

3 River Street, M1 5BG

DESIGN AND ACCESS STATEMENT

Top floor extension including demolition of
existing conservatory at roof level

R03 December 2024

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1. Introduction

This Planning statement has been prepared by Guy Taylor Associates to support the Full Planning Consent for a top-floor extension, including the demolition of the existing conservatory at roof level, at 3 River Street.

1.1 Proposal

Top-floor extension and demolition of existing conservatory at the roof level.

1.2 Location

The property, subject to this proposal, is situated in Manchester City Centre, next to Oxford Train Station – 4min walking (0,2miles) -, to the south.

1.3 Access

The access to the property will remain invariant, as well as the alternative exit at the roof level. There are no changes to the access strategy and existing arrangements in this regard.

1.4 Address

3 River Street,
M1 5BG
Manchester



Figure 01 - Site plan

2. Site and Context

2.1 Physical context

The main access to the property is via River Street, with a high-rise residential building opposite (north) and to the sides and predominantly in the surroundings.

There is also private, pedestrian, and vehicular, rear access to the south, via Anvil Street.

The predominant material in the context is red brick. However, it can be found other materials in much smaller areas like: metal cladding or render.

2.2 Neighbourhood

The property is situated in an urban area, right at the heart of Manchester City Centre.

Architecturally, the area is predominantly high-rise residential buildings.

The primary services as hospitals, primary/secondary schools, and train stations are within walkable distances (>1,5 miles)



Existing views 01 & 02



Figure 02 - Site and context

3. Planning History

Date of Application: 17 July 2009

Application ref. no.: 090353/FH/2009/C1

Description:

Erection of a conservatory at roof level of Townhouse
Townhouse, 3 River Street, Manchester, M1 5BG

