

Manchester, King Street

Internal Bedroom Justification

23/03/2021

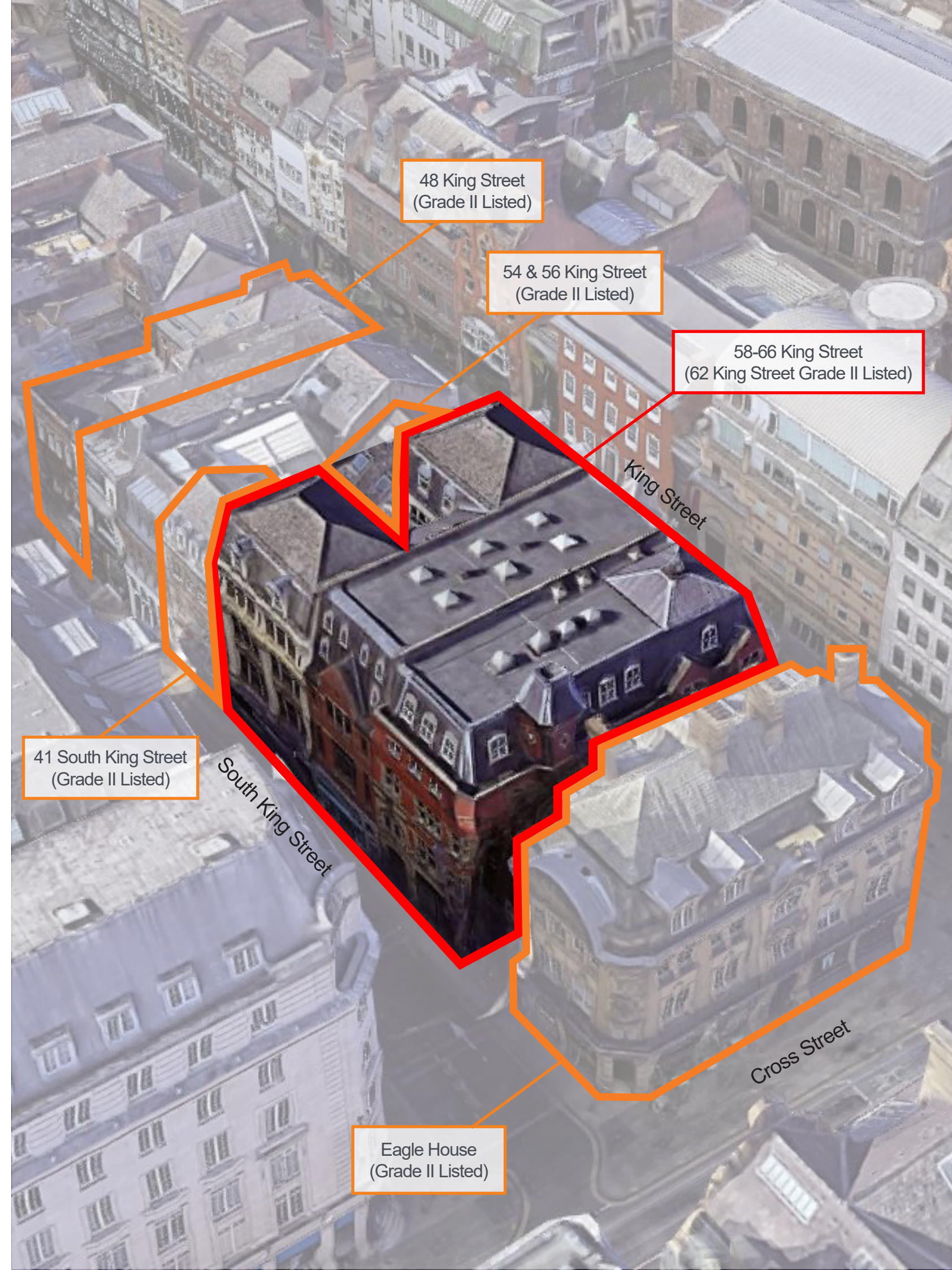
Introduction

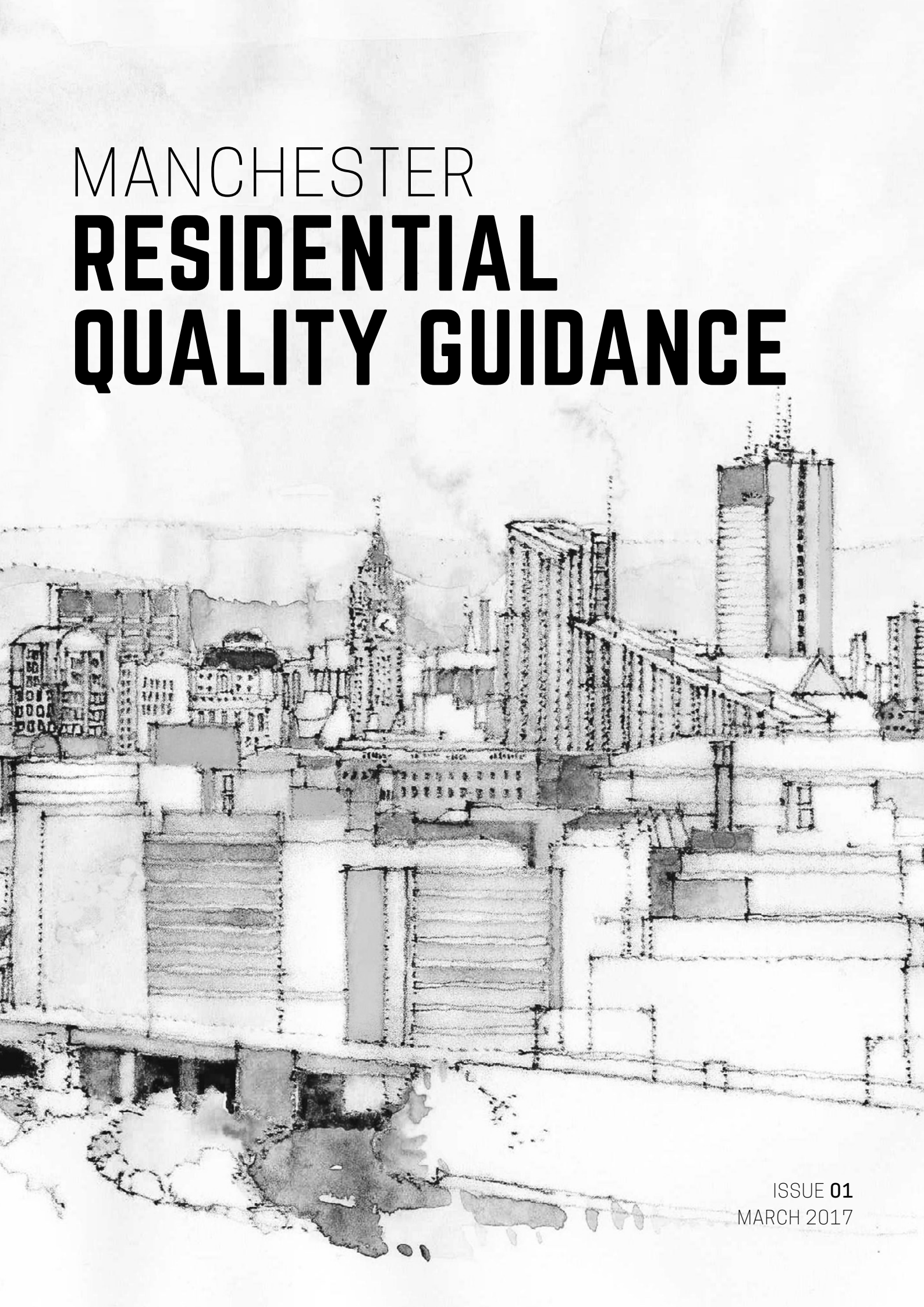
The purpose of this note is to address the comment received from MCC on 18th February 2021, and discussed subsequently in a meeting on the 1st of March 2021, with regards to the internal bedrooms in a small number of the proposed apartments within the proposed development on King Street, Manchester. Which is as follows :

