LAYSTALL ST

DESIGN AND ACCESS STATEMENT

NOVEMBER 2020



OMI Architects

PREPARED ON BEHALF OF

McCauls.

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BROCK STREET

1.0
INTRODUCTION

1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning and Listed Building Consent Applications by McCauls for the re-development and refurbishment of 32-34 Laystall St.

1.1.2 In summary, the proposal seeks to refurbish and bring back into use the existing Grade II Listed former terracotta showroom that sits on Laystall St in order to provide high quality office space. This will be combined with a proposed extension to the corner of Pigeon and Laystall St which will provide additional office space. Finally an 89 unit residential block will be placed to the rear of the showroom and the site.

1.1.3 The purpose of this document is to set out the Design Principles, Concepts and Strategy behind the proposals and should be read in conjunction with the application drawings prepared by OMI Architects and other planning material submitted in the support of the application.

1.1.4 A significant level of liaison has taken place with Manchester City Council's ("MCC") planning department in the design development of the proposals for the site. These discussions have led to the current design and configuration, which carefully balances the projects viability with an appropriate scale of development for its location in the city.

1.1.5 The overall aim is to bring back to use this vital heritage asset; the listed building is in urgent need of refurbishment and the proposed residential element of the site provides the viability to do this.

IMAGE 01

Photograph of the existing listed Terracotta Showroom.



IMAGE 02

Location plan with red line boundary.

2.0
CONTEXT AND HISTORY

2.1 WIDER CONTEXT

2.1.1 The site sits just south of Great Ancoats St. to the east of the City Centre on the edge of the Piccadilly Basin SRF, which proposes a city centre neighbourhood of office, residential and retail spaces, to the current plots that bound the Rochdale Canal. The canal crosses the area to the north from the north-east to south-west running through a series of temporary and permanent carpark. To the south of the site the Ashton Canal runs in the same orientation.

2.1.2 To the north of the site are the neighbourhood's of Ancoats and New Islington which have made significant progress to becoming high quality regeneration areas. The site is also well connected through the Piccadilly Basin area to the Northern Quarter which has a strong residential sector with a large number of small and medium retail and commercial spaces.

2.1.3 The site is bounded by three streets; Laystall, Pigeon and Brock. Ducie St sits to the south of the site and connects Great Ancoats St, a key orbital road around the City Centre. Laystall St connects from Ducie St into Great Ancoats St, neither road is particularly busy due to their proximity to Great Ancoats St. Brock St and Pigeon St are smaller, quieter side streets. Lomax St sits perpendicular to the site and terminates on the site boundary, whilst allowing a narrow street view of the site from Great Ancoats St.

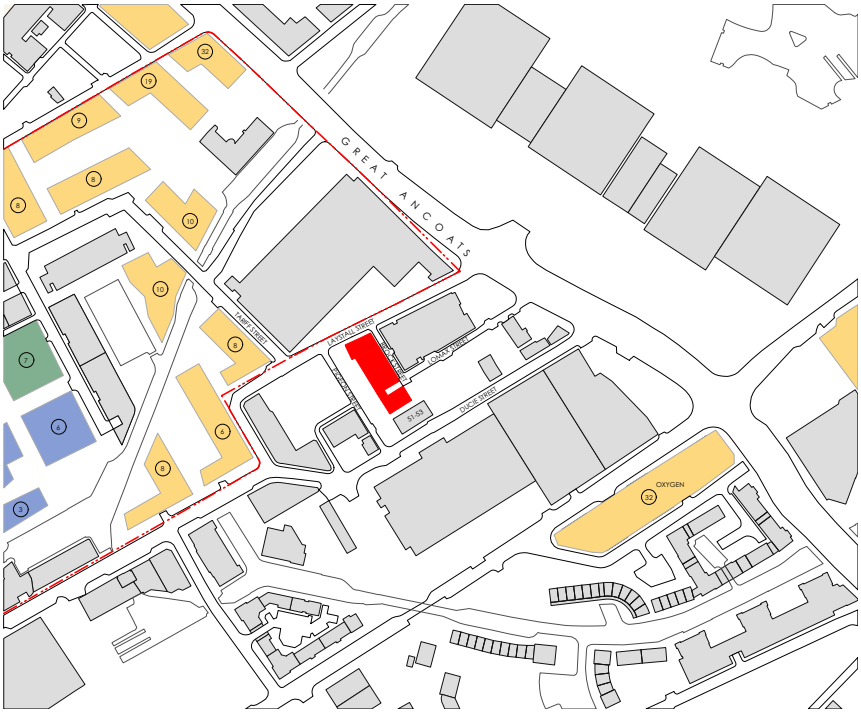
PICCADILLY BASIN
SRF MASTERPLAN



KEY

THE SITE

PICCADILLY BASIN
SRF MASTERPLAN



KEY

Existing Building

Residential

Commercial

Hotel

Community

Car Park

LAYSTALL STREET

2.0
CONTEXT AND HISTORY

2.1.4 Directly opposite the site to the north sits the rear of the Urban Exchange development, a large retail space that is primarily accessed from Great Ancoats St. The servicing yard and deliveries access sits across Laystall St from the site. To the south of the site, across Ducie St, sits the large industrial unit of the Presbar Diecastings, which spans between Ducie St and Store St.

2.1.5 To the south-west of the site, on the southern corner of Pigeon St sits the 3 storey Jolly Angler pub, whose primary elevation is on to Ducie St. On the northern corner of Pigeon St is the current Ducie Warehouse car park, it is thought this is earmarked for development.

2.1.6 On the same plot as the site and separated by an alleyway is a 2 storey block that is also thought to be earmarked for future development. Next to this on Ducie St is a temporary carpark which has gained planning consent (ref no: 120149/FO/2018, decision date: 19/03/19) for an 8 storey residential block facing onto Lomax St and Ducie St.

2.1.7 Onto Laystall St and serviced by Brock St is 'The Northern Quarters' building (formerly Stay-City), which sits to the north east of the site and houses serviced apartments. This block starts as 6 storeys adjacent to the site, rising to 7 storeys along Laystall St, then reaches a peak at 13 storeys towards Great Ancoats St.

IMAGE 03

Picadilly basin srf masterplan and aerial view. With the site highlighted.


01


02


04


05


07


08





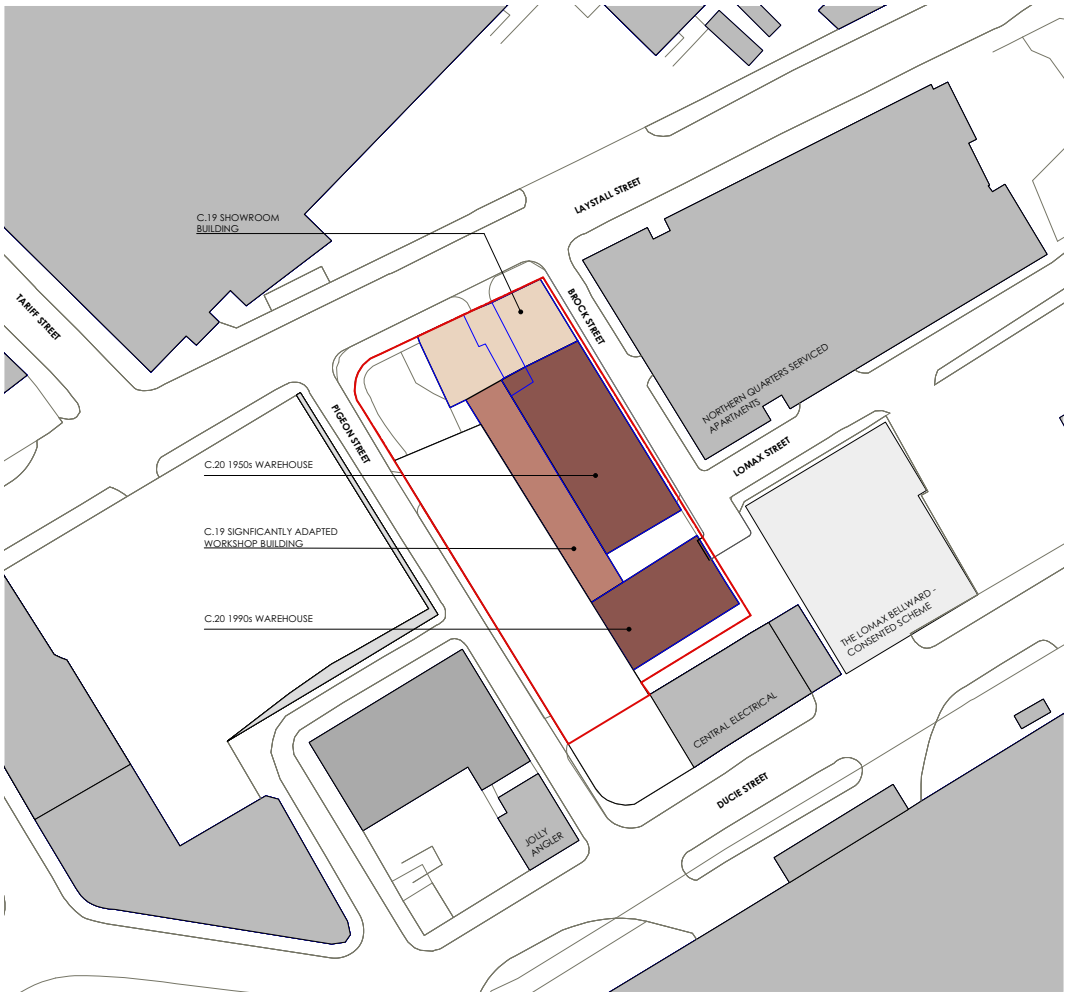


IMAGES 04-12

Context photos of the site

EXISTING SITE PHOTOS

1. View of existing building with Northern Quarters in the background as seen from Laystall St.
2. Brock St as seen from Laystall St.
3. Northern Quarters seviced apartments as seen from Brock St.
4. View of alleyway at south of site between Brock St and Ducie St
5. View of car parking (mix of MCC and privately owned) from Ducie St towards Laystall St.
6. View of MCC owned car park on Pigeon St.
7. View of Ducie House and car park from Laystall St.
8. View of Tariff St from Laystall St
9. Urban Exchange deliveries entrance along Laystall St.


C.19 SHOWROOM BUILDING
LAYSTALL STREET
TARIFF STREET
BRICK STREET
PIGEON STREET
NORTHERN QUARTERS SERVICED APARTMENTS
LOMAX STREET
C.20 1950s WAREHOUSE
C.19 SIGNFICANTLY ADAPTED WORKSHOP BUILDING
C.20 1990s WAREHOUSE
THE LOMAX BELLWARD - CONSENTED SCHEME
CENTRAL ELECTRICAL
DUCIE STREET
JOLLY ANGLER

2.0
CONTEXT AND HISTORY

2.2 HISTORICAL BACKGROUND

2.2.1 For a full historical background to the site and the listed building, please refer to the Heritage Statement prepared by Steven Levrant Heritage Architects, (SHLA) which accompanies the application. The following section is a brief summary.

2.2.2 The site is characterised by the facade of the Grade II listed former Armitage Terracotta workshop, a 3 storey brick and terracotta building facing Laystall Street, opposite the rear of the Urban Exchanges development. There are a number of adjoining buildings to the rear of the showroom which date from various phases of development on the site. The oldest of which is the remnant of a linear workshop building which is contemporary with the showroom, this is referred to as the 'outrigger' in this application.

2.2.3 The showroom and workshop were constructed c1879 by John Armitage for use as the head office for his terracotta and fireclay firm, John Armitage and Sons.

2.2.4 The Armitage firm let out parts of the building to clothing manufacturers from the date of the original competition of the building and then also in the 1900s until the late 1930s when the firm only retained the rear yard for their own use.

2.2.5 In 1927 a serious fire destroyed parts of the interior and the rear outrigger. This resulted in the top floor of the main building being reduced in height.

2.2.6 Between 1953 and 1955 architect Peter Cummings was commissioned to design a large workroom to be located in the rear yard of the site.

2.2.7 The building has been vacant for a number of years and is in urgent need or refurbishment.

IMAGE 13
Historic buildings on the site







2.0
CONTEXT AND HISTORY

2.3 BUILDING DESCRIPTION

2.3.1 The building's listing refers to its key external features and notes that the building has an 'Unusual degree of high Victorian decoration on relatively small building.' The following section contains a brief description of the building's key elements.

2.3.2 The main external features include:

- Richly decorated symmetrical façade.
- Elaborate buff terracotta embellishments in an Italianate, renaissance style
- 2no original entrances to either side of the loading bay.
- Original loading bay access to the rear yard with segmental arch and large keystone to the head and foliated columns to either side
- First floor – shallow canted projecting oriel window
- Highly decorated venetian windows to either side of the oriel window
- Second floor continuation of oriel window with 3 round headed windows to the centre
- Original terracotta lettering stating 'established 1838' above the oriel.
- Heavily projecting eaves course with cornice, brackets and decorative flowers.
- Eastern elevation continues the same style and material of the main northern façade but with less decoration.
- Original windows exist to the ground and first floors.
- Original timber security shutters exist to the ground floor windows. These are housed in casings on the floor of the first level.
- Rusticated terracotta blocks manufactured by Armitage are imbedded into the wall in the rear yard.

