

nc architecture

DESIGN & ACCESS STATEMENT

March 2025

CLIENT NAME: CAMBRIDGE PARK LTD C/O WUKPG LTD
PROJECT NAME: MARKET STREET, MANCHESTER
ADDRESS: 82-84 MARKET STREET, MANCHESTER, M1 1PD
PROJECT NO: 08823
REVISION: -



Revision	Prepared by	Checked by	Issue Date
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1.0 Introduction

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1.1 Executive Summary

This Design & Access Statement (DAS) has been prepared by NC Architecture (NCA) on behalf of our Client, CAMBRIDGE PARK LTD C/O WUKPG LTD, to support a full Planning Application with Manchester City Council. It has been written in accordance with the CABE guide: 'Design & Access Statements: How to write, read and use them'.

The subject site is:

82-84 MARKET STREET, MANCHESTER, M1 1PD

The DAS provides an overview of the site context and constraints, which have informed the design process and outlines the final proposals.

The document should be read in conjunction with the application drawings and all other materials submitted to Manchester City Council, in support of the application.

1.2 NC Architecture

NC Architecture combines technical and design expertise with innovative thinking to create fresh and varied designs that are based on a keen understanding of architectural heritage and location. We bring to our projects over 35 years of experience within the architectural profession.

The practice has built a successful and well established reputation in the North West, evidenced by the repeat business we often see from our clients. With a strong team of experienced architects, technicians and designers, we routinely design and manage projects for our clients right from initial concept design stage, through to hand over and project completion.

1.3 Relevant Experience

West Point

Type	Apartments with retail & leisure
Location	Castlefield, Manchester

Westpoint was constructed on the site of a derelict garage in the Castlefield area of Manchester. This contemporary six storey mixed-use development, utilises every centimetre of its postage stamp sized site and offers excellent quality and attention to detail. Following the vernacular of existing mills in Castlefield, the mix of brick, stone and glass has created an award-winning residential and commercial scheme.



Tunnage Square

Type	Apartments with retail
Location	Liverpool

NC Architecture was commissioned to discharge the planning conditions, enhance the design and take it to detailed RIBA Work Stage 4. The top floor was set back and clad in zinc, to give the façade a modern design within the Duke Street Conservation Area and the Ropewalks Regeneration Zone. Overall, the design and choice of materials were selected to enhance the character of the Conservation Area.



Vita

Type	Student apartments
Location	Liverpool

We obtained Full Planning Permission, Listed Building and English Heritage Consent for works in a UNESCO World Heritage site, within three months. The scheme is made up of Vita Chapel – 68 bedrooms in the converted Grade II Listed former Wesleyan Chapel, and Vita Crosshall – a further 283 bedrooms converted over three additional new floors, which incorporates the adjacent former mid-18th Century Crosshall Mill and a 1960s former Tinlings office building.



Introduction

Collaborators

Client

CAMBRIDGE PARK LTD C/O WUKPG LTD

Architect

NC Architecture
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01625 536 767

Planning and Heritage Consultants

Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ
0161 835 3530





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2.0 Design Analysis

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Design Analysis

2.1 Site Location

The application site is located on Market Street, in Manchester city centre. The popular Arndale shopping centre is located opposite the site and Manchester Piccadilly train station is less than a mile away.

Market Street is characterised predominantly by retail units, and on the north side of the street is the Arndale shopping centre. The south side of the street, where our site is located, is mostly retail at ground level with a mixture of retail, commercial and residential spaces above.

Barclays bank currently occupies number 86 Market Street and is a direct neighbour of the project site. Above the bank are residential units over the first to fourth floors.

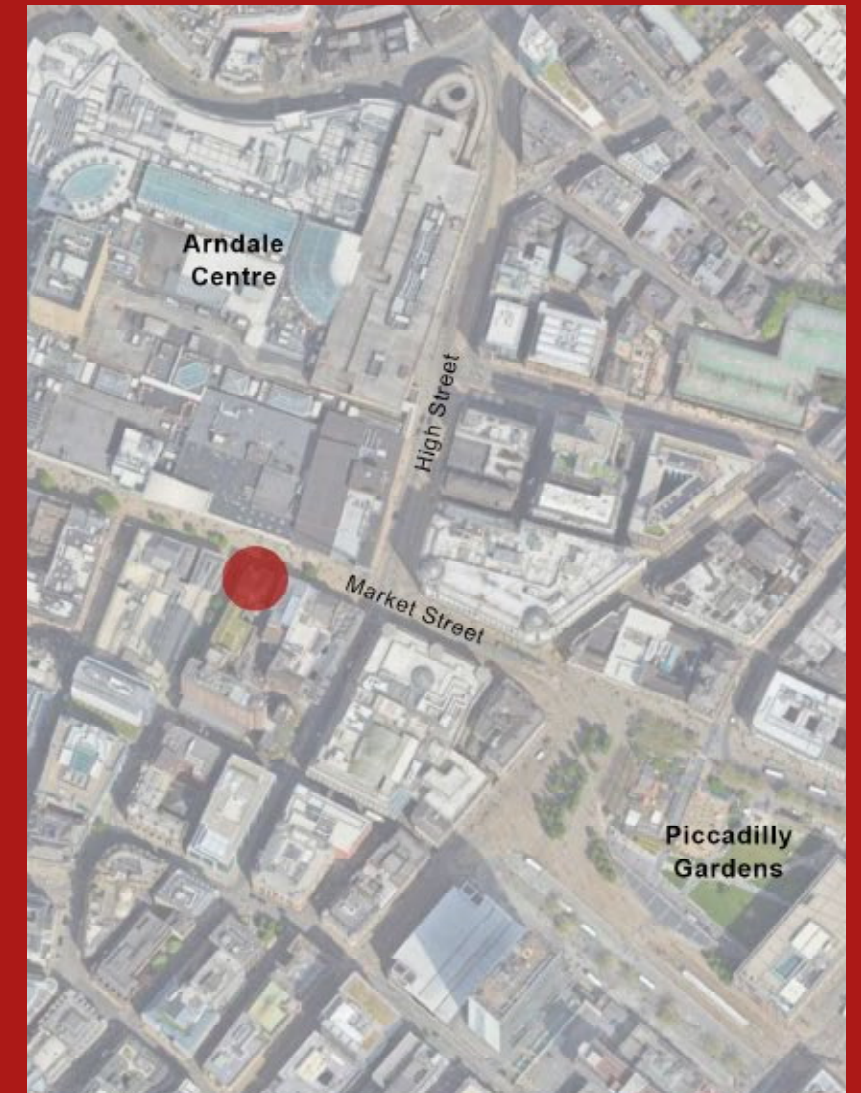
The other neighbouring building, number 78 is retail at ground and office space over the four floors above.

Between the project site and Barclays bank is a public footpath providing access to the rear of the building where the entrance is.

