REDBANK MILL

59 Red Bank & 2, 2a - 4 Knowsley Street,
Cheetham Hill, Manchester, M8 8RD

DESIGN AND ACCESS STATEMENT

Project No: 1210
Date: 13.11.12
Revision: 1

me architects

Project: RedBank Mill
Address: 59 Red Bank & 2, 2a - 4 Knowsley Street, Cheetham Hill, Manchester, M8 8RD

DESIGN

Context

The site is located in the Cheetham Hill area of north Manchester, bounded by Knowsley Street to the south, Red Bank to the east and Stanley Street to the west.
The overall site area is 0.235 hectares with the extension site being 0.088 hectare.



Google Map Aerial View of Site


View from Red Bank


View at junction of Knowsley Street and Red Bank


View from at junction of Stanley Street and Knowsley Street


View of site from Stanley Street


View of site from Red Bank

Use

The proposed use relates to an extension to form a finished goods warehouse to support the existing business. This would include ancillary support spaces such as Training & Meeting Rooms, Staff Canteen and associated rooms, refer to the full schedule of accommodation is on page 2.

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Amount of Development

The use and amount of development is summarised in the Schedule of Accommodation below:

	Net Area	Gross Floor Area
GROUND FLOOR	m^2	m^2
Finished Goods Warehouse	495.0	
Loading Dock	8.5	
Store	8.0	
Stair 2 (incl. Store under 7.3 m^2)	14.0	
Staff Canteen	33.0	
Kitchen	16.5	
Reception Office	9.5	
WC	4.0	
Lobby	6.5	
Main Foyer and Stair 1	28.0	
Sub Total	**623.0**	
FIRST FLOOR		
Training Area	20.0	
Meeting Room	40.0	
Kitchenette	5.5	
WC	4.0	
Lobby	8.0	
Library	10.0	
Gallery	8.5	
Stair 2	10.5	
Controllers Office	19.0	
Sub Total	**125.5**	
TOTAL	**748.5**	**875.0 m^2**

Layout

The layout of the warehouse area has been determined by the modularity of robotic forklifts / retrieval systems, managed from the Controllers office located at high level first floor to the rear.
Meeting rooms and Canteens and other support functions are distributed over two floors to the front of the site.

Scale

Modern storage systems require tall spaces but in order to be respectful of the surrounding buildings the scale has been derived by reviewing building heights within the locality. Additionally, in order to mitigate the impact the main volume is set-back fro the street frontages where the volume is more in-keeping with the adjoining buildings.

Landscaping

The external service yard area to the rear will be finished in coloured aggregate concrete.
Boundary walls would be constructed from blue engineering bricks with the automated gates and high level fencing having GKN stainless steel mesh infill.

Appearance

The proposed pallette of materails have been chosen for their quality, robustness and clean aesthetic appearance. They will act as a counter-point to the general materiality of the adjoining buildings and wider locality.

Planning History

The established use for the site is warehousing and associated offices as confirmed by letter from Manchester City Council dated 30.09.98.
Application 049366/00/NORTH/96 was approved on 04.04.1996 for a single storey extension after demolition of an existing building.
This proposal has not been realised to date.

Consultation

There has been consultation with Manchester City Council Planning department by e-mail with responses received 21.09.12 and 22.10.12.
This has informed the designs that are being proposed under this application.

Justification

The proposal aims to act as a catalyst for the area by providing a high quality building which would also improve the viabilty of the existing business and lead to additional employment in the locality.

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ACCESS

Introduction

The site is located in the Cheetham Hill area of north Manchester, bounded by Knowsley Street to the south, Red Bank to the east and Stanley Street to the west. With the exception of Red Bank which has a slight incline the other roads adjacent to the site are at grade.

Vehicular and Transport Links

Access and Visitor Drop-off Point

The site is well served by public transport along the Cheetham Hill Road making it accessible by public transport. The site fronts onto Red Bank a wide carriageway that would allow for dropping-off.

Bus Stops

There are bus stops on Cheetham Hill Road close to the site.

Emergency Vehicles

Emergency vehicles can pull alongside the development on Red Bank or Stanley Street to gain access.

Inclusive Access

Location and Orientation of Entrances

The main entrance is readily identifiable by its architectutral expression which contrasts with the backdrop and hence faciltates visitor orientation.

Hard and Soft Landscaping

Hard landscaping is clearly delineated for legibility with tactile materials at entrance door locations.

Width & Gradients to Footways

Width of footways at main entrance area are as existing, being in the region of 1.8m wide.

As the site is flat the gradients around the site are generally within the requirements of AD Part M and BS 8300.

Lighting

For reasons of user and public safety and security lighting will be provided with good illuminance

BUILDING

Materials

Materials will be selected for their tactile, colour rendition and contrast properties so that blind or partially sighted people can differentiate various elements and therefore better orientate and use the building.