IMAGES 14-16
Existing photos of listed facade







2.0
CONTEXT AND HISTORY

2.3.3 The main internal features include:

Ground Floor

- In the south-east corner of the ground floor an existing chimney breast, timber skirting and moulded plaster cornice are still evident.
- Between the eastern wing and the loading bay is an original Manager's window.
- A central row of cast iron columns (4no)
- An original fire place in the south western corner of the showroom with original cast iron fittings. 'Seconds' bricks in the west office used to form the separating wall to the stair

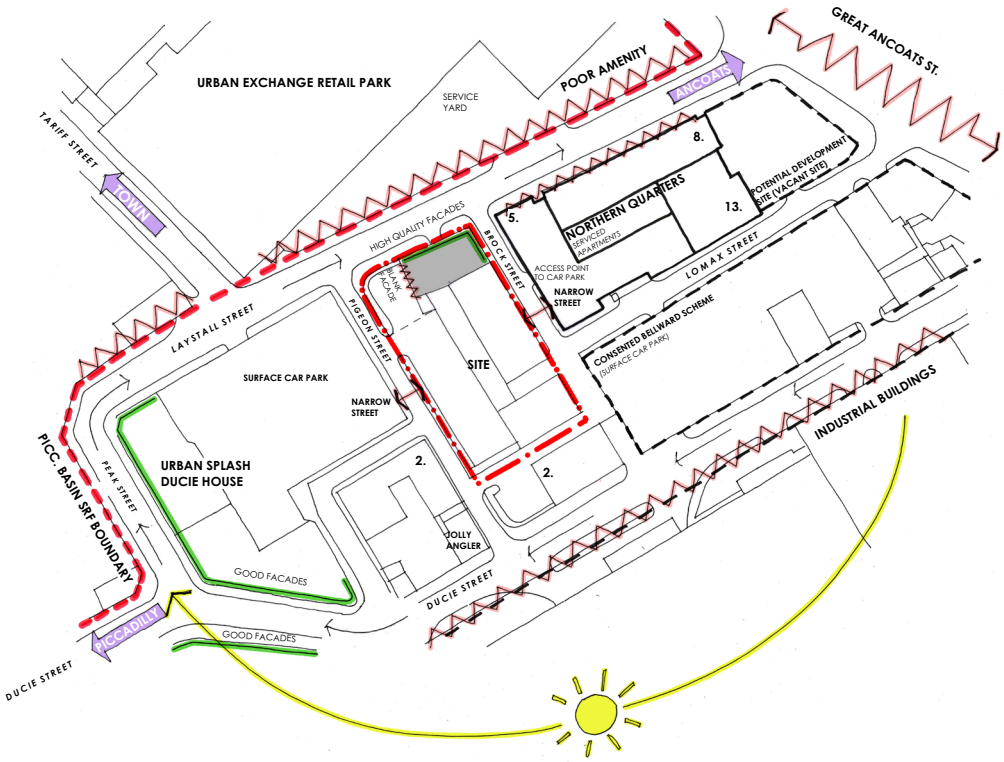
First Floor

- A further row of cast iron columns (4no)
- Original moulded plaster cornicing, ceiling and wall plaster, original timber skirting.
- Timber security shutter boxes, housing the shutters from the ground floor windows.
- Numbered terracotta blocks which form the loading bay arch and sit in the base of the central oriel window.
- Double height key space – 'Piano Noble'
- Second floor
- Cast iron columns again visible (4no)
- The top floor has much less decoration and has been altered following fire damage.

2.3.4 SUMMARY

The information above refers to the highly significant showroom element of the scheme. The other areas of the scheme, as demonstrated in SLHA Heritage statement are considered to have moderate, low or no heritage significance. For more information regarding the historical significance and background of the remaining buildings on the site please refer to the SHLA Heritage Statement which accompanies this application.

IMAGES 17-19
Existing internal photos of listed building


URBAN EXCHANGE RETAIL PARK
SERVICE YARD
POOR AMENITY
ANCOATS
GREAT ANCOATS ST.
TARIFF STREET
TOWN
8.
POTENTIAL DEVELOPMENT SITE (VACANT SITE)
5.
NORTHERN QUARTERS
SERVICED APARTMENTS
13.
HIGH QUALITY FACADES
BROOK STREET
ACCESS POINT TO CAR PARK
LOMAX STREET
NARROW STREET
LAYSTALL STREET
PIGEON STREET
SURFACE CAR PARK
SITE
CONSENTED BELLWARD SCHEME
(SURFACE CAR PARK)
INDUSTRIAL BUILDINGS
NARROW STREET
URBAN SPLASH
DUCIE HOUSE
2.
2.
PEAK STREET
PICC. BASIN SRF BOUNDARY
JOLLY ANGLER
GOOD FACADES
DUCIE STREET
PICCADILLY
GOOD FACADES
DUCIE STREET

2.0
CONTEXT AND HISTORY

2.4 SITE ANALYSIS

2.4.1 The materiality of the area is primarily red brick, however through historical clearances there are a number of large city blocks waiting development.

2.4.2 The site sits on a north-west /south-east axis. With the listed building to the north. The side of the site along Pigeon St will benefit from midday to evening sun.

2.4.3 Great Ancoats St to the north-east is heavily a trafficked road, however closer to the site the roads are quieter. Brock St is bounded very closely by the Northern Quarters building and as such is relatively quiet.

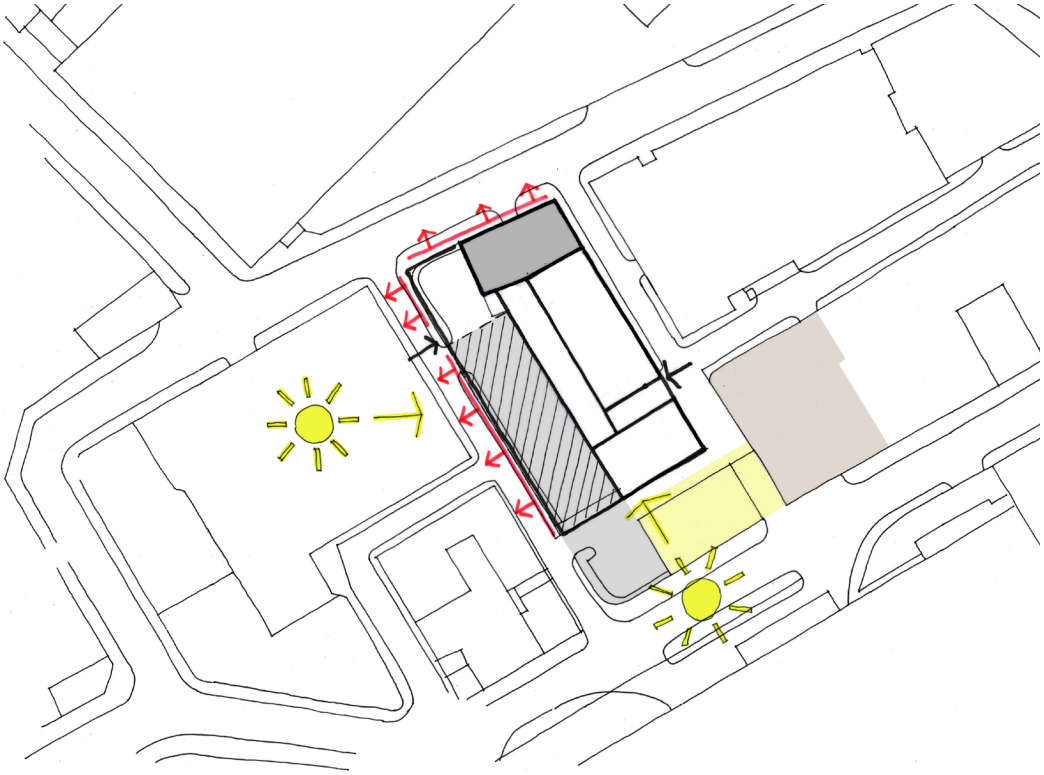
2.4.4 Historically Pigeon St was a line of workers terraces and as such had a strong relationship to the street edge. The clearance of these and the replacement with a car park has diluted the sites relationship to the street and to the existing context.

2.4.5 To the south and north of the site there are poor street frontages connected to the Presbar and Urban Exchange buildings. These poor street frontages do not lend themselves to being faced by a residential building. Therefore, a commercial usage to the front block overlooking Urban Exchange would be preferable.

2.4.6 Pigeon St with its exposure to the sun, quiet street front and an orientation away from Great Ancoats St is the ideal location for a key elevation of residential usage. However, with the neighbouring existing properties being low rise, setting back from these and forming an more active frontage will be key here.

2.4.7 The primary constraint of the site is that the majority of the red line bound area is currently occupied by areas which have moderate, low or no heritage significance such as the outrigger and the 1950s factory addition. A residential block which tried to avoid removal of these elements would not make the restoration of the high significance showroom viable. Specifically, the positioning of the outrigger (moderate significance) through the centre of the site restricts any proposed residential footprint.

IMAGE 20
Initial site analysis diagram



3.0 DESIGN

3.1 CONCEPT

The key design concept for the site is to bring back into a use a key heritage asset and to retain as much of the high significance showroom as practically and viably possible. Whilst simultaneously placing a residential block to the rear of the site to complete urban grain of the area and to reactivate Brock St, Laystall St and Pigeon St. fundamental to this approach is the assessment of the current buildings on this site. The SLHA significance assessment demonstrates the lower heritage significance of the buildings to the rear of the showroom which, in order to facilitate the viable restoration of the high heritage significance showroom, it is necessary to demolish.

3.1.1 Listed Building

The applicant has a keen interest in the history of this important building and wishes to maximise the visibility of and amplify where possible existing architectural features. The restoration of listed architectural features such as the key elevations will also secure the long term viable use of the building. The proposal of commercial office spaces allows a minimal impact approach to the listed building with contained interventions which have been designed to allow for ease of removal in the future.

3.1.2 Corner Block

The concept behind the corner block is to allow the completion of the urban block frontage onto Laystall Street. Historically the corner was held by the Welsh Harp pub which pre-dated the showroom. The re-introduction of a building to the corner re-instates the showroom's immediate context, enhancing the setting of the heritage asset. This new block on the corner will directly link to the listed building allows the housing of any vertical circulation which protects the historical layout and structure of the listed building whilst providing accessibility. During pre-app discussions with MCC a preference was stated for development onto the corner, to the back of pavement line in order to recreate the historic setting of the listed building and, in urban design terms, improve the adjacent street blocks.

3.1.3 Residential block

The key design principles steering the residential block are based on its direct relationship to the showroom. In order to maximise the potential of the site whilst avoiding a scheme that would be detrimental to the listed building or the wider street context of the site, the proposal seeks to build to the street edges, with shifts in the massing composition and modelling at key moments to define entrances and to create animation at street level.

IMAGE 21

Site concept diagram

McCauls Ownership

BLOCK A - LISTED BUILDING

Floor Level	Café/office Unit	Office 01	Office 02	Office 03	Office 04	Office 05	Office 06	Total office	New Build GIA	Total GIA
G	43.8m2	59.7m2	38.9m2					142.4m2	68.7m2	231.9m2
1				143.6m2	43.2m2			186.8m2	68.7m2	235.0m2
2						143.8m2	43.2m2	187.0m2	68.7m2	236.6m2
Total								**516.2m2**	**206.1m2**	**703.5m2**

McCauls/ MCC Site Ownership

BLOCK B - RESIDENTIAL BLOCK

Floor Level	1 bed. Type 1A	1 bed. Type 1B	1 bed. Type 1C	1 bed. Type 1D	2 bed. Type 2A	2 bed. Type 2B	2 bed. Type 2C
	50m2	50m2	52m2	60m2	61m2	62m2	74m2
LG							
G	1	1	1	1	4	1	0
1	0	1	1	1	5	1	1
2	0	1	1	1	5	1	1
3	0	1	1	1	5	1	1
4	0	1	1	1	5	1	1
5	0	1	1	1	5	1	1
6	0	1	1	1	5	1	1
7	0	1	1	1	5	1	1
8	0	2	1	0	4	2	1
Area Total	50m2	500m2	468m2	480m2	2,623m2	620m2	592m2
Sub Total	1	10	9	8	43	10	8
Total	1.12%	11.24%	10.11%	8.99%	48.31%	11.24%	8.99%

McCauls/ MCC Site Ownership

RESIDENTIAL SUMMARY TOTAL

	1 bed	2 bed	
Residential Block	28	61	
	31.46%	68.54%	
Unit Total		**89**	

3.0 DESIGN

3.2 AMOUNT

3.2.1 Listed Building and Corner Block
The listed building and the new corner block are proposed as commercial space. There are several reasons for this, the first is to minimize any potential damage and heritage harm to the internal fabric of the showroom. This utilizes the existing spaces and minimises sub division required. The second, as previously discussed is to avoid a residential outlook over the servicing areas of the Urban Exchange development. As a consequence, 6no smaller offices varying in size are proposed within the combined front block as per the following accommodation schedule:

3.2.2 Residential Block
There are typically 10 apartments per floor resulting in a total of 89no. apartments.

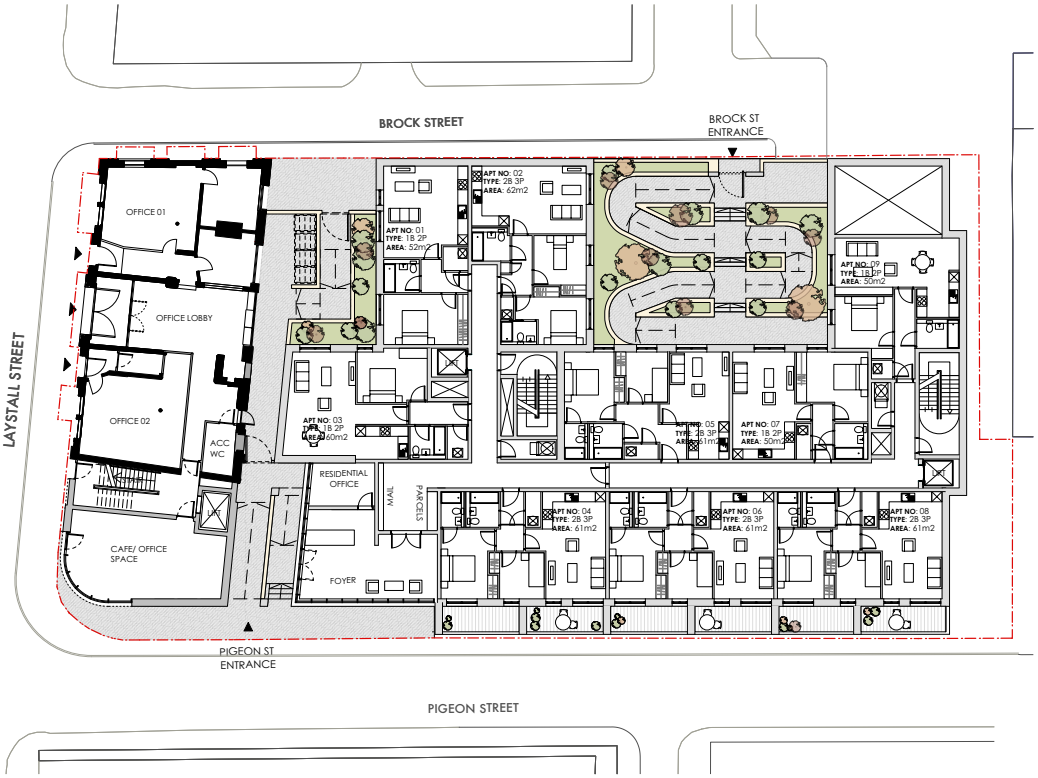
3.2.3 5% of the apartments will be provided as affoldable housing, this results in 4.45 units. Which once rounded up results in 5no units across the scheme.

3.2.4 An overall unit mix of 32%/ 66% 1 bedroom/ 2 bedroom, which meets with Manchester City Councils requirement that no more than 33% of apartments in a development can be 1 bedroom.

