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Mr Harry Rowlinson,

Proposed mixed use development at Ancoats,
Manchester.

Mason Street, Greater Manchester
M4 5FT

prepared by

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design & access statement

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// Introduction

The objective in producing the document is to give an overview of the project from the early concept design stages, explaining the design principles and concepts applied to the proposed development.

Willacy Horsewood architects have set out to explain the approach to access and how relevant Local Plan policies have been taken into account.

Understanding the context and site history and is fundamental in order to inform and influence the early conceptual ideas striving to deliver a high quality piece of architecture that fits respectively into its surroundings, showing regard for the nearby historical character.

Quality design and commercial viability were key factors to develop initial feasibility schemes. Taking these key factors into consideration produce a scheme that shares the same visions as Manchester City Council.

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1.0 EXISTING BUILDINGS & CONTEXT



The image above shows the context of the site in the wider Manchester area. 39 Mason Street is situated in the Ancoats region, on the fringe of the city centre. The area neighbours the Northern quarter and the northern part of Manchester city centre.



The image above shows the site location within the Ancoats region, taken from google earth. Ancoats has historically been an industrial suburb with a vast number of industrial warehouse buildings from the late 18th century onwards.

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On the corner of Addlington Street and Mason Street is the John Swift building. Today the building is used as office space but was formerly owned by John Swift, a fruit merchant. The building neighbours the plot and is of Historic interest.



The site was previously home to the *Hat & Feathers* public house, shown in the image above. The building has since been demolished and the site is now used as a car park

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// site as existing

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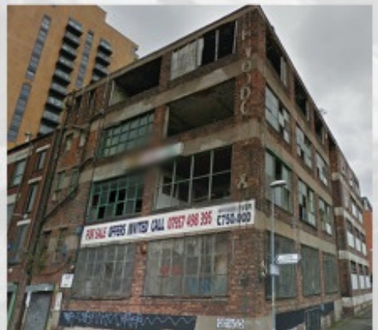
// Site context

The site is surrounded by a number of buildings of historic merit and importance. The annotated OS Map (left) relate to the surrounding Key elevations at the foot of the page.

Although some of the surrounding buildings are in a state of disrepair, a conscious focus on ensuring the building will sit comfortably with the surrounding building is key during the design process. This consideration to the neighbouring structures will future-proof the proposed design in the hope that the regeneration of the surrounding buildings will be forthcoming.















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2.0 THE DESIGN PROCESS

The aim during the design process was to create a high quality piece of architecture, following a strong urban design which has helped create a distinctive and contemporary City Centre in Manchester.

Protect and enhancing the built and natural environment was seen as important, along with creating a design that enhances and compliments the character of the surrounding buildings.

The scheme looks to take advantage of an opportunity to regenerate the Ancoats area, creating retail opportunities within the area that will be accessible to disabled people and accessible from public transport.

The design sets out to provide a choice of high quality safe and sustainable lifetime homes with apartments of various sizes.

