

Design and Access Statement

23 NEW MOUNT STREET | MANCHESTER

Amended Proposals for Alterations and conversion of existing listed ranges to residential use

AXIS Architecture | July 2018

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Location Plans

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Homezzz Limited to accompany its detailed planning and listed building application for amended proposals for the alteration and conversion of existing buildings to residential use, with ancillary accommodation to include atrium circulation space, bin stores and basement plant space.

This follows the previous grant of Full Planning Permission under reference 114920/FO/2017 and Listed Building Consent under reference 114921/LO/2017.

The application site is*:* *23 New Mount Street*
Manchester
M4 4DE

The Site area is approximately 0.14Ha.



View along Ludgate Street



View from end of Naples Street



View of New Mount Street across car park



View down School Street

1.2 Information submitted as part of the planning application

Drawings

- Location Plan
- Existing Plans and Elevations
- Proposed GA Plans, Elevations and Sections

Reports / Addendum Reports

- Design and Access Statement
- Planning Statement
- Heritage Statement, Significance and Impact
- Sustainability and Energy Strategy Report
- Transport Assessment
- Travel Plan
- Drainage Strategy
- Crime Impact Assessment
- Noise Assessment
- Bat Survey

1.3 Co-ordination of Planning Submission and Pre-application enquiries

This Design and Access Statement has been prepared in conjunction with CBRE Limited, Planning and Development Consultants who will be acting as the Applicant's Agent.

The application follows a series of discussions with the Planning Case Officer to reveiew potential changes to the layouts and mix of units, following Homezzz Limited acquisition of the site in April 2018.

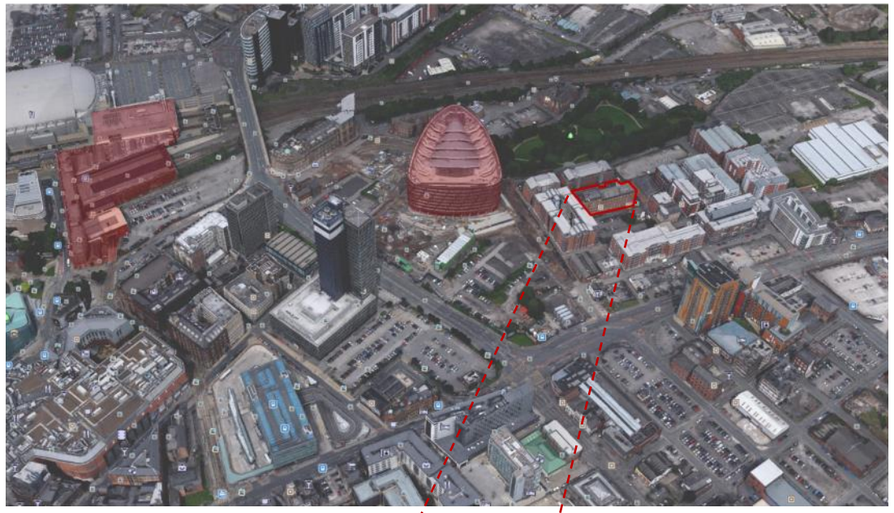
1.4 Summarry Overview of Design Changes

Summary Overview of design changes:

- Increase in the number of units to 66 (7no. additional units over the 59 previously consented)
- The 7no. additional units are integrated within the proposals as follows:

* Conversion of the roofspace of the 1860's range to accommodate 4no. apartments at 4th floor level, accessed via individual stairwells at 3rd floor level
* Re-planning of the single storey rooftop extension to the 1920's building in order to accommodate 1no additional apartment at 2nd floor level
* Re-planning of the layout on the Ground and First floors in the 1860's range to accommodate 1no additional apartment on each level

- Removal of the roof gardens over the units in the single storey extension in the 1920's range, with access for maintenance purposes only
- Re-configuration of the Atrium roof alongside the 1920's range, such that part of the roof structure sits one storey lower than previously consented
- Minor amendments to the atrium roof glazing to cater for the positioning of smoke vents
- Retention of the existing substation at lower ground floor within the 1920's range, accessed via Ludgate Street and changes to the apartment adjacent to create a 3 bed unit.
- Minor amendments to the layouts to suit the fire strategy prepared by a Fire Engineering Consultant including the introduction of smoke shafts and tweaking the lift position
- Introduction of mezzanine decks to the 2 units within the mansard roof of the 1906 range
- Introduction of conservation rooflights for the apartments contained within the roof



Placement within Manchester City Centre

2.1 Assessment / Heritage Appraisal

The site is located in the historic Angel Meadows area of Manchester, to the north of the city centre and The Great Ancoats Conservation Area.

The site encompasses the buildings of the former Co-operative Printing Society, currently used as service office space, along with a disused former dwelling creating an island site fronting New Mount Street, Naples Street, School Street and Ludgate Street.

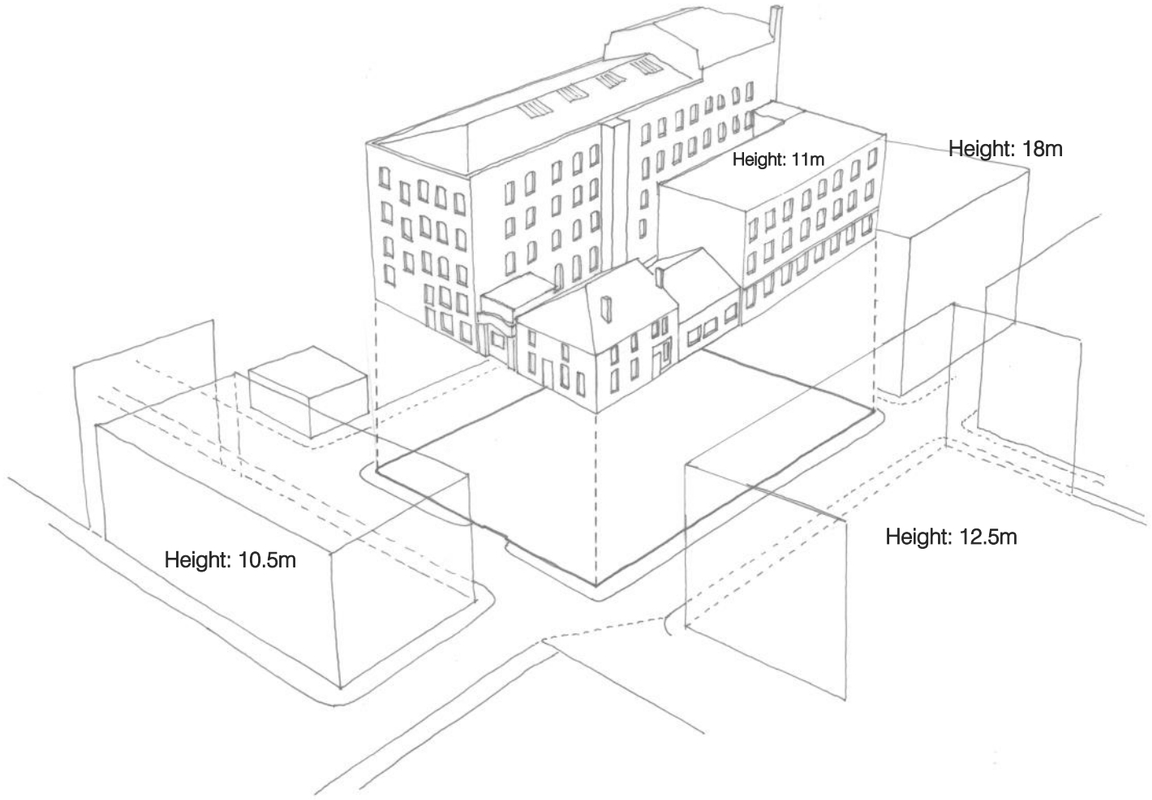
The Co-operative Society buildings which date back to the 1870's and include a 1906 extension and 1920's additions, along with the mid 19th Century former slum dwelling, are Grade II Listed, however the site is not located within a Conservation Area.