3.2.5 27no apartments within in the development comply with Approved Document Part M(2) requirements meaning that they are accessible and adaptible dwellings. This makes up 24% of the total scheme.

3.2.6 The apartment sizes range from a minimum of 50m2 to a maximum of 78m2, and as such are in accordance with the Manchester Residential Space Stands and the National Described Space Standards. (NDSS).

IMAGE 22
Accomodation schedule


BROCK STREET
BROCK ST ENTRANCE
LAYSTALL STREET
OFFICE 01
OFFICE LOBBY
OFFICE 02
ACC WC
CAFE/ OFFICE SPACE
RESIDENTIAL OFFICE
MAIL
PARCELS
FOYER
APT NO: 01 TYPE: 1B 2P AREA: 52m2
APT NO: 02 TYPE: 2B 3P AREA: 62m2
APT NO: 03 TYPE: 1B 2P AREA: 60m2
APT NO: 04 TYPE: 2B 3P AREA: 61m2
APT NO: 05 TYPE: 2B 3P AREA: 61m2
APT NO: 06 TYPE: 2B 3P AREA: 61m2
APT NO: 07 TYPE: 1B 2P AREA: 50m2
APT NO: 08 TYPE: 2B 3P AREA: 61m2
APT NO: 09 TYPE: 1B 2P AREA: 50m2
PIGEON ST ENTRANCE
PIGEON STREET

3.0 DESIGN

3.3 LAYOUT

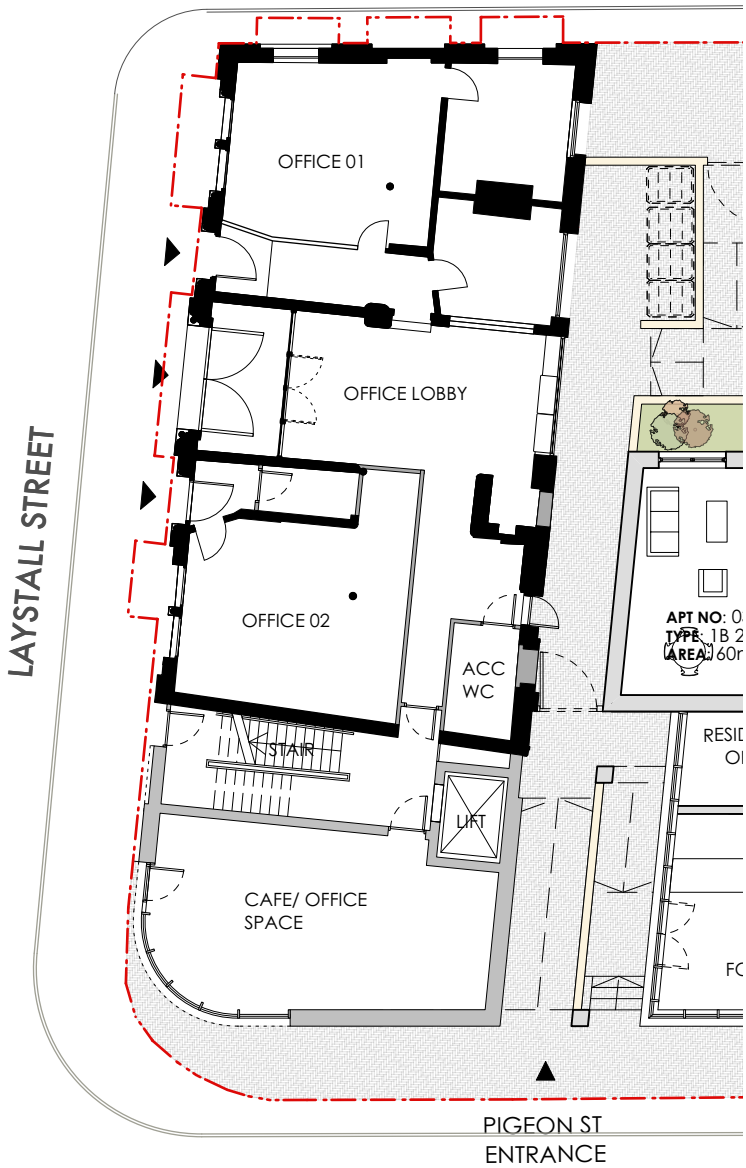
3.3.1 Overall site layout

The site fronts onto 3 streets; Laystall, Pigeon and Brock and can be discussed as 2 halves. The first is the listed building and corner block which form a commercial front to the site. The second, the residential block, is set back a minimum of 2m from the rear elevation of the listed building and fronts onto Pigeon St and Brock St. There are 3 site entrances to the two internal site courtyards between the blocks – the first entrance sits on Pigeon St between the corner block and the residential block, from here the northern half of the residential scheme can be accessed. This entrance also provides access to the court between the 2 blocks, this separation space runs across the site and links onto a second entrance from Brock St. This space is secured to both sides by fobbed entry.

Because of the levels across the site, the external ground level corresponds to either the upper or lower ground level within the residential block.

The third and final entrance to the site is via Brock St and leads into the courtyard which sits at the termination of Lomax St. The courtyard provides gentle ramped and stair access down to the lower ground floor and the second residential entrance to the scheme. This entrance will be utlised by residents on cycles, who can access the cycle storage located on the lower ground floor.

IMAGE 23
Ground Floor Layout


LAYSTALL STREET
OFFICE 01
OFFICE LOBBY
OFFICE 02
ACC
WC
STAIR
LIFT
CAFE/ OFFICE
SPACE
PIGEON ST
ENTRANCE

3.0 DESIGN

3.3.2 Listed building and Corner Block Layout

The listed building is accessed as historically intended, from Laystall St. However, the proposal utilises the original loading bay as a new main entrance with a new mild steel gate replacing the current utilitarian modern roller shutter.

The loading bay is re-purposed as the foyer for the proposed office block. A new window utilises the position of the historic access to the yard on the southern elevation of the loading bay to allow light into the new foyer space.

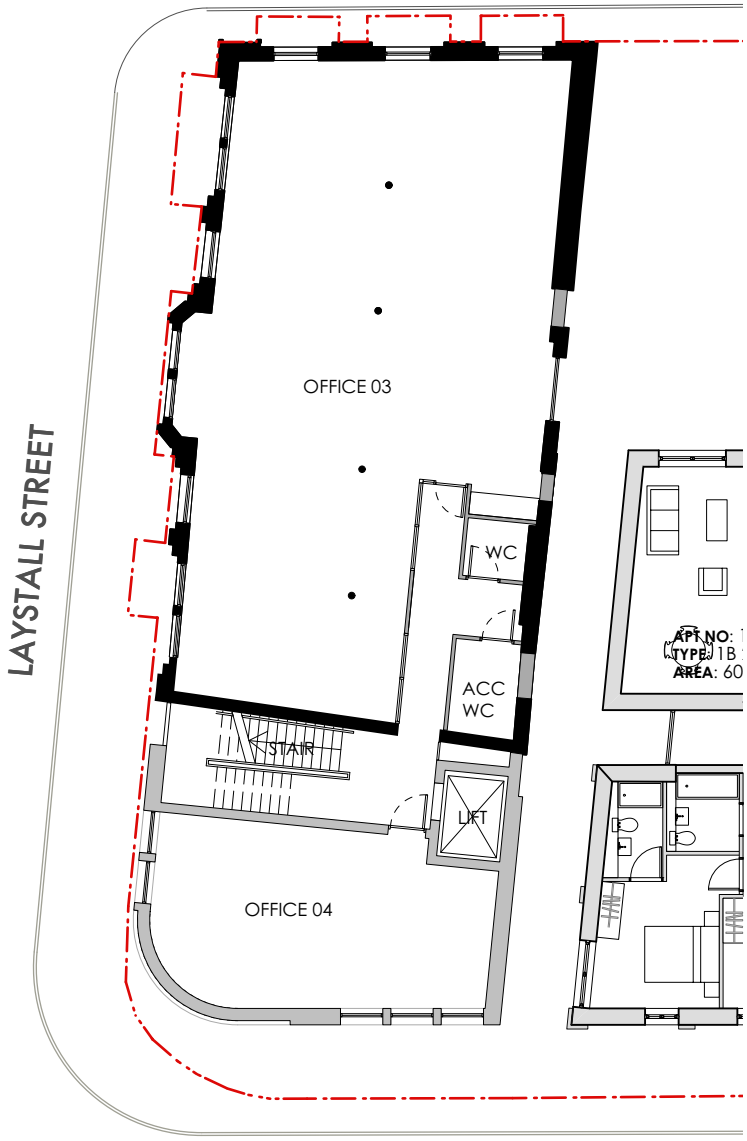
The ground floor it split in two with a small office spaces each accessed from either side of the loading bay. These two offices can also be separately accessed from Laystall St via the original entrance doors.

To the south west of the ground floor a new corridor is introduced to allow access to the corner block and vertical circulation (lift and stair), Within this corridor an accessible WC is proposed.

The corner block contains 3 storeys which tie in with the floor levels of the showroom to allow level access between the two. The 2 blocks connect via a new opening in the south west corner of the listed building through the previously covered gable elevation on each floor to form a continuous space.

The vertical circulation for the combined front block sits tight to the existing gable of the showroom with a stair to the north and a lift to the south. At ground floor there is potential for a café space/ co-working space.

IMAGE 24
Listed and corner block ground floor layout

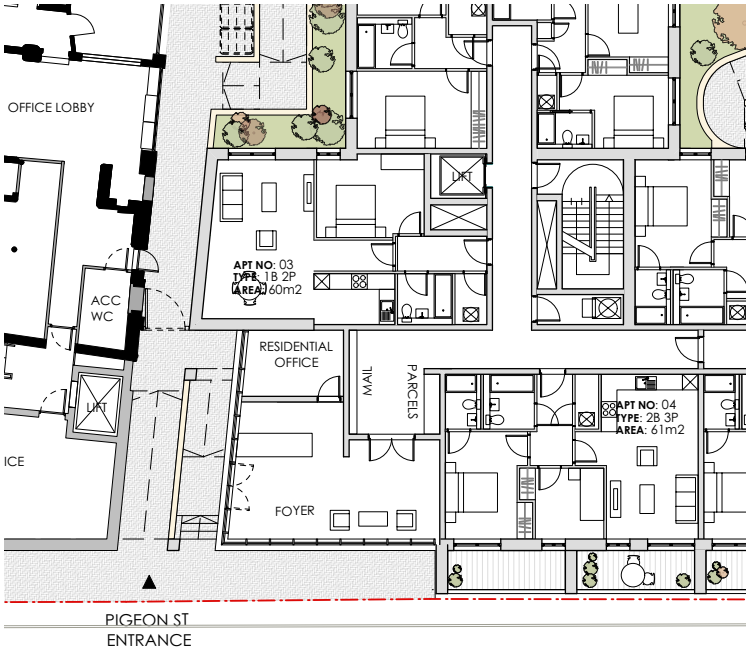

LAYSTALL STREET
OFFICE 03
WC
ACC
WC
STAIR
LIFT
OFFICE 04
APT NO:
TYPE: 1B
AREA: 60

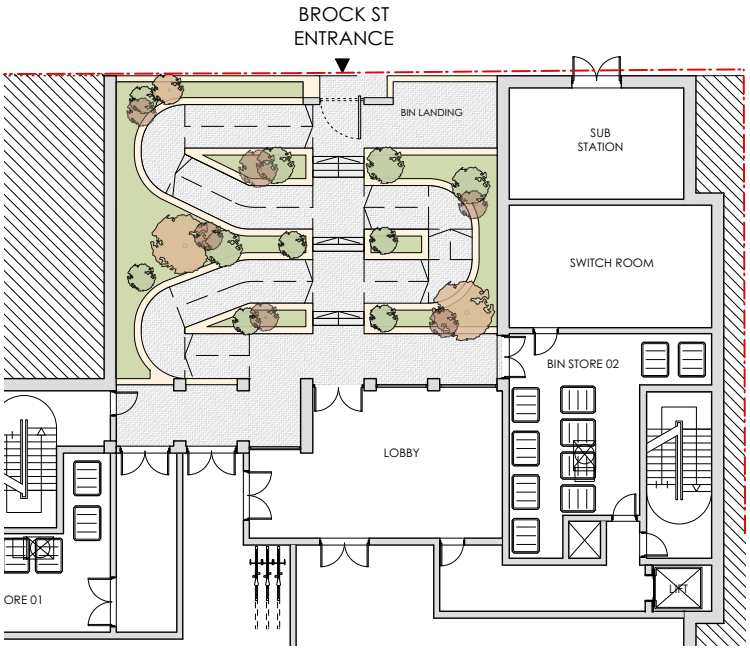
3.0
DESIGN

The first floor of the showroom is retained as an open plan office, a corridor 'pod', which projects into the space to allow safe escape distances to be maintained is the exception to this. This 'pod' is utilised to provide space for the services provision to avoid damaging the historic internal fabric and sits lower than the historic ceiling. It contains 1no WC and 1no accessible WC, as well as a tea-point. The remaining area on the corner block is proposed as a further office space

The second floor reflects the first floor in layout with a similar corridor projecting into the listed building space with WCs and tea point and additional office space sitting on the uppermost storey of the new corner.

IMAGE 25
Listed and corner block first floor layout


OFFICE LOBBY
ACC
WC
LIFT
ICE
APT NO: 03
TYPE: 1B 2P
AREA: 60m2
RESIDENTIAL
OFFICE
MAIL
PARCELS
FOYER
APT NO: 04
TYPE: 2B 3P
AREA: 61m2
PIGEON ST
ENTRANCE


BROCK ST
ENTRANCE
BIN LANDING
SUB
STATION
SWITCH ROOM
BIN STORE 02
LOBBY
LIFT
ORE 01

3.3.3 Residential Building Layout

The residential block is set up in a horse-shoe configuration, its main facade being the one facing onto Pigeon St. The building has been stepped back significantly from the existing back of pavement line on Pigeon St to increase the effective street width, of 9.9m. On the opposite side, along Brock St a landscaped access courtyard sets the building back from Brock St and allows daylight into the centre of the site.

The primary entrance to the scheme is via Pigeon St at upper ground level between the new corner block and residential block, this accesses the lobby space with reception and a staff office which gives way to the secure resident's corridor and a stair and lift core, and apartment corridors beyond.