I have now discussed the acceptability of internal bedrooms with senior officers and would advise that they are not supported as they don't comply with the Residential Quality Guidance (pages 107 to 119 'Make it a Home'). We note that this may mean that you can't include as many 2 bedroom apartments in the building, but the internal bedrooms will not allow the occupiers to have enough privacy or daylight/sunlight or have any direct views.

The Project aims are to provide exceptional accommodation that works with the existing building, to create a high quality rental product which celebrates the building. As the building is existing this invariably means compromises, but the design decisions seek to mitigate these in an innovative way. This innovation is encouraged in the residential design guidance.

The area of concern affects 4no. apartments of the proposed 24no. apartments. This note seeks to address the comments, and to provide further explanations of the design approach, requirement for quality to ensure success, and market research & engagement that has taken place.





MANCHESTER RESIDENTIAL QUALITY GUIDANCE

ISSUE 01
MARCH 2017

Manchester Residential design Guide

The Manchester residential design guide has been utilised during the development of this proposal. The document provides good guidance, and is clear that it is not prescriptive and that it still encourages innovation.

As we are working with an existing building we have sought to design the highest quality development aimed at its target users with help from agents. The existing and listed nature of the building has meant that we have had to balance compromise and heritage. This is particularly important given the competition. If it is not designed well residents will move out.

This document will hopefully demonstrate how we have addressed constraints, and are seeking to achieve design quality on the 4no. apartments in an innovative way addressing the key requirements as set out in the design guide.

Make it Home - Key Requirements

- Seek to exceed the Nationally Described Space Standards

Our proposal achieves this.

- Provide sufficient storage space

Storage has been designed in to take advantage of the existing fabric in an innovative way.

- Maximise opportunities for daylight

All apartments seeks to maximise daylight as much as possible within the constraints of an existing building. We have 4no. apartments which have internal bedrooms but which will utilise the ceiling height and arrangement to maximise opportunity for light whilst not compromising heritage assets or the main living space.

- Provide sufficient private amenity space and in the most appropriate location; and

Maximised within the constraints of the existing building

- Have considered the balance between the number of homes accessed from lift cores and neighbourliness.

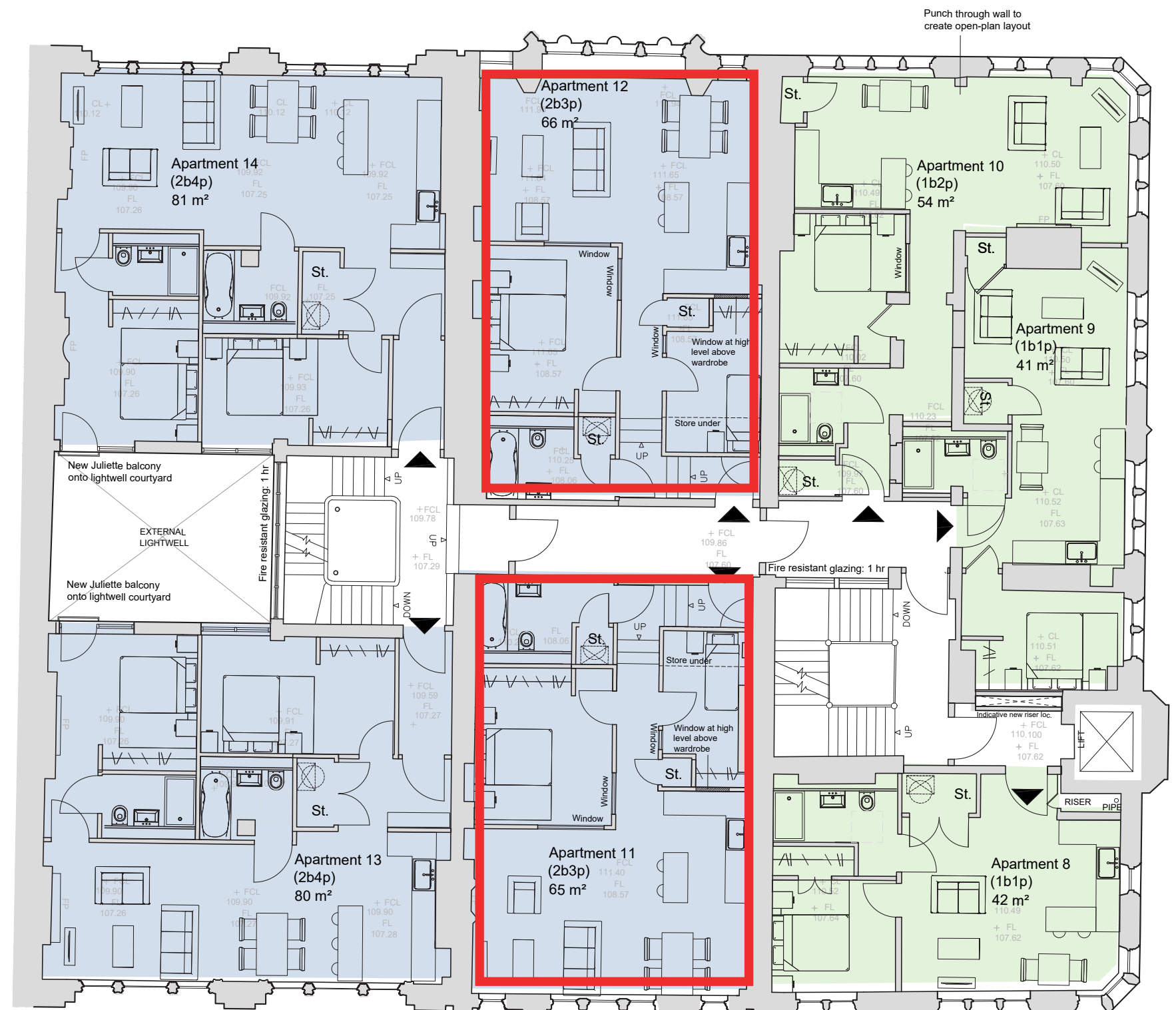
Maximised within the constraints of the existing building