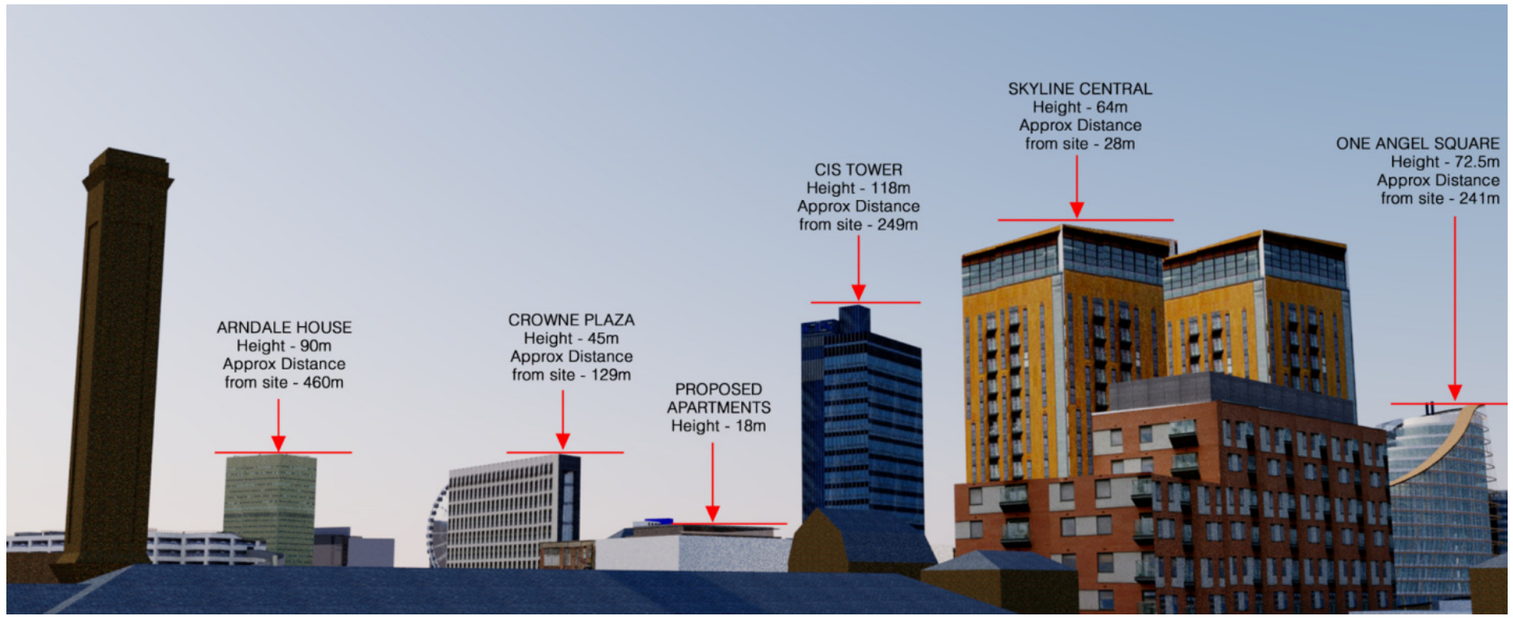
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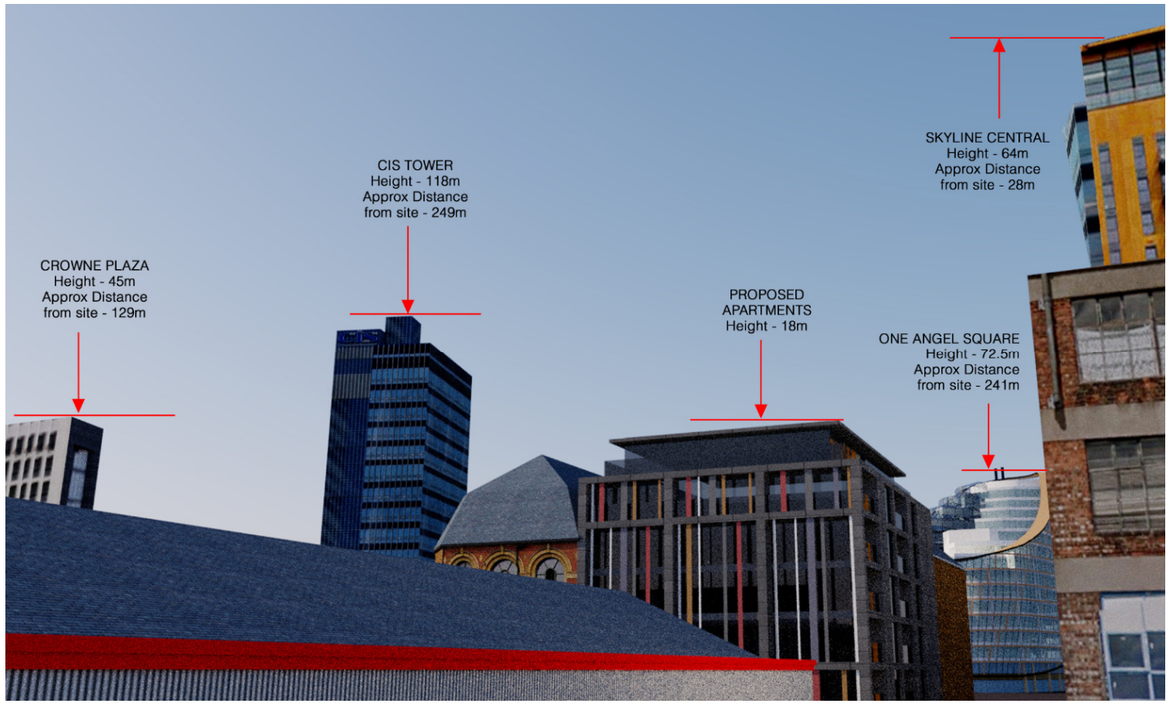
// context

