Design and Access Statement

Longsight: Stockport Road



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Design Statement

Introduction

This Design and Access Statement has been prepared by Studio KMA on behalf of Manchester Superstores (Longsight) to support a full planning application pertaining to the demolition of the existing Manchester Superstore in Longsight, with new construction to form a A1 supermarket at ground level, with B1 offices at first and second floors, and retail storage areas at basement and first floor, at 536-548 Stockport Road, Manchester M12 4JJ.

This Design and Access Statement is to be read in conjunction with the submitted drawings prepared by Studio KMA.

This statement is intended as a positive tool for Manchester City Council and all other relevant third parties.

Planning Application Drawings

- T551_P001 Location Plan
- T551_P002 Existing Ground Floor Plan
- T551_P003 Existing First Floor Plan
- T551_P004 Existing Elevations (Stockport Road)
- T551_P005 Existing Elevations (Dencombe Street)
- T551_P006 Existing Elevations (North & South)
- T551_P007 Proposed Basement Plan
- T551_P008 Proposed Ground Floor Plan
- T551_P009 Proposed First Floor Plan
- T551_P010 Proposed Second Floor Plan
- T551_P011 Proposed Roof Plan
- T551_P012 Proposed Elevations (Stockport Road)
- T551_P013 Proposed Elevations (Dencombe Street)
- T551_P014 Proposed Elevations (North & South)

Planning History

The most recent and relevant previous planning application that has been approved on the application site is as follows:

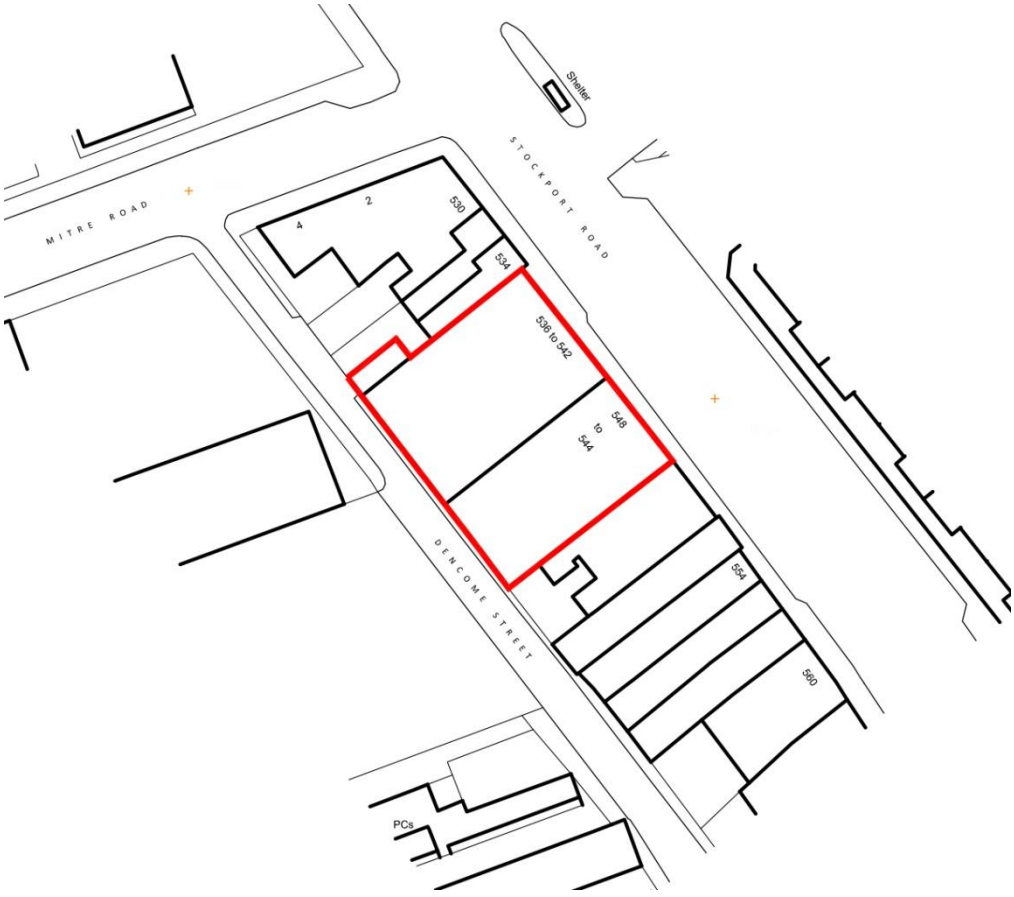
Application Ref: 100152/FO/2012/N2
Planning Application Description: Erection of two storey building to form extended supermarket, in connection with existing premises at 536-542 Stockport Road, following demolition of public house and existing supermarket and use of upper floor as offices.
Status: Approved

