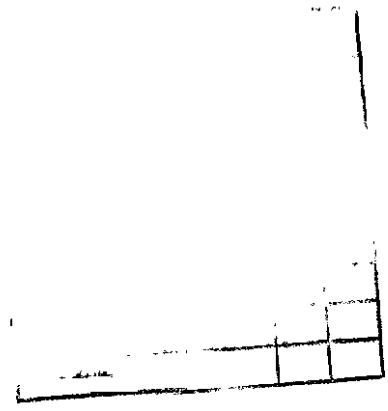
Land at St. Thomas' Place, Manchester.
RICO Developments Limited
Proposed Office Development

Rev. A – 04/06/08



Design & Access Statement

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Appraising the Context

The site is located adjacent to Cheetham Hill Road in Manchester, at the corner of Stanley Street and St. Thomas Place. The existing site is currently vacant and disused. This area of Manchester is predominantly used for commercial and light industrial works. Existing buildings adjacent the site consist of low rise warehouses and small commercial units.

Our initial observations of the site led us to consider an office development with a single two storey unit with on site car parking. However, after consultation it was made clear that redevelopment of the site should provide a larger amount of office space so another floor was added to the development.

We felt that this was an opportunity to provide reasonably priced office accommodation with a definite err on quality design and construction, whilst providing a varied sized level of facilities, all the time with an eye on the need to be ahead of the current marketplace available locally.

Identifying the Design Principles

As stated the principal design consideration for the site was to provide quality office accommodation, sympathetic with their surroundings, of good quality design.

Our proposal involves the construction of a three-storey office unit with an overall footprint of 120 m^2. Windows to the unit provide views mainly to St. Thomas' Place and Stanley Street. The four car parking spaces to the front of the site provides dedicated parking space for the unit as well as reducing the amount of traffic parked on the street by bringing it onto the site. Cycle parking is also being provided on the site. Inside the unit there is an open plan office space on each floor including a reception area at ground level with toilet facilities and brew rooms to each floor.

The height of the unit relates more directly to the area's buildings to the North East of the site, and is basically three storeys with a simple shallow pitched roof.

Identifying the Access Principles

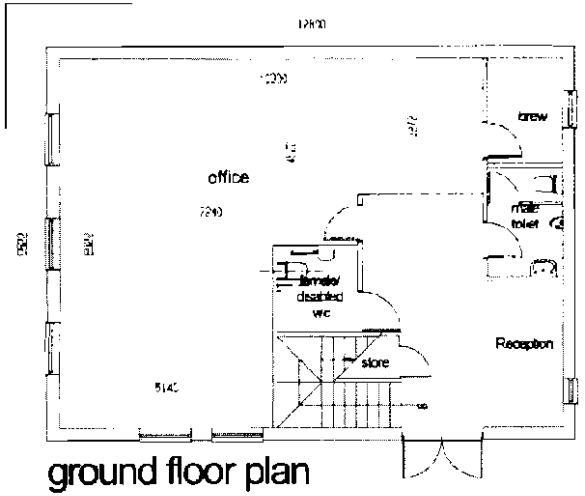
The site is predominantly level with a slight rise along Stanley Street to the site. The proposed levels of the units will reflect the underlying influences of the adjoining roads and land. All disabled facilities within the development are sized and designed in conjunction with *Manchester City Council – Design for Access 2 (December 2003).* Pedestrian access to the unit is provided via a new 1.2m wide footpath to the front of the building with level access to the unit. Space for disabled car parking has been allowed on the site (Design for Access 2 - Page 17 - 1.2: Off Street Parking), and internally a mobility staircase is featured (Design for Access 2 - Page 65 – 15: Internal Stairs), as well as disabled access toilet facilities (Design for Access - Page 73 - 17: Toilets) on each floor of the unit.

Vehicular access to the site is second to none with the proximity to the Cheetham Hill Road as well as access to the train network being in close proximity with Victoria Station not more than 1000m away. With a pedestrian link being maintained to Cheetham Hill Road with adequate bus stops situated close to the site with links directly to Manchester, Oldham, and surrounding districts.

