

ATELIER.MB

DESIGN AND ACCESS REPORT

BLOSSOM MARKET

REVISION

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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1.0 INTRODUCTION

1.1 PROJECT SUMMARY

This Design and Access Statement accompanies a formal Planning Application for the renovation and reuse of a former garage unit in the Ancoats area of Manchester.

This proposal includes the internal and external renovation of the garage to create a multi unit arcade, encouraging and allowing smaller established business to thrive within the area.

The proposal maintains the existing structure, and creates smaller interventions and units within. Externally the scheme responds to and assimilates with the architectural language of the former use, whilst offering a contemporary solution which enhances security and opens up the facade.

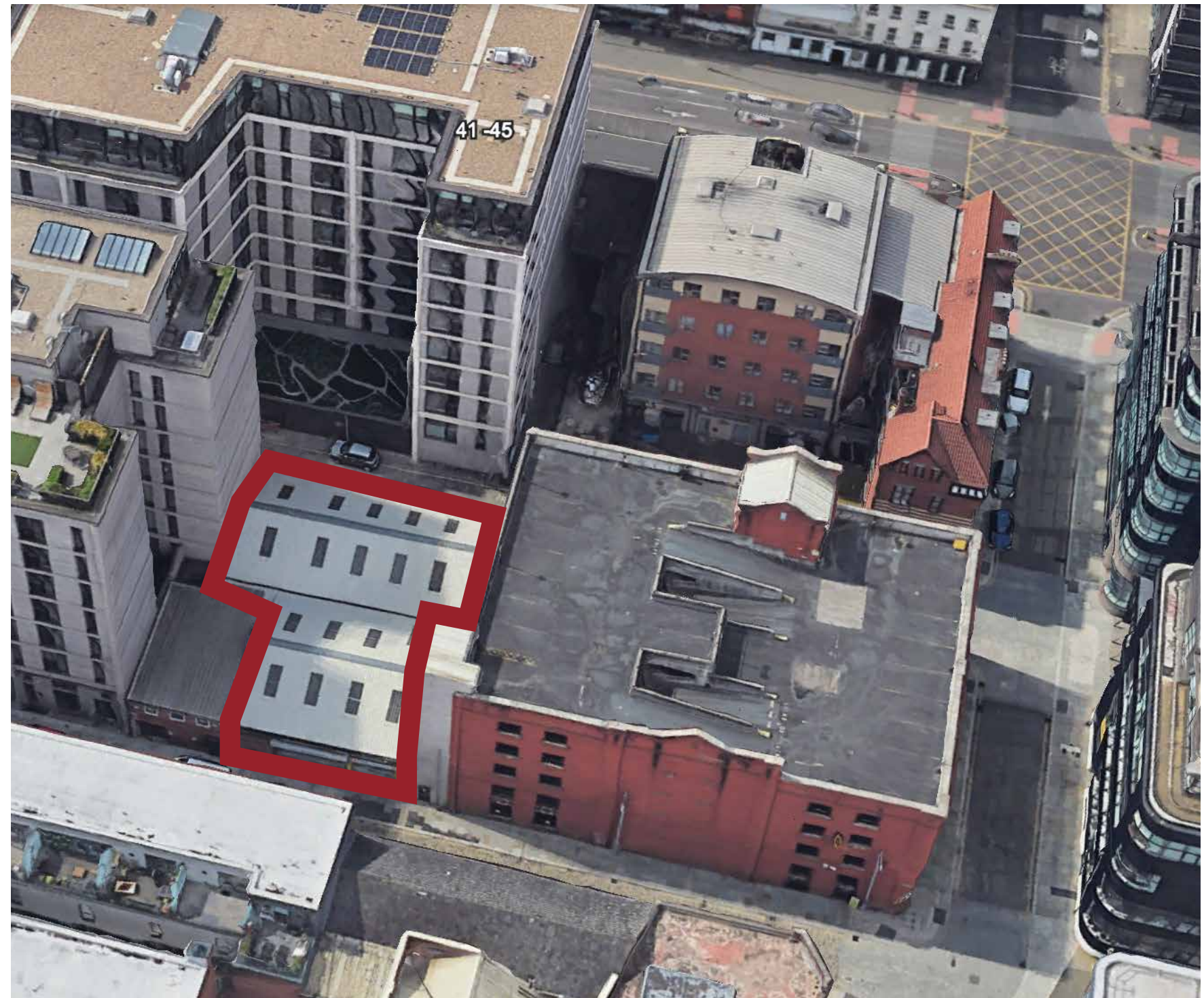
This statement provides a description and analysis of the site, and its context. We will then outline the brief, the design process, and the proposals.

This document has been prepared by Atelier MB Ltd for Blossom Street Motors, and must be read in conjunction with the full supporting information package.

1.2 THE SITE

The proposal relates to the existing Blossom Garage. The site is located in the Ancoats area of Manchester to the North of the city centre and sits at the Western end of Henry Street and Gun Street. Situated between both streets with access from either side.

The site itself is occupied by a single story structure owned and operated by Blossom Motors as a garage/vehicle repair shop.



Aerial View of Blossom Motor Co

1.3 DESCRIPTION AND HISTORY

The site is a single story brick building, with an exposed concrete flooring and exposed metal trusses and beams which support a corrugated metal pitched roof.

