

Marketing Suite Extension

Design and Access Statement



Great Jackson Street, Manchester, M15 4PA

August 2020



1.0 Introduction

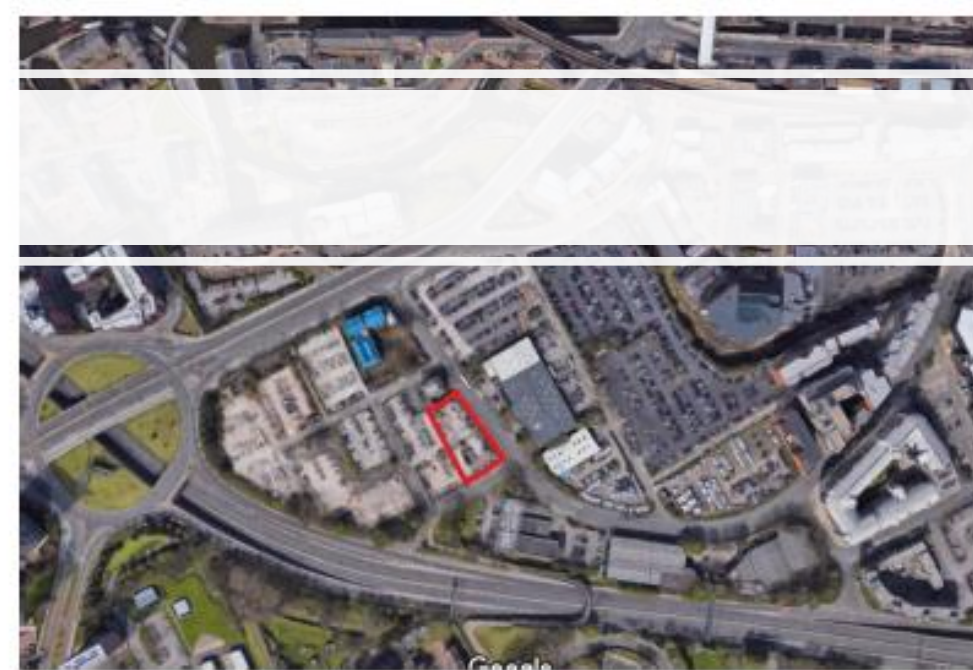
This Design and Access Statement accompanies an application for planning permission submitted by Renaker Build Limited, for a two storey extension totaling 178.8m² internal area to the existing two storey marketing suite which was granted planning consent on 19th April 2018 under planning reference 118626/FO/2017.

The extension to the marketing suite is to provide a two bedroom show flat and additional marketing space for the nearby Castle Wharf development at 2A Chester Road, Manchester. This will sit alongside the existing floorspace in the marketing suite which serves the sales and marketing function for the Deansgate Square residential development.

This statement should be read in conjunction with the relevant architectural drawings and other documents submitted as part of the application.

The proposed site falls within the area covered by the Great Jackson Street Development Framework adopted May 2018.

2.0 Site and Context



Aerial views of site



View of Application site from Great Jackson Street



View looking north showing Gaddum House, Chester Rd and Castle Wharf to north east



View of Deansgate Square to the north east from the marketing suite



Gaddum House with existing marketing suite in background

The 1500m2 site is bounded by Great Jackson Street to the north east and Melbourne Street to the south east.

To the north of the site on Great Jackson Street sits Gaddum House, a three storey, late Twentieth Century office building of brick construction with a slate pitched roof. This building has windows which overlook the subject site, but these are set away from the site boundary and furthest away from the marketing suite extension. Further to the north is the Castle Wharf residential development on Chester Road, which this extension to the marketing suite will serve.

Opposite the site, on the north eastern side of Great Jackson Street are a range of single storey industrial sheds which are owned by De Trafford Estates Group. This land has planning consent for three towers of 32, 26 and 18 storeys in height, comprising a total of 399 residential units and 50 retirement living units with roof top ancillary restaurant and 675sq.m of commercial floor space.

Further to the north east of these industrial sheds is the Deansgate Square development where 4no. towers (64, 50, 44, 37 storeys) totaling 1,500 residential units with a fifth, lower building containing the amenity facilities bordering Owen Street are under construction. The current marketing suite serves the sales and marketing function for that development

The site is not in a Conservation Area.