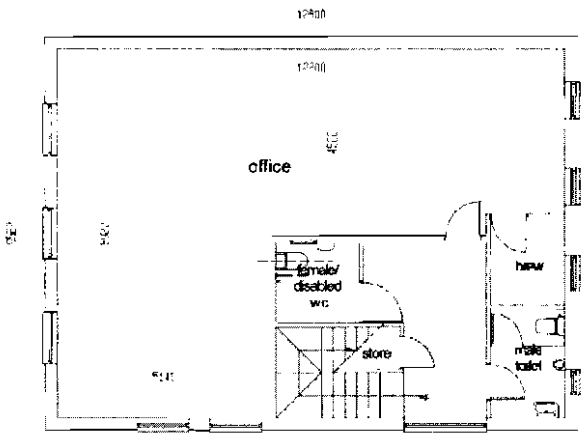
Chapter

Diagrams

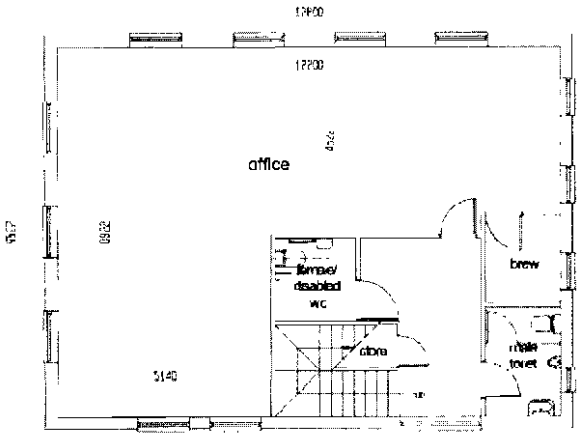
Hallmeedham associates LLP
Architects
HOLLINWOOD BUSINESS CENTRE, ALBERT ST HOLLINWOOD, OLDHAM OL8 3QL
E-Mail: - nigel@hallmeedham.co.uk Tel:01618881820 Fax:01618881821
Client
RICO Developments
Project
Land at St. Thomas' Place
Drawing
Proposed Site Plan
Date
May 08
Scale
1:200
Dwg No
5336/PR/00
Rev
C
Amended to revised layout
Amended to revised layout
Amended as per planning comments
ST THOMAS PLACE
STANLEY STREET
11
2008



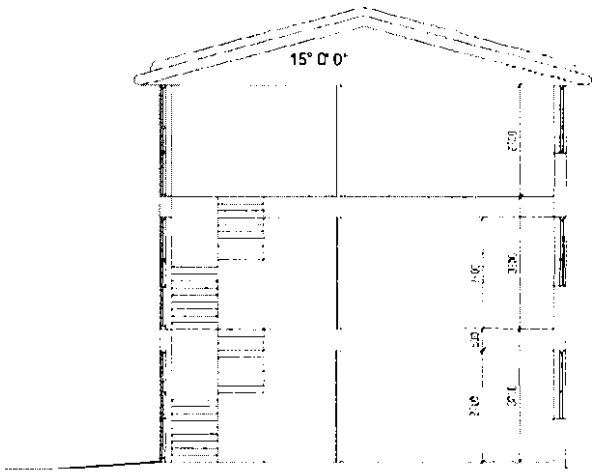
ground floor plan



first floor plan



second floor plan



typical section

Floor Areas as follows.

Total Floor Area Per Floor = 108.85 m2
Total Floor Area of Building = 325.50 m2

Total Office Space - Ground Floor = 65.37 m2
Total Office Space - First Floor = 76.76 m2
Total Office Space - Second Floor = 76.76 m2
Total Office Space of Building - 218.89 m2

Revisions		
04/06/08	H	Added ground floor reception
19/05/08	G	Amended to revised layout
03/05/08	D	Amended as per planning comments

