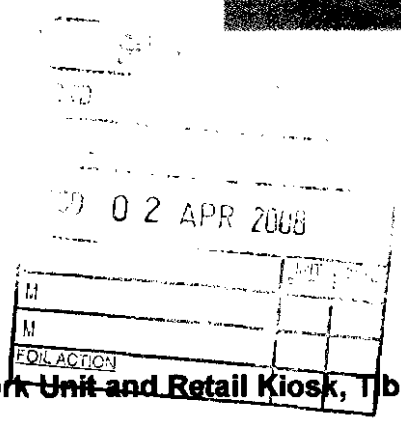
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Proposed Live/work Unit and Retail Kiosk, Tib Street, Manchester.

Design and Access Statement

Site Characteristics

The site is 57 square metres in area. The whole of the site is occupied by a council owned but disused public convenience.
There are two street frontages, one to Tib street and one to Foundry Lane.
The northern boundary is formed by a brick boundary wall that is approximately two metres high. There is an open, grassed area to the north of the wall.
The western boundary is formed by the existing building on the site. The garden of the adjacent house adjoins this site of the site

Wider Location Characteristics

The site is within the Smithfield Conservation area.
Tib Street and the immediate area is characterized by a varied mix of architectural styles: this is what gives the area its unique visual vitality and appeal.
Most of the buildings are Victorian, but plots and road layouts are based on an older pattern. There have been a number of more recent building insertions into the urban fabric: most of them being reasonably successful and they have complimented and added to the interest of the general streetscape. The most significant, given its immediacy to the site, is the Silver Jubilee Housing Estate.
Most of the buildings, in comparison to other city centre areas, are modest in scale and architectural grandeur. Along both sides of the street there is a variation in building heights of three to five storeys and most plots have relatively narrow street frontages. There is an eclectic mix of building materials, ground floor uses and roofscapes and silhouettes.There is a degree of residential occupation of upper floors, either in conversions of existing buildings or in some of the new buildings.

Site History

Some time between 951 and 1992, the existing public conveniences were constructed. They were is use until the mid 1980's
Since that time the conveniences have been locked and boarded up.
The Tib Street and Foundry Lane frontages have been decorated by various geometric paintings initiated as part of the Council's funding and inclusion of street art in the area.

GENERAL PRINCIPLES

Character

The design of the building has, from the outset, been conceived as an appropriate infill that by its contemporary appearance adds to the visual identity of the area. It's plan and elevational simplicity indicates the age in which it was designed in the same way as the other buildings that surround it indicate their own respective ages by the adoption of particular architectural styles and construction techniques. It is seen, therefore, that the building continues the architectural heritage of the area.

There is a large palette of building materials used in the surrounding buildings: brick, render, stone, lead etc and which gives a varied visual patchwork of colours and textures: the use of pre patinated copper and light green coloured render on the proposed building extends and compliments the materials used in the area and thereby continues to add to the richness and diversity.

DESIGN CONSIDERATIONS

Planning Policy Guidance No. 15

. 3.1.4 Planning Policy Guidance Note 15: "Planning & the Historic Environment"

This guidance sets out advice with regard to development relating to both listed buildings and Conservation Areas and is, therefore, relevant to the consideration of this proposal.

(i) Conservation Area

At paragraph 4.14 of PPG15 it states, inter alia:-

> ***"Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area."***

This requirement is further clarified at paragraph 4.20 with reference to South Lakeland DC v SoS 1992 and states:-

> ***"Whilst the character and appearance of Conservation Areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves the character unharmed."***

It is considered that the proposal conforms to this advice.

At paragraph 4.26 it states, inter alia:-

> ***"In exercising Conservation Area controls local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character and appearance of the area in question."***

Whilst there is a presumption in favour of retaining buildings which make a 'positive contribution' to the character and appearance of the area, the advice states that any proposals for demolition should be assessed against the same broad criteria as proposals to demolish listed buildings. However, the advice goes on to point out at paragraph 4.27:-

> ***"In less clear cut cases - for instance where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment."***

It is considered that the building to be demolished do not make a positive contribution to the Conservation Area. This application

provides full details of what it is intended should replace the demolished building, which it is considered has been designed in a manner and to a standard which will enhance the Conservation Area.

The advice goes on to state:-

> ***"It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a Conservation Area."***

With reference to the general principles relating to the demolition of unlisted buildings which generally apply to buildings in Conservation Areas, it is considered that when judged against the criteria set out at paragraph 3.19 of PPG15, there is clearly a case for demolishing the subject buildings for the following reasons:-

(a) It is considered that the subject buildings do not add to the character and appearance of the area. It is clearly demonstrated that the proposed new buildings will enhance the character of the Conservation Area.

(b) It is also considered that the advice contained in the English Heritage Conservation Area Guidance set out immediately below at paragraph 3.1.5 is relevant to this issue.

3.1.5 Conservation Area Practice – English Heritage Guidance on the Management of Conservation Areas

Paragraph 1.4 states that the purpose of the Note is to provide guidance in order to ensure the preservation and enhancement of Conservation Areas. This has been published in the context of the advice contained in PPG15.