The site has excellent access to amenity provisions, including the Arndale shopping centre, supermarkets and major transport links. The central location will appeal to a broad range of tenants with it being in close proximity to several universities and many major employers.



Aerial view highlighting 82-84 Market Street



Site location plan within wider context



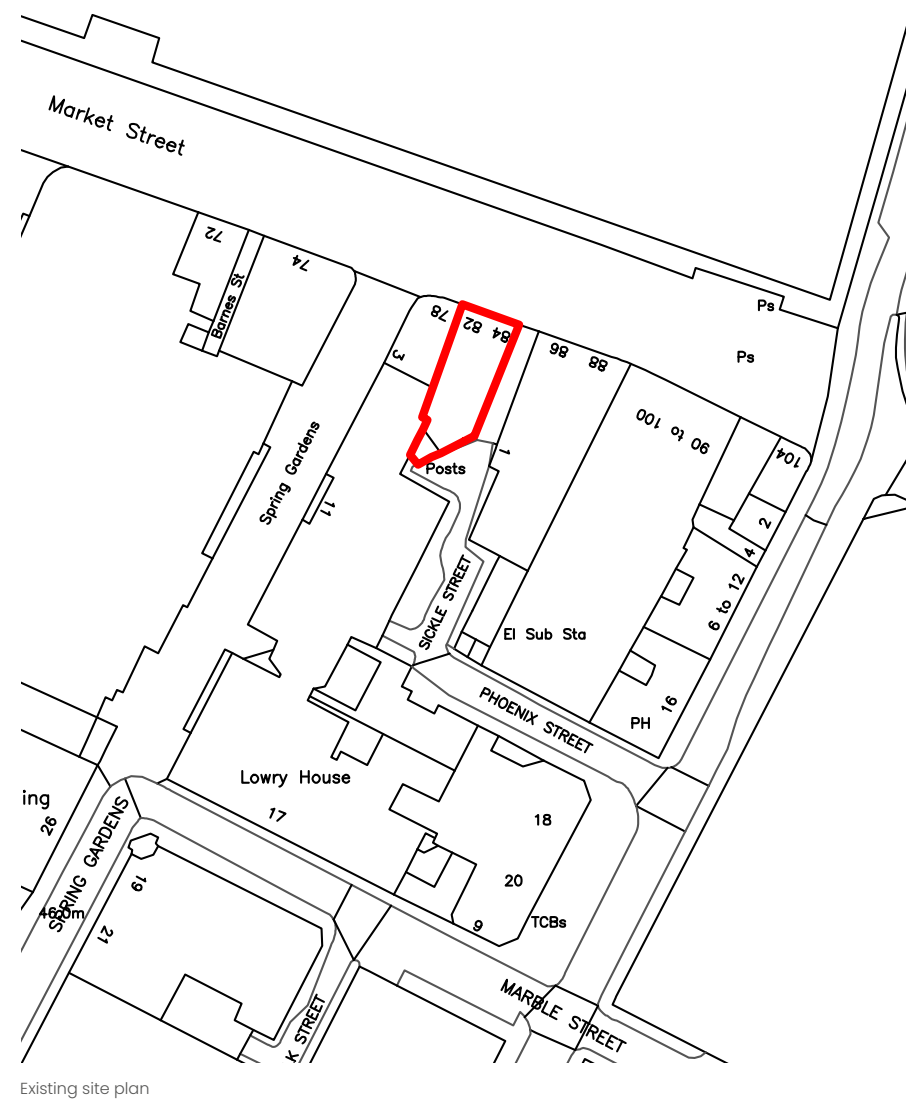
View of existing building seen from Market Street



View of existing building seen from Market Street

Design Analysis

2.2 Site Description



The site is located in the Upper King Street conservation area however the building is not listed, nor are any of the neighbouring buildings.

The existing building use is retail on the ground floor, which is currently occupied by Greggs bakery, and office space on the first to third floors above, which are currently unoccupied.

2.3 Site Photos



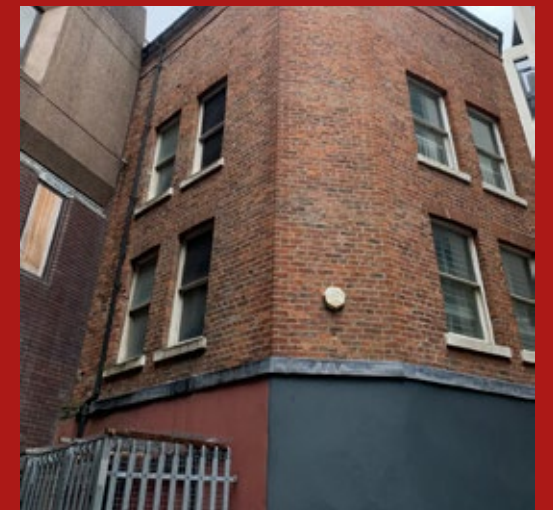
Front Elevation as seen from Market Street



Rear Elevation as seen from Sickie Street



The side Elevation faces a public footpath



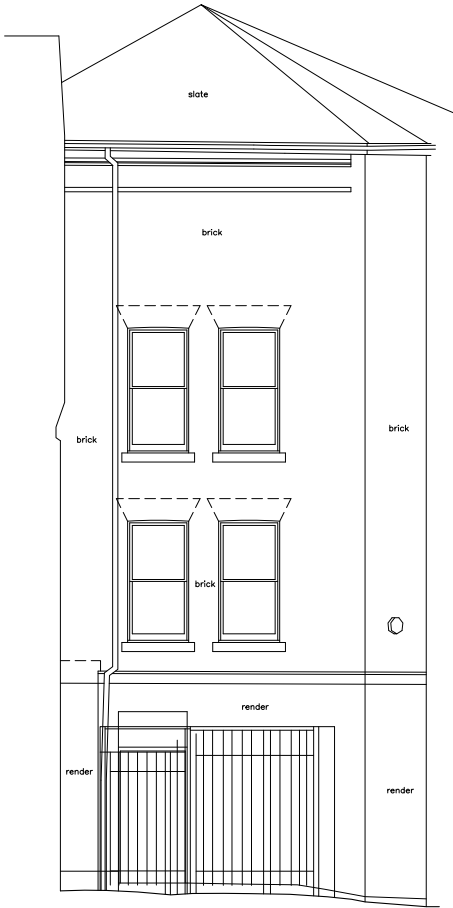
The rear elevation with a caged entrance to the building

The topography of the site is sloped with the building entrance on the rear elevation sitting approximately 1.1m higher than the entrance to Greggs on the front elevation. The site shares a party wall with the neighbour to the north west - 78 Market Street. The south east boundary is the outer edge of the side elevation of the property, next to the public footpath.