Proposal

The 4no. apartments in question sit within the listed building at 1st and second floor.

The proposals put forward for the building have been worked up in conjunction with agent advice, heritage and planning advice and in line with best practice to maximise the potential of the development.

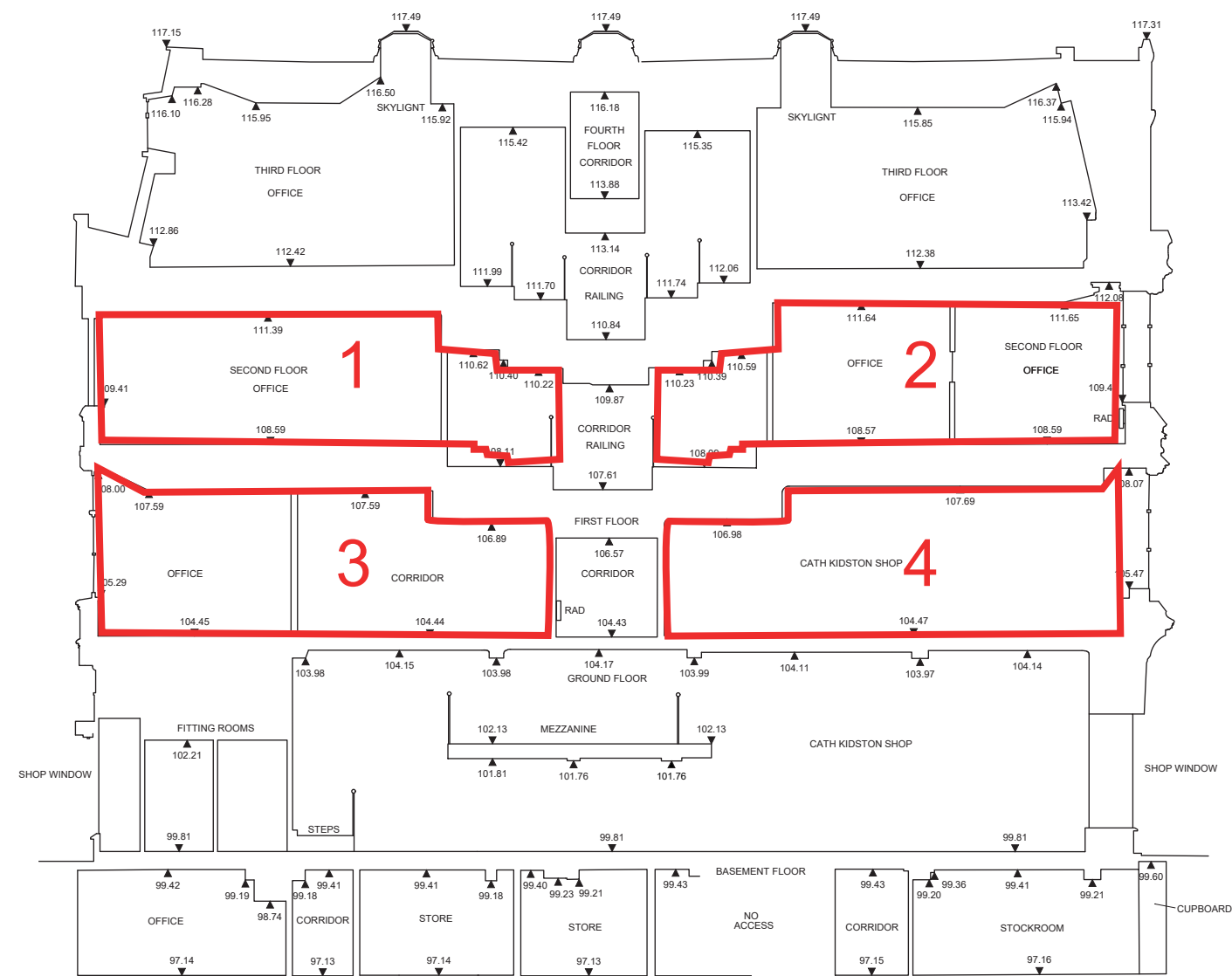
The scheme provides a variety of apartment types which have been carefully designed to respond to the existing building, its assets and with the target occupier in mind.