This Design and Access Statement is to be read in conjunction with the Heritage Appraisal and Addendum Report prepared by Stephen Levrant Heritage Architecture Limited, which assesses the heritage significance of the buildings in considerable detail, along with the potential impact of the development, including the revised proposals.

Extracts from the Heritage Appraisal, shown within this document, identify the various buildings within the application site, along with those parts of the buildings ranked in order of significance.

In developing the proposals, the appraisal has highlighted the opportunity for creating a link within the development to follow the alignment of the historical Back New Mount Street, together with the re-instatement of the former Co-operative Printing Society 'Goods Entrance' as the main entrance to the scheme.

In addition, the appraisal highlights the historical significance of the surviving internal fabric of the former slum dwelling on the corner of School Street / Naples Street and the opportunity for this to revert to residential use.



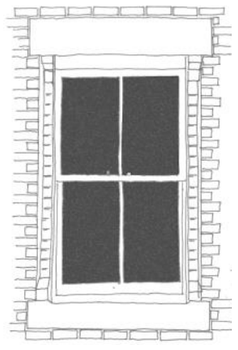
Identifying the existing ‘block’ and it’s presence within the neighbouring context.



Original Co-op goods entrance



1906 extension entrance



1870s original window openings



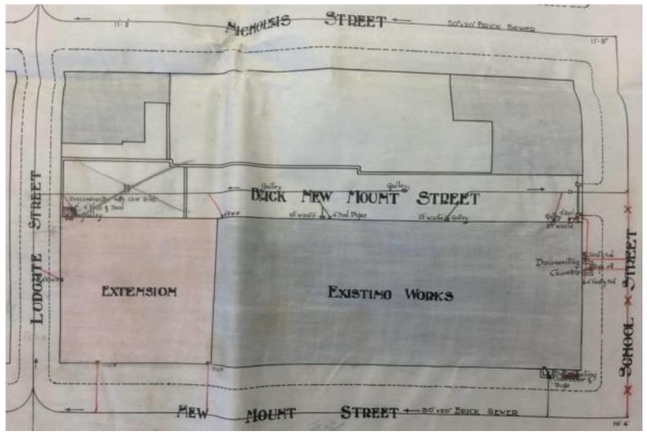
1920s extension window openings

The area has undergone its most significant change in character and regeneration over the last 10-15 years, with significant housing development to the south and east of the site and to the west with the new headquarters office building for the Co-op, at 1 Angel Square.

Housing in the area is largely in apartment blocks of mainly 5/6 storey massing with back edge of footpath development following the historic street pattern.

A noise impact assessment report has been prepared which reflects the changing nature of the environment to a quieter mixed use area and includes measures for sound insulation which will provide appropriate levels of amenity for residents.

The site is also well served by public transport with the Metrolink and Manchester Victoria railway station to the west, together with cycle lanes along the main arterial routes, provide safe environments for gaining access to the amenities of the city centre, the principal railway stations and to Metrolink routes.



Historical plan identifying the inclusion of Back New Mount Street

Historical Significance



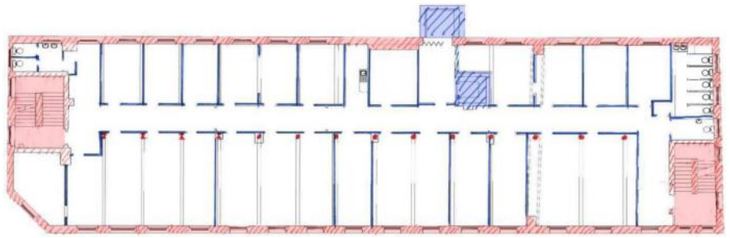
Basement Floor



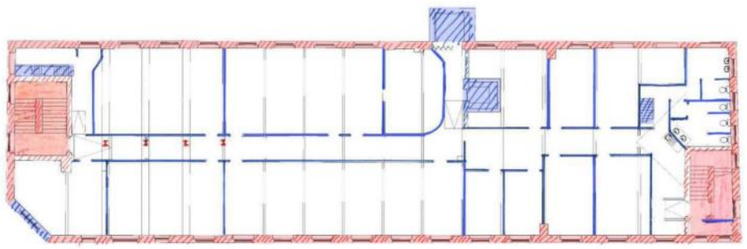
Ground Floor



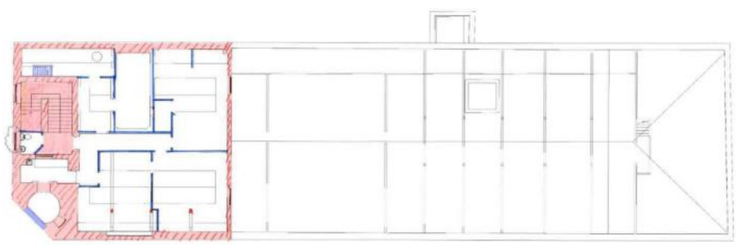
First Floor



Second Floor



Third Floor



Fourth Floor

Key

High Significance

Considerable Significance

None/ Detrimental

Surrounding Developments

A study of neighbouring developments was undertaken as a means of understanding the built context, and to inspire a design in keeping with local character.



Krupa Building, Sharp Street

Group First residential development.

A prime example of a neighbouring residential conversion of an existing building; it preserves the characterful brickwork and window openings while bringing a clean contemporary zinc-clad extension.

The extension cuts an angle through the existing brickwork, which almost suggests that it's emerging upwards from within. The wrapped glazing then lightens the top, and gives balance to the facades with proportions to follow the existing window rhythms.

