54 OLDHAM STREET

Design & Access Statement
September 2020

create it studios
Architects & Designers

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1.0 DESIGN & ACCESS

1. INTRODUCTION

1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a full planning application for a site located at **54 Oldham Street, Manchester M1 1JJ**.

1.2. Grid Reference: SJ 84549 98542

1.3. This proposal seeks to attain full planning consent for the change of use from Retail (A1) use class to Office (B1) and the alteration to the front elevation.

1.4. The proposal aims to provide a high-quality working environment located in Central Manchester. The site's prominent location and proximity to the city centre and excellent public transport links make it an ideal location for office use.

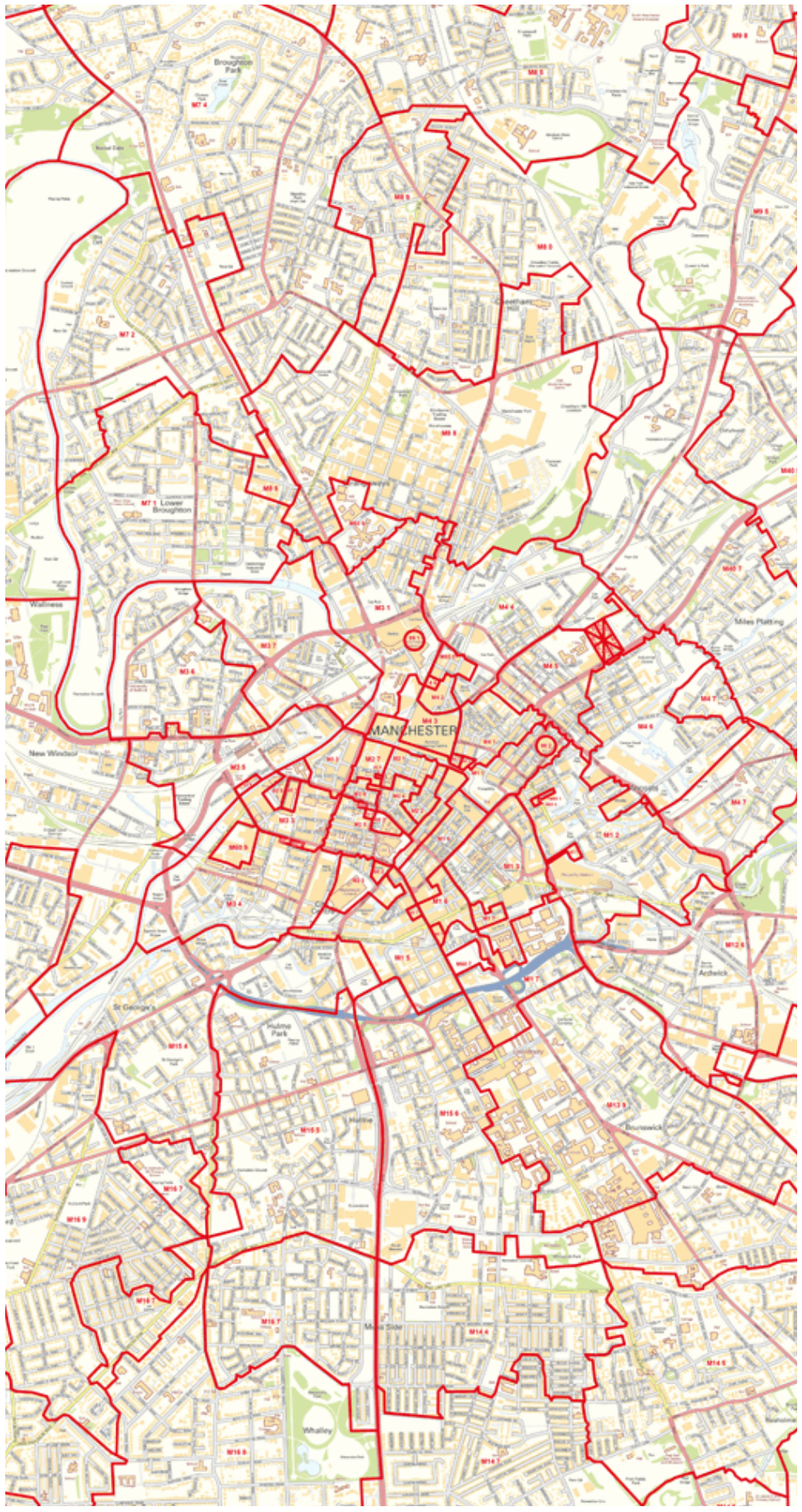
1.5. Although not a Listed building, 54 Oldham Street is located within the Stevenson Square Conservation Area. As a result, every effort has been made to minimise the impact on the historic fabric of the building and the wider area. Therefore, very little alterations are proposed to the external appearance. The changes proposed aim to enhance the historic fabric through restoration and repair work of the building.

1.6. We aim to enhance the existing building, bring it back into use and enhance the street-facing front elevation.

1.7. The existing site is situated within Manchester City Council and within Central Manchester.

1.8. This report is to be read in conjunction with all submitted reports and architects drawings that accompany this planning application including the Heritage Statement.

2. PLANNING



2. PLANNING HISTORY

2.1. 057115/FO/CITY2/99
Alterations to front elevation
Approved Aug 1999

2.2. 045661/RU/CITY2/94
Renewal of planning permission F34170 for change of use to offices with elevational alterations
Approved July 1994

2.3. Recent planning consents achieved on nearby sites firmly establishes the principle of elevation alterations and renovation works. The following are notable examples of planning approvals in the area.

2.4. 120878/FO/2018
Conversion of 60 Oldham Street into 3no (2x 3 bed (5 person) and 1 x 3 bed (6 person) apartments and the change of use of the ground floor and basement from a retail unit (A1) into a restaurant and bar (A3/A4) and erection of a 7 storey building to form 5no. apartments (3 x 1 bed (1 person) 1 x 2 bed (3 person), 1 x3 bed (4 person)) on the empty plot at 53 Spear Street.
Approved in Sep 2018

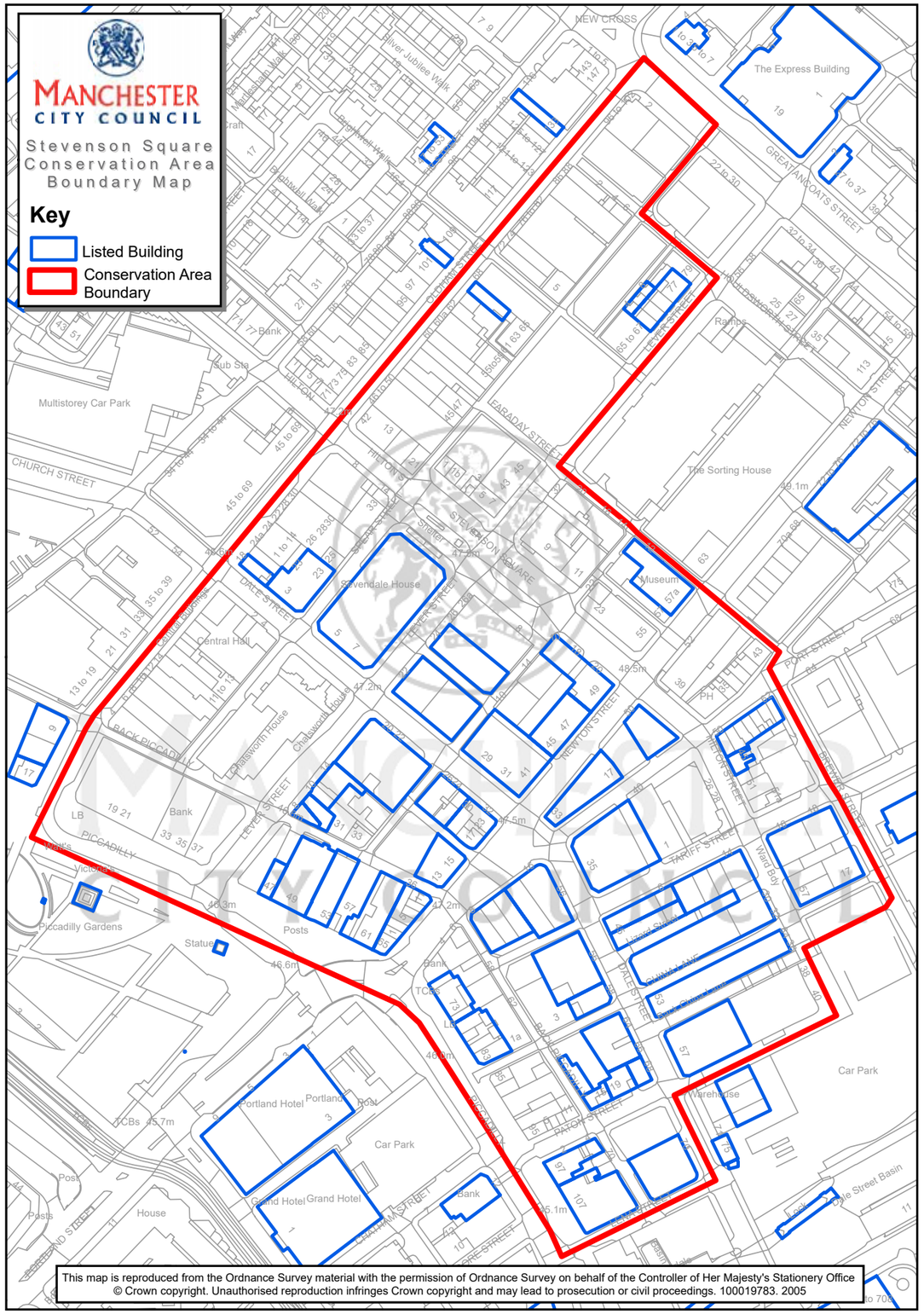
2.5. 118233/FO/2017
Erection of five storey apartment building above basement level comprising 4 x 2 bed apartments and 1 x two storey two bed live/work space (ground floor and basement).
Approved in Jan 2018