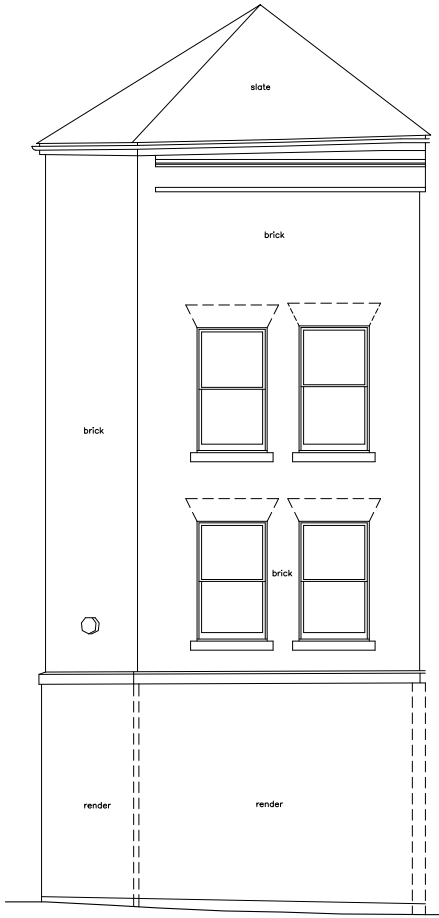
2.4 Existing Drawings



Existing Front Elevation



Existing Rear Elevation



Existing Rear Elevation

Not to scale

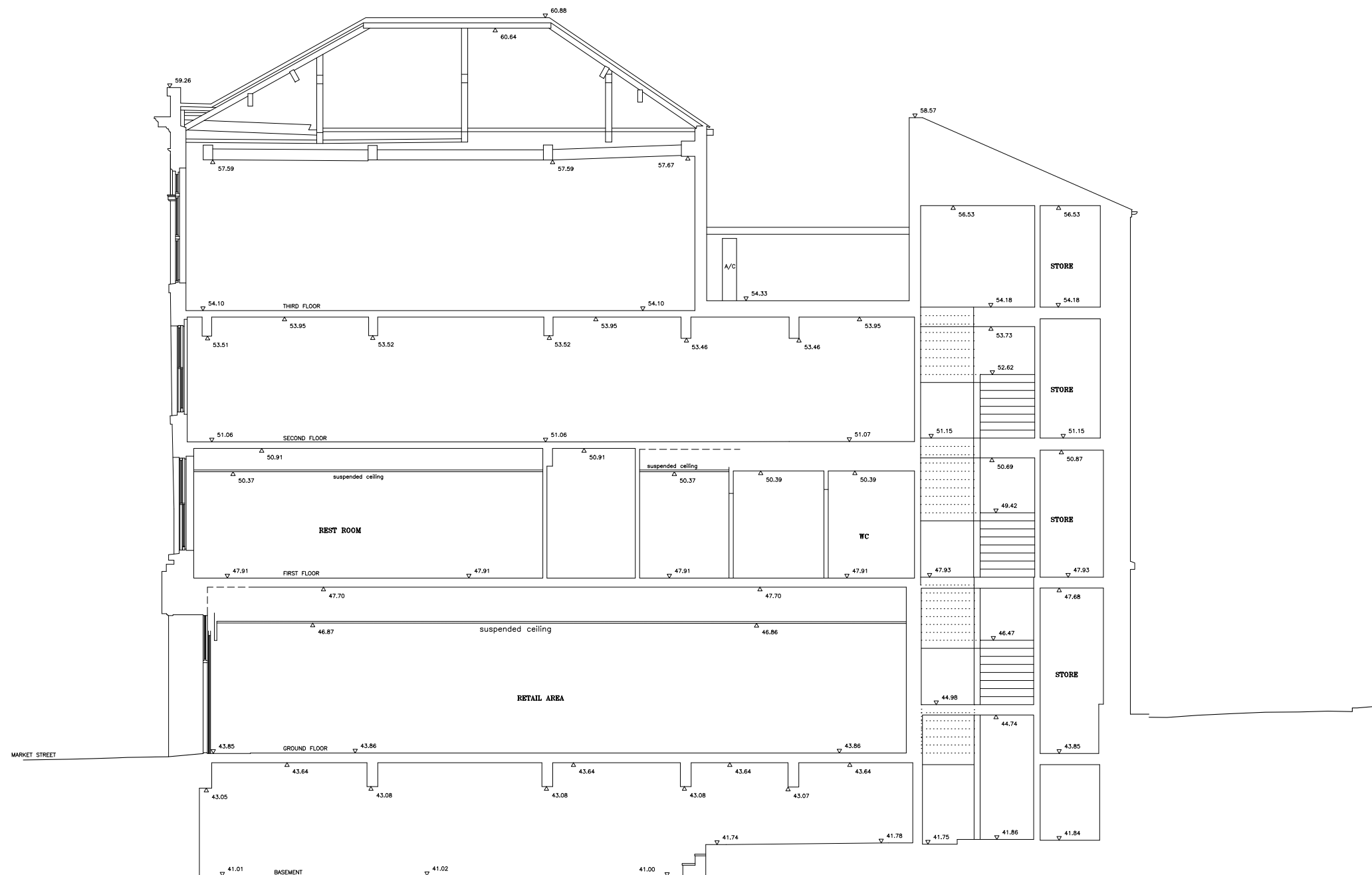
2.4 Existing Drawings



Existing Side Elevation

Not to scale

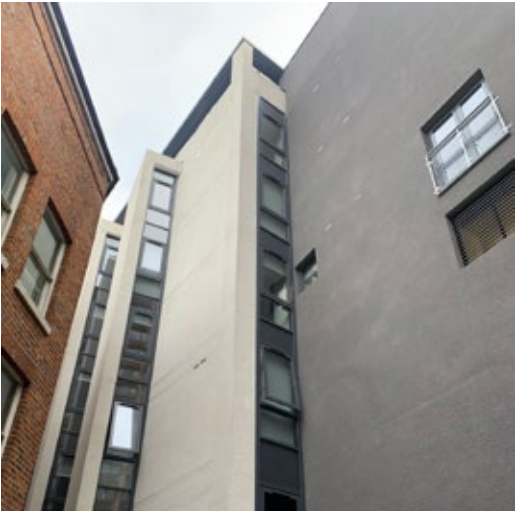
2.4 Existing Drawings



Existing Long Section

Not to scale

2.5 Local Architectural Character



View of the neighbouring building, 86-88 Market St, protruding windows to the accommodation over the upper floors.



Uniqlo shop opposite our site.



Traditional red brick building, 90-100 Market St.



68-70 Market St



74-76 Market St, Manchester M1 1PN



78 Market St, the neighbouring building of our site.

The buildings along Market Street vary in architectural style with examples of buildings from several different decades. Directly opposite the applicant's site is a very contemporary building with a glass front elevation, whereas 78 Market Street, is a much more traditional building.

Materials Seen Along Market Street:



Stone with ornate detailing



Red brick



Cladding panels



Lots of glazing



Natural slate



Cream cladding panels

Design Analysis

2.6 Historic Context

The historic photos show the evolution of the area from the early 20th century to the present day.

