

Manchester City Council

Gorton Market

Design & Access Statement

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1.0

1.0 INTRODUCTION

This Design and Access Statement has been prepared to support a full planning application for the proposed over-roofing and integration of solar panels at Manchester Gorton Market.

The proposal aims to enhance the overall performance of the existing Market building by over-roofing the existing roof structure, which will facilitate a layer of insulation. Furthermore, solar panels are proposed to be incorporated into the new roof design to help reduce the building’s energy consumption. To ensure that the development remains sensitive to its surrounding context, the parapet will be raised, preserving the concealed roof aesthetic.

It has been noted that existing roof is currently accessed via a single access hatch located to the south-eastern corner. Given the incorporation of solar panels and the increased maintenance requirements, it is proposed to add a second access hatch to the north-western corner of the roof.



Figure 1 - Manchester Gorton Market South and West Elevations.

2.0

2.0 THE SITE

2.1 Site Location

Gorton District Centre,
Garratt Way,
Manchester,
M18 8LD

The existing Market building is located within Gorton near the National Speedway Stadium. The current entrance to the Market is within the TESCO car park as well as the rear entrance on Garrat way and side entrance facing the retail shop. The car park is used for both TESCO and the Gorton Market.



Figure 2 - Aerial 3D View of Manchester Gorton Market, (Google Maps 26.07.24).



Figure 3 - Aerial 2D View of Manchester Gorton Market,(Google Maps 26.07.24).

2.0 THE SITE

2.2 Project Brief

The proposals put forward in this application address key subjects outlined by the client within the project brief. The main project scope aims to improve the overall performance of the existing building.

The scope of the works is as follows :

- Over-roofing of the existing Market** to introduce a new layer on insulation, improving thermal efficiency and overall performance.
- Integration of solar panels** across designated areas on the roof to harness renewable energy and reduce the building’s environmental impact.
- Installation of a new access hatch** at the north-western corner of the existing roof to facilitate easier maintenance and ensure safe and compliant access to the roof area.
- Raising of existing parapet** to maintain the aesthetic of a concealed roof.
- Raising of existing vents** to work with proposed over-roofing ensuring internal ventilation/ servies are retained and functional.



Figure 4 - Main Entrance into Gorton Market (West Elevation)



Figure 5 - South Elevation of Gorton Market



Figure 6 - View looking towards Garra Way from Market Entrance.



Figure 7 - Pedestrian Zebra Crossing leading to Market Entrance.

2.0 THE SITE

2.3 Site Constraints

The main constraint of the design relates to obtaining access to the roof without causing disruption to the users of the Market.

The proposed development has carefully considered the following constraints:

- Traffic and Accessibility:** Being part of a district centre, the site is likely to experience significant vehicular and pedestrian traffic, ensuring safe and efficient traffic flow around the construction works is crucial. This includes considering entry and exit points for both vehicles and pedestrians, and possibly reconfiguring surrounding traffic patterns to accommodate new uses.
- Community Impact:** The construction works will have minimal impact on local residents, businesses, and visitors.

2.4 Previous Applications

Manchester Gorton Market has recently recived approval for a new Public Square development under Application Ref: 140644/VO/2024. This development is currently on site.

It is thought that the proposal outlined in this application will be of no detriment to the recently approved Public Square.



Figure 8 - Existing Roof finish at Gorton Market



Figure 9 - Parapet to Roof Junction



Figure 10 - Example of Existing Valley Gutter at Gorton Market.



Figure 11 - Example of Existing Ridge at Gorton Market

3.0

3.0 DESIGN STRATEGY

3.1 Use

The primary use of the market remains unchanged, with the focus on enhancing the existing structure to better support its role as a Market. The proposed improvements, such as the over-roofing and integration of solar panels, will ensure the building remains fit for its intended purpose—providing a thriving space for vendors and visitors. The design strategy also aims to improve the building’s energy performance, creating a more comfortable and sustainable environment for market activities. These changes will ensure that the market continues to meet the needs of the community for years to come.