An 1851 map illustrates that the site was originally split, with the front Gun St portion being utilised for industrial use, and the Henry Street side as residential. The 1942 Goads plan identifies the Gun Street portion as a garage, and by 1958 the site is in a form close to that evident in 2024.

Please refer to the accompanying Heritage Statement, produced by Atelier MB and its author, Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment, in September 2024 for additional information and images.



Photograph of Blossom Motor Co, Henry Street, 1962, taken from Manchester Archives.



Photograph of Blossom Motor Co Internal Space



Photograph of Blossom Motor Co, Henry Street, 2024

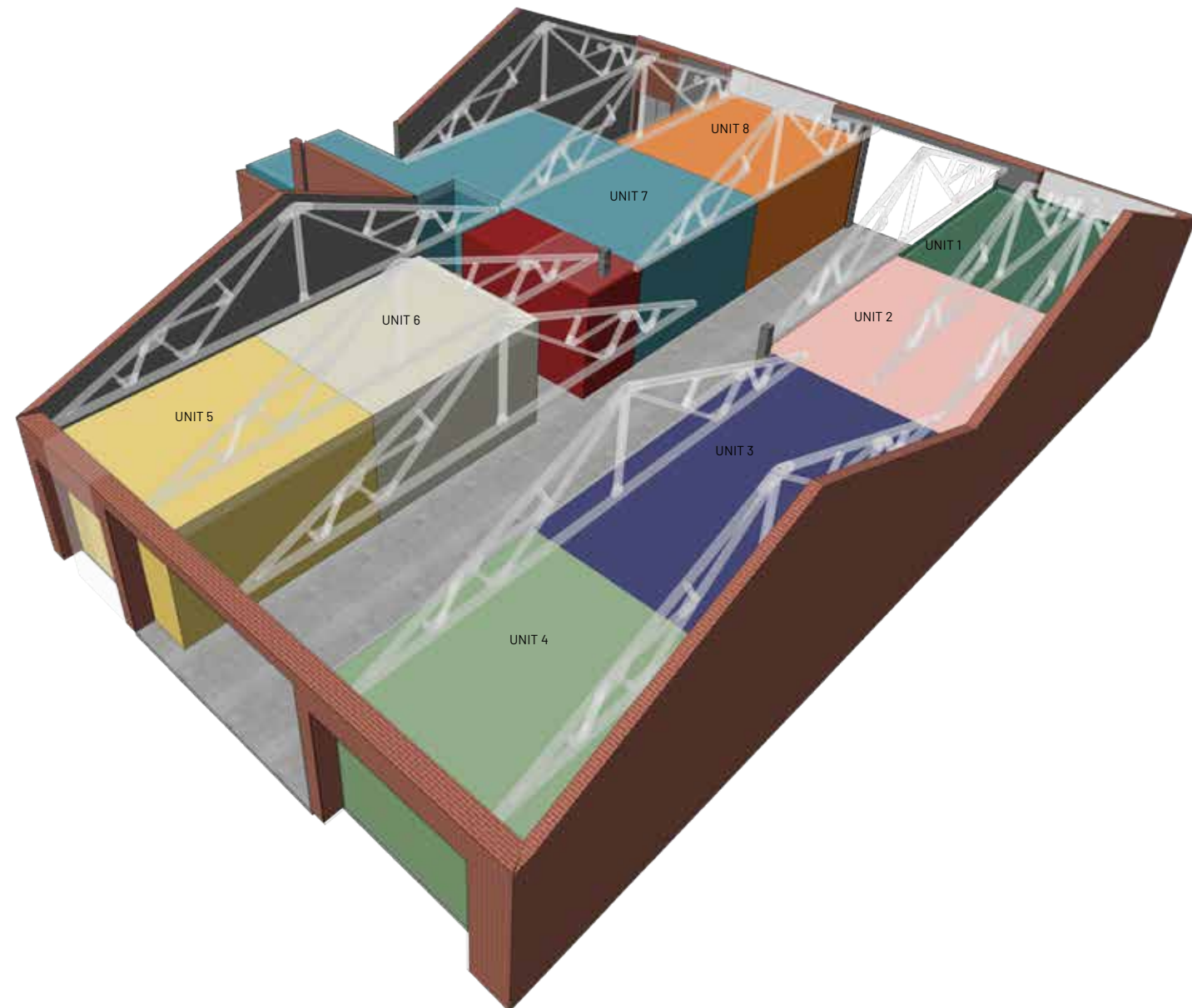


Photograph of Blossom Motor Co, Gun Street, 2024

1.4 THE BRIEF

The initial brief from the client was to imagine and redevelop this existing garage into a multi-tenanted property in which small businesses can establish themselves within this exciting area of Manchester.

It was important to the client that each unit was self contained and easily secured, minimising building management requirements.



2.0 SITE ANALYSIS

2.1 LOCATION

27 Gun street is the first street which runs parallel to the thoroughfare of Great Ancoats street and sits within the Ancoats area of Manchester, on the North-East Edge of Manchester City Centre.

Located between two streets, the site benefits from full frontages onto and direct access to both Gun Street and Henry Street.



Aerial view of Ancoats and site looking Eastwards with approximate site boundary

2.2 SURROUNDING USES

Located within one of Manchester's liveliest quarters, the site is surrounded by a number of mixed-use and residential spaces within the immediate vicinity. A large Car-park with space for 140 cars also sits on the North-Eastern edge of the site. This is a prime location for foot-fall and smaller businesses to establish themselves.