1908

We can see from the 1908 photos that the front elevation of the building hasn't changed much in 100 years. The shop front however has changed from two shops to one.

Along the side elevation however there has been significant change along the ground floor. The second photo shows there were once several doors and windows along the wall facing the footpath but these have now been blocked up and this section of wall has been rendered.

1961

The last photo shows a glimpse of the side elevation where a door is visible, telling us that this elevation must have undergone the changes we can see today after this time.



1908



1908

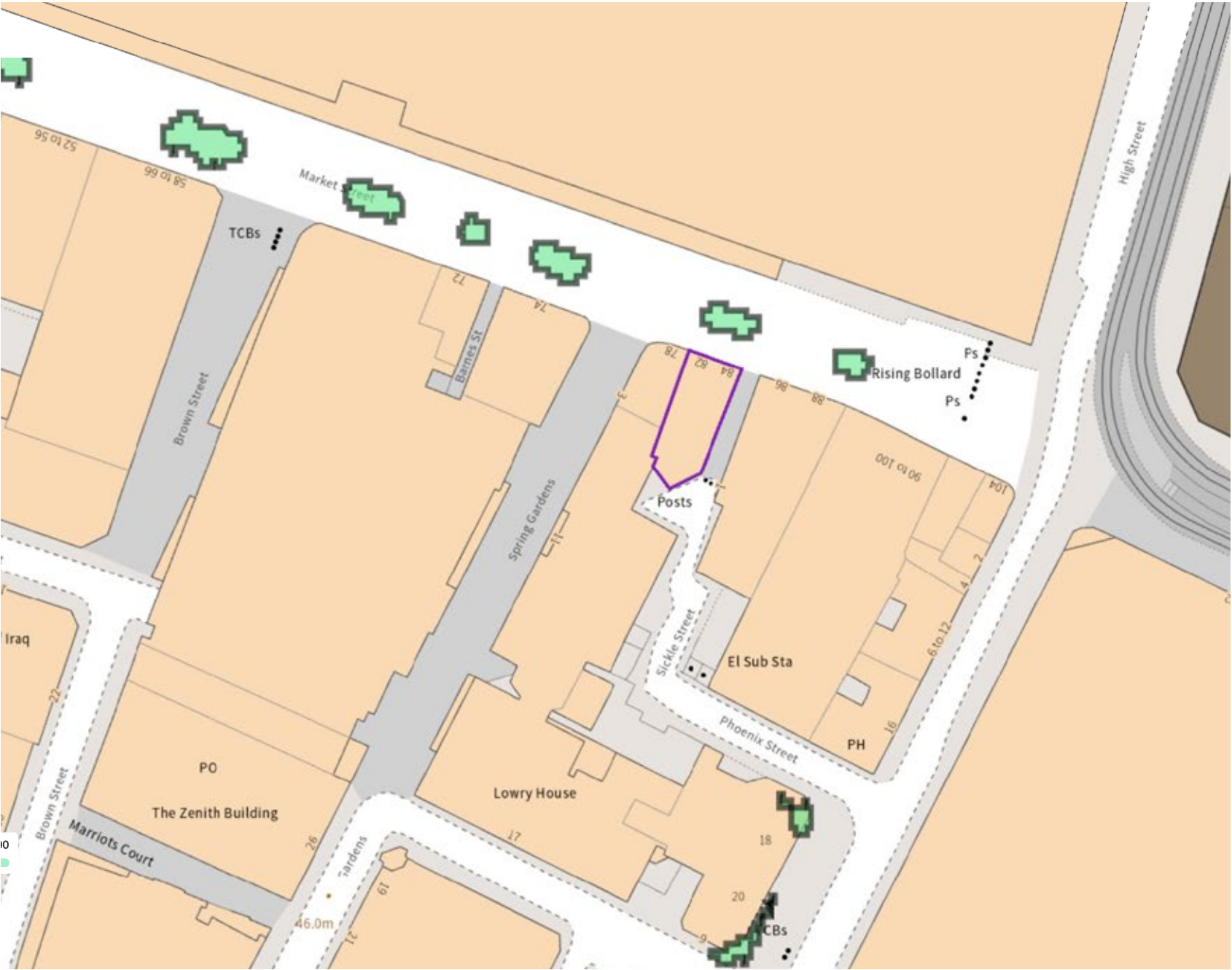


1961



1961

2.7 Ecological Context



Map of the vegetation around the site. Taken from searchland.co.uk

Given the city centre location, there is limited vegetation or opportunities for biodiversity around the site. The above map shows the limited green space in the surrounding area. Across the page are photos of the low quality trees planted along Market street.

Please refer to the ecology report for further information.

