

Corporation Street Arches, Manchester

Design & Access Statement

Arch 5

29.07.2025



SGP
Architects + Masterplanners



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1. Introduction

This design and access statement has been prepared by Stephen George and Partners LLP in support of a full planning application to be submitted to Manchester City Council, on behalf of The Arch Company (ArchCo); for the refurbishment of Arch 5 Corporation Street, Manchester.

Arches 1-4 & 6-11 Corporation Street that run either side of Arch 5 received Full Planning Approval on 14th December 2023, ref 135342/FO/2022

These Unit is intended for:

'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/café uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street, Manchester, M4 4DG'.

Team

Client:	The Arch Company 140 London Wall London EC2Y 5DN
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Transport Consultant:	Transport Planning Associates
Project Reference:	10000200
Document Ref:	Design and Access Statement - Corporation Street Arches
Date:	02.03.23
Revision:	5
Prepared By:	DG
Approved By:	AS

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The application is supported by a comprehensive, plot specific set of documents:

Documentation	Responsibility
Planning Statement	Rapleys
Community Infrastructure Levy (CIL)	Rapleys
Draft S106 Heads of Terms	Rapleys
Design & Access Statement	SGP
Site Plan	SGP
Existing & proposed Plans	SGP
Existing & proposed Elevations	SGP
Existing & proposed Sections	SGP
Proposed Substation Location	SGP
Transport Statement	TPA
Delivery & Servicing Plan	TPA





2. The Site and Context

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2.1 Existing Site

The existing site consists of 1 Arch previously tenanted as a pop up café and bike shop and is now currently vacant, it is part of a run of arches under the viaduct located on Corporation Street, Manchester. The site is bordered to the South East (main frontage elevation) by Corporation Street footpath and road. The North West is bordered by the River Irwell which is partly culverted and a large car park beyond, within another ownership.

Arches 1-4 and 6-11 Corporation Street are subject to a planning approval, ref 135342/FO/2022 dated 14th December 2023.

Externals

- The main construction is load bearing brickwork and the elevation facing Corporation Street is of relatively low architectural quality. The Arch does not have a rear elevation.
- Elements of the brickwork detailing have deteriorated due to water / salt damage or from vehicle impact. These may need to be repaired by specialists.
- The existing arch infill consist of a blue engineering brick side panels with a pair of timber glazed doors, there is a steel external roller shutter.
- Generally the Corporation Street elevation is dirty, due to graffiti, the effects of pollution and/or water ingress/egress which has caused efflorescence and moss/lichen as well as vegetation growth.

Internals

There is a level section as you enter the unit, a large ramp dropping some 900m to another level area.

Generally: The arch is fair faced painted brick with exposed surface mounted conduit to high level fluorescent lighting

The floor is an uneven concrete floor in bad condition.