2.3 MATERIALS ANALYSIS

Materials used within the existing garage are of an industrial nature, with exposed brickwork, structure and metal roofing.

To celebrate the existing usage and remember the history of the building, these heavier materials will be retained, contrasting with new lighter-weight interventions internally.



Existing brick facade to Gun Street



Existing facade to Henry Street



Existing timber sliding door



Existing structure and corrugated metal roofing

2.4 CONSERVATION AREA

The building is not listed, but is within the Ancoats Conservation Area, designated in 1989.

For additional information relating to the conservation area and history of the site, please refer to the accompanying Heritage Statement, produced by Atelier MB and its author, Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment, in September 2024.

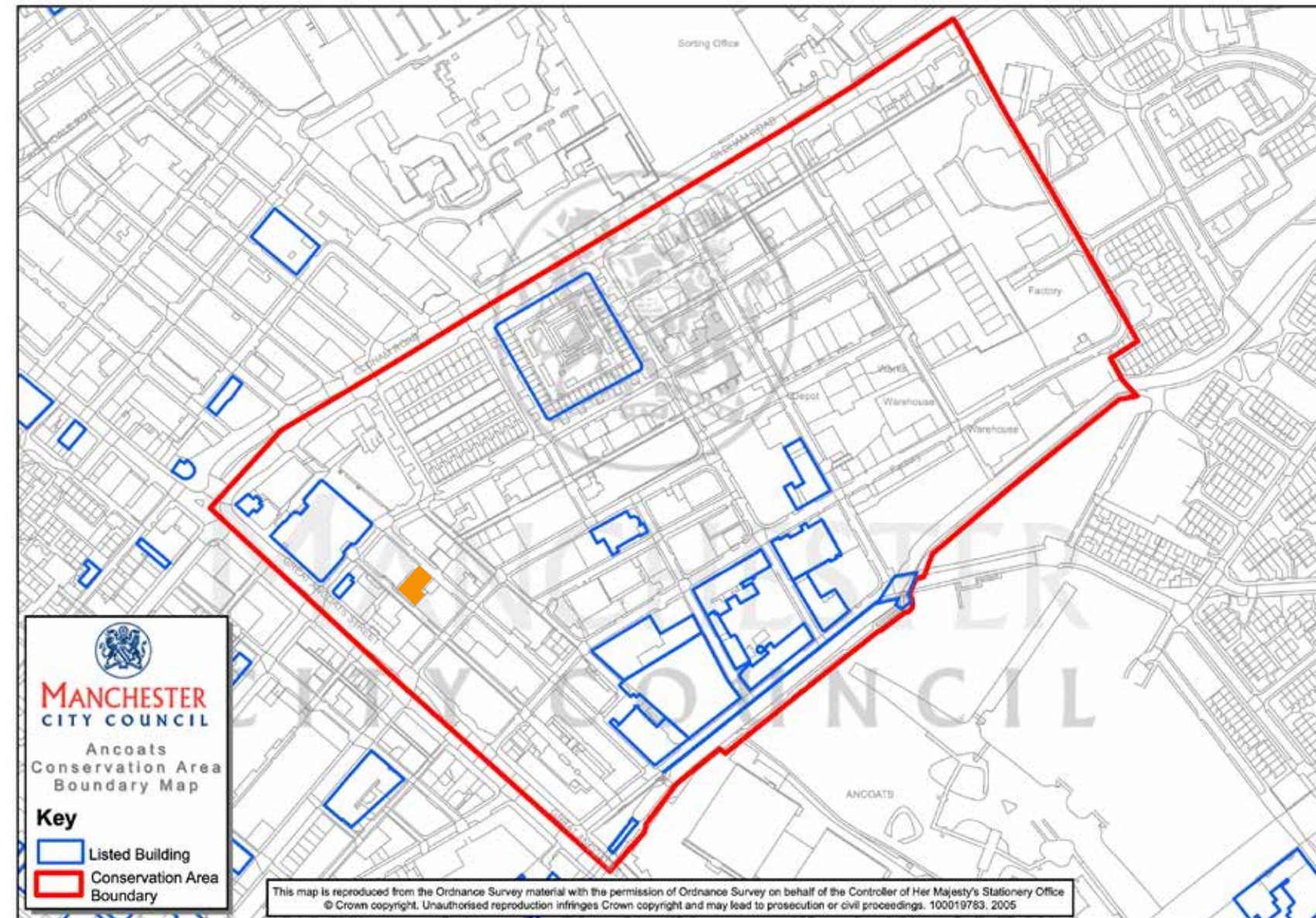


Image: Map of Ancoats Conservation Area from MCC website, with site in orange.

3.0 PLANNING CONTEXT

3.1 PLANNING POLICY CONTEXT

National Policy

The main heritage planning consideration affecting this site is its position within a Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2023). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed. This report meets the requirements of NPPF, paragraph 200, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'. Paragraph 203 states, 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The significance of the Ancoats Conservation Area will be enhanced by the improvements to the site, which currently makes no positive contribution. The high-quality architectural interventions is considered to encourage sustainable re-use and economic vitality beyond the current use. The proposals are considered to make a positive contribution to local character and distinctiveness through their considered design and use of materials.

Paragraph 212 states that local authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and those that preserve elements that make a positive contribution should be treated favourably. It is considered that the proposed changes to re-purpose the site will have a wholly positive impact upon the Conservation Area.



