Refurbishment and Alterations to

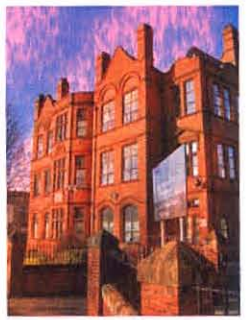
Brian Redhead Court

Jackson Crescent

Hulme

Manchester

M15 5RR



Planning, Design and Access Statement

Issued as a supplemental document to a Full Planning Permission application

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Contents

1.0 Introduction and History

2.0 Location and Context

3.0 Existing Situation

4.0 Design

5.0 Refuse and Recycling

6.0 Sustainability

7.0 Topographical Survey

8.0 Drawings List

9.0 Appendix 1 Site Photographs

1.0 Introduction and history

This design and access statement has been prepared to accompany a Full Planning Application and a Listed Building Consent Application.

This report supports a case for the refurbishment and alterations to the two buildings which make up Brian Redhead Court, a C3 use class residential development in Hulme. One building is a Grade Two Listed former school converted into apartments and the other building is a purpose designed apartment building. The conversion to apartments and the new build took place in 1995.

The development is owned by Contour Homes who are part of the Symphony Housing Group. The intention is to carry out a limited refurbishment of both buildings and offer the apartments to the private rental market.

Prior to its conversion in 1995, the school was known as North Hulme Centre. However, its earlier history reveals that it was the 48th Municipal School opened in Manchester. Its memorial stone was laid in 1908. The Manchester Central Library's image database has photographs of the school in 1954 where it is described as the "North Hulme Secondary Modern School". However, the building suggests that it had different roles during its life. On the west side of the building the entrance says "Boys" but on the eastern side it says "Girls" and "Infants" which suggests that at some point it catered for primary and secondary children.

The School was Listed in 1994 and the Listing description states:

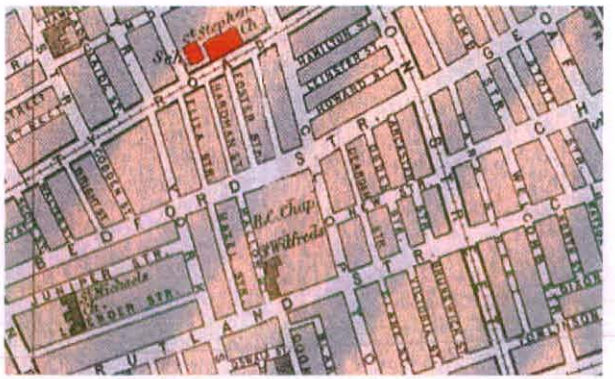
School, now community centre. 1908. Red brick with Welsh slate hipped roof and brick wall stacks. Simple Jacobean style, with various small blocks brought together. 3 and 4 storeys. 9-window range in all across front of mullion and transom windows with canted bay in centre and recessed windows to side, the 1st floor with pediments on consoles. To the sides of the bay the 2-window sections are surmounted by gables with corner stacks. This stack feature is repeated elsewhere on the building. Entrances to

sides. Pavilion roofs, 2 with miniature lantern louvres. A plaque on the central bay records that this was the 48th municipal school



Adjacent the former school was St Stephens Church which was demolished some years before.

The original school and adjacent church are shown above and in red on the old map extract below



Following its completion in 1995, the development was let to Manchester University and used as accommodation for overseas students and their families. The lease to the University ended in August 2011 and the building has remained unoccupied since that time.

This report provides the local authority with information on the proposals to assess the likely impact of the scheme.

The architects for the development have over 25 years' experience of residential and Listed Building experience and have a national & international reputation for thoughtful, creative, contemporary architecture. The principal of the Practice has received numerous RIBA, Civic Trust and Housing Design Awards.

2.0 Location and Context

Hulme is a residential suburb less than one mile south of Manchester city centre and is within easy walking distance, particularly the northern area, which is just within a few hundred metres from the south side of the city centre.