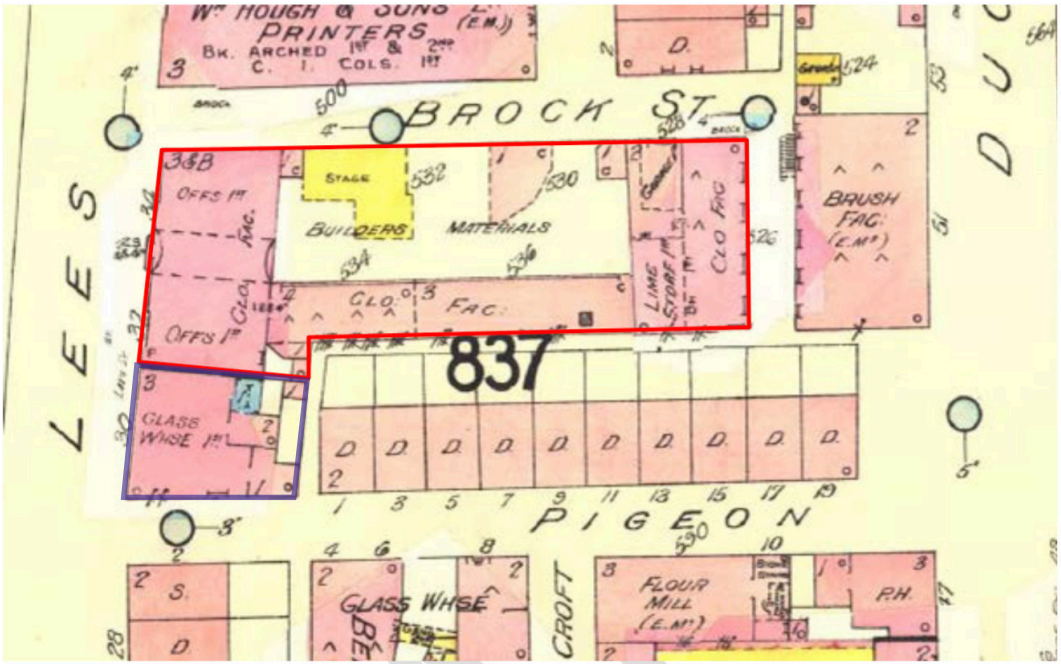
The secondary entrance is accessed via the Brock St courtyard. At lower ground level a ramp and stair wind down through a arrangement of brick planters to a second lobby. This lobby also leads to the lift and stair cores which rise the full height of the block. The cycle store can also be accessed from this level, there is a 100% provision of cyle spaces for the apartments.

The lower ground floor also houses 2no bin stores, plant store/substation and switch rooms.

Moving up the building each floor contains a mix of 1 and 2 bed apartments. The top floor accommodates an alternate floor plan to accommodate the set back to the gable adjacent to the listed building. Each floor and wing is served by a refuse chute. More detail of the refuse strategy can be found in section 5.

IMAGE 26
Residential entrance from Pigeon St

IMAGE 27
Residential entrance from Brock St


BROCK ST
LEES
PIGEON
837
STAGE
BUILDERS
MATERIALS
BRUSH FAC.
GLASS WHSE
FLOUR MILL
P.H.
GLASS WHSE

3.0 DESIGN

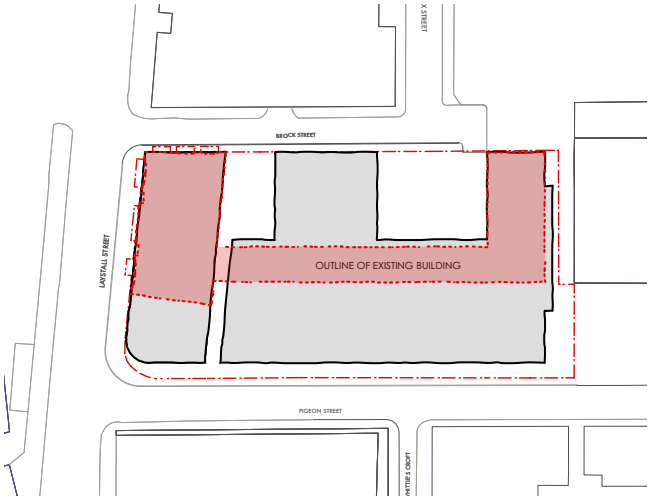
3.4 MASSING/SCALE

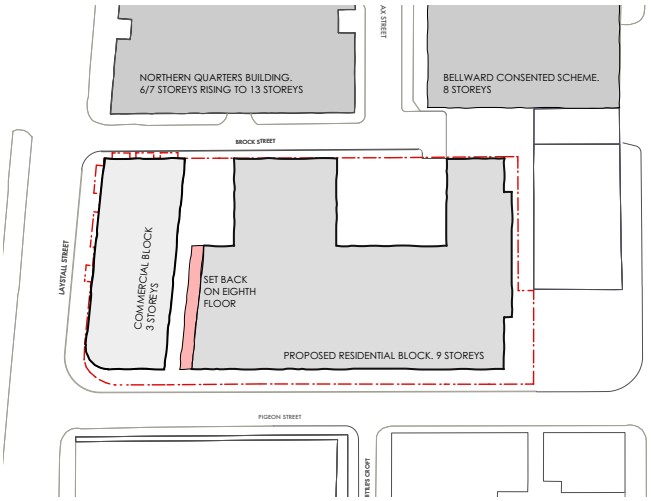
3.4.1 Corner block

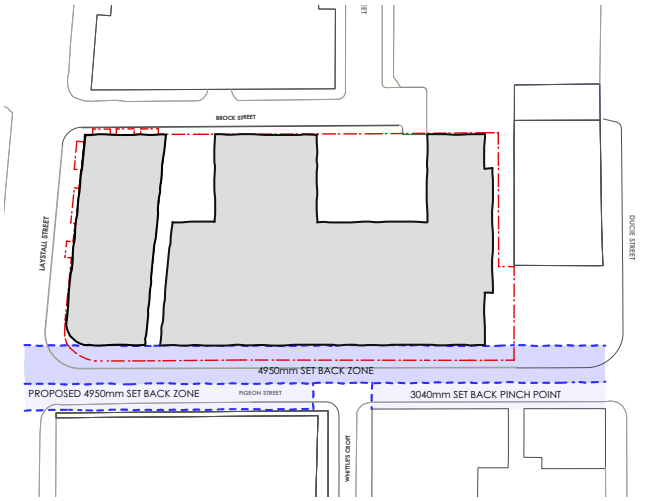
The massing of the front corner block is in keeping with and informed by the listed building. The intention is to re-form the massing of the Welsh Harp Pub which sat on the corner of the site and is also understood to have been 3 storeys in height.

IMAGE 28

Goad's Fire Insurance Plan, 1928. Showing the workshop (redline) and the Welsh Harp tavern (Blueline). The story height of the blocks is indicated by the number in the corner of each block.


BROCK STREET
LAYSTALL STREET
OUTLINE OF EXISTING BUILDING
PIGEON STREET
WHITTLES CROFT


NORTHERN QUARTERS BUILDING.
6/7 STOREYS RISING TO 13 STOREYS
BELLWARD CONSENTED SCHEME.
8 STOREYS
BROCK STREET
LAYSTALL STREET
COMMERCIAL BLOCK
3 STOREYS
SET BACK
ON EIGHTH
FLOOR
PROPOSED RESIDENTIAL BLOCK. 9 STOREYS
PIGEON STREET
ETLER CROFT


BROCK STREET
LAYSTALL STREET
4950mm SET BACK ZONE
PROPOSED 4950mm SET BACK ZONE
PIGEON STREET
3040mm SET BACK PINCH POINT
WHITTLES CROFT

3.0 DESIGN

3.4.2 Residential Block

The massing of the residential block refers to the design's initial concept of maximising the potential of the site without impacting detrimentally on the listed building or the adjacent street scape.

The set back proposed on Pigeon St to minimise narrowing to the street also sets up principals for setbacks on the potential future development of the Ducie Warehouse carpark. The separation and street width here is based on studies of the Ancoats' street separation which successfully combine new development and existing historic context to create lively residential streets.

There is a fall of about 1.5m between Laystall St and Ducie St meaning that a lower ground floor can be accommodated when the ground floor of the residential building is raised slightly. The block is proposed as 9 storeys which is informed by the 13 storey, Northern Quarters building and the consented 8 storey Bellward Scheme. The 8th floor is set back slightly to the north edge in order to peel back the form above the listed building and minimise its impact on views of the listed elevations of the showroom.

The block is carved out at the end of Brock St to create a courtyard and horseshoe plan which provides daylight to the heart of floorplate. Whilst it would seem at odds with normal urban design principles, in this case, providing an open courtyard onto Brock Street has historical precedent as it reflects the massing of the original workshop yard which was located in an identical position.

IMAGE 29

Massing Diagrams depicting - histroical precedent for courtyard, storey massing and precedent and finally Pigeon St setbacks



3.0 DESIGN

3.5 APPEARANCE/CHARACTER

The following sections set out the reasoning behind the appearance and materials incorporated into the proposals. They have been developed through a detailed understanding of the Heritage Analysis and context of the area.

3.5.1 Listed building

The listed building is to be externally restored, more detail of this is provide in section 4.

IMAGE 30

Render looking from Laystall St down Pigeon St



3.0 DESIGN

3.5.2 Corner Block

The extension to the listed showroom will be clad in traditionally laid facing brickwork with a brick colour to match the existing. Whilst the design is contemporary, the scale of openings and some of the detailing is carried over. In particular, the Tudor rose motif evident on the listed facade will be incorporated into the extension sitting beneath the new window openings. The intent is to sit comfortably against, but not to dominate the Listed Building.

The corner block will be visually separated from the listed building by a strip of glazing to the main elevation. This also provides a zone for the showroom's decorative terracotta features which return around the ends of the listed facade to terminate.

The façade is set out to subtlety pick up on the strong string courses of the listed building and tie them through and around the corner. At key points within this subtle grid, panels of brickwork that incorporate recessed bands will be used to add interest and detail.

The setting out of the proposed openings also picks up on this subtle grid, in form they also reflect the openings of the listed building. At first floor these take the form of tall, vertically proportioned, round headed windows. At second floor rectilinear windows are proposed that reflect the size of the openings on the extremities of the showroom's Laystall St elevation.

At ground floor the potential café space will open on to and hold the corner with full height aluminium shopfront glazing, intended to add lightness to the street edge.

Coping/sills and header stones are proposed in pre-cast stone in a light buff colour to match the listed building's terracotta details. This will also match the proposed terracotta rose motif that is inset into the brickwork. Both will provide a clear contrast to the red brick.

IMAGE 31
Render of the proposed corner Block Extension


INSET BRICK PANEL IN STACK BOND
1800mm OPERABLE DOUBLE GLAZED UNIT
BRICK TYPE 02
PPC ALUMINIUM JULIET BALCONY
BRICK TYPE 03
PPC ALUMINIUM SOFFIT

3.0 DESIGN

3.5.3 Residential Block

The residential block will also be clad in traditionally laid brickwork. 2 types of brick are proposed; a plain red facing brick to tie in with the listed showroom and extension and; a softer multi, stock brick to the Pigeon St elevation.

Pigeon St is proposed as the primary elevation for the residential block. Here the stock brick is arranged to form a vertically emphasised grid with recessed panels of stack bonded brick set between the primary grid elements. The scale and proportion of the grid has resulted from a study of differing grid arrangements across the façade, to arrive at the optimum composition.

This vertical grid arrangement brings scale, proportion and interest to the main facade. A double height grid has been developed to reinforce the verticality of the façades which runs from the 1st floor to the 8th. The multi stock brick has been chosen for the grid and infill panel in contrast to the red brick proposed to the rest of the scheme, to ensure that the proposal does not dominate Pigeon St.

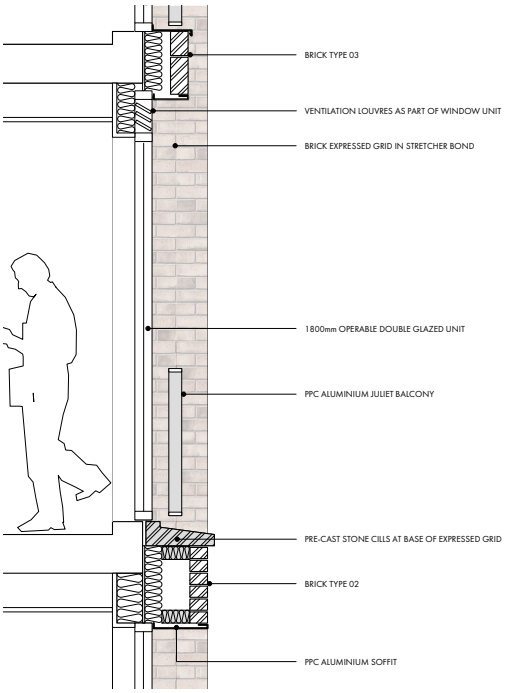
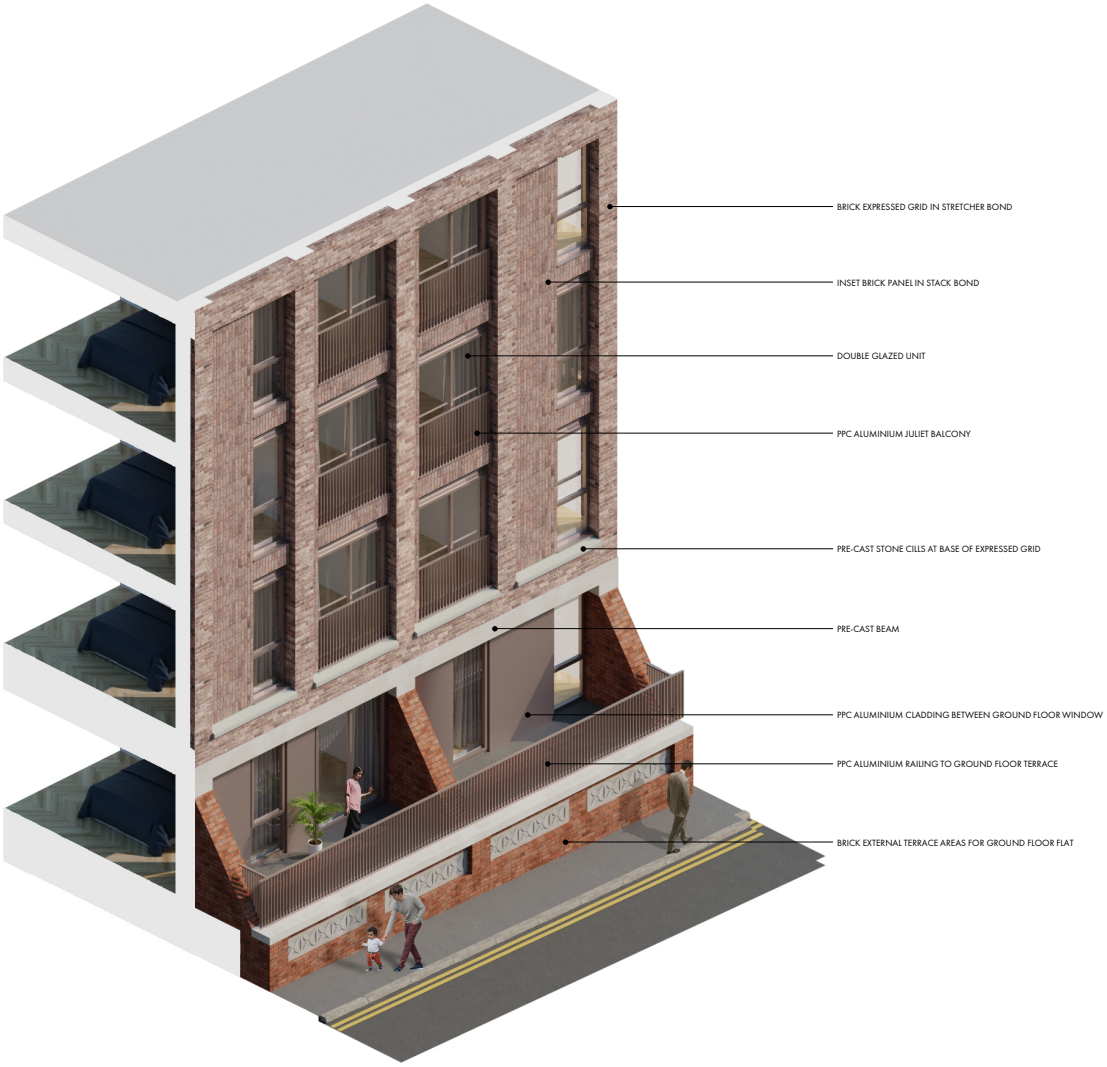