Date of decision: 7 September 2009

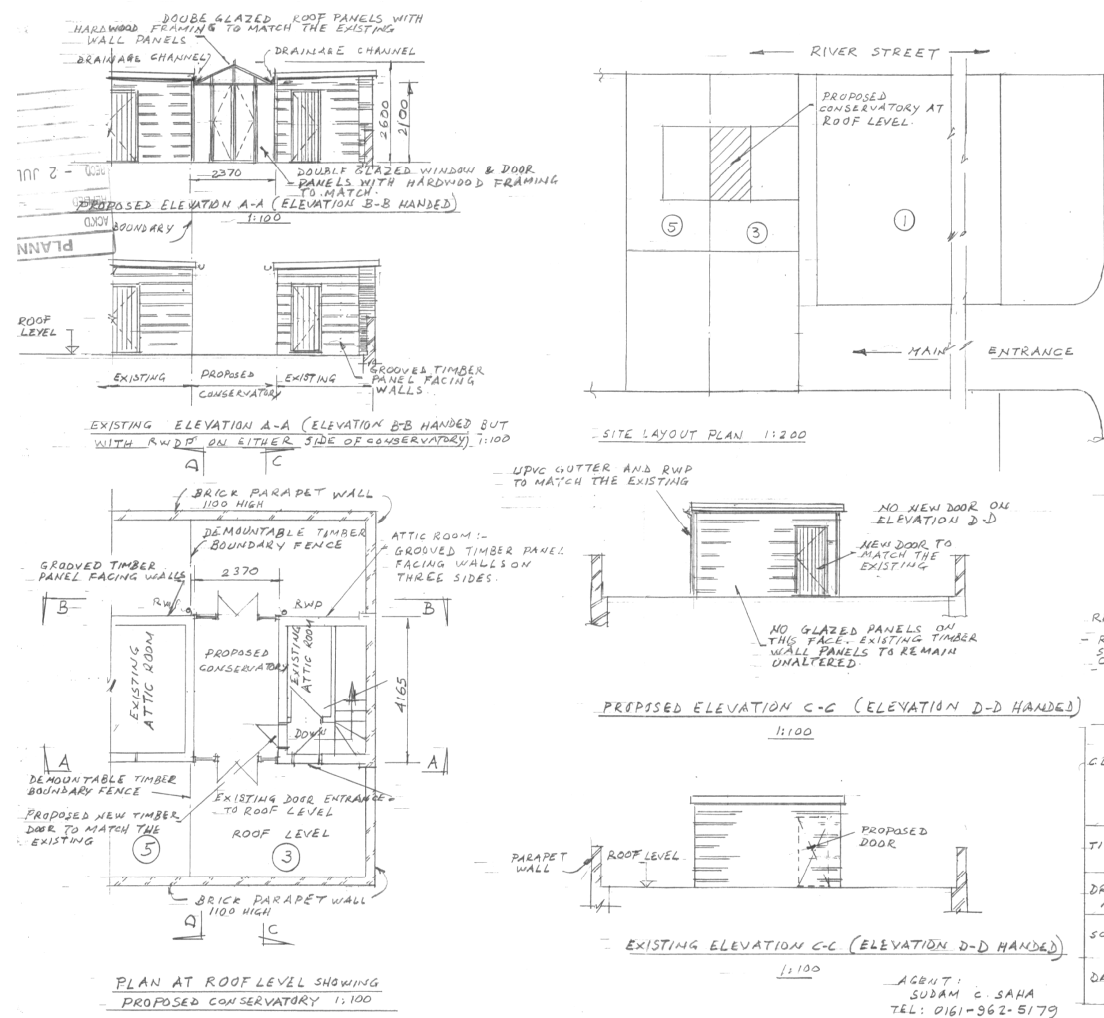


Figure 03 - Previous Planning Application, Ref.: 090353/FH/2009/C1

4. Design

4.1 Use

The proposal is exclusively for residential use only. This reflects the use of the surrounding buildings and is supported by the location close to primary and secondary schools, public spaces, and public transport..

4.2 Amount

The proposal footprint is the same as the conservatory to be demolished, plus a strip of 0.5m along the width of the property, to the north (2.3m²). The rest of the roof area will remain unaltered.

4.3 Scale

The proposal follows the same principles and, it is of a similar size to the townhouse's top floors on the opposite side of the same building.