To establish the scale of the proposed development, a to-scale 3D model was created so the proposals could be viewed in context. Throughout the design process the scheme was analysed from the Macro to the Micro to ensure the design sits comfortably within its surroundings.



// scale

The images highlight the scale of the surrounding buildings and the proximity of the landmarks to the proposed plot. The proposed development is closely surrounding by a number of considerably tall buildings, in particular the *Skyline Central* building which stands at 64m in height and is only 28m away from the proposed plot. The scale of the surrounding buildings will be used to influence the design and ensure the plot compliments the surrounding building. A building out of scale could negatively effort the neighbouring buildings.



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3.0 AMOUNT

The scheme seeks to offer a high quality contemporary design, but more importantly; one that respects and compliments the surrounding buildings. The design was influenced by recommendations within the *Manchester's Local Development framework Core Strategy Development Plan Document* published by Manchester City Council.

The design generators for the proposed development stem for the surrounding buildings to ensure the right amount of accommodation is provided for the site.

4.0 USE

The proposed mixed use development will provide a range of high quality safe and sustainable lifetime homes.

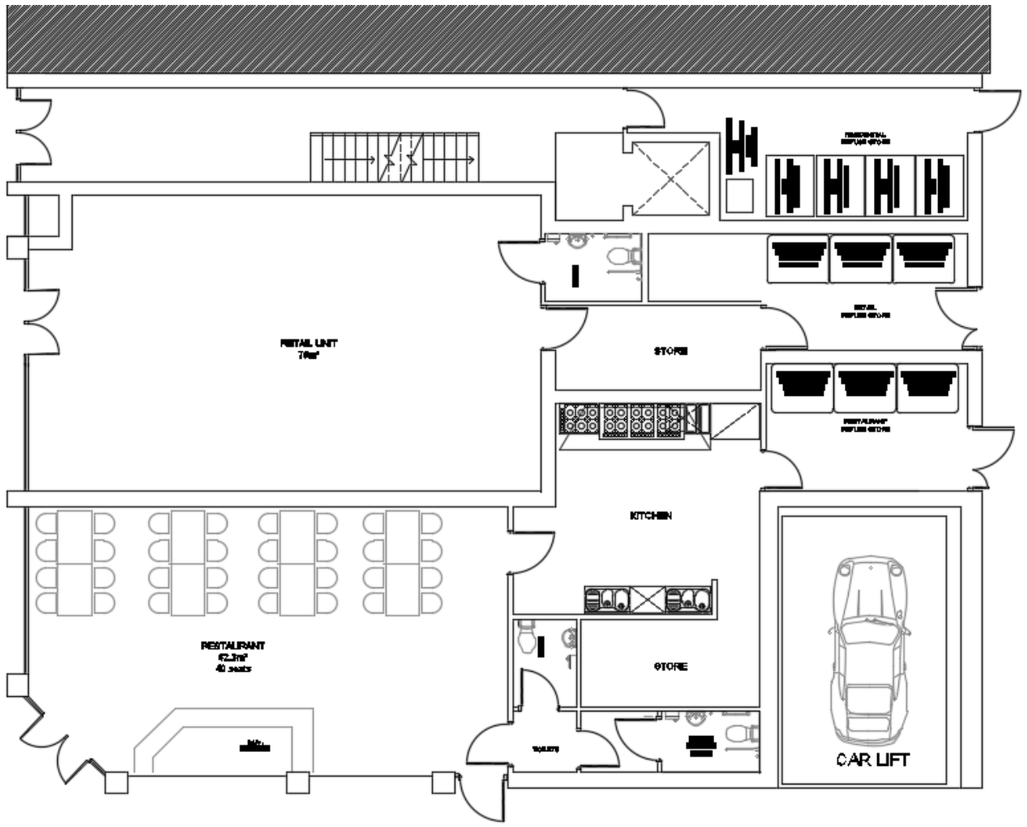
The ground floor will provide retail and leisure facilities on the ground floor.