2. The Site and Context

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2.1 Existing Site

Existing Plans





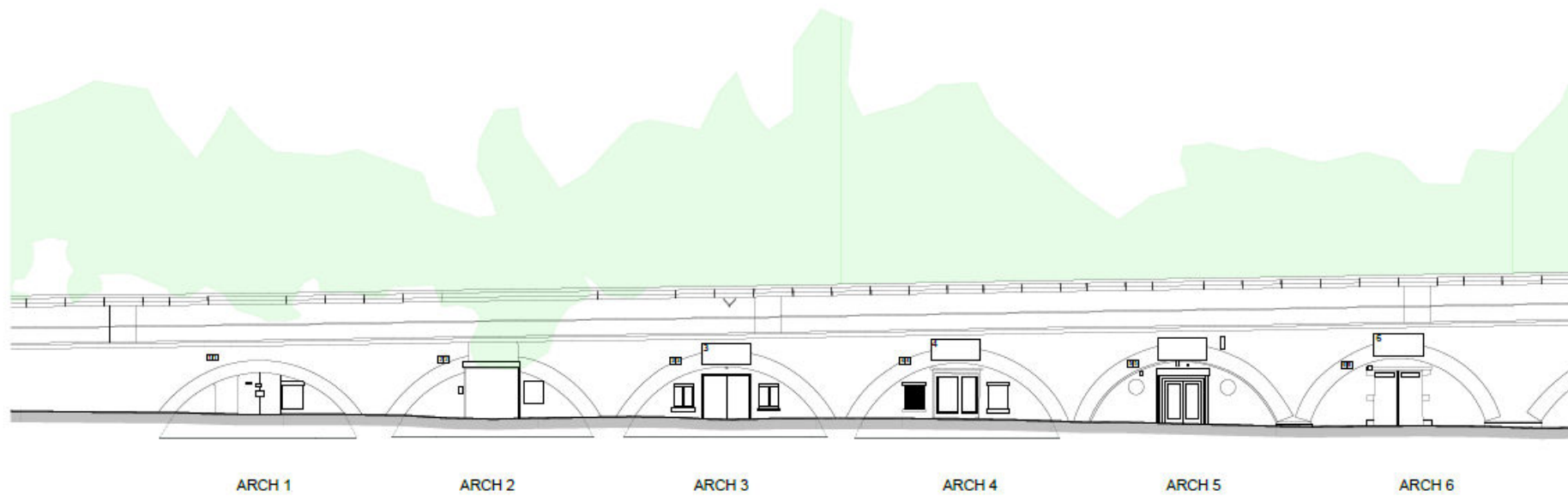
2. The Site and Context

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2.1 Existing Site

Existing front (South-East) Elevation – Arches 1 to 6





2. The Site and Context

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2.1 Existing Site

Existing front (South-East) Elevation – Arches 7 to 11





2. The Site and Context

2.1 Existing Site

Arch Infill to 5 Corporation Street



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External Photo of River Irk to rear (North-West) of Site





2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 5



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2. The Site and Context

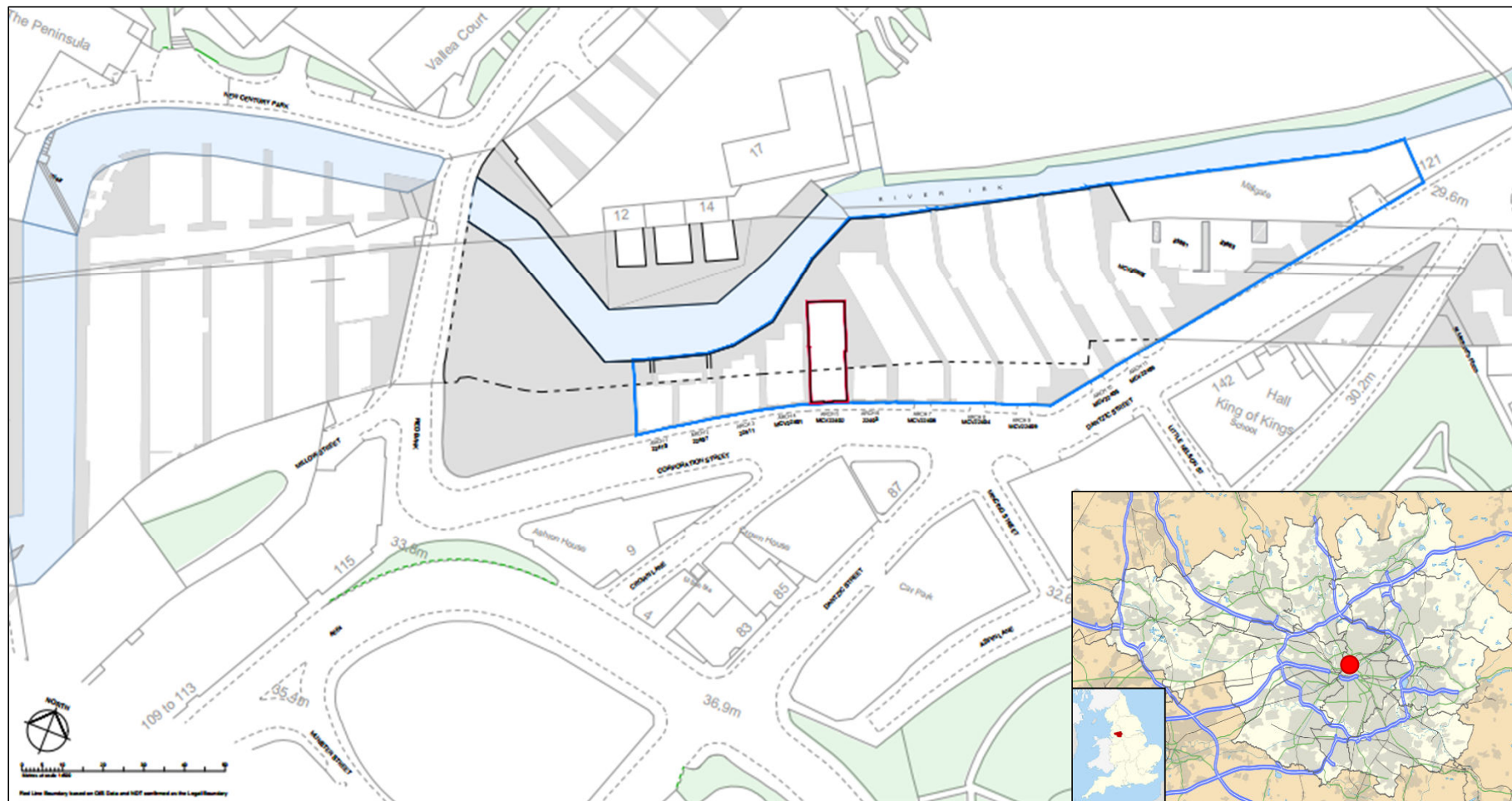
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2.2 The Application Site in Context