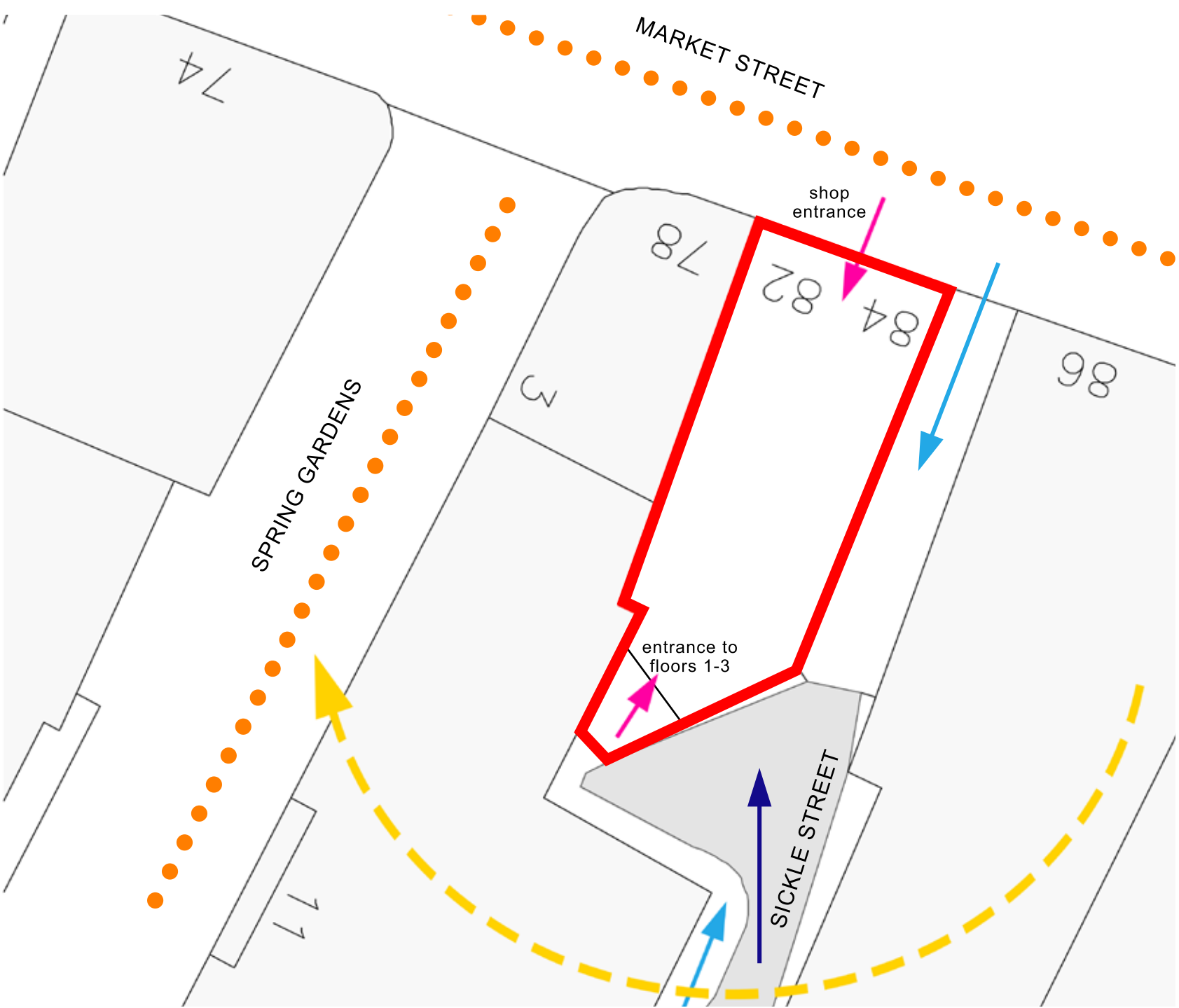


Trees along Market Street



Trees along Market Street

2.8 Site Considerations



- Key:
- | | |
|---------------------------------------|--------------------------|
| — Site boundary | ← Vehicular access |
| → Entrance to the building | • • • • • Heavy footfall |
| ← Pedestrian approach to the building | → Sun path |

There is heavy footfall along Market Street and Spring Gardens with commuters and day visitors to the city centre and the Arndale shopping centre.

The existing entrance to the building's upper floors is at the rear of the building around the corner of the rear elevation. We are proposing a new external porch to make the entrance more prominent and to create a better sense of arrival for residents and visitors which feels safer and more welcoming.

Vehicular access to the site is via Sickle Street.

The passageway alongside the building enables access to the proposed flats off of Market Street. The break in the run of buildings also provides an additional aspect to the building with existing windows bringing natural light into the building.

2.9 Surrounding Building Typologies



The immediate context of the site consists of retail & residential above, mixed use including residential, retail & offices and a hotel. All of these include some form of accommodation therefore, there is good precedent for residential building types in the area. Additionally, the surrounding buildings are a mix of retail and offices meaning there should be plenty of employment opportunities in the area.



86 Market Street - front. Retail with residential above



86 Market Street - rear. Retail with residential above



BrewDog, Dog House Hotel



35 Fountain Street. Office building



11 York Street. Office building.



Arndale shopping centre - market street entrance

2.10 Security and Lighting



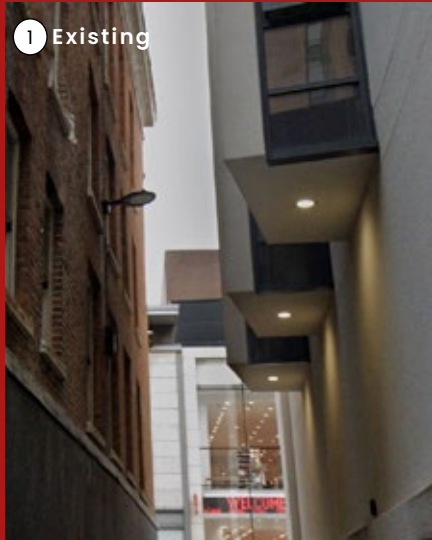
- Key:
- Proposed new security camera
 - Proposed new security light
 - Existing security light
 - Proposed new entrance porch

- Key:
- Site
 - Mixed use
 - Food and beverage
 - Retail and offices
 - Hotel
 - Retail and residential above
 - Offices
 - Retail

The above plan indicates the applicant's intentions to enhance the security features and lighting around the building to increase the sense of safety for future residents as well as for the general public.

Although there are a number of security measures currently present on and around the site (shown on the right), the proposal aims to enhance this further to create a safer, more welcoming and secure environment for residents. These strategies are visible on the above plan and in the photos on the right.

Existing and Proposed Lighting & Security Measures



Existing lighting measures include street lamps and lights from adjacent building



Existing security measure includes caged security camera



Existing security measure includes a security camera near the proposed entrance to apartments



Proposed lighting may include lighting features such as those shown here



Proposed lighting may include lighting features such as those shown here to complement street lighting



Proposed security cameras to enhance security in the area

2.11 Enhancing the Public Realm

Photos of street art around Manchester City Centre:



Little Lever Street: Full facade mural of figure in black and white except for red highlight of the dress, with a partially painted background over brick wall.



Newton Street: Full facade mural of animal and floral subject in colour, with the building's brick facade finish as the background.



Richmond Street: Full facade mural, collage style of different figures in bright colours and shapes.



Great Northern Square (Peter Street): Ground floor facade mural depicting a variety of colourful flowers with the building's stone finish as the background.



Port Street: Full facade height conceptual mural of hands crafting different objects in a black background.



Faraday Street: Full facade mural of colourful birds in a jungle-like background.

There are many murals and examples of street art around the city centre as seen here, which have inspired the style and mood of the proposed mural for this project. The vibrant and unapologetic essence of the city of Manchester is captured throughout these murals in different ways.

The hope is for this project's final mural to do the same, enhancing the site's immediate surroundings.

Photos showing the existing approach to the entrance from Market Street:



View of side elevation and entrance to the footpath where the mural will be located



86-88 Market Street - view of wall opposite to the proposed mural



Public footpath as seen from Market Street, which is currently uninviting



Rear elevation. The proposed mural is to continue around the building to the rear until it meets the new entrance porch



Rear elevation where the entrance to the building is and where the proposed entrance porch will be



The current entrance is uninviting due to the M&E equipment next to the door and rubbish on the ground

