simpsonhaugh

Design and Access Statement

Date: 14 December 2017

Reference: 7357-SS-A-B5D9-RP-DAS-001

1.0 Introduction

This Design and Access Statement accompanies an application for planning permission submitted by DQ Investments Ltd for a new single storey electrical substation building located at the following grid reference: E:383169.4 / N:397331.5. This statement should be read in conjunction with the relevant architectural drawings and Heritage Statement submitted as part of the application.

The proposed site falls within the 2015 Great Jackson Street Framework area and the updated 2017 Great Jackson Street Framework (currently out for consultation).

Pre application advice for the building was gained from Manchester City Council on 31/10/2017.

2.0 Use

The site is currently used for surface car parking. The substation will replace an existing substation currently located on Silvercroft Street. The replacement of this substation is necessary to enable the wider Crown Street – Phase 1 development, an application for which will be submitted in Q1 2018.

The substation will be constructed and founded on independent foundations as a standalone structure. Upon completion of the Crown Street – Phase 1 development the building will be built in to the podium element of the scheme, and the elevation of the wider development will wrap around the building creating a unified elevational treatment with only the louvered doors ultimately visible.

3.0 Amount

The total site area within the planning application boundary is 35.6m2.

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4.0 Layout

The position of the building has been the subject of a series of technical design studies to ensure that the location is suitable in both the short term and as part of the later development. The building has been positioned away from the principal elevations of Chester road and Silvercroft Street. Allowing these elevations to maximise active frontage along the routes with greater footfall.

5.0 Scale

The proposed building is a modest single storey structure, the building is the minimum size necessary to accommodate the required Electricity North West equipment. The accompanying Heritage Statement prepared by; 'Stephen Levrant; Heritage Architecture' has concluded that due to the modest size of the proposed building it would not have any impact on the adjacent Grade II listed Bridgewater House.

6.0 Landscaping

The application for the standalone substation does not propose any changes to the current surface treatment. As part of the Crown Street - Phase 1 development, a new street will be created extending Crown Street north towards Chester Road, between Bridgewater House and the proposed development. This street will most likely be treated as a shared surface of high quality paving.

7.0 Appearance

The building is proposed to be constructed from a simple and robust palette of materials including brickwork elevations and a concrete roof structure, finished with a pair of powder coated steel louvered doors.

8.0 Access

Access to the building could be required at any time throughout the day but is likely to be infrequent. The only access will be gained adjacent to Bridgewater House. Level access is provided via a double door arrangement in line with standard ENW requirements.

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