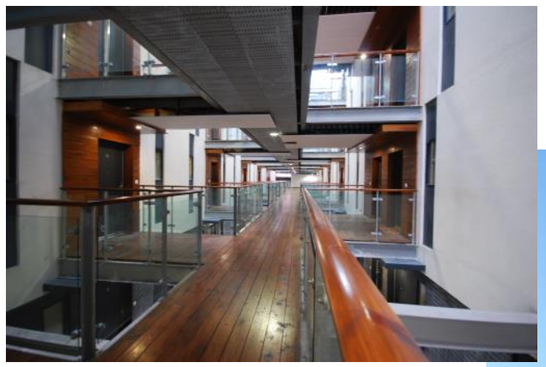


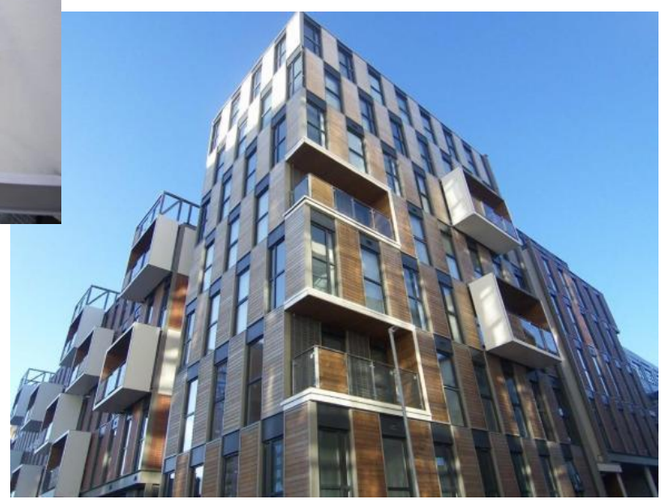




Co-op HQ, One Angel Square

3D Reid's BREEAM 'Outstanding' rated office block is the highest in the UK. It sits within a 4million sq.ft masterplan for co-op owned land. Its double-skinned glazed façade hides a towering atrium, which floods daylight through the floors and balconies.





Skyline Chambers, Ludgate Hill

Group First residential development.

A new-build residential development with ground-floor car park. The façade alternates between timber cladding and brick-slips, but carry the same rhythm throughout, with protruding and recessed balconies offering depth.

Access to the units is through a series of bridged walkways within an atrium, which successfully draws light through the building by avoiding corridors.



Original Co-op goods entrance, School St.



‘Cottage’ frontage, Naples St / School St.



1920s extension, Naples St. / Ludgate St.

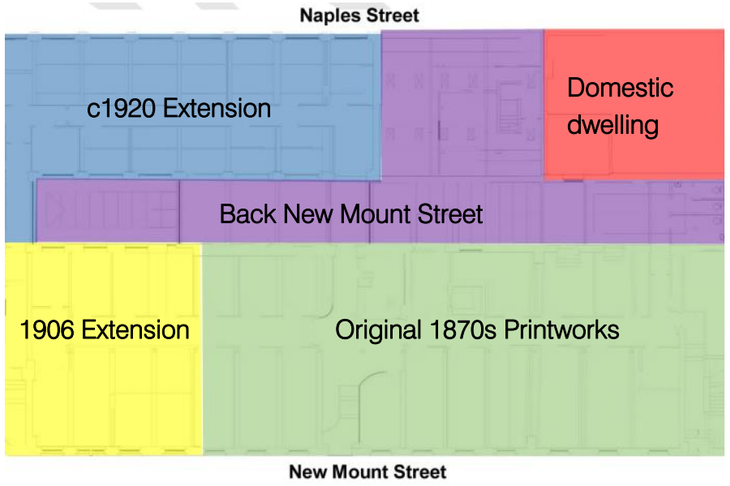


Original Printworks frontage, New Mount St.

2.2 Evaluation

Identification of opportunities for development of the site:

- A key site in the ongoing regeneration of this part of the city
- National and local policy is encouraging the sustainable re-use of buildings for residential uses
- The physical context of the site is defined by the built environment, it’s former industrial heritage / slum housing and historic grid street pattern.
- The area is extremely varied in terms of the age, massing, height and materials of buildings though its industrial heritage and style should be respected.
- The location is highly accessible by public transport and is accessible to the city centre by foot/cycle, which lends the scheme to a car free scheme, which accords with national and local policy.



Plan identifying separate ranges



Glazed atrium design concept linking the existing ranges

3.1 Design Concepts

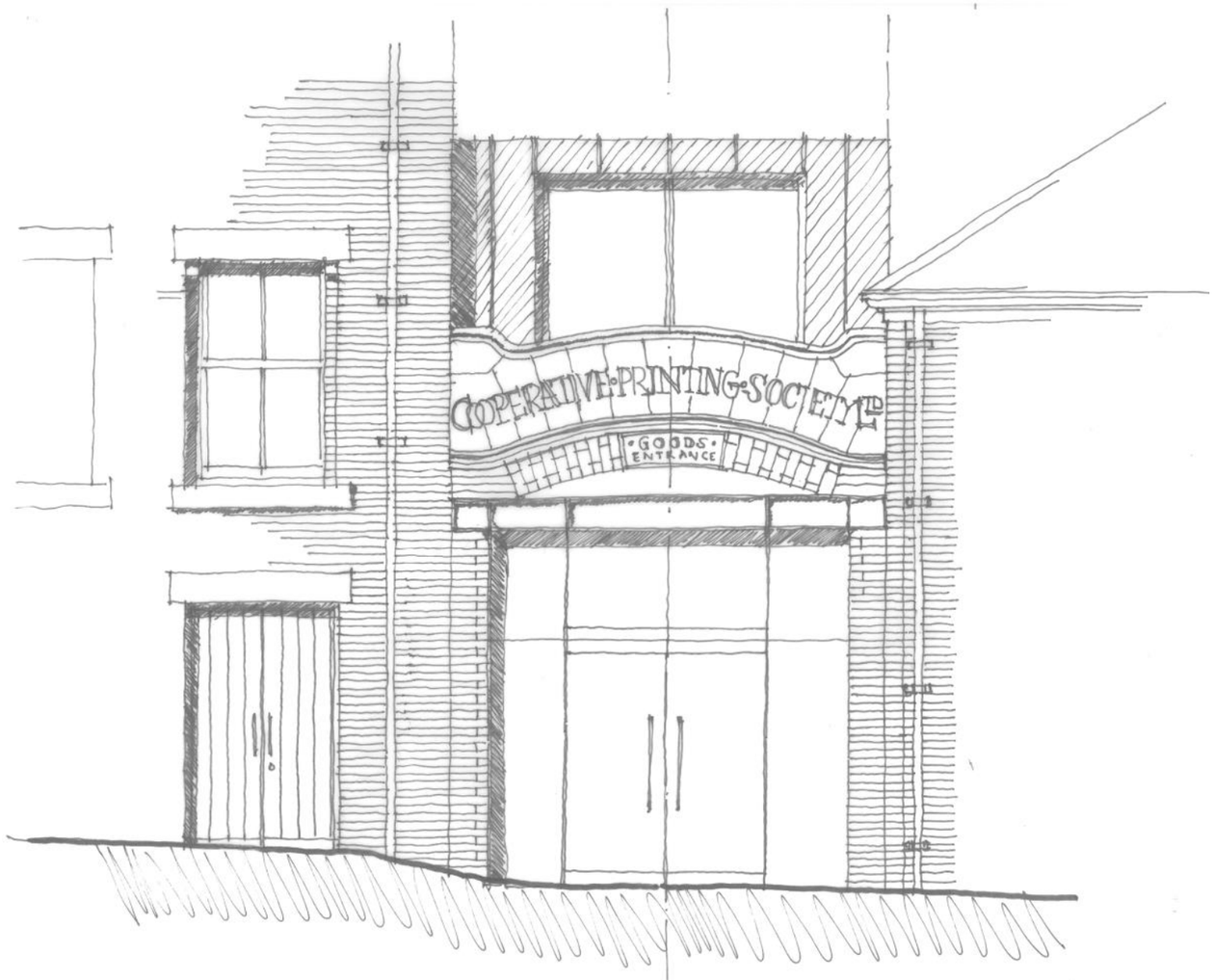
The amended proposals remain substantially the same in character and appearance as those previously consented, with no changes to the building footprint or the building envelope, other than the minor tweaks identified in the Summary Overview of Design Changes as noted in para1.4 of this Design and Access Statement.