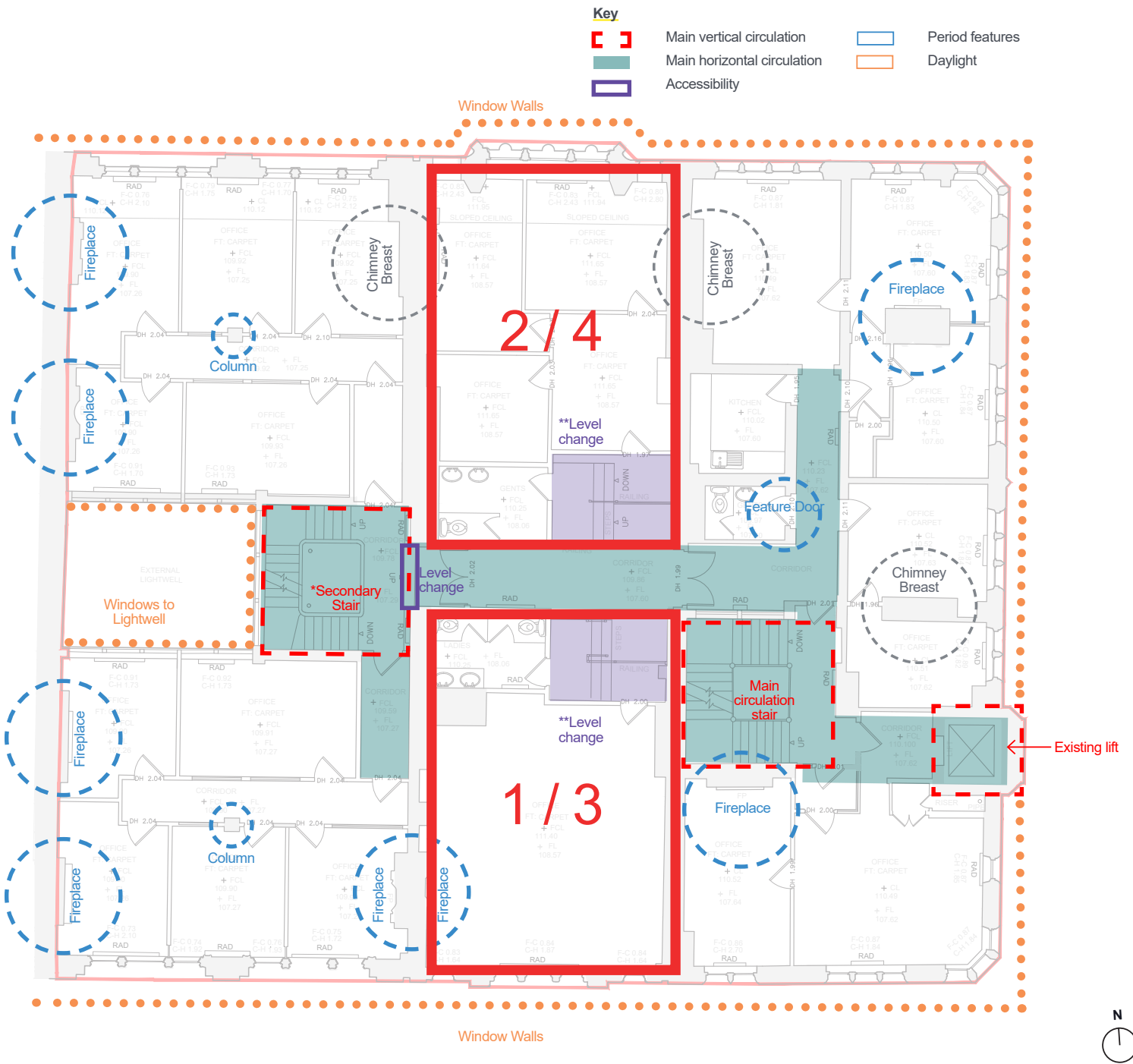
Existing Building

The diagrams below show the location of the 4no apartments. The section shows the challenges with levels but how the apartments benefit from :

- Oversized large feature windows
- Some period features
- Large Floor to ceilings.



Section Demonstrating the location of the 4no. apartments with internal windows



Existing floor plan demonstrating location of 4no. apartments (1st and 2nd floor) with internal windows

Existing Building

The diagrams below show the location of the 2no of 4no. apartments. (with the other 3no on the reverse elevation).

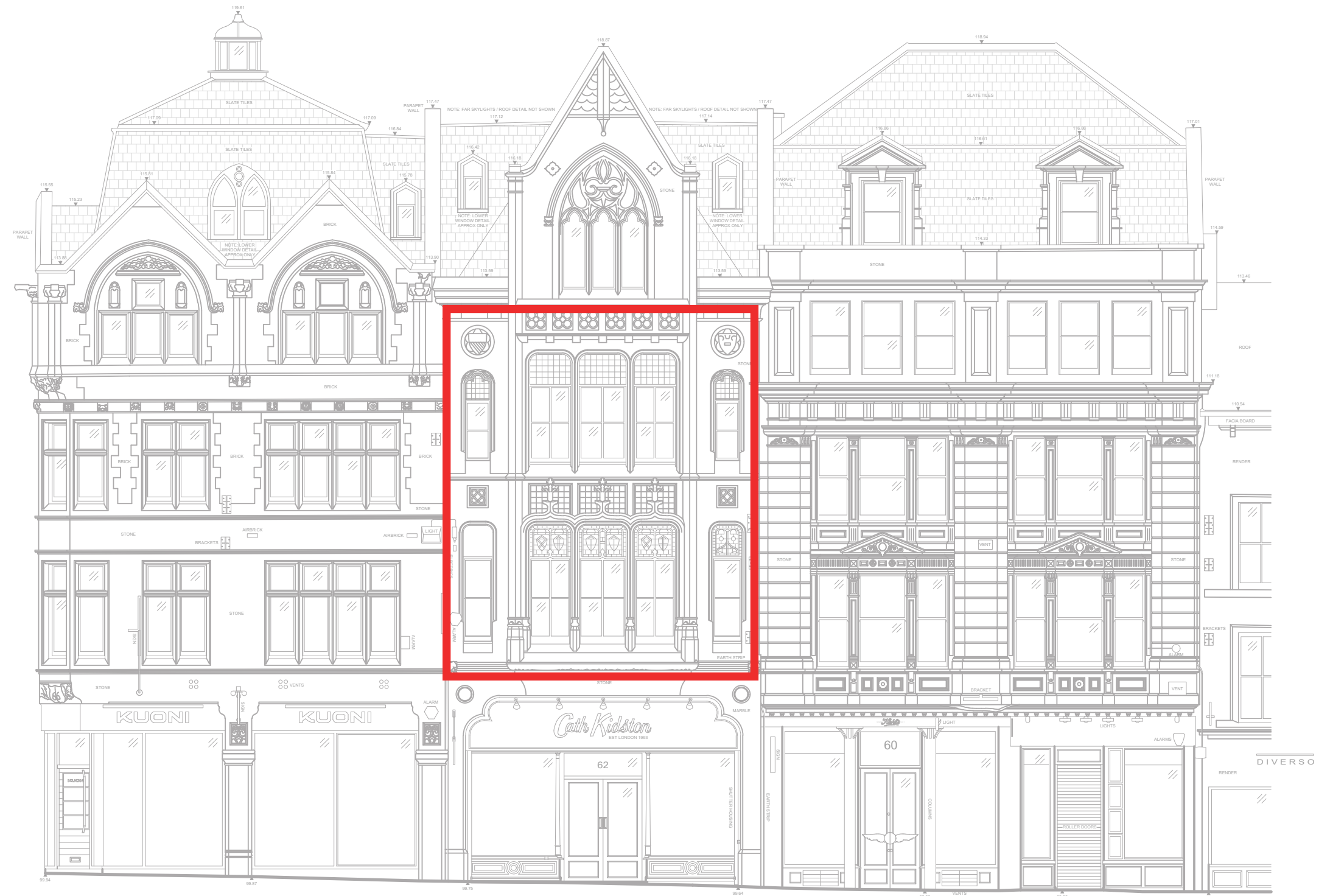
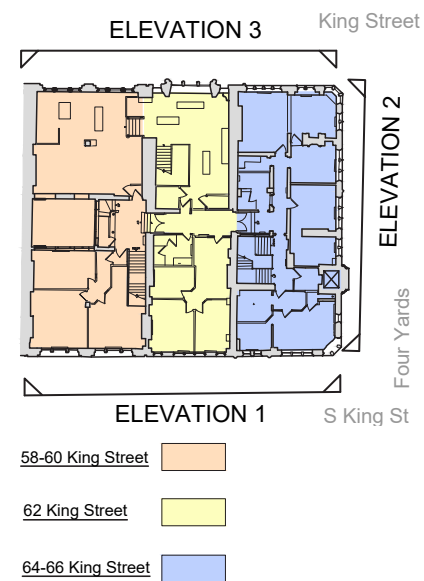
The apartments benefit from large windows which we believe should not be broken up as a result of the development.