Image: Blossom Motor from Gun Street

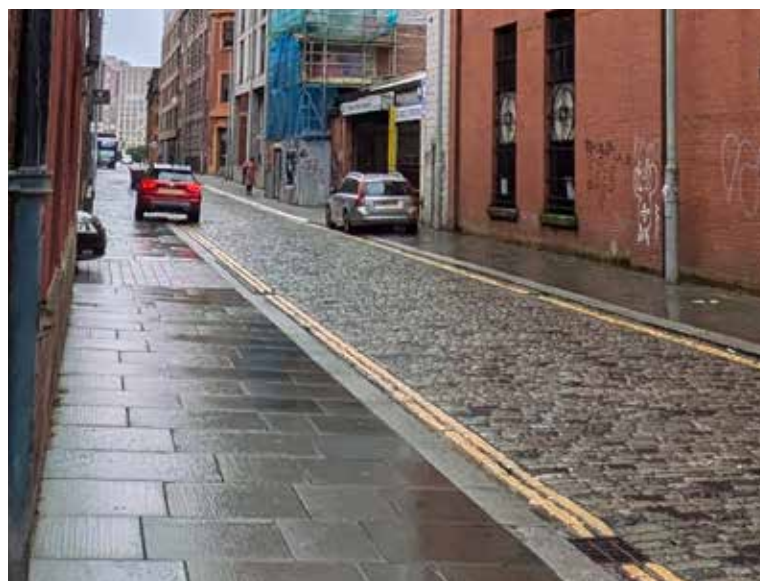


Image: Blossom Motor from Henry Street

Local Policy

Sustainability is a key overarching aim of NPPF and this application is a positive response to that, seeking to re-use existing fabric and to make sensitive repair. Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012-2027. Of particular relevance is EN3 which indicates that development which complements and takes advantage of historic and heritage features of districts and neighbourhoods will be encouraged.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

Core Strategy

Policy CC 1 allocates Ancoats as an area for economic and employment growth. The current garage is a family business that employs only one member of staff. The proposals offer 8 no. units for a variety of new and expanding businesses to relocate to. Therefore this change of use within use class E offers improved employment opportunities to the existing development.

4.0 DESIGN

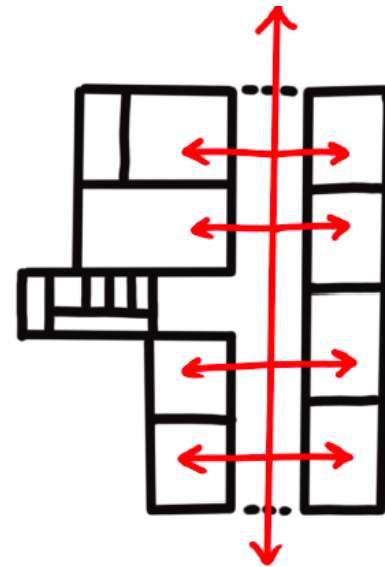
4.1 CONCEPT DESIGN

Initial concepts explored movement throughout the existing structure, focal points within this circulation and how each unit would be accessed.

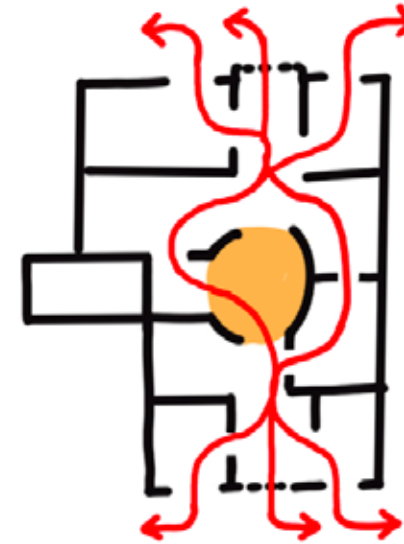
This was explored through concepts until a final overall spatial arrangement was determined through Layout Concept 3.

This layout provides a clear route through the Arcade, and a more uniform organisation of the units, allowing for prefabricated elements to be utilised.

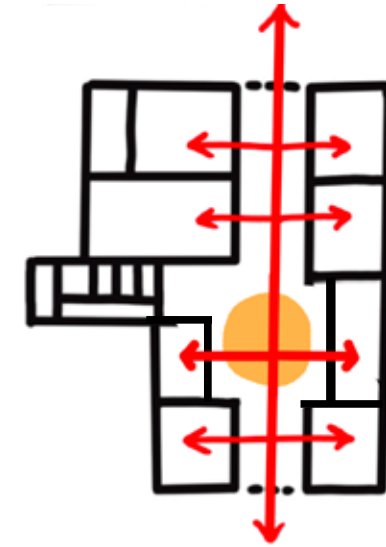
Although the existing roof has a number of roof-lights, the space is relatively dark and improved roof-lighting would create a bright focal point to suit the plan.



