design and access statement
2 new york street

october 2008



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1.0 introduction

Purpose of the Design and Access Statement

1.1 The purpose of this Design and Access Statement is to accompany a Planning Application for 2 New York Street, Manchester which constitutes a proposed mixed use development of Education (D1 use) on the third floor and either Office (B1 use)* or Gymnasium (D2 use)* on the fourth floor.

** to be determined at a later date.*

1.2 The main works associated with the planning application is for the remodelling of the façades on the South East elevation (New York Street) and North East elevation (City Tower elevation) and the creation of a new reception area at ground floor on New York Street.

Architectural Commission

1.3 The architectural commission follows on from Stephenson Bell's successful redevelopment of the Mall, Podium and Gables of Piccadilly Plaza for Bruntwood Estates Ltd, following their purchase of the Plaza in 2003. Bruntwood Estates Ltd approached Stephenson Bell to continue these works to the Plaza as described above in 1.2

Experience

1.4 Stephenson Bell is committed to architecture of the highest quality, and has experience in numerous city centre refurbishment and new build commercial projects. The practice has also completed the previous phase of works to the plaza site and this planning submission forms a continuation of these refurbishment works.

Bruntwood

1.5 Bruntwood have vast experience in the successful refurbishment and renewal of otherwise redundant commercial building stock throughout the City Centre and South Manchester. The most relevant example of such refurbishment being the successful works carried out to Piccadilly Plaza thus far the Mall, Podium and Gables which further enhances the regeneration of the Piccadilly area. It is therefore hopes that these proposed works will continue Bruntwood's regeneration to the same high standard and success.

2.0 historical and architectural context

The Piccadilly Plaza site lies at the heart of the Manchester City Centre, and occupies a complete city block. The site is bounded by Parker Street and Piccadilly Gardens, Mosley Street, Portland Street and York Street.

2.1 Site history and context

Covell Matthews were the original architects for the Plaza, realising the project between 1960 and 1964.



Plaza complex as viewed from Piccadilly Gardens

The Plaza complex is comprised of a two storey podium, surmounted by two towers and a pavilion, serving to complete one edge of the Piccadilly Gardens square. One of the towers is a hotel; a slab block set parallel to the gardens, which until recently, could only be entered from the podium level by car.

The other tower (originally ‘Sunley Tower’ now renamed ‘City Tower’), is currently the third tallest in Manchester, and sits at right angles to the gardens containing office accommodation. The main reception area to City Tower has been successfully relocated to ground floor as part of the previous phase of works.

2.0 historical and architectural context



City Tower and hotel block as viewed from Piccadilly Gardens



Works completed under 1999 application Mosley Street / Parker Street corner

The original third pavilion ('Bernard House'), located at the corner of Mosley Street and Parker Street, was demolished following receipt of planning consent for a comprehensive redevelopment of the Plaza in 1999. These proposals (by Leslie Jones Architects) involved the construction of a new block in lieu of Bernard House, new elevational treatments to the ground and first floor podium block, the creation of a new glazed mall linking York Street and Parker Street, together with the re-cladding of the hotel and City Tower with new curtain walling systems.

However, the previous owners had only completed new elevational treatments to the north western half of the podium and the construction of the replacement building in lieu Bernard House, when the Plaza was sold to Bruntwood in 2003.

2.0 historical and architectural context

Stephenson Bell was appointed by Bruntwood in 2004 in order to ‘rationalise’ the podium and tower elements of the Plaza. Stephenson Bell completed a scheme to open up the street level public frontages, providing an opportunity to enliven the pedestrian realm through the creation of a new eleven metre wide, two story high Mall, cut through the podium between Piccadilly Gardens and York Street, also creating 4 new retail spaces and providing new ground floor reception areas to City Tower and a new first floor level office suite. A key aspect of the development was that it would serve to assist further regeneration and enhancement of York Street, by the addition of new ‘active’ retail frontages where possible, to relieve the current back-of-house feel. The works completed the following elements:

- New two storey high, 11m wide Mall linking Piccadilly gardens and China town.
- Mall anchored by 18m high GRC wall.
- New double height reception to City Tower.
- New podium glazing from Mall to Portland Street on Parker Street, York Street & Portland Street.
- Creation of four new retail units around Mall.
- Refurbishment of City Tower gables.
- New oriel windows to City Tower.
- New terracotta façade works to York Street retail units from Mosley Street to vehicle ramp.

In 2006 Bruntwood and MCC appointed Stephenson Bell to design the hard landscaping works for York Street (now renamed as ‘New York Street’). The works, currently on site, are intended to complement the recent refurbishment of the majority of buildings on New York Street reflecting the roads prominent position in Manchester and successfully extending the Upper King Street business area.

2.0 historical and architectural context

2.1 The Plaza as a whole currently accommodates a variety of functions and occupancies, with the pavilion (adjacent to Mosley Street) located on the podium being originally developed for a David Lloyd health club which was never occupied.