This will ensure that in darkness the elevation does not appear fragmented.

64-66 King Street

Listed Building - 62 King Street

58-60 King Street



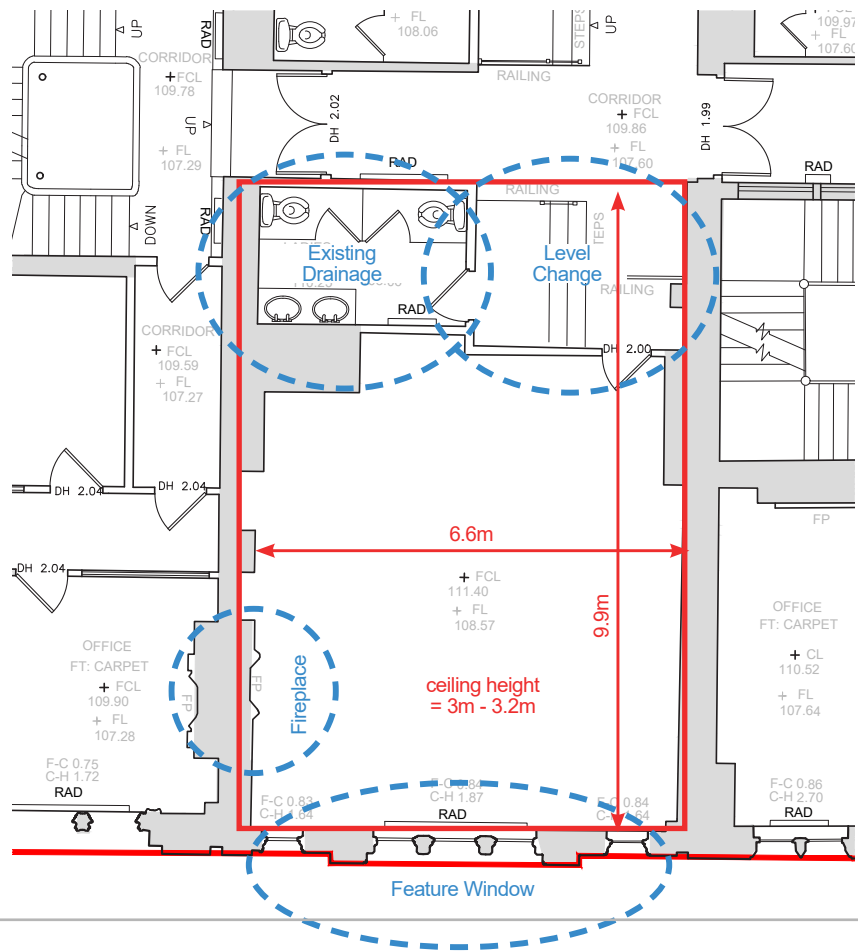
Considerations and options

This page demonstrates the opportunities and constraints and options that were explored whilst considering the apartment layout. Given the nature of the building we sought to find the best compromise. Placing living areas as key priority. A strategy agreed with the agents early on.

Key Considerations were :

- Quality and usability of living and bedroom spaces.
- Preserving the heritage as much as possible.
- Working with the high ceilings and ensuring room proportions are suitable.
- Innovative ways of dealing with daylight and privacy.

