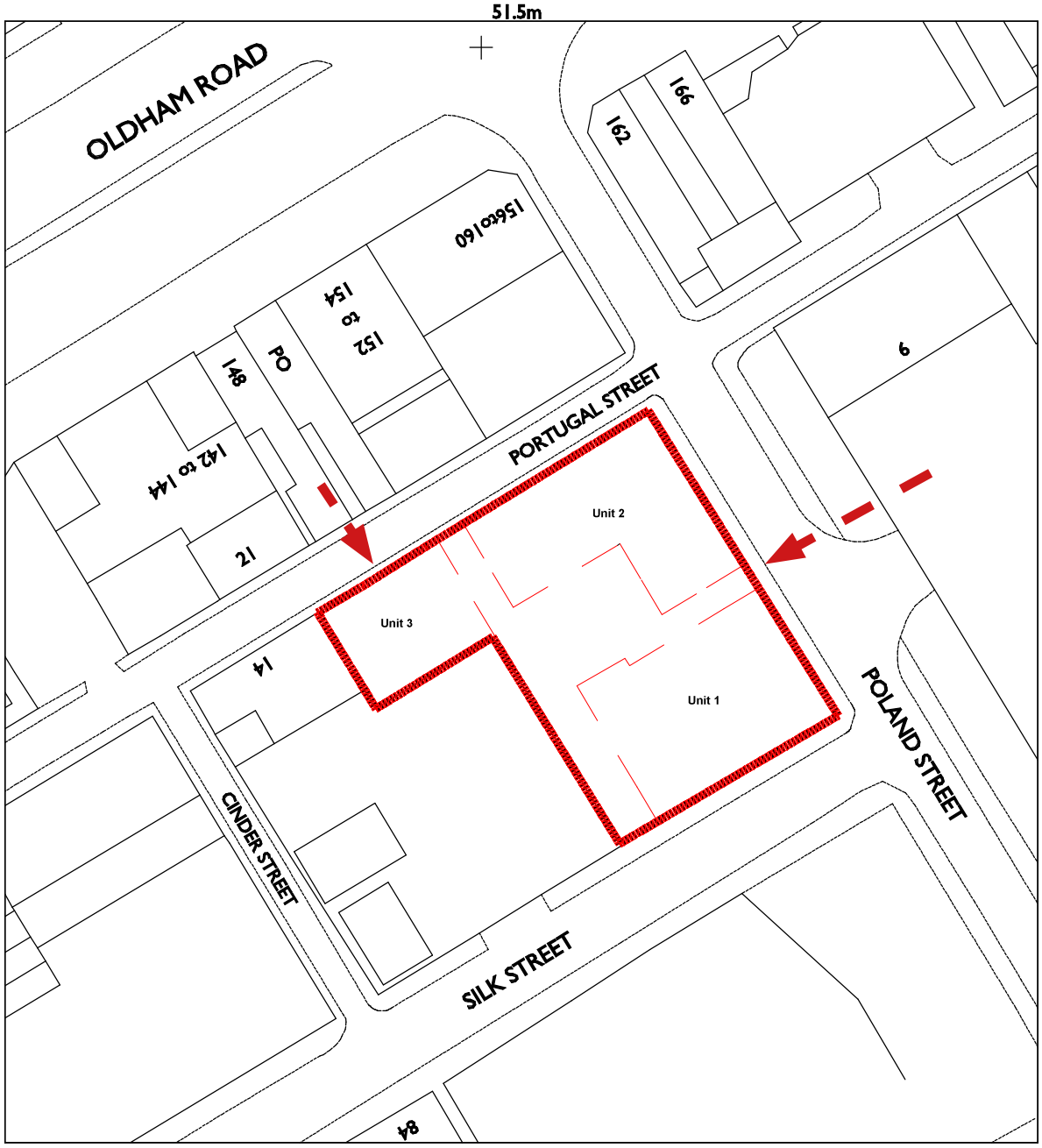






Site Location

Ingenta house is located on the Northern edge of Ancoats, defined by Silk street to the South West, Poland Street to the North West and Portugal Street to the North East. At present the only entrance to units 1 and 2 is on Portugal street which also serves all 34 apartments. Unit 3 has a private entrance on Portugal Street.



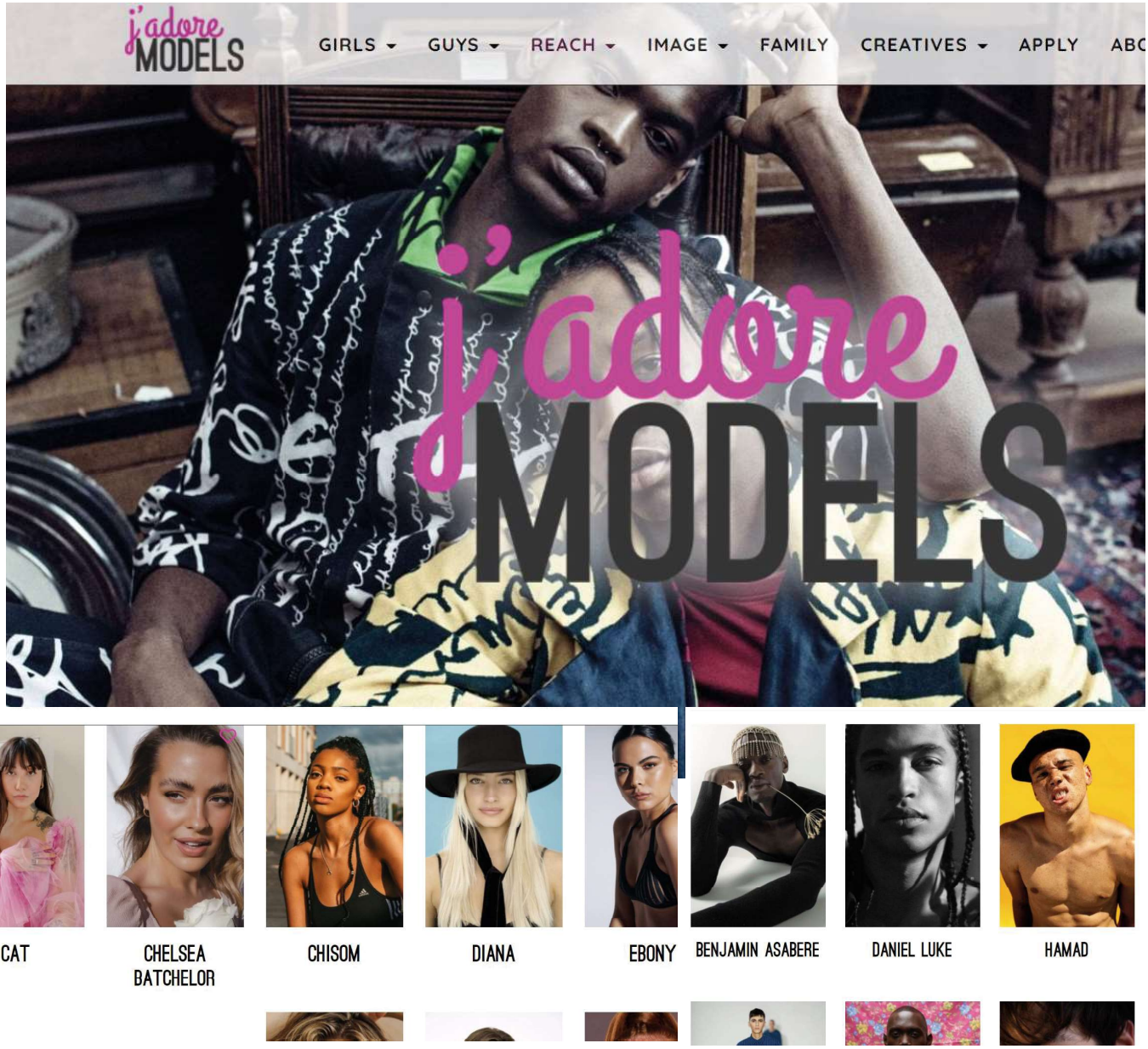
The Client

The client, J'adore models has purchased these 3 units to form a new headquarters for the business having been previously located in AWOL STUDIO at Hope Mill for a number of years.

J'adore Models is an independent model agency built by two sisters, Jess and Sam. Founded in 2015, a grassroots company from the heart of Manchester, offering skilled, hands-on management of global talent and a premium worldwide client base.

The core belief of the business is to scout and develop incredible talent, to push boundaries through real representation and diversity within the industry.

J'adore strongly associates with Ancoats, and is very keen to bring this collection of unused office spaces to life, contributing to the street scene with energy. Creativity and diversity.



