DESIGN AND ACCESS STATEMENT

EXTERNAL ENTRANCE TO 49 PETER STREET
MANCHESTER M2 3NG

FULL PLANNING APPLICATION.

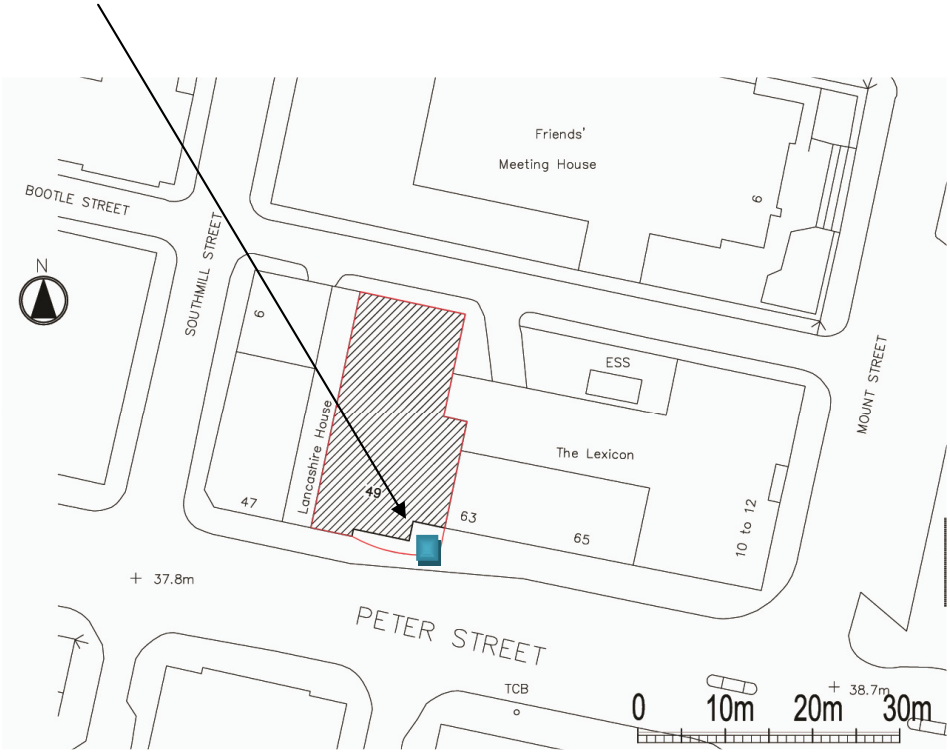
INTRODUCTION

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

The building was constructed circa 1990 in the urban context of Manchester City Centre

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 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 update the main entrance to 49 Peter Street and improve the external lighting which is currently very subdued and restricted to the immediate entrance door. The shop front return to subway will be changed in favour of a wall with signage dedicated to the office entrance to separate the uses and improve the quality of the office entrance approach. Agreement has been reached with the owners of Subway for this to happen.

INVOLVEMENT

We have requested pre-application advice from John Kelsey of Manchester City Council Planning Department via email

EVALUATION

The proposals need to respect the adjacent existing building cladding materials in terms of existing Polyester powder coated metalwork and white/grey upper stone cladding.

The existing stone clad circular column will have the stonework removed and the new glass cladding – rectangular profile- added. The existing structural column within the stone cladding is rectangular.

The new paving adds a visually contrasting surface before the entrance doors and the increased ambient lighting levels , coupled with the new paving, will assist the visually impaired.

DESIGN

DESIGN CONSIDERATIONS

- Existing materials and features
- Existing constructional and other limitations
- Maintenance and health and safety aspects
- Design approach

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.



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 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.

High level lighting in the existing soffit has been avoided and designed out to prevent the need for high access equipment for re-lamping. LED lighting has been considered but discounted on the low levels of luminance at pavement level over the distance of 5-6 metres.

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.
- 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.

Design approach

The difficulty in the concept was how much of the existing finishes to retain whilst creating a significant modern impact to the entrance. Similarly how the new scheme complemented or contrasted with the existing.

The existing dark brown/grey stonework and the contrasting bush hammered granite dado stonework dates the building. However, if we mask over major areas of this near the entrance we risk alienating the rest of the facades when the whole building is seen from certain street angles.

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.

These areas/elevations offer potential visual uplift when viewed from St Peters Square and Museum street opposite.

In addition, the de-cladding of the corner column and introduction of a contrasting material will provide a striking anchor point in the design to define the entrance

A significant increase in lighting levels will uplift the entrance area. Opportunities exist to uplight the white soffit at 1st floor level which would produce a gentle overall illumination as well as emphasise the height and presence of the corner.

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

The cladding to the entrance door elevation will feature a light trough which will house high intensity linear or multiple spot sources which will produce the soffit light graze required.

We have rejected placing LED's in the highest soffit due to lack of possible distance intensity at ground level and for long term maintenance reasons. They would serve only to self illuminate- eg in another form of lightbox. The uplighting may need to be HQI or possibly hi rated LED's (3m illumination distance only.

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.



Example of proposed lightbox glazing- the dots in the proposed scheme will be smaller so the panel is slightly more opaque than shown.

