DESIGN AND ACCESS STATEMENT

EXTERNAL ENTRANCE TO 49 PETER STREET
MANCHESTER M2 3NG

REVISED 12.4.2012

FULL PLANNING APPLICATION – resubmission

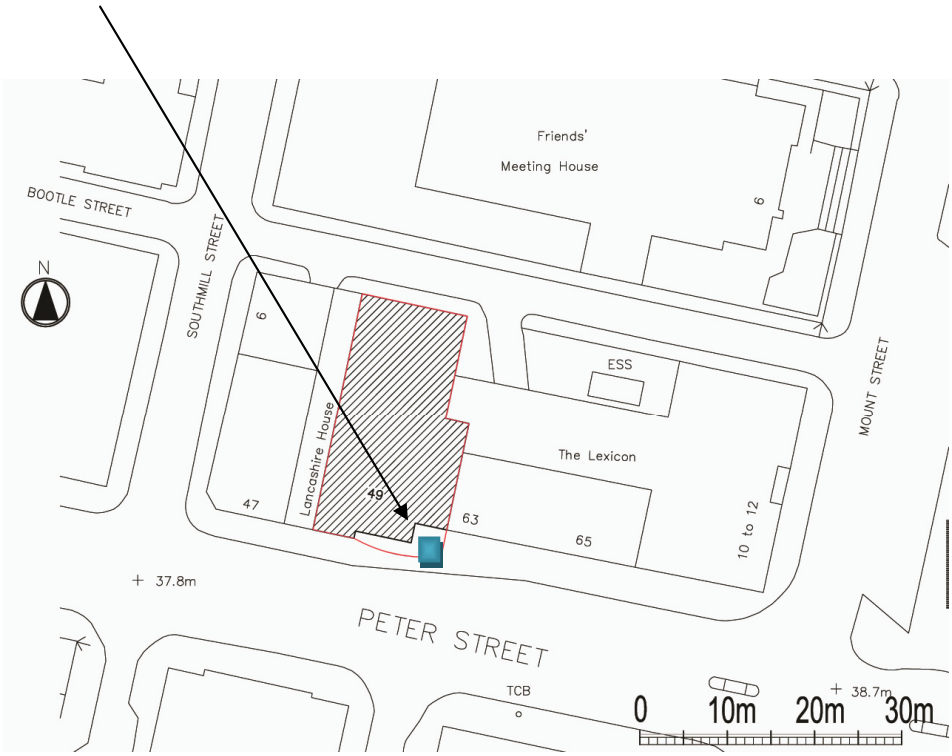
INTRODUCTION

This statement supports a full planning application by Charter Design for revisions to the external wall and column cladding ,localised changes to external paving and a revised lighting scheme to the entrance area to the offices at 49 Peter Street.

The form of this statement follows the guidance contained in the CABE report on Design and Access statements published in 2006.

THE SITE

Ground floor entrance area to 49 Peter Street.



DESIGN

THE PROCESS

ASSESSMENT

49 Peter Street was designed by Mills Beaumont Leavey Channon in the post-modernist style and constructed circa 1990

It is set within the St. Peters Square City Centre Conservation area.

The property is abutted by a lower level by a ground floor retail area to the East on Peter Street with the taller Lexicon building behind and the 5 storey Grade 2 listed Lancaster House building to the West.

The building extends the full depth of the overall site onto Bootle Street to the North. The application is only concerned with the immediate ground and first floor elevation areas of the main entrance and a small alteration to façade cladding to the side entrance to the West.

REASON FOR THE APPLICATION

Our Client is seeking to improve the prominence of the main office entrance to 49 Peter Street whilst maintaining the integrity of the buildings architectural merits.

There is a significant amount of vacant office space inside the building for which the landlords seek to attract tenants.

It is hoped that, given an improved entrance area externally, this will attract potential tenants to appreciate the existing high quality internal spaces within the building both from its existing atrium feature and to the inner entrance hallway which was refurbished recently.

It is felt that the following improvements could be made to the external entrance area without undue detriment to its architectural integrity:

- Improvements to the existing subdued external lighting and dark entrance corner
- Changes to the external paving to acknowledge the entrance zone externally.
- Improvements to the Subway shop front to improve lighting levels and visibility of the entrance from St Peters Square.
- Replacing the non-matching metal cladding at first floor level back to its original matching colour.
- Providing a subtle matching cladding solution directly in the vicinity of the entrance doors to carefully modernise the entrance whilst maintaining the principal elevational features of the existing building.

INVOLVEMENT

Pre-application advice has been received from John Kelsey of Manchester City Council Planning Department and a meeting on site was held on 06.03.12.

Comments have been invited from Andy Avery of MBLA (Formerly MBLC)
Please see APPENDIX for email.