The Brief

Unit 1 149m2 (1,60 7 sq ft)

Unit 2 191m2 (2,0 58 sq ft)

Unit 3 87m2 (933 sq ft)

Total 427m2 (4,598 sq ft)

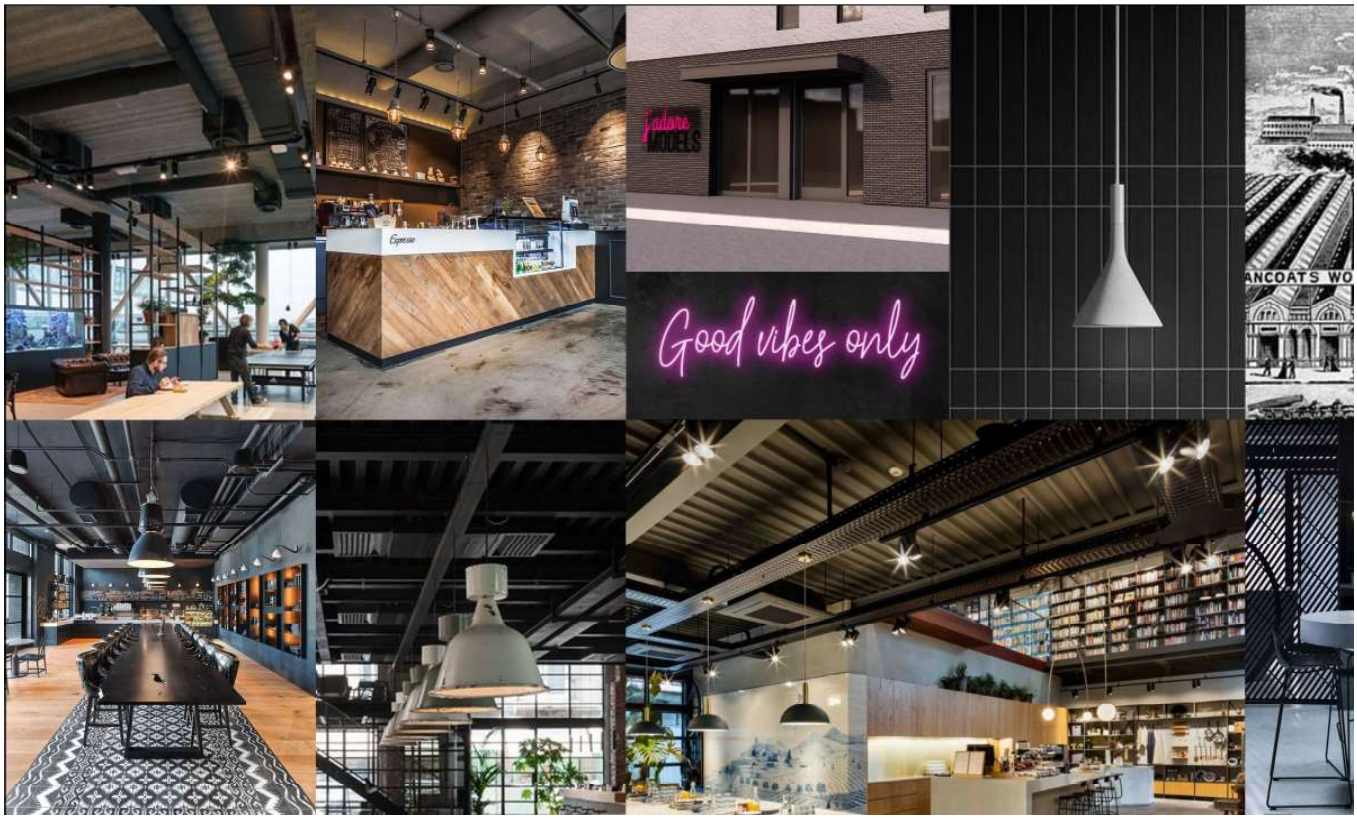
Unit 1- Front of house, arrival, reception, interviews, meetings, collaboration.

Unit 2- Back of house, flexible office space, meeting rooms, staff room, kitchen, directors suite and conference room.

Unit 3 - Mixed use space / Photography studio

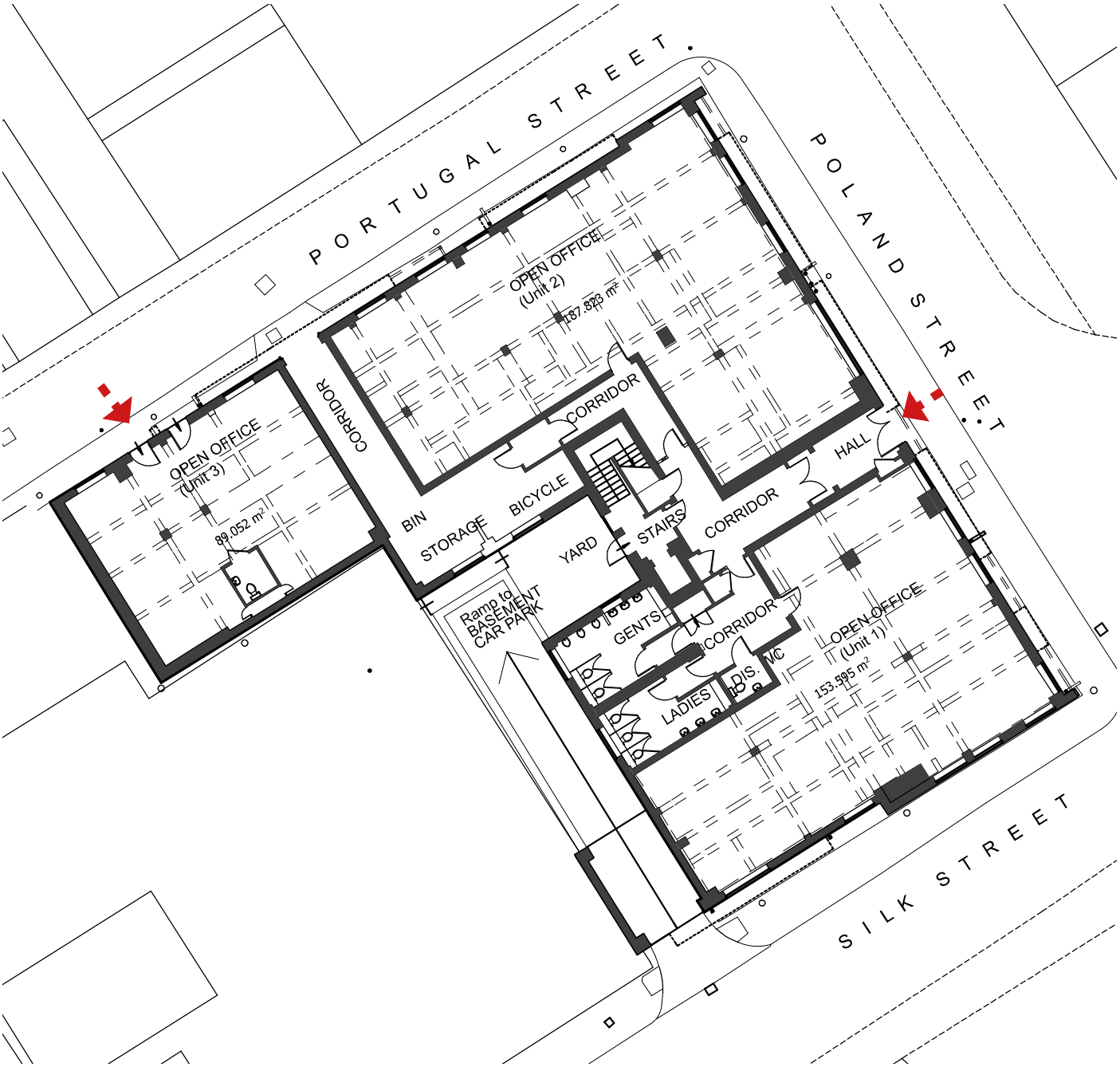
j'adore MODELS

Silk Street Studio



Existing Ground Floor Plan

Ingenta house is located on the Northern edge of Ancoats, defined by Silk street to the South West, Poland Street to the North West and Portugal Street to the North East. At present the only entrance to units 1 and 2 is on Portugal street which also serves all 34 apartments. Unit 3 has a private entrance on Portugal Street.



Planning Guidance

The proposals take into account the following planning documents and supplementary advice.

National Planning Policy Framework 2019

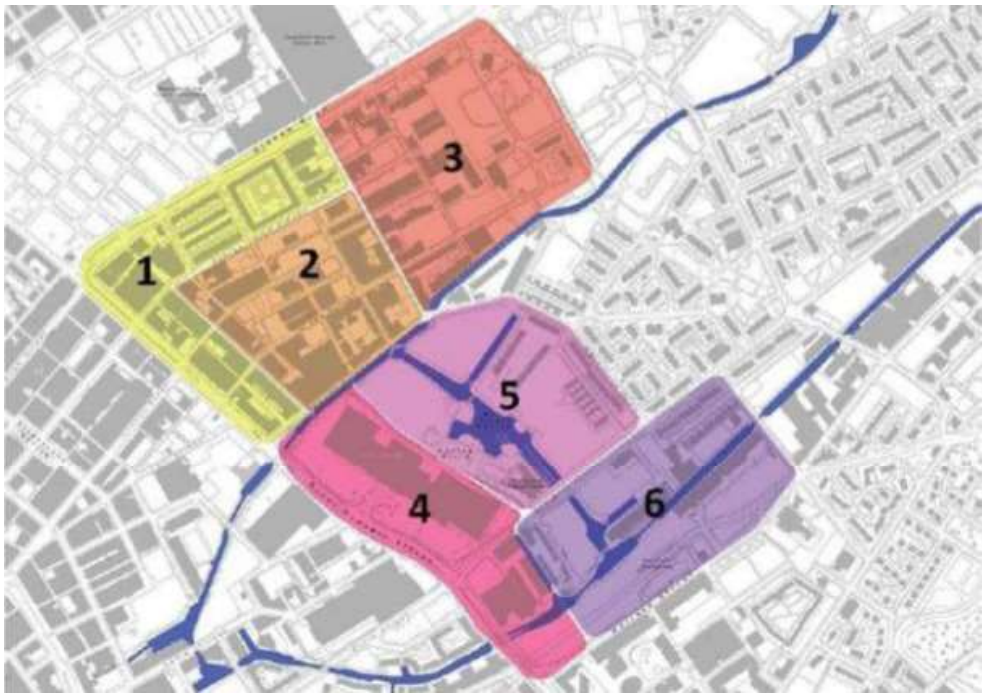
Manchester Core Strategy 2012

The Greater Manchester Strategy (GMS)

Manchester Strategy 2016- 2025 ‘Our Manchester’

Ancoats and New Islington NDF Character area 3 - Poland Street Zone (Draft)





Planning Guidance

Extracts from Ancoats and New Islington NDF
Character area 3 - Poland Street Zone (Draft)

Site location



Illustrative spatial framework showing the potential urban grain and open space

7.3.6 Uses

There is an opportunity for the Poland Street Zone to be a tangible living and working neighbourhood. However this should be grounded or linked to, some of the specific commercial and community clusters that have traditionally or more recently come to define Ancoats.