Client
RICO Developments

Project
Land at St. Thomas' Place

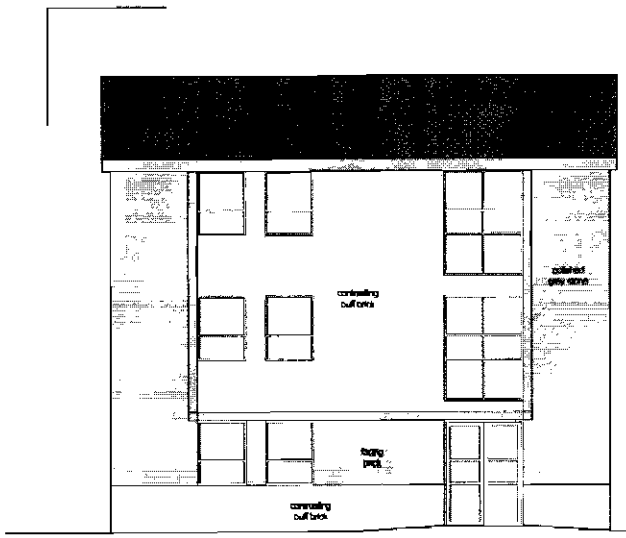
Drawing
Proposed Plans & Section

Date
Jun 08

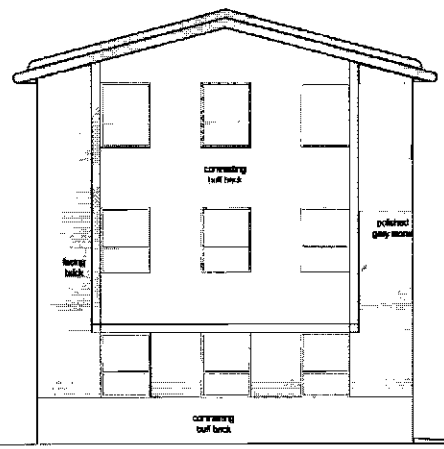
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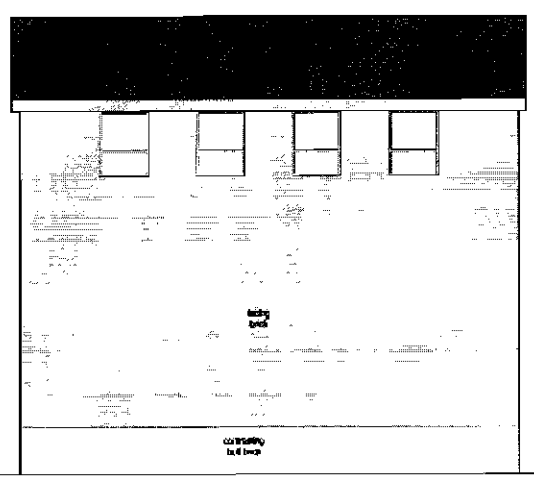
hall needham associates LLP architects
HOLLINWOOD BUSINESS CENTRE, ALBERT ST HOLLINWOOD OLDHAM OL8 3QL
E-Mail - nigel@hallneedham.co.uk Tel 0161 681 1820 Fax 0161 681 1821



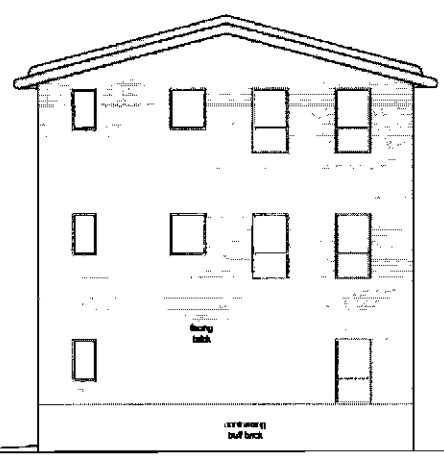
front elevation



side elevation



rear elevation



side elevation

architects
hall needham associates LLP
E-Mail - nigel@hallneedham.co.uk Tel:01616881820 Fax:01616881821
HOLLINWOOD BUSINESS CENTRE, ALBERT ST. HOLLINWOOD, OLDHAM OL8 3QL