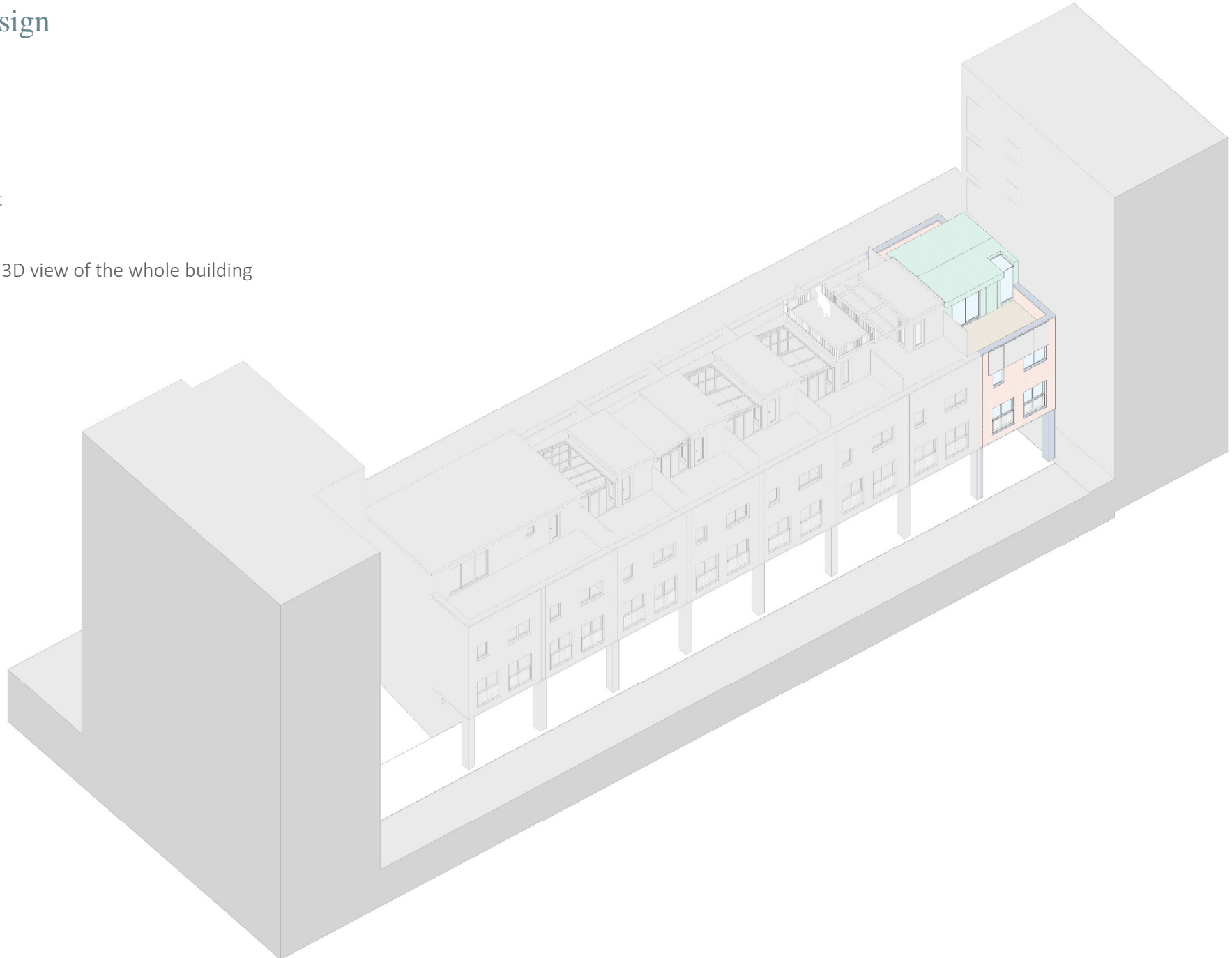


Figure 04 - 3D Section view - Existing and Proposed

4. Design

4.4 Layout

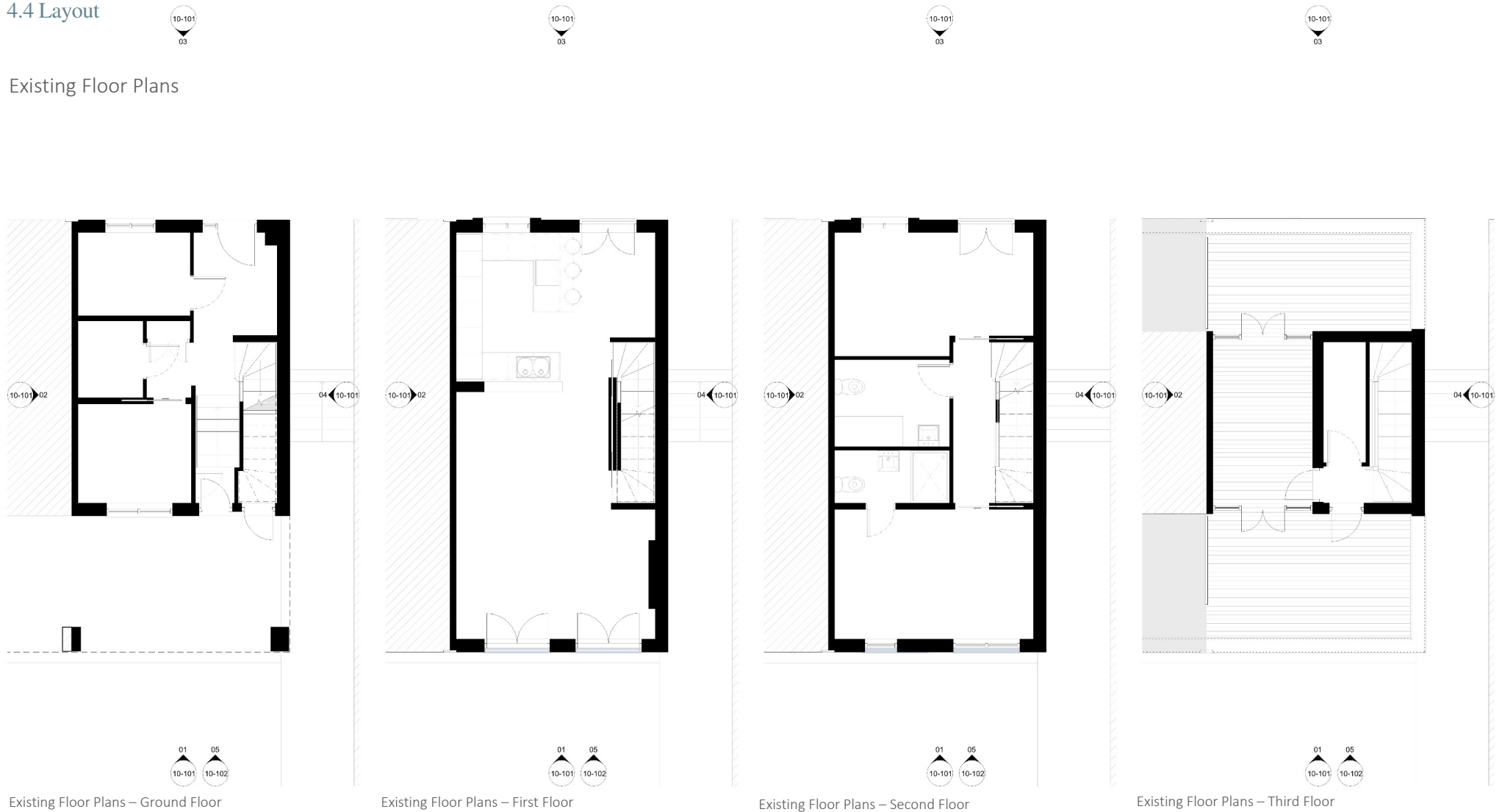
Proposed 3D view of the whole building



4. Design