7.3.6.1 Working

Commercial development ought to be encouraged and supported where it delivers the opportunity for:

1. Modern, flexible office and studio spaces, including co-working.
2. Modern light industrial uses to be safely and appropriately integrated. There is a particular opportunity for lighter industrial, small scale advanced manufacturing, artisan maker spaces and studios - spaces for creative industries and makers.
3. A higher employment density than currently exists.
4. Employment uses that provide a servicing function for businesses within the core of City Centre

Site location



Previous Planning Applications

071653/FO/2004/N1
Original Application for the construction of the building

105393/JO/2014/N1
Variation of condition 17 in respect of the above application.

119090/FO/2018
Change of Use to Apartments

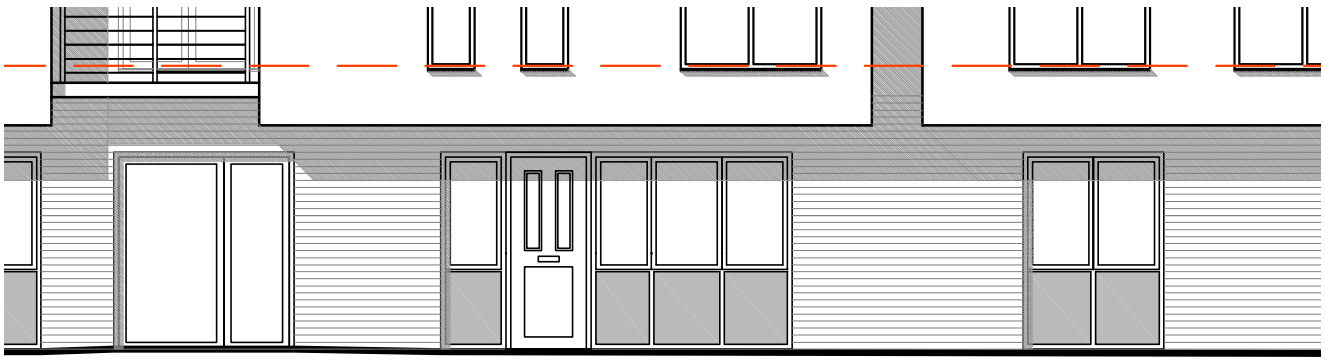
My client, the current owner of the property -J'adore Models purchased the property in 2021. The previous owners have successfully applied for planning permission in 2018 for change the use from commercial office space to 4no. Residential units. The current owner have no interest in pursuing the residential development.



Plan from approved change of use application



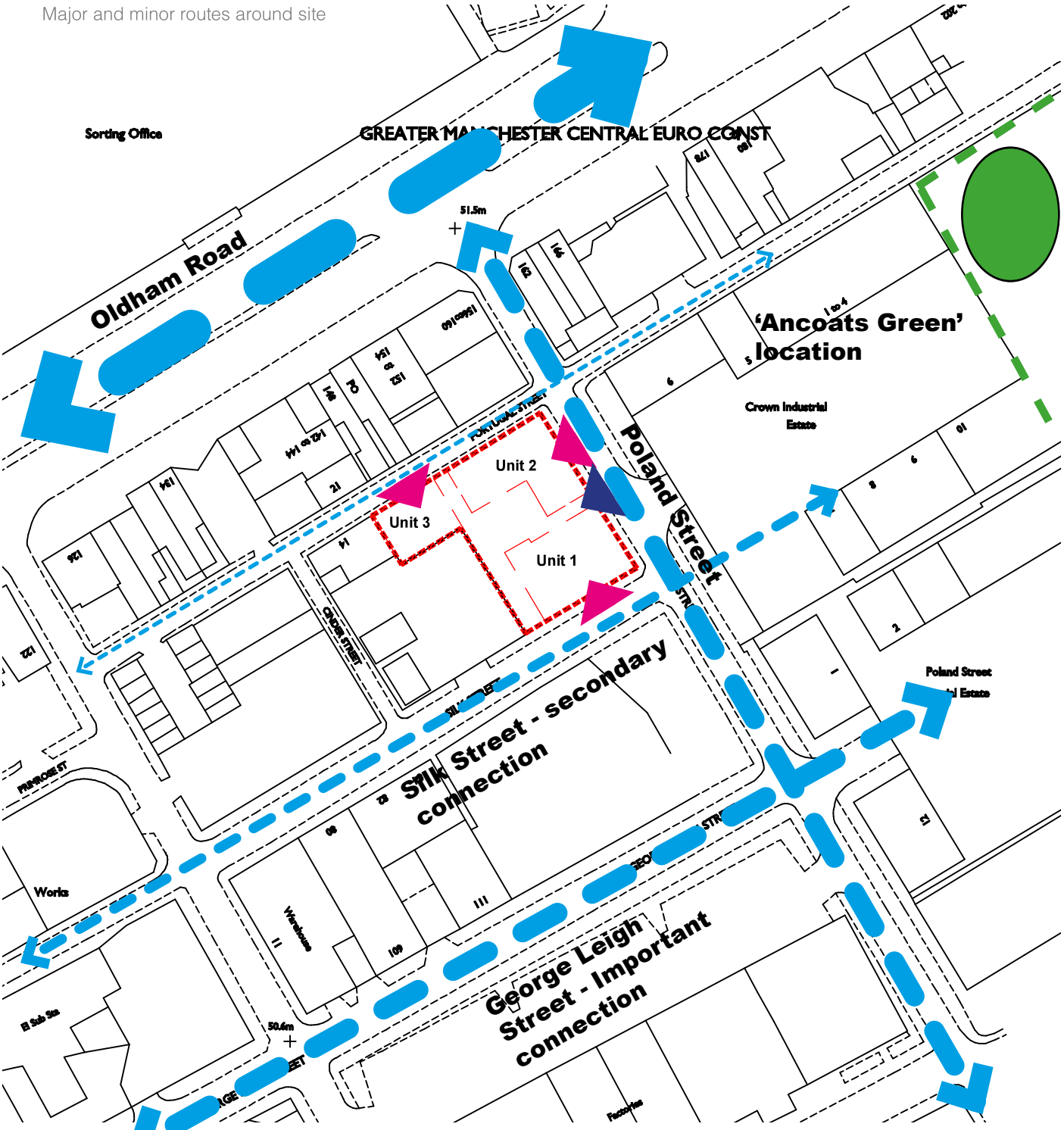




Elevations from
approved change of use

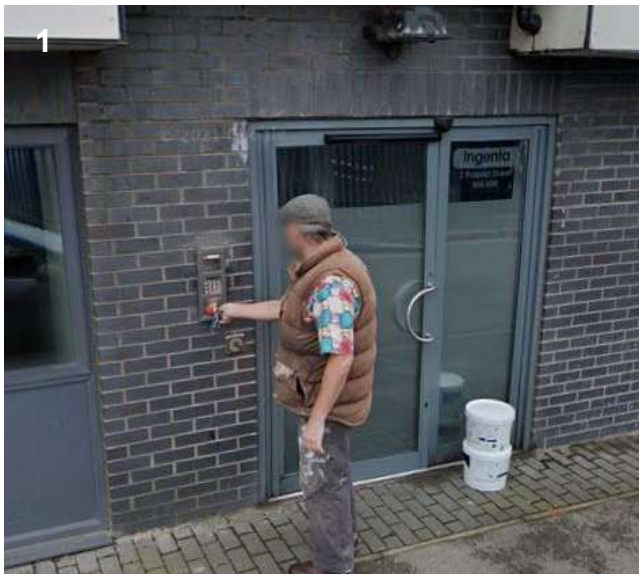
Site Analysis

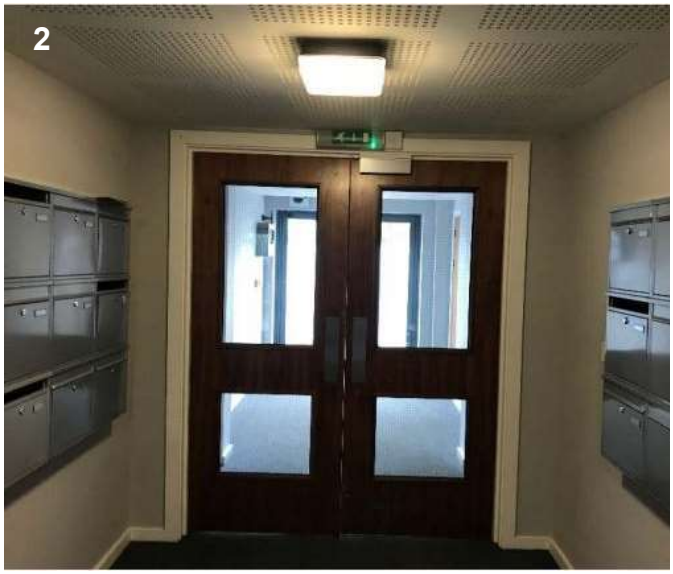
Major and minor routes around site



Issues with existing building

1. Arrival experience - Units 1 and 2 are currently only accessible from the lobby of the residential accommodation. The entrance is dated, uninviting and the mix of commercial and residential uses in such a small space is highly problematic, particularly given that Unit 1 has the capacity for 25 staff and unit 2 has the capacity for 31 staff (6m2 per person) totaling an additional 56 people on top of the possible 68 residents. (See images 1 and 2)