Great Jackson St Strategic Framework



3.0 Current use

The subject site is currently being used for the existing marketing suite which opened in Sept 2018, and since then has showcased the Deansgate Square development.

The specific area of the proposed extension is currently used for car parking and landscaping as part of the existing marketing suite.

4.0 Masterplan context

The Great Jackson Street area is undergoing significant changes and regeneration.

The Great Jackson Street Strategic Regeneration Framework describes the creation a residential neighbourhood which could deliver 6000 new homes.

Current progress in the immediate area includes:

- Deansgate Square – Under construction
- Crown Street Phase I - Under construction
- Castle Wharf – Under Construction
- Crown Street Phase II - Consented in August 2020



Deansgate Square



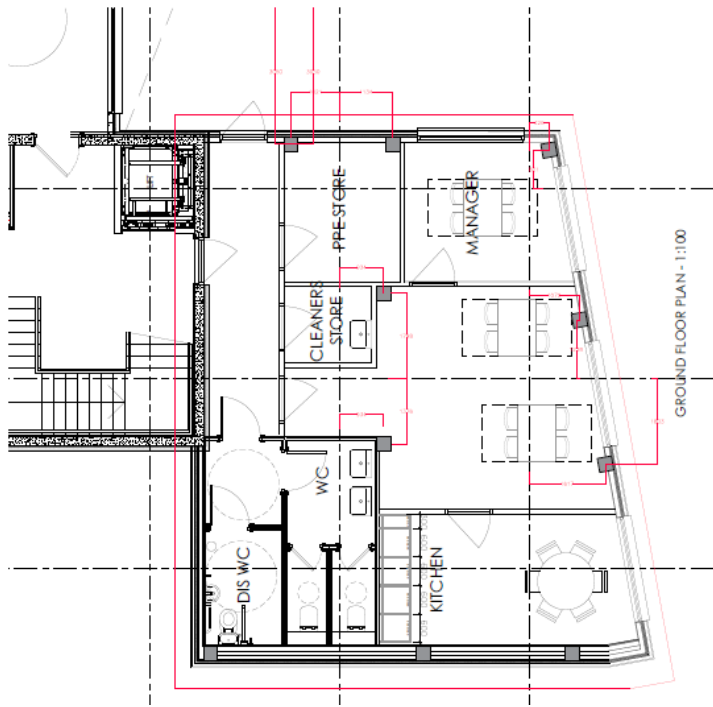
Castle Wharf



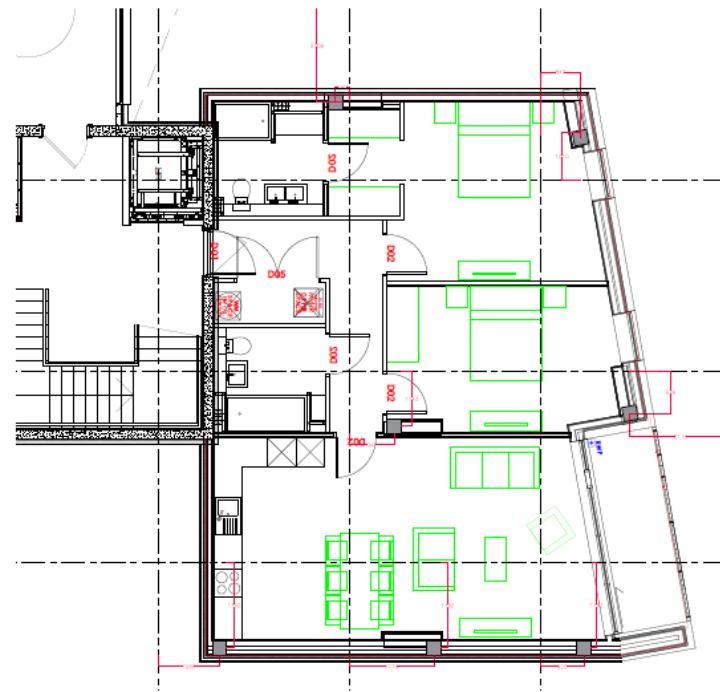
Crown Street Phase 1



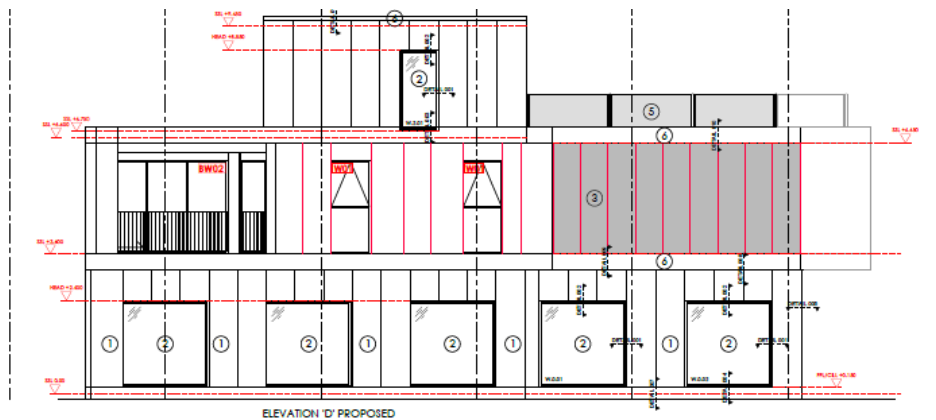
Crown Street Phase 2



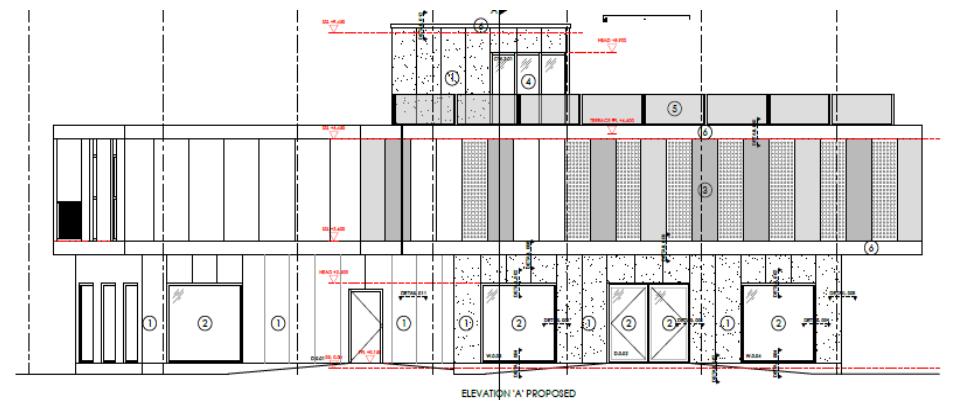
Proposed Ground Floor Plan



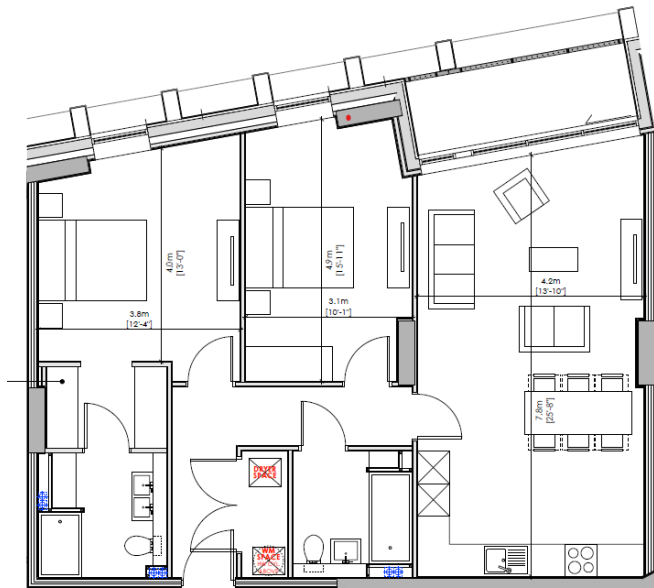
Proposed First Floor Plan



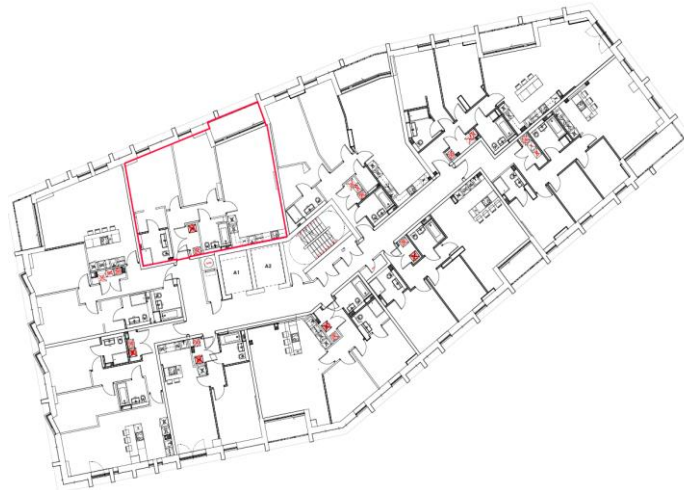
Proposed Elevation



Proposed Elevation to Great Jackson Street



Apartment Plan - 2 Bed A3 unit



Location of 2 Bed A3 unit within final development

5.0 Brief

Renaker Build Limited are looking to develop a high quality extension to the existing marketing suite on Great Jackson Street, to allow the public of Manchester to visit a representative two bedroom apartment and to ensure that the new homes being created within the Castle Wharf development are easily accessible to both local people and the wider area.