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3.0 Design Response

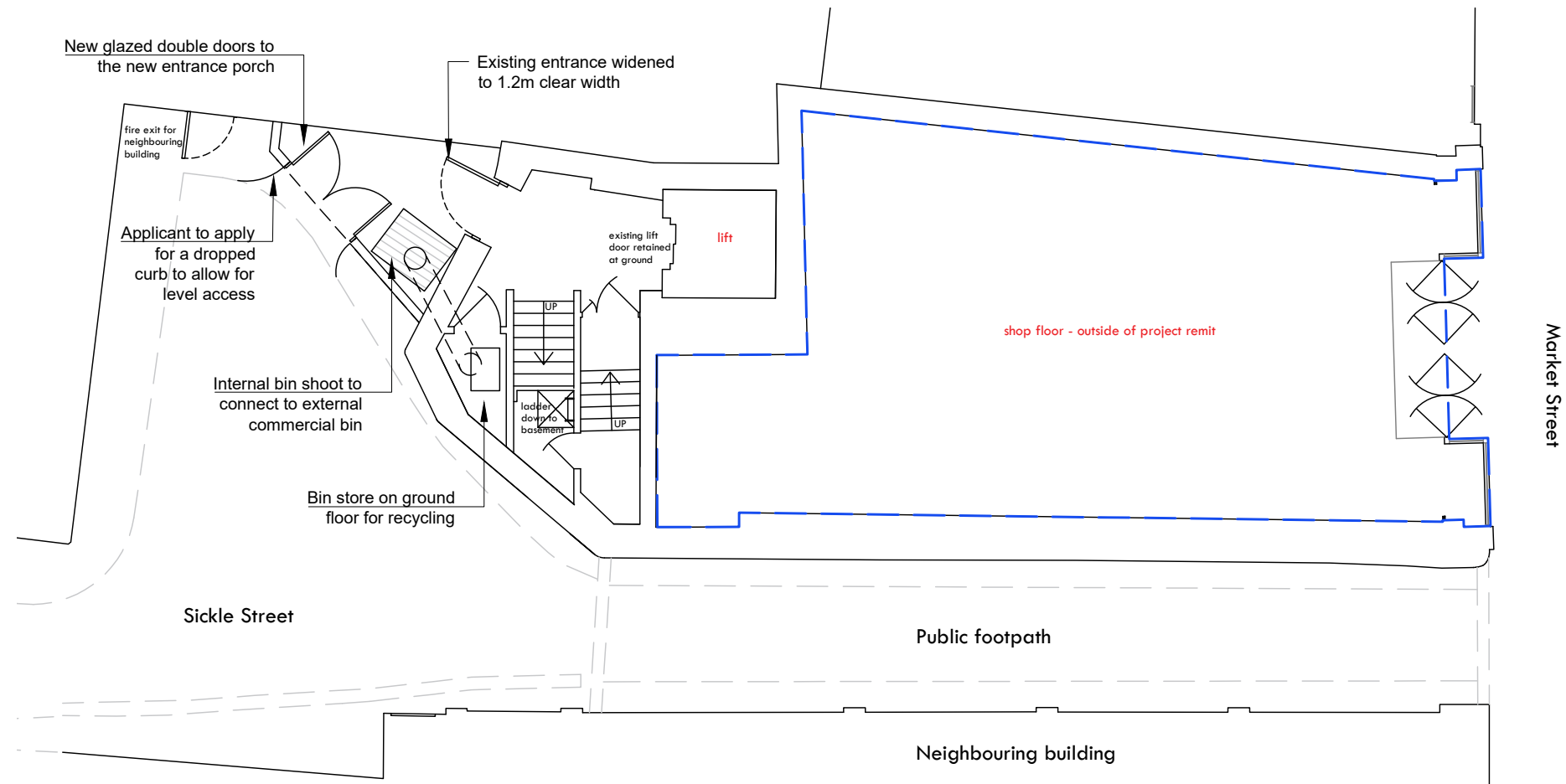
- 3.1 Proposed Layout
- 3.2 Proposed Elevations
- 3.3 Proposed Street Art
- 3.4 Proposed Porch

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3.1 Proposed Layout

The site plan layout has been strategically designed to emphasise the main entrance of the proposed residence. This is achieved through the dropped curb, addition of the porch as a formal and more prominent entrance.

This layout marks the entrance of the residence separately to the rest of the ground floor use (Greggs), through the change in materiality (the majority of the porch is glazed to allow for clear visibility), the double door main entrance and the mural will finish where the entrance begins.



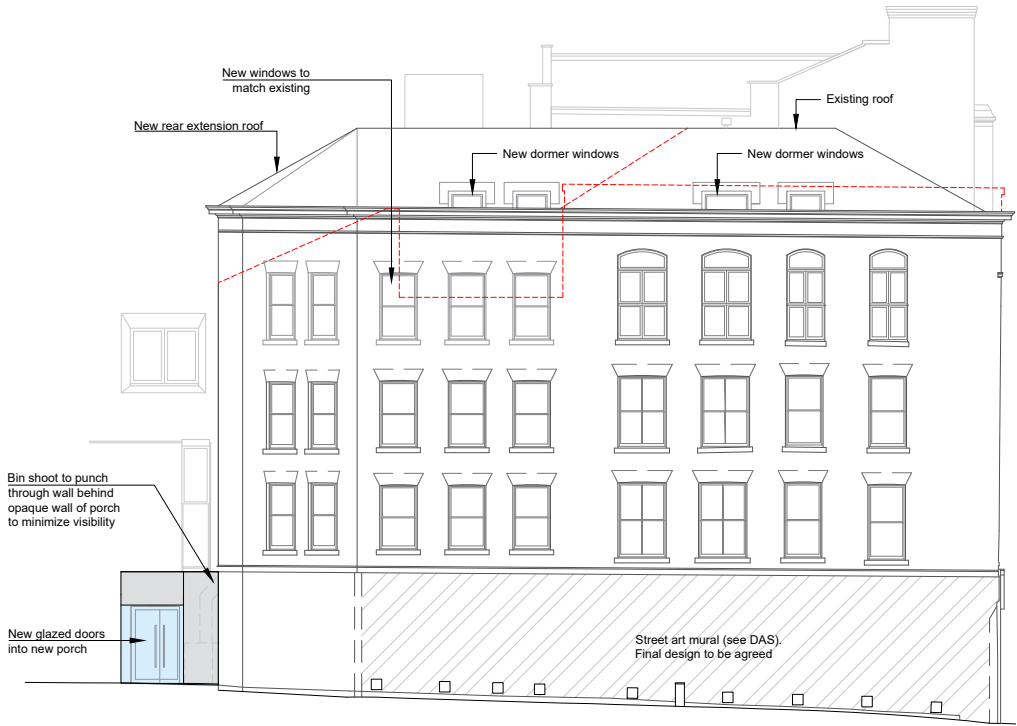
Proposed ground floor plan

Not to scale

3.2 Proposed Elevations



Front Elevation (East)