4.4 Layout

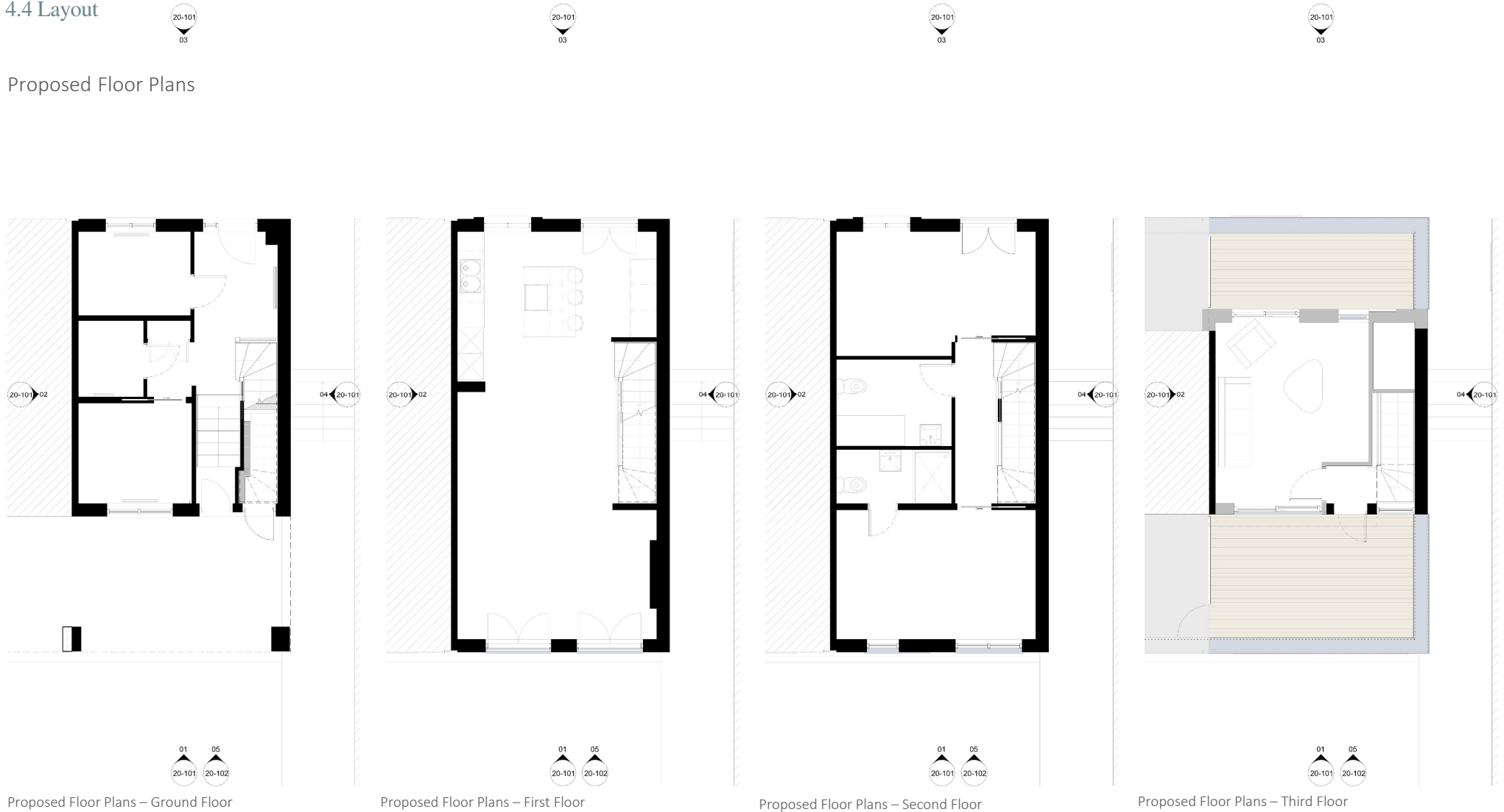
Existing Floor Plans



4. Design

4.4 Layout

Proposed Floor Plans



4. Design

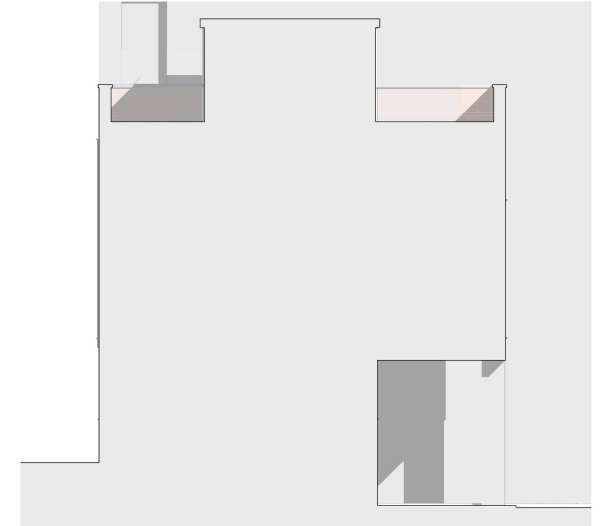
4.5 Appearance

Existing Elevations

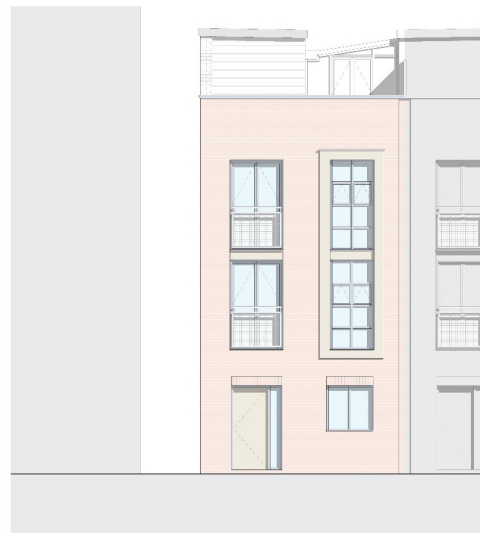
The existing building materials are red brick, with grey framed windows. On the top floor, there is also a light façade with timber cladding and a conservatory.