The opening up, restoration and re-use of the former Co-operative Printing Society 'Goods Entrance' on School Street, to provide the principal entrance for the development, together with the creation of an internal street with glazed atrium link to follow the alignment of the historical Back New Mount Street, remain as the key features of the proposals.

It should be noted that the previous cycle storage located within the atrium has been removed and relocated to basement, leaving the space clear and uncluttered and allowing for its use a meeting / collaboration space for residents.

In addition, the utilisation / conversion of the roofspace in the 1870's building with its fine Queen Post trusses and mezzanine decks to the 1906 extension, exposing the mansard structure, are seen as a positive enhancement of the Listed Buildings.

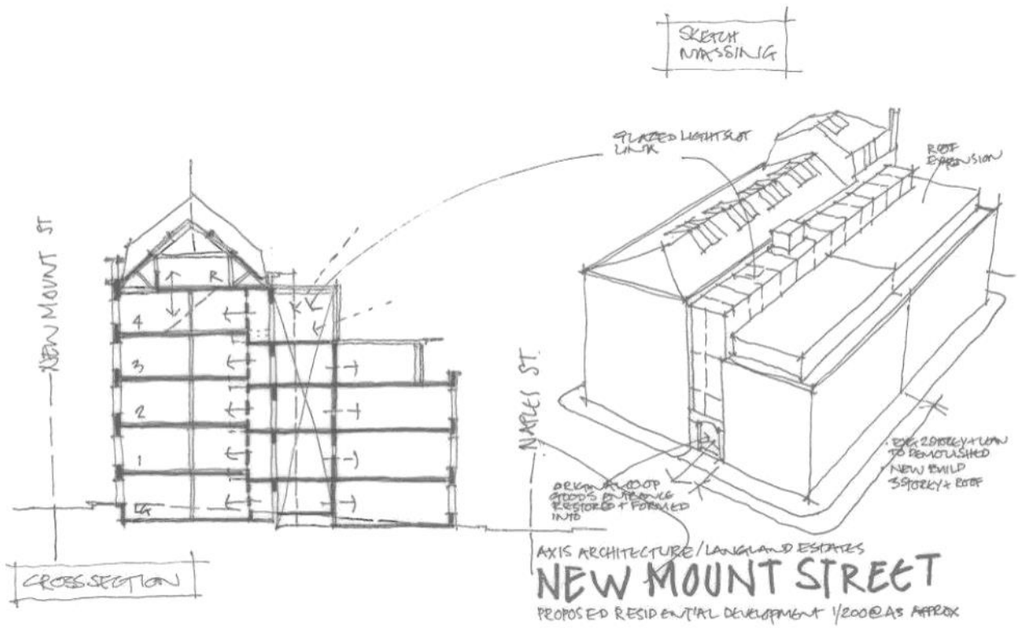
The other positive outcome of the changes, is the removal of the rooftop gardens to the 1920's range, which posed issues of privacy and overlooking. This area will now only be accessed for maintenance purposes.

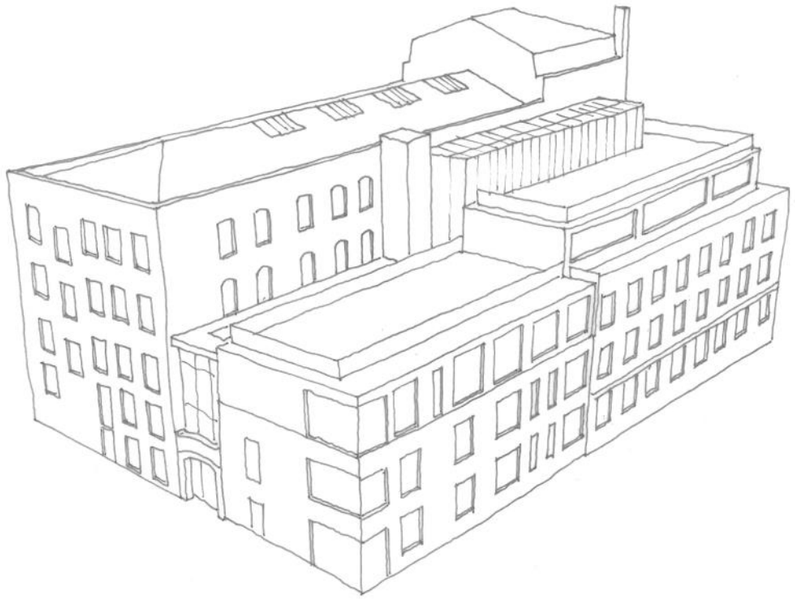


Conservation of existing Co-operative goods entrance: option 1



Conservation of existing Co-operative goods entrance: option 2





As noted earlier in this Design and Access Statement, the amended proposals remain substantially the same in character and appearance as those previously consented.

For completeness, below is a summary of the evolution of the scheme, taken from the original D+A Statement, with the narrative amended in line with the current proposals.

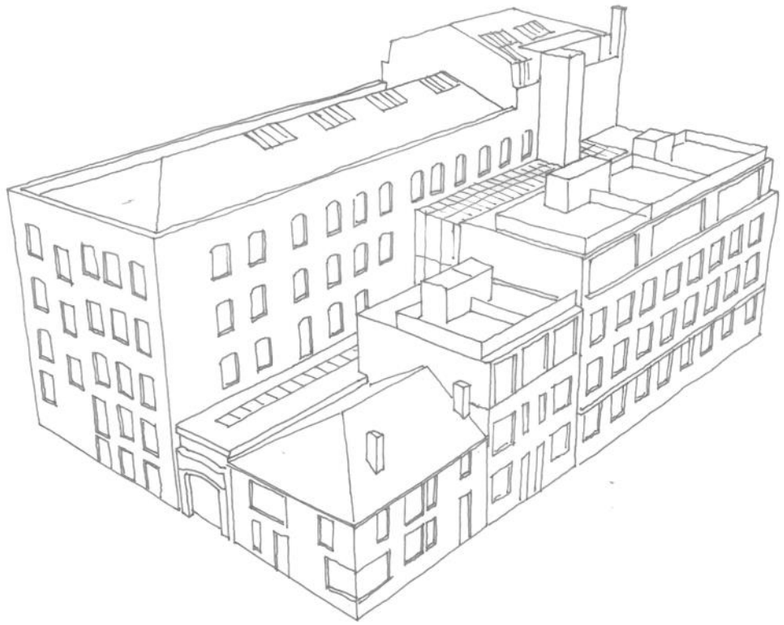
The design of the floor plates and atrium link evolved as a result of the omission of proposals for a new build element and retaining more of the original 1870's building on view, with floor plates at the upper floor level designed to incorporate wide fronted apartment types, varying the mix of unit sizes within the existing buildings.

