DESIGN AND ACCESS STATEMENT

New Entrance facade

60 Spring Gardens, Manchester

for

Groupama Insurances
60 Spring Gardens
Manchester

RDL
The Old Barn, Hollowfields Road
Hanbury, Redditch, B96 6RD

ACCESS AND DESIGN STATEMENT

IN SUPPORT OF THE PLANNING APPLICATION BY GROUPAMA INSURANCES FOR THE NEW ENTRANCE FACADE AT 60 SPRING GARDENS, MANCHESTER

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1. Site Description

The site lies to the centre of Manchester with Spring Gardens a vehicle accessed street off the Princess Street in the heart of Manchester City Centre. The building is an existing building on the corner of the two streets currently used on ground floor as individual office/ professional services units and on the upper four floors as offices. Off Princes Street there is a ramped vehicular access to the basement and an emergency pedestrian exit.
There is permitted on street parking to the front and side of the building and pedestrian access to the same front and sides.

The adjacent buildings and those in the immediate area are of similar uses with a mix of office and retail at ground floor and offices at the upper floors.

The property is currently in a good condition with a responsible landlord completing ongoing maintenance and being fully occupied by long term tenants.

2. The Proposal - Design

This section of the statement addresses the issues in respect of "Design" relating to the proposal for the replacement façade.

Amount

The proposal is to replace the existing glazed screen, rotating doors and dome over with a new full height glazed screen with fixed glazed panels to each side of automated sliding opening glass doors with fixed glazed panels over.

Layout

The accompanying drawings show the proposed internal layouts of the new reception area and indicate the location existing and proposed entrance screens.

The access of the street remains unchanged with the external appearance of the street front elevation unchanged with the new screen recessed as the existing but the alignment brought forward to align with the forward-most part of the existing doors.

Scale

The enclosed plans show the size and scale of the proposed screen with the only affect upon scale being the replacement screen height opening up the ceiling to provide maximum natural daylight into the reception area.

Appearance

The proposed materials will be as the existing, utilising powder coated aluminium frames with the existing smoked glass being replaced with clear glass. The wall and floors to the lobby will be retiled in porcelain tiling to the new screen layout. The internal floor will also be tiled throughout.

3. The Proposal - Access

Access to the building via the new façade will be exactly as the existing pedestrian access from the public footpath on Spring Gardens will be retained to provide the main access to the building for the upper floor office users. The ground floor users will

utilised their existing unaffected access routes. Vehicle access will remain as via the side access to the basement with internal pedestrian access to reception. The basement provides 11 parking spaces for the office users.

The location is within easy walking distance of the Piccadilly bus and tram stations providing superb public transport links.

4. Conclusion

The principle of the development accords with planning policy in that it has been designed to make the best use of a building and the space within the curtilage. The impact of the new screen and entrance layout has minimal impact visually upon the property with the principle being the replacement of the existing with similar materials. The new screen will again be located set back from the boundary of the site and as such not impact upon the street-scape or the visual appearance of the building and the existing stone façade.