The building has remained vacant for many years, and has resulted in a number of the bays at ground floor level being boarded up as these were designated for the David Lloyd reception/entrance.

3.0 design proposals

3.1 Strategically the site is important as it fronts Mosley Street, New York Street and includes Parker Street/Piccadilly Gardens above podium level. The previous phases of works at ground floor level have significantly enhanced the environment and these works are proposed to continue with these aspirations, ensuring the success of New York Street and success of extending the Upper King Street business area.





The new design proposals aim to continue these modernisation works by introducing activity into the pavilion building whilst offering an active frontage on New York Street, continuing on the success of the redevelopment of New York Street.

3.2 The design proposals for the pavilion can be split into three key elements of works; as the following:

- New entrance/reception at ground floor level
- New plantroom at car deck level
- Changes to existing pavilion elevations (namely the south east and north east elevations)

New entrance/reception at ground floor level

3.2 The proposed new works at ground floor will be a continuation of the same design language from the previous phases of work. New planar glazing frontages and iron grey terracotta tiles to match previous phase of works are to be installed where the bays are currently boarding up. The entrance would address New York Street as part of the continuing regeneration of the street. Along Mosley Street it is intended that the transparency of the corner office entrance will help lead pedestrians into New York Street.

3.0 design proposals

New plantroom at car deck level

3.3 New plant equipment is to be located into the existing enclosures designated for the future installation of plant equipment for the pavilion. An additional enclosure is proposed to accommodate the additional requirements of the Education (D1 use)

Changes to existing pavilion elevations (namely the south east and north east elevations)

3.4 The proposed works to the elevations are being undertaken to ensure the floor plates can maximise that amount of natural daylight where possible whilst ensuring flexibility for future tenants.

4.0 planning requirements

4.1 With reference to the proposed education (D1 use) we can confirm the following:-

- The proposed subject to be taught is a professional Law qualification and training. There will be no music or drama taught within the building
- All students will be normally 20+
- The proposed tenants will be a Royal Charter Charity which is the largest provider of professional legal education and training in Europe
- The proposed tenants will be a free standing satellite operation
- Dependant upon demand, the envisaged capacity is 700, but only a proporation will be on site at any one time
- The proposed tenant will operate Monday - Friday 8.00am - 10.00pm, and on Saturday and Sunday 8.00am - 10.00pm
- The large tuition room may have amplified sound
- Noise levels generated by the proposed tenants will not exceed that of an office environment.

strictly confidential
not for public view

4.0 planning requirements

4.2 Waste Management Strategy

General waste bins are located within Loading Bay No. 1 and No. 3 on New York Street, (as identified on drawing number al(05)033, attached) and these are emptied on a daily basis Monday to Saturday.

Below is a schedule of the current recycling strategy:

Recycling item	Collections per week	No. in Bay 1	No. in Bay 3
Paper	3	1	1
Cardboard	3	Cages	Cages
Plastic	2	2	2
Glass	1	-	1
Cans		1	1
General Bins	6	4	4

All bins are 1100 ltr and are collected by Enterprise Manchester

Tenants are also offered cardboard recycling bins within their demise for the above products these are then emptied on an agreed schedule with the tenant or the tenants cleaners empty the bins from the floor into the larger bins located within the loading bays.

Bruntwood Estates Ltd also offer recycling for WEEE products and the recycling of fax toner/ink cartridges.

4.3 Servicing

The building will be serviced through one of the following options:

Option A
Loading Bay No. 1 which has a designated route to the lifts that serve all the upper floors (maximum delivery van height is 13 ft)

Option B
Access to the lifts can be on second floor, ie car deck level (via ramps off New York Street)
(maximum transit van height is 2m)

Frequency of servicing to be confirmed

4.0 planning requirements

4.4 Car Parking Provision

There will be 11 car parking spaces in total located on Second Floor (car deck), 7 of which are designated for the proposed tenants on the third floor.

4.5 Bicycle Provision

There are several large cycle racks located on the Second Floor (car deck), which are covered by CCTV.

4.6 Highways

No works are being proposed to the Highways

4.7 Disability Discrimination Act 1995

Any new access provision associated with existing tenants and the Jarvis Hotel are excluded from this application.

