



JSA DESIGN

DIECAST

Design and Access Statement

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V2

51 Ducie Street
Manchester
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1. Introduction

This document accompanies the planning application for the continued operation of Diecast as an entertainment and leisure venue.

The site is currently operational as a leisure and entertainment venue, and this application seeks to make the temporary planning consent for the site permanent alongside some minor internal alterations.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended.

Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application but should not be long. It also states that Design & Access Statements:-

- Explain the design principles and concepts that have been applied to the development; and
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.

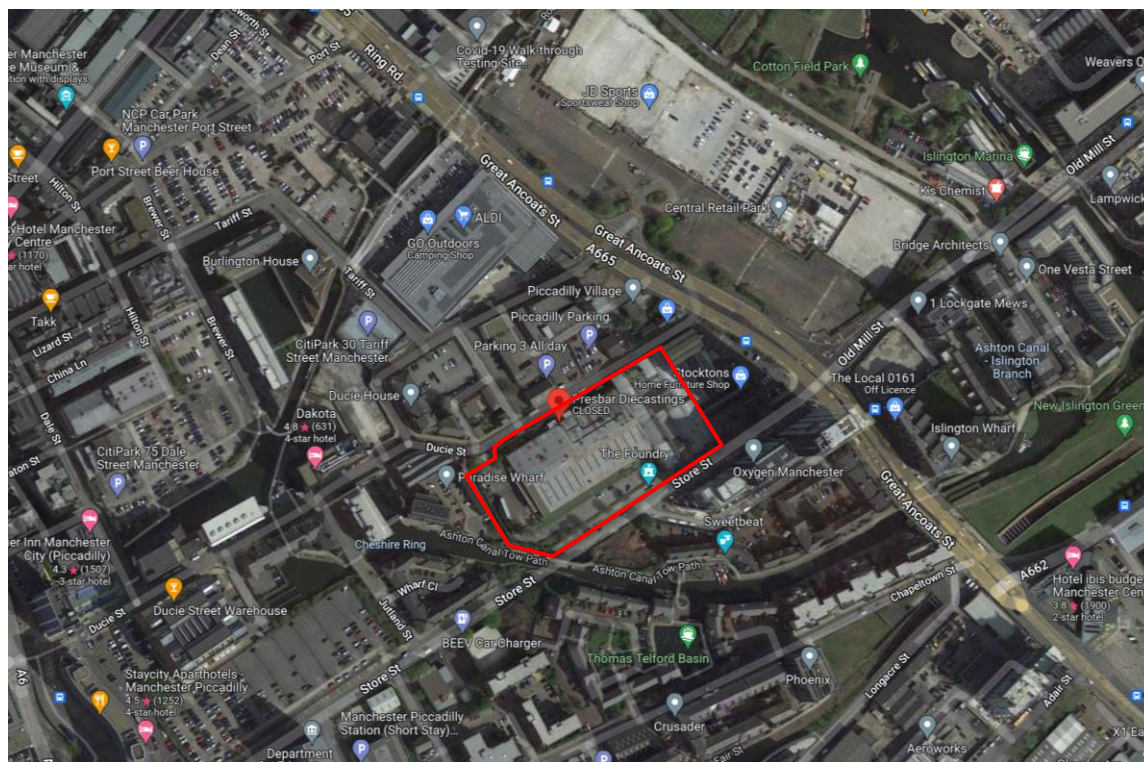


2. Site Information

2.1 Site History and Location

The site is located close to Piccadilly in Manchester city centre and is located on Ducie street to the north, and Store Street to the south. The character of the surrounding area is a mixture of older buildings and new developments. Office and business premises surround the site on Ducie Street with some areas used as car parks. Both new and existing residential properties are located on Store Street with some currently under development. These comprise mainly of modern apartment blocks. To the east the site forms a boundary with the existing Stocktons furniture store.

The site is not a listed building or in a defined conservation area, despite this a search of the Historic England Map confirms that several buildings nearby are listed including The Stables (situated across Paradise Walk), The Junction Works (situated on Ducie Street) and Store Street Aqueduct (visible from the Store Street Elevation of the building).



Prior to obtaining the temporary planning consent for a mixed use entertainment and leisure venue the site previously operated as an aluminium diecast factory and distribution centre until its closure in 2021. The site comprises of a modern steel and blockwork warehouse structure built in 1983 and an adjacent brick and timber truss structure that dates back to 1870.

The older brickwork structure faces directly onto the pavement but the steel warehouse structure is accessed via road from either Ducie Street (into a fenced yard to the West), or from Store Street. The Store street access takes you into the existing car park. On street parking is available in various locations on both streets.

There is a current temporary consent in place for the site ref: 133523/FO/2022. The works relating to this consent have been in part carried out and this application seeks permanent approval under almost similar terms.



2. Site Information

2.2 Existing Site Photos



The existing site comprises of two distinctly different structures, an older brickwork building and a new steel and block work foundry building. The brickwork building faces directly onto the pavement but the more modern structure is set back and surrounded by a fence and access gates. An existing car park is located within the fence line on Store Street and a fenced delivery yard is accessed via Ducie Street.

The existing delivery yard accessed off Ducie Street has been developed as outlined within the temporary consent into an external seating area with the introduction of caravans providing additional all weather seating and a central covered pergola section.



Although the building comprises of two very different structures the modern and older constructions both formed part of the foundry and are accessed through an opening in the centre of their dividing walls.

