Proposal: **Provision of 2 no. Flats at 4th floor of existing building at the junction of Grosvenor Street/ York Street, All Saints, Manchester**

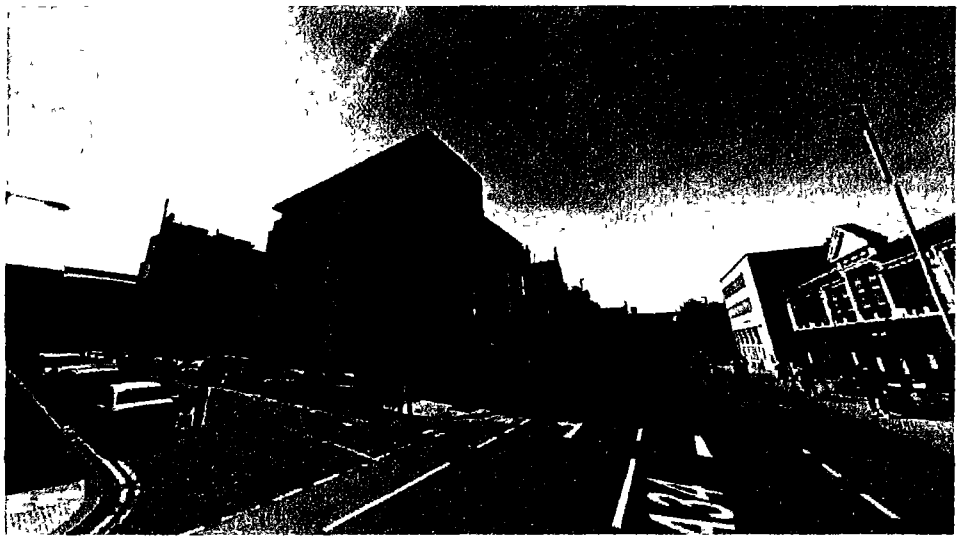
Design Report

PLANNING AND
BUILDING CONTROL
16 OCT 2018

1.0 Introduction

1 1 The present building is a mixed use block which is part four and five storeys in height constructed some 12 years ago Accomadation at present consists of restaurant and takeaway facilities at ground and basement with student 1 bed flats from first floor upwards

1 2 With the success of the flats in the mature student market the client is proposing 2 no. additional units at 4th floor level which would complement the existing 2 no units fronting York Street



View to Grosvenor Street

2.0 Access

2 1 Access to the flats is via a secure entrance lobby off York Street which serves both the lift and staircase – this would also serve the 2 no additional flats

2 2 The level threshold allows easy access to disabled tenants and visitors with the lift linking all floors with ground level

2 3 An existing refuse area off the lift lobby is of sufficient capacity to cater for the 2 no. additional flats – the recycling of which will be carried out by the existing Contractor

2.4 There will be no amendments required to the existing service access to the building off either Grosvenor Street or York Street

3.0 Urban Character

3 1 Consisting of a mixture of building styles the area is at present undergoing a change in scale due to the proximity of the new engineering campus – one of the drivers for the need for additional student accommodation

3 2 The intention of the proposal is to maximise the buildings potential without destroying the urban grain and consequently the scale and materials will reflect the existing building

4.0 Scheme Design

4 1 Planning

The layout of the 2 no flats will be identical to those at 3rd floor level below subject to some amendments to the windows on the Grosvenor Street elevation. A 2 5 metre gap has been left for visual reasons between the existing Grosvenor Street flat and the proposed addition

4.2 Grosvenor Street Elevation

Metal cladding panels are to match the existing together with the powder coated aluminium windows which will be of the same sections

4 3 Rear Elevation

Painted render finish to match existing with powder coated aluminium windows again to match sizes and sections of existing

4 4 Roof

Flat roof of light weight construction with single ply membrane finish – level to match existing with a small setback on the Grosvenor Street elevation