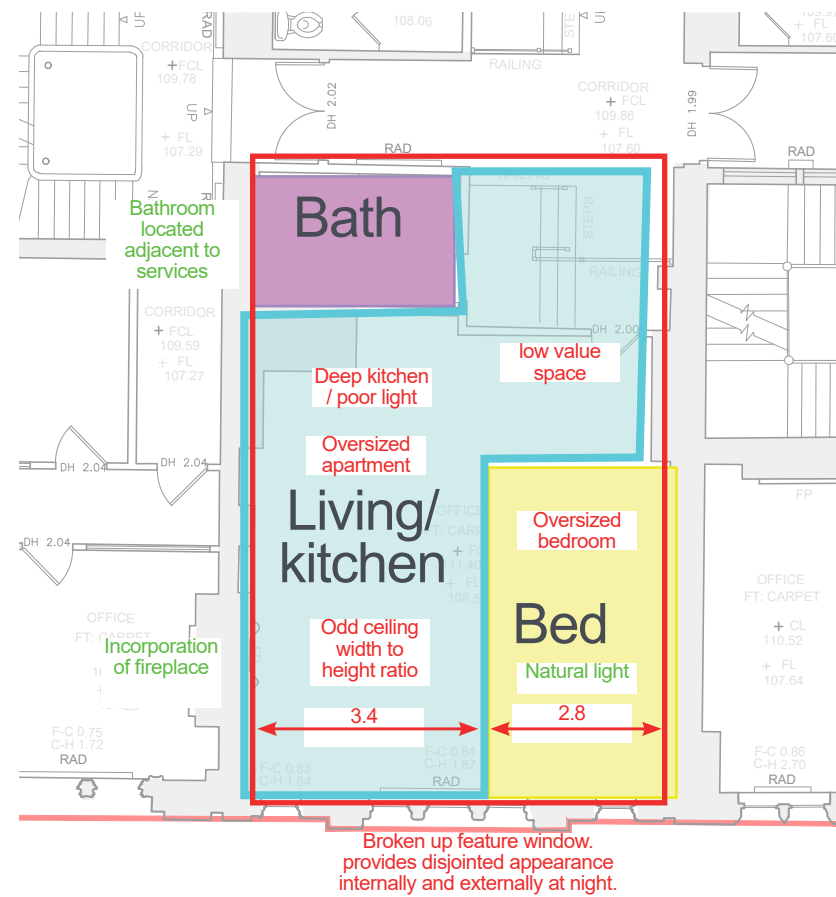
Layout Options



Considerations - Opportunities and Constraints

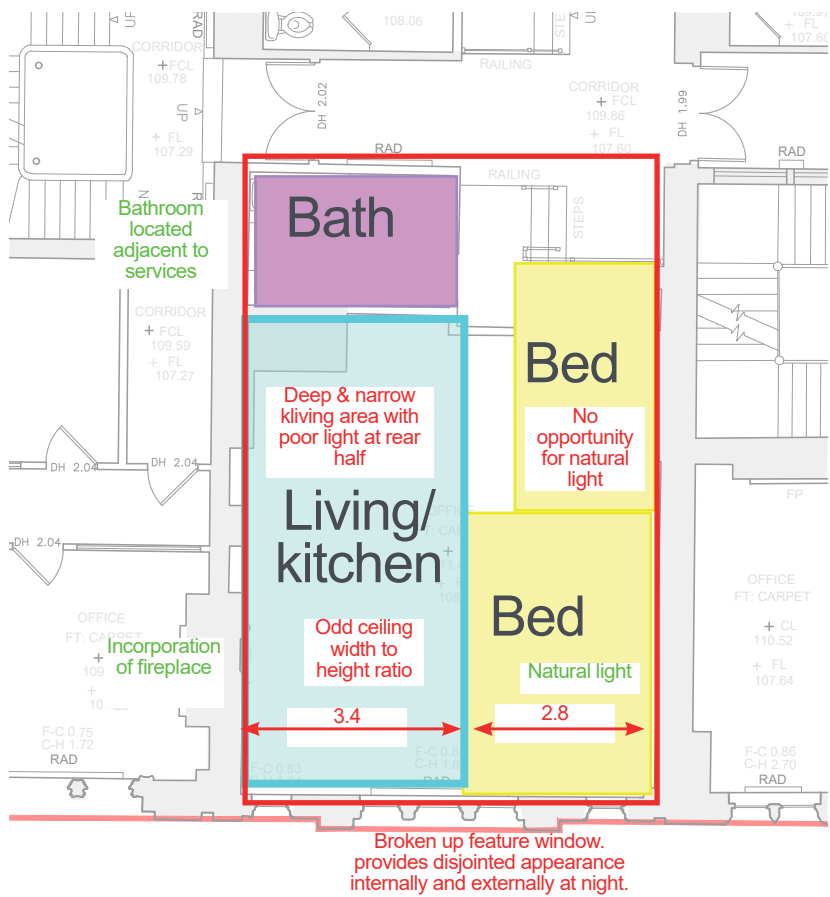
This diagram demonstrates opportunities and constraints of the spaces. All 4no. apartments in questions are similar. Key items as follows:

- Existing drainage located at rear of unit
- Level change / half landing at rear of unit
- Large feature windows in proportion with the space
- Feature fire places
- Narrow and deep unit (6.6m x 9.9m)
- High ceilings at circa 3m - 3.2m



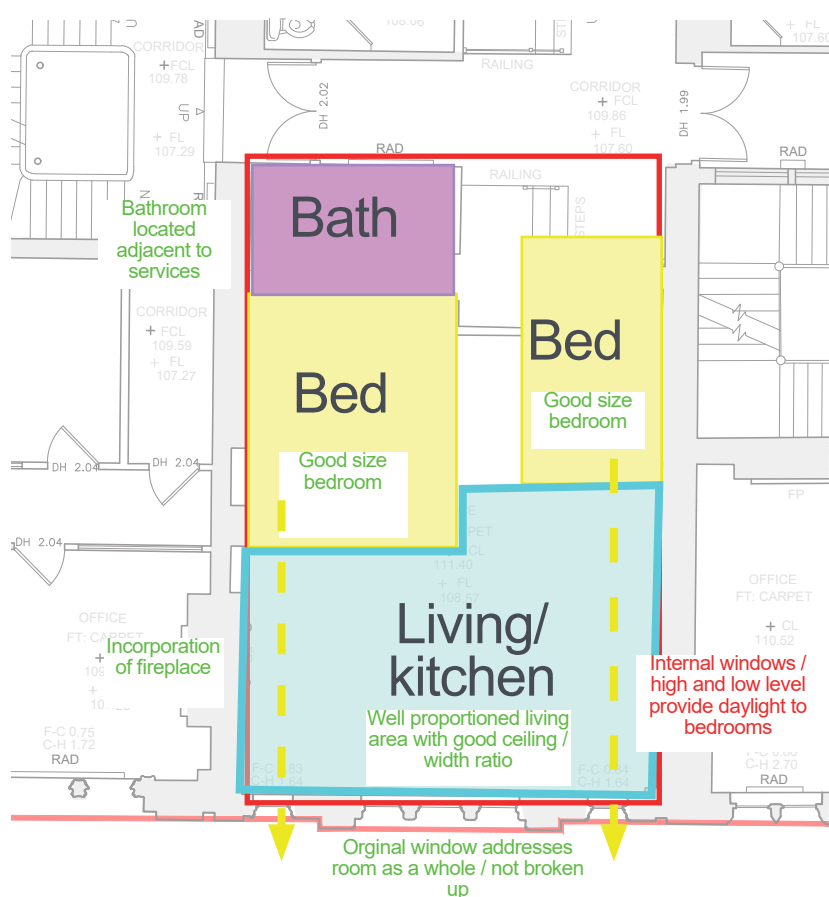
Option 1

- Single Bedroom
- Side by side bed and living



Option 2

- 2no. Bedroom
- Side by side bed and living



Option 3

- 2no. Bedroom
- Large living / kitchen area.

Proposal

Overview

The design of the apartments seeks to :

- Create well proportioned light usable spaces with clear sight lines
- Not break up the feature windows
- Achieve NDSS
- Utilise technology and design to ensure bedrooms are comfortable and whilst they have no external windows have access to natural daylight through internal glazing and high ceilings.
- Privacy will be ensured with use of blinds.