Side Elevation



Elevation D

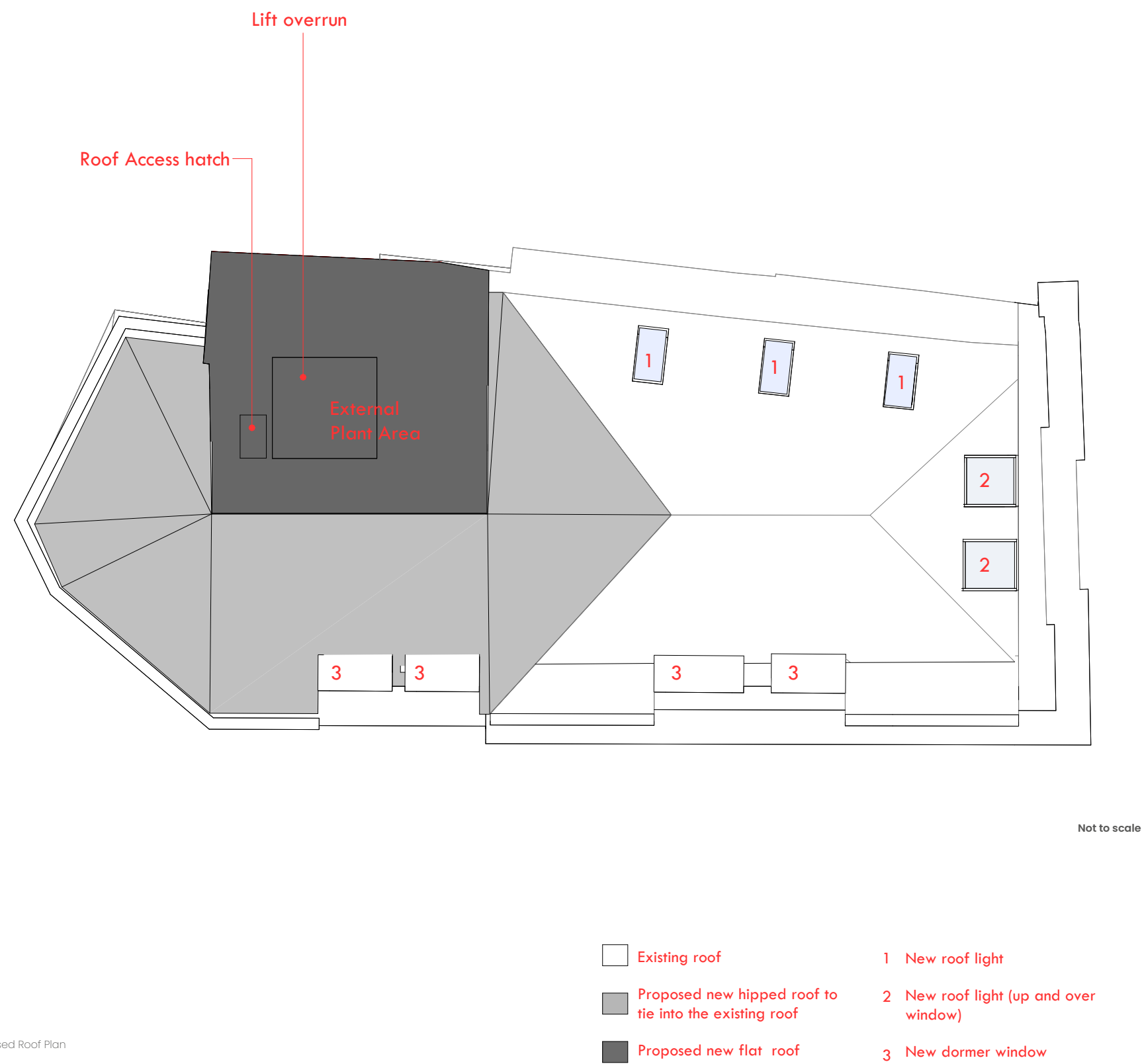


Elevation C

Rear elevations

Not to scale

3.3 Proposed Fourth Floor Windows



Proposed Roof Plan

Precent imagery of different types of proposed windows



Type 3 - dormer window



Type 3 - dormer window



Type 1 - roof light



Type 1 - roof light



Type 2 - up and over window



Type 2 - up and over window

3.4 Proposed Street Art and New Porch



Collage of concept ideas

The mural shown here is indicative of the concept and style of the proposed mural. It is inspired by the busyness and vibrancy of Market Street.

This is captured through the colourful crowds and trams integrated into the mural, complimented by the lighting to enrich the atmosphere and improve visibility.

We are hopeful that if planning is approved, we would be able to engage with the Manchester School of Art or other local groups to create the final proposal.

To facilitate the new porch we will be applying for a stopping up order to enable the applicant to build on the unadopted land.

The porch will be constructed of as much glazing as possible to offer maximum visibility to those arriving and leaving.

Visual of proposed mural:

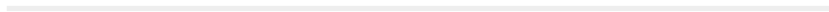


We are proposing to add a mural to the wall along the footpath leading to the entrance of the apartment block to enhance the space.

Visual of proposed porch:



We are proposing to add a new entrance porch to the apartments which will be partially glazed with lots of security lighting.



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4.0 Other Considerations

- 4.1 Accessibility
- 4.2 Infrastructure for electronic communications
- 4.3 Nationally described space standards



Design Analysis

4.1 Accessibility

The proposal complies with Part M(1) requirements for accessibility as demonstrated on the annotated plans on the right of the page.

As this is an existing building that is being retrofitted, we have worked within the constraints of the existing building. For example, the existing stairs and lift will remain.