The site sits adjacent to Manchester City Centre, which is the central business district of Manchester, in North West England.

The City Centre acts as the Transport Interchange for Greater Manchester and over 7 million people live within an hour's drive of it.

Below: Location Plan





2. The Site and Context

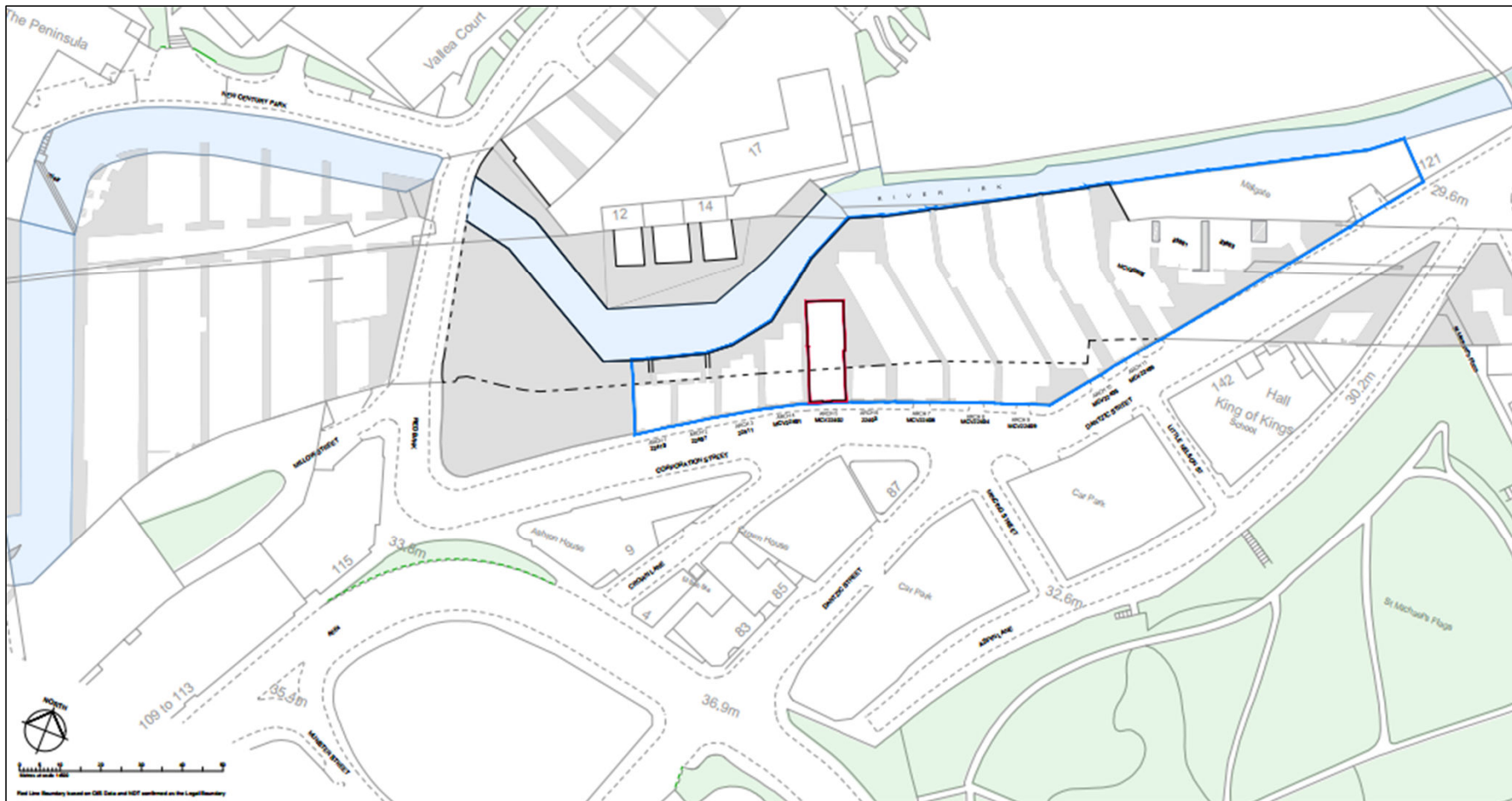
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2.2 The Application Site

