DESIGN AND ACCESS STATEMENT

CITY GATE PHASE 2 MANCHESTER

MIDNIGHT STAR

STREET DESIGN PARTNERSHIP REF. 5395

APRIL 2008

1.00 INTRODUCTION

1.01 This design and access statement refers to the Planning Application by Midnight Star to enclose the vacant ground floor area of City Gate Phase 2 with aluminium double glazed windows and access doors.

2.00 EXISTING BUILDING APPROVALS

2.01 The ground floor of City Gate Phase 2 forms part of the Bellway Residential development ref. 067348/FO/CITY3/03. The surrounding roads comprise Blantyre Street and Egerton Street with the main frontage onto the Mancunian Way A57 (M).

2.02 The client Midnight Star has previously applied for a change of use for the ground floor ref. 082196/FO/2007/C3 Change of Use of Vacant Ground Floor Unit to A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurant and cafes), B1 (Business) and D1 (non-residential institutions).

2.03 The client, Midnight Star, has previously submitted an application to add a single storey extension at Ground Floor. The application ref. 082915/FO/2007/C3 was validated and a fee paid.

This application was subsequently withdrawn on the advice of Manchester City Council Planning.

3.00 CLIENT'S PROPOSALS

3.01 The client proposes to glaze the currently hoarded openings in double glazed units and manually operation access doors.

3.02 The client proposes two systems of glazing.

SCHUCO FW50 + SG Silicone glazed curtain wall units	Window refs. WG 108, WG 109, WG 110, WG 112, WG 113, WG 114, WG 115 and 1 No. door Ref. EDG 04.
HWA Series 48 Capped curtain walling units	Window refs. WG 101–WG 107, WG 116, WG 122 and 3 No. doors Refs. EDG 101, EDG 102 and EDG 103.

3.03 The colour of the aluminium section framing internally and externally (as appropriate) is to match the grey of the existing windows and screens on the residential development.

3.04 Examples of the window sections are attached to the report for illustration purposes.

3.05 The external corners and piers are enclosed in either stone or brickwork to match the existing building and in accordance with the original Planning Application.

Piers between the proposed glazing units will be in a matching aluminium system with obscure glazed insulated infills. Refer to attached drawings for locations.

4.00 INTERNAL AREAS

4.01 The internal floor area of the ground floor is 758.34 m2 (8,163 sq ft). This may be divided into one or more separate units dependant on rental opportunities.

5.00 ACCESS

5.01 Access to the 4 No. unit doors will be level with existing hard paved areas to allow for full accessibility.

6.00 ACOUSTIC DESIGN

6.01 The external glazing systems have been designed to provide a 30 dB sound reduction as required within the AEC Acoustic Report ref. P1754/R1/PES which accompanied the previous application ref. 082196/FO/2007/C3.

7.00 SUPPORT INFORMATION

i. Street Design Partnership drawings 5395/PL100, PL101, PL 102, PL200 and PL201

ii. HWA Aluminium glazing section details

iii. AEC Acoustic Report ref. P1754/R1/PES