Application Ref: 112008/FO/2016/N2
Planning Application Description: Erection of part two, part three storey building to form A1 Supermarket at ground level (689 sq.m.), first and second floor ancillary offices (B1 use) together with basement storage following demolition of existing supermarket and other associated works.
Status: Approved

The site

Location and Context

The site is located at No. 536-548 Stockport Road, within the central retail district of Longsight. It currently comprises the Manchester Super Stores supermarket and the adjacent plot (formerly a public house).

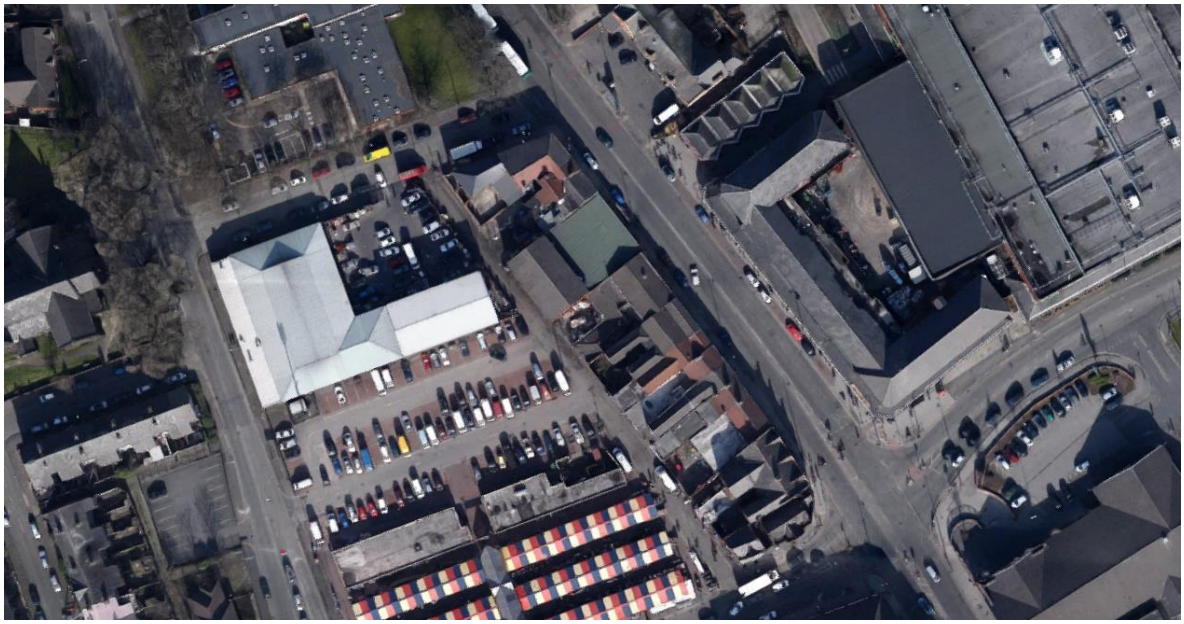


- **Location plan**

In terms of the surrounding context, the application site is situated within a linear block, and is bounded by Stockport Road to the east and Dencombe Street to the west.

Immediately to the south of the application site is a car park serving the local market, with a large commercial unit to the west. The buildings either side of the application site consist mainly of small two storey retail units and fast food outlets.

