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11 BURTON PLACE, MANCHESTER, M15 4PT

PLANNING APPLICATION FOR "LIVE/ WORK" USE
DESIGN STATEMENT

19th May 2021

INTRODUCTION

Burton place is a mixed-use development by Urban Splash with a mixture of residential, commercial business, retail and leisure uses set over a basement containing car, cycle parking and refuse / recycling facilities.

Q2 Architects bought and fitted out the shell unit in 2008 as B1(a) office space and have used it as their Manchester base since. Originally it was one open plan space with workstations for up to twelve people together with ancillary storage areas and facilities. Several years ago, the office was split into two equal areas to give flexibility to potentially sublet (which didn't proceed) and / or to create meeting / amenity space and additional storage.

The unit benefits from dual aspect with frontage to the street and to the enclosed private garden amenity space with access doors to both fully glazed elevations. The basement area below is accessed from the adjacent stair / lift core and provides two private car spaces, cycle stands and communal managed refuse / recycling areas.

The office has effectively been closed since last March due to the coronavirus pandemic. As we come out of this, q2 architects like many other businesses is considering how to progress including the amount of office space needed compared to continuing work from home. This has led to considering changing the pure office B1(a) office space to a more flexible "live / work" space. The proposal is to retain the business use (as E(c) i,ii,iii and E(g) i,ii) for the whole unit together with residential use (C3 (a)) for the rear part of the unit as associated "live / work" space.

This would retain the active frontage use to Burton Place with the residential element linked via interconnecting door and facing the enclosed private garden amenity space.

As such our planning consultant, Sue Barnes, contacted the planning department about the need for a planning application and if so the type of detail required for a planning application for this change of use to "live / work". Lucy Harrison confirmed on 17 March that a planning application would be needed for change of use and outlined a number of areas that would need to be addressed as follows:

EXISTING AND PROPOSED SCALE PLANS

Scaled plans of existing and proposed layouts are attached, including illustrative furniture to indicate scale. As can be seen there are no proposed changes to amount of floor space / amenity space or internal partition walls. The drawings are annotated to address the points below as necessary.

EXISTING AND PROPOSED ELEVATIONS

Attached elevations / section of both elevations to Burton Place and amenity space. No changes are proposed to either elevation.

ACCESS
The accommodation is all on one single level. Both the main front door and garden door have flush thresholds. Two toilets (one accessible, and one including shower) are provided with flush thresholds. A lift is included in the adjacent stair / lift core to give DDA compliant access to the basement parking and refuse / recycling areas

NATIONAL SPACE STANDARDS
The proposal is for a studio living space for 1 Bed / 2 Person as part of the live / work space. National space standards suggest a minimum of 50 sqm including 1.5 sqm which is achieved (see plans). The floor to ceiling height is greater than 2300 throughout the unit with the majority of the space 3000 floor to suspended plasterboard ceiling.

WASTE PROVISION
The shared basement area below Burton Place contains areas with paladins for waste and recycling. As above, this is accessed via the communal stair/ lift core. Collection is arranged by the management company for the whole development

ACOUSTICS
The ground floor unit sits above the basement parking area and below resident apartments over. There is the shared communal staircase to one side and office to the other. Burton Place is not a through street for vehicles and is set back approximately 45m from Ellesmere Street and therefore there is no impact from highway traffic. The rear garden space faces a courtyard with an existing unused former mill (for redevelopment). Separating walls are double blockwork construction with plasterboard and plaster finish and there is a suspended plasterboard ceiling below the concrete slab over as required by robust details to meet the requirements of the Building Regulations. As such there are no acoustic constraints for the proposed live / work unit and the overall environ of Burton Place is perfectly suited for residential use with minimal risk of noise nuisance to the internal amenity.

SUMMARY
The unit lends itself to the proposed live / work use. It retains a public animated frontage to Burton Place for business uses and private residential frontage to the existing amenity space. As businesses come out from the constraints of the pandemic the proposal would give a flexible, sustainable option reducing travel to and from the work space and providing 24 / 7 use of the space adding to the activity of the area.