2.6. 110953/FO/2016
Change of use of ground floor shop units and ancillary basement space to A3/A4 use (Sui Generis use)(Unit 1 ground floor and basement), new off street hostel reception area (Unit 2 ground) and basement ancillary hostel space and extension of Class A3 (Restaurant and Cafe Use- Former Coffee Pot) into existing former launderette (Unit 3 ground floor and basement) alongside associated works including external alterations (new glazed frontage and fascia panel following removal of existing frontage including removal of external roller shutters) creation of internal courtyard area and erection of flue within internal courtyard.
Approved in Sep 2016

2.7. 105108/FO/2014/C2
Change of use from A1 (shop) to Class A3 (restaurant and cafe) use / Class A4 (Drinking Establishment) Use (Sui Generis) and insertion of louvres within existing doorway on Spear Street elevation.
Approved in Dec 2014

2.8. 064822/FU/CITY2/02
Change of use of first and second floors form leisure to office use
Approved in June 2002

3. CONTEXT



3. CONTEXT

3.1. The existing site is situated within the Northern Quarter of Manchester City Centre. The property is not listed, however, the site falls within the Stevenson Square Conservation Area and is adjacent to the Smithfield Conservation Area.

3.2. The site forms a narrow strip of land bounded by Oldham Street to the Northwest and Spear Street to the Southeast. Historically, two-building volumes occupied the site, facing either end, however today only the building facing Oldham Street remains.

3.3. Manchester Town Hall is approximately 0.6 miles. The site enjoys excellent public transport links and local amenity services such as retail shops, public park and leisure facilities within walking distance from the site.

3.4. The wider vicinity contains a mixture of residential, retail and commercial developments in the form of small offices, shops, restaurants, cafes, clinics and leisure facilities. Picadilly Gardens is located to the South only 5 mins walk from the site.

3.5. Along Oldham Street, there are various restaurants, flats and offices. The Northern Quarter being a popular destination for both tourists and locals alike also means that the site has great potential for commercial use. There are several properties boarded up and unused along Oldham Street.

3.6. There are 4no Listed Buildings along Oldham Street within a short walking distance. Likewise, there are many Listed Buildings along Dale Street, Back Piccadilly and Market Street. Refer to the Heritage Statment for further details about the Conservation Area and neighbourly Listed Buildings.

3.7. 54 Oldham Street has been used as a private shop for many years and the front elevation remains unaltered with a tired shopfront elevation and broken drainage pipes that have caused damage to the brickworks to the front and rear of the property.

3.8. This is a great opportunity to bring the building back into use and give the facade a face-lift that contributes positively to the Conservation Area.

4. DESIGN

4. USE & AMOUNT

4.1. The ground floor of the existing property currently falls within the A1 retail use class. It was previously used as a private shop and is currently unoccupied. The upper floors have been used as offices as part of the ground floor retail unit.

4.2. This proposal seeks to attain full planning consent for the change of use from Retail (A1) use class to Office (B1) and alterations to the front elevation.

4.3. The proposal aims to provide a high-quality working environment located in Central Manchester.

5. DESIGN PROPOSAL

5.1. The proposal will provide new high-quality office accommodation on 4no. floors including basement, ground and two upper floors.

5.2. The office will be used by the applicant as a single user of the building.

5.3. Alterations to the front elevation are proposed to enhance the street-facing facade by introducing a new glazed shopfront and contemporary glazing to the upper floors.

6. SITE LAYOUT

6.1. The building footprint remains the same with no increase in floor area.

6.2. Site access to the property will remain from Oldham Street.

7. SCALE & MASSING

7.1. The scale and massing of the existing building will remain unaffected by this proposal.

7.2. We are not proposing to increase the footprint or height of the existing building in any way.

8. APPEARANCE

8.1. A number of measures are proposed to improve the appearance of the existing front facade including new glazed shopfront, new signage and security shutter and larger glazed windows to the upper floors.

8.2. The tired ground floor entrance will be replaced with a contemporary glazed entrance, as per the proposed drawings. The existing timber cladding will be replaced with a new grey aluminium fascia. The low-level brickwork will be removed to allow for floor to ceiling shop front glazing with a glass entrance door and level access threshold.

8.3. The existing brickwork will remain as existing.

8.4. The existing timber-framed windows on the upper floors that have been designed to mimic timber sash windows will be replaced with contemporary floor to ceiling glazed windows with a larger opening aperture.

8.5. The existing slate pitched roof will remain unaltered.

9. LANDSCAPE

9.1. The current site has no landscape area. A small courtyard exists that is bounded by 3-storey properties on all sides and is overlooked by neighbouring building.

9.2. It is proposed to build on top of this yard to extend the ground floor and provide additional office space.

10. DRAINAGE

10.1. Existing surface and foul water drainage will be utilised. All new drainage will be connected to existing pipework.

11. CLIMATE EMERGENCY

11.1. The site is located within a sustainable location with excellent public transport links.

11.2. All staff will be encouraged to use public transport

11.3. All waste will be recycled

12. BUILDING LAYOUT

12.1. The existing property consists of an unused basement level, retail ground floor with FoH and BoH areas and two upper floors used for offices.

12.2. The proposal is to renovate the entire building for office use including the basement level. Access will be via the front entrance with a reception and waiting area street-facing. The rear section of the ground floor will be used as a staff office area.

12.3. The basement level will be converted into usable office spaces comprising of interview rooms. It is anticipated that this floor will only be used for a short period of time to carry out pre-booked interviews.

12.4. The first and second floor will accommodate the rest of the office staff with open plan office area, meeting rooms and management office.

12.5. The general layout of the building in terms of access, circulation and internal walls have been retained as existing. Additional internal partitions will be built to sub-divide internal spaces as required.

13. ACCESS

13.1. The property will comply in all respects with Part M of the Building Regulations. Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door purposely made wider in keeping with the contemporary design to accommodate ease of access.

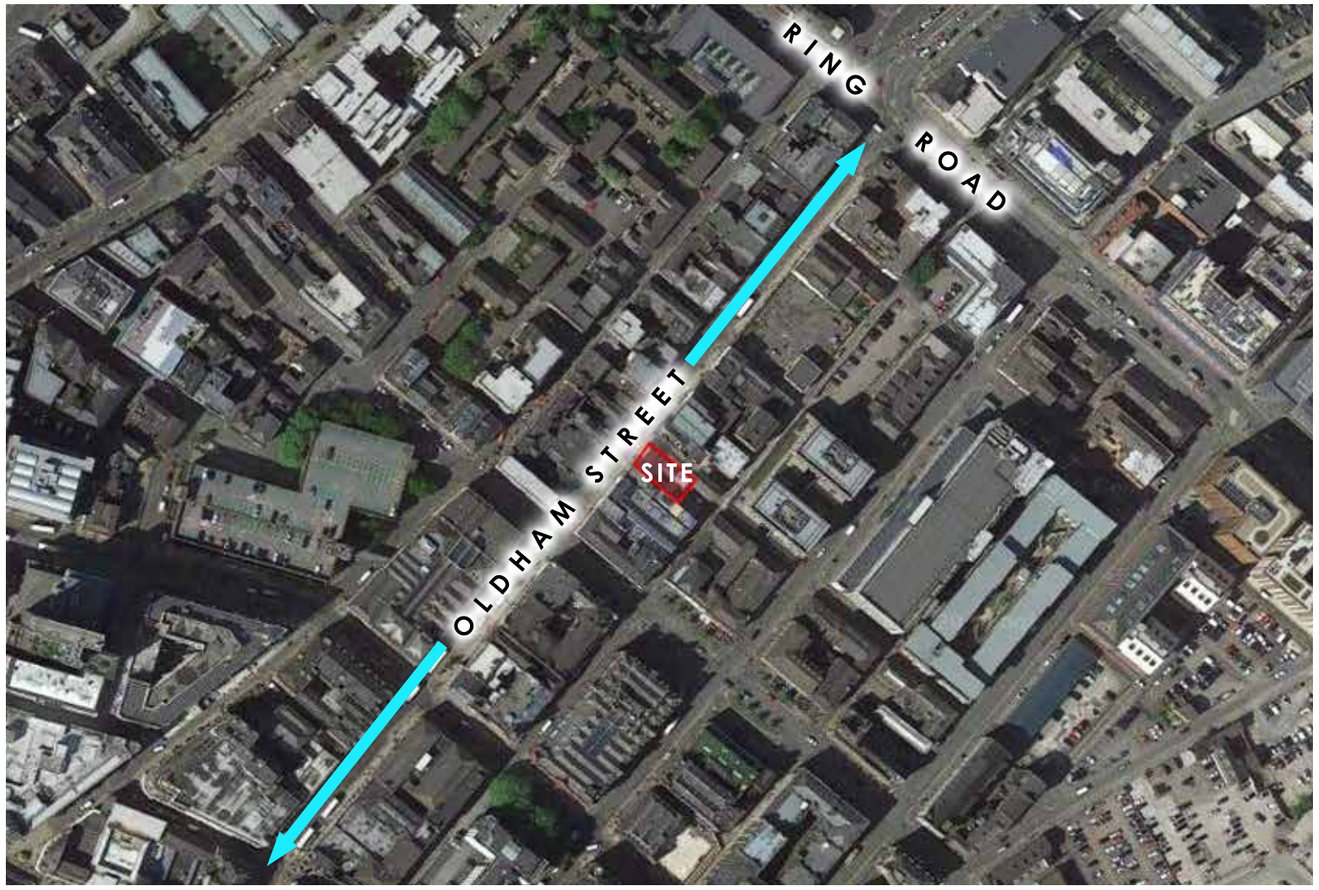
13.2. The access will be approached via a level access threshold with an internal ramp access with a maximum with 1:12 slope to a level platform.