3.2 Amount

The amount of intervention in the building is balanced and focused on improving the overall performance without altering the core identity of the market. The key interventions include the addition of insulation, the installation of solar panels, the provision of an access hatch for safer roof maintenance and the raising of the existing parapet. The overall footprint of the market remains unchanged, and no additional structures are proposed beyond what is necessary to support these performance improvements. This approach ensures that the building’s functionality is enhanced

3.3 Layout

The over-roofing structure is designed to integrate with the existing roof layout, ensuring that the new insulation and solar panels do not disrupt the internal or external configuration of the market. The new access hatch is placed at the north-western corner of the roof to provide convenient, safe, and compliant access for maintenance. The layout also accommodates the raised vents, ensuring that ventilation systems remain effective. The solar panel layout, in particular, will be carefully coordinated with a specialist and structural engineer to ensure optimal placement and structural integrity.

3.4 Sustainability

Sustainability is a core principle of the design strategy. The integration of solar panels is a key step in reducing the building’s environmental impact, helping to lower its carbon footprint and energy consumption. The addition of insulation improves the building’s thermal efficiency, reducing energy demand and contributing to a more sustainable environment. These measures align with the growing emphasis on green building practices and ensure the market is both energy-efficient and environmentally responsible.

4.0

4.0 PROPOSED DESIGN

4.1 Design Rationale

The proposals put forward in this application are designed to address key objectives outlined by the client in the project brief, with the primary goal of enhancing the overall performance of the existing Gorton Market building. The main aim is to modernise the structure, improve energy efficiency, and ensure continued functionality.

A central element of the proposal is the over-roofing of the existing market building, which introduces a new layer of insulation. This addition will significantly improve the building's thermal efficiency, reducing heat loss and helping to regulate indoor temperatures more effectively. By enhancing the thermal performance, the proposal ensures a more comfortable environment for market users while also reducing overall energy demand and operational costs. Alongside this, solar panels are integrated across designated areas of the roof to harness renewable energy, reducing the building's environmental impact and carbon footprint.

To improve maintenance access, a new access hatch will be installed at the north-western corner of the roof. This hatch is positioned to ensure safe, compliant, and efficient access for maintenance personnel, minimising disruption to the building's operations.

The existing parapet will be raised to preserve the aesthetic of a concealed roof, maintaining the building's visual integrity. Additionally, the existing vents will be raised to accommodate the over-roofing, ensuring that the building's ventilation systems continue to function effectively. This ensures that internal services such as ventilation are not compromised, maintaining air quality and operational efficiency.

In summary, the proposed changes are intended to enhance the building's performance. The improvements will increase energy efficiency, sustainability, and functionality while ensuring the market remains a safe, vibrant space for the community.

4.2 Appearance

The over-roofing, insulation, and solar panel installation are all designed to be discreet and harmonious with the existing structure. The parapet will be thoughtfully raised to maintain the appearance of a concealed roof, ensuring that these elements remain hidden from view. The solar panels will be integrated in a manner that complements the building's roof line, avoiding any visual clutter. It is proposed that the proposed parapet will be RAL 7001 and the over-roofing completed using steel profiled sheeting.

5.0

5.0 SUSTAINABILITY

5.1 Sustainability Strategy

The sustainability strategy for the Gorton Market redevelopment is centered around minimizing the environmental impact of the building while ensuring its long-term viability. The proposal incorporates a range of measures designed to enhance the building's energy efficiency, reduce its carbon footprint, and contribute to a more sustainable environment for the local community.

5.2 Material Selection & Durability

Sustainable material selection is another key aspect of the project. The materials used in the over-roofing and insulation layers have been carefully chosen for their energy-efficient properties and long-term durability. By selecting materials with a long lifespan and low environmental impact, the design aims to minimize future maintenance requirements and reduce the need for replacement materials over time. This contributes to the building's overall sustainability by decreasing the frequency of repairs and replacements, which in turn reduces the environmental footprint associated with the building's ongoing maintenance.

5.3 Energy Efficiency

The primary sustainability focus is improving the thermal efficiency of the market building. The over-roofing, which introduces a new layer of insulation, will significantly enhance the building's ability to retain heat during colder months and maintain a more consistent temperature throughout the year. This reduction in energy consumption will help to lower heating costs and reduce the building's overall energy demand.

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