IMAGE 32
Material Bay study of grid and window proposal

IMAGE 33
Detail Section through expressed grid and brick details

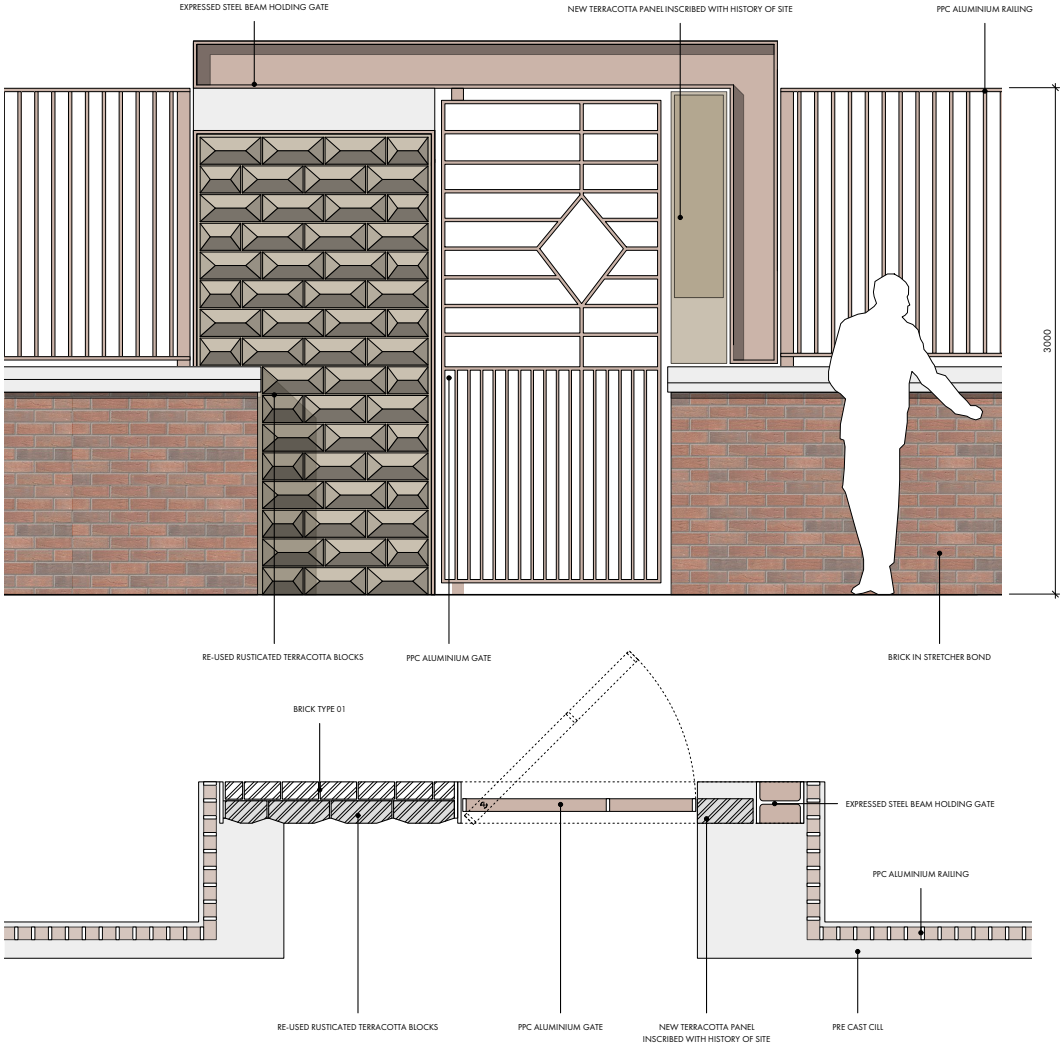

BRICK EXPRESSED GRID IN STRETCHER BOND
INSET BRICK PANEL IN STACK BOND
DOUBLE GLAZED UNIT
PPC ALUMINIUM JULIET BALCONY
PRE-CAST STONE CILLS AT BASE OF EXPRESSED GRID
PRE-CAST BEAM
PPC ALUMINIUM CLADDING BETWEEN GROUND FLOOR WINDOW
PPC ALUMINIUM RAILING TO GROUND FLOOR TERRACE
BRICK EXTERNAL TERRACE AREAS FOR GROUND FLOOR FLAT

3.0 DESIGN

The grid drops down to an expressed pre-cast stone beam that sits on top of expressed brick buttresses. These buttresses project out and form the dividers between the terraces on Pigeon St further grounding the building. The residential terraces are slightly elevated above the pavement line. The wall that forms the terrace edge gradually increases in height as the pavement falls away. To bring interest to the street, recessed panels incorporating the Tudor rose motif found on the Listed Showroom and corner block extension are set into the brick. This serves to tie the buildings together with a level of materiality at ground level where the craftmanship can be appreciated.

Aluminium windows are set within the recessed brickwork panels adding further depth to the facade. The courtyard elevations are treated more simply with large vertically proportioned deep-set windows punched into the plain brickwork, reflecting the primary and secondary treatment of the listed building's elevations.

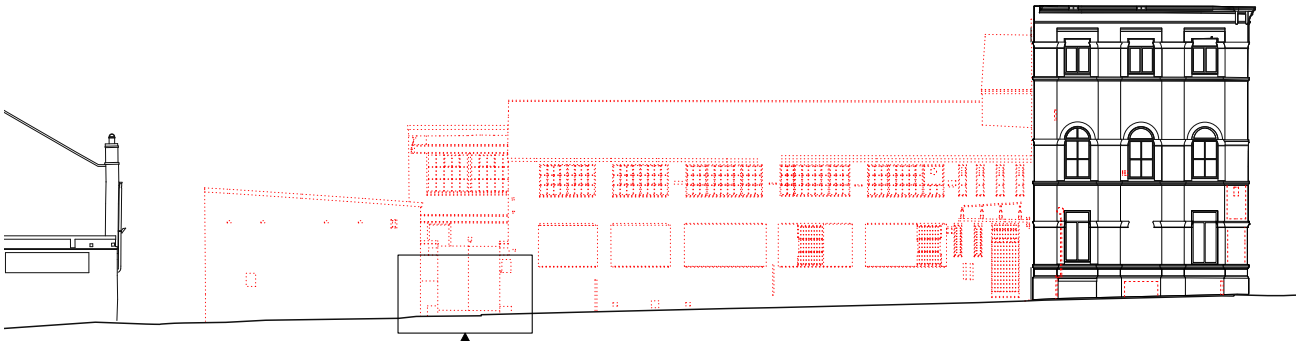
IMAGE 34
Axonometric diagram of grid meeting the external ground floor terraces


EXPRESSED STEEL BEAM HOLDING GATE
NEW TERRACOTTA PANEL INSCRIBED WITH HISTORY OF SITE
PPC ALUMINIUM RAILING
3000
RE-USED RUSTICATED TERRACOTTA BLOCKS
PPC ALUMINIUM GATE
BRICK IN STRETCHER BOND
BRICK TYPE 01
EXPRESSED STEEL BEAM HOLDING GATE
PPC ALUMINIUM RAILING
RE-USED RUSTICATED TERRACOTTA BLOCKS
PPC ALUMINIUM GATE
NEW TERRACOTTA PANEL
INSCRIBED WITH HISTORY OF SITE
PRE CAST CILL

3.0
DESIGN

To the Brock St courtyard, a new residential gate will be formed to create a secure line for the residents to access. To form a connection to the history of the site and to retain elements of key architectural interest from the removed outrigger, the gate will incorporate the rusticated terracotta blocks (specifically mentioned in the SLHA significance assessment) that were hidden from view in the rear of the existing building's yard. Using the blocks as a holding wall an expressed steel beam will rise and span across to rest on top, then a mild steel gate will secure the opening. An engraved terracotta panel to the right of the gate will carry a brief description of the site's history and inset below will be the secure access controls.

IMAGE 35
Plan and Section of the proposed Brock St courtyard Gate



RUSTICATED TERRACOTTA BLOCKS TO BE RETAINED AND SET ASIDE FOR RE-USE IN PROPOSAL. SEE A0204



PHOTO OF RUSTICATED TERRACOTTA BLOCKS

4.0
HISTORIC FABRIC METHOD STATEMENT

4.1 Section 4 sets out the key elements of work that are proposed to the listed building. This should be read in conjunction with OMI drawings and the reports submitted in support of this application. The first section deals with the elements of the site that are proposed for removal or demolition. The second details work to the external fabric. Finally the proposed internal renovations are discussed.

4.2 DEMOLITION OF 1950s FACTORY AND 'OUTRIGGER'

4.2.1 The 1950s factory addition to the rear courtyard is to be carefully demolished to ensure that no damage is caused to the rear elevation of the listed showroom.

4.2.2 The existing basement is to be removed up to the line of the existing showroom and infilled where required.

4.2.3 The original outrigger is to be carefully demolished. Care is to be taken to set aside timber planks, rusticated terracotta blocks, original brickwork (buff and red) for use as repairs to the listed showroom and new proposals.

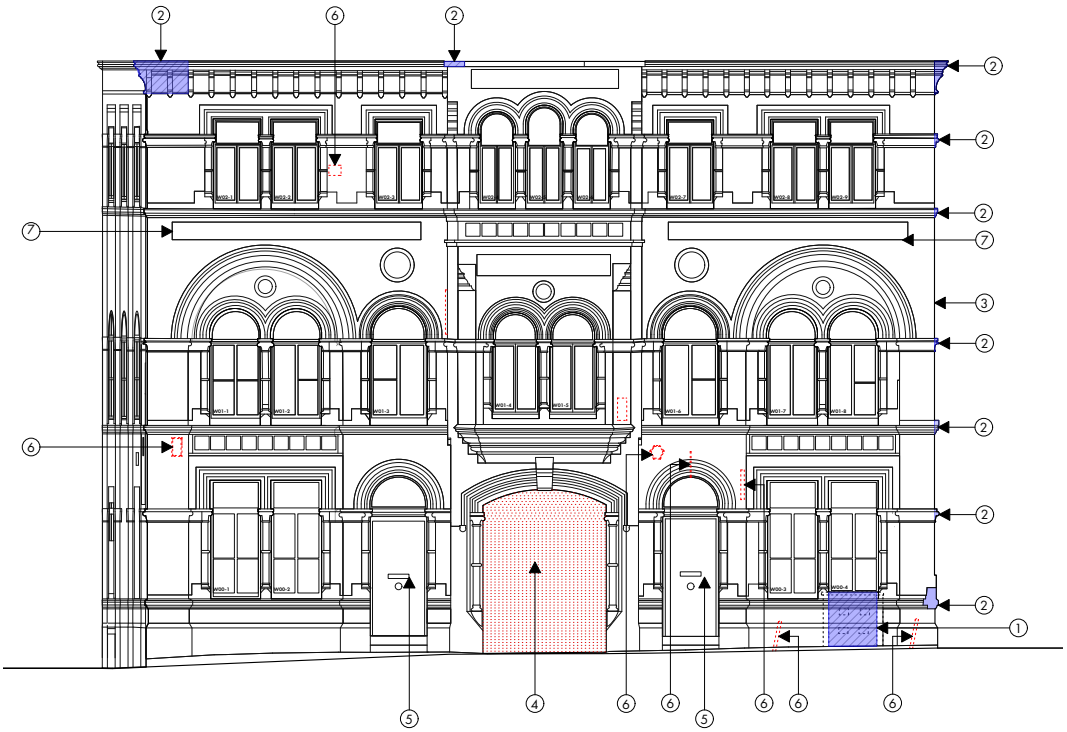
4.3 REMOVAL OF REDUNDANT SERVICES

4.3.1 The existing exposed electrical services, hot and cold-water pipework, sprinkler pipes and above ground drainage such as SVPs (all non-original fabric) are to be carefully removed. The existing sanitary fittings, wall tiling and internal doors and WC partitions to also be carefully removed.

4.4 REMOVAL OF INTERNAL PARTITIONS AND MEZZANINES

4.4.1 The non-original (1920s) partitions and mezzanines to be carefully removed as noted on OMI demolition plans.

IMAGE 36
Demolition elevation showing the extent of removed buildings



KEY SITE PLAN

1. BRICKWORK BLOCKING OPENING TO BASEMENT REMOVED. SILL AND BRICKWORK TO BE RE-INSTAT MATCH EXISTING
2. DAMAGED TERRACOTTA ELEMENTS TO BE CAREFULLY REPLACED
3. CORRUGATED CLADDING TO BE REMOVED. RENDE BELOW TO BE CAREFULLY REMOVED
4. ROLLER SHUTTER TO BE REMOVED CAREFULLY
5. STEEL OVER CLAD DOORS TO BE REMOVED
6. ALL ALARM AND SERVICE EQUIPMENT TO BE CARE REMOVED AND FABRIC RESTORED

TERRACOTTA TO BE REPAIRED

DEMOLITION

4.0
HISTORIC FABRIC METHOD STATEMENT

4.5 REMOVAL OF 1950s EXTERNAL FABRIC ADDITIONS

4.5.1 The corrugated metal sheeting to the gable elevation of listed building to be carefully removed along with cementitious render below to reveal the original brickwork fabric. The metal security screens to ground floor windows to be carefully removed, all fixings to be removed from the terracotta. Note these are separate from the original timber security shutters.

