

19 SPRING GARDENS MANCHESTER

FDG
fairhursts design group

DESIGN AND ACCESS STATEMENT

Architecture | Interiors | Master Planning | Landscape | Client Representation

19 Spring Gardens, Design and Access Statement.

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Contents

1. Introduction
2. Site/Entrance history
3. Proposed New Entrance
4. Neighbouring Precedents
5. Access and Security
6. Summary

Introduction

The Purpose of this document is to support the planning application for 19 Spring Gardens, Manchester. The proposal is to replace existing Perspex panels with Glazed panels to the existing office entrance, which faces North West on the main Spring Gardens Frontage.

Location of Offices Entrance and proposed Façade treatment.



Site/Entrance History



Entrance up to 2008.

The Entrance had tiled columns to either side with a glazed frontage that was opaque due to manifestation.



2011 to 2016.

The Entrance was re-clad with glass panels in the square portico shape existing today.

This glazing had a ripple effect to the rear of the panel and was smooth to the exposed face.



2017 to Present.

The Glass panels to the entrance were damaged early 2016, and were replaced by Perspex panels at the beginning of 2017.

These panels were back lit with linear LED lights in various colours.

Proposed New Entrance



It is proposed that the Entrance be clad in Semi-opaque Glass panels that will be back-lit with static white/opal light.

The signage is also to be update as part of an accompanying advertising consent application. This will utilise a simple design mounted onto the new glass panel centrally above the entrance. Made from wrought iron.

The Tiles to the floor of the main entrance will also be updated, but will maintain the colour and characteristic of the existing tiles.

Neighbouring Precedents



55 Spring Gardens

Glazed Boxed Portico over the top of the entrance, in back lit glazed panels as per our application. This example is on a larger scale than this application, however expresses the same shape and materiality of the proposal.



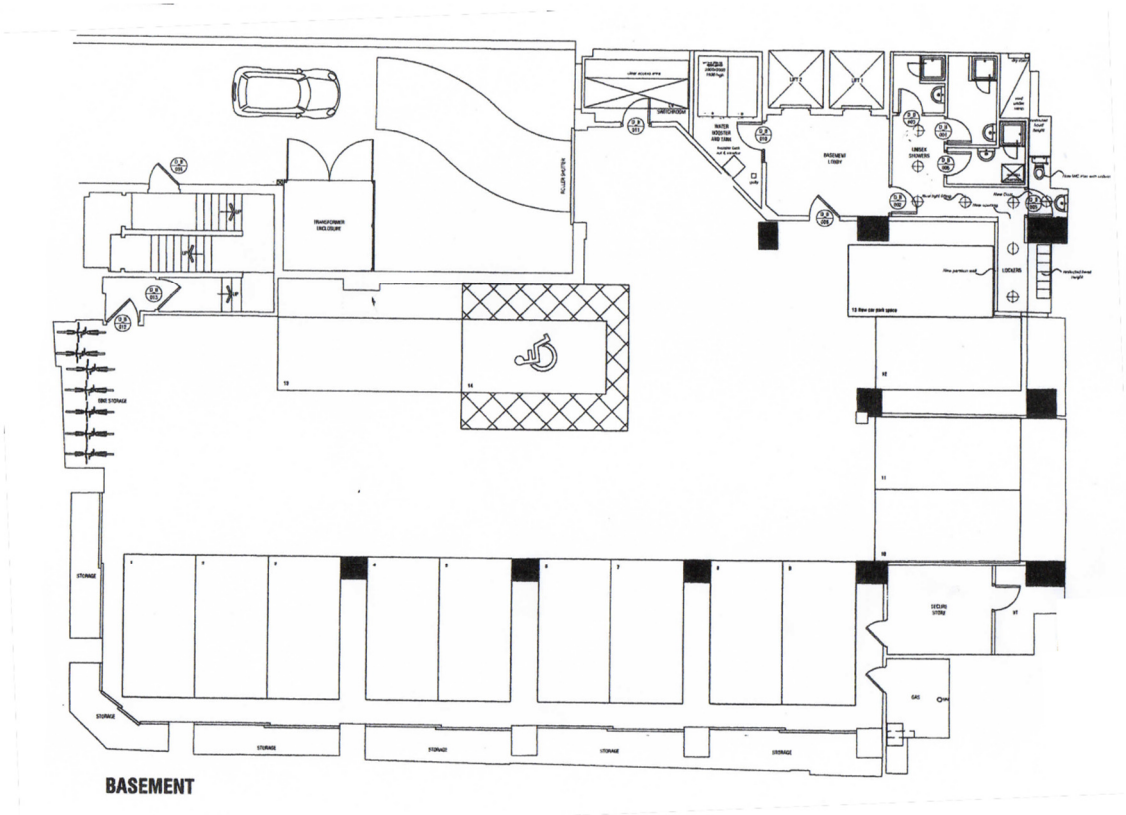
40 Spring Gardens

Glazed Boxed Portico in coloured aqua panels. Portico is only to the top and partially on one side, but has a similar materiality to our application.

Access and Security

All access is remain as existing. The main entrance to the offices has a DDA compliant access ramp alongside the main glazed sliding doors.

All car parking, waste disposal, and security arrangements are also to remain as per existing. Access to the carpark is from the rear of the building from Milk Street.



Summary

The Application matches other existing building in the area, and maintains a similar shape to the existing entrance, only adapting the façade to more robust glass panels.
All services and access's to the building are to remain as per existing, and are compliant with building regulations.

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