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5.0 LAYOUT



// GROUND FLOOR LAYOUT

Manchester has a relativley high rate of worklessness and deprivation. The ground floor was viewed as an opportunity to regenerate the Ancoats area by creating job opportunites for local people. This is achieved by creating a mix of retail and leisure space from street level.

The retail space is positioned on the coner of Mason Street and Marshall Street to enable maximum window space from both streets. The entrance corner is splayed to match a number of neighbouring buildings.

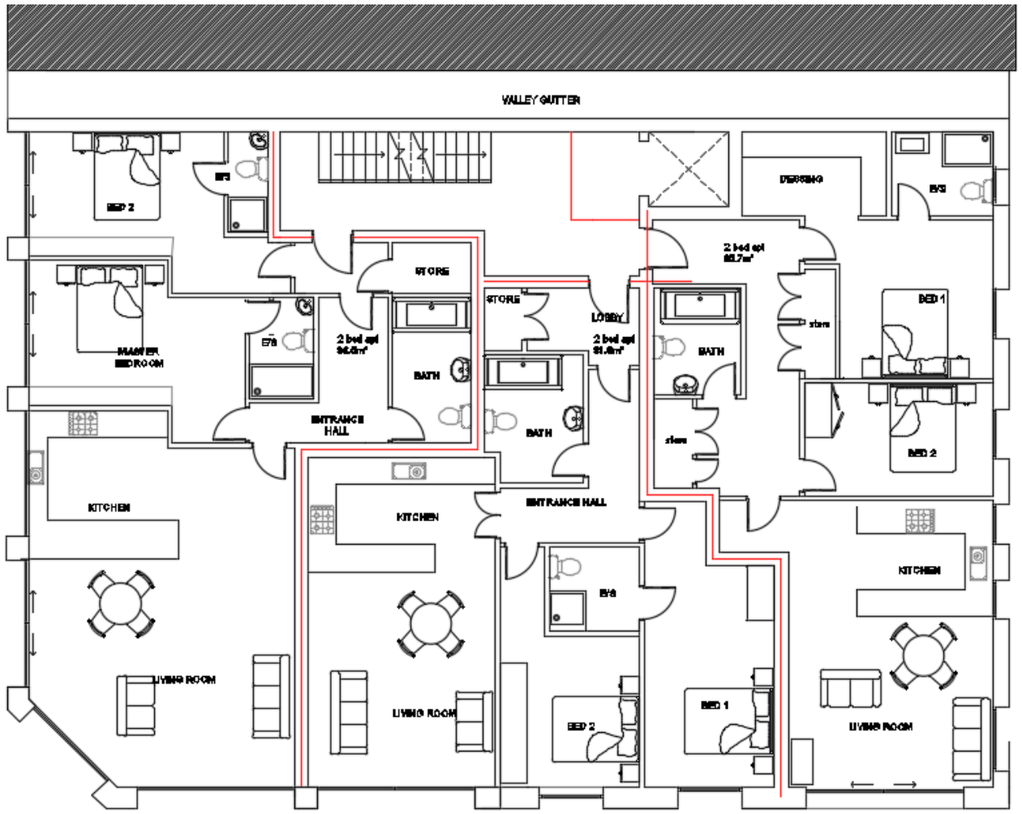
The bin store areas has been designed based upon the *Waste Storage and Collection Guidance for New Developments* produced by Manchester City Council, ensuring there is adequate provisions provided for refuse and recycling.

The circulation space provided for the apartments is provided at the rear of the building in the least valuable location in order to locate the retail and leisure in the more desirable location.