Hulme has undergone major regeneration since 1991 and as a result, new business and retail opportunities have been developed. Hulme is home to a number of public parks, including Hulme Park, developed in 2000, and the first new park to be built in Manchester for nearly 50 years. The Park consists of 29 acres of green open space which provide a football pitch, a basketball / net ball court, a skateboard area with specialist activity equipment, a sunken sensory garden, a granite paved performance area known as Zion Square, and picnic tables.

The distinctive Hulme arch welcomes you to the area and with a large supermarket, thriving market, schools and colleges, the area has shaken off its former reputation to become a popular place to live. In the early 1990's the area was redeveloped to provide a selection of residential houses and apartments. In more recent years the area has been further improved with the Loretto Place development.

Its proximity to the city centre gives easy access to the many bars, restaurants and cultural attractions of Manchester. Local amenities include the Zion Arts Centre, Hulme Community Garden Centre and Hulme Park. Shopping needs are catered for by the Hulme Shopping Centre which includes an ASDA supermarket and an indoor market.

Brian Redhead Court is located on Jackson Crescent and is bordered by the Inner Ring Road to the north and east, North Hulme Adventure Playground to the west and Jackson Crescent and Hulme Park to the south. The site is set within a now well established residential area.

3.0 Existing situation

In 1995, Planning and Listed Building Consent was granted for the conversion of the redundant former school into 34 no. C3 use class residential apartments within the ground and three upper floors of the property. At the same time Planning Consent was granted for 30 no. C3 use class residential apartments in a new three storey building on land adjacent the Listed Building.

The Listed Building occupies the western end of the site; the new building the eastern end of the site. The site is accessed from Jackson Crescent. A series of pedestrian gates serve some of the new build apartments; a vehicle gate and adjacent pedestrian gate serves as the main entrance.

An estate road separates the two buildings, either side of which are footpaths finished in concrete pavings and tarmac "panels"; lighting standards and bollard punctuate the route. This roadway continues to the rear of the property where a number of car spaces are located.

At the front of the Listed Building there exists a grass verge and trees; a paved route leads to the west side of the building and a tarmac path separates the building from an existing boundary fence and brick wall. This tarmac path leads to the rear parking area. There is no clear indication of entrance or entrance sequence.

To the rear of the new build block is a large grass verge on the road side edge of which is positioned an electricity sub station and a refuse store. On the grass verge there are a number of benches arranged in a random fashion and in the north eastern corner are a number of mature deciduous trees. Beyond the grass verge is an open steel fence behind which are a number of mature Pine trees, beyond the trees is the Inner Ring Road. The new build apartments are arranged around a brick pavior finished courtyard. Within the courtyard are a number of randomly arranged trees and more lighting standards.

Within the Listed Building, apartments are arranged around an "atrium" which was created as part of the 1995 Consent. The apartments are entered through an existing ground floor entrance doorway on the east side of the building. The property has four existing stairways located at the corners of the building. Apartments appear to have been arranged within the classrooms of the school using plasterboard finished lightweight stud partitions. Apart from walls within stairways, existing masonry walls are lined with

plaster board. The exposed brick walls within stairways have been overpainted with "portaflek", a high performance paint used in service and utilitarian environments. On all floors suspended plasterboard ceilings have been introduced to lower the floor to ceiling heights with apartments and common areas creating ceiling voids of approximate 1.8 metres or so throughout. In all areas, suspended ceilings sit below the window heads and generally make connection with windows at a convenient transom which results in the upper most window panes being blanking panels.
There are 10 apartments on the first three floors and a further 4 apartments on the uppermost floor. Internally, apartments are arranged in a cellular plan. Rooms vary in size; many are significantly undersized, this being exacerbated by the cellular apartments plans.

The new build apartments are arranged around a north facing, open ended courtyard and a series of 5 separate stair ways provide access to 30 apartments arranged over 3 floors. As with the Listed Building, the apartments are arranged in a cellular plan. The ground floor apartments are entered by the own front doors; upper floor apartments entered via a common entrance stair and lobbies.

Neither building contains a passenger lift.