Internal Floor Surfaces

It is proposed to use ceramic, carpets and linoleum within clearly demarcated areas dependent upon the function of the space. The colour of the floor covering will be 'dark' in relation to the walls, which will be 'mid-hue' with the ceiling plane being the lightest element.
This strategy is in accordance with the requirements of BS 8300.

Entrances

It is proposed to use ceramic within clearly demarcated areas dependent upon the function of the space. The colour of the floor covering will be 'dark' in relation to the walls, which will be 'mid-hue' with the ceiling plane being the lightest element.

Approach

The clear architectural language with regards the entrance would mean that the visitor will enable the visitor to readily identify the entrance and principle spatial functions.

Steps and Ramps

The site topography means that there are no external steps, therefore a slight ramp will be provided to the entrance to faciltate ease of access.

Door Design

It is proposed that the principle entrance door would be power supllemented to allow for ease of opening. Where vision panels form part of the door design they will extend low enough such that children or wheelchair bound people will be able to see through. Ironmongery selection will be based on providing a sufficient contrast with the door finish and be warm-to-touch.

Stair Design

New stairs will be designed to conform with the requirements of Approved Documents Parts K and M.

Means of Escape

The means of escape will be designed to allow for ease of exit being designed in accordance with the requirements of Approved Documents Parts B, K and M.

Signs and Wayfinding

The internal layout of the building is deliberately kept simple so that it is easy to orientate or pass through. Internal decor will be derived from a simple pallete of robust materails, selected for their contrast and tactile qualities and to a limited extent to ensure that there may be little visual confusion that may otherwise result.
Differing tactile material shall be used where there is a change of level or function.

APPENDICES

PROJECT DRAWINGS

Reduced copies of drawings attached:

Drwg No	Drawing Title
1210/SP01	Location and Block Plan
1210/SP02	Existing & Proposed Site Plans
1210/PL01	Existing Ground Floor Plan
1210/PL02	Existing First Floor Plan
1210/PL03	Proposed Ground Floor Plan
1210/PL04	Proposed First Floor Plans
1210/EL01	Existing Front, Rear & Side Elevations
1210/EL02	Proposed Front, Rear & Side Elevations

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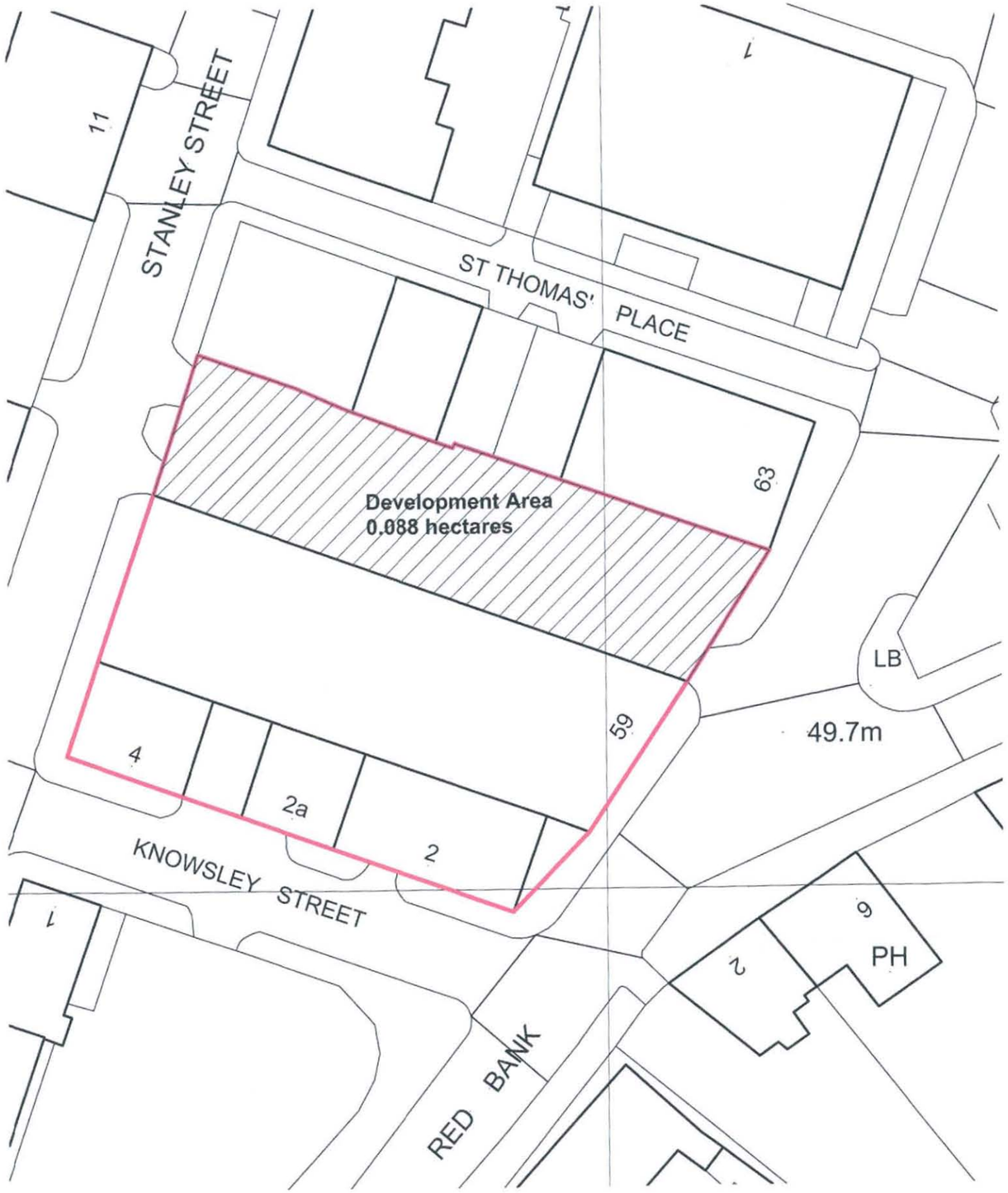
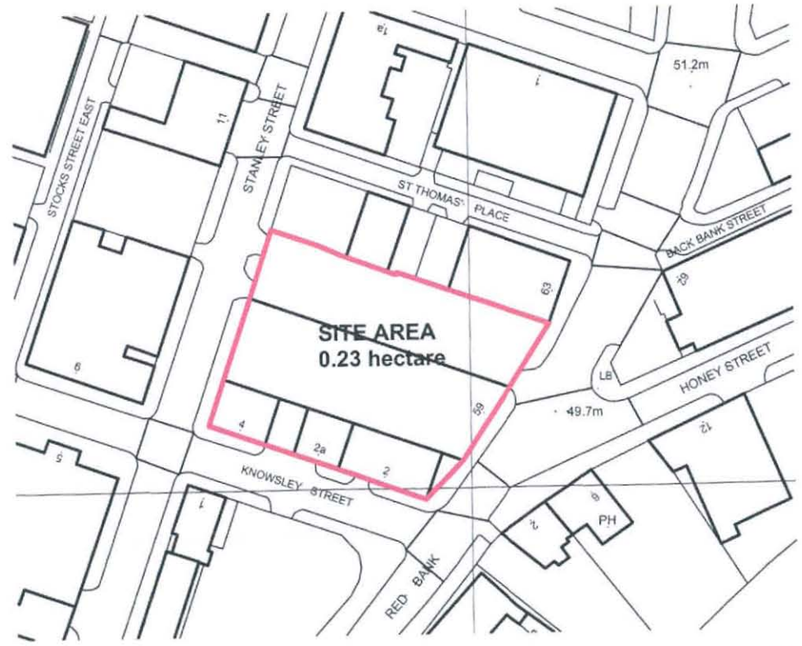