13.3. The entire ground floor will be level access with a DDA compliant public WC.

13.4. As there is no lift access to the other floors, provisions will be made to accommodate wheelchair users on the ground floor. Alternatively, office management will be available to assist any disabled persons if access to other floor is required.

2.0 SITE ANALYSIS

SITE LOCATION & CONTEXT



District Aerial Plan

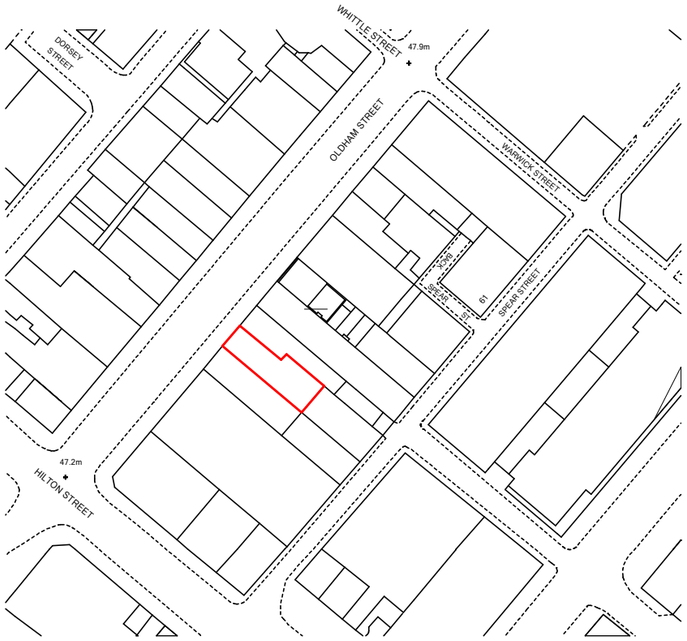
Existing Site - Aerial View

54 Oldham Street

EXISTING LOCATION AND SITE PLANS

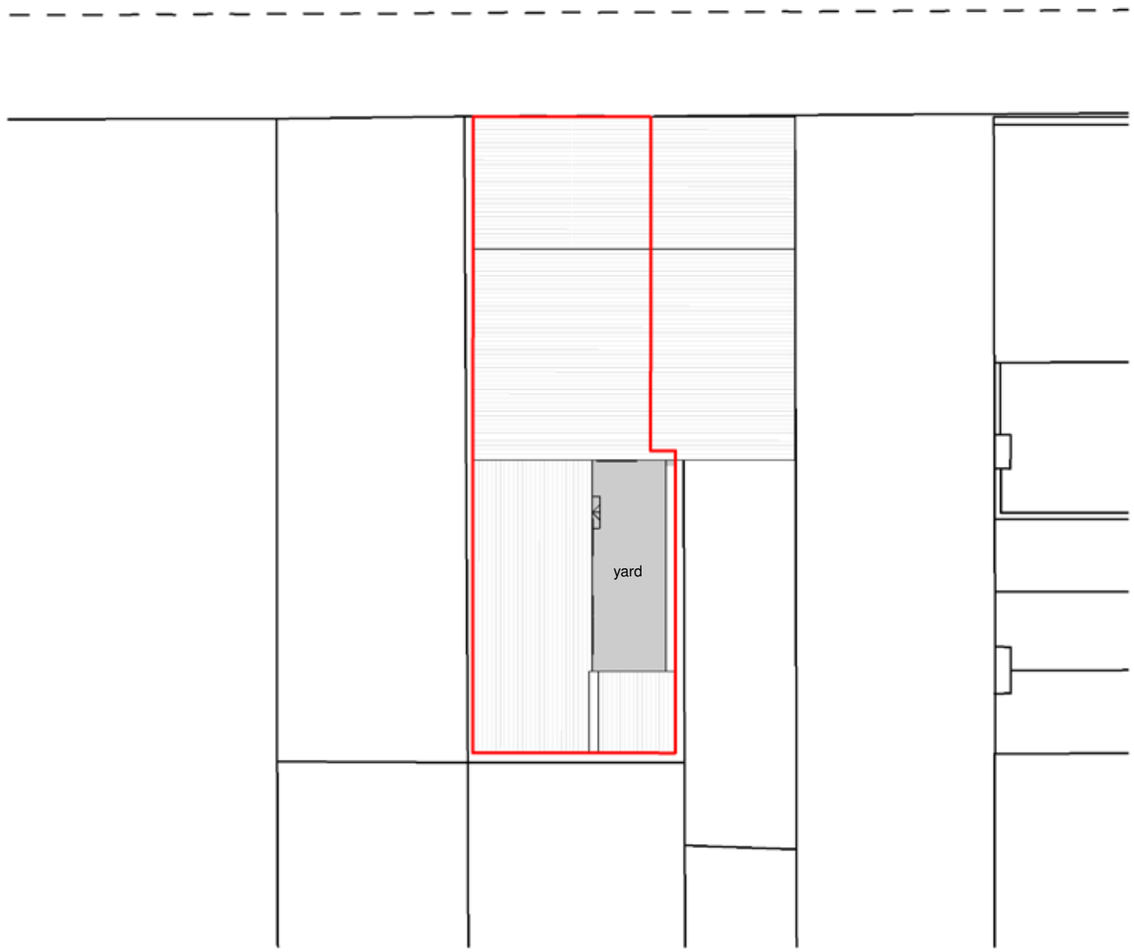
LEGEND

Site Boundary