A number of issues have identified as being detrimental:

Entry to the development is not particularly legible

There is a lack of car parking

The setting of the entrances to both building is harsh and unwelcoming

The hard and soft landscaping is unused and unloved

The Listed Building is generally austere and institutional

Apartments are inefficiently planned and have generally substandard rooms

The common parts of the Listed Building are complex, lacking identity, cold and hard

Entrances to both buildings are unclear and lacking identity.

Two pre application consultation meetings have taken place. The first, on 2nd February 2012, took place at the Planning Department Office at First Street and was attended by Roger Hall, Group Manager Planning South and John Whyard, Urban Design and Conservation. The meeting took the form of a discussion about the nature of the existing development and focussed on the Listed Building and its setting. Roger Hall suggested we look at conversation of a former school in another part of Hulme, the Greenheys Adult Learning Centre as it may provide some useful pointers. This building was viewed and found to be of limited value. The second meeting took place on site and was attended by David Morris, Development Control Officer and John Whyard, Urban Design and Conservation. The purpose of the meeting was to enable David & John to see the existing building and its setting and to understand the impact of the intended limited refurbishment. A number of issues were discussed and agreed including an agreement to carefully remove the paint finishes from the existing stairways to reveal the existing brickwork; the stripping back of plasterboard linings to reveal the only intact area of intact brickwork within the common areas of each, which is close to stair number one; an understanding of the way in which the plasterboard ceilings make a junction with the transom of the top panel of the windows and an understanding of the request for an alteration to the cill level of certain windows at the rear of the property to bring the internal cill level down to a practical height.

4.0 Design

General

When the Lease with the University ended in August 2011, the owners of the development carried out a financial appraisal of development. This appraisal concluded that refurbishment and alteration was needed to enable the properties to successfully let and this would need to be carried out within a strictly limited budget.

Within this limited financial budget, a range of measures have been agreed with the owners which will enhance the apartments and the buildings in their setting.

Internal alterations and refurbishment will be carried out to both buildings; these works do not require Planning Permission. However, internal alterations to the Listed Building require Listed Building Consent.

External alterations to both buildings and modification to the landscaping require Planning Permission and affect the setting of the Listed Building.

In general terms, the intention is to create much more open plan apartments by removing certain internal walls, providing more efficient, more usable and more up to date arrangements, with properly usable living rooms and bedrooms. Bathroom suites and kitchens would be replaced, as would entrance doors throughout. Limited external modifications are proposed to the Listed Building; they comprise new entrance doors, new signage and lighting adjacent the entrance and an increase in the size of 3 windows on the rear elevation on the building.
On the newer building, existing porches will be removed and some will be replaced with new enclosed "storm" porches.

A landscape strategy will be implemented which will include more planting to the main estate road, new lighting canopies to existing street lighting, additional car spaces at the rear of the property, overcladding to the existing opening railings which separate the site from the Inner Ring Road, an enlarged and over clad refuse store and the introduction of a number of raised planters within the Courtyard of the newer building.

Entrance sequence

A single point of entry will be created using the existing vehicle gate and the adjacent pedestrian gate; all other pedestrian gates will be fixed shut. Vehicle and pedestrian gates will be linked to each apartment by video and audio connection. There will be no change to the design of the gates.
A new sign will be erected at the entrance to replace the sign erected by the University.
A new sign will be erected close to but detached from the Listed Building. Both signs will be in the form of solid panels mounted on the ground which communicate branding and clear "way finding" within the development.

On the Listed Building, the existing front door and adjacent blanking panel will be replaced with new hardwood doors in a contemporary design.

On the new building, existing painted metal and clear plastic canopies will be removed. New flat roofed canopies will be fixed over the entrance doors to certain ground floor apartments facing Jackson Crescent. Enclosed "storm" porches will be erected against the entrances to ground floor apartments on

the entrance elevation and west facing courtyard elevation. Porches will be a combination of solid coloured panels and clear gazing in timber frames.
Existing doors to the common lobbies with be replaced with new hardwood doors in a contemporary design.