4.6 REMOVAL OF 1920s STAIR

4.6.1 The stair from level 00 to level 01 in western half of the building is to be carefully removed, care is to be taken to retain the existing brickwork 'Seconds'

4.7 REMOVAL OF FLOOR FINISHES

4.7.1 The carpet in the east half of the ground floor is to be lifted and removed.

4.8 REPAIRS TO EXISTING EXTERNAL FABRIC

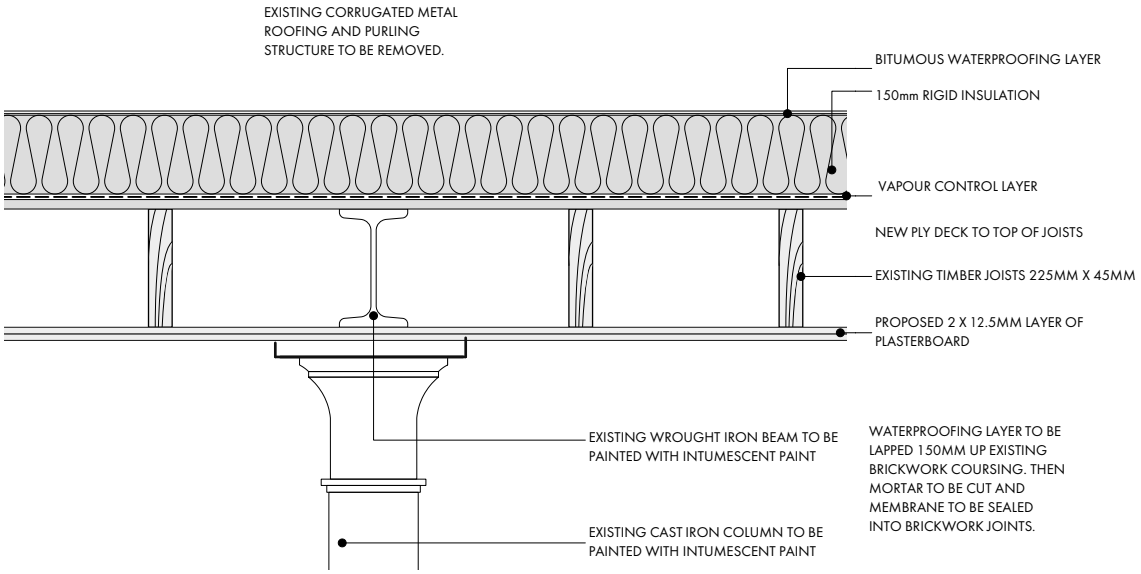
4.8.1 The external fabric has been damaged whilst the building had been vacant and is now in need if repair and restoration. A fabric survey and repair schedule has been progressed to detail the required renovation specification. These documents accompany the application.

4.8.2 In brief these repairs include:

- Repaired terracotta cracks in foliated columns
- Replacement string course terracotta blocks moulded on existing elements.
- Removal of foliage and growing vegetation from the fabric, to eliminate water ingress.
- Replacement of coping stones to top parapet.
- Replacement of terracotta cornicing details.
- Spalled brickwork to repaired or replaced.

IMAGE 37

Repair Elevation showing the extent of the repaired terracotta and removed existing services paraphernalia


EXISTING CORRUGATED METAL ROOFING AND PURLING STRUCTURE TO BE REMOVED.
BITUMOUS WATERPROOFING LAYER
150mm RIGID INSULATION
VAPOUR CONTROL LAYER
NEW PLY DECK TO TOP OF JOISTS
EXISTING TIMBER JOISTS 225MM X 45MM
PROPOSED 2 X 12.5MM LAYER OF PLASTERBOARD
EXISTING WROUGHT IRON BEAM TO BE PAINTED WITH INTUMESCENT PAINT
WATERPROOFING LAYER TO BE LAPPED 150MM UP EXISTING BRICKWORK COURSING. THEN MORTAR TO BE CUT AND MEMBRANE TO BE SEALED INTO BRICKWORK JOINTS.
EXISTING CAST IRON COLUMN TO BE PAINTED WITH INTUMESCENT PAINT

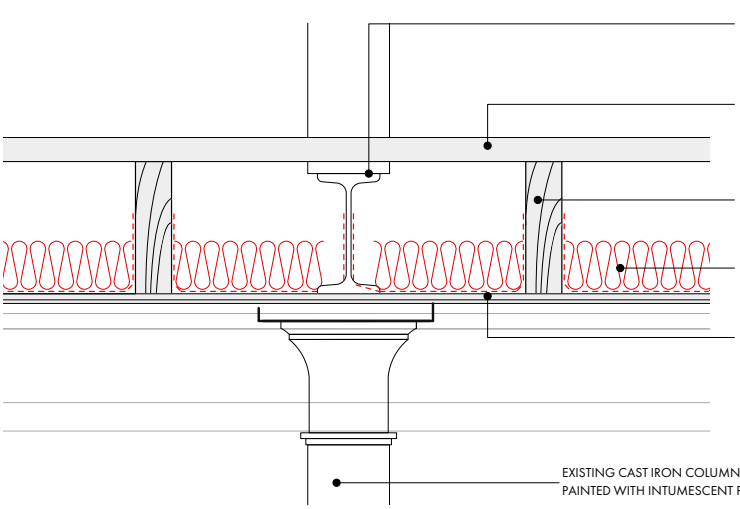
4.0
HISTORIC FABRIC METHOD STATEMENT

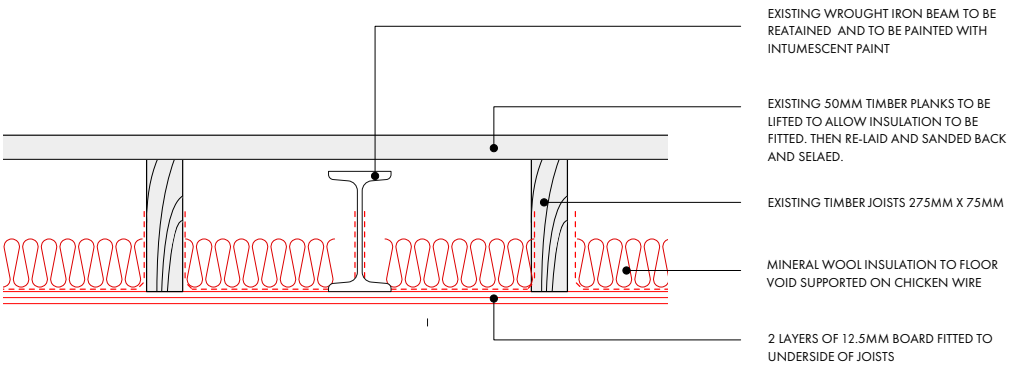
4.9 WORKS TO ROOF

4.9.1 The existing roof structure is outlined in detail in Clancy's structural survey, in brief it is made up of timber joists spanning from a central line of wrought iron beams, these in turn span between cast iron columns. There is suspected build-up of purlins on top of this with a corrugated metal sheet roof above. The corrugated metal and purlin zone and all associated flashing is to be removed.

4.9.2 A new roof is proposed to sit on top of this. A new deck will sit on top of the joists with a build-up of insulation and a bituminous roofing membrane by Bauder or similar. This will be lapped up and into the existing brick parapet. It will be laid to a nominal fall to the rear elevation of the showroom. Rainwater will discharge from this roof into new powder coated cast aluminium rainwater goods on the rear of the showroom.

IMAGE 38
Proposed detail scetion through roof buildup.


EXISTING WROUGHT IRON BEAM TO BE REATAINED AND TO BE PAINTED WITH INTUMESCENT PAINT
EXISTING 50MM TIMBER PLANKS TO BE LIFTED TO ALLOW INSULATION TO BE FITTED. THEN RE-LAID AND SANDED BACK AND SELAED.
EXISTING TIMBER JOISTS 275MM X 75MM
MINERAL WOOL INSULATION TO FLOOR VOID SUPPORTED ON CHICKEN WIRE
ORIGINAL CEILING PLASTERWORK TO BE REPAIRED AND RETAINED.
EXISTING CAST IRON COLUMN TO BE PAINTED WITH INTUMESCENT PAINT


EXISTING WROUGHT IRON BEAM TO BE REATAINED AND TO BE PAINTED WITH INTUMESCENT PAINT
EXISTING 50MM TIMBER PLANKS TO BE LIFTED TO ALLOW INSULATION TO BE FITTED. THEN RE-LAID AND SANDED BACK AND SELAED.
EXISTING TIMBER JOISTS 275MM X 75MM
MINERAL WOOL INSULATION TO FLOOR VOID SUPPORTED ON CHICKEN WIRE
2 LAYERS OF 12.5MM BOARD FITTED TO UNDERSIDE OF JOISTS

4.0
HISTORIC FABRIC METHOD STATEMENT

4.10 FLOOR CONSTRUCTION

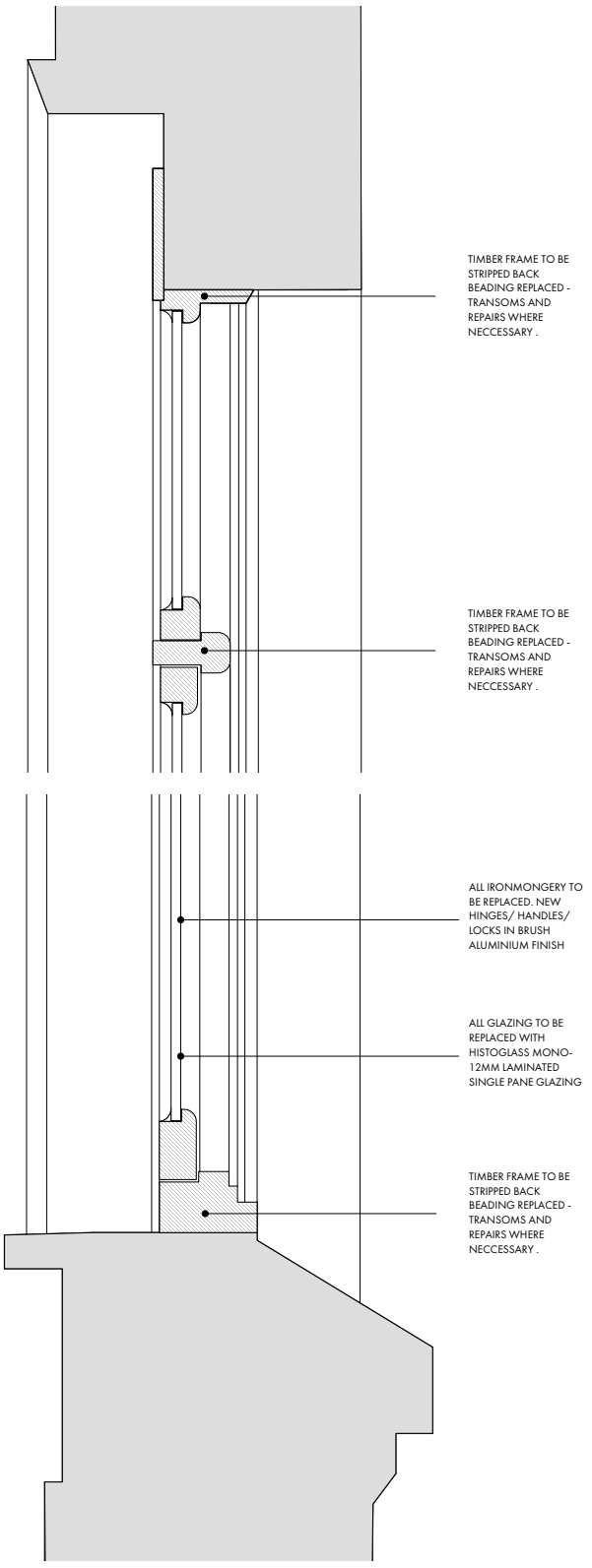
4.10.1 As with the roof structure the existing floor construction comprises of a line of wrought iron beams spanning between a line of cast iron columns with a cast iron connection shoe detail at the column head. Timber joists span between the primary beams and support 50mm pine floor boards.

4.10.2 A structural assessment has been carried out and has concluded that the floors would perform adequately for the proposed loading/use.

4.10.3 To prevent fire breaking through floors a fire stopping detail is proposed. This involves carefully taking up the existing floorboards, cleaning out the floor voids and inserting a dense mineral wool insulation supported on chicken wire. This provides the required fire separation whilst allowing the existing lath and plaster ceilings to remain exposed and unaffected by the works.

4.10.4 The pine floor boards will then be re-laid/ repairs made using existing timbers from the demolition of the outrigger, then sanded back and sealed.

IMAGE 39
Proposed detail section through upgraded floor construction


TIMBER FRAME TO BE STRIPPED BACK BEADING REPLACED - TRANSOMS AND REPAIRS WHERE NECCESSARY .
TIMBER FRAME TO BE STRIPPED BACK BEADING REPLACED - TRANSOMS AND REPAIRS WHERE NECCESSARY .
ALL IRONMONGERY TO BE REPLACED. NEW HINGES/ HANDLES/ LOCKS IN BRUSH ALUMINIUM FINISH
ALL GLAZING TO BE REPLACED WITH HISTOGLASS MONO- 12MM LAMINATED SINGLE PANE GLAZING
TIMBER FRAME TO BE STRIPPED BACK BEADING REPLACED - TRANSOMS AND REPAIRS WHERE NECCESSARY .

4.0
HISTORIC FABRIC METHOD STATEMENT

4.11 RESTORATION TO WINDOWS

4.11.1 The existing windows are in various levels of repair. As stated in the Heritage Statement produced by SLHA, the ground and first floor windows are original. The second floor windows are replacements installed following a fire that occurred in the 1950s. These unoriginal timber framed windows however are in serviceable condition and will be retained where possible for re-use.