The application site occupies an Arch in an area of Railway Arches adjacent to Manchester City Centre, and is accessed from the South-East by existing vehicular access from Corporation Street & Dantzic Street, and to the North-West is the adjacent River Irk. The Site accommodates Arch 5.

Corporation Street is a major thoroughfare in Manchester City Centre. It runs from Dantzic Street to the junction of Cross Street and Market Street.

Below: Site Plan





3. Design Objectives

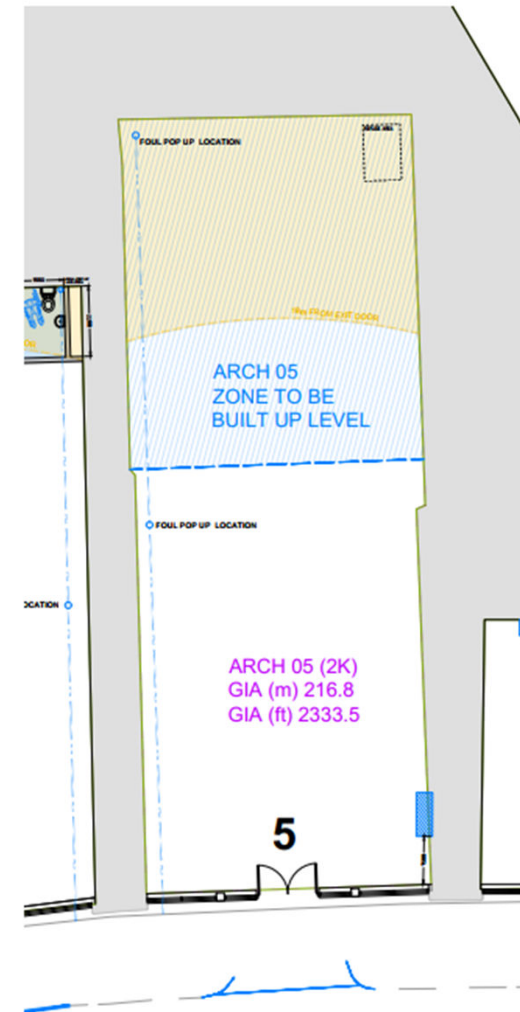
Working with The Arch Company a series of clear design objectives have been established for Arches 1-4 and 6-11, these have been used used to guide the proposed development of Arch 5 so that it completes the street scene..

These design objectives include:

- Clear internal spaces, to allow maximum flexibility for future tenant fit-out as open Class E (Commercial, Businesses & Services, Drinking Establishment with food provision).
- Front elevations; to include new glazed infills, internal security roller shutter to protect glazing to mid arch height, double pedestrian doors, and ventilation louvres.
- New perimeter insulated concrete floor slab throughout.
- New utilities, new lining, and services .
- Full LED strip lighting to each arch.
- Perimeter power and external works including new paving and fencing
- New Utilities provided to serve the Unit independently of adjoining arches, including a waste management/bin location allocation.
- Unit signage for Arches including number, Tenant and waymarking signage.

