

Planning Document –
Design and Access Statement

PROJECT City Tower - Retail Units 39-41

ADDRESS Piccadilly Plaza, Manchester

CLIENT Schrodgers

DATE March 2020

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	B	09/06/2020
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PROJECT NO:
5298-ZR

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Retail Units

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1.0 Introduction

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Schroders. Additional input has been provided by MHB, Project Managers. It accompanies and supports the planning application for City Tower – Retail Units 39-41. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

This document accompanies the planning application for Retail Units 39-41, Piccadilly Plaza, Manchester for Schroders. It is intended to supplement the information required by Manchester City Council Local Authority by summarising the functional requirements of the brief, together with the architect's interpretation of the site context and the response to it.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver exclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework.

This document should be read in conjunction with the supporting documents listed in Appendix A at the end of this document.

2.0 Development Brief

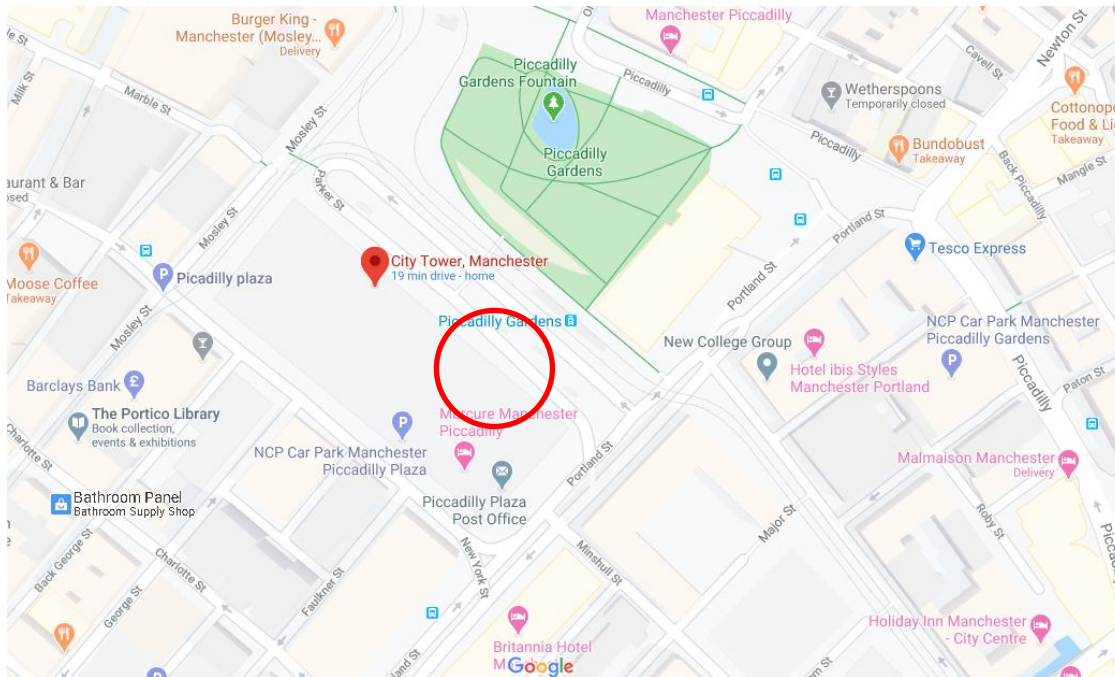
The brief is to provide new, upgraded shopfronts and reinstate a tenancy split in retail units 39-41 for occupation by three new tenants. The units are currently vacant. Unit 39 was formerly a take-away and Units 40-41 were formerly an amusement arcade.

The tenancy split and subdivision will allow the units to be occupied by three new tenants within the now vacant units. The proposed new shopfronts are intended to upgrade and provide consistency to the units in line with other units within City Tower and facing Parker St.

The proposal supports local aims to promote business by bringing these vacant units back into use and improve the local area by providing an upgrade in the appearance of the units.

2.01 Location

The proposal is located in Units 39-41 of Piccadilly Plaza looking onto Parker St. (bus terminus).



2.02 Stakeholders

Stakeholders include the current building owner – Schroders.

2.03 Project's Origin

Following the closure of the TJ Hot Foods and the Nobles Amusement Arcade new tenants have been sought to occupy the units. No new tenants have signed Agreements For Lease (AFLs) as yet therefore this application is intended to maintain flexibility with regards to the use of the units.

2.04 Client/ Project Aspirations

The client aims to improve and develop the range of retail uses within its Piccadilly Plaza complex and improve the aesthetic of the shop fronts.

3.0 Site Analysis And Context Appraisal

3.01 Site and Immediate Surroundings

The site is located within Piccadilly Plaza, a large 1960s multi-use building that includes the Mercure Hotel and City Tower among others.

3.02 Site Constraints

The site is limited by the current tenant boundaries to the units and Parker St. pavement to the North.

3.03 Movement Patterns

The shop fronts receive a good amount of footfall due to the close proximity of the Parker St. bus terminal, the existing retail units along Parker St and nearby offices, such as those within City Tower.

