

SITE PLAN
(SCALE 1:1250)



3D Image View (Existing)



3D Image View 2 (Existing)

DESIGN AND ACCESS STATEMENT

Site Address: Former Dance Bar public house,
95-97 Jersey Street, Manchester, M4 6JG
Date: November 2009

Agents name

Name: Atrium Global

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The Proposal

This planning application is for a mixed-use development containing retail units and offices which is to replace an existing public house building on the development site. The site is a prominent corner position at the junction of Jersey Street and Radium Sreet. The public house is currently vacant; its windows are boarded up and the building has become dilapidated. The new building will bring life to this redundant corner plot by promoting day-time retail and business based activity and pedestrian traffic in the area.

Use

The application is for a change of use as the building, though now vacant, was previously a public house (A4 Use Class). The development proposes to create 2no ground floor retail units (A1 Use Class), and 4no office units on the first, second, third and fourth floors (B1 Use Class). The office and retail units would be used during normal commercial/retail working hours enlivening this section of Jersey Street.

Amount of Development

The existing building on the site is a predominantly two storey building including a basement with a 126m2 footprint. There is a small single storey area to the north east corner of the site. This equates to approximately 362m2 of total floor space. The proposed building is to be five storeys with a footprint of 126m2, and the internal floor area will total 630m2. The proposals therefore create approximately 268m2 of new internal floor space.

Layout

In response to the primarily pedestrian context of this building, retail units have been set out on the ground floor with access directly from Jersey Street, the principal thoroughfare. There is direct access from Radium Street to an internal lobby with staircase and lift which lead up to the self contained office at the upper levels. The upper floors contain an open plan secure office, complete with welfare facilities. The mixed-use nature of the development works well with the split-levels as it allows the retail units to sit alongside each other, with the offices above, similar to adjacent buildings on Jersey Street.

Scale

The proposed building is five storeys with a flat roof whereas the existing building is two storeys with a pitched roof. The proposed building, although taller than the existing property, is in proportion to the existing four, five and six storey buildings along the length Jesrsey Street. It will have a stronger visual impact on the streetscape as the façade will be taller than existing, but not be out of scale with its surroundings. This will ensure the corner building has weight and emphasis, giving the right urban "feel" to the area.
The proposed building has a greater mass than the existing building, but this mass has been divided into contrasting segments; the articulation of the staircase tower at the north west corner of Radium Street separates this elevation into elements, recessed from the adjoining brickwork façade. The introduction of zinc cladding panels at the top floor creates a three dimensional profile to all the elevations reducing the aesthetic bulk of the proposed building. Emphasis of the corner of the plot on the Jersey Street / Radium Street junction is created by full height windows at each floor level. The protruding zinc clad horizontal band courses and eaves capping creates relief to each elevation. The modernist design of the glazed and clad elements in juxtaposition with the more traditional brickwork elements sits well with the combination of modern apartment buildings and Victorian warehouse buildings in the vicinity. The building it fits well in the context of the street.

Appearance

The building is to be a contemporary design with large sections of glazing married with brickwork panels. The differing materials help to dissipate the mass of the building into separate but interlocking and related elements. The section of building at the corner of Jersey Street and Radium Street and the glazed staircase enclosure at the corner of Radium Street and School Court give the building a clean modern appearance, and adds dynamism and movement to the building. This shows the building responds to the differing aspects. The projecting horizontal banding and the recessed glazing assist in reducing the bulk of the building and help relate it to other surrounding buildings. The roof area is to be developed as a garden to provide a "green space" in the midst of a built up area.

Access

Level access from the external footway is provided into the retail units and into the circulation lobby for the offices.
Once inside the building, people working in or visiting the offices may use either an ambulant disabled compliant staircase or a lift, these are both located inside the lobby.
The site is ideally located for public transport and the proliferation of secure off road parking lots in the immediate locality should ensure that a high proportion of the building users do not bring cars to the site. This has obvious environmental benefits.