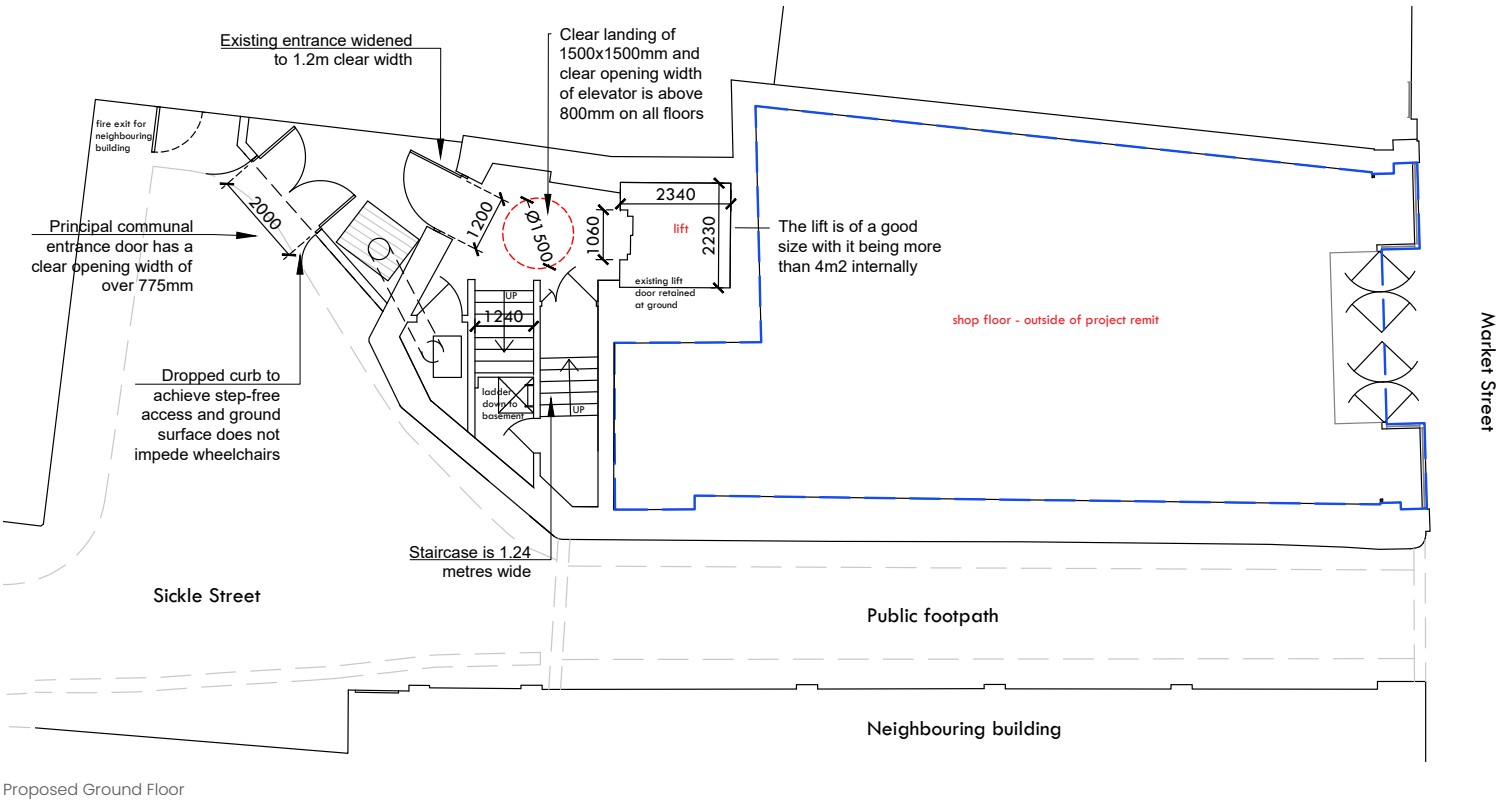
4.2 Infrastructure for electronic communications

Broadband connectivity

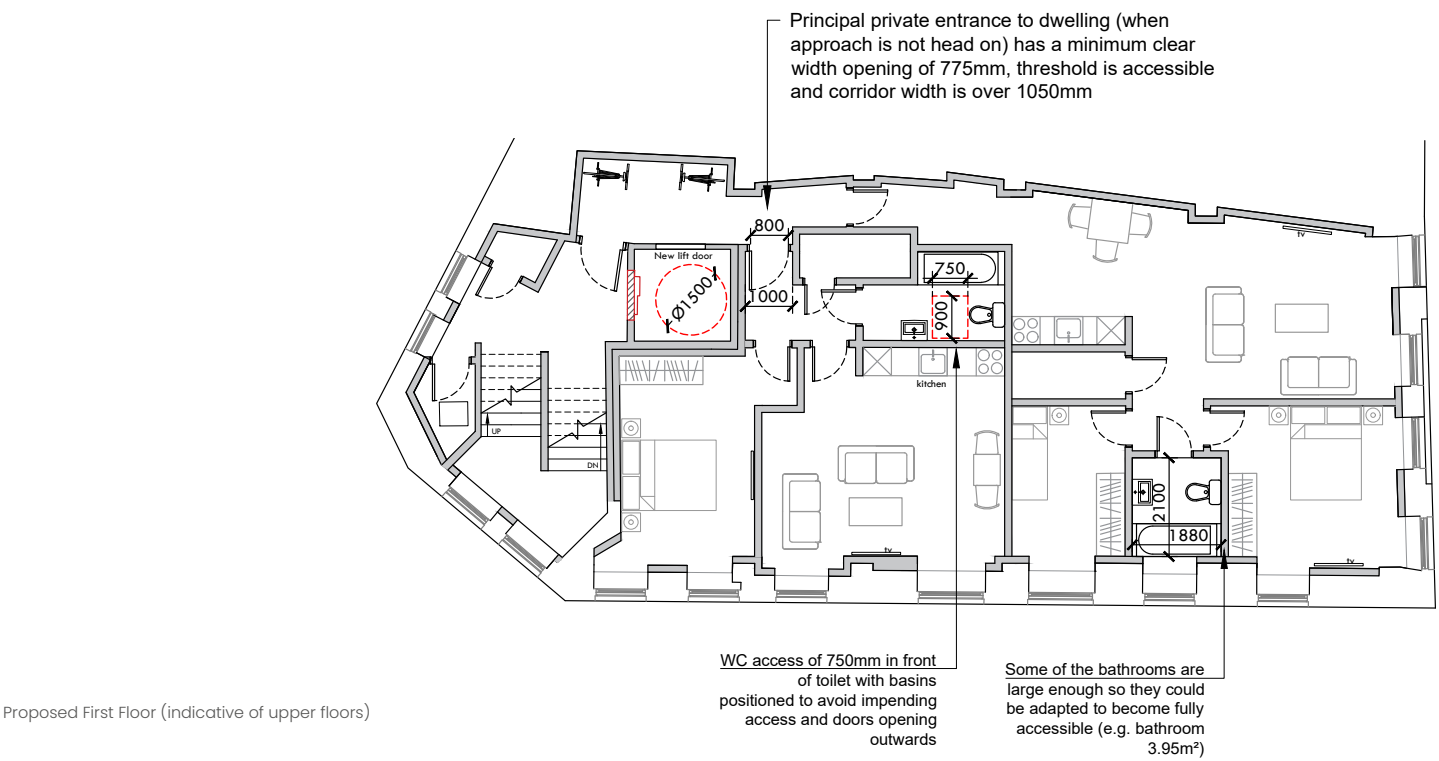
We confirm that each apartment will have broadband connectivity in accordance with approved document Part R.



Initial Part M Considerations:



Proposed Ground Floor



Proposed First Floor (indicative of upper floors)

Design Analysis

4.3 Nationally described space standard

The proposal is comprised of a mixture of 1 bed and 2 bed flats, most of which are 1b2p and 2b3p. This is due to the spatial restrictions of the existing building.

Following discussion with the council over their preference for 2 bed flats, the scheme was adapted to allow for as many 2 bedroom flats as possible.

During pre application discussions with MCC, the LPA confirmed they were comfortable with the principle of the proposal being an exception in terms of Policy EC2 on the basis of floorspace; in addition to spatial challenges having to form the context for any future application for a residential use within the building. As a result, the proposal includes four 2 beds and four 1 bed apartments.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Flats GIA:

Flat 1:	50m ²
Flat 2:	65m ²
Flat 3:	50m ²
Flat 4:	65m ²
Flat 5:	50m ²
Flat 6:	65m ²
Flat 7:	39m ²
Flat 8:	70m ²

NIA: 454m²

Technical housing standards – nationally described space standard



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