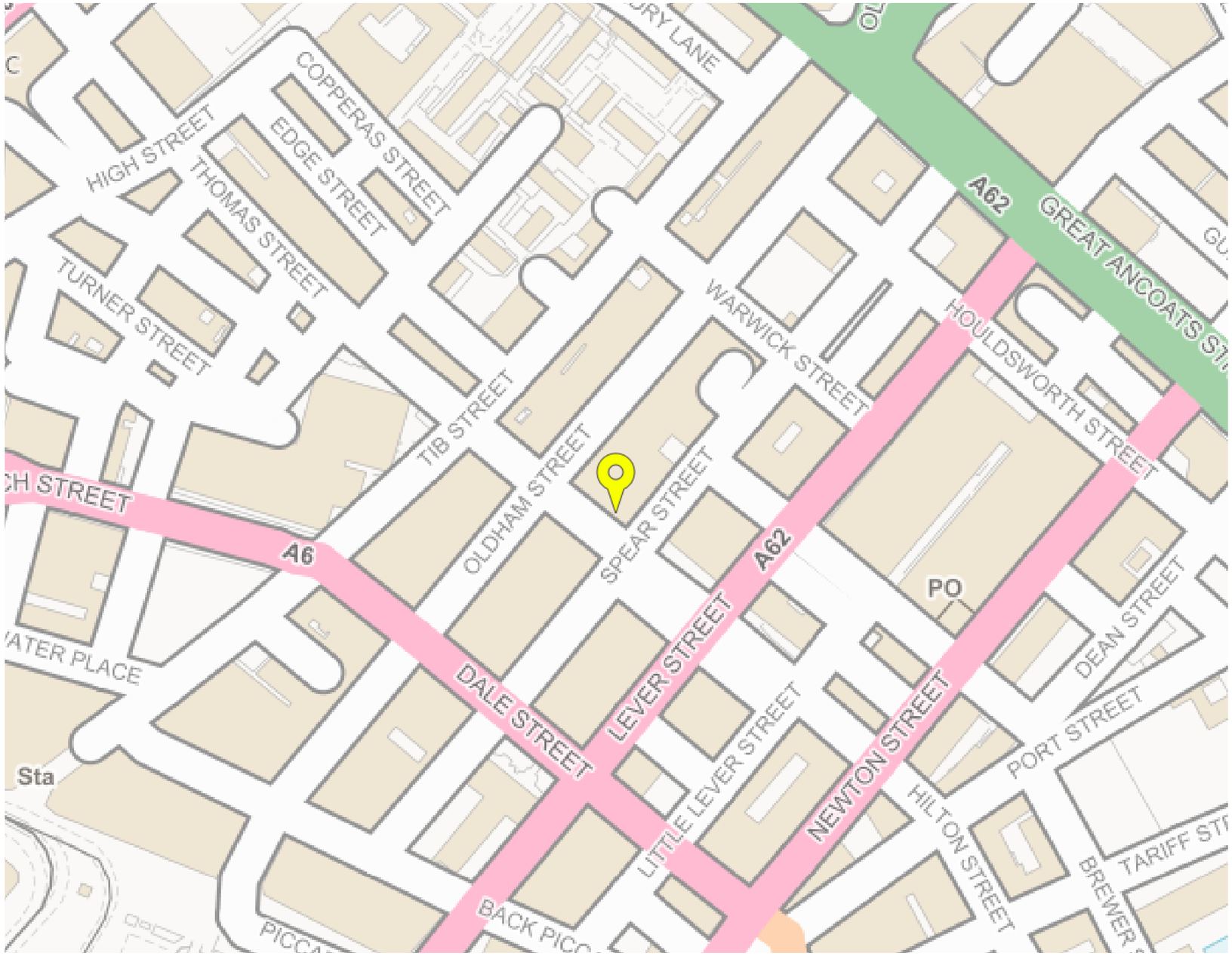
Existing Location Plan 1:1250

OLDHAM STREET



Existing Site Plan 1:200

FLOOD RISK PLAN



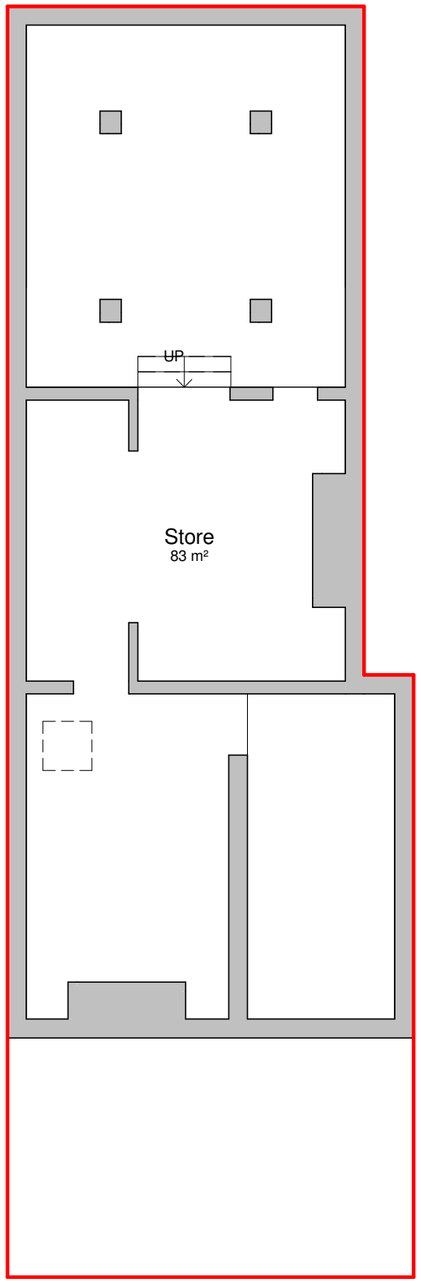
- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

EXISTING BASEMENT & GROUND FLOOR PLANS

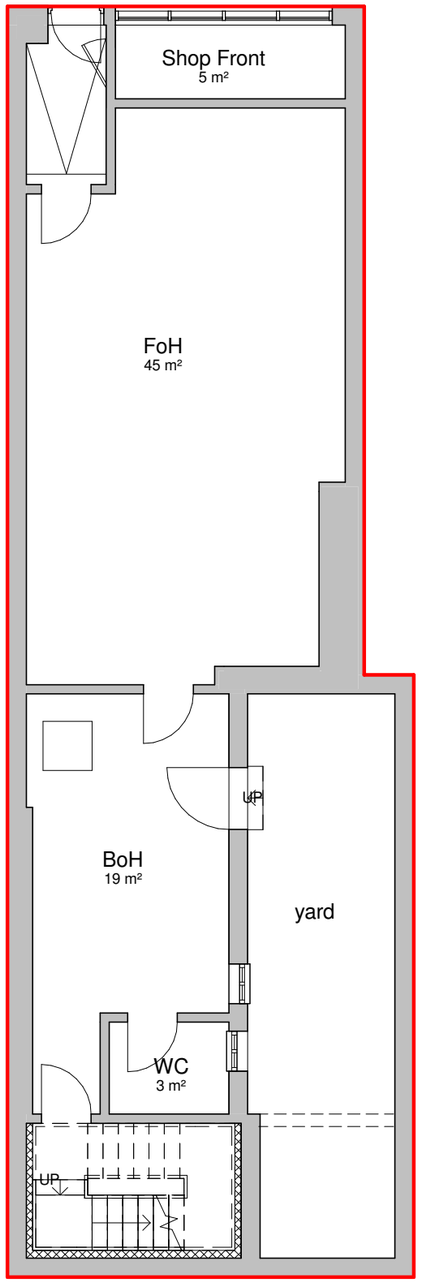
1:100

LEGEND

Site Boundary



Existing Basement Plan



Existing Ground Floor Plan

EXISTING FIRST & SECOND FLOOR PLANS

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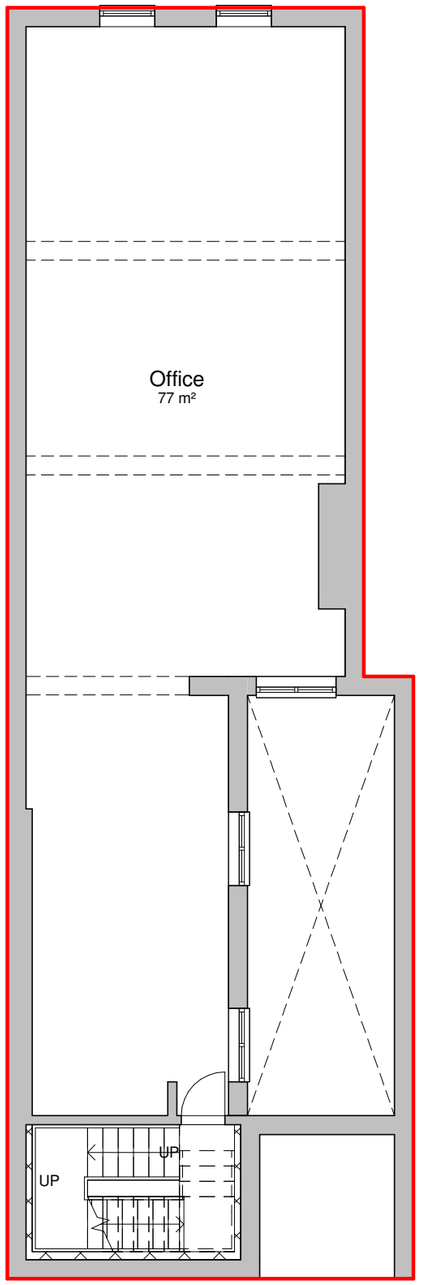
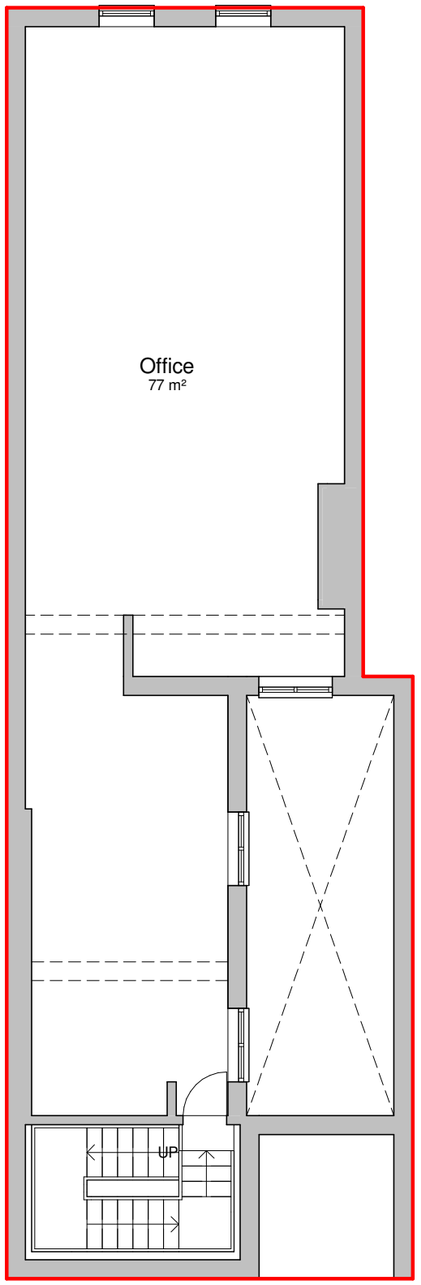
LEGEND