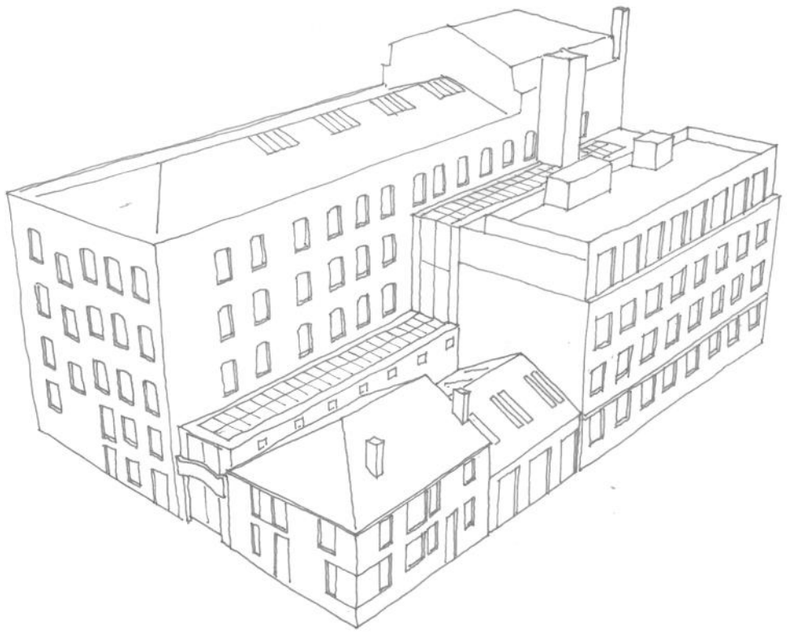
A key factor in developing the design of the floor plates is the positioning of the existing staircases at each end within the 1870's building / 1906 extension, together with the location of the proposed lift to ensure accessibility to all floors. In addition, the desire to create bridge links within the atrium to create a vibrant and active interior space, as well as creating a safe environment for occupants of the scheme.

The Lower Ground Floor units are accessed directly off the atrium. Units at Ground Floor + First Floor are accessed off a dog-leg link corridor, part of which is located behind the rear façade, serving the narrow fronted apartment types to the 1870's range, with existing window openings adapted to have sashes removed / openings made full height and with frameless glass balustrades to maximise natural light penetration. The new fire / acoustic rated corridor wall includes glazing with privacy screening to allow this secondary light penetration into the apartment floorplates.

Apartments at Second and Third Floor levels are accessed by a central corridor with separate stairwells created at Third Floor level providing access to apartments in the roofspace.

Apartments within the 1920's range in the atrium space adopt a similar strategy in creating an aspect / views and secondary natural light to the rear of the units, but with bridge links across the atrium which in turn provide some animation of the space as well as reconciling floor levels differences.





A lighting scheme is to be developed to supplement / simulate daylight at times when outside conditions are dull and overcast.

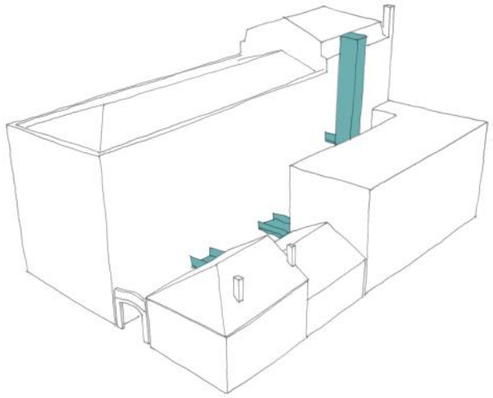
Privacy is maintained across the atrium with the link corridor to the 1870's / 1906 range set back behind what will be a 'punched' retained façade.

The proposed single storey extension to the 1920's range is designed to be a subservient but contemporary addition to the building, with its frontage set back from the original parapet line, patinated standing seam zinc cladding and wrap around glazing to the east elevation. These units previously included include private roof garden / terraces with separate staircase links, but these have now been removed with access only for maintenance.

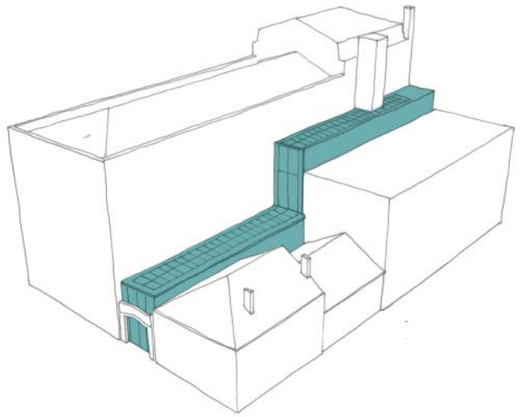
The floor plates of The Cottage and 1.5 storey link adjacent have been developed to create self-contained duplex units with separate individual street access. Secure lobbies are provided to these street access doors The design of the two Cottage units incorporates features from the original slum dwelling, including the main internal dividing walls, fireplaces / chimney stack and roof form with a new roof terrace reflecting the position of the original courtyard.

The adjacent 1.5 storey link building is split into 3 units with bedroom accommodation located within the roof space and voids created with new minimal framed roof lights above to maximise daylight penetration at ground floor level.

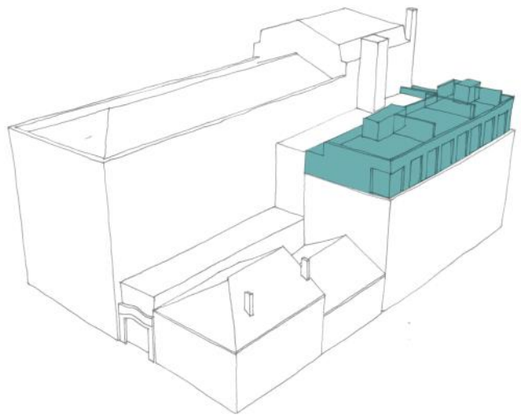
The Cottage and 1.5 storey link units are designed to include an aspect / views into the atrium space utilising where possible existing blind window openings, but in all instances being fitted with secure secondary fire rated / acoustic glazing and privacy screens.



Strategic move 1: an external lift shaft connects the floors, while bridges link the listed ranges.



Strategic move 2: a glazed atrium between the existing masses creates an internal ‘street’.

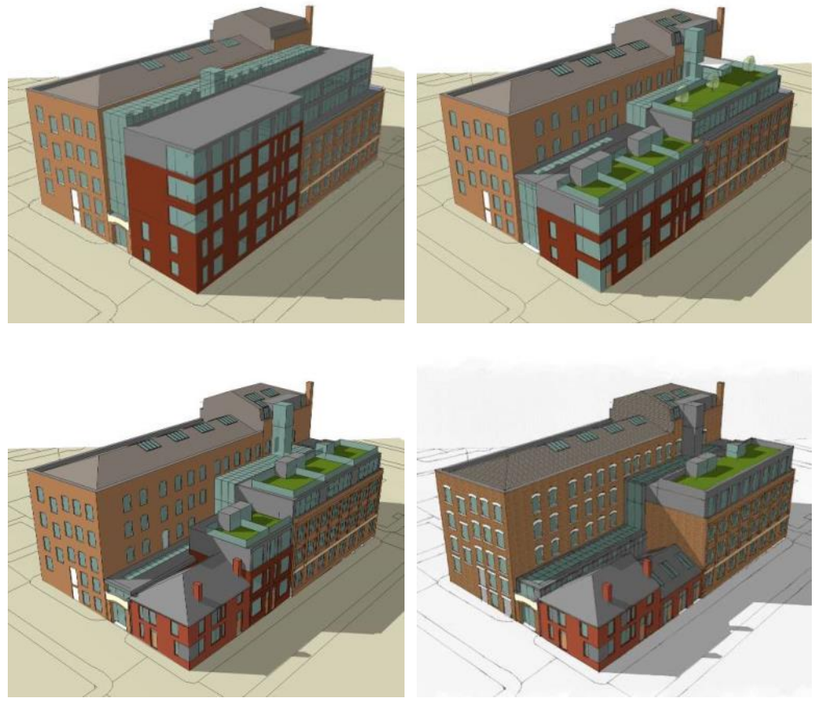


Strategic move 3: an extension to the 1920s range considers scale and proportion of existing contexts.

