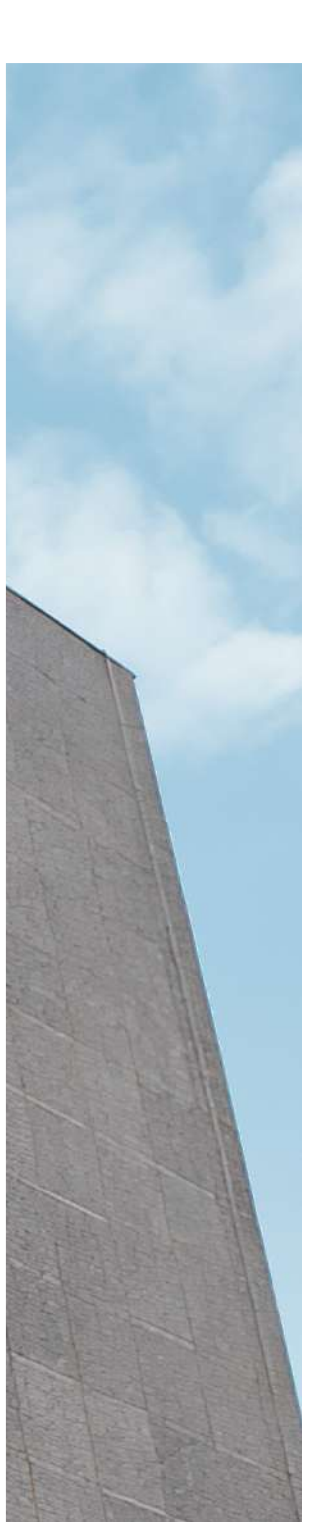






Map from 1896

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CHAPTER 01

Location & Existing Site

Introduction

This Design and Access statement has been prepared to support the full planning application for external improvements and public realm works to Castlefield House, Liverpool Road.

The design principles on which the proposal is based have been informed and defined by close consideration of the Manchester City Council planning policy requirements, the local context, the existing architecture and the Client's aspiration to achieve development of the highest architectural merit.

This Design and Access Statement has been written in accordance with CABE's guide 'Design and Access Statements - How to write, Read and Use Them.' It demonstrates the design principles and concepts that have been employed within this planning scheme.

The Planning Statement which forms part of this application demonstrates that the proposal conforms to the criteria set by national and local planning policy, and that the principle of development is both sustainable and desirable