2. Security - All of the existing windows are very poor quality UPVC and extremely vulnerable to break-ins. We sought confirmation on this from Secure by Design as attached to application.

(See images 3 and 4)





Issues with existing building cont.

3. Accessibility

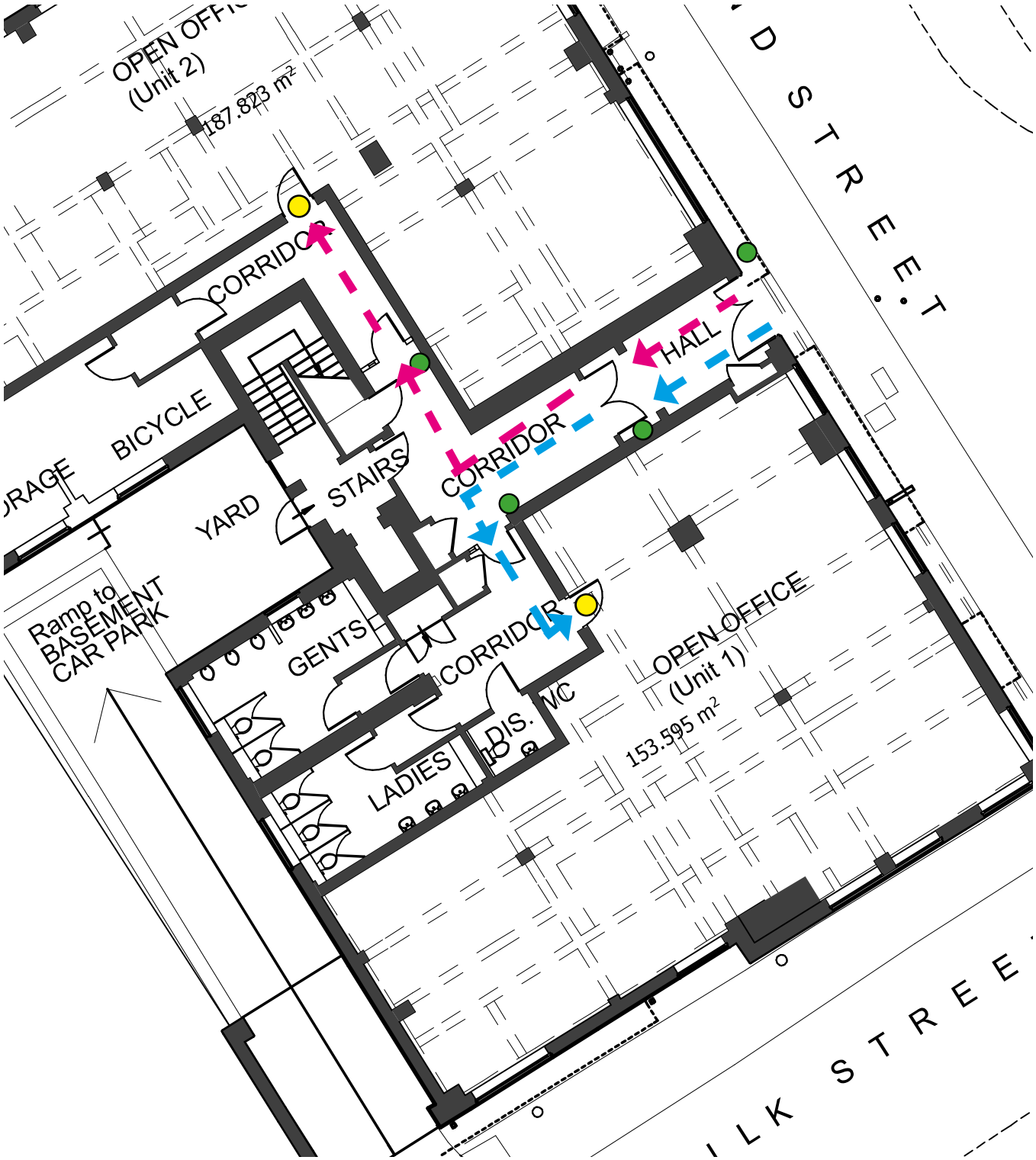
Units 1 and 2 are currently only accessible from residential lobby See attached diagram for confirmation of difficulties accessing both units. Currently there are 4 control points requiring input or communication with the office to allow access.

Key

Access route to unit 1 (Arrow denotes access control)

Access route to unit 2 (Arrow denotes access control)

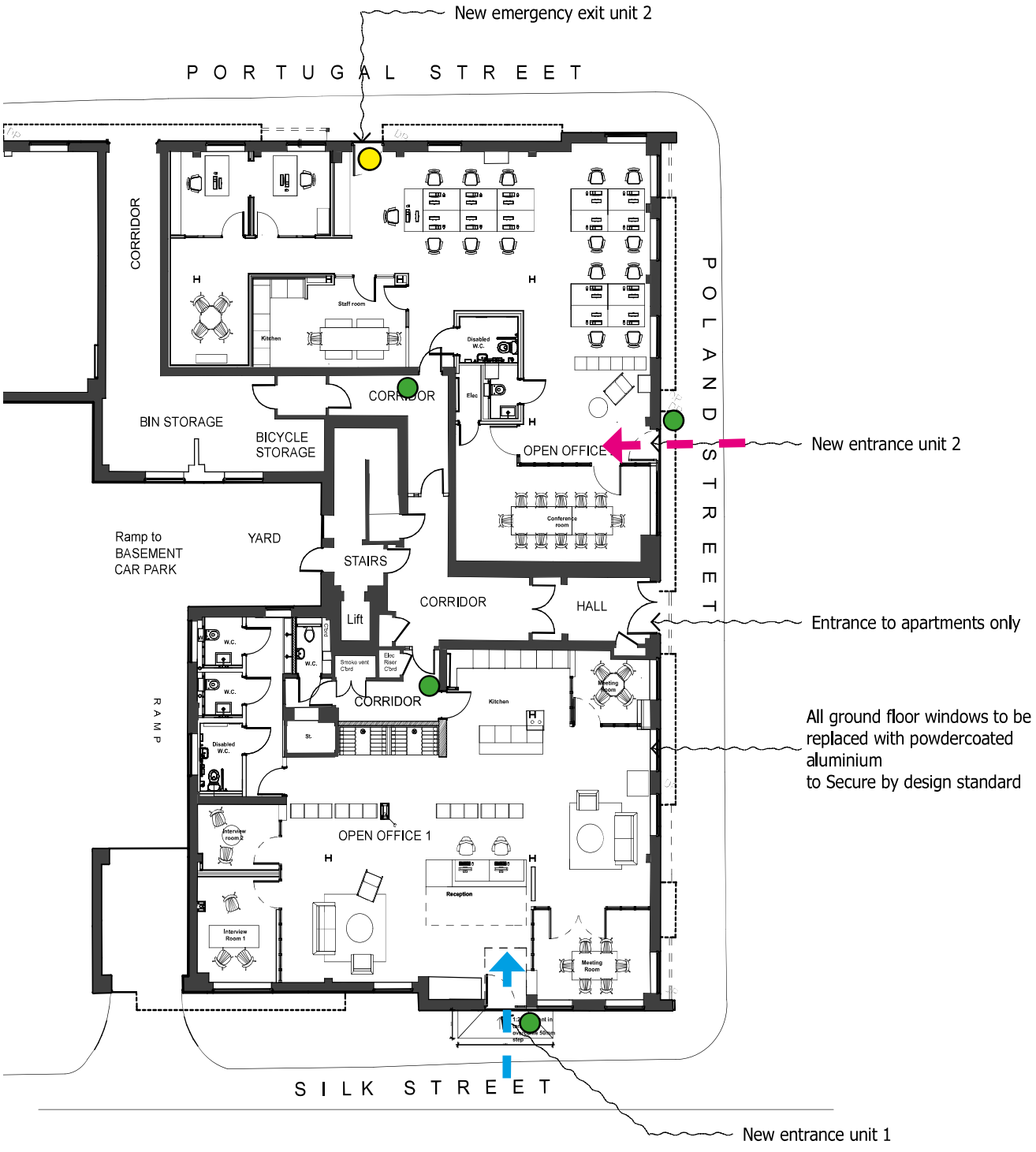
Access control panel requiring fob or code



