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Islington Wharf

Application to Renew Outline Planning Permissions

074230/00/2004/N2 and 074231/00/2004/N2
Design and Access Statement

4th April 2008

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ISIS waterside regeneration

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1.0 Purpose of this Design and Access Statement

This statement has been submitted to accompany a Renewal Application for two outline planning permissions which relate to the development of Islington Wharf, situated at the corner of Old Mill Street and Great Ancoats Street, Manchester.

Please see the covering letter and Planning Statement prepared by Drivers Jonas for details of the planning history for the site, and the two planning permissions for which renewal of consent is now sought.

The original outline applications were accompanied by A3 supplementary planning information documents (submitted in December 2004 and February 2005) which contained the relevant level of detail and information in relation to design matters required at the time of submission.

This Renewal Application does not seek to change the design of the previously approved scheme in any way. The uses, amount, layout, scale, landscape and appearance previously approved in 2005 have not been changed in any way. The original design documentation has therefore been submitted to accompany this application. The purpose of this document is to provide a legible translation of the previous information into the format now required by a Design and Access statement.

The format of this document draws heavily on the CABE guidance for Design and Access statements, and for clarity uses the same headings as suggested by the guidance.

2.0 Accompanying Documents

This statement should be read in conjunction with the following documents:-

Islington Wharf Supplementary Planning Information December 2004 23195/P001
[SPI Dec 2004]

Islington Wharf Supplementary Planning Information Revised 4 Feb 2005 23195/P002
[SPI Feb 2005]

Pedestrian and Vehicular Landmarks
[PV May 2005]

Overshadowing Studies
[OS May 2005]

Outline Application Option1 Drawing
[OUT-02-001]

Outline Application Option2 Drawing
[OUT-02-002]

Environmental Statement
[ES]

Landscape Masterplan
[CL-512-100]

Copies of the documents are referred to throughout this statement, and have been submitted to accompany this Renewal Application.

3.0 The Design Statement

As a minimum level of detail, this design statement must set out:-

- What the buildings will be used for
- How many buildings there will be
- Roughly how they will be laid out
- Minimum and maximum building sizes
- Where entrances on the site will be
- The aims for the whole design

This statement draws heavily on the information previously submitted in the Supplementary Planning Information documents (SPI December 2004 and SPI February 2005), which cover all these areas. There is no new material in this statement.

THE PROCESS

A rigorous design process was adopted for the Islington Wharf scheme, with the creation of a new masterplan for the entire site. This process and outcome is described in Section 1 of SPI Dec 2004. This includes a historical analysis, site analysis and details of the proposals along with phasing information.

The design process was transparent and a number of meetings were held with both Sue Wills of Manchester City Council and Lyn Fenton, then of New East Manchester. This process was productive, and led to positive changes in the scheme outlined in SPI Feb 2005. The revised document, submitted in February 2005 amends the ground floor uses on Great Ancoats Street to introduce some small A2 / B1 / D1.

Community consultation was also a key part of the process. ISIS Waterside Regeneration consulted with the public at an open exhibition. The scheme was welcomed as a positive contribution to the area, and responses from the consultation are available on request.

ISIS Waterside Regeneration also undertook Market Research with 50 potential purchases to establish a better understanding of what owner occupies moving into the area would like.

The commitment to the process of both design quality and delivery is demonstrated by the successful procurement of the first phase. Block A is due for completion in late May 08, with Block B due for completion in July. As a benchmark of quality, this first phase is available for inspection.

USE

ISIS Waterside Regeneration Ltd's aspiration is to ensure a truly sustainable community. To this end the masterplan encourages a mix of different uses including:-

- [C1] Residential apartments, duplexes and town houses with private gardens
- [A3] Restaurant uses at ground floor to the Canal
- [A2 / B1 / D1] small start up flexible commercial units
- [C3] A 104 bedroom hotel to the corner of Great Ancoats Street / Old Mill Street (Option 2 only)
- Associated Car Parking

The broad location of these uses can be found in Proposed Massing Option 1 and Proposed Massing Option 2 in section 1.5 of SPI Feb 2005.

The location of the ground floor uses can be found in section 1.4 of SPI Feb 2005.

AMOUNT

The amount of accommodation proposed for the development of the scheme can be found in Section 3a of SPI Feb 2005 for Option 1 and in Section 3b of SPI Dec 2004 for the Option 2 I. In brief, this is as follows:-

Option 1:

Block C	3,905 sq.m. Residential Accommodation
Block D	11,636 sq.m. Residential Accommodation 140.3 sq.m Small retail unit 1292.5 sq.m Large retail unit
Block C/D Podium	35 Retail car Spaces 151 Residential Car Spaces
Block E	10,491 sq.m. Residential Accommodation 343 sq.m. Small Retail unit 44 Residential car spaces

Option 2:

Block C	3,905 sq.m. Residential Accommodation
Block D	7,864 sq.m. Residential Accommodation 140.3 sq.m Small retail unit 1241 sq.m Large retail unit 104 Bedroom Hotel
Block C/D Podium	35 Retail car Spaces 151 Residential Car Spaces
Block E	12,933 sq.m. Residential Accommodation 343 sq.m. Small Retail unit 44 Residential car spaces

LAYOUT

The layout for Option 1 can be found on drawing OUT-02-001 at the back of SPI Dec 2004.