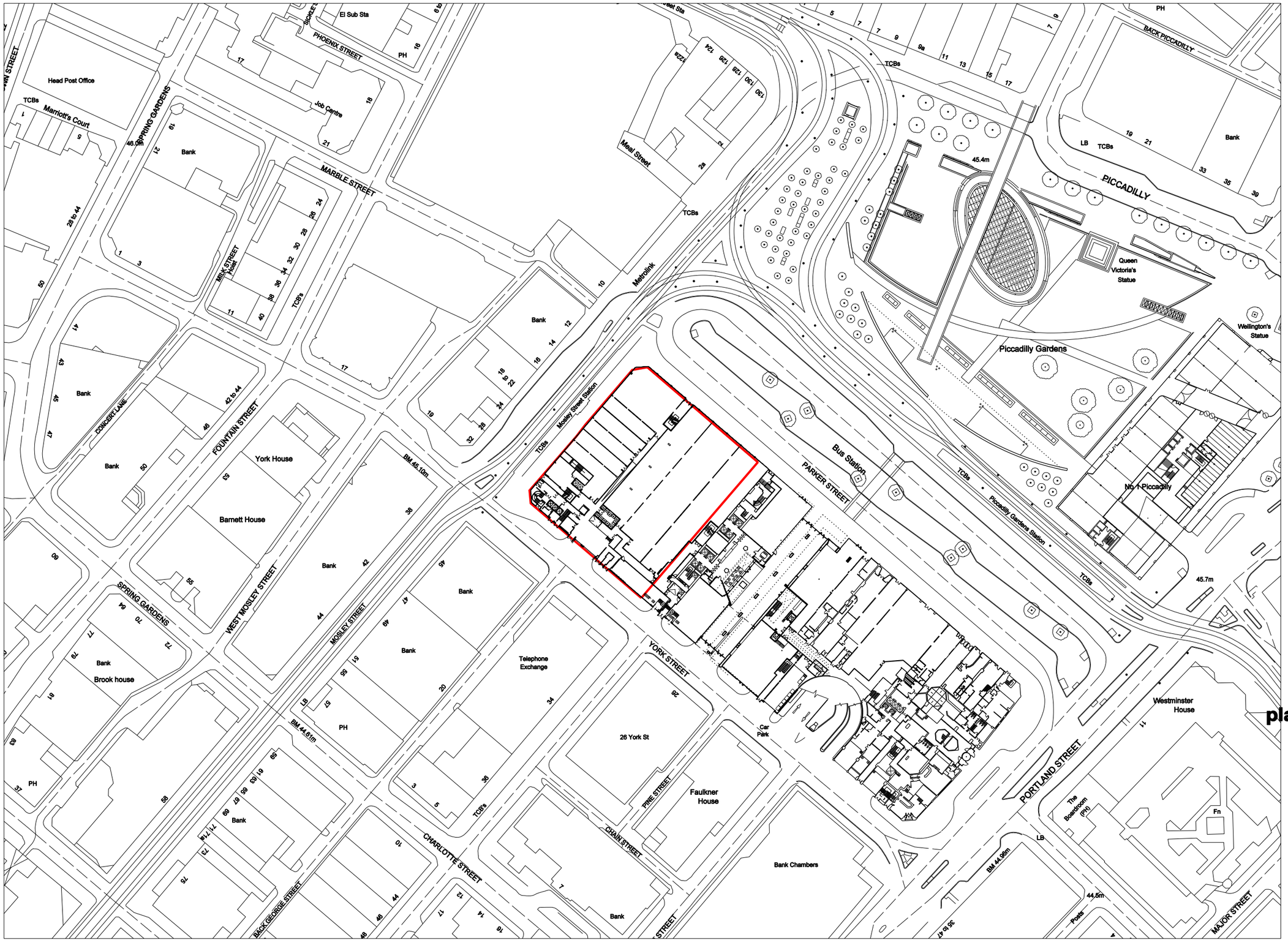
It is intended that the new access arrangements are in accordance with the requirements of Building Regulations Part M and the DDA, these are summarised as follows:

- Disabled access is to be provided through the new reception entrance, by means of level access throughout ground floor.
- The 3 No new lifts (in accordance with Building Regulations Part M) will provide access between the ground floor level, the podium deck (car park) level, level 3 and level 4.
- Where access is gained from the Podium deck a ramp of at least 1 in 12 will be provided and is necessary to accommodate the raised lift entrance which is needed to prevent any standing water from entering the lift shaft.

5.0 design drawings

5.1 The following drawings are enclosed to form part of the planning application for 2 New York Street:

location plan	al(05)001	Rev -	1:1250
site plan	al(05)002	Rev -	1:500
existing ground floor plan	al(05)004	Rev -	1:200
existing first floor plan	al(05)005	Rev -	1:200
existing second floor plan (car deck)	al(05)006	Rev -	1:200
existing third floor plan	al(05)007	Rev -	1:200
existing fourth floor plan	al(05)008	Rev -	1:200
existing roof plan	al(05)009	Rev -	1:200
existing section A-A	al(05)010	Rev -	1:200
existing section B-B	al(05)011	Rev -	1:200
existing north east (Parker Street) elevation	al(05)012	Rev -	1:200
existing south west (New York Street) elevation	al(05)013	Rev -	1:200
existing north west (Mosley Street) elevation	al(05)014	Rev -	1:200
existing south east (City Tower) elevation	al(05)015	Rev -	1:200
proposed ground floor plan	al(05)021	Rev -	1:200
proposed first floor plan	al(05)022	Rev -	1:200
proposed second floor plan (car deck)	al(05)023	Rev -	1:200
proposed third floor plan	al(05)024	Rev -	1:200
proposed fourth floor plan	al(05)025	Rev -	1:200
proposed roof plan	al(05)026	Rev -	1:200
proposed section A-A	al(05)027	Rev -	1:200
proposed section B-B	al(05)028	Rev -	1:200
proposed north east (Parker Street) elevation	al(05)029	Rev -	1:200
proposed south west (New York Street) elevation	al(05)030	Rev -	1:200
proposed north west (Mosley Street) elevation	al(05)031	Rev -	1:200
proposed south east (City Tower) elevation	al(05)032	Rev -	1:200
proposed waste management strategy	al(05)033	Rev -	1:500