Site Boundary



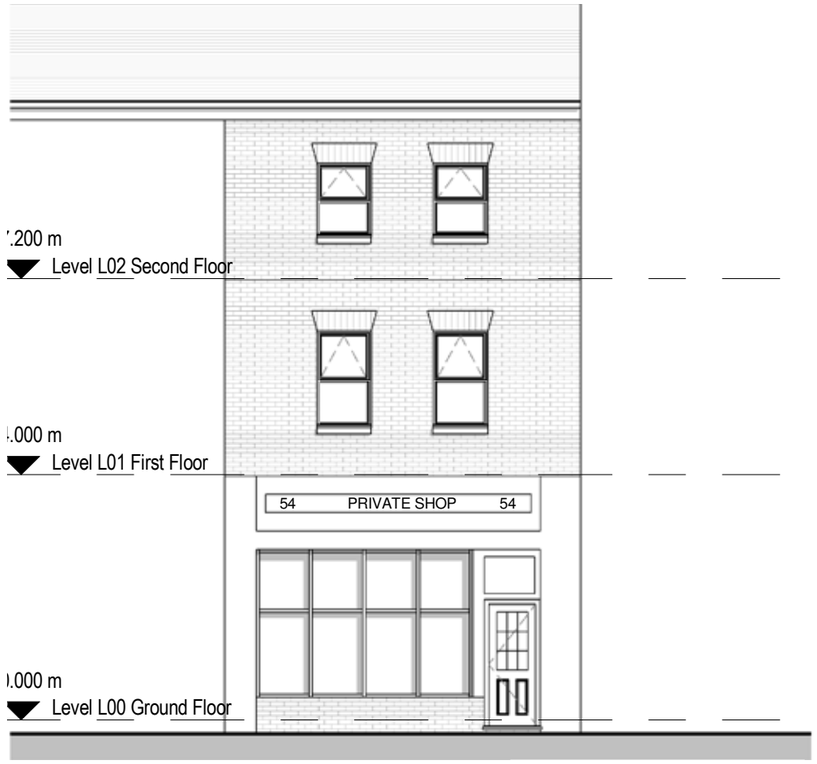
Existing First Floor Plan



Existing First Floor Plan

EXISTING ELEVATIONS

1:100

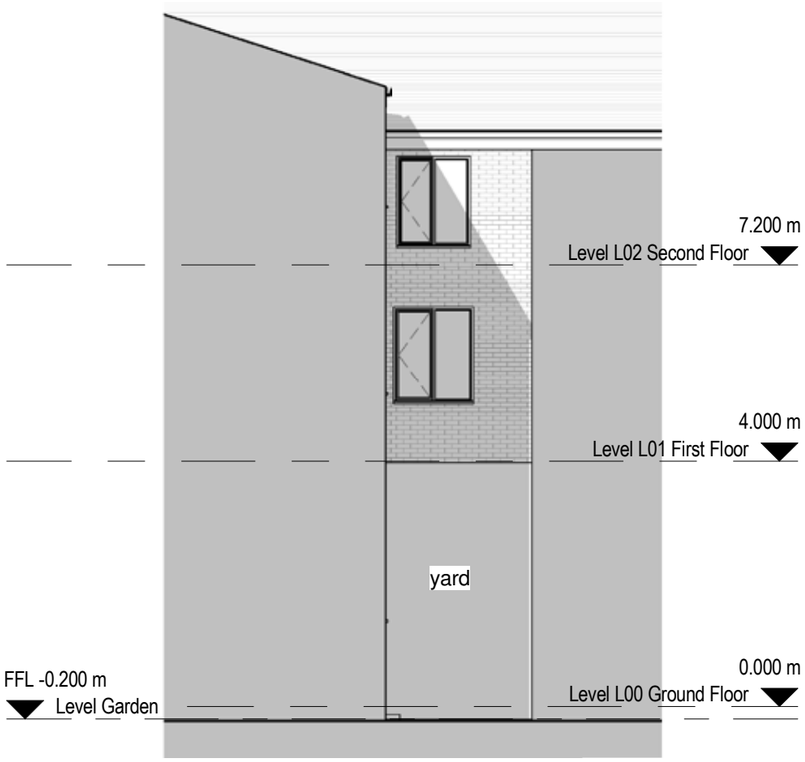


Existing West Elevation

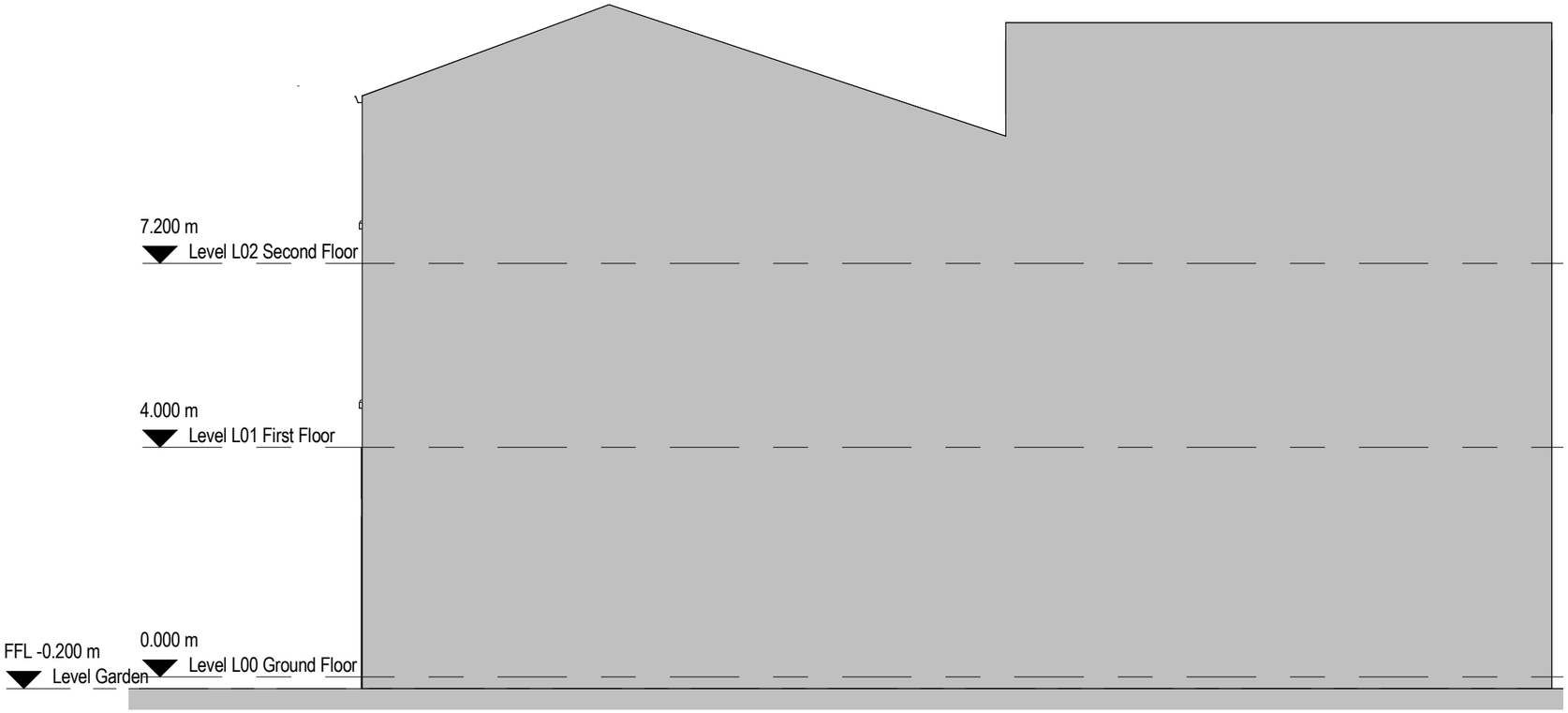
Existing North Elevation

EXISTING ELEVATIONS

1:100



Existing East Elevation



Existing South Elevation

3.0 PROPOSED DESIGN