The layout for Option 2 can be found on drawing OUT-02-002 at the back of SPI Dec 2004.

The Site Analysis that has led to this arrangement and layout of urban blocks can be found in section 1.4 of SPI Dec 2004.

In brief this looks at the historic use of the Ashton Canal, along with the potential for both pedestrian and vehicular landmarks, and reference to canal side mill typologies.

SCALE

The existing consent for the site sets a precedent for buildings of this scale on the site. A description of the blocks and their heights can be found in section 1.5 of SPI Feb 2005. We are not seeking to change these to a maximum / minimum height for each block under the recent outline planning changes. In summary we are seeking renewal of the previously consented heights; these are:-

Option 1:

Block C – 7 residential storeys above ground
Block D – 1 commercial storey with 9 residential storeys above
Block E – 9 residential storeys

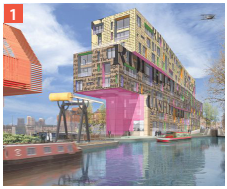
Option 2:

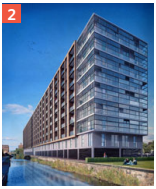
Block C – 7 residential storeys above ground
Block D – 1 commercial storey with part 9 residential storeys and part 10 hotel storeys above
Block E – 11 residential storeys

The impact of the scale of these buildings is demonstrated in the Visual Impact Assessment shown in chapter 10 of the ES.

Since the permission for this site in 2005, a number of other schemes in the locality have started on site. In particular development had not commenced on a number of adjacent schemes when the scheme was previously considered. These schemes are listed and highlighted on the location map on the following page:-











1)	*Chips*	*Urban Splash*	*9 residential stories*
2)	*Victoria Warehouse*	*City Lofts*	*9 residential stories*
3)	*Gravity*	*Time and Tide*	*29 residential stories*
4)	*Sarah Village, New Ancoats*	*BSC Group*	*12 residential stories*

In summary the scale is as the previous consent, and now set against a background of taller buildings.

LANDSCAPING

Camlin Lonsdale Landscape Architects have been employed to consider the landscape masterplan for the site. This can be found at the very end of section 2 of SPI Feb 2005. In particular masterplan drawing 512/100 Rev A shows the proposed landscaping for the site.

This landscape masterplan seeks to unite the public realm, and extends beyond the ownership of ISIS Waterside Regeneration. As previously consented, ISIS is committed to improving the public realm on both their site and the immediately adjacent areas.

This landscape masterplan has been developed in conjunction with both Manchester City Council and New East Manchester. An associated external lighting strategy is also included in section 2 of SPI Feb 2005.

The landscape works seek to integrate fully the existing listed structures adjacent to the site, and improve disabled access to the canal side.

The consideration of the heritage environment can be found in the PPG 15 statement found in chapter 9 of the ES.

APPEARANCE

The first phase of Islington Wharf (development of Blocks A-B) already sets the quality benchmark to be achieved for the development. of Phases 2 and 3 (Blocks C, D and E), the subject of this Renewal Application. The development of these later phases will follow with the same quality and will be subject to the following general principles:

- Materials used will be in keeping with the first phase.
- The buildings adjacent to the canal arm will refer in their design to the historic mill typology
- Blocks C and D will complete the podium, ensuring good enclosure of this private space
- Splays and projections will be used to maximize views of the water
- Good surveillance will be achieved by ensuring overlooking of the public waterside spaces
- The public realm masterplan will be completed, as shown in Camlin Lonsdales plan 512/100 Rev B

4.0 The Access Statement

VEHICULAR AND TRANSPORT LINKS

The context of the development, sitting at the junction of key vehicular and pedestrian landmarks is demonstrated on PV May 05.

A statement outlining the context of the vehicle and transport links, and the impacts of the development can be found in Chapter 15 of the ES.

INCLUSIVE ACCESS

A statement outlining the inclusive access provisions is included in section 1.9 of SPI Dec 2004.

5.0 Summary

This Design and Access statement has been prepared to accompany Renewal Applications submitted in respect of outline planning permissions 074230/00/2004/N2 and 074230/00/2004/N2 which granted consent for residential-led mixed use development at Islington Wharf, Ancoats.

The original design documentation has been submitted to accompany this application, and should provide all the information required for the renewal of this application. The purpose of this document is to provide a legible translation of the previous information into the format now required by a design and access statement.

The Renewal Applications do not seek to change the details of the scheme previously approved in any way. The uses, amount, layout, scale, landscape and appearance previously approved in 2005 have not been changed in any way.

The renewal of these outline applications will allow for the completion of the already started podium under Phase I of the development. In fact, it has already been agreed with the Local Authority that some of the landscape conditions associated with the first phase can be delayed until Blocks C and D come forward to allow for a practical re-development of the public realm. ISIS Waterside Regeneration Limited remains committed to delivering the development of Islington Wharf in its entirity, as envisaged by the masterplan.

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