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PROPOSED PLAN
1:100 @ A1





4. Design Constraints

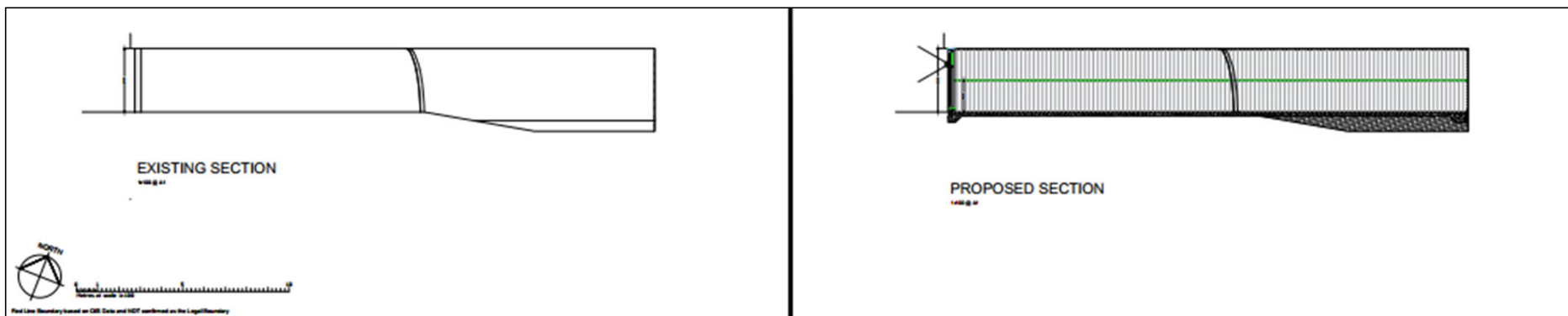
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There are a series of design and site constraints which have influenced the design process. Some of these are technical; others environmental and others have arisen from the planning background.

- Existing Railway Arches define the Units design response.
- Existing infrastructure defining site access
- There are substantial level differences from the front (Corporation Street side) to the rear (river Irk) for many units

Below: Proposed Levels Solution





5. Precedents

Similar examples of uses as the proposed Corporation Street can be found around Manchester and Salford.

These precedent images are examples incorporating similar brickwork, use, and main entry via roller shutter



Whitworth Street, Manchester



Viaduct Street, Salford



Deansgate Locks



Watson Street, Manchester



Mirabel Street, Manchester





6. Design Proposals

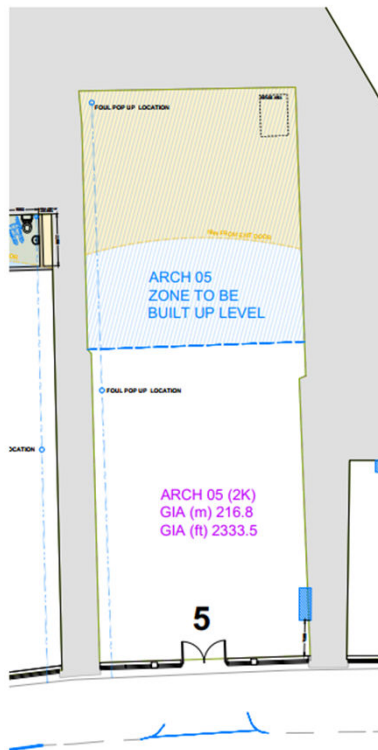
6.1 Layout

Our proposal for alteration to the front infills of the Arches have been carefully considered in a site-specific response, and also with regard to what has been undertaken successfully in other nearby arches .

The proposed design incorporates comparatively high-quality materials and will restore a high-quality appearance to the elevation at this location on Corporation Street. The design and style of the infills will use an aesthetic that has been developed on similar projects for the client (Norton Street) which will create an attractive 'Street' of arches suitable for a mixture of uses which should be attractive to potential tenants in the current marketplace.

The operational strategy, such as waste removal (indicative internal zones shown for each arch), deliveries etc, would be for the Tenant to manage, within their demise, based on their particular business requirements.

Below: Proposed Plans





6. Design Proposals

6.2 Escape

Arch 5 presents challenges for escape as the front elevation only allows for a centrally mounted double door due to height restrictions. The arch is over 18m deep so under part B of the building regulations would need a secondary means of escape and there is no access to the rear. The decision has been taken to line out the full arch so that a future tenant can develop a fire engineered solution to use the full depth of the arch, or only fit out to 18m.

6.3 Inclusivity

There is a 900mm level change across the arch, it is intended to make up the level at the rear of the arch to allow level access across the floor.

The layout will include pop ups so that an accessible toilet can be installed by a future tenant.

6.4 Drainage

The development will reuse the existing drainage outlet to the public sewer to provide a new system to the arch.