The entrance cladding to be a similar back painted glass. The existing granite cladding would be removed. The depth in front of the doors will increase slightly due to the creation of the lightbox uplighter above -replacing the existing circular lighting over the doors with a linear slot light. The head of the feature will line through with the first floor window spandrel panels/window cills.

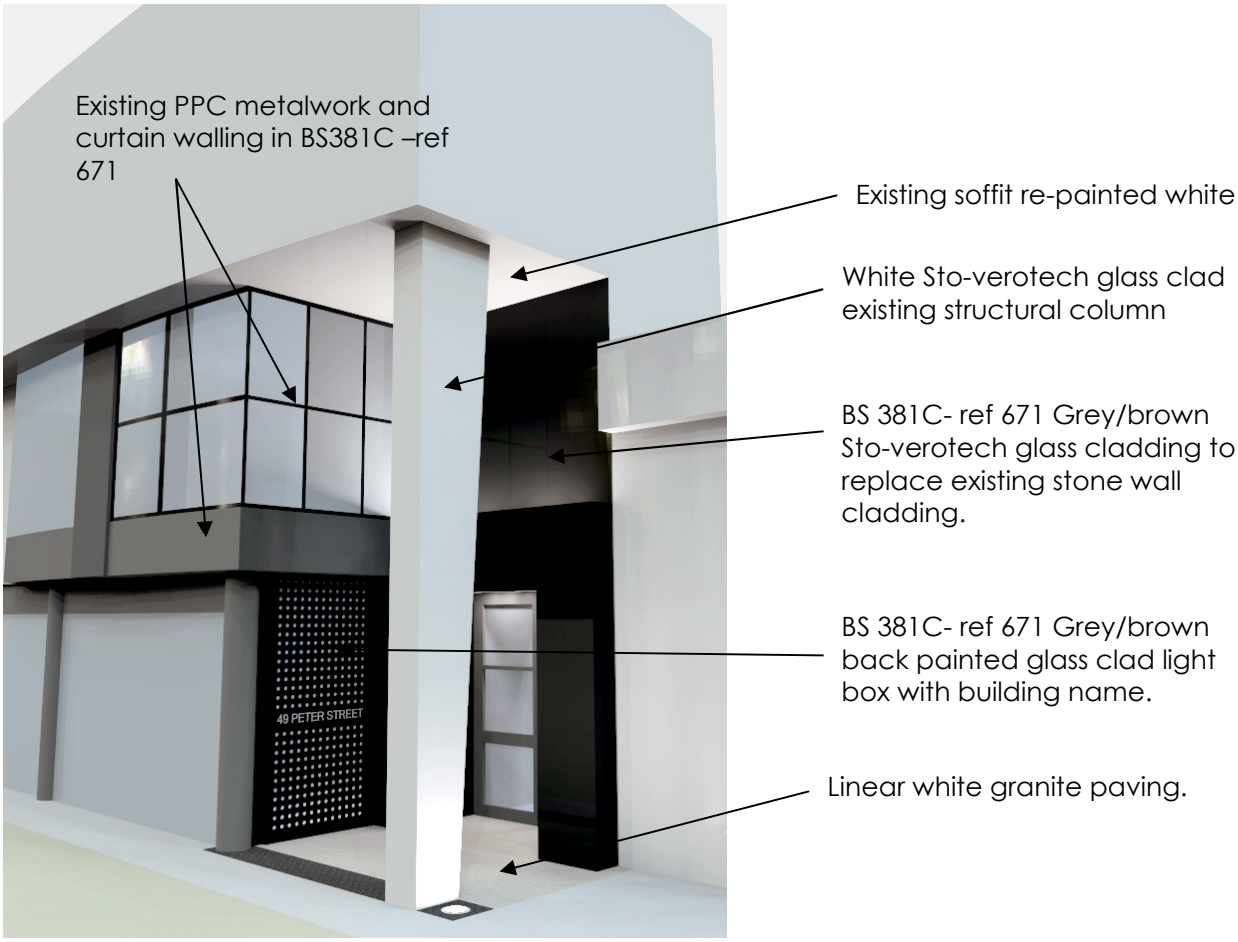
The glass cladding will be in a RAL colour to complement the existing PPC coating RAL colour and the existing stone cladding colour.

The relatively low height of the uplighter fittings should permit straightforward re-lamping and maintenance.

We have purposely avoided hanging fittings over the entrance area at this stage as it would obscure the view from the 1st floor windows toward St Peter's square.

We are proposing that the column be de-clad and re-structured so that the top of the column appears wider and tapers towards the base when viewed from the St. Peters Square elevation.

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.



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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LAYOUT

We have placed the new dwelling set back from the road in a similar position to the existing bungalow footprint.

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.

The addition of a ground light in the external paved area is designed to illuminate the column upwards from the St Peters Square aspect.

We are aware of the potential problems that can affect partially sighted people when considering the specification of such fittings. As such we have placed the fitting away from the entrance approach area on the opposite side of the column so as not to confuse wayfinding. In addition, the pavement area fronting 49 Peter Street is wide enough to avoid near contact with the light source.