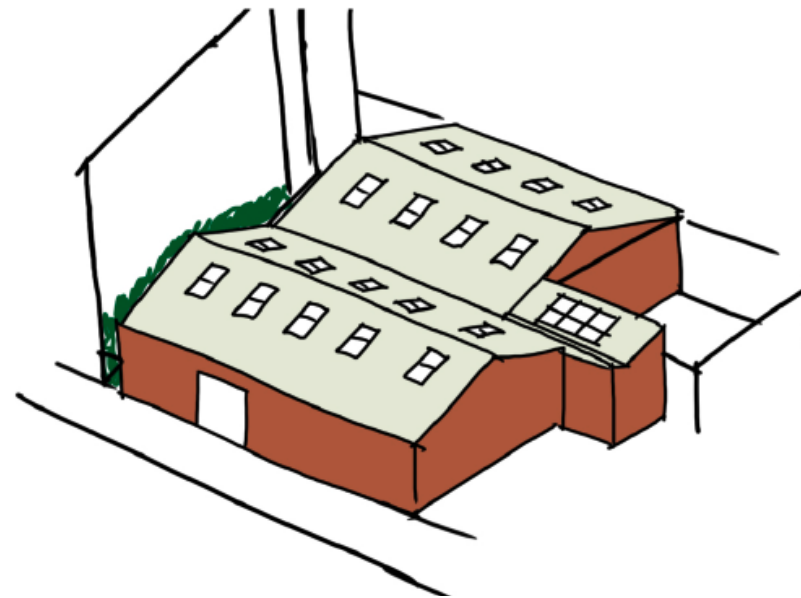
Layout Concept 1



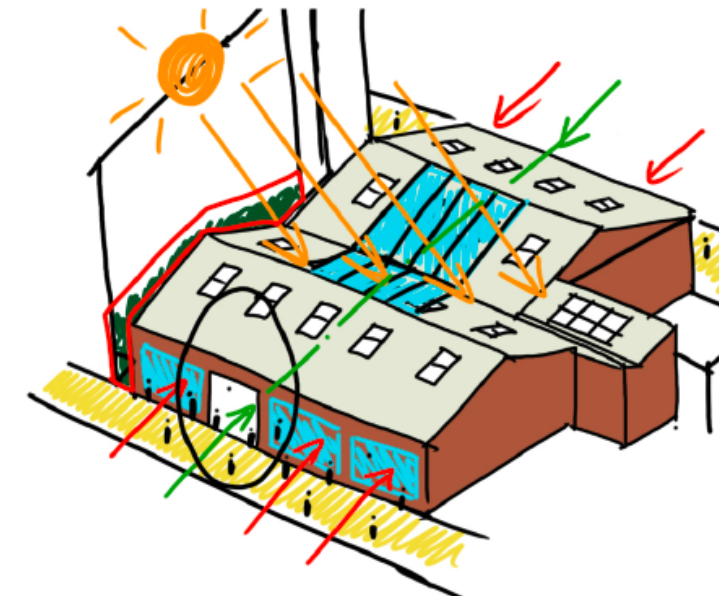
Layout Concept 2



Layout Concept 3



Existing Roof



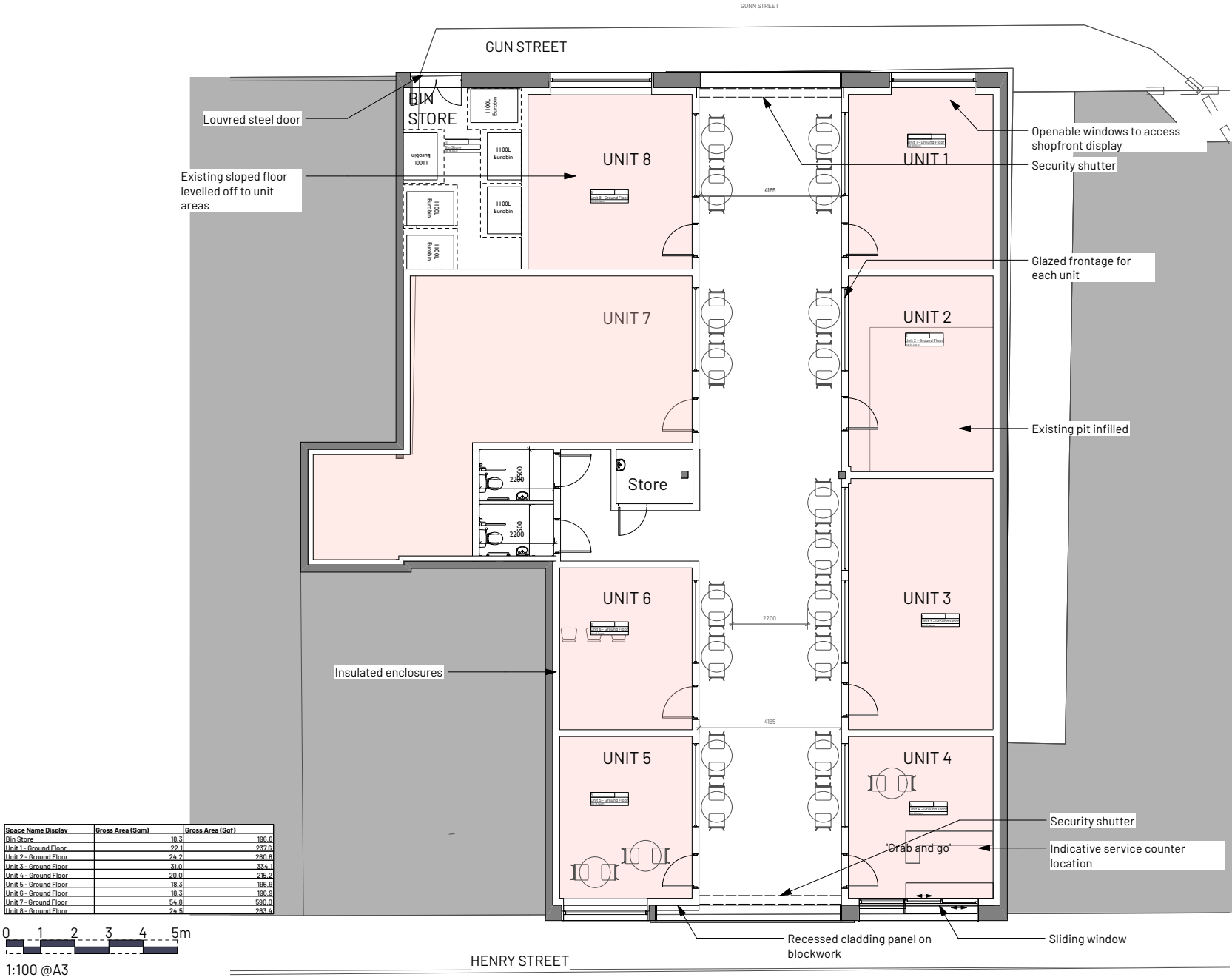
Proposed Initial Concept

4.2 PROPOSALS

Ground Floor Plan

Key aspects include:

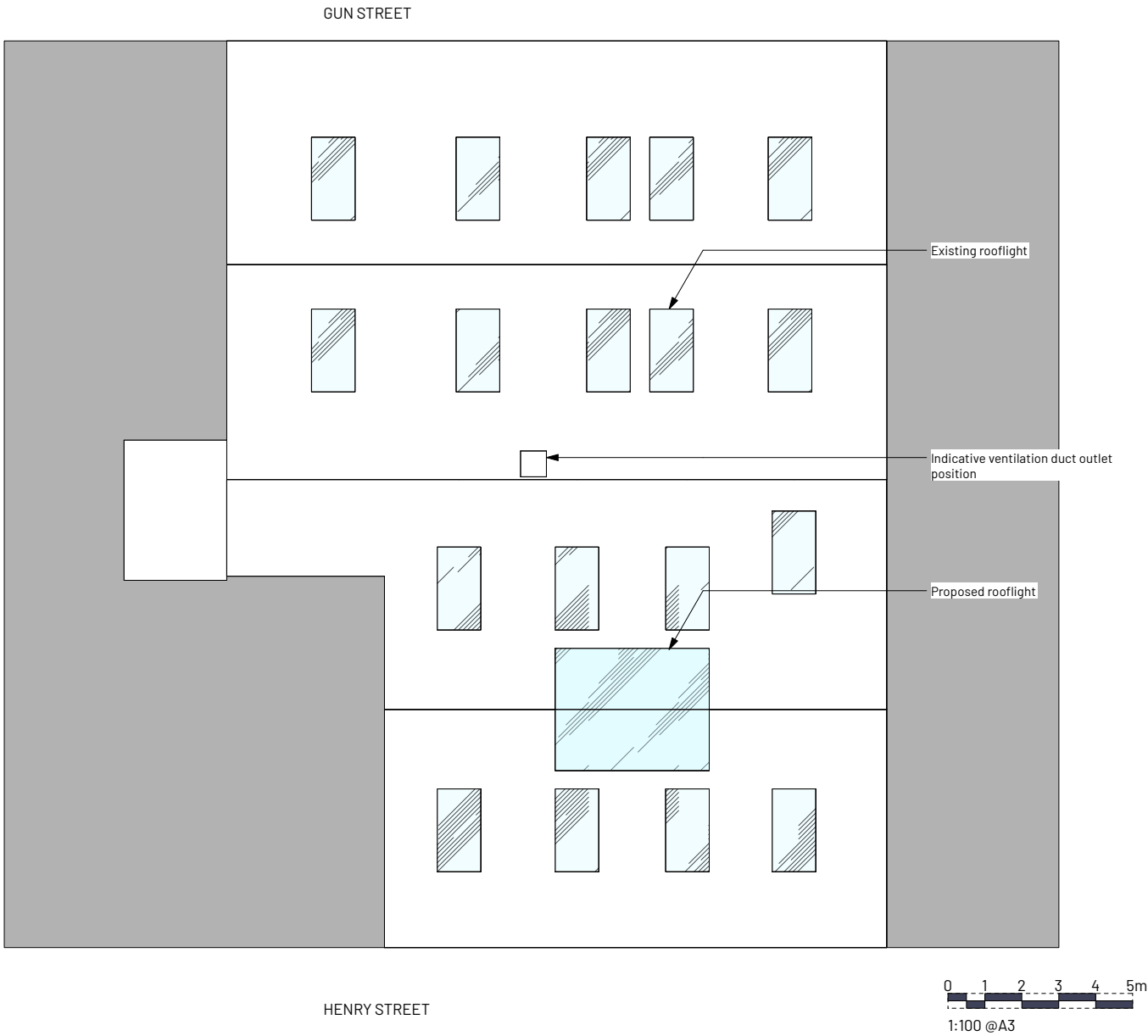
- Self contained lockable retail units with large glazed facades onto internal arcade
- Widened focal point to enable break out seating for any surrounding F&B units, and external displays for other retailers.
- Large external shopfronts with deep reveals for display purposes
- A designated hot food/take away unit with integral access hatch and ledge.
- Disabled WCs
- Integral waste/recycling storage



Roof Plan

Although the existing roof has a number of roof-lights, the space would benefit from improved natural lighting. We have therefore proposed an enlarged rooflight area at the entrance, over the gather space. These will be polycarbonate to match the existing industrial style.