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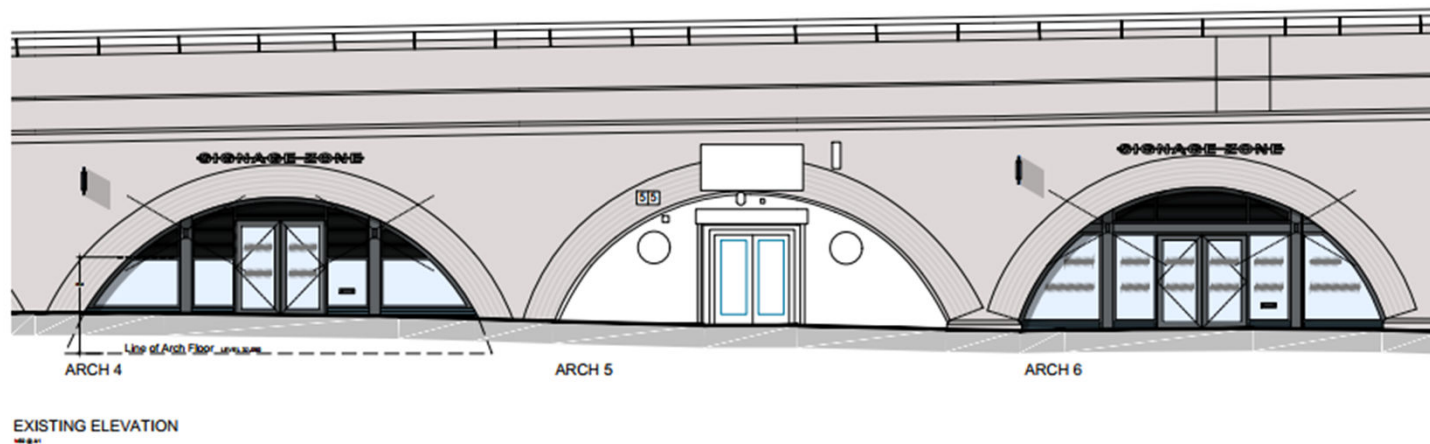


6. Design Proposals

6.5 Appearance

This proposal will use the design language established on the approval 135342/FO/2022 to create an infill to match the proposed adjacent arches.

Below: Proposed front (South-East) Elevation to Corporation





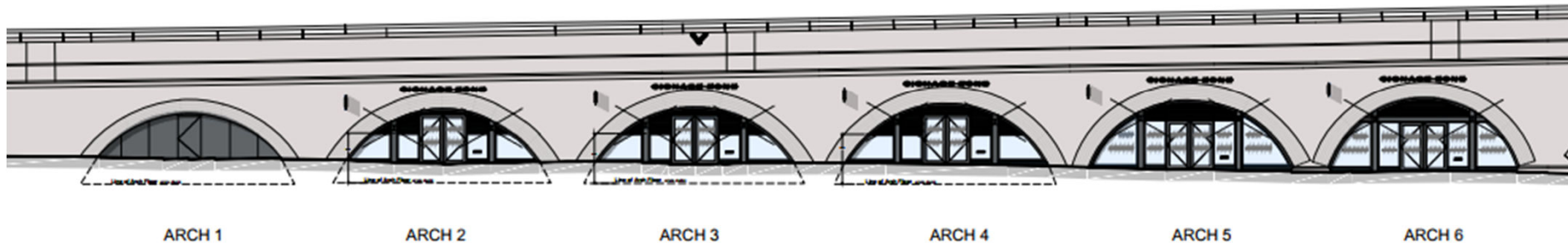
6. Design Proposals

6.5 Appearance

Proposed front (South-East) Street View Elevation – Arches 1, 2, 3, 4, 5 & 6

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6. Design Proposals

6.5 Appearance

Proposed front (South-East) Street View Elevation – Arches 7, 8, 9, 10 & 11

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7. Summary

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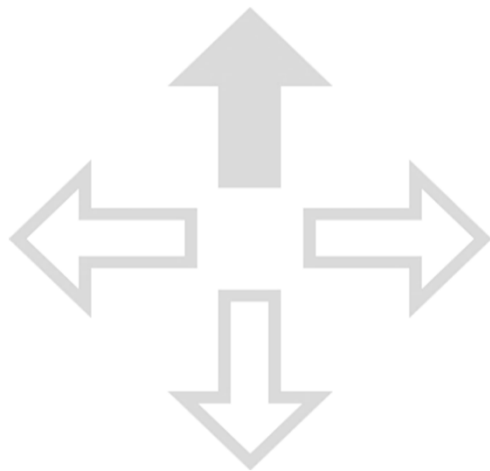
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This Design & Access Statement confirms that the proposed development has been carefully assessed and designed having regard to the constraints and opportunities of the site, as well as the brief of The Arch Company (ArchCo) development business.

A full account of the planning background has been undertaken and the proposed development is consistent with the objectives of the Council's planning policies.

The development therefore provides a high quality designed scheme, which will enable an important economic and cultural investment.





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