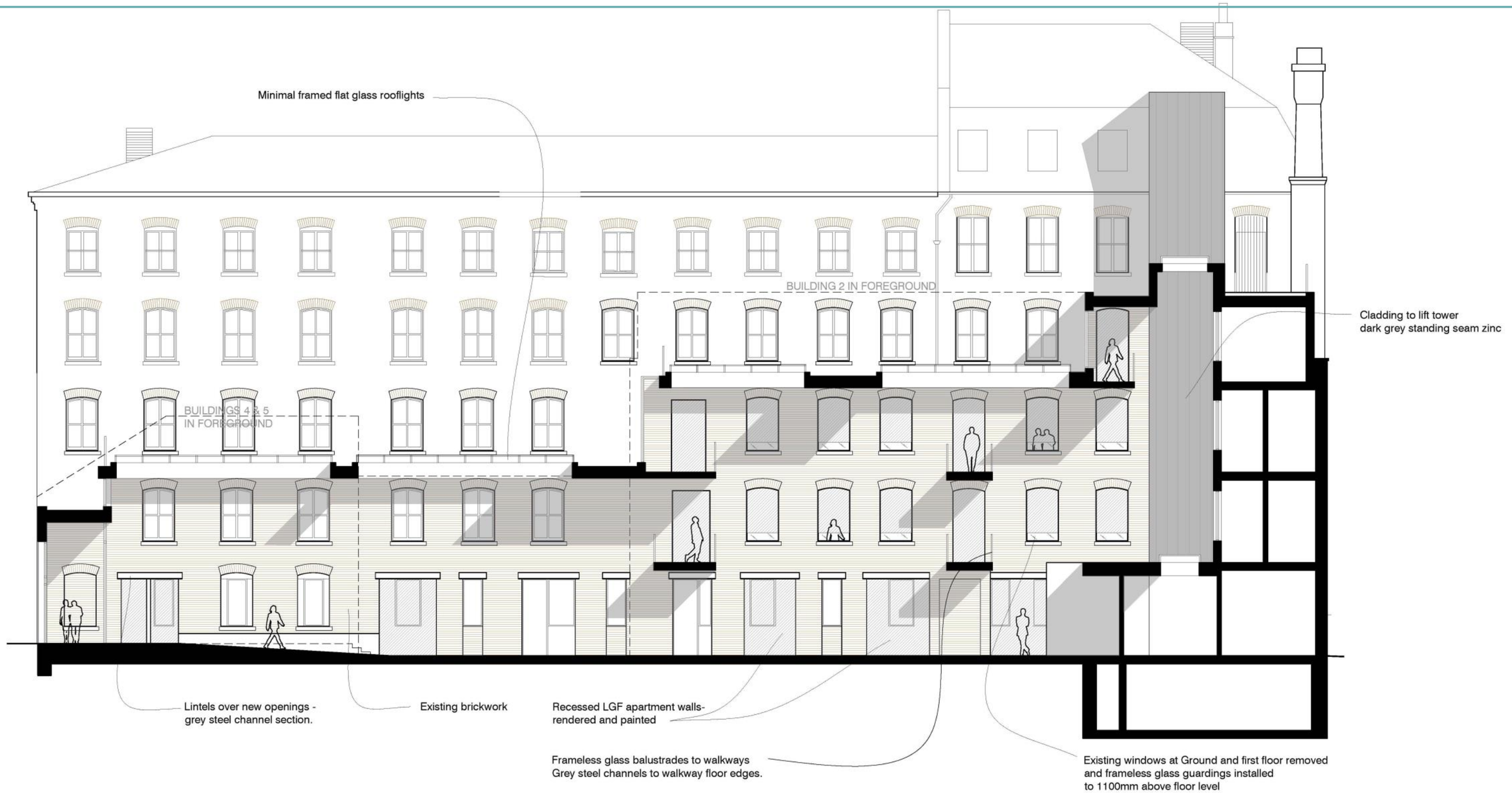
Following consultation with the Crime Prevention Officer, The Cottage and 1.5 storey link units are to have secure lobbied access from the street and the main entrance / secondary entrances to the remaining development are to be fitted with access control systems.

The fabric of the listed buildings, both externally / internally and including all original windows and doors, is to be preserved and enhanced as part of the conversion with sensitive repairs undertaken as appropriate following a detailed survey of the buildings.

The buildings are to be converted to a range of mainly 2 bedroomed apartment types, with sizes generated directly as a response to the fenestration pattern and key internal listed features.



Models of massing progression, taking into account historical significance and notable features



Long Section through Atrium



1920s extension– bay study of proportion

3.2 Use

Please refer to Planning Statement for detailed justification for the amended proposals.

3.3 Amount

The amount of the development, revised mix and size of apartments is determined by the shape of the retained Listed buildings, responding to the fenestration pattern and key internal features including roof structure.

The scheme aims to provide one for one cycle parking, to reflect the car-free nature of the scheme.

3.4 Layout

The layout of the amended proposals is substantially the same as previously consented, including:

- The concept of creating an internal street with glazed atrium link and the re-use of the former Co-operative Printing Society ‘Goods Entrance’ as the principal entrance to the development.
- The sizing of apartments and positioning of internal walls to respond to the fenestration pattern of the various listed ranges, the listed fabric and key internal features including roofspace.
- The layout of the scheme has taken into account the context of the site, a detailed heritage of the buildings and pre-application consultation with the LPA planning / conservation officers. Historic England have been approached for their comments on the proposals.

3.5 Scale and Massing

There is no change to the previously consented scheme which includes existing buildings range in scale from 5 storeys / 5 + mansard storey to New Mount Street with a mix of 1.5, 2 and 3 storeys to Naples Street. The extension to the 1920’s range will increase the height to 4 storeys.

The immediate surrounding context of new build residential development is predominantly 5 storeys in height although there are examples of buildings much taller moving away from the site towards the City Centre core area.

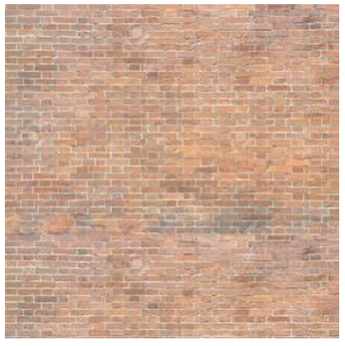
There is also the near distance context of the new headquarters office building for the Co-op, at 1 Angel Square, rising to 16 / 17 storeys at its prow.