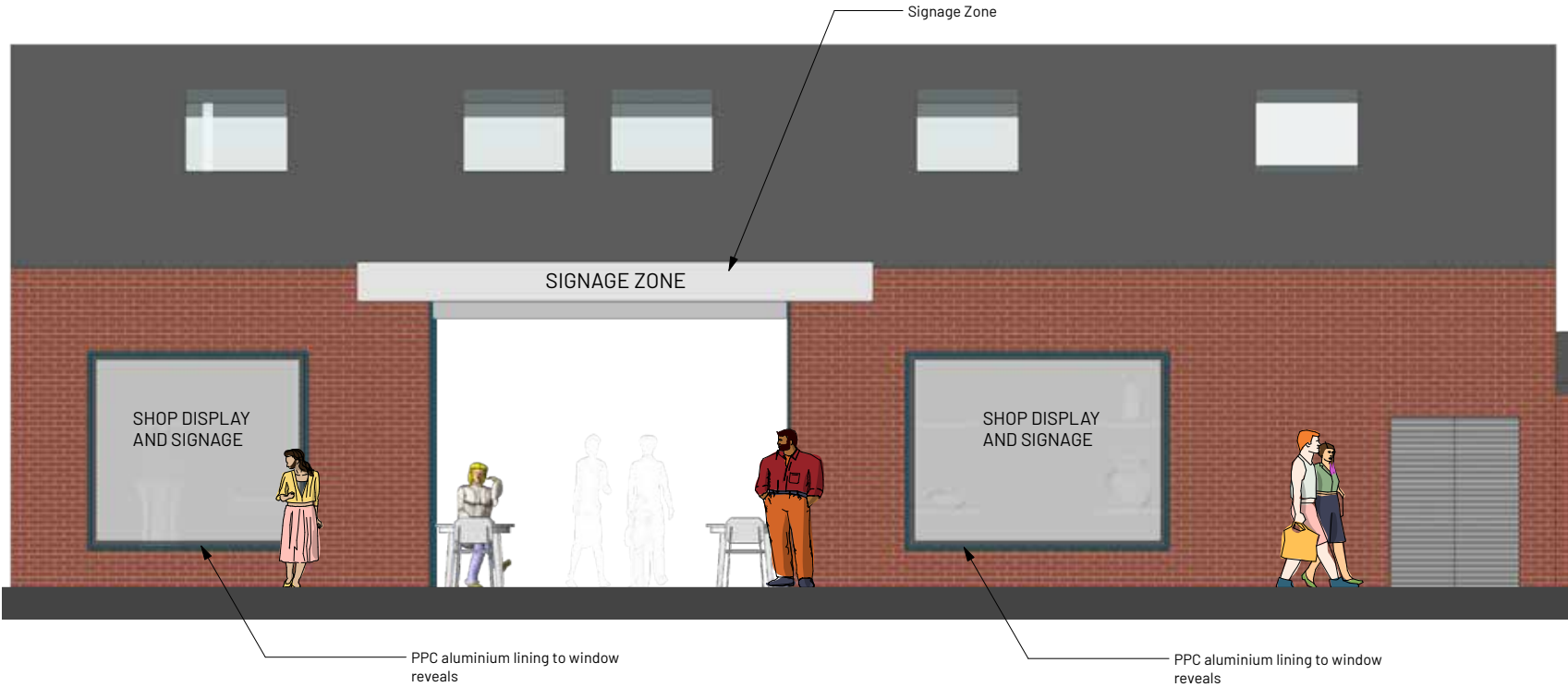
A central extract duct will serve any future F&B tenants.



Henry Street Elevation



Gun Street Elevation



4.3 MATERIALITY

New external materials have been chosen for their hard-wearing nature. Refined yet modern, to complement the existing material palette.



PPC aluminium window reveals and frames



Coloured corrugated metal cladding



Polycarbonate rooflight



Existing steel framing



Existing Brickwork



Existing Concrete Flooring

5.0 ACCESS

5.1 ACCESS

Access to the proposal will be gained from both Gun Street and Henry Street, acting as a thoroughfare between the two.

As per the existing building, these access points will be level, with a slight incline running through the site from Gun street. This existing access will remain unchanged from the existing situation.

Building users will be able to access each unit from the main thoroughfare, in accordance with AD:M requirements.

2 no. disabled WCs are provided.

The coffee hatch cannot be lowered but whilst this is in operation, the main door into the unit will be accessible at all times.

6.0 DESIGN STRATEGIES

6.1

SUSTAINABILITY

The scheme will utilise existing materials where possible. This will include Reuse of brickwork removed to create openings for the construction of the toilets.

In addition to the use of recycled materials, the scheme proposes the use of prefabricated SIP panels for the contained units. This technique reduces construction waste and providing highly insulated spaces with low heat demand.