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project
2 New York Street

job number
1093

title
location plan

drawing number
al(05)001

revision

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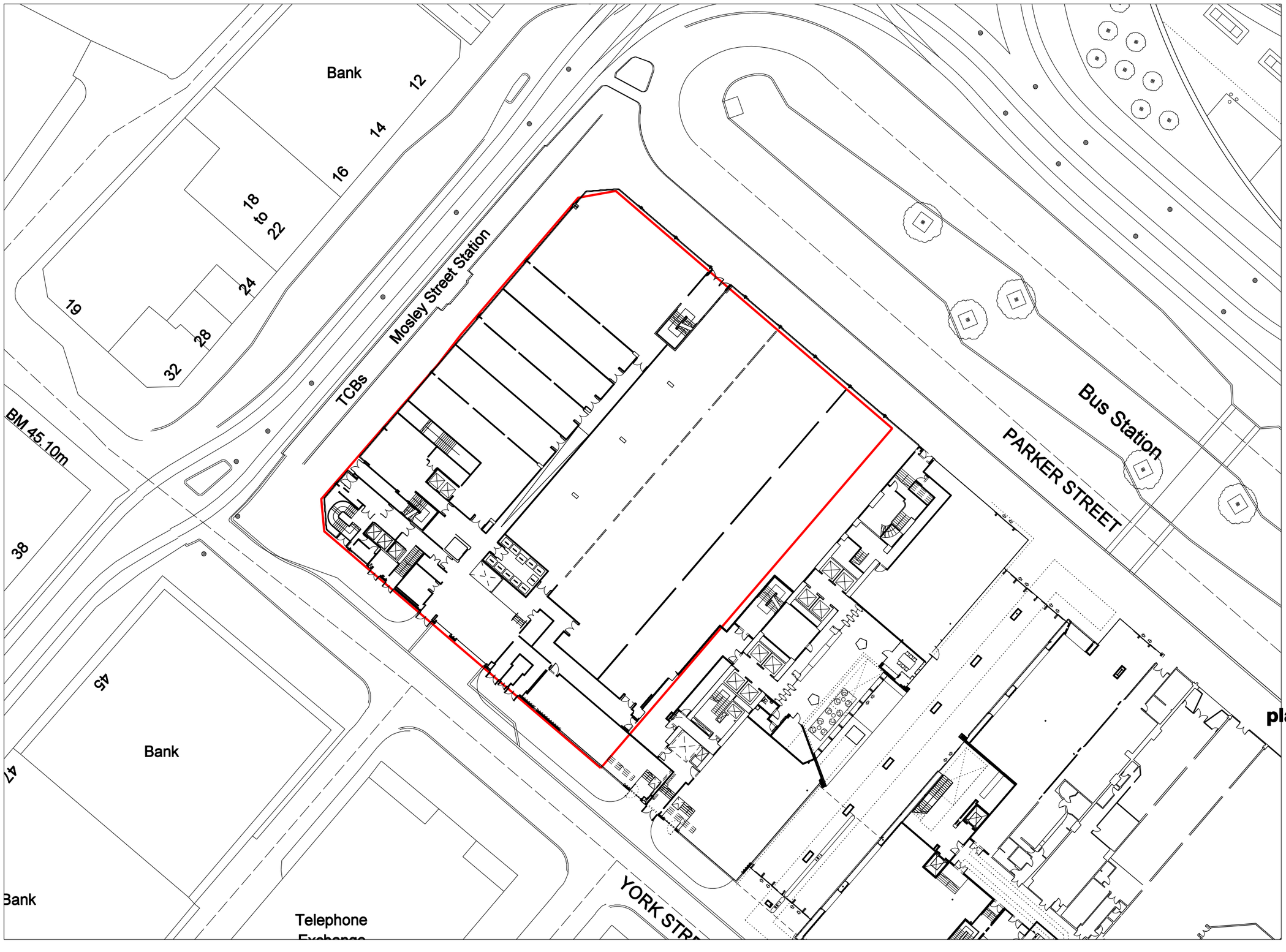

