

Design & Access Statement

Client: **Crystal Land & Property Management**
Project: **61 Mosley Street, Manchester, Greater Manchester. M2 3HZ**
Two rear extensions to office building.

Our Ref: E295 - 61 Mosley Street, Manchester
Date: 11th February 2013

1.00 INTRODUCTION

1.01 This Design & Access Statement is submitted to Manchester City Council on behalf of Crystal, in support of a planning application submitted online on 11th February 2013.

1.02 The application is seeking permission and approval for Access / Layout, Scale and Appearance.

1.03 Permission is sought for the two rear extensions of 61 Mosley Street, as shown on the enclosed plans and elevations.

1.04 The existing building is in good condition. It was designed by H.S. Fairhurst & Son and built in 1965 for the Woolwich Building Society.

1.05 The site lies within the George Street Conservation Area. The proposals are sympathetic to the historic quality of the context in their small scale and contrasting materiality, allowing the original form of the building to remain discernible from the new additions. Of particular importance are two neighboruring listed buildings: the Portico Library and The Bank public house, and Charlotte House. The impact of the proposals within this sensitive environment is assessed in the attached Heritage Statement.

2.00 DESIGN

2.01 The proposal for Planning Approval is to construct a 2No. small extensions to the rear facade, on the second and fourth floors, on the existing terraces. This will require the demolition of part of the wall on both the second and fourth floors.

2.02.Glazed walls will form the new extensions, contrasting with the older existing building but having minimal visual impact for overlooking buildings. The glazing proportions are to match the existing facade rhythms aligning mullions and cill heights. The new walls will sit within the curtilage of the existing parapet walls to the terraces, maintaining a feel for the current stepped form whilst increasing the sense of disconnection from the original structure.

2.03 The roofs of the extensions are designed so as to have a contemporary aesthetic, offer solar shading and provision for rainwater drainage, whilst not being overbearing to the rear elevation. This is achieved by not allowing the overhang to protrude beyond the building line along Charlotte Street.

3.00 USE

3.01 The proposal is to extend the current floor space of lettable offices.

4.00 AMOUNT

4.01 The second floor extension will provide 41sqm extra floor space, representing an increase of 16.8%. The fourth floor extension will provide 26sqm extra floor space, representing a 12.6% increase.

4.02 In the context of the whole building, the proposal will increase the gross floor area from an existing 1910sqm to a proposed 1977sqm. This represents a 3.5% increase.

5.00 SCALE

5.01 The proposals are sympathetic to the scale of the existing building. The extensions will be built on the existing terrace spaces within the curtilage of the existing parapet walls. The eaves of the new extensions will be aligned with the cills of the windows on the floor above, and roof overhang will not exceed the footprint of the existing structure.

7.00 APPEARANCE

7.01 The palette of the proposed materials: steel, glass and aluminium will contrast with the existing Portland limestone as a new and contemporary building element. The materials will seat it comfortably within the city centre environment of Mosley Street and the surrounding commercial area, where there are similar constructions close by. The contrast to the existing form and surrounding historic buildings is key to our position, viewing the new additions as separate contemporary elements, to the enhancement of the surrounding historic, modern and contemporary buildings.

8.00 ACCESS

8.01 The building has existing level access at the main entrance, and lift access to each floor. Floor levels will be matched between the existing floors and new extensions.

9.00 SUSTAINABILITY

9.01 All new built elements will be constructed to current Building Regulation criteria and will not be of detriment to the existing building.