DESIGN & ACCESS STATEMENT
FOR PROPOSED VENTILATION SCHEME AT:
MAYBROOK HOUSE, BLACKFRIARS STREET, MANCHESTER, M3 2EG

INTRODUCTION

This Design & Access Statement applies to a recent proposal to install two new external vents to the 5th floor of Maybrook House to help provide the 4th and 5th floors with a more efficient air-conditioning/ventilation system.

This proposal is linked to another application which is currently being processed by Manchester City Council, reference number 085151/FO/2007. The application is being dealt with by Darren S Hunwicks.

The existing air-conditioning/ventilation system is still required on the other floors therefore will not be effected by these proposed works.

DESIGN PROCESS

The aim of this development is to provide high quality office space, with a more effective air-conditioning/ventilation system that is comfortable for both permanent occupiers of the space and for visitors.

The initial reasoning behind the proposal is due to the existing air-conditioning/ventilation system being virtually ineffectual. As this is the case it was decided that rather than simply try and repair the existing air-conditioning/ventilation system, it would make more sense to install a new system, which would improve the entire building.

The building has been in its current location since the 1960 therefore has become an integral part of the area and fits well with the buildings in the surrounding area. Due to this it is just a question of trying to upgrade the internal space to provide a more desirable building. The surrounding area already contains a large amount of high quality office space, so to improve the atmosphere of this building would be advantageous.

This development should not have an adverse affect on the people in the locality of the building as the vents being proposed are similar to those found on many buildings in the surrounding area.

The scheme began with the discovery that the air-conditioning/ventilation system in Maybrook House had become ineffectual and costly to run. Also due to the poor quality system it is difficult to fully let the building and thus the 4th and 5th floors are vacant. The proposed units are located separately on the roof and will heat and cool the 4th and 5th floors. The existing plant will remain in operation until all the floors have been upgraded. Upon completion of the refurbishment on all floors, the existing will be removed.

USE

This proposal is in keeping with the buildings in the surrounding area, as installing vents of this type is a common occurrence on buildings of this type.

LAYOUT

The position of the two vents is such as to have a minimal impact on the look and circulation of building.

Please see the following drawings No. CPS\07\093\1 – Proposed Ventilation Scheme.

APPEARANCE

The overall external appearance of Maybrook House will only be altered minimally due to the fact the proposed type of vents are already used in various areas on Maybrook House.

As you can see by looking at the attached photos, the position of the proposed vents is not easily visible from ground level and does not adversely affect the appearance. Also there are similar vents to the ones proposed on the surrounding buildings and already existing on Maybrook House.

ACCESS

The main access point for vehicles to Maybrook House is from Parsonage Road, via Blackfriars Street. This access point will allow access to the building car park, which contains 10 car parking spaces.

There are a number of pedestrian access points to Maybrook House; the main access point is through the principal entrance doors from Blackfriars Street. There are also access points from Parsonage Road and Deansgate. None of the access arrangements will be affected by this planning application.