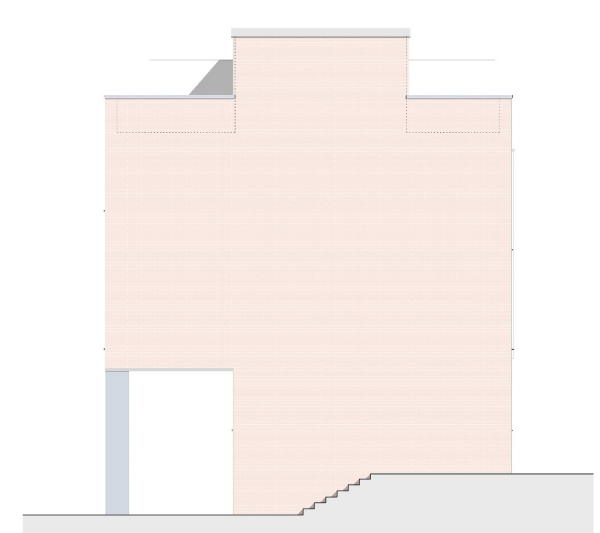
01 Existing Elevations – South-East



02 Existing Elevations – South-West



03 Existing Elevations – North-West



04 Existing Elevations – North-East

4. Design

4.5 Appearance

Proposed Elevations

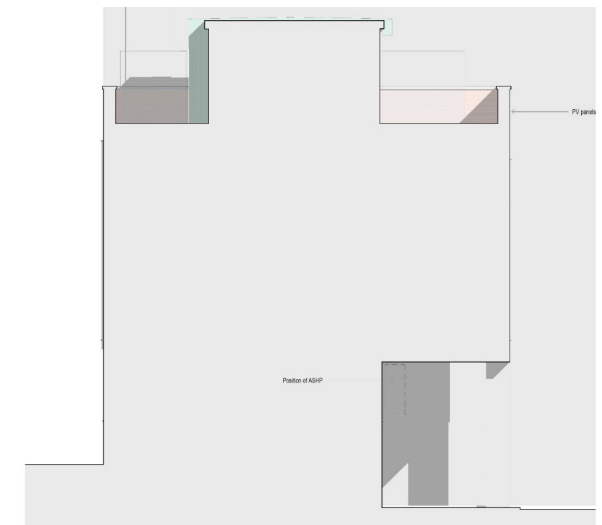
The proposed elevations would introduce the copper metal cladding, as the main material, to match the context of industrial buildings, where new and existing merge harmoniously. For instance, the Oxford train station or the five-storey, red brick building to the south-east (that was once part of the city's textile industry) that now forms part of Manchester Metropolitan University.

It is proposed grey aluminium framed windows to match the existing ones.

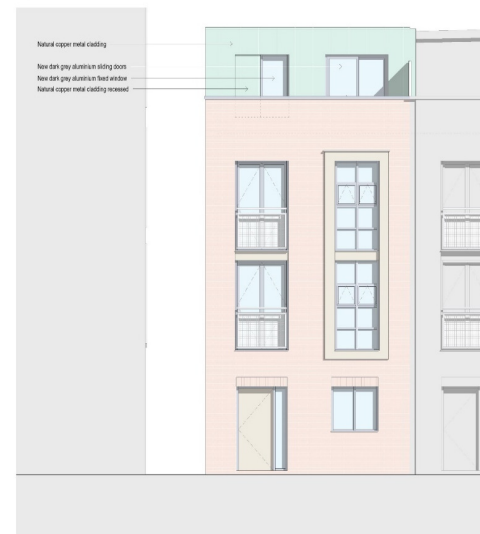
The proposed front elevation with the extension on the roof will continue the existing architectural language with the pattern of opening-solid from the ground to the top. All to create a seamless proposal with the existing.



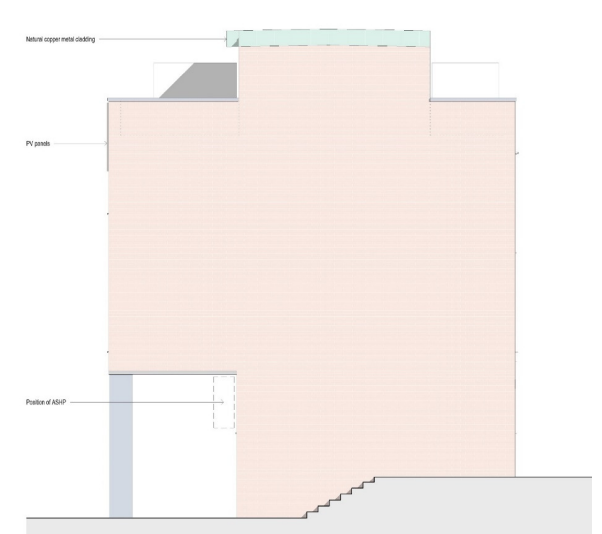
01 Proposed Elevations – South-East



02 Proposed Elevations – South-West



03 Proposed Elevations – North-West



04 Proposed Elevations – North-East

4. Design

4.5 Appearance

Existing and proposed roof plan

The existing roof is composed of two different parts. On the right side, a mono-pitch solid roof with a single-ply membrane or similar and, on the left side, a mono-pitch glazed roof, part of the conservatory.