6.0 Design

The design of the marketing suite has been developed by Renaker Build Limited.

The approach has been to replicate a 2 bedroom A3 unit apartment from Castle Wharf and provide this at first floor, similar to the existing marketing suite. The ground floor will then be used for additional sales/marketing space with 2 meeting rooms, staff kitchen, male, female and accessible wcs and a PPE store.

At first floor the façade is clad in an anodised aluminium with a light 'champagne' bronze colour. This is a replica of the cladding at the crown of each of the two towers at Castle Wharf.

In contrast to the aluminium on first floor, the ground floor sales space is clad in Cor-Ten pre weathered steel. This material, which is pre-weathered to a warm red-orange colour is intended to not only match the existing marketing suite but ground the building and create a tonal relationship between the new marketing suite and its adjacent brick buildings.



Proposed extension to existing marketing suite



7.0 Site Layout

The extension is south-east of the existing marketing suite, set back from the street frontage to minimise its impact on Gaddum House and ensure there is still no impact on the setting on Bridgewater House.

8.0 Access & Transport

The temporary extension, along with the existing temporary marketing suite, is designed to be fully accessible. 12no car parking for visitors and staff, including 2no accessible spaces, are provided within the curtilage. 3no existing car parking spaces were sacrificed for the proposed extension. Two spaces for motorcycle parking are also provided.