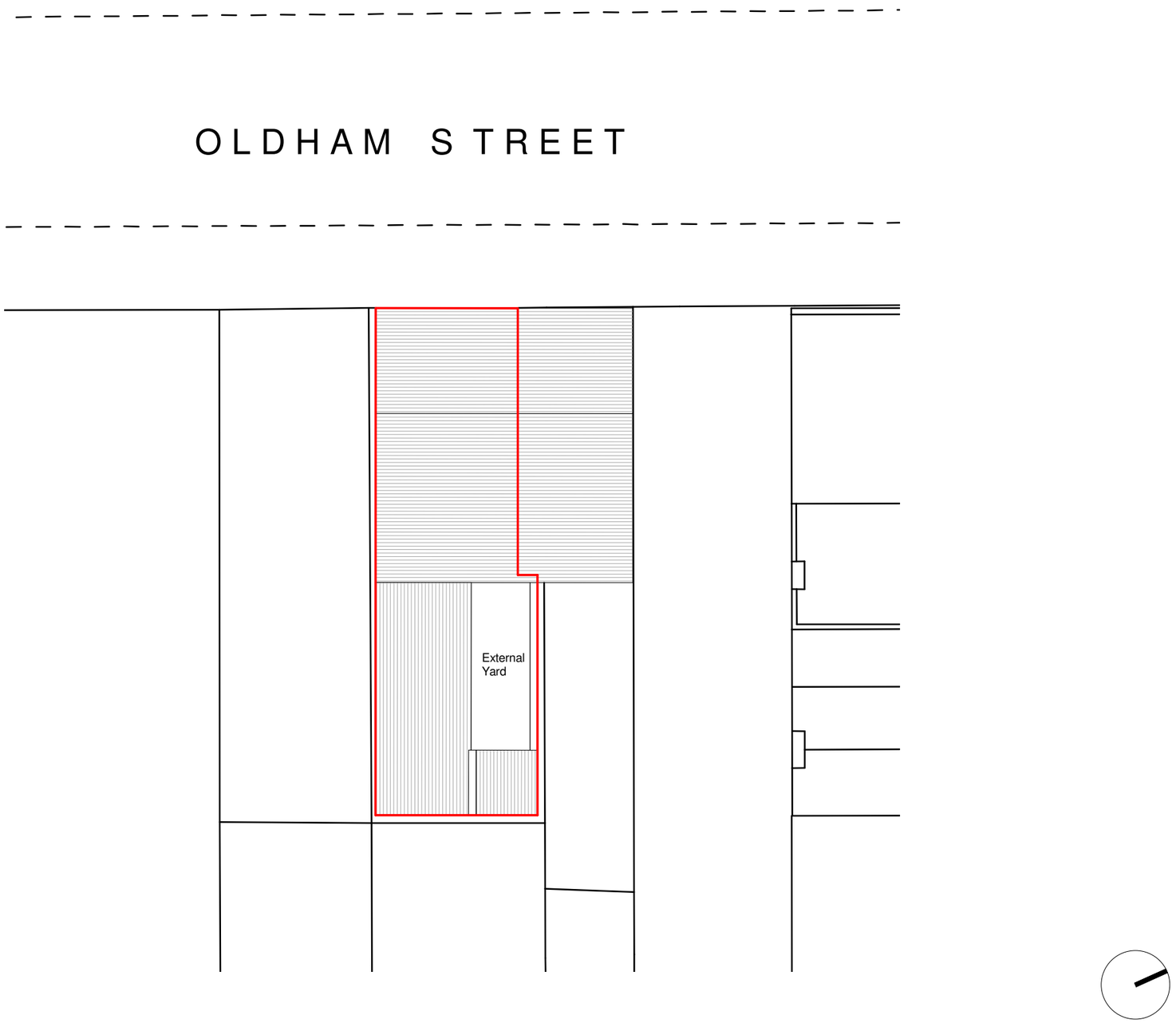
PRECEDENTS

PROPOSED SITE PLAN

1:200

LEGEND

Site Boundary

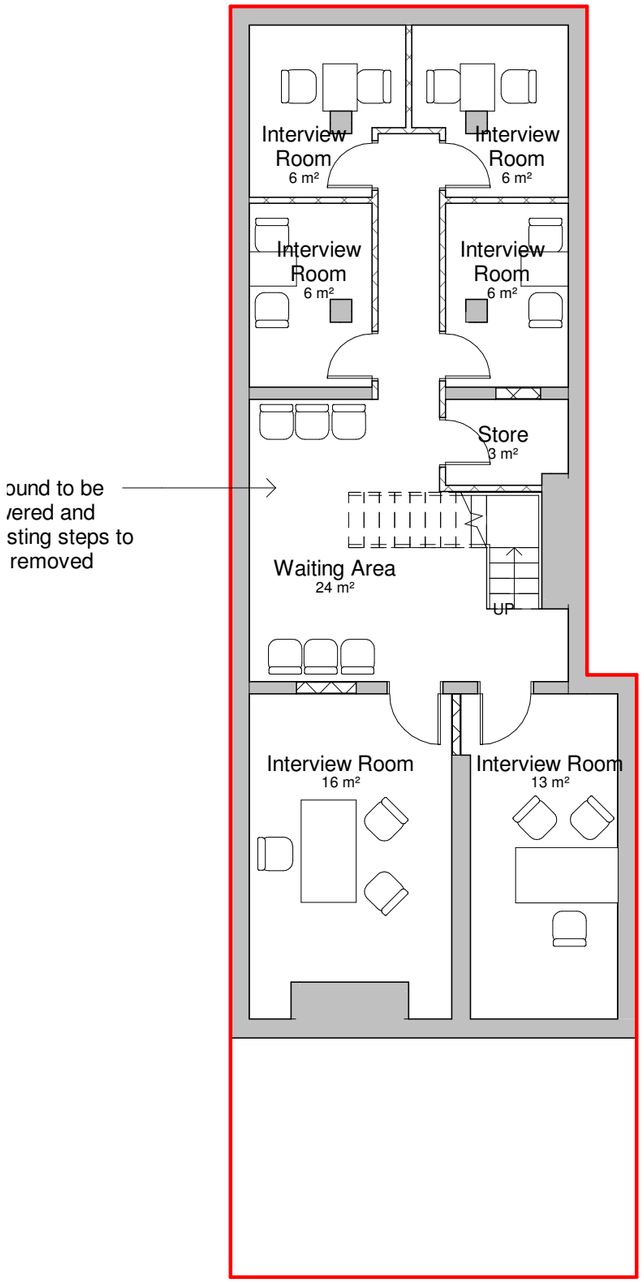


PROPOSED BASEMENT & GROUND FLOOR PLANS

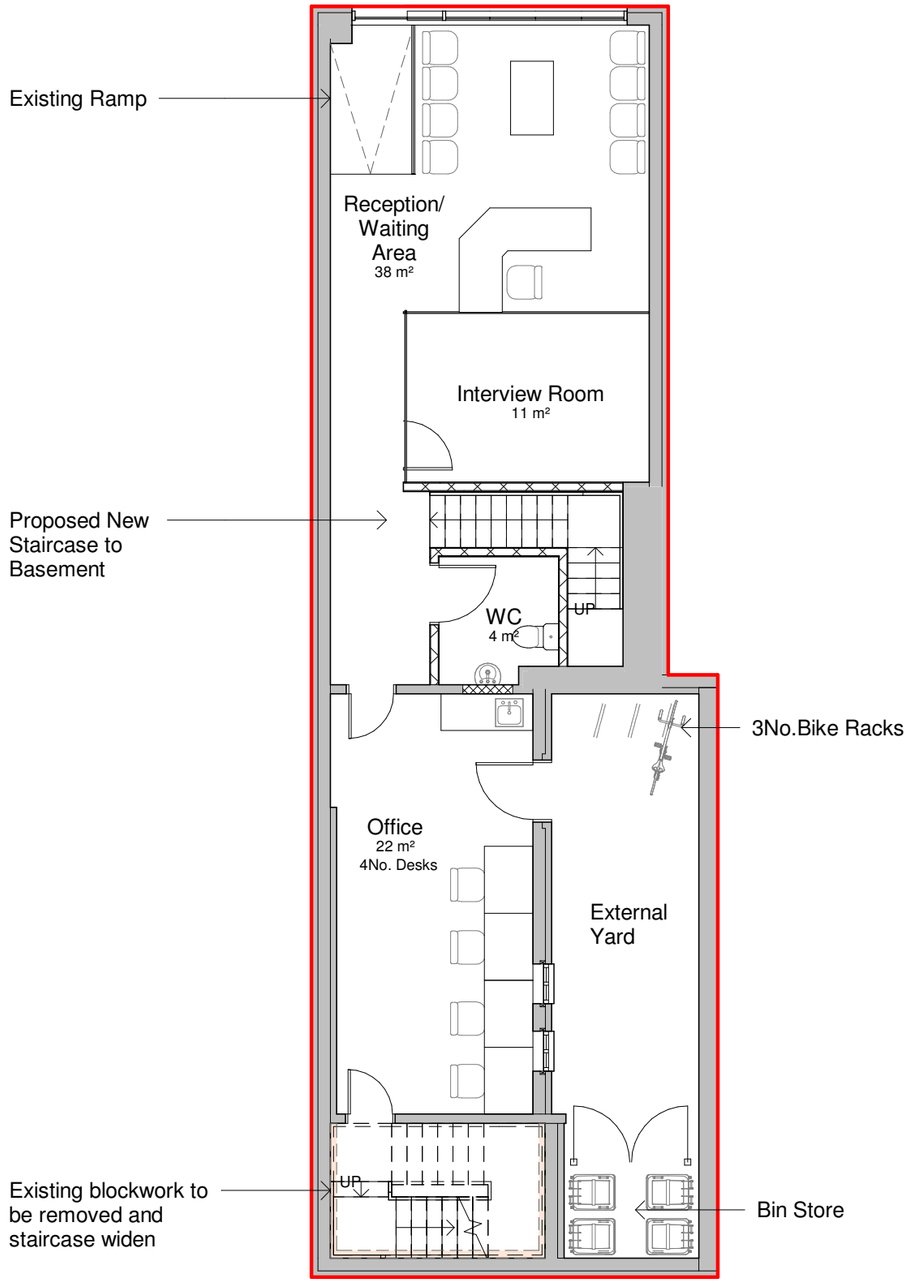
1:100

LEGEND

Site Boundary



Proposed Basement Plan



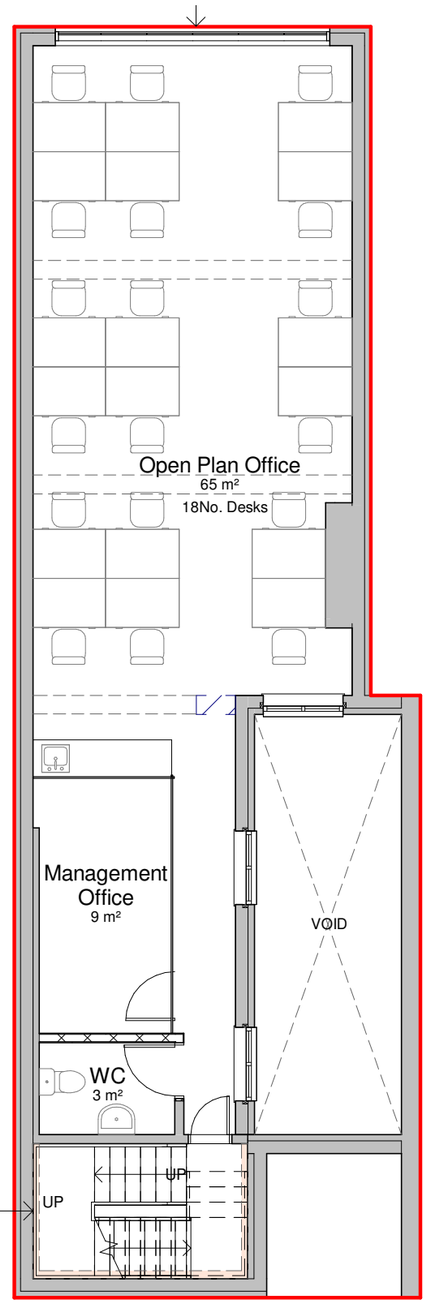
Proposed Ground Floor Plan

PROPOSED FIRST & SECOND FLOOR PLANS