3.6 Landscaping

The site is in an urban location where the buildings are built to the back edge of footpath. In keeping with the character of the area, the proposed internal street will be predominantly hard paved with a combination of natural stone flags and setts / cobbles and incorporating specimen tree planting together with a good quality lighting scheme.



Existing-Cottage



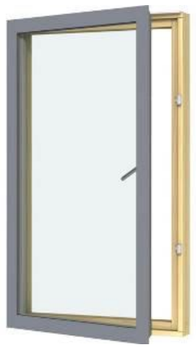
Existing-1930



Existing roof slate



Standing seam zinc



Dark grey windows



Roof lights

3.7 Appearance / Materials Palette

The changes proposed to the previously consented scheme include the removal of the green / brown roof construction to the 1920's extension and the introduction of additional rooflights for the roofspace conversion of the 1870's range.

The appearance of the existing listed ranges will be preserved and enhanced scale, with the materials palette as follows:

Roofs

LISTED RANGES - 1870 / 1906 EXTENSION

- Existing natural (Welsh) slate, retained and repaired as required using salvaged slate sourced to match existing format
- Existing leadwork to parapet gutters and mansard detailing checked and repaired / replaced as necessary in matching Code 4/5 grade
- Chimney to 1906 extension retained and repointed as required
- New shallow profile dark grey colour coated aluminium roof light assemblies / flashing kits by The Rooflight Company to 1906 Mansard

THE COTTAGE / INFILL ADDITION

- Existing natural (Welsh) slate, retained and repaired as required using salvaged slate sourced to match existing format
- Existing leadwork to abutment flashings checked and repaired / replaced as necessary in matching Code 4/5 grade
- Chimneys to The Cottage retained and repointed as required, with haunching / clay chimney pots added
- New shallow profile dark grey colour coated roof light assemblies / flashing kits by The Rooflight Company

1920's RANGE

- Single ply membrane - lead grey in colour.

ATRIUM LINK

- Single ply membrane in dark grey with simulated welted joint profiles to coincide with glazing joints
- Roof construction to incorporate minimal framed dark grey colour coated aluminium roof light assemblies, walk-over type and clear glazed

Rainwater Goods

Original gutters / hoppers / downpipes repaired as required and finish painted black eggshell with any new / replacement items in cast aluminium in matching sizes / profiles as original

Walls / Terracotta / Stone + Concrete Detailing

Existing walls / building fabric to undergo detailed survey to identify extent of cleaning, repairs, repointing and making good including any re-instatement of stone / concrete detailing. Final scope and method statements to be agreed with conservation officer

Cladding to 1920's range single storey extension, external lift core and roof terrace links to be in dark patinated Zinc with expressed vertical standing seam joints

Windows and Doors

All original sliding sash / casement windows retained and repaired with new sections to match original profiles, pieced in as required following detailed survey. Any damaged panes and putty replaced to match original and frames redecorated in flat eggshell heritage colour (s) to be agreed with conservation officer

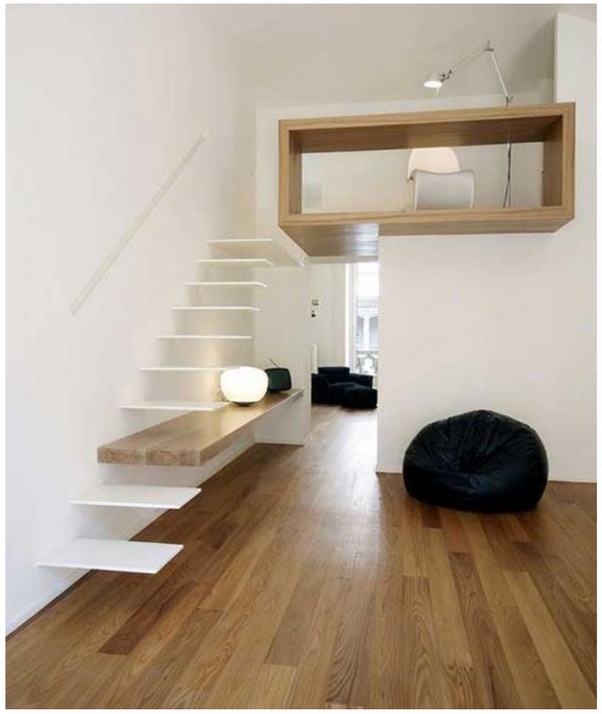
The former 'Goods Entrance' now proposed as the principal entrance to the development is to have it original arched opening restored and infilled with frameless glass doors and side screen with a steel beam transom element dividing the 2400 height doors and 'fanlight' above.

New windows to 1920's range, single storey extension (minimum 150 reveals) and vertical glazing to atrium link to be minimal framed dark grey colour coated aluminium and clear glazed

New windows and doors accessed directly from the street, to the accommodation within the townhouse accommodation in The Cottage / Infill link, will take on board the security recommendations following the Crime Impact Assessment. Front entrance doors to these units will be lobbied for additional security

All original doors retained / repaired as necessary and refinished with hardwood doors to 1906 range corner entrance re-varnished and remaining doors prepared and redecorated in flat eggshell heritage colour(s) to be agreed with conservation officer

New vertical doors in paint grade hardwood frames, decorated in flat eggshell heritage colour(s) to be agreed with conservation officer