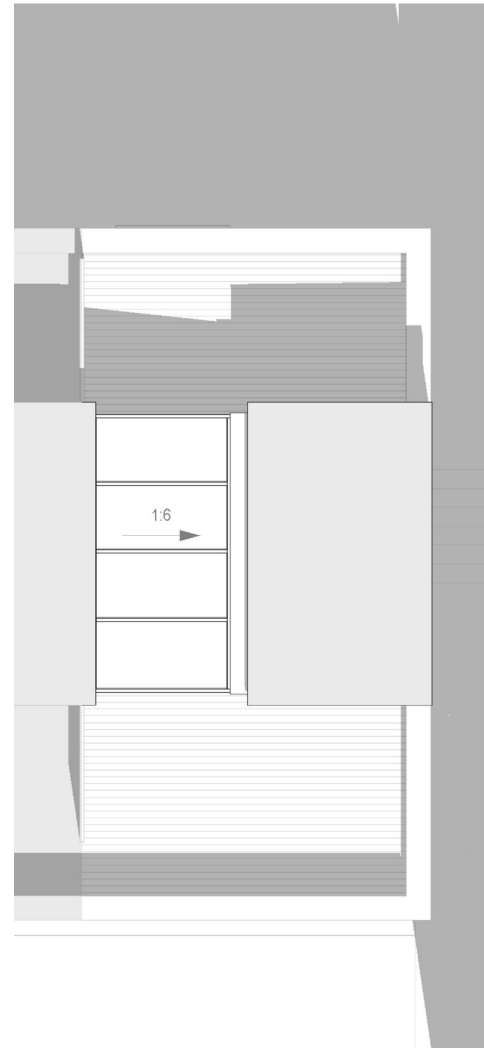
Proposed material samples: natural hand applied standing seam copper cladding

The proposed roof would be a dual-pitch roof with hidden gutter (not represented at this stage). There is also a new window-rooflight to introduce light to the existing staircase.

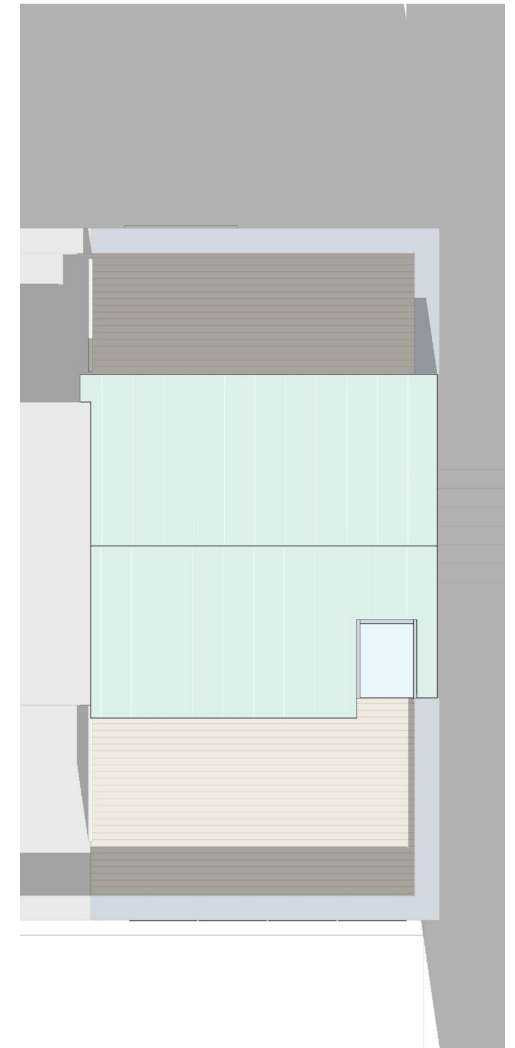
The existing and proposed roof ridge levels would be of a similar height.



Example of the final appearance of roof and cladding



Existing roof plan



Proposed roof plan

4. Design

4.6 Facade Design Analysis

Proposed material samples: natural hand applied standing seam copper cladding

The natural copper sheets will be orange brown to begin with and gradually develop a green patina. This traditional roofing method is visible on many roofs and mansards in the city.

Window aluminium frames are proposed in grey to match existing.