1:100

LEGEND

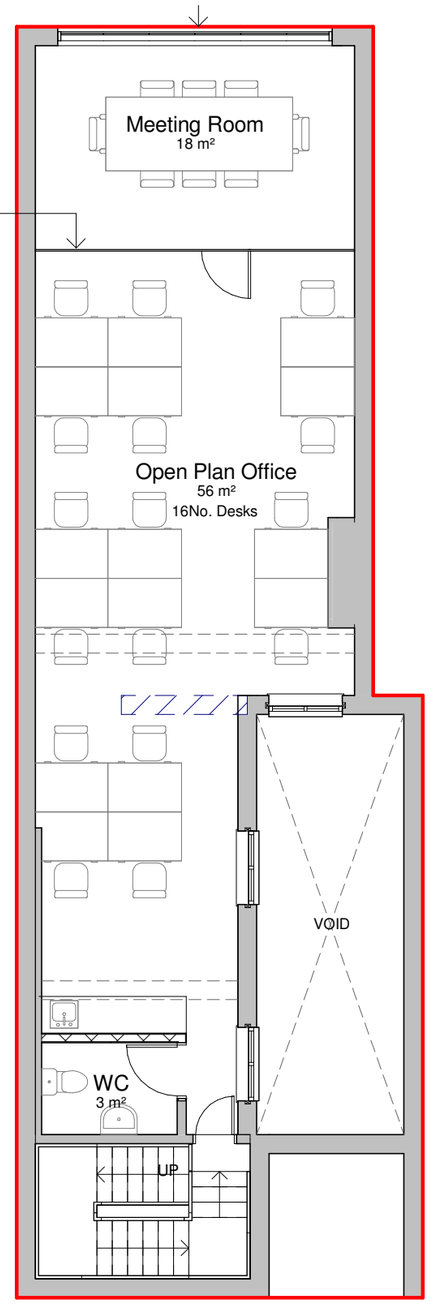
Site Boundary



Existing blockwork to be removed and staircase widen

Proposed First Floor Plan

Proposed New Glass Partition



Proposed First Floor Plan

PROPOSED ELEVATIONS

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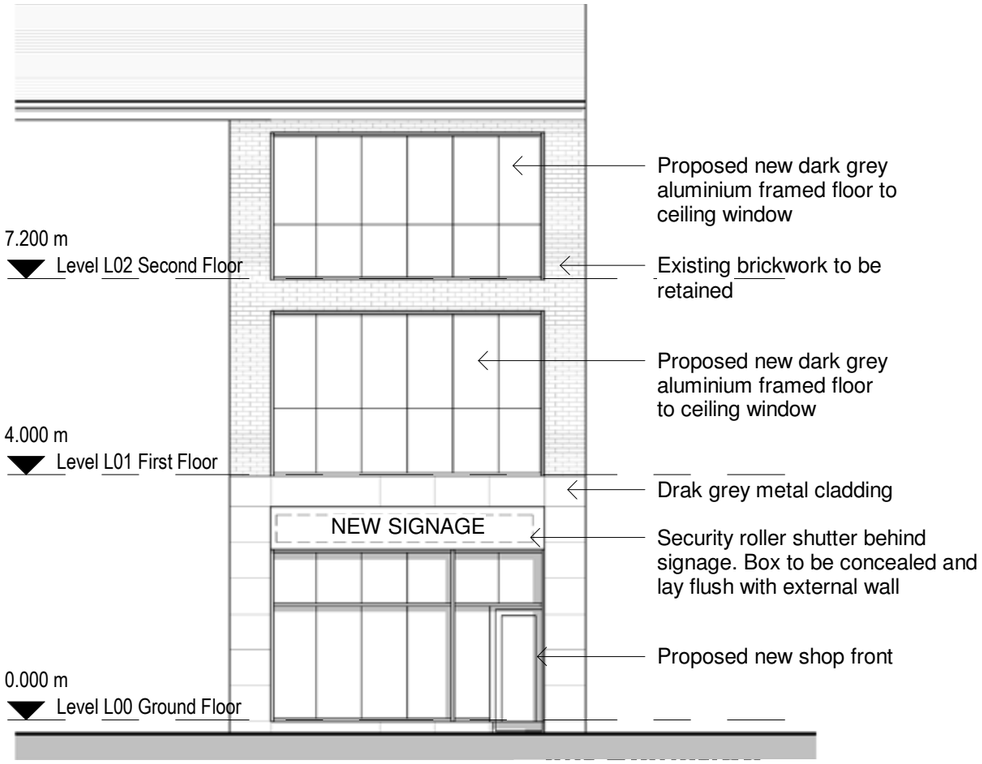
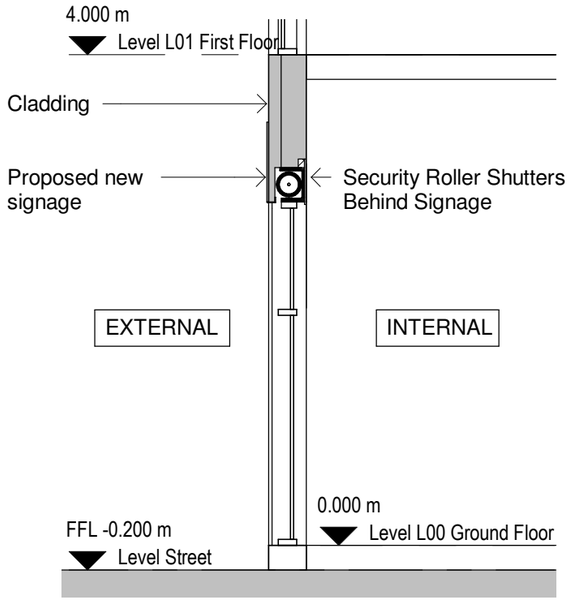