There is level access from the existing marketing suite to the ground floor of the proposed site. Male, female and accessible wcs are located at ground floor within the proposed site and the existing lift provides access to all levels of the extension.

The submitted drawings (site plan) illustrate access/egress from site. The existing marketing suite has been in operation for two years without any issues with access or traffic.

9.0 Archaeology

The previous archaeology report from Salford Archaeology dated June 2018, which covers the subject site, has been re-submitted.



Proposed Site Plan – Ground Floor

10.0 Drainage

The site plan which has been submitted as part of the planning application includes details of the drainage for the extension, which connects to the existing marketing suite drainage.

The drainage discharges into the main sewer.

11.0 Refuse storage

Previous waste management strategy from the existing marketing suite has been re-submitted.

The proposed extension will have a negligible effect waste with only two new sales staff.

12.0 Conclusion

This extension is carefully designed to sit comfortably with the existing marketing suite while showcasing Castle Wharf.

It helps to describe the vision for the future of the Great Jackson Street area, and in presenting the show apartments it ensures that the new homes being created here are accessible to Manchester residents as well as to wider markets.

Taking cognisance of the continuing sales process at Deansgate Square, along with the build programme and sales process for Castle Wharf, the proposed 5 year planning validity across the full 1500m2 marketing suite site provides a reasonable timeframe in which to market both developments to a local domestic audience.



Castle Wharf Development