project
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job number
1093

title
site plan

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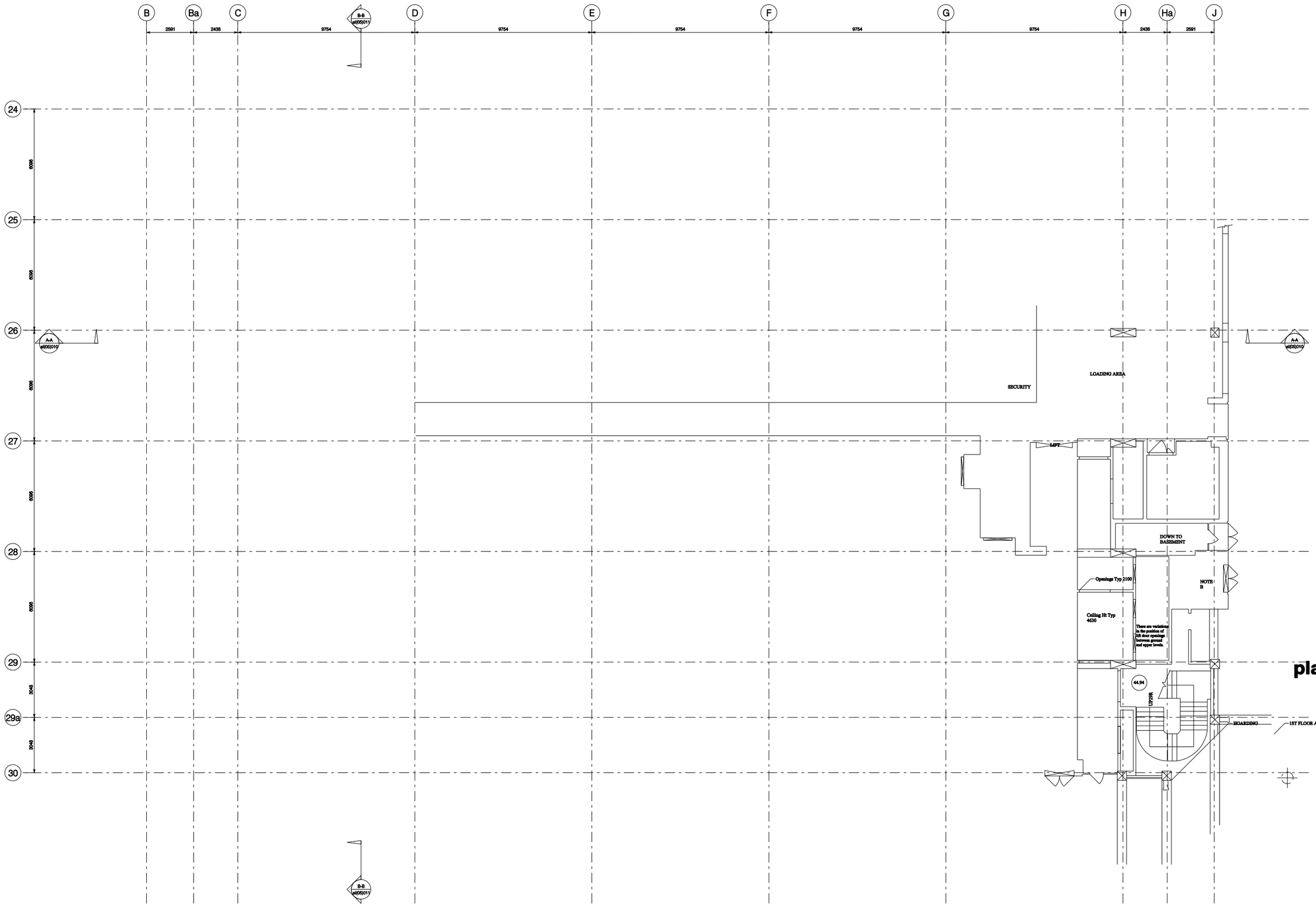