Stockport Road is the primary vehicular thoroughfare through Longsight, and as such, there is considerable movement of people and vehicles immediately in front of the application site.



- **Aerial site photo**

Character

The character and appearance of the retail centre of Longsight has been formed by layers of historical evolution, with the character of the area influenced by the historic urban density and present day cultural diversity.

The majority of buildings within the area were designed in a simple vernacular style and they are mostly two and three storeys high with simple ridged roofs and a variety of gables and dormers. Construction materials used include predominantly slate, stock and red brick. Windows and doors are also important features in helping to characterise the architectural style of the area, particularly surrounding the application site.

In more recent years, Longsight has witnessed a degree of redevelopment, with the Public Library receiving notable regeneration. The retail centre now boasts large retail and commercial units alongside the small retail units and fast food outlets that have become synonymous with the area.

The following photographic survey of the application site's immediate context illustrates the urban scale and density of the area, as well as the architectural variety present within Longsight.



- **View of retail units adjacent to application site on Stockport Road (looking South).**



- **View of community centre on Stockport Road (looking North)**



- **View of retail units opposite application site on Stockport Road (looking East).**



- **View of retail units adjacent to application site on Stockport Road (looking West).**



- **View of recently regenerated Longsight Public Library.**



- **View of nearby Longsight District Office building.**

The Proposal

Use and Content

This application seeks full planning consent for the demolition of the existing Manchester Super Store in Longsight, and the construction of a new supermarket at ground level, retail storage areas within the basement level and at first floor, and offices at first and second floors, including both the current supermarket plot and the vacant plot adjacent (which was subject to a separate previous consent).

The proposed development is to be over two phases. Phase 1 is to include the construction of the new supermarket, (with a storage basement below and offices on the two floors above) on the empty plot No. 544-548. Phase 2 involves the demolition and rebuilding of the existing supermarket at No.536–542 with first and second floor offices over.

In terms of building use, the ground floor will remain as an A1 supermarket, with associated B1 offices at first and second floor and retail storage areas at basement and first floor level.

Amount

The proposals identify 688.8 m^2 / 7,414 ft^2 of new retail space, with 674.1 m^2 / 7,256 ft^2 of new B1 office space. The proposals consist of the following gross internal floor areas:

- Basement (storage for retail only) – 647.0 m^2 / 6,964 ft^2
- Ground Floor (A1 Supermarket) – 688.8 m^2 / 7,414 ft^2
- First Floor (B1 Offices and retail storage space) – 762.5 m^2 / 8,207 ft^2
- Second Floor (B1 Offices) – 255.7 m^2 / 2,752 m^2
- **TOTAL: 2,354 m^2 / 25,337 ft^2**

Layout and Form

The proposals have been developed with an in-depth understanding of the immediate area, its character and identity, alongside the operational requirements of the supermarket.

Having carried out an extensive site visit, we have taken on board various aspects of the local area experienced through its buildings and spaces.

By applying an appropriately considered layout, this Full Planning Application will ensure the development contributes to the wider character of the area whilst also creating an attractiveness of its own.

Further to planning approval reference number 112008/FO/2016/N2, technical design advice has been sought regarding the original 'phased construction' approach. Various factors have been considered, the conclusion of which has been to develop/construct the supermarket in one go.

This has allowed further consideration to the layout of the store and to maximise internal efficiency (in terms of customer and service requirements) a revised layout (handing of accommodation) is proposed. All the principles (customer access/egress, servicing strategy etc) remain exactly the same with the building integrating just as, if not more, comfortably within the street scene.

Height, Scale and Mass

The floor-to-ceiling height of the A1 supermarket remains at 3.6m with the B1 offices above at 2.4m in line with planning approval reference number 112008/FO/2016/N2.

The proposals do not include any increase in building mass along the Stockport Road or to Dencombe Street. The overall mass along Dencombe Street has been reduced via the introduction of 100% dormer windows at second floor level. This generates a much more attractive aesthetic when compared to the rear elevation associated with planning approval reference number 112008/FO/2016/N2.