Revisions		
18/05/08	A	Amended to revised layout

Client
RICO Developments

Project
Land at St. Thomas' Place

Drawing
Proposed Elevations

Date
May 08

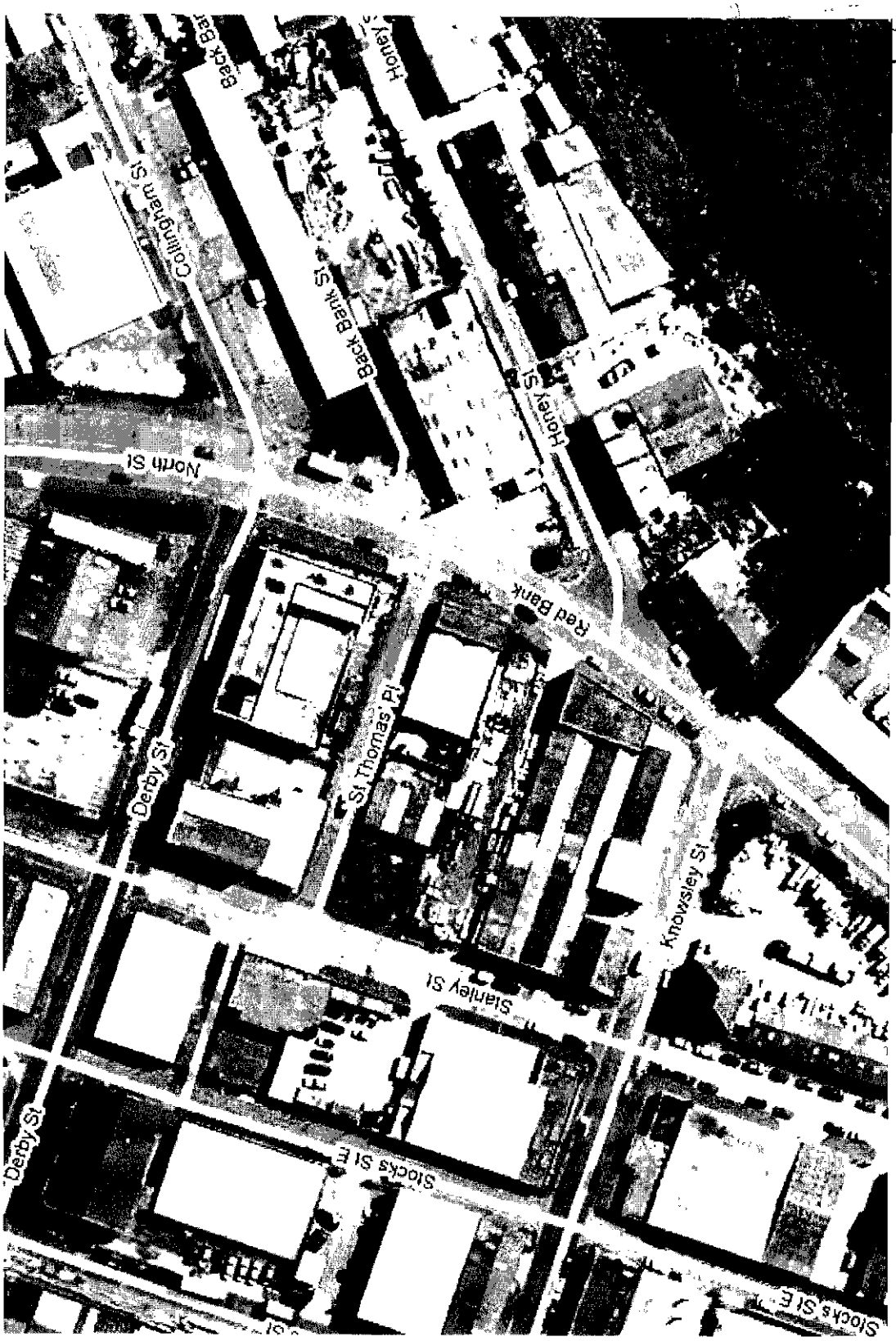
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Dwg No
5336/PR/02

Rev
A

RECEIVED
- 9 JUN 2008

- 9 JUN 2003


Back Bank St
Honley St
Collingham St
North St
Honley St
Red Bank
St Thomas' Pl
Derby St
Knowsley St
Stanley St
Derby St
Stocks St E
Stocks St E