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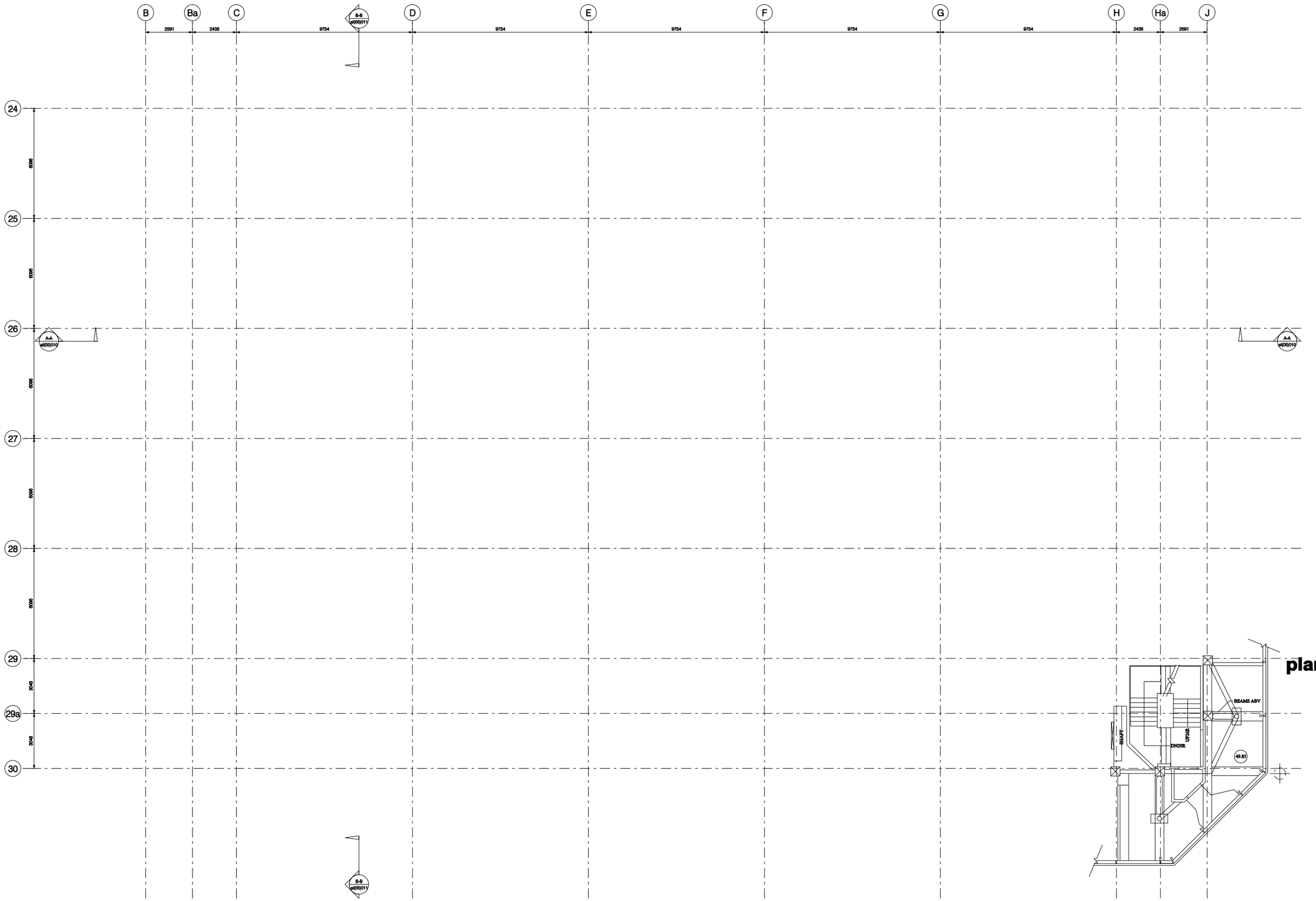

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existing first floor plan

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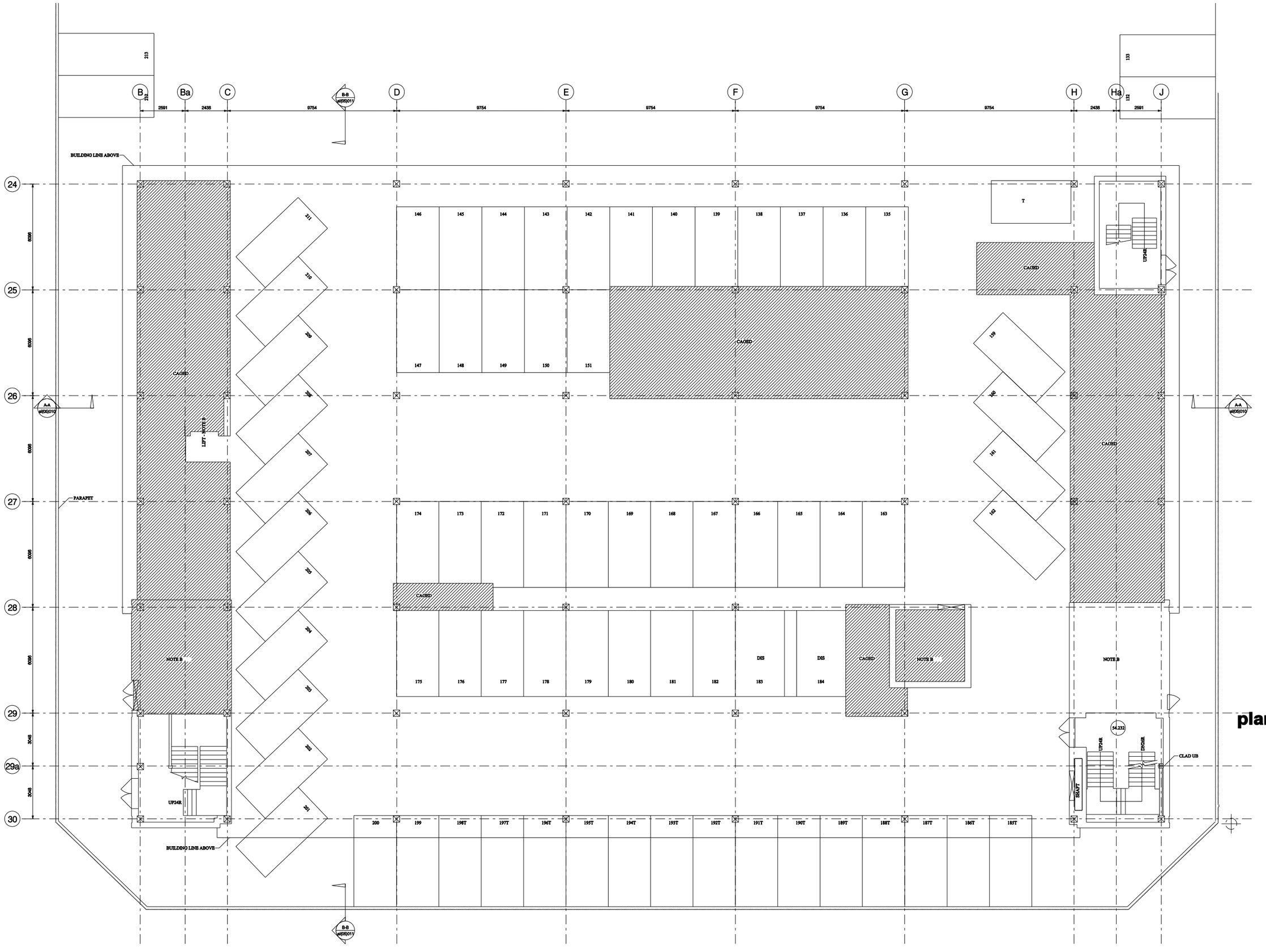