Accommodation

2b3p Apartment

Entry through corridor into open plan kitchen / lounge area with feature historical windows to exterior

Central island to kitchen

Feature historical fireplace to open plan sitting area (apartments 4, 11 only) and to bedroom (apartment 4 only)

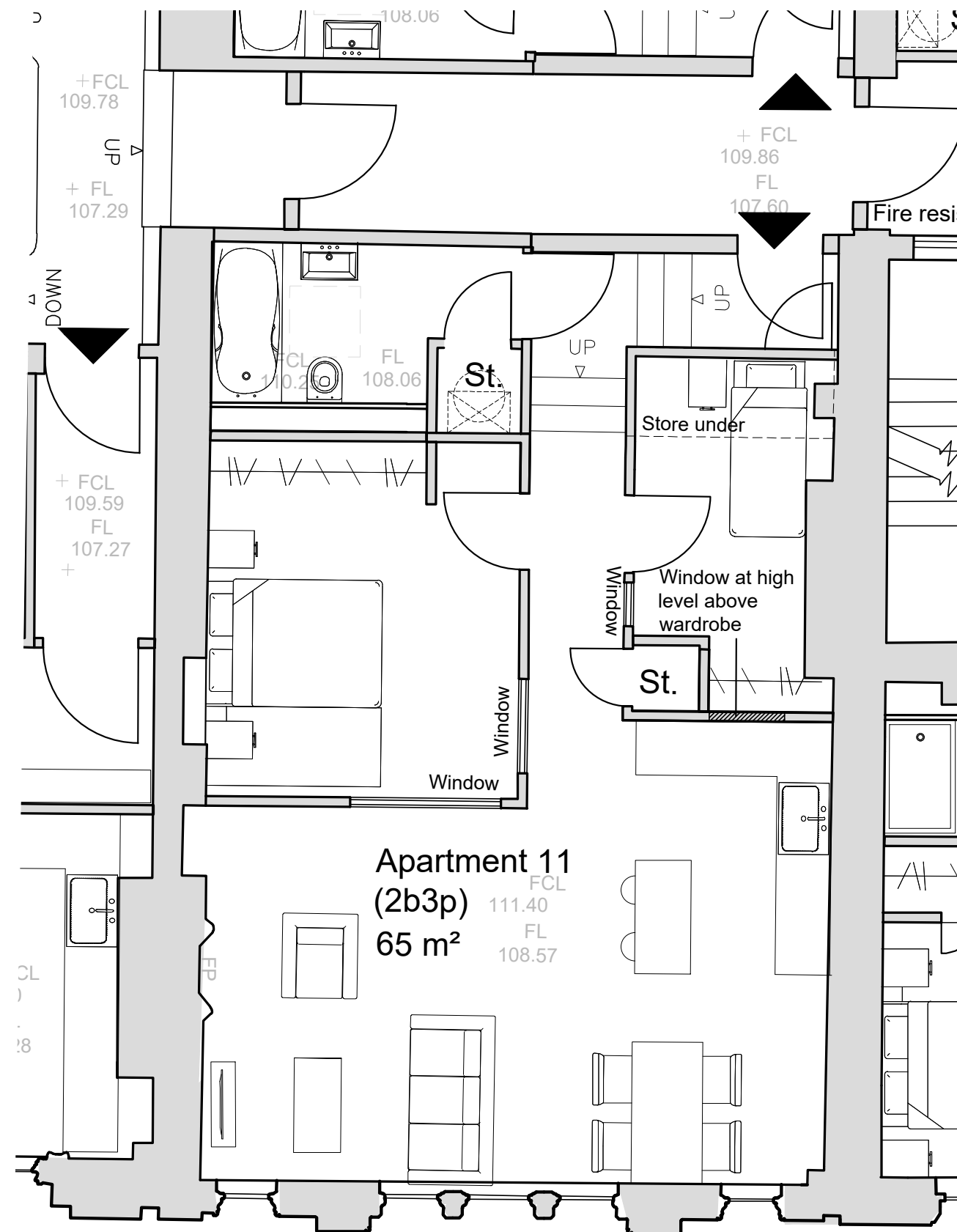
Bedrooms with feature internal window onto living space; wardrobe space

Bathroom

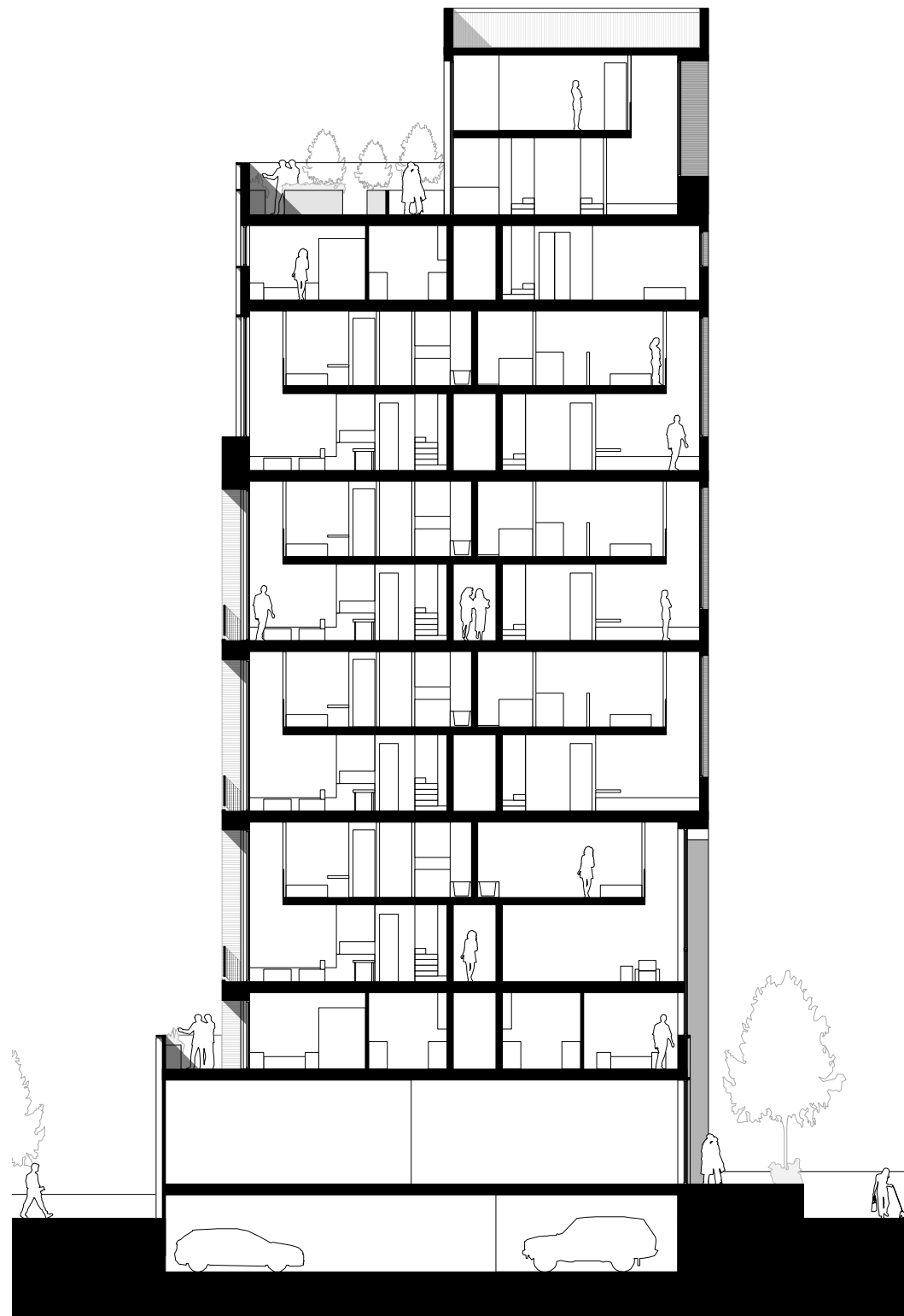
Storage spaces for water heater, washing machine