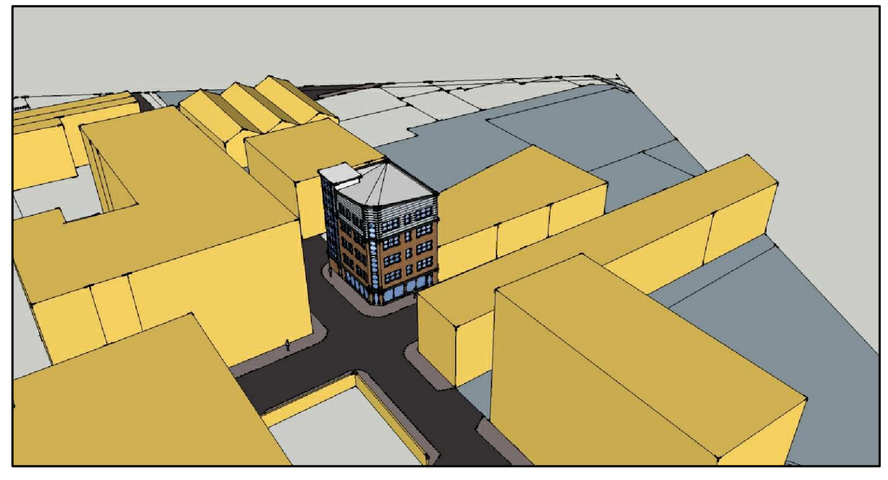
Security

Access to the offices is to be protected with a keypad operated access door into a secure lobby area monitored by CCTV. Each office is in turn to be provided with a secure access door from the staircase lobby.
Access to the retail units is direct from Jersey Street only, this entrance being used for deliveries out of working hours. This reduces the number of potential access points in to the premises. CCTV is also considered for the retail units. Out of hours the building is to be secured at ground floor level by means of roller shutters fitted to doors and windows.

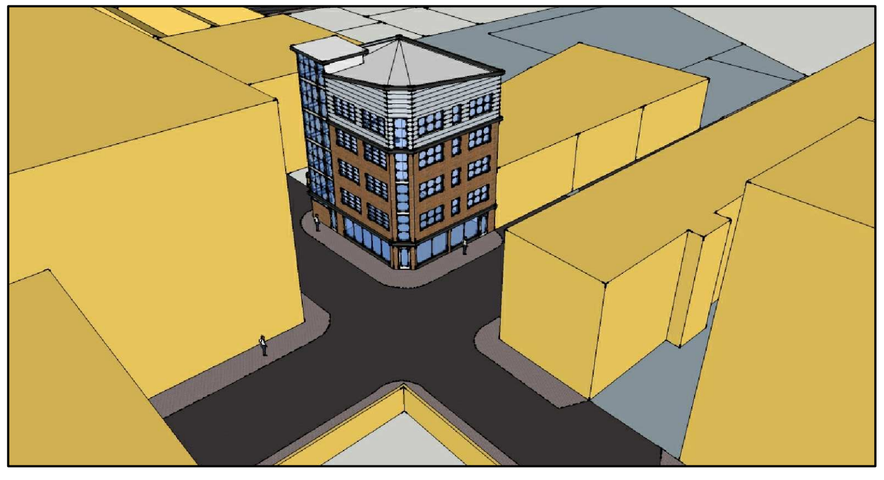
Bibliography

We have utilised the following design standards and guidance publications in the preparation of this document:

- Manchester City Council Unitary Development Plan.
- The Building Regulations Approved Documents - Parts B & M.
- Manchester City Council Design for Access 2
- The Greater Manchester Act 1981
- Secured by Design Principles.
- BS5588-5:2004 Fire Precautions in the design, construction and use of buildings.



3D View 1



3D View 2



3D View 3



3D View 4



3D View 5



3D View 6

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Revisions:

Project:
Proposed Development
95 - 97 Jersey Street
Manchester
M4 6JG

Dwg title:
Design Statement, 3D Views & Site Plan

Scale @ A1:	Date:	Drawn by:
1:100	08.11.09	PAG

Drawing no.	Rev.
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