From comments received by MCC we have elected to re-assess our scheme approach. We have also clarified and reinforced our justification for the remaining architectural elements we are proposing to change given the backdrop of the significance of the architectural merits of the building in its conservation area setting.

EVALUATION

The proposals need to respect the architectural integrity of the existing post-modern design and its elevational materials.

An examination of the key elements of the elevation is as described below



Existing materials and features

Existing circa 1990 grey/brown marble/stone cladding to entrance area, circular column and to left hand side of building for four storeys. Dado panel in white/grey textured granite. Gold "49 Peter st" lettering above the door.
Grey/Brown polyester powder coated aluminium to immediate 1st floor bay windows and spandrel panels (note historic replacement RH panels not a colour match to the existing) All other elevation window frames in grey/brown ppc aluminium and clear glazing.

White marble stone cladding above first floor level to upper parts of the front elevation to Peter street with white cementitious painted board exposed soffits.

Paving externally differs to highways paving and level differences produce cuts to highways paving next to column line parallel to subway return shopfront.

Existing tenant call buttons, signage and other accessories randomly placed near to existing entrance doors. Square dot door manifestation on the entrance doors.

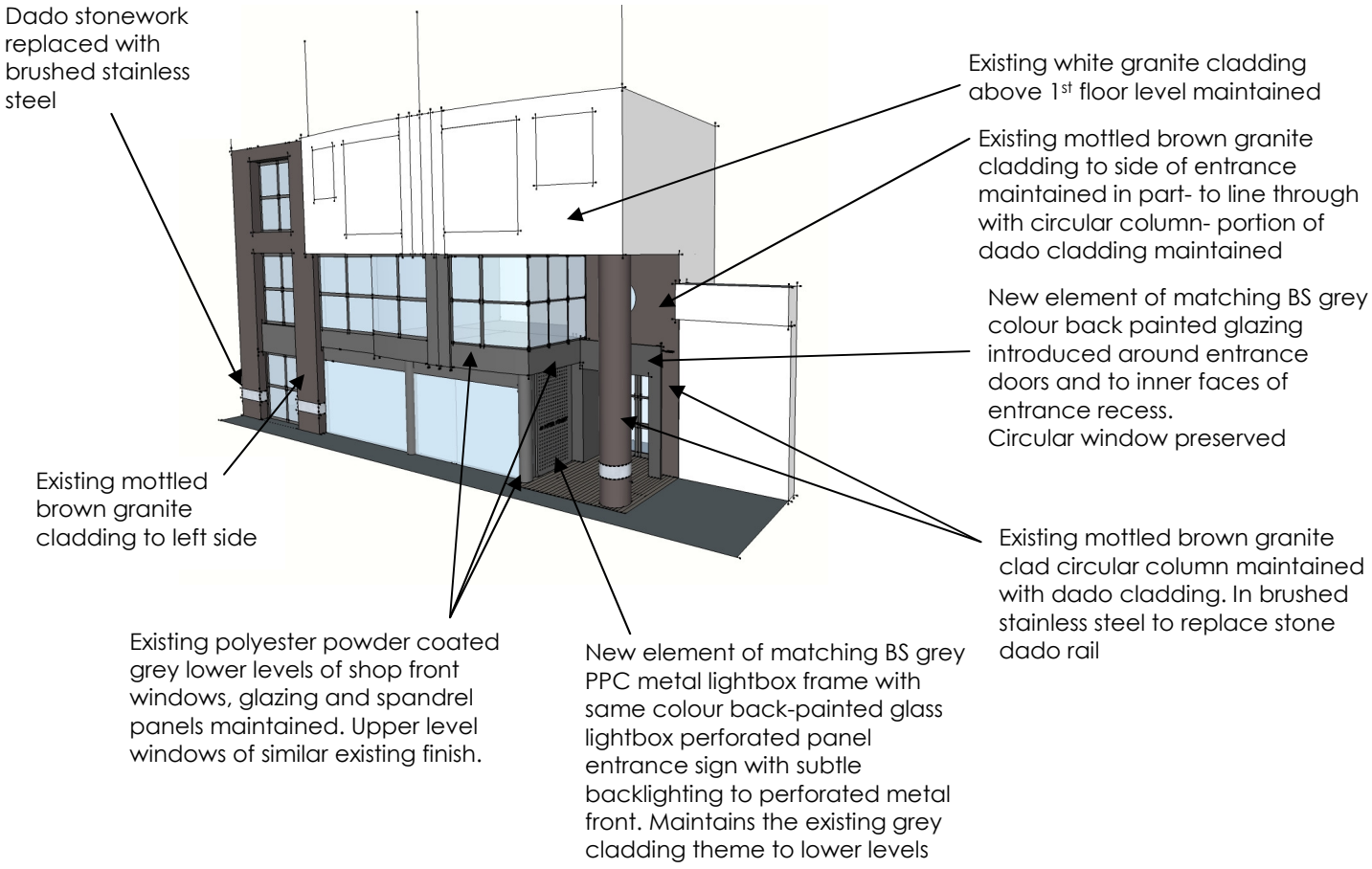
DESIGN

DESIGN CONSIDERATIONS

- Design approach and introduction of new materials that respect existing materials and architectural features
- Existing constructional and other limitations
- Maintenance and health and safety aspects
- Design approach