Proposed West Elevation



Proposed Shop Front Section

Proposed North Elevation

PROPOSED ELEVATIONS

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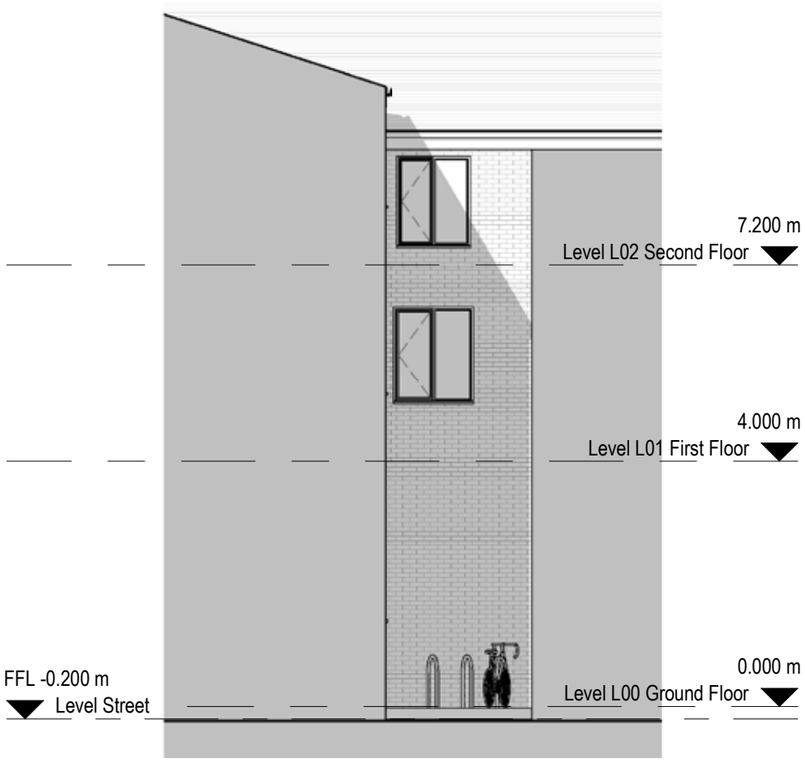
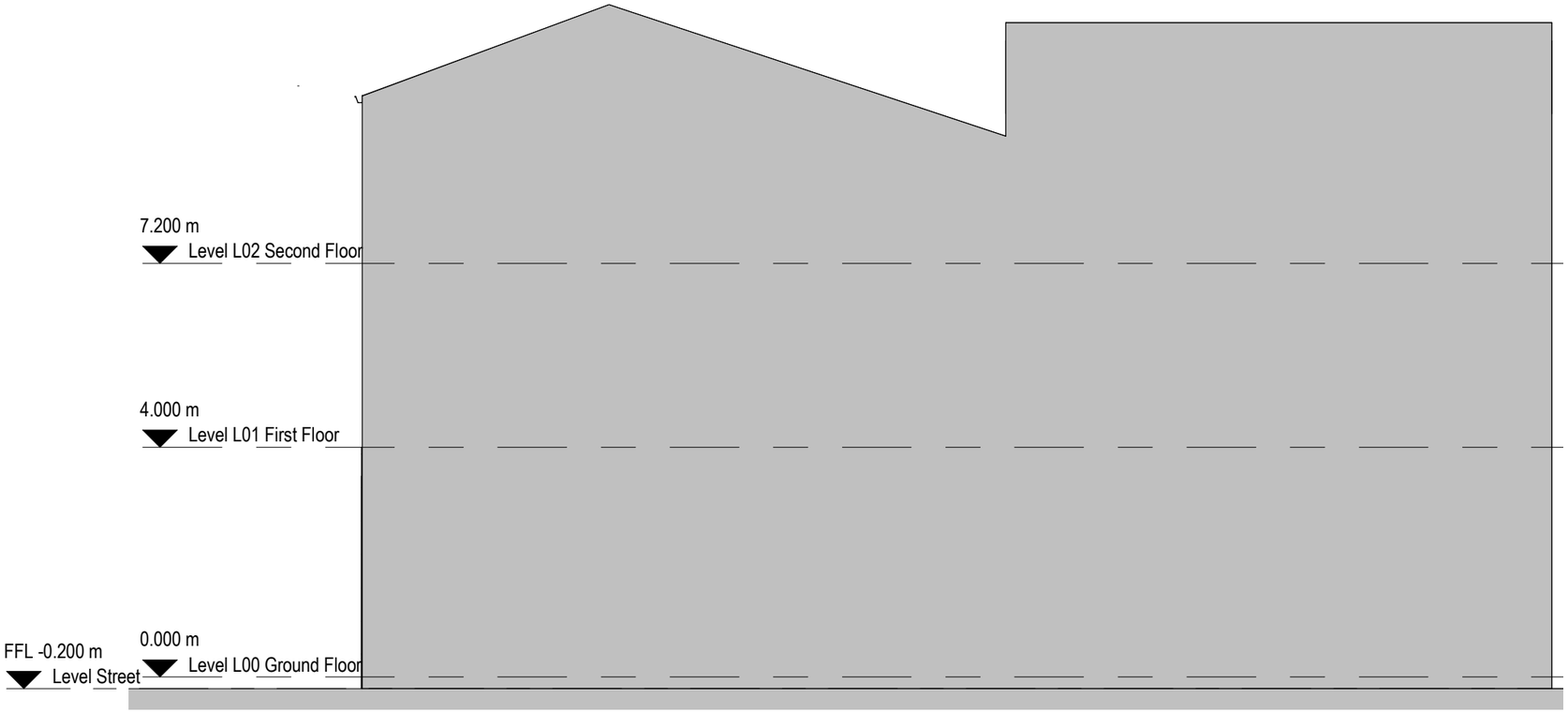


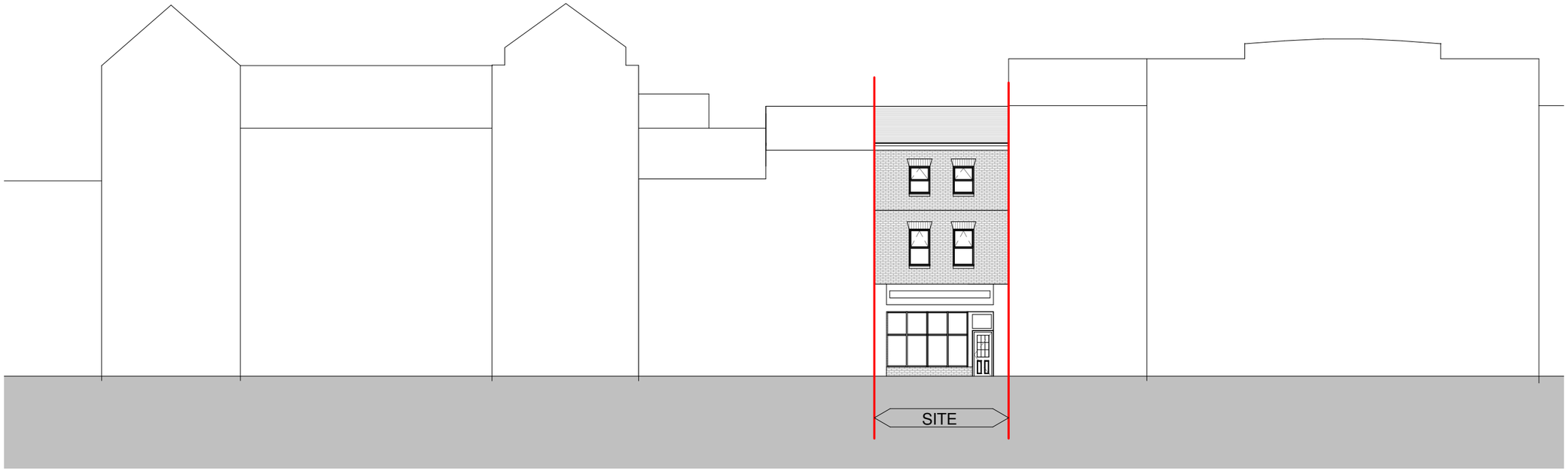
Proposed East Elevation



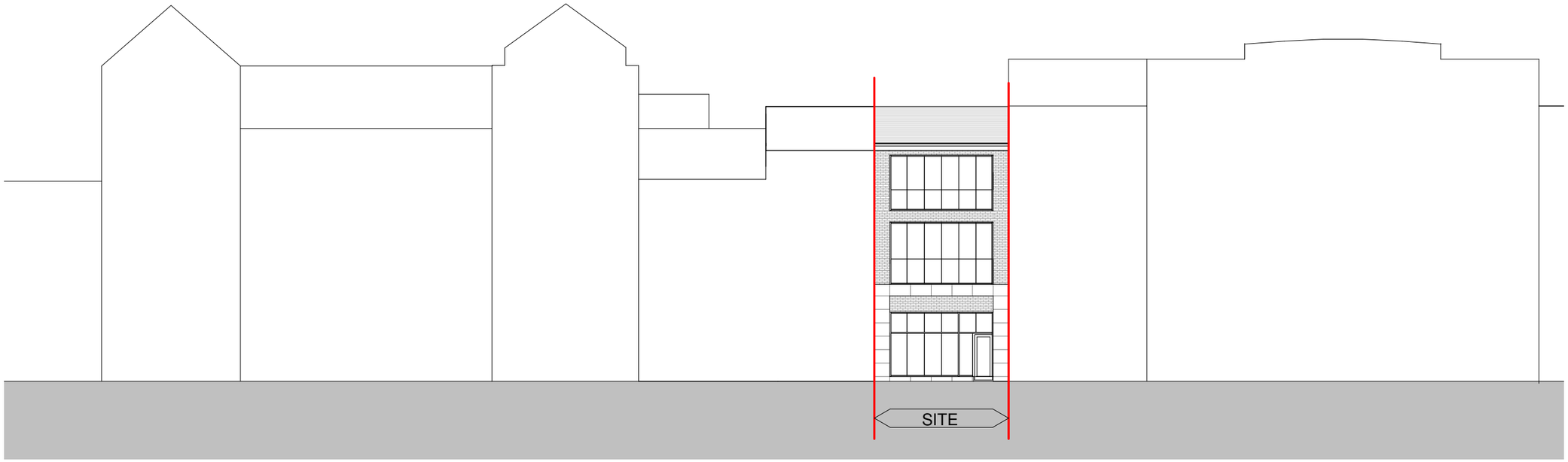
Proposed South Elevation

STREET ELEVATIONS

1:200



Existing Street Elevation



Proposed Street Elevation

Architecture | Planning | Visualisation Graphics | Branding | Websites

Author	Checked	Revision	Date
SA	SH	-	11.03.2020
SA	SH	A	14.07.2020
SA	SH	B	19.10.2020

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