BLOCK PLAN

1:500

NORTH



LOCATION PLAN

1:1250

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A Planning Appl'n 13.11.12

CLIENT
Cameolord Ltd

PROJECT
Red Bank Mill
Extension

Location
59 Red Bank and
2 - 4 Knowsley Street
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
LOCATION and BLOCK PLAN

Scale @A3 1:1250 & 1:500
Status PL
Project Ref. 1210
Dwg No. SP01
Rev. A

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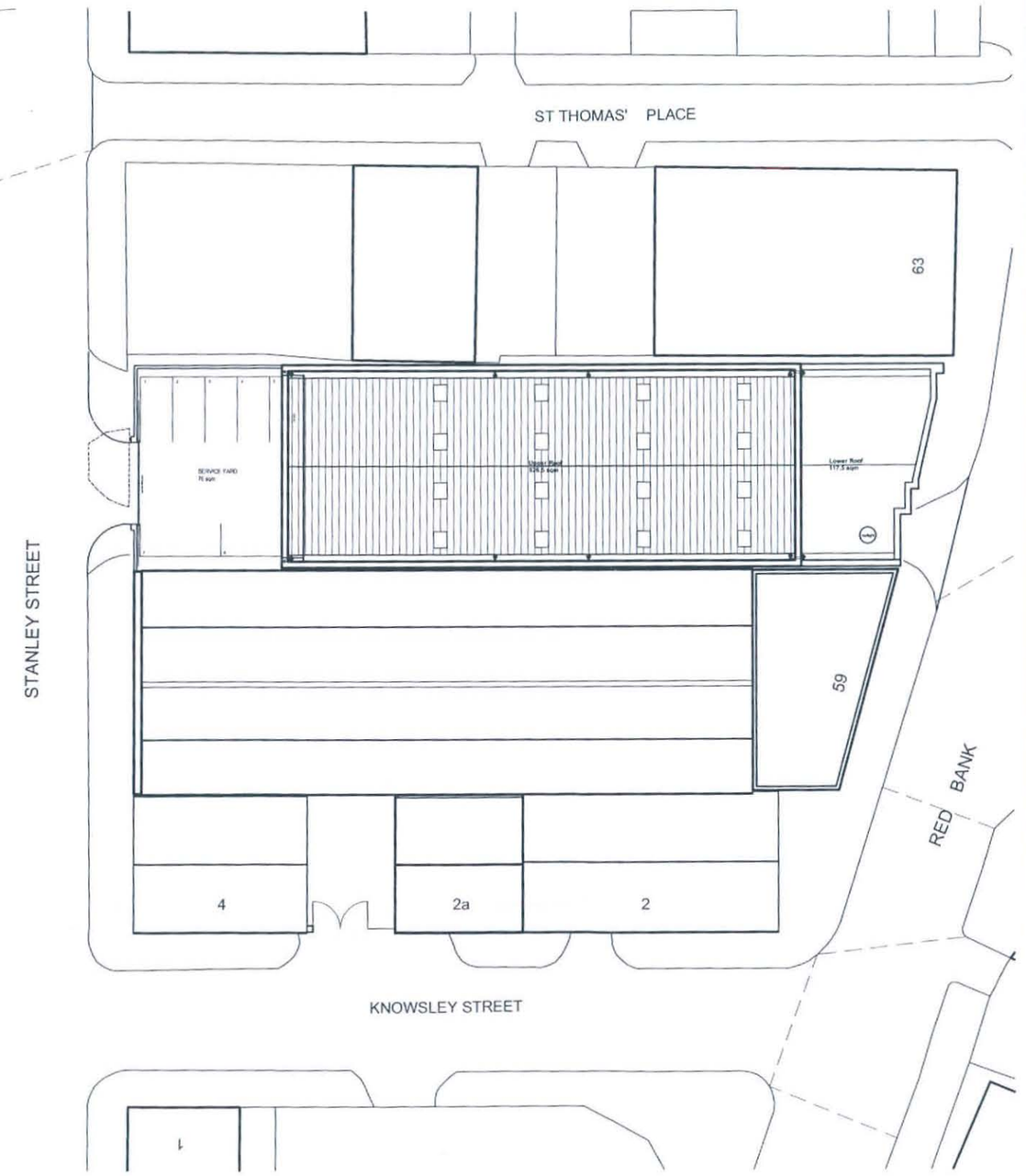
EXISTING Site Plan



PROPOSED Site Plan

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CLIENT
Cameolord Ltd

Project
Red Bank Mill
Extension

Location
59 Red Bank &
2 - 4 Knowsley Street
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
EXISTING &
PROPOSED
Site Plans

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1210	SP02	A

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63

NORTH

STANLEY STREET

YARD
880.0 sqm

roller shutter

Kit
2.5 sqm

WCs
3.5 sqm

WCs
4.0 sqm

59

SPACE 1
820.0 sqm

RED BANK

roller shutter

Space 4
105.0 sqm

4

roller shutter

YARD
64.5 sqm

roller shutter

Space 3
81.5 sqm

2a

Space 2
179.5 sqm

2

roller shutter

roller shutter

KNOWSLEY STREET

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CLIENT
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Project
Red Bank Mill
Extension

Location
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2 - 4 Knowsley Street
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
EXISTING
Ground Floor
Plan

Scale@A1	Status
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1210	PL01	A

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STANLEY STREET

YARD

63

NORTH

WCs
5.0 sqm

Kit
2.9 sqm

Office
7.8 sqm

General Office
76.0 sqm

59

Office
13.0 sqm

Office
12.5 sqm

RED BANK

Stores
81.5 sqm

4

2a

2

KNOWSLEY STREET

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Project
Red Bank Mill
Extension

Location
59 Red Bank and
2 - 4 Knowsley Street
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Manchester
M8 8RD

DRAWING TITLE
EXISTING
First Floor
Plan

Scale@A1	Status
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1210	PL02	A

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STANLEY STREET

KNOWSLEY STREET

RED BANK

NORTH

63

59

Service Yard
75.0 sqm

Store
7.3 sqm

Stair 2
14.0 sqm

Loading Area
8.5 sqm

Store
9.0 sqm

FINISHED GOODS
WAREHOUSE
495.0 sqm

roller shutter

SPACE 1
820.0 sqm

exit corridor
12.5 sqm

Kitchen
16.5 sqm

Staff Canteen
33.0 sqm

WC
4.0 sqm

Lobby
6.3 sqm

LIFT

Reception
9.5 sqm

Foyer
14.6 sqm

Stair

WCs

WCs

roller shutter

Space 4
105.0 sqm

4

roller shutter

YARD
64.5 sqm

Space 3
81.5 sqm

2a

Space 2
179.5 sqm

2

roller shutter

roller shutter

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Ground Floor
Plan

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1210	PL03	A

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STANLEY STREET

KNOWSLEY STREET

RED BANK

63

59

NORTH

balcony
6.0 sqm

Store 2

Controllers Office
19.0 sqm

Store
13.0 sqm

VOID

Kitchenette
6.5 sqm

Training Area
20.0 sqm

Meeting Room
40.0 sqm

WC
4.0 sqm

Lobby
8.0 sqm

LIFT
Schindler 3300

Library
10.0 sqm

Gallery
8.5 sqm

void over reception area

new opening

WCs
5.0 sqm

Office
7.0 sqm

General Office
70.0 sqm

Office
13.0 sqm

Office
12.5 sqm

Stores
81.5 sqm

4

2a

2

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DRAWING TITLE
PROPOSED
First Floor
Plan