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1093

title
existing second floor plan
car deck

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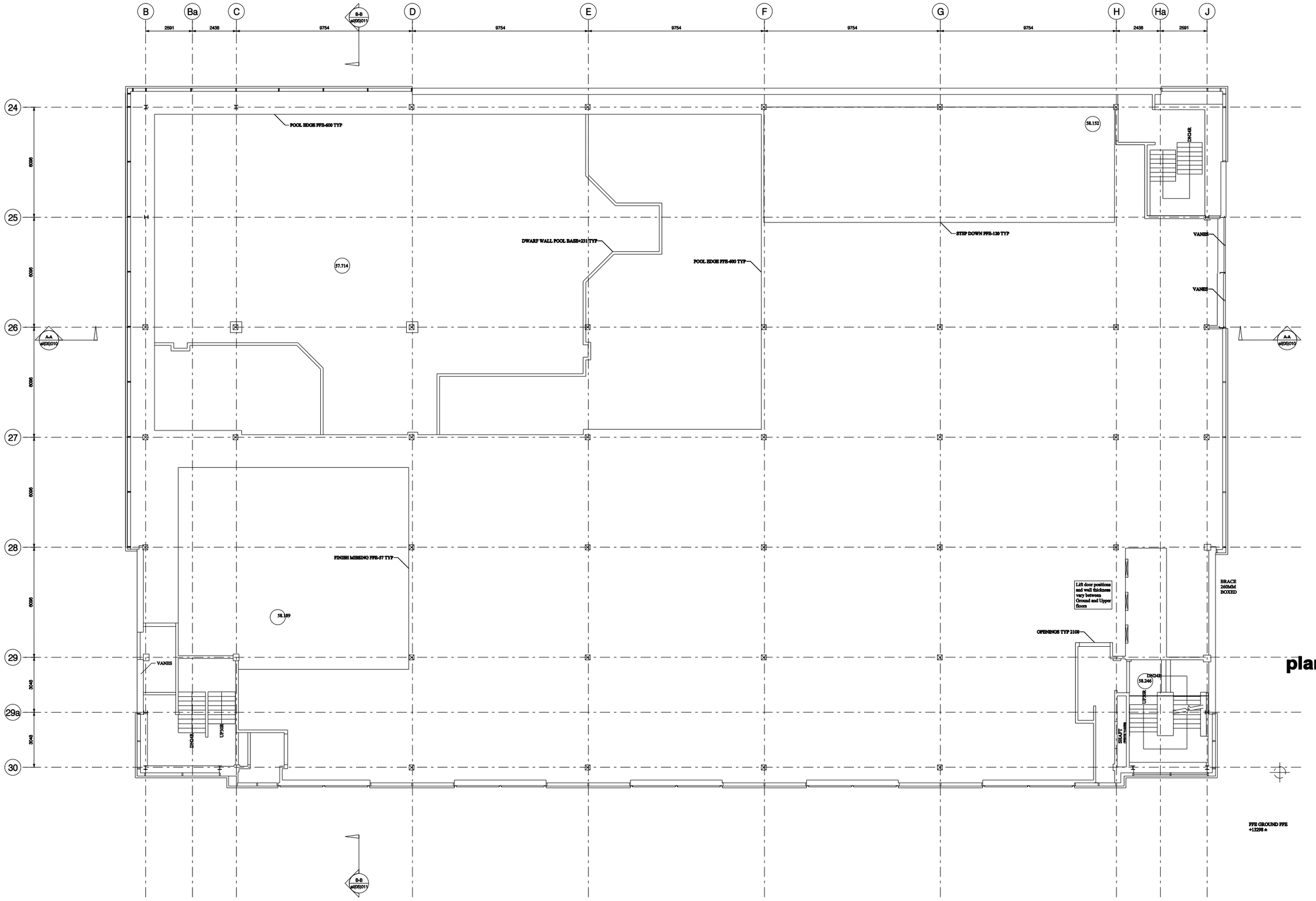