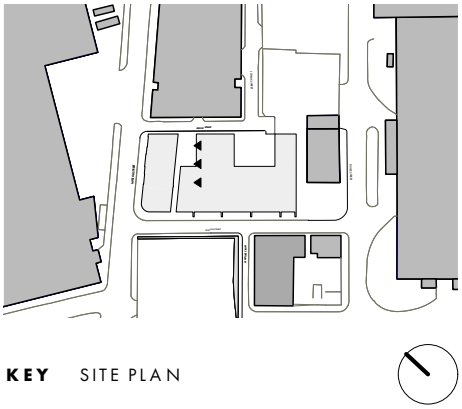
4.11.2 The frames/internal architraves and cills should all be stripped back to reveal any timber repairs required. Timber repairs will be made sensitively with any missing transoms re-instated in a matching timber.

4.11.3 Acoustically and thermally the existing single glazing performs poorly. In order to upgrade the external fabric, where possible, all the windows will be re-glazed with Histoglass Mono – a single panel of laminated renovation glass, that performs both acoustically and thermally. This 12mm thick glass will fit into the existing timber frames where an upgrade to double glazing would not.

4.11.4 The upper windows are double swing casement windows and will be utilised to naturally ventilate the upper 2 floors. In order to facilitate the daily use of these windows all ironmongery including hinges and closers will be replaced to match existing.

4.11.5 The ground floor windows are fixed and so repairs to these will follow the standard procedure of repairs to the timber where necessary and re-glazing with Histoglass.

IMAGE 40
Proposed typical window restoration detail.



KEY SITE PLAN



4.0
HISTORIC FABRIC METHOD STATEMENT

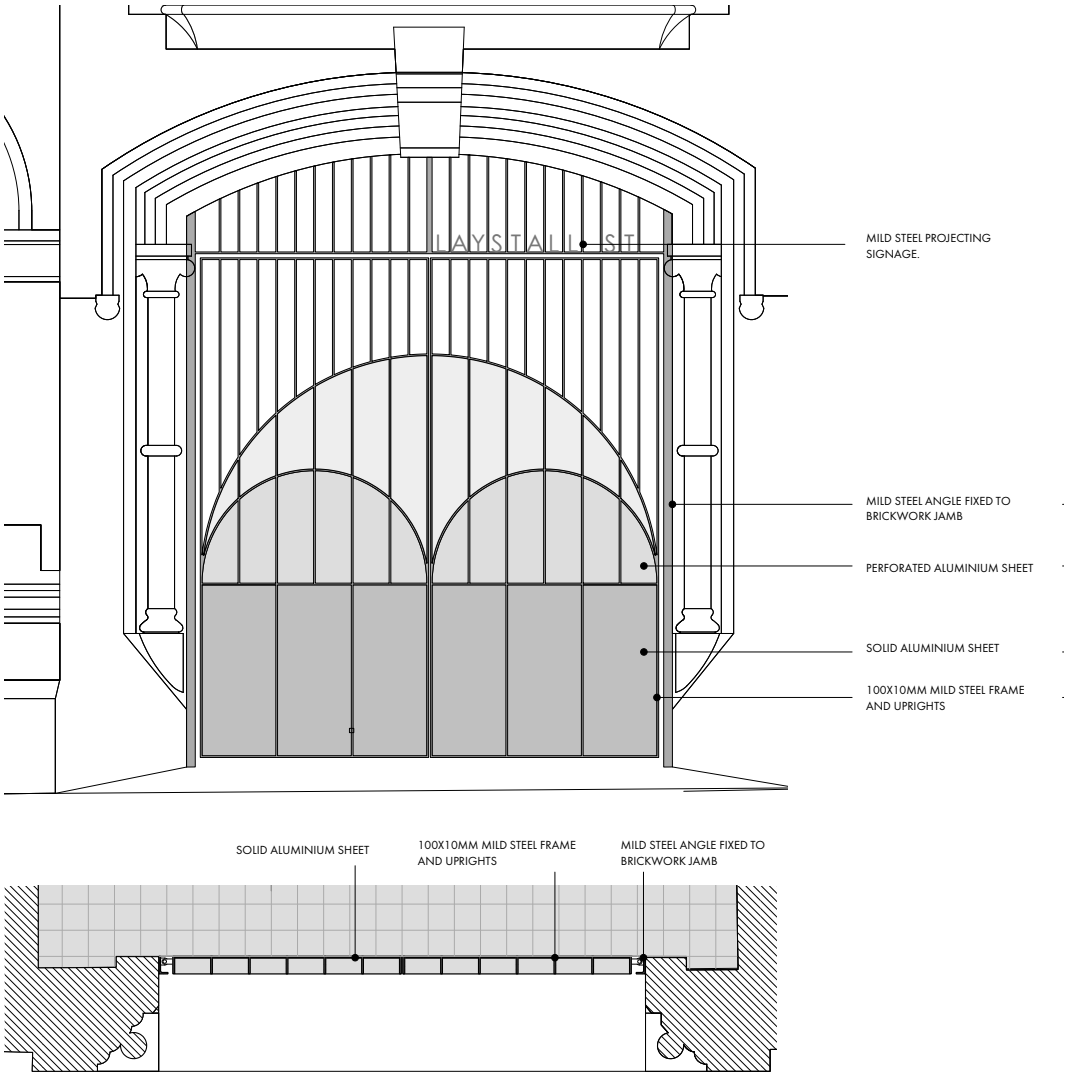
4.12 NEW WINDOWS

4.12.1 There are several proposed new windows into the existing building utilising existing openings and one historic opening that has been bricked up following the 1950s alterations.

4.12.2 On the upper floors, in the centre of the showroom's back elevation are existing openings that were used as taking in doors for deliveries from the yard. These openings will be retained and new aluminium windows will be fitted to provide light into the centre of the plan. On the ground floor there will be a new opening proposed into the loading bay located in the original position of the yard access. This will involve the demolition of a 1950s brick infill panel and the introduction of a further aluminium window.

4.12.3 Adjacent to the loading bay on ground floor a window will be re-introduced into the manager's office – this window will match in style/shape and size to the internal window between the manager's office and the loading bay and will replace the 1920s shelving that had taken its place.

IMAGE 41
Proposed showrrom southern elevation highlighting new windows


LAYSTALL ST
MILD STEEL PROJECTING SIGNAGE.
MILD STEEL ANGLE FIXED TO BRICKWORK JAMB
PERFORATED ALUMINIUM SHEET
SOLID ALUMINIUM SHEET
100X10MM MILD STEEL FRAME AND UPRIGHTS
SOLID ALUMINIUM SHEET
100X10MM MILD STEEL FRAME AND UPRIGHTS
MILD STEEL ANGLE FIXED TO BRICKWORK JAMB

4.0
HISTORIC FABRIC METHOD STATEMENT

4.13 NEW GATE

4.13.1 To form a new external entrance to the scheme a mild steel framed gate is proposed to the loading bay's arched entrance in place of the existing modern roller shutter. These will be secure gates intended to be secured at night but opened in the morning and tied back and remain open during office hours.

4.14 RE-INSTATEMENT OF EXTERNAL DOORS

4.14.1 Either side of the main loading bay are 2no existing openings which would have housed tall timber panelled entrance doors. At present, the frames have been altered to fix secure metal panel doors into them, however above these new internal frames are the remnants of the historic panelled doors. The intention is to fully re-instate the timber panelled doors using the existing panelling that remains at the head as a guide for the new design.



IMAGE 42
Proposed external gate elevation and plan

IMAGE 43
Existing photo of orginal timber panelled doors









4.0
HISTORIC FABRIC METHOD STATEMENT

4.15 HISTORIC INTERNAL FABRIC

4.15.1 The internal fabric is in various conditions of repair and the finish varies depending on the historic use of the space.

4.15.2 Where existing brickwork has been painted over, the walls will be stripped back to expose the brickwork. The retention of bricks from the demolition of the outrigger will provide the age appropriate material to allow for repairs.

4.15.3 Historic plasterwork to the walls exists in several of the ground floor rooms and all of the first floor. The plasterwork will be repaired with an appropriate renovation plaster and will be retained in all locations.

4.15.4 The lathe and plaster ceiling will be retained and repaired. Existing cornices will be restored where previously cut into. Moulds of the existing cornicing will be taken and used to re-instate cornicing where it had previously been removed.

4.15.5 There are several rooms on the ground floor with timber boarded ceilings, these will be retained, stripped back and repairs made where required. Finally, these boards will be repainted.

4.16 RETENTION OF FIREPLACE

4.16.1 The fireplace on the ground floor is to be retained and repaired. The cast iron fitting will be carefully restored and re-painted.

IMAGE 44-47

Images of existing - cornicing/fireplace/ timber panelled ceiling and brickwork finishes.



4.0
HISTORIC FABRIC METHOD STATEMENT

4.17 REPAIR/REINSTATEMENT OF ENCAUSTIC TILING TO STAIR

4.17.1 To the lobby of office 01 is an existing encaustic tile floor. The floor has partially collapsed into the basement in this location. The remaining tiling will be carefully lifted, set aside and protected. The remnants of the floor that has fallen through to the basement will be retrieved. The floor structure will then be repaired utilising existing material from the outrigger.

4.17.2 Where tiles are missing or damaged, these are to be replaced with a suitable matching tile to be agreed with the conservation officer.

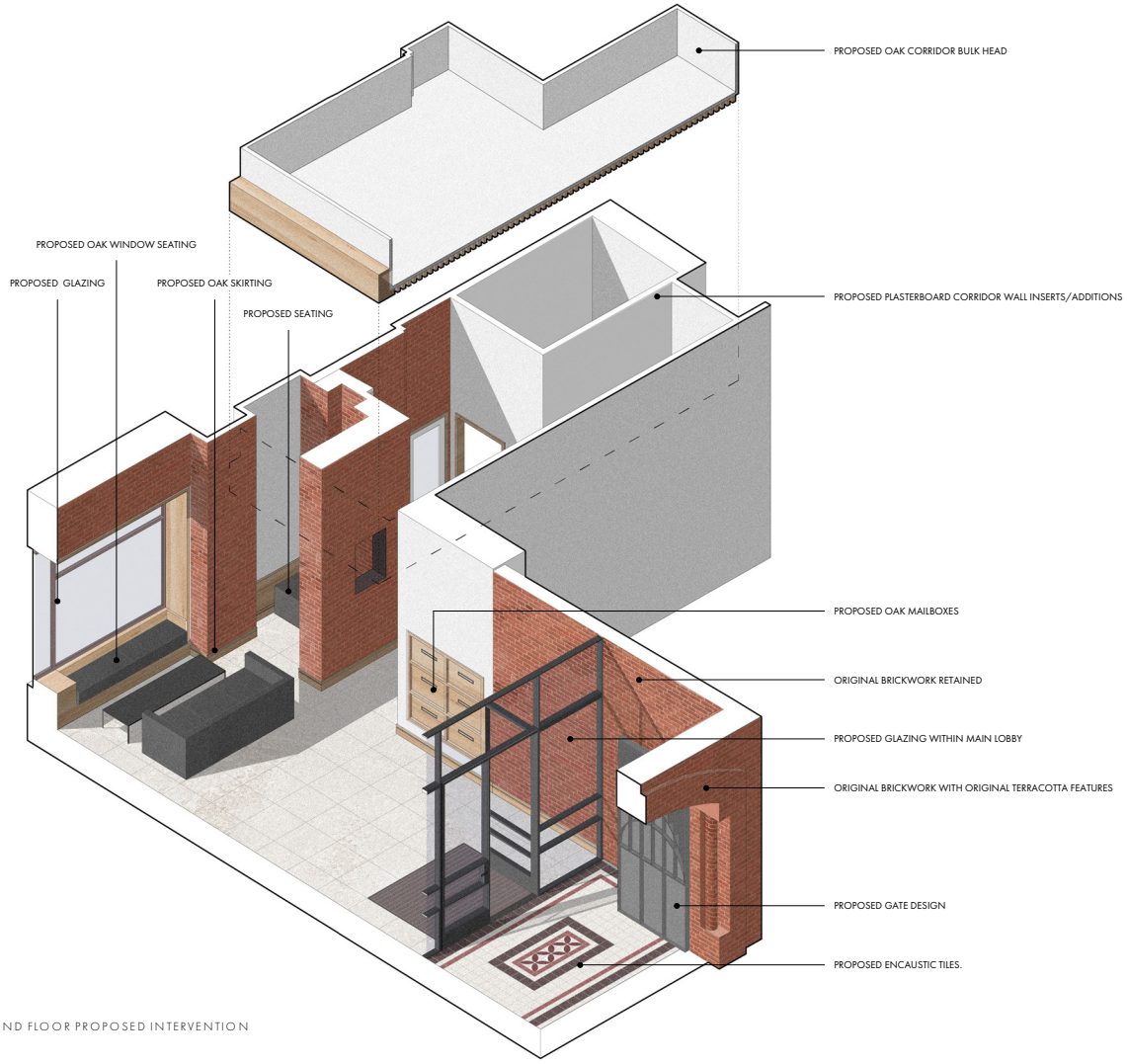
4.17.3 The floor will then be re-laid on a tile backer board utilising a weak cement or lime mortar.

4.18 NEW INTERNAL PARTITIONS/CEILINGS

4.18.1 New lightweight metal stud partitions with plasterboard linings are to be constructed, and supported on the existing timber floor. Partitions have been positioned to avoid clashes with existing plaster mouldings. The 'pod' on the first floor will be constructed as a freestanding wall and lid to avoid a clash with the cornicing.

4.18.2 Where required, new partitions are to be plug and screw fixed back to existing walls.

IMAGE 48
Existing encaustic tile floor



GROUND FLOOR PROPOSED INTERVENTION

4.0
HISTORIC FABRIC METHOD STATEMENT

4.19 INTERNAL JOINERY ITEMS

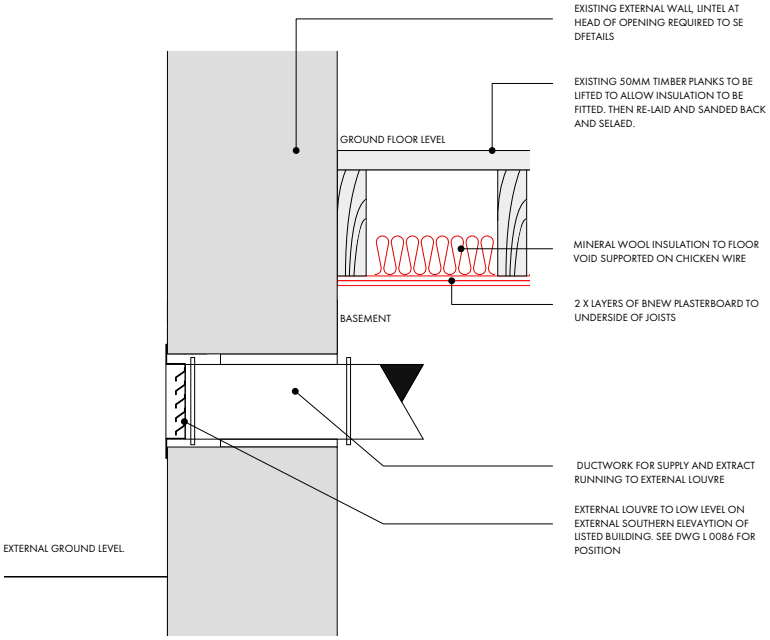
4.19.1 There are several joinery interventions within the ground floor, these will be clearly identifiable as new elements in the historic fabric.