Proposal to resolve issue

Improved Accessibility and arrival experience

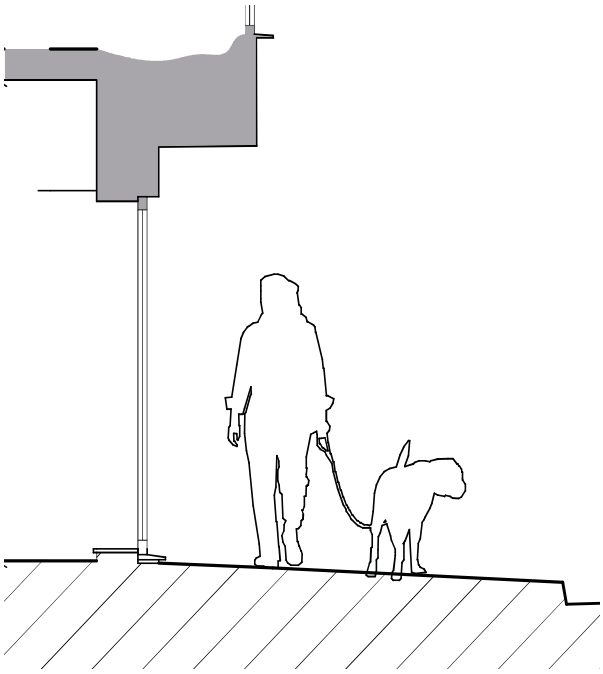
Proposed direct access to Units 1 and 2
with level access created and extra wide doors on automatic openers.

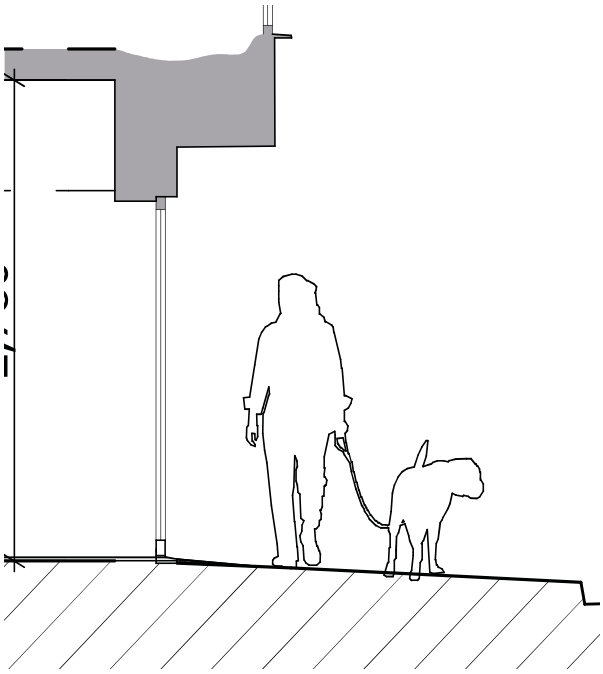


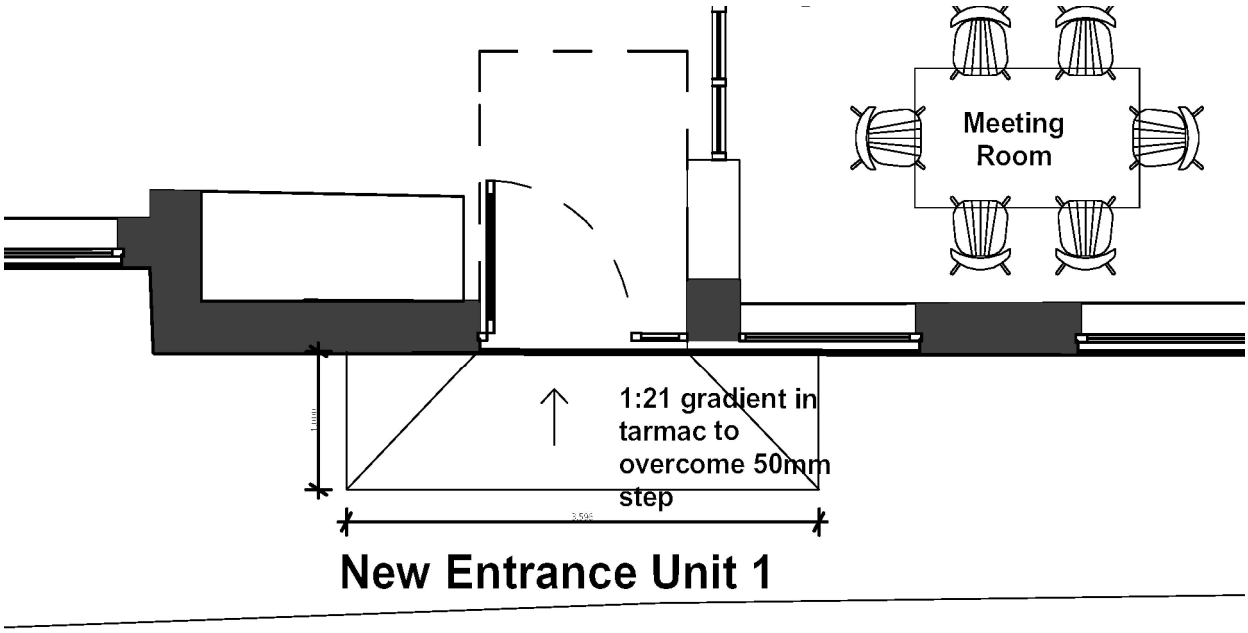
Proposal to resolve issue cont.

Improved Accessibility and arrival experience

Proposed direct access to Units 1 and 2
with level access created and extra wide doors on automatic openers.



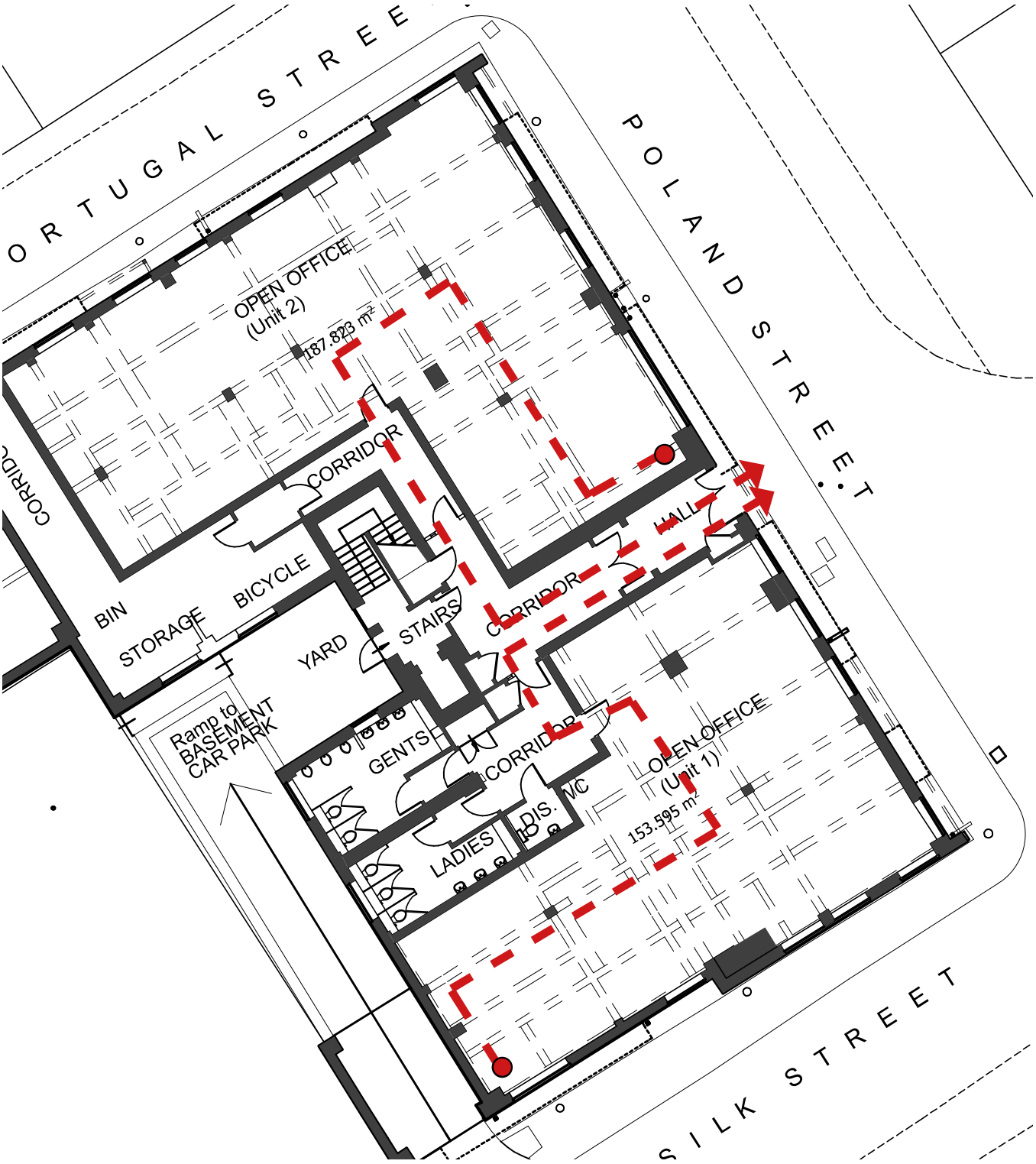




Issues with existing building cont.