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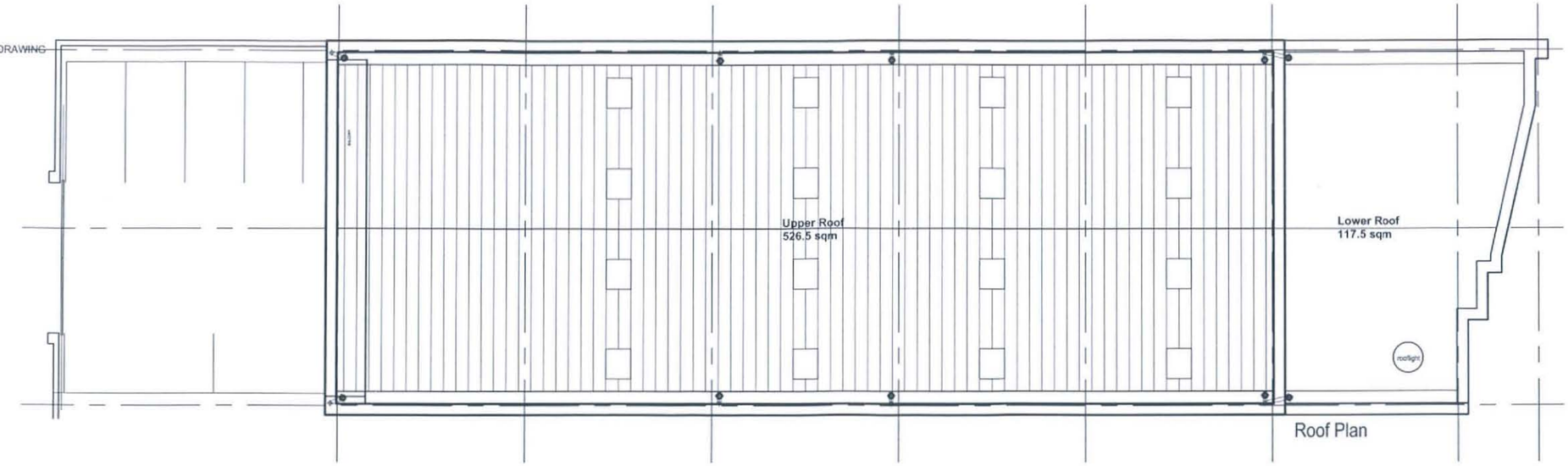
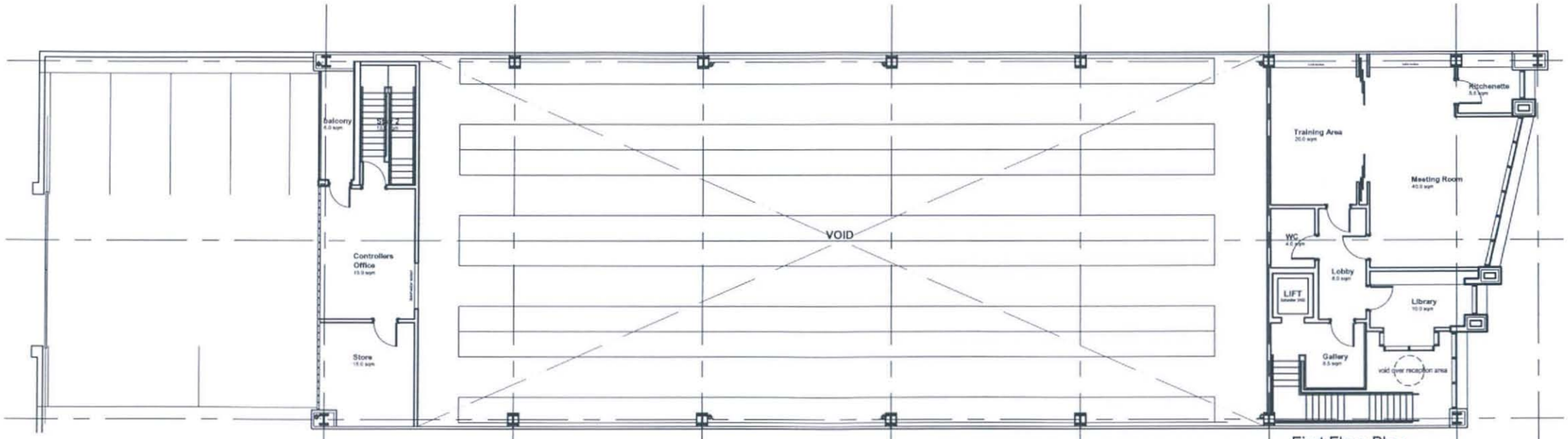


Roof Plan



First Floor Plan
GFA 192 sqm



Ground Floor Plan
GFA 683 sqm

NORTH

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MATERIALS

Roof
Kingspan Kingzip KS500 with Firesafe PIR insulation core or similar

Copings / Edge Features
Pressed aluminium composite panels with polyester powder coated finish, colour RAL /tbc

Rainwater Goods
Brushed stainless steel downpipes where exposed.