Façade with copper metal cladding



Proposed Elevations – South-East



Proposed Elevations – North-West

4. Design

4.7 Sustainability and Energy Statement

The following measures are proposed in regard to energy performance:

1. Rebate to existing external doors to increase overall airtightness.
2. Additional 20mm insulation to window reveals with airtight tape / airtight membrane to increase the overall airtightness and avoid thermal bridges.
3. Additional thermal insulation to the soffit of the suspended B&B concrete ground floor
4. New warm roof with a high amount of thermal insulation to ensure a high U-value and energy efficiency.
5. Air Source Heat Pump (ASHP)
6. PV's on the rear elevation (south-east)

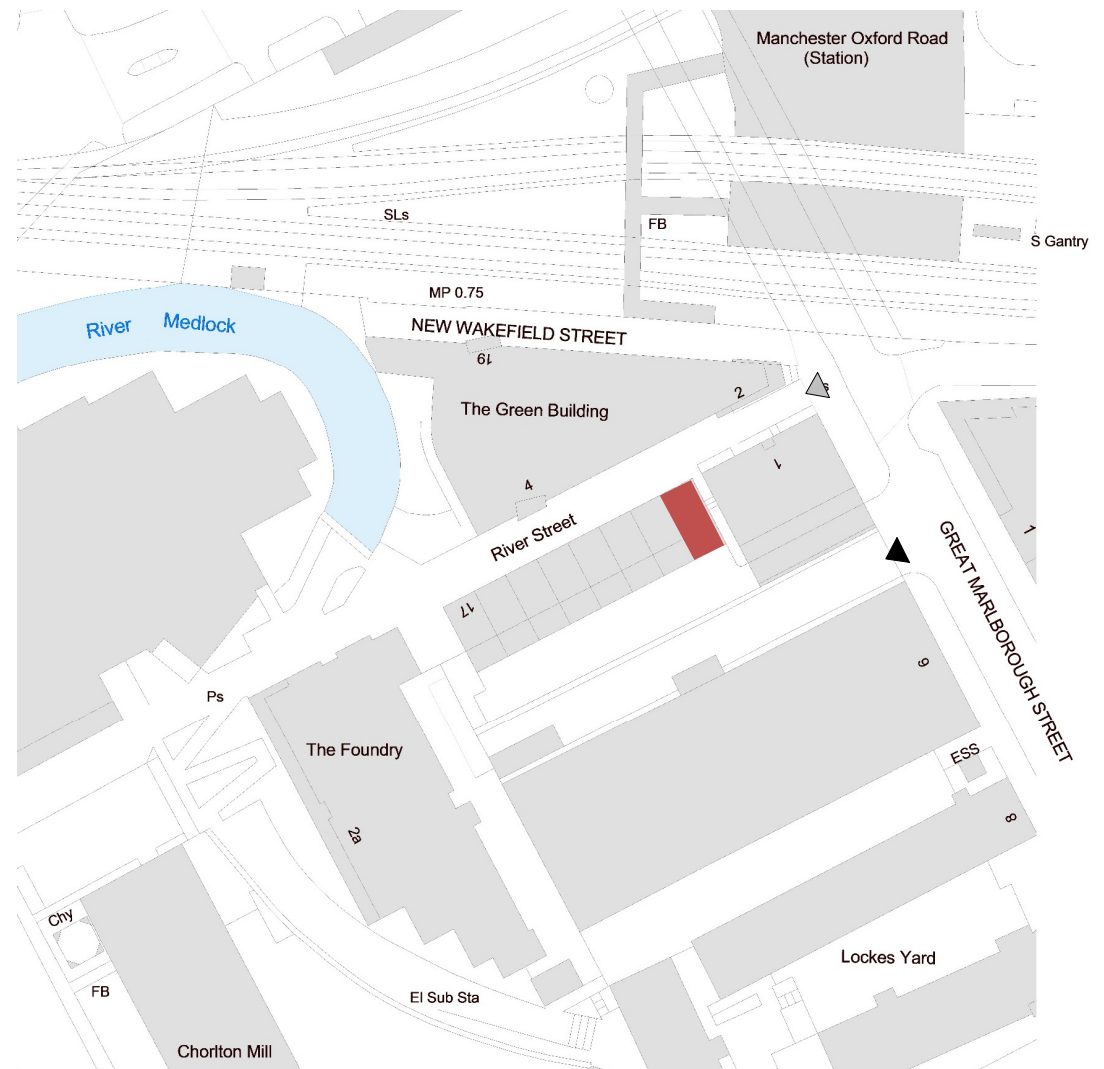
5. Access

All accesses will remain invariant

- ▲ Pedestrian shared access to the houses
- ▲ Pedestrian / vehicular shared access

Vehicular and secondary pedestrian access is via Anvil Street.

The main entrance and pedestrian access is via River Street.





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