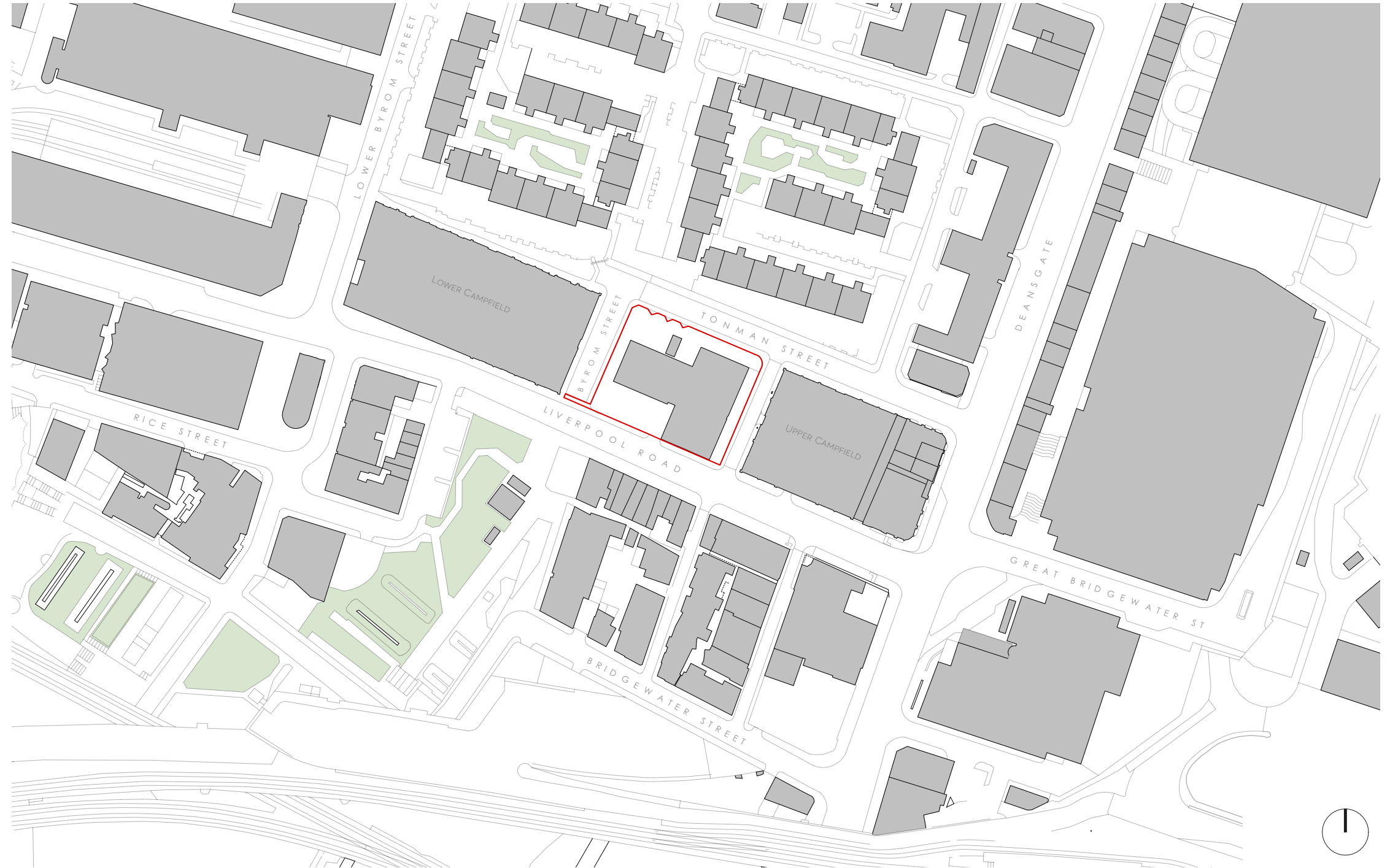
Location

Castlefield House is located on Liverpool Road, and is bounded by Tonman Street to the north, Byrom Street to the west and Barton street to the east.

The building is located in between Upper and Lower Campfield Market Halls, which are buildings of very high architectural merit and historical importance. Castlefield House, however, is a modern building of lesser architectural merit. There is an opportunity to improve it's visual amenity and it's relationship with the wider public realm.

Castlefield House is part two-storey and part six-storey, with the addition of a basement. The building's main entrance is located off Liverpool Road, with an additional entrance to the car park located off Byrom Street. Byrom Street is closed to vehicles, whilst the other surrounding streets are open to public vehicular traffic.

Liverpool Road is a significant pedestrian and vehicle route within the wider Castlefield area, and the site benefits from excellent transport links.