Walls
Kingspan Optimo panels with Firesafe PIR insulation core and Spectrum colour finish or similar.
Stove enameled panel surround feature
Blue engineering brick piers with silicone bonced curtain walling to front elevation with stainless steel open mesh shutters for night security.
Exposed aggregate concrete to lower wall at rear with Lumilight / Reglit glass planks at upper level.

Windows / Doors
Aluminium system with polyester powder coated satin finish, colour RAL 7031

Balustrade
GKN stainless steel wire mesh panels.

A Planning App'n 13.11.12

CLIENT
Cameolord Ltd

Project
Red Bank Mill
Extension

Location
59 Red Bank
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
PROPOSED EXTENSION
Floor & Roof Plans

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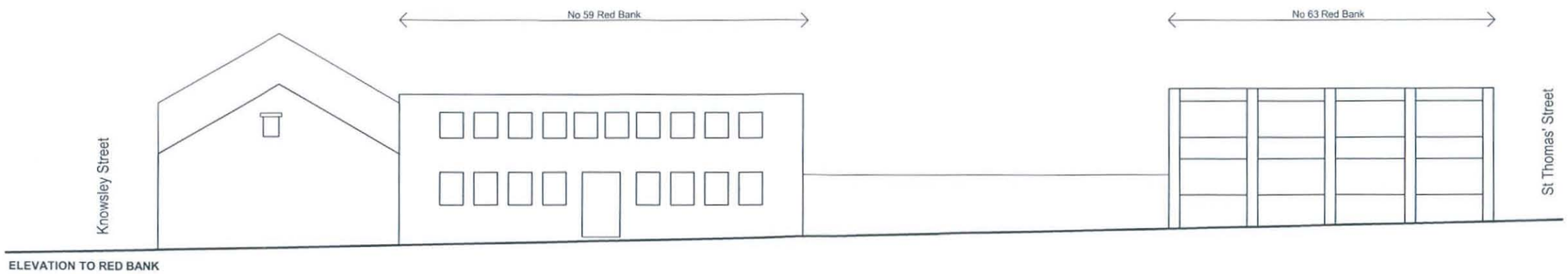
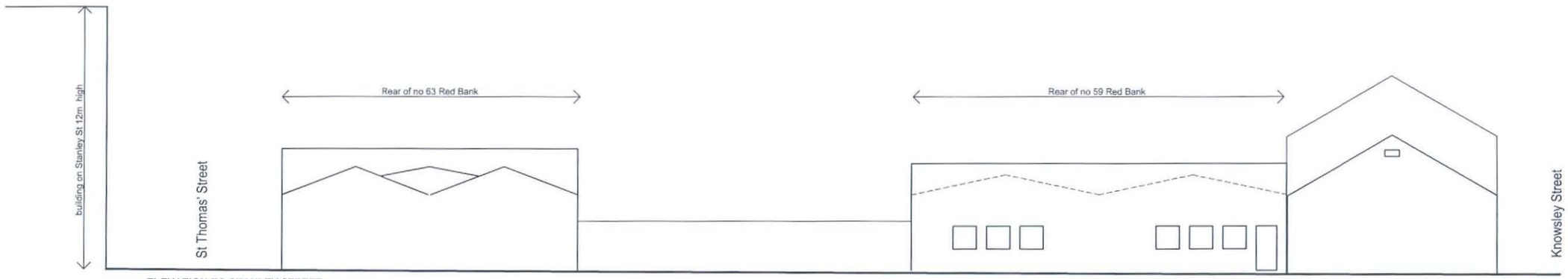
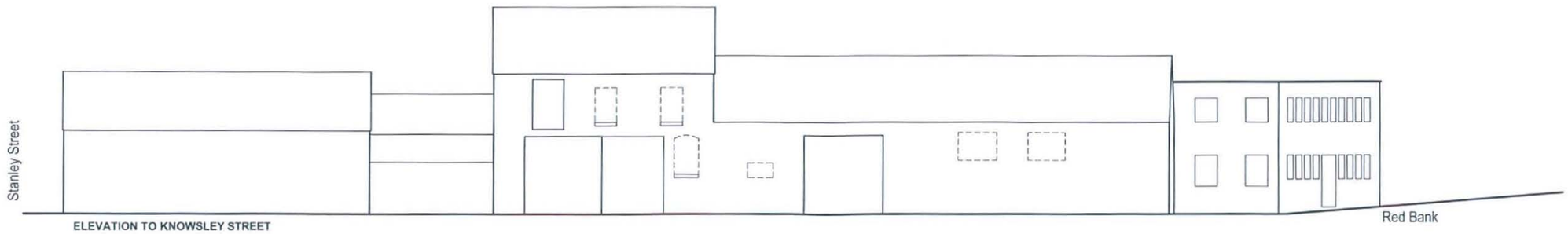