4.19.2 The first is a surround to the new opening within the loading bay, this incorporates a window seat and frame to form a new waiting area that will serve all of the office spaces. This will be formed out of oak and will feature upholstered seat pads and a built-in side table.

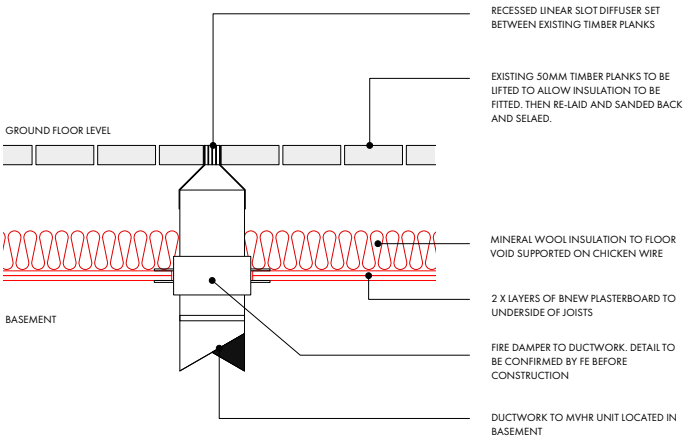
4.19.3 A further seat is recessed into the existing nook to the west of the window seat, this will be formed out of oak and will incorporate an upholstered seat pad.

4.19.4 The final joinery element will be an oak timber slatted ceiling, this will enclose the corridor space between the loading bay and the new stair in the corner block. The oak slats will be fixed to a dark black egger board or similar. Between the slats at regular intervals track lighting will be recessed to light the space and highlight the historic fireplace in this area. This ceiling will sit much lower than the historic ceiling minimising any clash between the two and make it clearly readable as a new intervention.

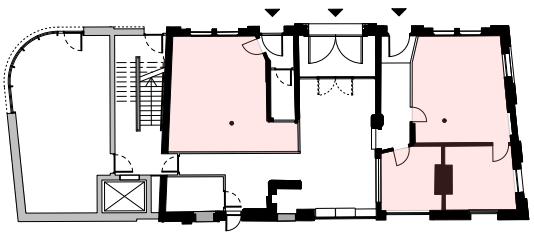
IMAGE 49
Cut-away Axonometric of the listed buildings' ground floor lobby space.



PROPOSED EXTERNAL LOUVRE DETAIL FOR GROUND FLOOR MVHR



PROPOSED FLOOR DIFFUSER DETAIL FOR GROUND FLOOR MVHR



GROUND FLOOR ROOMS SERVED BY MVHR

4.0
HISTORIC FABRIC METHOD STATEMENT

4.20 M&E SERVICING STRATEGY

4.20.1 To minimise intervention within the listed building, the ventilation strategy for the upper floors will utilize natural ventilation, the existing windows as mentioned will be restored to allow the casement opening to be operable.

4.20.2 The original windows on the ground floor are fixed and so the spaces here require a different strategy. The 'office' spaces on the ground floor will be ventilated using a single MVHR unit that will distribute fresh air through linear slot diffusers recessed into the floor. This unit will be housed in the basement will connect to grilles in the back elevation of the building at low level, to allow the least impact on the listed building's external appearance. Heat recovery within the MVHR unit will also limit energy loss.

4.20.3 For full details of the Lighting Strategy refer to OMI ceiling plans. The proposal is to have suspended fittings across all spaces where historic ceilings are being retained. Where the fitting requires support ply will be installed behind the fixings to avoid damage to the lather and plaster ceiling.

4.20.4 Wall mounted electric panel heaters will provide heating to the offices. These will be positioned to limit any effect on listed fabric and chosen to aesthetically complement the scheme.

IMAGE 50
Ground floor proposed MVHR diffuser detail

5.0 ACCESS

5.1 ACCESSIBILITY

5.1.1 Level access is available to all levels within the showroom with the exception of the small office in the eastern half of the ground floor where existing levels make this impossible. Level access from the street is formed through a small local ramping of the pavement up the loading bay/ foyer, where level access is then available through to the new internal lift in the corner block.

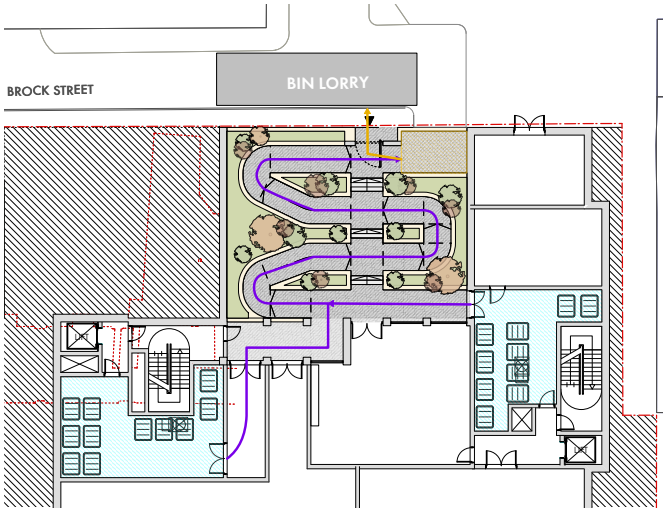
5.1.2 Level access is available to the residential block via a pair of part M compliant ramps from Pigeon St which lead up the lobby area. Then a further Part M Compliant ramp takes residents down to the lower ground floor which winds its way through the Brock St courtyard.

5.0 ACCESS

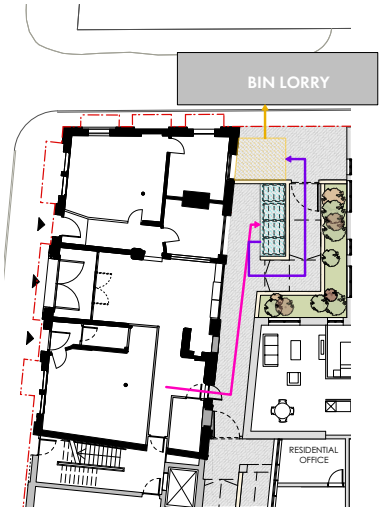
5.2 CRIME IMPACT ASSESSMENT

5.2.1 A detailed Crime Impact Assessment for the site has been prepared by Greater Manchester Police and accompanies the application. The security measures adopted by the development are fully supported by GMP. These include:

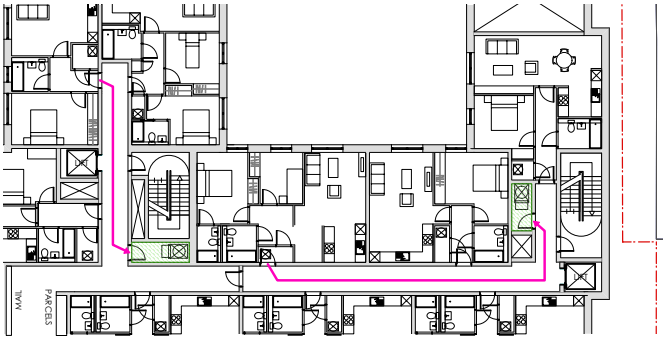
- Compliance with 'Secured by Design' principles
- 3m high perimeter railing to all courtyards
- External lighting to the building
- Secure bike store
- Full height windows onto the street to provide natural surveillance



PROPOSED GA LOWER GROUND FLOOR PLAN



PROPOSED COMMERCIAL BIN COLLECTION



PROPOSED TYPICAL UPPER FLOOR PLAN

KEY

REFUSE MANAGEMENT STRATEGY

2NO DESIGNATED SECURE REFUSE STORAGE AREAS LOCATED IN LOWER GROUND FLOOR OF NEW APARTMENT BLOCK. OR COMMERICLA BIN STORE LOACTED IN SECURE COURTYARD TO REAR OF SHOWROOM

REFUSE COLLECTION POINT - LOCATED WITHIN DEVELOPMENT CURTILAGE TO PREVENT OBSTRUCTION OF HIGHWAY AND PARKING

REFUSE CHUTE LOACTION LOCATED IN EACH WING AND ON EACH FLOOR

ROUTE & CARRY DISTANCE FOR RESIDENTS TO DISPOSE OF WASTE IN REFUSE CHUTE. OR COMMERCIAL TENANTS TO TAKE TO BIN STORE

ROUTE FOR MANAGEMENT COMPANY TO TAKE REFUSE CONTAINERS TO COLLECTION POINT

CONTAINER COLLECTION BY COLLECTION CREW

5.0
ACCESS

5.3 WASTE MANAGEMENT STRATEGY

5.3.1 A copy of the completed Manchester City Council Waste Management pro-forma is included in Appendix A of this report and the waste management strategy plan (drawing reference L0110) accompanies the planning application. This drawing sets out the following:

5.3.2 At each end of the residential block a vertical refuse chute is provided which discharges into a refuse store within the lower ground floor. At the base of the chute, a tri-separator allows residents to select the type of waste before depositing it down the chute, the waste is then automatically directed to the correct waste/recycling container in the refuse room. Residents will not need to travel greater than 30m from their apartment to the refuse chute.

5.3.3 On collection days, building operators will bring out the full waste containers, via the access ramp for collection on Brock Street. An area for marshalling of full waste containers is included within the courtyard the head of the ramp.

5.3.4 Commercial waste is held within a compound area in the open space between the rear of the listed showroom and the new residential block, screened from view by a brick wall. Similarly, on collection days the building operator will wheel the waste containers out to Brock Street via the courtyard gate.bins, the refuse collection vehicles will manoeuvre down Brock St via the one-way system and stop for a kerbside collection. The collection crew will not need to travel more than 10m to collect the bins. A transport plan and servicing swept path analysis has been undertaken in support of this application.

5.3.6 In accordance with Manchester City Council's 'Waste Storage and Collection Guidance in New Developments' the proposed residential component of the development would require the following no. of refuse bins, based on 1 collection per week;

In accordance with Manchester City Council's 'Waste Storage and Collection Guidance in New Developments' the proposed commercial component of the development would require the following no. of refuse bins, based on 1 collection per week;

IMAGE 51
Waste Mangement strategy diagram

5.0 ACCESS

5.4 VEHICLE/CYCLE PARKING

5.4.1 Cycle parking provision has been enhanced and is currently provided at a level of 100% within the lower ground floor, accessed via the courtyard ramp. From the cycle store access to the building cores is possible via secure doors.

5.4.2 There is no external space or basement space provided for private car parking within or around the development. However the building is situated in a city centre location and in close proximity to major public transport links (Bus, Tram and Train all within a maximum 10 minute walk). There is a detailed Transport statement submitted along with this application.

5.5 DELIVERIES

5.5.1 Deliveries to the commercial block should be limited to small delivery vans which will pull up outside the entrance on Laystall St. Deliveries to the residential block would be via Pigeon St.

8.0
APPENDIX

8.1
WASTE MANAGEMENT PRO-FORMA

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m^2 required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
$0.43m^2$ has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	YES - 89no Apartments x 0.43m2 = 38m2. This space has been split into 2 seperate bin stores. Bin store no1 = 46.7m2 with 10no 1100L Eurobins Bin store no 2 = 38.7m2 with 10no 1100L Eurobins

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

Office space
2600Litres / 1000m2 floor space (50% recycling)
Total waste = 2600 x 0.516 (total floor space / 1000) = 1341 Litres

Cafe space
10,000Litres / 1000m2 floor space (50% recycling)
Total waste = 10000 x 0.048 (total floor space / 1000) = 480 Litres

General Waste –	Office	720 Litre	
	Cafe	240 Litre	= 1No. 1100Litre Eurobin
Pulpable Recycling	Office	720 approx.	= 1No. 1100Litre Eurobin
	Cafe	240 Litre	

Mixed Recycling N/A
Food Waste: Cafe 1No. 1100Litre Eurobin
Industrial Waste – N/A

Collection frequency :
Food Waste: Daily
Recycling + General: Twice Weekly

Has / will a contract be obtained with a licenced waste carrier?	☐ Y

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐ Y

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each half of the block contains a refuse chute that can be accessed from each residential level. The chute is contained within a ventilated room accessed via the main core.
Tri-separating refuse chutes have been selected. These connect to a separating hopper in the refuse stores at basement level which is controlled by a switch on each apartment floor level. This enables residents to choose the appropriate recycling bin for the waste that they are putting in the chute by pressing a button at the chute entrance. This will select the appropriate recycling container at basement levels.
Purpose built refuse stores are included at lower ground level which have been designed to accommodate the appropriate number of Eurobins, as indicated in the proforma above.
REFER TO DRAWING L 0110 - Waste management strategy

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Residential
Purpose built refuse stores are included at lower ground floor within each block, which have been designed to accommodate the appropriate number of Eurobins, as indicated in the proforma above.
REFER TO DRAWING L 0110 - Waste management strategy

Office
Purpose built external stores is incorporated into the courtyard space between the commercial and residential block, which haa been designed to accommodate the appropriate number of Eurobins, as indicated in the proforma above.
REFER TO DRAWING L 0110 - Waste management strategy

Ensure all bins in the store are accessible	☐ Y
Ensure recycling facilities are as easy to access as general refuse	☐ Y

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Hygiene -

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The Management company will be responsible for moving the bins from bin stores to the collection point. This will be coordinated by the Management Company to ensure no bins are left at the collection point before or after collection.
Refuse collections will be made early in the morning, and the management company will ensure that bins are brought to the collection point prior to the refuse vehicle's arrival. The bins would then be returned to storage immediately afterwards.
Refuse and recycling collections will take place off Brock St, the process of refuse collection will be carefully coordinated by the 24 hour on site management staff.

Please ensure that you have attached:

Detailed plans of waste stores	Y ☐
Location plans showing stores	Y ☐
Location plans showing the proposed collection point and the route the collection vehicle will take	Y ☐

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

OMI Architects