Duplex and Townhouse– ideas for level changes

Apartment Interior Precedents







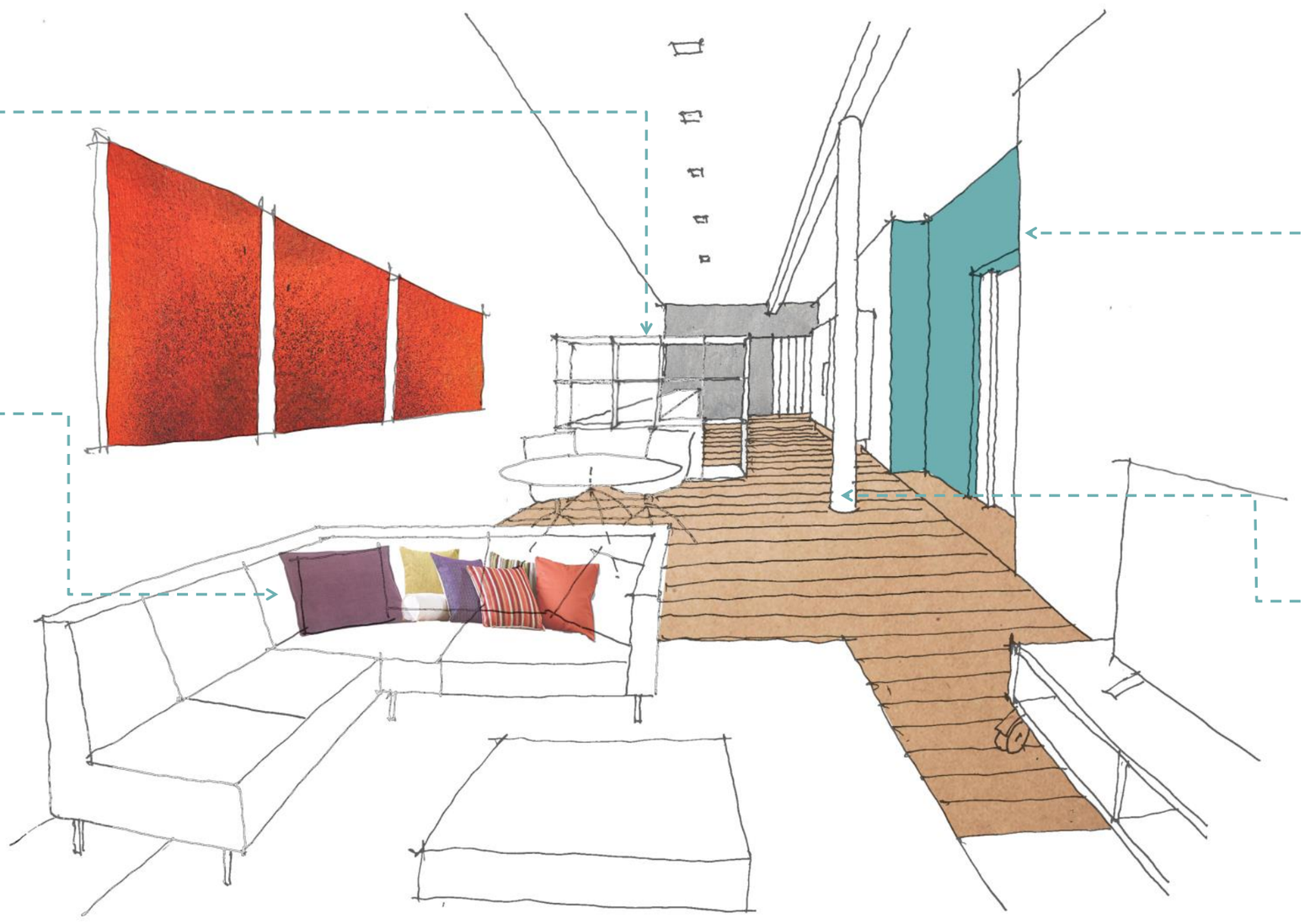


Apartment Interior

Image will be coloured and noted

Built-in furniture will help to zone the space and bring character and functionality

Furnishings will compliment the contemporary aesthetic



Punches of colour to the walls will give bright contrast to floor and furnishings

Retaining character features such as the columns will help to zone the space while capturing the building history

Typical ‘Deep Plan’ apartment visual

Apartment Layouts



Typical 1870s ‘Deep Plan’ apartment



Typical 1920s apartment



Typical 1870s ’Wide Plan’ apartment

4. Access

4.1 Policy Approach

The driving philosophy behind the design of these proposals has been one of an inclusive environment for all.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

Manchester City Council's Disability Design Standards/ Supplementary Planning Guidance
Building Regulations Approved Document Part M
British Standards BS8300, Access for Disabled People

In addition, Manchester City Council's Guidance on Access Statements has been followed.

4.2 Consultation

It is envisaged that further consultation with the Council Access Officer will take place during the course of the planning process.

4.3 Achieving Access

The site clearly has its challenges given the steeply sloping topography of the surrounding streets, notwithstanding this inclusive access will be targeted as far as possible throughout the development.

This will be achieved through adherence to the standards and recommendations of the documents listed above and in line with Manchester City Council policy guidelines.

The development has been designed and will be constructed with reference to all present legislation governing the design of housing.

The main entrance to the development will be off School Street with level access for wheelchair users being dropped off at the site and a Part M compliant, 8-person lift provided within the atrium link to provide access to all parts of the building. There will be a secondary entrance set within the existing ornate terracotta doorway on the corner of New Mount Street and Ludgate Street, in the 1906 extension. The existing internal stone staircases are part of the listed fabric and serve all floors.

The circulation spaces and living spaces of each apartment will be fully accessible to visitors. In addition, all apartments will have the ability to be mobility apartments and will feature accessible doors, wet rooms, furniture and windows. The ancillary accommodation will also be fully accessible.

All sockets and controls will be accessible.

4.4 Deliveries / Servicing

Generally, deliveries and servicing, including facilities management of the building, will be controlled via the level access main entrance, on School Street. The surrounding road network is relatively tight but Naples Street will be the main approach for deliveries, with the main entrance well positioned and located less than 10 metres from the junction of School Street / Naples Street.

FM contractors will have the ability to use the car park opposite on Naples Street.

4.5 Waste Collection

Secure refuse stores are located at each end of the building and follow the recommendations set out in Manchester City Council's 'Waste Storage and Collection Guidance for New Developments' document. Both refuse stores include provision for separating / storing recyclable waste, as set out in the guidance and include a tap / wash down gullies and adequate ventilation.

It is envisaged that refuse vehicles will service the refuse stores from Naples Street, with the Management Company pulling out the bins on collection days and returning these to the stores following emptying. Both refuse stores are readily accessible, being positioned less than 10 metres from the junction with Naples Street.

4.6 Bike Storage

The scheme aims to provided one cycle space per apartment to reflect the car free nature of the scheme.

The majority of the spaces will be located in the basement and neatly integrated in common areas, with the remainder located in spaces created in some of the larger apartments and townhouses.

5.1 Environment and Resources

The proposed green / brown roofs would provide some rainwater attenuation with additional attenuation being provided prior to connection to the existing sewer system to limit the flow of surface water run-off.

5.2 Movement and Inclusion

The conversion of the building to residential use will help secure the continued regeneration of the area and is designed to be fully inclusive for disabled persons and, with excellent access to public transport, will provide a well-linked and usable building for all.

5.3 Design and Construction

As commented on by Sustainability and Energy Consultants, Hydrock, there will be limited opportunities to enhance the thermal performance of the listed fabric, other than secondary glazing, thermal linings internally and increased levels of roof insulation. The construction of the new building will utilise modern methods of construction to create a highly insulated building which will out-perform Building Regulations standards and help mitigate the shortfall on the listed ranges.

The use of renewable technologies have been discounted at this stage on viability grounds.

Refer to the Hydrock report for more detail, but in summary the construction will include:

- Thermal enhancements to the envelope of the listed buildings with insulated dry linings internally
- Energy efficient LPHW heating system and MEV systems to kitchens and bathrooms
- Low energy lighting, including LED technology, will be used throughout the building
- Secondary glazing to the listed ranges with new build windows and doors to out-perform the standards of Part L of the Building Regulations
- Layout of the building to make best possible use of passive solar gain, natural light and ventilation to create a more energy efficient structure

This statement is to be read in conjunction with the separate specialist Sustainability and Energy Strategy Report / Addendum Report produced by Hydrock Consultants Limited.

6. Summary

This Design and Access Statement has been prepared on behalf of Homezzz Limited to accompany its detailed planning and listed building application for amended proposals for the alteration and conversion of existing buildings to residential use, with ancillary accommodation to include atrium circulation space, bin stores and basement plant space in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

This follows the previous grant of Full Planning Permission under reference 114920/FO/2017 and Listed Building Consent under reference 114921/LO/2017.

In the statement the following has been demonstrated:

- The context of the site has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the heritage asset of the retained listed buildings and feedback from the engagement exercises have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

This Document has been prepared in line with guidance on sustainability statements and the guide ‘Design and access statements. How to write, read and use them’ published by CABE.

If, during the Council’s consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Steve Burlaga at the address below.

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