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existing third floor plan

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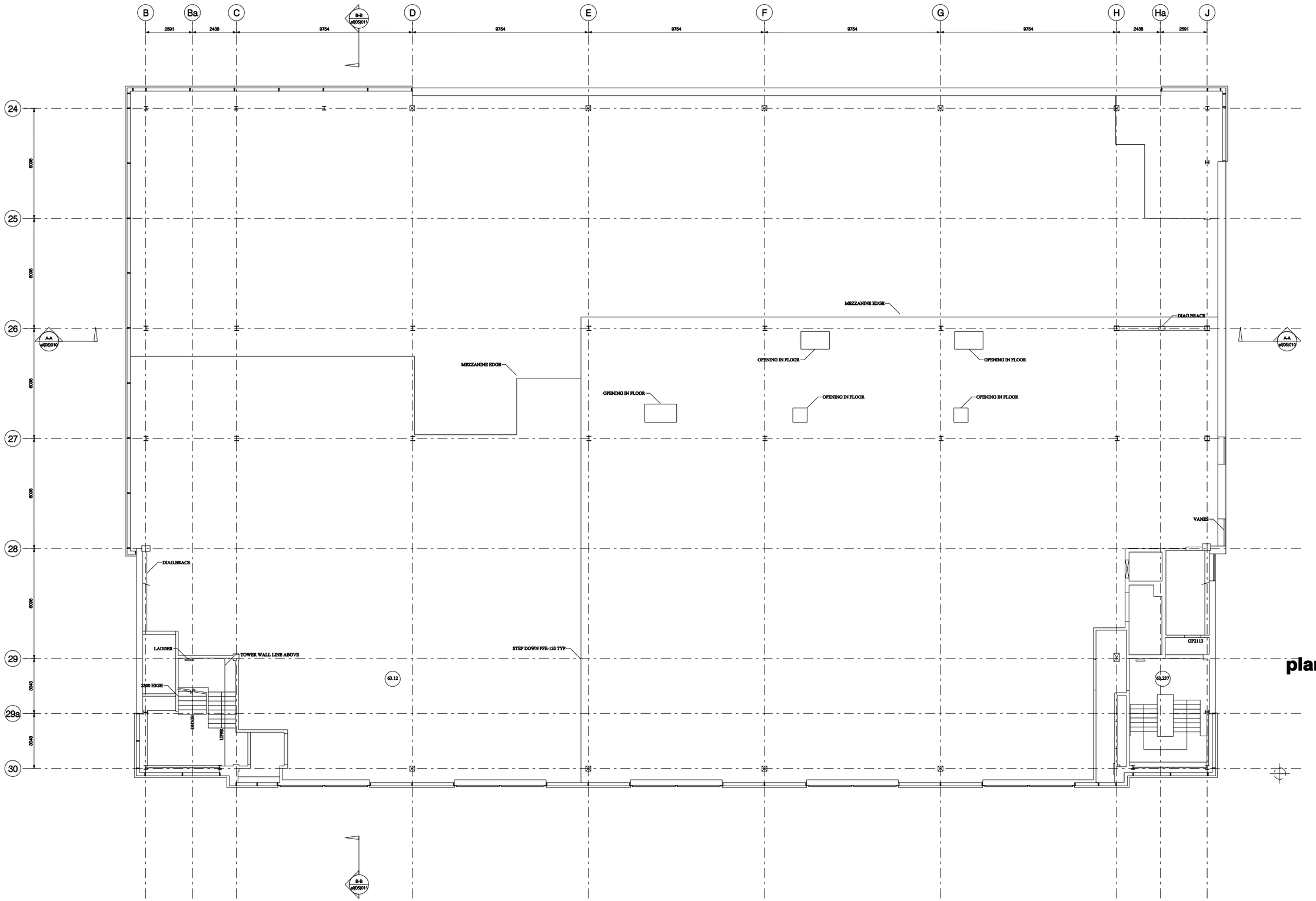

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existing fourth floor plan

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