4. Means of Escape

Units 1 and 2 are currently only accessible from residential lobby
So therefore escape is only through the residential lobby. See
attached diagram for confirmation.

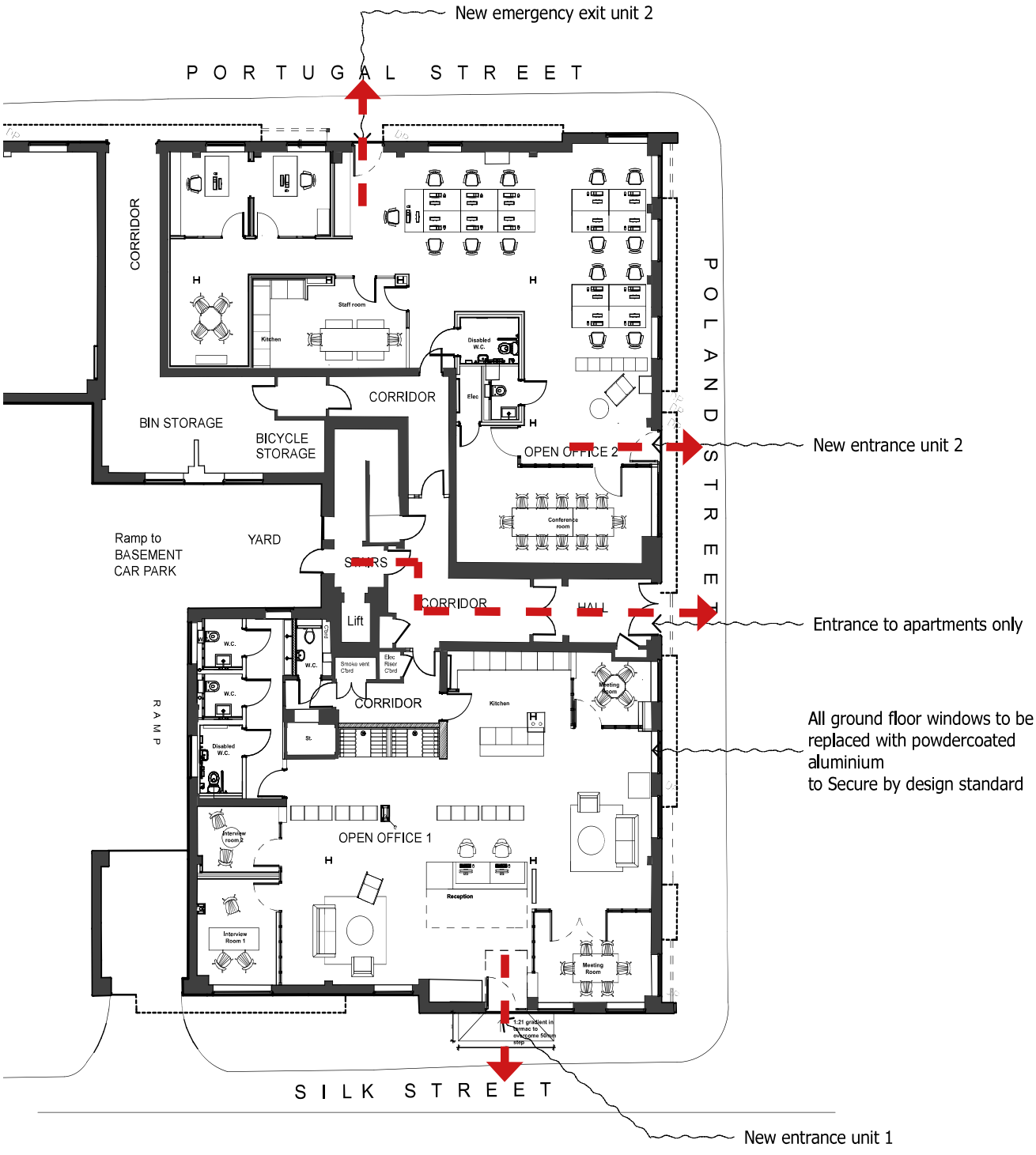


Workshop

Proposal to resolve issue

3. Escape

3no. proposed direct escape from Units 1 and 2
with level access and thumb turns ironmongery internally