Layout is modified slightly on floors 2 and 3 with the addition of internal apartment stairs to take account of existing internal building floor levels

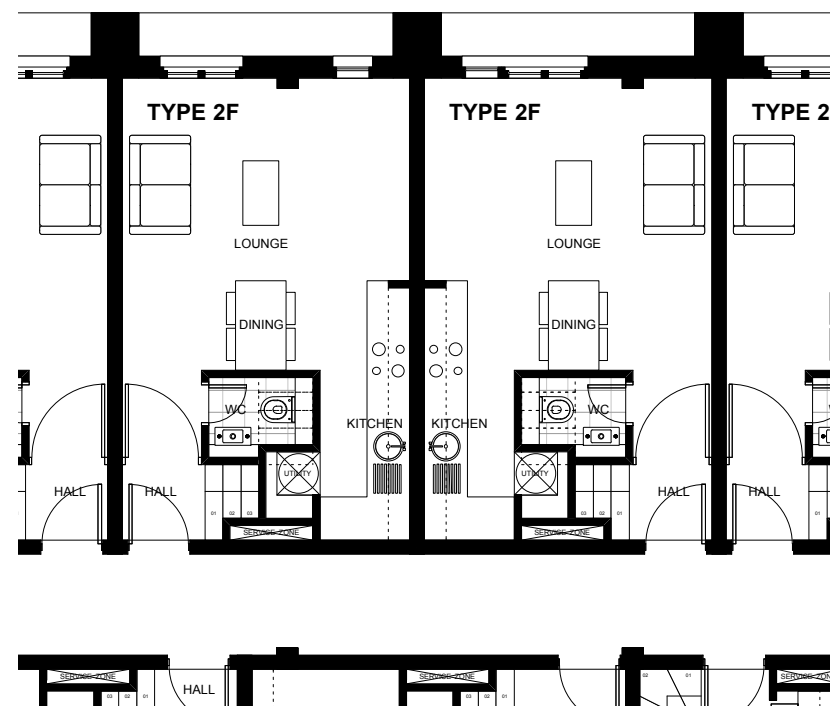
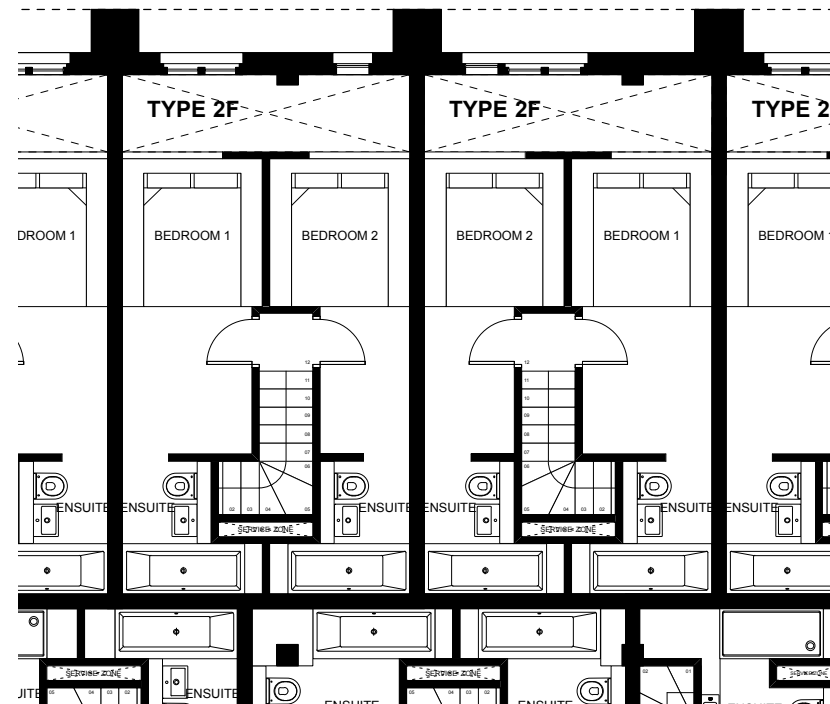
External windows on floors 1 and 2 are approximately as indicated



Sky Gardens, Manchester (May 2017)



BLOCK C1



Overview

Bedrooms overlook living space.

Maximises the living space

Bedrooms get second light from external windows

Internal shutters help ensure privacy



Gallery Lofts, London

(2000)



Overview

Apartments have large living areas which take advantage of views of the river and St Pauls

Bedrooms overlook living area from mezzanine or at same level with obscured glass to get natural light

internal curtains can be used for privacy.

Conclusion

We hope this document has explained our process and thoughts for the 4no. apartments with bedrooms with internal windows and how we believe they :

- Maximise the living space and quality of the apartment
- Work with the heritage of the building
- Maximise daylight opportunities through internal windows
- Bedroom Views will be through internal windows through the living area.
- Lounge views and daylight will be increased as the room will be less deep with more window.
- Internal blinds will ensure the privacy and comfort of the occupants.



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