DESIGN APPROACH

We are proposing to maintain the key elements of the building that contribute to its post- modern style but introduce low key elements that address the brief (see reason for the application) The sketch elevation below indicates our approach:-



The current design proposes restricting the amount of new cladding to the entrance door surround and part of the upper cladding directly above the main entrance and the subway return shopfront. The existing circular upper window above the doors would be maintained.

An increase in lighting levels in the soffit will uplift the entrance area. The light fittings proposed are slim 80mm wide Trilux Solvan flush fittings.

The replacement subway shopfront will feature a lightbox which would house the building name/number and produce illumination at shopfront level.

The lightbox shopfront will feature back painted glass with circular micro perforations to allow spots of light through the surface. The back box will be lit via LED sources.

The new paving to the external entrance area is envisaged as a linear (50-75mm) light granite strip paving laid in line towards the doors but random brick bond joints The concept is therefore one of carefully detailed lighting and reflective surfaces to a concise area The reflective surfaces will help the space look larger than it is and the lighting will raise the impact from the street.



EXISTING

PROPOSED



New back painted glass in matching BS colour to existing metalwork

New lightbox in matching BS grey colour

Existing granite cladding to the side maintained

New linear paving in same direction of linear lighting above

Existing constructional and other limitations

A Limited number of available existing drawings have been inspected at the Planning Department archives the stone cladding is approximately 40mm thick with stainless steel mechanical fixings back to the structure.

The column cladding is in specially cast stone curves.

Subject to exposure/investigation we would not advise further mechanical fixing/support to the existing cladding. The approach adopted is to remove the existing cladding immediately above the door and fix back new glass bonded panels to the structure.

Maintenance and health and safety aspects

The extent of alterations is also dictated by HS considerations both in construction and maintenance.

Work to the cladding and soffit above first floor level will require a construction access audit with the possibility of a bridging scaffold to maintain the entrance area. Out of hours work necessary.

For the above reasons we have placed the following criteria on the design agenda:-

- Self finished materials at high level soffits, maintain existing if possible. Any decoration to be hi spec. with 5 year maintenance life if possible. The existing soffits are proposed to be repainted in white as existing.

- Any high level cladding to be low maintenance.

- Low level finishes to be durable, mindful of potential exposure to after dark/night public nuisance/damage.



Example of proposed lightbox glazing- the dots in the proposed scheme will be smaller so the panel is slightly less transparent

USAGE

The use of the site will remain as offices with ground floor A5 use.

AMOUNT OF DEVELOPMENT

There is no increase in the amount of development. We are proposing a recladding and external lighting exercise with replacement paving around the entrance.

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SCALE

The scale of the proposals remains as existing.

LANDSCAPING

Replacement paving around the entrance.

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APPEARANCE

See "design approach" above.

ACCESS

Access to the property is designed to comply with Part M of the Building Regulations. At the main entrance there will be a level threshold and a definitive change in floor finishes from the linear granite paving to a different colour and textured entrance barrier matting to identify the movement from outside to inside the property and the lighting levels will be improved directly over the entrance doors via new fittings..

The existing doors currently comply with Part M of the Building Regulations in terms of widths; maximum operating forces and contrasting ironmongery.

The door surrounds will visually contrast with the materials adjacent to them for easier identification.

The proposed changes to the existing entrance area are considered not to primarily affect access for the less-abled. There are no internal or external level changes proposed or changes to the operational pattern of the entrance doors.



APPENDIX

Andy Avery of MBLA (Formerly MBLC)

REFERENCE EML/P_04_AJA/Cc/189
For the attention of Steve West

Steve

Thanks for sharing with me your proposals for work at 49 Peter Street.

I do not have any particular concerns about your latest revised proposals. These appear to be far more sympathetic to the original building than your initial proposals as described in the Design and Access Statement. The reduction in area of the back painted glass to an element now just framing the door and removal of the flush soffit lighting have respected the integrity of the original design. In terms of the lightbox to the side return of the shop front; I would suggest that this is detailed to read as an infill panel rather than a wall element - this seems to be the intent described by your perspective sketch.

I hope these comments are useful. Good luck with your proposals.

Kind Regards

Andy Avery

Director

for

41 Bengal Street
Ancoats Urban Village
Manchester
M4 6AF

email: aavery@mbla.net

Tel: 0161 237 5500
Fax: 0161 237 5544
Web: www.mbla.net

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