The modern building housed the majority of the foundry equipment and had several delivery shutters with some level access available on its Ducie Street elevation. Several shutters to the existing delivery yard to the west also allow access outside. Internally, running along its central spine, a dividing wall has been formed against which a two storey block is situated that housed a canteen and toilet space.



The car park to the Store Street elevation of the building is accessible through the existing office and reception space.

Internally the main foundry area has exposed metal trusses and several rooflights. The majority of its internal dividing walls are formed of a mixture of exposed concrete blockwork and corrugated steel sheets.



The main Foundry building has been developed to include Leno – the main restaurant & bar area, with kitchen and supporting back of house. Beyond this the main area is now operating as a beer hall and events space.

The other foundry hall is currently operating seasonal events such as Halloween Scare Fests, Night Markets and also houses office space for a Tech Hub which is currently in use.



3. Design

3.1 Use

This application seeks to secure the long-term use of Diecast as a leisure and entertainment venue.

The site is currently operational as a multi use leisure and entertainment venue, offering both indoor and external areas, however, permission expires in Summer 2025. The venue comprises of a restaurant and bar, beer hall, night market and music and theatre space. Technology Hub Office space and retail uses are already in situ. The night market has not yet been implemented but it was approved under the original consent, and will be delivered in 2025.

Under this application the existing building will be retained and reconfigured internally in line with the current approved plans along with some minor amendments shown on the drawings submitted as part of this application. All existing openings into the building will be retained with some new minor additional openings formed to create larger capacity fire exits, and also to allow for a controlled flow of customers into the spaces.

We consider that the further alterations, from the original planning consent, to the existing buildings are minor and these changes will enhance the sites offer.

3. Design

3.2 Layout

The layout of the site and it's interior will not change from the original temporary consents.

There are some minor alterations proposed to the foundry at the rear but this is only in terms of internal layout, and shown on the revised drawings which form part of this submission; the proposed use of the building remains largely the same as the consent in place.



3. Design

3.3 Scale

All elevations of the building will remain at their existing scale. Minor amendments have been made to the elevations with the reinstatement of some existing openings/shutters and other elevations will receive new doors to access/egress the site. These are as outlined in the temporary consent. There are no increases to the internal footprint of the building.

The height of the new timber pergolas, caravans and containers externally do not exceed 3m in height again as approved previously.

3. Design

3.4 Visual Impact

It is felt that the proposals will not and have not been detrimental to the existing character of the site or that of the surrounding areas. The site was largely unused prior to the Diecast development following COVID and it is felt that its previous use as a foundry/manufacturing facility had significantly more impact on the surrounding area with large vehicles regularly used for collections and deliveries and waste products being stored in the delivery yard.

The overall maintenance of the buildings on the site had been overlooked prior to Diecast developing the site and it is felt that the proposals have improved the site visually bringing the structures back to life. The proposals have regenerated the site while also improving its appearance for the surrounding buildings. No trees or greenery have been damaged or removed during the works and to the existing car park boundary will be retained increasing visual screening to the site as well as additional planting added to the courtyard.

3. Design

3.5 Waste Management

Waste storage is currently located off Ducie Street. The current approved plans are for it to be positioned on a raised steel platform to the rear of the building which has been fenced off from the street, as shown on the proposed plans. This is still the proposal and would be implemented during the next phase of work.

With regards to the vessels to hold the waste products, it is proposed the following bins/units are to be provided:-

10 x 1280 litre units

Exact breakdowns of bin use can be found in the full Waste Management Strategy. Collection vehicles will be able to access the site from Ducie Street.



4. Sustainability



Sustainability is key to the development of the Diecast site. To ensure the foundry development is as low impact as possible, minimal construction work will be occurring to transform the venue. All design choices have been made to minimise waste and landfill.

The existing foundry has been cleared of all hazardous waste. Old machinery and metal work in the site has been reused along with existing furniture within the foundry. Found items have been upcycled, for example former metal storage crates have been used as screens for ever changing events and used for external planters.

Internally, existing surface finishes have been retained where possible and the spaces furnished with reclaimed furnishings.

The venue still aims to offer bike racks for up to 20 bikes and the client is currently exploring opportunities to utilize PV's to the extensive roof area with a view to the site being self sufficient.

When trading, all waste from the site will be recycled.

In the future it is hoped that PV panels will be installed to the roof to even further increase the sustainability of the site.





5. Access

5.1 Disabled Access

Disabled access will be retained via the Ducie Street courtyard entrance. This will allow access to the main foundry space, night market and beer hall. The office spaces at the front of the building will also be able to be accessed either internally from the courtyard or via the footpath around the edge of the building.

Accessible toilet facilities will also be provided in two locations within the building.

5. Access

5.2 Vehicle Access

Vehicle access to the site is available in multiple locations. From the main access on Store Street vehicles will be able to enter the car park. On Ducie street delivery vehicles will be able to gain level access to the side of the building through gates or into the courtyard space.

The vehicle access on Ducie Street will be solely for the use of delivery vehicles and staff and Store Street will allow staff to access the car park.

5. Access

5.3 Site Security

The boundary of the site is enclosed and managed with a new fence and gates to secure the access points when not in use. A reclaimed timber fence will also be added to form a further boundary around the courtyard seating area.

Outside of operation hours the site will be locked and external furniture secured where necessary. CCTV will provide additional coverage to the premises and the site has 24 hour security in situ.