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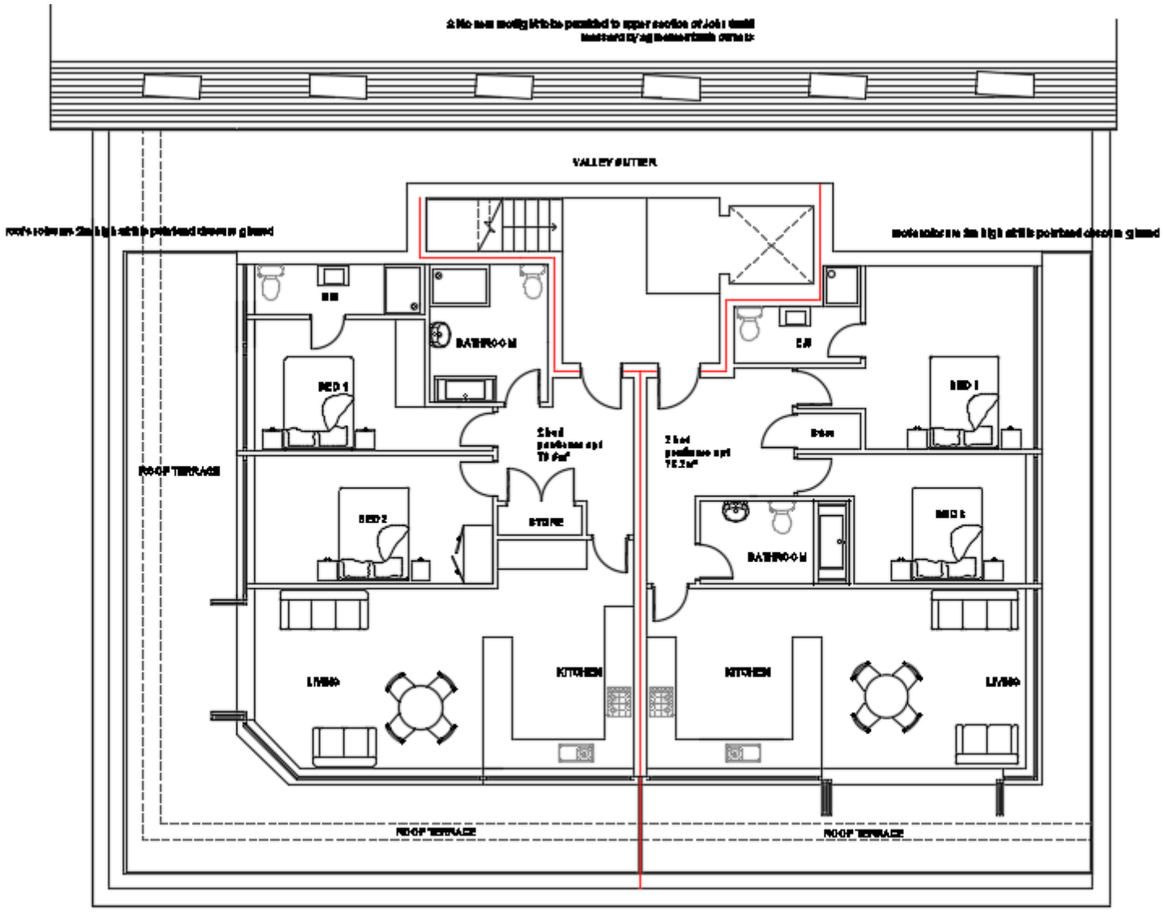
FOURTH FLOOR

TYPICAL UPPER FLOOR LAYOUTS

The layout for the apartments was determined by the footprint of the site. The objective was to create equal window space for all three apartments.

The apartment floor plans are modelled to assist with the reduction of impact on the quality of light for users of the John Swift Building

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PENTHOUSE / FIFTH FLOOR

// PENTHOUSE FLOOR LAYOUT

The penthouse has a reduced number of apartments in order to allow the structed to be set back from the parapet, lessening the visual impact from street level and respect the scale and character of the surrounding buildings.

The objective was to provide a high standard of accommodation whilst offering outdoor amenity space in the form of roof terrace areas.