This proposed split between the two and three storey building is retained ensuring appropriate heights and a positive contribution to the retail centre of Longsight.

External Appearance and Materials

Rational built form incorporating high quality materials results in something of a landmark development when compared to the surrounding built form.

The proposed building facade is predominantly a brick finish, with a single-pitch standing seam composite metal roof. These, combined with full height glazing at ground level, feature folded metal canopy and plastic wood composite-clad cores, help provide significant visual interest along both Stockport Road and Dencombe Street.

The design and material selection helps to create depth to the facade, enhancing visual interest, and providing articulation and a feel of quality. Material selection, subject to approval by Manchester City Council LPA is as follows:

- Walls

- Red facing brickwork.
- Glazed curtain wall system to ground floor retail facade.
- Dark grey feature plastic wood composite cladding system to core areas.

- Fenestration

- Dark grey polyester powder coated aluminium frames (double glazed).
- Dark grey polyester powder coated aluminium curtain walling (double glazed).

- Doors

- Dark grey polyester powder coated steel escape doors.

- Roof

- Mid-grey standing seam composite metal roof.
- Dark grey pressed metal cladding to dormers.
- Single-ply membrane to flat roof.



- **Proposed elevation (Stockport Road).**



- **Proposed elevation (Dencombe Street).**

Access Statement

Accessibility

Studio KMA is committed to a policy of equality, inclusion and accessibility in the delivery of any building. We fully recognise the diversity of cultural, religious and individual abilities of future customers, visitors and employees and are active in ensuring that any potential sources of discrimination are addressed.

Access for disabled people to the built environment, services, employment, transport and education is playing an ever-increasing role in the development of new buildings. Legislation, regulation and planning requirements are continually changing and expanding.

We have adopted an approach which will incorporate measures to facilitate access and use by all people who will visit, work and move around the development proposal including disabled people with mobility, sensory and cognitive impairments.

Key concerns in developing these proposals have been:

- To ensure that the building can be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have.
- To ensure that the external building environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- To ensure that the internal building environment can be successfully and safely used by all potential users of the building.
- To ensure that, where possible, opportunities are taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the building and to improve design standards overall.

National Guidance

Statutory Regulations at the national level on the provision of universal access are set out in Building Regulations Part M (2015 edition) and British Standards 8300 with reference to the Equality Act 2010. It should be noted that our design proposals comply fully with all requirements of both documents.

Vehicular Access

No change to vehicular access is proposed as part of this planning application.

As part of the refuse and recycling strategy, refuse collection vehicles will approach the Refuse and Recycling Store collection point along Dencombe Street (as per the existing procedure). This can be seen within the ground floor plan below.

Pedestrian Access

Level access to/from the retail unit entrance/exit is provided from Stockport Road. The entrances have a minimum clear opening of 1000mm and a minimum turning circle of 2000mm diameter is provided adjacent to internal access doors.

A lift serves all floors of the development allowing access for all.

DFA 2

Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. These standards are based upon the Social Model of Disability and as a result, in some areas, improve upon the current government guidance and regulations.

The development proposals have been designed to comply with the Statutory Regulations at national level for the provision of disabled access as set out in Building Regulations Part M (2015 edition) and British Standards 8300 with reference to the Equality Act 2010.

It should be noted that our design proposals comply fully with all requirements of both documents however it is recognised that Manchester City Council aims to be recognised as the most accessible city in Europe.

Summary

Studio KMA is committed to securing high quality design for all new developments. We are also aware that poor design is a valid reason for the refusal of planning permission.

Within this proposal we demonstrate the regeneration and enhancement of an existing use within a brownfield site. Our proposal improves upon the existing site condition and the site plan demonstrates an appropriate layout and scale.

There is no material difference between this proposal and that approved under reference 112008/FO/2016/N2. This development proposal makes a valuable connection with the existing retail offer within Longsight and would make a valuable contribution to the continuing regeneration of the area.