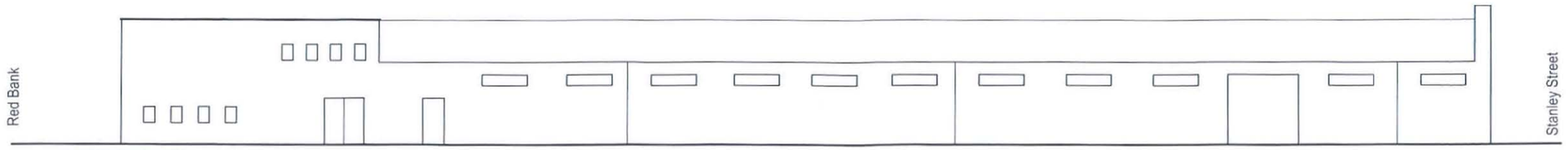
ELEVATION TO RED BANK



ELEVATION TO STANLEY STREET



ELEVATION TO KNOWSLEY STREET



ELEVATION TO YARD

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MATERIALS

Roof
Kingspan Kingzip KS500 with Firesafe PIR insulation core or similar

Copings / Edge Features
Pressed aluminium composite panels with polyester powder coated finish, colour RAL tbc

Rainwater Goods
Brushed stainless steel downpipes where exposed.

Walls
Kingspan Optimo panels with Firesafe PIR insulation core and Spectrum colour finish or similar.
Stove enamelled panel surround feature
Blue engineering brick piers with silicone bonded curtain walling to front elevation with stainless steel open mesh shutters for night security.
Exposed aggregate concrete to lower wall at rear with Lumilight / Reglit glass planks at upper level.

Windows / Doors
Aluminium system with polyester powder coated satin finish, colour RAL 7031.

Balustrade
GKN stainless steel wire mesh panels.

A	Planning Appl'n 13.11.12

CLIENT
Cameolord Ltd

Project
Red Bank Mill Extension

Location
59 Red Bank
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
EXISTING
Front, Rear and Side Elevations

Scale@A1	Status
1:100	PI

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1210	EL01	A

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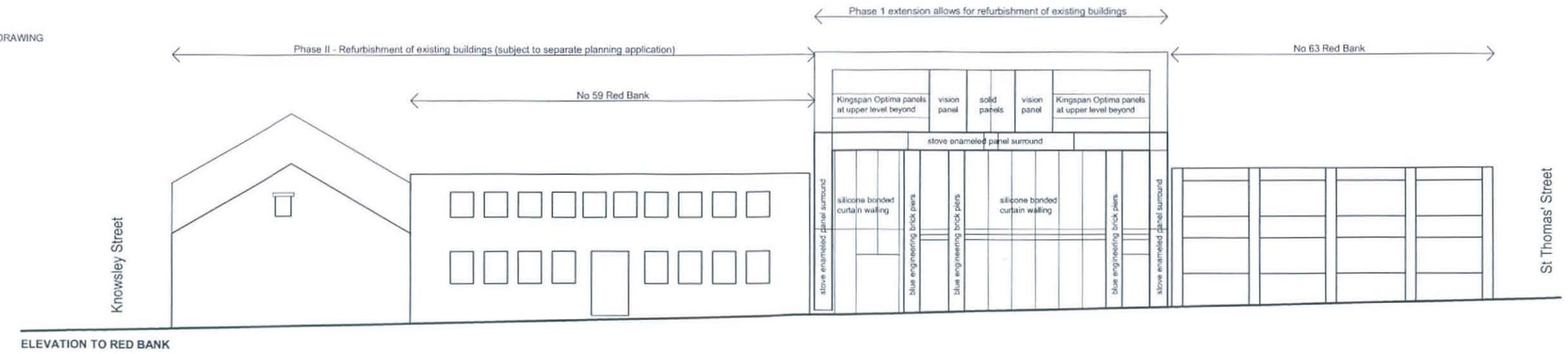
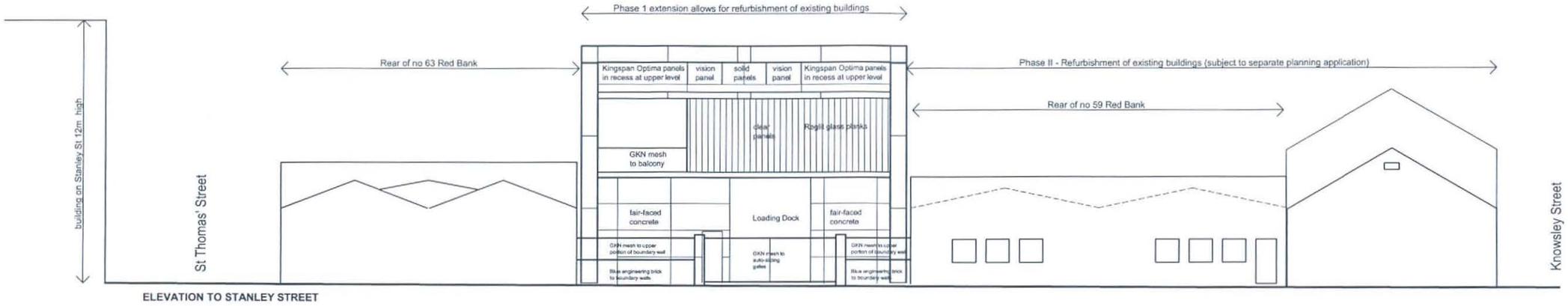
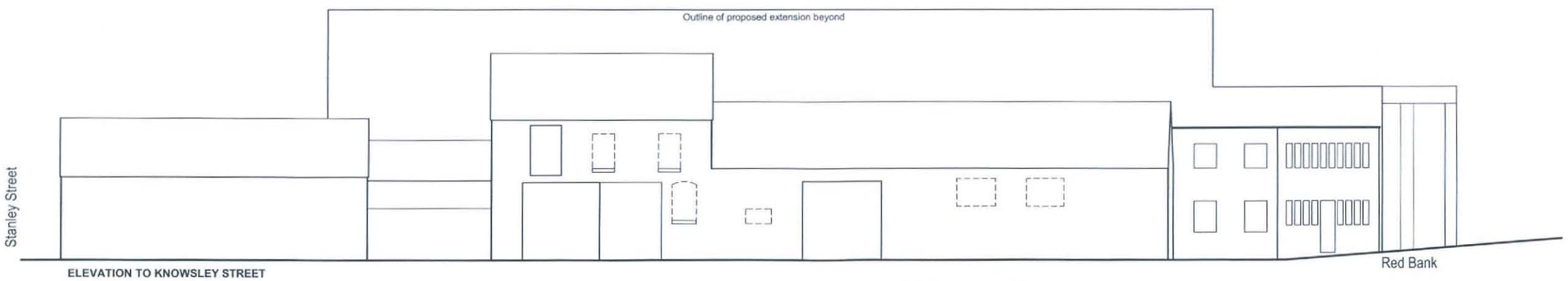


