

86 Deansgate, Manchester

---

## Design & Access Statement

*Application for planning permission for external alterations to fifth floor to allow the conversion of the existing roof as a roof terrace in connection with existing office use*

### Introduction

JLL has been instructed by Mayfair Capital ('the Applicant') to prepare a planning application to allow the conversion of part of the fifth floor of 86 Deansgate, Manchester for use as a roof terrace in connection with the existing use of the site as an office.

This Design and Access Statement has been prepared in support of this application.

### Use

The proposed development will be used by tenants of the existing office units within the building. Use will be restricted to the tenants of the fifth floor. Use of the application site will be ancillary to the office use of the upper floors of the building.

### Amount

The area of the application site is 183sqm.

### Layout

The proposed terrace will be laid out informally using unfixed furniture and planting along with a retractable canopy.

### Appearance

The application site will not be visible from street level and will only be visible from areas at the same level or higher in the vicinity. The proposed balustrading will be set back from the roof edge and will not overhang and will therefore not be visible from below. The site is screened from view to the south and west by the remainder of the building while buildings to the immediate north of the site are lower than the application site so will not be visible. Buildings to the east on the opposite side of Deansgate are also lower than the application site.

The appearance of the proposed development will have limited impact on the surrounding area being set back from the edge of the building, being higher than its immediate neighbours and being located a substantial distance from overlooking sites. The use of glass balustrading and a retractable canopy further limit the visual impact.

### Scale

The area of the application site extends to 183qm and is determined by the available area of roof space.

### Landscaping

Landscaping of the application site will be by means of informal, movable planters.

## Access

Access to the roof terrace will be via a new glass door from the fifth floor which will replace an existing glass window.

No changes to pedestrian or vehicular access to the building are proposed.

## Sustainability

The proposed development offers limited opportunities to promote environmental benefits however the use of an otherwise redundant space presents an efficient use of land; and increasingly important, the provision of open space and a pleasant environment for employees to enjoy during work offers a range of health and lifestyle benefits.