Ecology

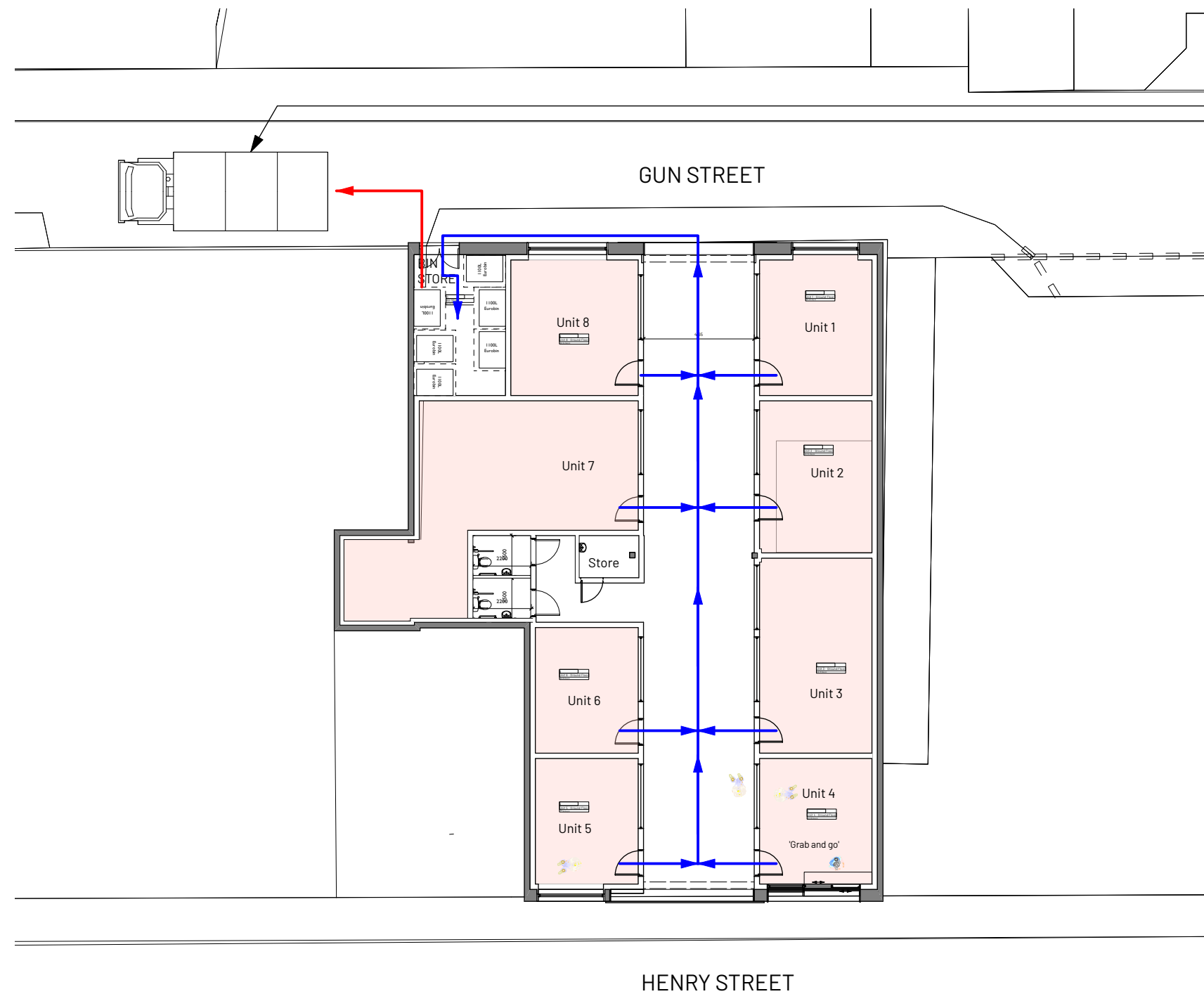
Tyrer Ecology Consultants visited site, and reported the following:

There are no implications in relation to bats and the proposed scheme and no further surveys will be recommended – the building is classified as pertaining to negligible.

6.2 WASTE AND DELIVERIES

An integrated waste and recycling store is included in the scheme. Each unit will be responsible for taking their waste to these bins on a daily basis. The building management team will then take these bins to the edge of the curb at the relevant collection times, and bringing them back into the building.

Deliveries will be made outside of peak traffic hours, with vehicles stopping in a nearby loading or parking bay and bringing goods to the unit via trolley.



6.3 ACCESS AND TRANSPORT

The existing use – that of a garage, generates a significant number of vehicle movements within the vicinity. These will all be removed and there will be no parking facility on the site.

The majority of visitors are anticipated to arrive at the site on foot, via public transport. The site is highly accessible in this respect.

In addition, there is a large car park next to the site.

6.3 SERVICING

This application is accompanied by the following reports:

Noise Impact Assessment by PDA.

This concludes that as long as any plant equipment meets the limits set out, there will be no requirement for mitigation measures to meet MCC policy in this respect.

Odour by Redmore Environmental

The report concludes that odour risk was classified as very high and that appropriate mitigation is required to reduce potential effects.

Ecology

Tyrer Ecology Consultants visited site, and reported the following:

There are no implications in relation to bats and the proposed scheme and no further surveys will be recommended – the building is classified as pertaining to negligible.

6.4 SECURITY

A CIS has been applied for.

We have designed the facades with due consideration for security. We draw your attention to the following key aspects in this respect:

- No dwell opportunity when the building is closed up
- 2 no. secure access points.
- Each individual unit will have key lockable front doors.
- Robust materiality.

7.0 CONCLUSION

7.1 CONCLUSION

In conclusion, the proposal animate the street elevations, whilst retaining evidence of its historic use. This proposal offers potential for various small independent businesses to establish themselves in the rapidly developing area of Manchester.

The proposal is considered to be a positive change of use with high quality design and considered use of materials.

OLD PLACES • NEW STORIES

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