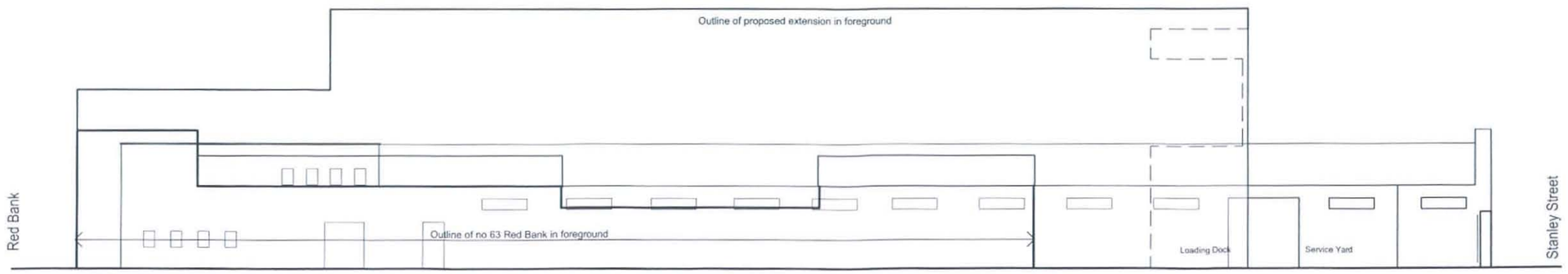
ELEVATION TO RED BANK



ELEVATION TO STANLEY STREET



ELEVATION TO KNOWSLEY STREET



ELEVATION TO YARD

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MATERIALS

Roof
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Copings / Edge Features
Pressed aluminium composite panels with polyester powder coated finish, colour RAL tbc

Rainwater Goods
Brushed stainless steel downpipes where exposed.

Walls
Kingspan Optimo panels with Firesafe PIR insulation core and Spectrum colour finish or similar
Stove enameled panel surround feature
Blue engineering brick piers with silicone bonded curtain walling to front elevation with stainless steel open mesh shutters for night security
Exposed aggregate concrete to lower wall at rear with Lumilight / Roglit glass planks at upper level.

Windows / Doors
Aluminium system with polyester powder coated satin finish, colour RAL 7031

Balustrade
GKN stainless steel wire mesh panels.

A Planning Appl'n 13.11.12

CLIENT
Cameolord Ltd

Project
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Extension

Location
59 Red Bank
Cheetham Hill
Manchester
M8 8RD

DRAWING TITLE
PROPOSED
Front, Rear and Side
Elevations

Scale@A1	Status
1:100	PI

Ref.	Dwg No.	Rev.
1210	EL02	A

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