Further design considerations

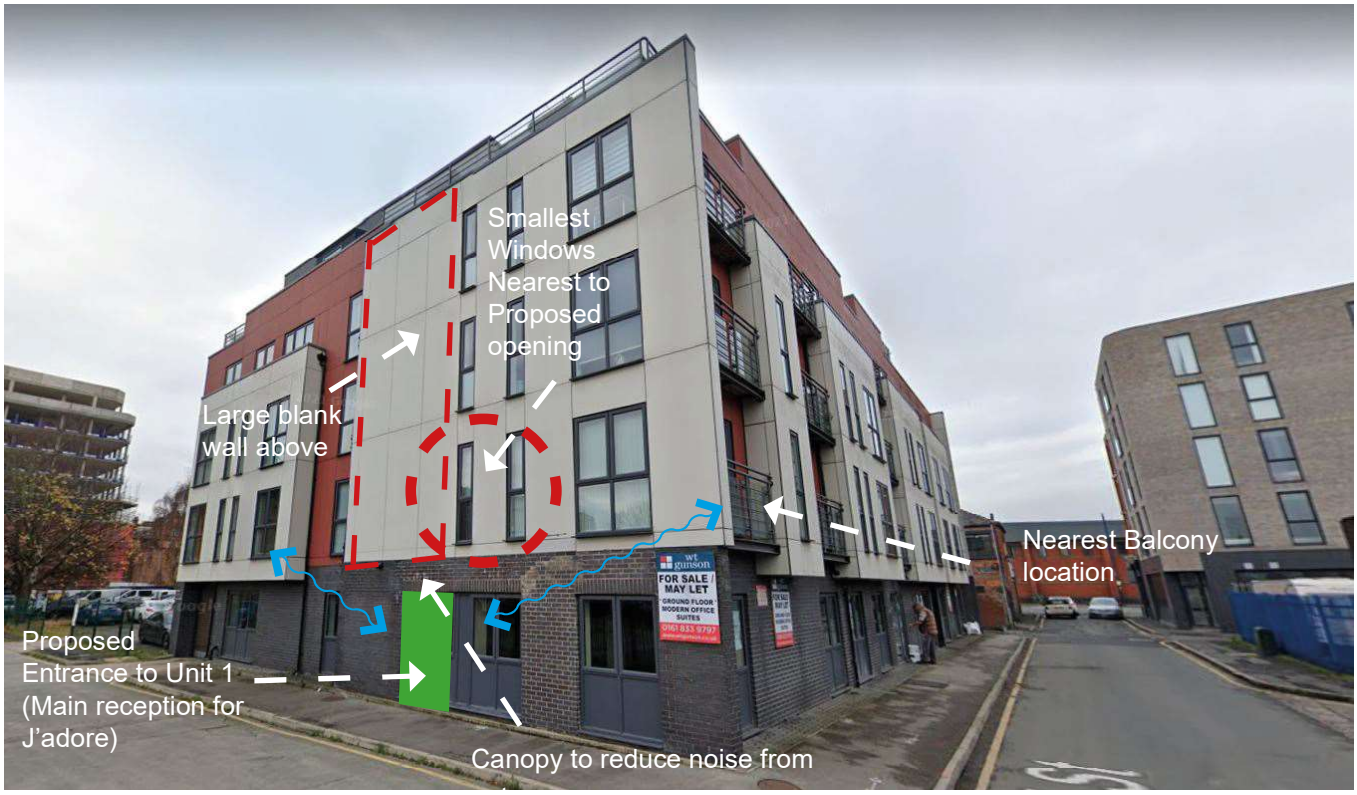
Inactive Facade to Silk Street

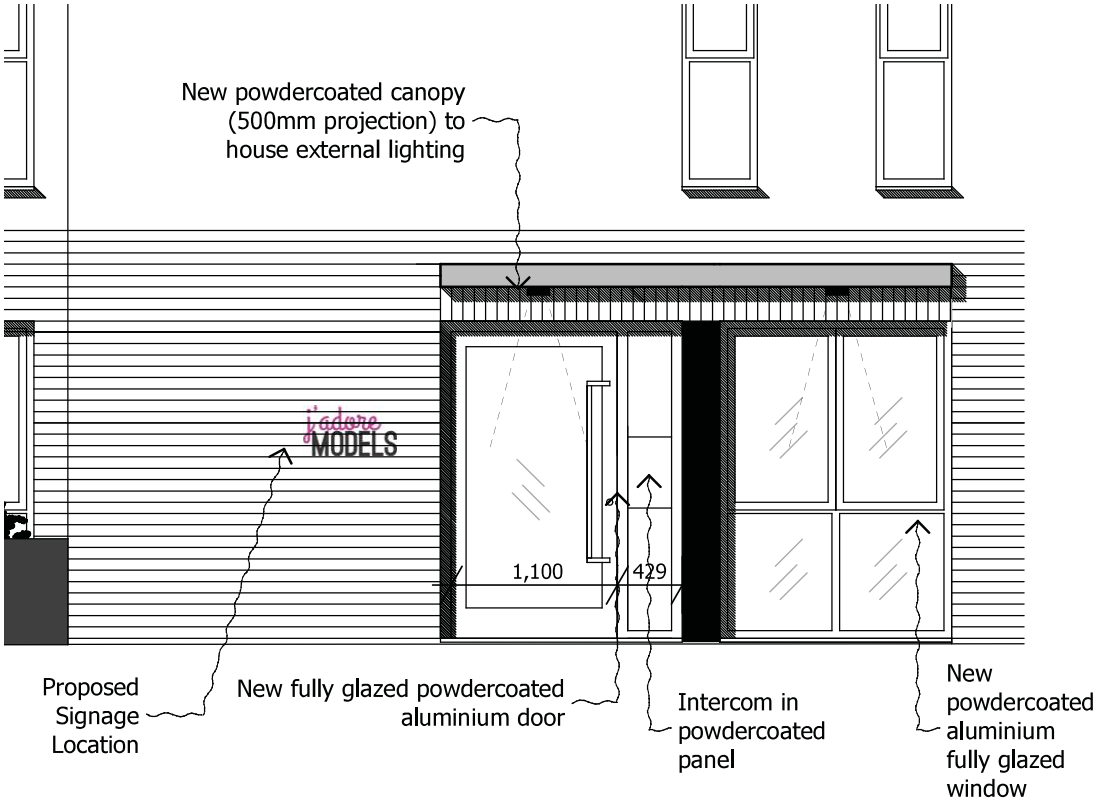


Further design considerations

Unit 1

Proposed entry locations have been chosen because they have most minimal impact on existing residents above. See diagram below for explanation.



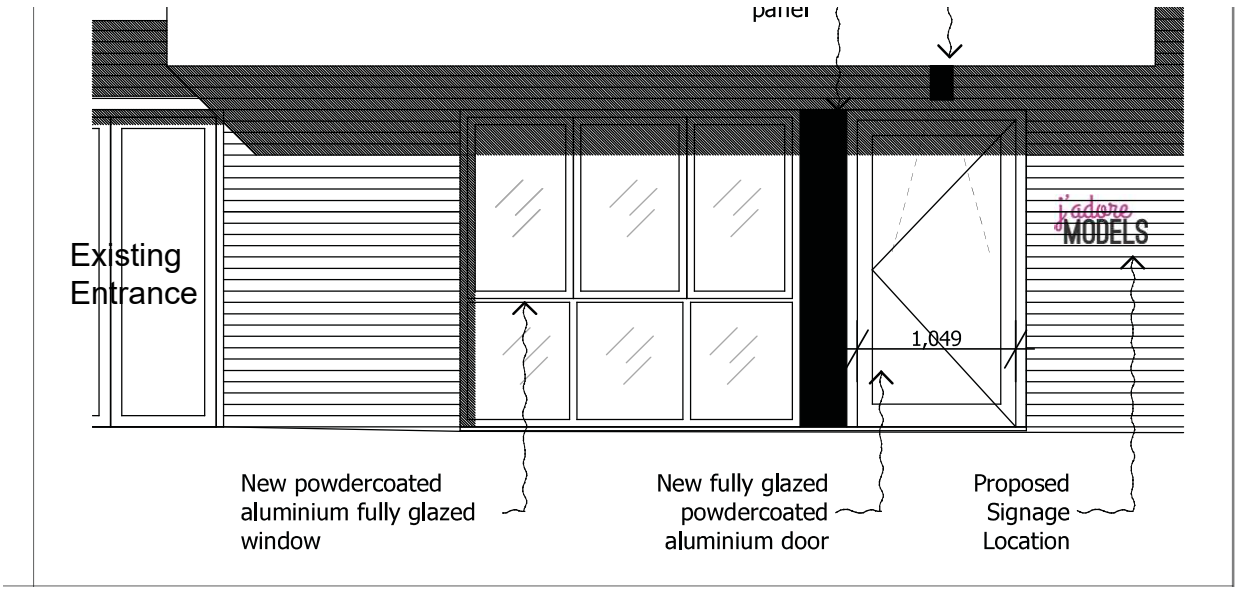


Further design considerations

Unit 2

Proposed entry locations have been chosen because they have most minimal impact on existing residents above. Unit 2 is no detriment to the residents above because it is in the same location as existing residents entry point





Proposals

CGI's of proposed main entrances



Unit 1 proposed accessible entrance



Unit 2 proposed accessible entrance

Proposals

Layouts- Overall usage

Unit 3
‘Photographic studio’

Photographic space
Kitchen facilities
Toilet / Staff shower

Unit 2
‘Back of House’

Conference room
Booking/ Admin/ marketing desk space
Directors suite - Offices and meeting room
Kitchen and staff room facilities
Staff Toilets



Unit 1
‘Front of House’

Reception
Waiting area
Interview rooms
Collaboration/ meeting space
Meeting rooms
Open kitchen
FOH toilets

SCALE BAR 1:200

Proposals

Layouts- Unit 1 'Front of House'

Organizational diagram and adjacencies



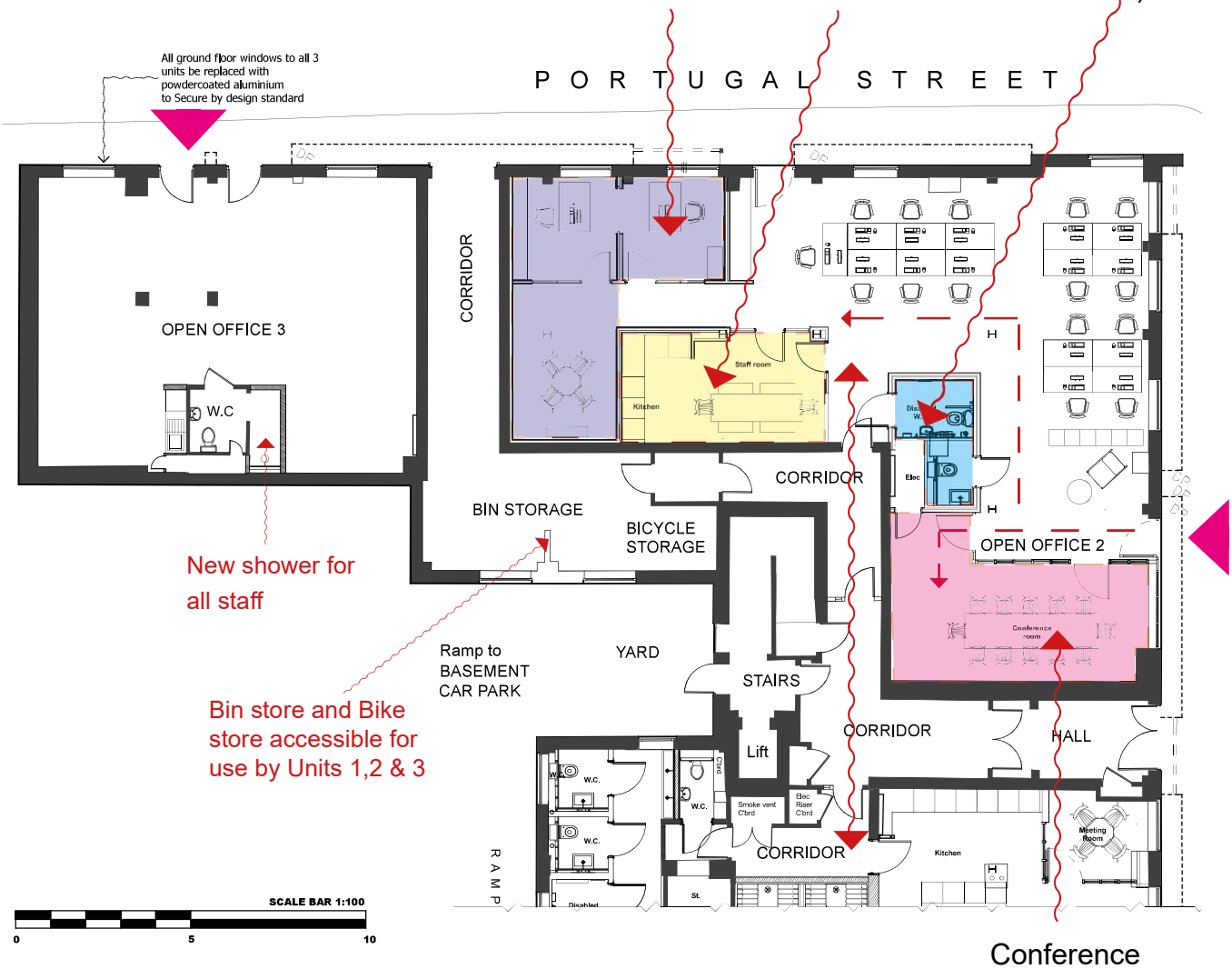
Proposals

Layouts - Units 2 and 3

Directors Suite

Kitchen/ Staff room

Staff toilets 2 no. (1 Accessible)