The existing street lighting heads will be replaced with new more contemporary heads and new subtle lighting will be carefully attached to the Listed Building specifically to light the entrance.

Landscaping

The basic strategy for landscaping involves a number of interventions to create a better setting for both buildings and deal with a number of practical problems.

Apart from much needed maintenance, no changes are proposed to the grassed and planted area in front of the Listed Building. To the western side of the Listed Building, the wide tarmac path will be used for cycle and motorcycle parking. The rear of the Listed Building will be used to provide additional car park spaces; alterations to the existing road and footpaths will take place to facilitate this. Altered roads, footpaths and kerbs will all match the existing in material, finish and detail.
Apart from the introduction of a signage tablet, the footpath on the entrance side of the building will remain the unchanged.

Within the paving to the entrance side of the newer building, tarmac panels exist; we understand that these were originally grass verge. The tarmac panels will be replaced by raised planters, edged in kerbs to match the adjacent concrete pavers. Planting will be a combination of local native species and a range of flowering plants which provide colour and spectacle throughout the year. These planted beds and the new porches will provide a more active frontage to the newer building and enhance the setting for the Listed Building.

To the rear of the newer building, the existing grass verge will be reduced in size to accommodate further car spaces; materials, details and finishes will match the existing.
The existing railings which separate the site from the Inner Ring Road will be over clad with preservative treated timber sections; as well as enhancing this area of the site and providing a visual distraction from the main road beyond, the timber sections will provide a trellis on which a range of climbing plants will grow.

To the eastern side of the grass verge, an existing paved area will form the base for a communal barbeque, robustly constructed from galvanised steel.
The existing brick built, pitched roof refuse store will be extended to accommodate up to date waste and recycling facilities; the brick walls will be over clad in preservative treated sections which will extend beyond to substantial timber posts. Doors will be provided in matching timber sections.

Lighting within the landscape will be limited to the lighting of trees to the front of the Listed Building and within the rear court and grass verge to the newer building; all will be ground mounted low energy flood lights

Interior of the Listed Building

The existing arrangements have created a visually austere and institutional interior; cold, hard and lacking any sense of place and any kind of identity. Apartments are inefficiently planned and have generally substandard rooms.

As part of the 1995 Listed Building Consent, all evidence of the original interior has been covered by plasterboard linings and ceilings. The large openings in the floors which create the Atrium are also part of the 1995 Consent.

Investigations were carried out to examine the effect of stripping away some of the linings to reveal the existing fabric behind. The existing fabric has been significantly corrupted by the removal of existing plaster finishes and infilling of existing openings with concrete blockwork. Most areas of glazed and stock brickwork have been ruined by this.

The general intention is to up date the existing apartments and common parts by way of a series of limited interventions which can be summarised as:

Common Parts

Installation of a new steel frame stairway in the base of the Atrium that will draw occupiers into the heart of the building.

Careful removal of paint finishes from the walls of the existing 4 no. stairways to reveal the original brickwork beneath.

Where possible, removal of certain limited areas of plasterboard lining within the corridor and entrance to stair no. 1 to reveal glazed brick beneath.

Replacement of existing carpet floor finishes with a sympathetic hard finish.

Renewal of paint finishes in more sympathetic colours.

Renewal of existing lighting to soffits with more contemporary fittings.

Renewal of existing apartment entrance doors including painting in more sympathetic colours.

Installation graphic wayfinding and apartment doors numbers.

Apartments

Removal to certain plasterboard partitions to create a more open plan arrangements.

Alterations to certain plasterboard partitions to create more usable rooms.

Renewal of santiaryware in bathrooms

Renewal of kitchen units in kitchens

Renewal of internal doors and ironmongery

Renewal of electrical fittings

Reducing the cill height of existing windows in apartment nos. 1, 11 and 21.

5.0 Refuse and recycling

The existing refuse store is a brock built pitched roof building located on the edge of the grass verge close to the estate road. It is open to one side and is easily accessible by waste collection contractors. This existing facility measures 5.75 x 1.75 metres, 10.0625 m2 and does not appear to accommodate recycling facilities.