Paragraph 1.3 relating to the 'Need for Action' states, inter alia:-

> ***"Some Conservation Areas are in a state of relative economic decline and suffer from a lack of investment."***

At paragraph 4.4 the advice deals with the assessment which needs to be undertaken with regard to unlisted buildings for the purpose of reaching a conclusion as to whether or not they make a positive contribution to the Conservation Area. The advice sets out a number of criteria against which individual buildings need to be assessed. It is contended that this proposal, which involves the demolition of unlisted buildings, is acceptable due to the fact that when judged against those criteria, the existing buildings are shown to make no positive contribution whatsoever to the Conservation Area.

At paragraph 8.3, the advice deals with the design of new buildings in historic areas and states:-

> ***"In considering proposals for new buildings in Conservation Areas the principle concern should be the appropriateness of the overall mass or volume of the building, its scale, and its relationship with its context – whether it sits comfortably."***

The advice proceeds to deal with issues regarding architectural design and the grain of the area.
It is considered that this proposal meets with the requirements set down in the advice.

DISABLED ACCESS STATEMENT

The proposals have been designed following consultation with the City Council's document "Design for Access 2".

- The property will be accessible with the main entrance door having a level threshold.
- The car parking space is longer and only a little narrower than a standard Disabled Parking Bay.
- All door openings to the ground floor will be wheelchair accessible.
- There is a toilet on the ground floor.
- Circulation space of a minimum of 1800mm x 1800mm in the kitchen area is provided.
- All light/power sockets will be installed at a height useable by all persons.

SECURITY

The site in it's present condition is a security risk to the local population as it provides a potential for anti social behaviour.
The proposals will greatly enhance the security of the area.
The front and rear external doors will have a series of 5 lever mortice locks.
The windows will be lockable and alarmed.
A sensor monitored burglar alarm will be installed within the property.
Windows to the front and rear elevations will give sufficient overlooking.
Windows to the two gables will give additional protection.
A sensor control will give light to the front garden, rear garden and side parking area at night.

REFUSE

The Council's Document 'Waste storage and Collection Guidance for New Developments, has been consulted in order to establish storage and collection facilities. Accordingly, a refuse storage facility will be provided at the rear of the garage area.
It will contain space for the following:

- 1 no. 240l wheeled bin for general waste
- 1 no. 120l wheeled bin for Cardboard/paper
- 1 no. 120l wheeled bin for Bottles/Glass
- Plastic sack for aluminium cans

There will be no storage for garden waste as there will be no garden or planted areas.

The kitchen will provide for a covered area/cupboard with small section storage capacity.

There will be sufficient storage space for a single 140l wheeled bin (used for cardboard and paper) in the kiosk.

Arrangements will be made with Operational Services or other Waste Management Contractor for collection of one or more of the containers on a regular basis, frequency to be determined following consultation with Waste Contractor on relevant waste volumes.

ENVIRONMENTAL SUSTAINABILITY

We have considered Manchester City Council's Greencity document and The Guide to Development in Manchester 2. whilst the development of a single dwelling is not required to meet the standards, we nonetheless support the principles of these documents and support the campaign to become Britain's greenest City.

We therefore propose the following within our development;

Construction Work:	A full pre construction plan will be adopted to eliminate waste during the construction phase. All unused materials will be salvaged and retained in our stores in Burnage. We will use all relevant materials from our stores in the construction.
Construction Material:	All material to be used will be traditional, environmentally friendly and can be reclaimed and reused when the building is at the end of it's life. Non natural materials will only be used where there is no alternative and where they add to the overall energy efficiency of the building. E.g. Insulation.
Water Consumption:	Water will be recycled where possible, for use in toilets and for washing. A water meter will be fitted to measure and control consumption. Appliances and sanitary ware will be calibrated to use the minimum possible amount of water. An electrical heating system will negate water based heating system.
Renewable Energy:	The use of photovoltaic panels, mounted on the roof will be investigated

ENERGY EFFICIENCY

The development will be constructed using the latest energy efficient processes and materials including.

Roof Void:	Min 250mm insulation covering.
Plumbing:	Pipes all insulated, built in immersion insulation with thermostatic programmable control. Water control on sanitary ware.
Heating:	Economy Seven Electrical Heating system with programmable thermostatic controls to each room individually.
External walls:	Cavity insulation board.
Internal walls:	Insulated stud partitions
Floors:	Insulated joists.
Windows:	Double glazed sash windows.
Doors:	Draught proofing to all external doors.

The development will fully comply with the new Part L 2006: Building Regulations (Conservation Of Fuel And Power).

The development will fully comply with Part E, Building Regulations (Sound Insulation)

TV RECEPTION

Given that the development will sit in a dense urban mix of buildings and with appreciably higher buildings around it (including a number to the north, ie the direction of the Winter Hill TV transmitter), it is highly unlikely that that it will unduly affect the TV reception to neighbouring properties.
During pre application discussions with the Council, it was therefore agreed that a TV reception report is not required to accompany this application.

ACOUSTIC INSULATION

All accommodation will be designed and insulated to achieve the following:
Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq
individual noise events should not normally exceed 45 dB LAmax (BS 8233:1999).
Living Rooms (daytime - 07.00 - 23.00) 40 dB LAeq

The above specification has been developed on the assessed performance requirement needed on another residential development set within a similar 'noise environment' and based upon the results of a noise survey. It was therefore agreed during pre application discussions with the Council that a full acoustic reception report is not required to accompany this application.

ARCHEOLOGY

The Greater Manchester Archeological Society have been consulted they have confirmed that the site has 'no known archeological interest'
Please refer to the appended confirmatory email