3.04 Existing Building

Boundary walls are to remain as existing internally. Recesses are to be omitted and shop fronts installed in line with other retail units on Parker St. and eliminate the opportunity for anti-social congregation as occurred within the existing alcoves.

4.0 Design Statement

4.01 Use

This Design & Access Statement has been prepared to support a planning application for the flexible change of use of the units from a *sui generis* use to uses including use as shops (A1), financial and professional services (A2) and/or restaurant and café use (A3).

The proposed description of development is as follows:

Flexible change of use from existing sui generis (casino) use to a flexible use including: Use Class A1 (Shops); A2 (Financial and Professional Services); and A3 (Restaurants and Cafes), including internal subdivision, installation of new shopfronts and associated works at 39-41 Piccadilly Plaza.

4.02 Amount

39-41 Piccadilly Plaza had been previously subdivided to create a unit of 400sqm (numbers 39-40), and a unit of 56sqm (number 41) (455sqm in total).

The proposed subdivision and tenancy split would facilitate three new tenants to occupy the former now vacant units, with three new units comprising the following:

- 39 Piccadilly Plaza – 56 sqm;
- 40 Piccadilly Plaza– 300sqm; and
- 41 Piccadilly Plaza– 105 sqm

This is shown on drawing ref 5298-ZR-20-200

4.03 Design Principles and Concept

The principle of the design is to improve the quality of the shopfronts and create consistency to the ground level elevation to Parker St.

4.04 Analysis of existing facades and/or adjacent buildings

The existing shopfronts along Parker Street are comprised of a mixture of façade designs. Whilst the client appreciates the variety of the façade, they aim to, over time, create a more holistic, high quality appearance to each of the units. High quality units are generally a mix of either structural glazing, e.g. Spar, Starbucks and Tesco or curtain wall glazing e.g. Greggs and Lidl.

4.05 Proposed Design

Main Entrances and Active Frontages

In the context of the above, three double sliding/automatic door entrances are proposed to each of the units to accommodate three new tenants.

Signage zones are shown within the elevations 5298-ZR-20-203

Arrival Spaces and Street Frontage

Shopfronts are to feel inviting; the proposed doors are to be quality, automatic sliding doors to replace the existing low-quality/damaged doors.

Proposed Façade Approach

The proposed façade is a curtain wall glazing system, similar to that of Greggs and Lidl on Parker Street within the same frontage.

Internal Layout

Please refer to proposed ground floor plan 5298-ZR-20-200

Materials

- PPC curtain wall glazing
- Metal ventilation louvres
- Glazed entrance doors (part of curtain walling system)
- Existing tiled cladding to structural cladding removed and exposed structure made good and painted
- Existing white tiles removed, PPC aluminium cladding to match curtain walling installed

Please refer to existing and proposed elevations 5298-ZR-20-203

4.06 Lighting and Signage

Once the new tenants have signed an AFL, it will be their responsibility to submit any future signage applications for the units. Please refer to elevations for signage zones.

4.07 Crime Mitigation in Design

Crime shall be mitigated by bringing the unit frontage outwards to align with other Parker Street units. This eliminates the alcoves (former Nobles units 40-41), which have at times been subject to anti-social behaviour. This Design & Access Statement should be read in conjunction with the Crime Impact Statement which accompanies this application.

5.0 Access and Servicing Strategy

5.01 Access and Inclusion

Attention has been paid to access issues with cognisance to the use of the building and with reference to Part M of the Building Regulation, the Equality Act and other relevant regulations and standards. Level access will be provided throughout.

5.02 Access, transport, parking etc.

The site has good public transport links. Nearby cycle parking is provided on Portland St. Parking is unavailable.

5.03 Service Vehicles, Refuse Lorries, Fire Engines etc

As existing. Rear loading spaces as existing, located to rear of the building with vehicular access from New York St. side. Emergency vehicular access to unit fronts on Parker St. side.

5.04 Waste Management Strategy

As existing. Rear loading/refuse spaces as existing, located to rear of the building with refuse vehicle access from New York St. side.

5.05 Service Vehicles, Refuse Lorries, Fire Engines etc

As existing. Rear loading/refuse spaces as existing, located to rear of the building with vehicular access from New York St. side.

5.06 Ventilation, odour and extraction

As existing. Refer to plans for extract routes. Extracts exit to the rear of the units to servicing area New York St. side. Ventilation, odour mitigation and extraction M&E design to suit unit use. To be designed to meet Building Regulation requirements..

6.0 Schedule of Town Planning Application Documents

Below is the list of information and drawings submitted for Planning Approval.

Document	Reference (where applicable)
Completed application form	-
Correct fee	-
Location Plan	5298-ZR-00-100
Existing and Proposed Elevations	5298-ZR-20-223
Existing – Ground Floor GA Plan	5298-ZR-20-200
Proposed – Ground Floor GA Plan	5298-ZR-20-200

Documents have been provided in PDF format via the online Planning Portal.