The existing refuse store will be extended to accommodate waste and recycling based on the City Councils document, Waste Storage and Collection Guidance for New Developments.

Based on 64 apartments using 1100 litre Euro bins and 240 litre Wheeled bins we have calculated the requirements as follows:

Waste type	%age of total	Volume of waste	Eurobins	Wheeled bins
Refuse	65%	64 x 150 x 0.65 = 6240 litres	6 bins	
Paper	20%	64 x 150 x 0.20 = 1920 litres	2 bins	
Glass	10%	64 x 150 x 0.10 = 960 litres	1 bin	
Cans	5%	64 x 150 x 0.05 = 480 litres		2 bins

The facility will require an increased area and the area of the enlarged facility will be

6.0 Sustainability

It was agreed that BREEAM ratings would not be applicable to this development; however, it has been agreed that where possible, measures will be taken to address issues of sustainability be set out.

The key to real sustainability is to consume less.....whether it is heat, electricity, water or products and the Applicant is committed to this approach.

The re use of the existing building is a good starting point. Reusing the existing building takes best advantage of the embodied energy contained within the building materials.

Sourcing locally and sustainably is also useful and will be adopted in the development in the form of local labour using as many locally sourced material and products as is practically possible.

Specific measures will be implemented to increase energy efficiency, these include:
Replacing windows throughout with new high performance frames and sealed double glazed units
Weather stripping all existing external doors and frames
A series of upgrades to the existing heating and hot water system including insulated pipe work , thermostatic radiators throughout, new pre insulated DHW cylinder(s) with close control of water temperature
Installation of low energy lighting throughout including movement detectors in common parts
Close control on waste management including a recycling regime
Reduced dual flush water cisterns to WC's
Use of water saving eco shower heads in ensuite bathrooms

7.0 Topographical Survey

A topographical survey is included with the drawings pack for this Application as drawing number 1346-AL(04)003.

12.0 Drawings List

Existing arrangements

AL(04)001	Location plan	1:1250	A3
AL(04)002	Existing site layout	1:500	A3
AL(04)003	Topographical survey	1:500	A3
AL(04)004	Listed building existing ground floor	1:200	A3
AL(04)005	Listed building existing first floor	1:200	A3
AL(04)006	Listed building existing second floor	1:200	A3
AL(04)007	Listed building existing third floor & roof	1:200	A3
AL(04)008	Listed building existing section	1:200	A3
AL(04)009	Listed building existing elevations	1:200	A3
AL(04)010	Listed Building existing rear elevation	1:200	A3
AL(04)011	Newer building existing ground floor	1:200	A3
AL(04)012	Newer building existing first floor	1:200	A3
AL(04)013	Newer building existing second floor	1:200	A3
AL(04)015	Newer building existing elevations	1:200	A3

Proposed arrangements

AL(05)001	Proposed site layout	1:500	A3
AL(05)002	Listed building proposed ground floor	1:200	A3

AL(05)003	Listed building proposed first floor	1:200	A3
AL(05)004	Listed building proposed second floor	1:200	A3
AL(05)005	Listed building proposed third floor	1:200	A3
AL(05)006	Listed building proposed sections	1:200	A3
AL(05)007	Listed building proposed sections	1:100	A3
AL(05)008	Listed building proposed elevations	1:100	A3
AL(05)009	Listed building proposed rear elevation	1:200	A3
AL(05)010	Newer building proposed ground floor	1:200	A3
AL(05)011	Newer building proposed first floor	1:200	A3
AL(05)012	Newer building proposed second floor	1:200	A3
AL(05)013	Newer building proposed elevations	1:200	A3
AL(05)015	Newer building proposed elevation	1:50	A3
AL(05)016	Newer building proposed elevation	1:50	A3

Demolition Plans

AL(05)020	Listed building ground floor	1:200	A3
AL(05)021	Listed building first floor	1:200	A3
AL(05)022	Listed building second floor	1:200	A3
AL(05)023	Listed building third floor	1:200	A3