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6.0 SCALE

The proposed development has been designed to respect the scale and massing of the surrounding properties. A number of design strategies have been employed to reduce the scale and massing of the building as previously mention within the design statement. The horizontal alignment with neighbouring buildings, recessed penthouse structure and considered proportions contribute to ensure the scale massing is correct and the vertical hierarchy is respected.

7.0 APPEARANCE

The philosophy with the design was to create a building that fit harmoniously within its environment, complementing the adjacent properties.

The building with the most significant historic interest is the neighbouring *John Swift Building* on Mason Street. The appearance and materials were selected in order to compliment the neighbouring building without creating a literal representation.

Changes in materials reflect the strong eaves line of the John Swift building while use of facing brick with deep reveals helps to echo the punctuation and rhythm of the adjoining facade



8.0 LANDSCAPING

Due to the restricted city centre plot size, the footprint of the proposed mixed use development will cover the majority of the site, hard landscaping is not applicable in this instance.

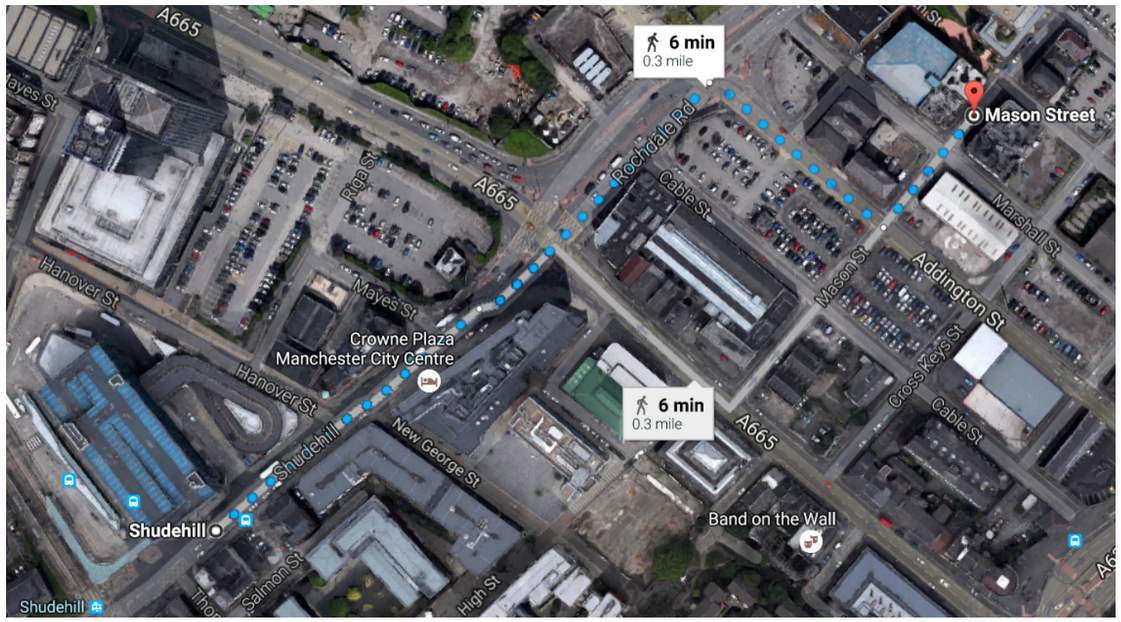
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9.0 ACCESS

9 Minute walk to the nearest tram stop on Market street within the city centre zone for links towhich radiate from Manchester city centre to termini at Altrincham, Ashton-under-Lyne, Bury, East Didsbury, Eccles, Manchester and Rochdale.

As the central hub of the regional transport network, Manchester is easily accessible and provides a fifth of all jobs in the City Region. The site on Mason Street is a six minute walk to shudehill bus station, serving destinations around Manchester, Megabus routes around the UK and A40 service to Liverpool John Lennon Airport.





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// CONCLUSION

The proposals aim to deliver a high quality piece of architecture that fits respectively into its surroundings, showing regard for the nearby historical character.

The design generators for the proposed development stem for the surrounding buildings to ensure the right amount of accommodation is provided for the site.

The developments was also viewed as an opportunity to regenerate the Ancoats area by creating job opportunites for local people. This is achieved by creating a mix of retail and leisure space from street level.

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