

---

# Design and Access Statement

---

Bauhaus, 27 Quay Street, Manchester, M3 3GY

# Design and Access Statement

Bauhaus, 27 Quay Street, Manchester, M3 3GY



## Contents

|    |                |   |
|----|----------------|---|
| 1. | Introduction   | 1 |
| 2. | The Site       | 2 |
| 3. | The Proposal   | 3 |
| 4. | Policy Context | 4 |
| 5. | Summary        | 5 |

# Design and Access Statement

Bauhaus, 27 Quay Street, Manchester, M3 3GY

---



## 1. Introduction

- 1.1. This Design and Access Statement has been prepared by Savills UK Ltd on behalf of St James's Place Property Unit Trust (the applicant) to support a full planning application submitted to Manchester City Council. The proposal is for external alterations to the Bauhaus building, located at 27 Quay Street.
- 1.2. This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and should be read in conjunction with the other submitted documents, drawings and plans.

## 2. The Site

- 2.1. The Site is located within the city centre of Manchester, off Quay Street. The Bauhaus building is located in a prominent location nearby to the Spinningfields district, which is characterised by a range of modern high-rise office buildings.
- 2.2. The building is an eight-storey Grade A office building which was originally granted planning permission in December 2002. The main entrance to the building faces onto Quay Street.
- 2.3. The Site is within the Castlefield Conservation Area and the building itself is not listed. The Conservation Area has a wide range of uses, including offices, residential apartments and retail uses.
- 2.4. The Site is entirely located within Flood Zone 1, indicating a low risk of flooding of all types.
- 2.5. There are no known ecological or biodiversity constraints relating to the Site.
- 2.6. The Bauhaus building is accessed by pedestrians via the main entrance on Quay Street. This primary access remains unaffected by the proposed alterations. The alterations affect the elevations of the upper floors only.

## 3. The Proposal

3.1. The proposed development is described as follows:

*“External alterations including replacement glazing and spandrel panelling together with installation of pressure plates to the vertical glass joints and associated works”*

3.2. The proposed works to the building comprise the following:

- Replacement of all spandrel panels
- Replacement of slab edge fire barriers
- Replacement of glass to glazed curtain walling to floors 1 – 8 (excluding corners)
- Installation of pressure plates to the vertical glass to glass joints to floors 1 – 8

3.3. The need for the proposed works is to repair some defects to the building as a result of ongoing water ingress. The alterations will ensure that the defects are repaired and will not reoccur.

3.4. For clarity, the building’s interior and use remain unchanged as a result of the proposed works.

3.5. All of the proposed external amendments consist of replacements with very similar designs, materials and colours to match the existing arrangements. The details of the changes are indicated on the submitted plans and drawings. For ease of reference, the submitted plans are as follows:

- 24.066.PL.002-Existing Typical Floor Plan
- 24.066.PL.003-Proposed Typical Floor Plan (1 OF 2)
- 24.066.PL.004-Proposed Typical Floor Plan (2 OF 2)
- 24.066.PL.005-Existing North and East Elevation
- 24.066.PL.006-Existing West & South Elevation
- 24.066.PL.010-Proposed North and East Elevation (1 OF 2)
- 24.066.PL.011-Proposed North and East Elevation (2 OF 2)
- 24.066.PL.012-Proposed West & South Elevation (1 OF 2)
- 24.066.PL.013-Proposed West & South Elevation (2 OF 2)
- 24.066.PL.020-Proposed Typical Bay Study
- 24.066.PL.015-Existing Typical Bay Study

3.6. The proposed materials have been designed to match the colour and finish of the existing materials. As such, it is considered that the proposed amendments are minor in nature and are in keeping with the surrounding area.

3.7. There are no proposed amendments to the existing points of access to the building.

## 4. Policy Context

- 4.1. The Development Plan for Manchester is comprised of the Core Strategy (adopted on 11 July 2012) together with the saved policies from the Manchester UDP and the Proposals Map and the Places for Everyone Joint Local Plan (adopted on 21 March 2024).
- 4.2. The relevant policies included in the Local Plan Policies are set out in the submitted covering letter.
- 4.3. It is considered that the proposed works to the Bauhaus building are in full accordance with all of the relevant planning policies. No material change is proposed to the usage of the building or its appearance.

## 5. Summary

- 5.1. Detailed and careful consideration has been given to the proposals. The proposed development supports and enhances the continued office use of a building within the City Centre of Manchester.
- 5.2. The proposals are for external alterations that are very similar to the existing arrangements and are therefore fully complimentary with the surrounding area.
- 5.3. The proposed development has been considered in the context of the Conservation Area and proximity to listed buildings. The proposed development is considered to be minor in nature and is not considered to have any insurmountable adverse impacts in respect of design, ecology, heritage or flood risk. The proposed development should therefore be supported in principle.
- 5.4. As such, the proposal accords with local and national policy and therefore planning permission should be granted.