Conference room

Proposals

Interior CGI's



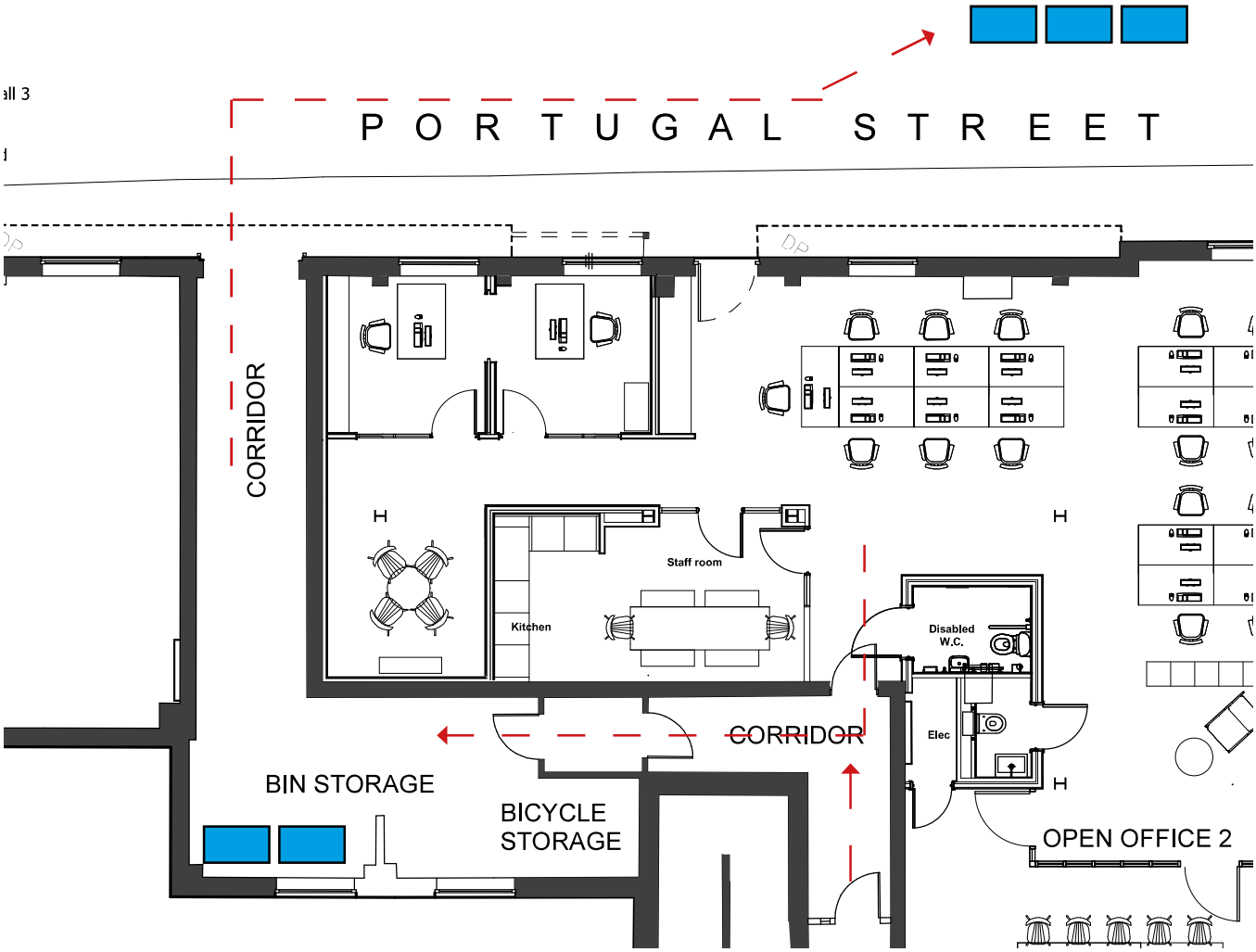


Waste management strategy

1. The refuse for all 3 commercial units will be accommodated within the existing bin Store

2. Staff will be required to segregate refuse and place them in their respective Containers in the bin store.

3. Waste collection will be done by the local authority service from the existing agreed
Designated collection point (as shown below). The existing collection point is on Portugal Street.



Security management strategy

Following consultation with Sean Bastow of Design for Security (Greater Manchester Police) the following strategies will be implemented as part of the works:

1. Doors
Proposed doors will be compliant with and certified to BS PAS 24 (2016), or LPS 1175 SR2. All additional ironmongery on escape doors will be specified to be permitted under the security certification of the door.

2. Windows
New front, side and rear ground floor windows will be installed with certification to Secured by Design standards.

3. External lighting
To be provided to all new external doors. Lighting to accord with BS 5489. Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor

Lights to be LED bright white 3000 kelvin

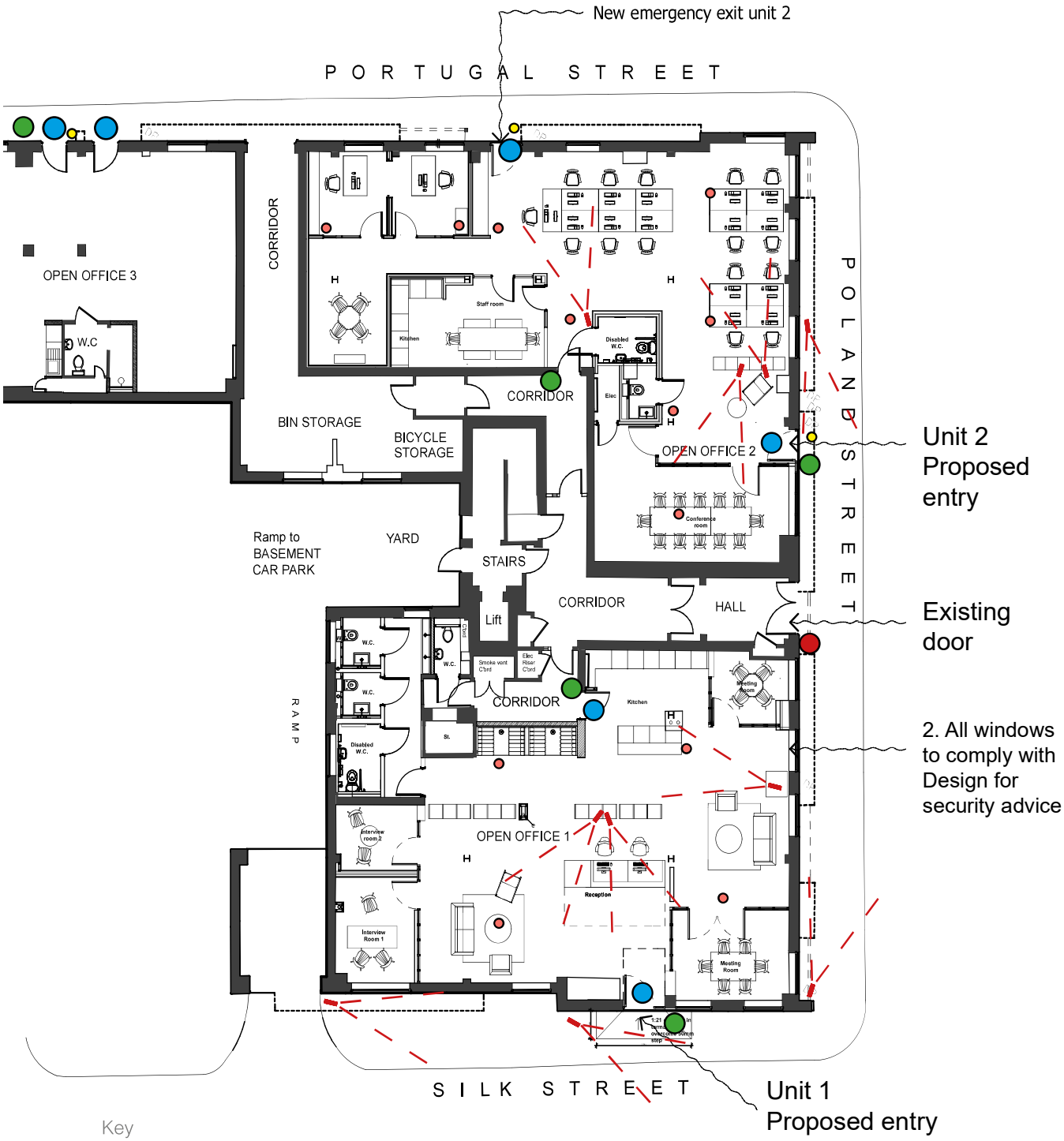
4. CCTV
System to be installed. Providing good quality images over a 14-day period to a resolution of 720x576 pixels at a real time frame rate of 25 frames per second.

5. Access control systems
To be operable by swipe card or fob, and not numeric key pads. All current access control to be upgraded to security rated access control.

6. Intruder Alarm
A monitored intruder alarm system will be installed, covering the all parts of the ground floor owned by J'adore, linked to contacts on all external doors and PIR detectors covering all rooms with windows, with a signal terminating at the security control room in basement.

See diagram overleaf.

Security management strategy



Key

- Existing Access control
- 5. New Access control systems
- 1. Key lock and thumb turn
- 6. PIR for Intruder Alarm
- 3. External lighting
- 4. CCTV

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