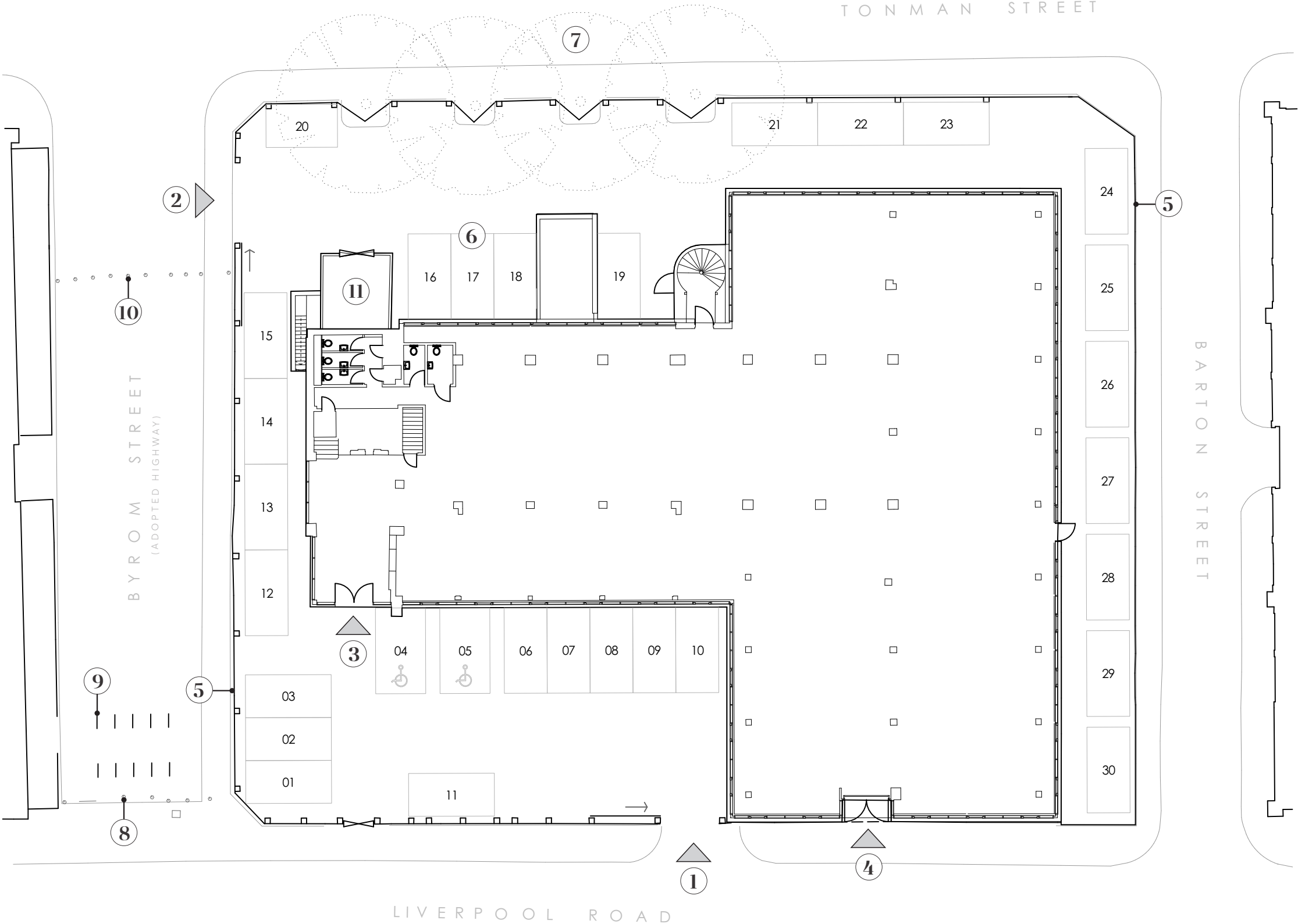
— site location



Existing Site

Site Plan

- ① Vehicle access off Liverpool Road, through sliding gate
- ② Vehicle access off Byrom Street, through sliding gate
- ③ Main entrance into the building
- ④ Secondary entrance to ground floor office
- ⑤ Railings extend around the full site boundary
- ⑥ 30no. Car parking spaces
- ⑦ Mature trees
- ⑧ Bollards, CCTV camera and information board to Liverpool Road
- ⑨ 10no. cycle racks
- ⑩ Bollards to Byrom Street
- ⑪ Existing bin store



Existing Site

Opportunities and Constraints

The railings and car park at the front of Castlefield House create a significant physical and visual barrier to the building, and form a 'hard line' along Liverpool Road. There is an opportunity to remove the parking from the front of the building, to improve the streetscape of Liverpool Road and improve circulation and visual amenity.

Byrom Street is closed to vehicles,

with bollards to the north and south. There is also an opportunity to utilise the pedestrianised space between these bollards, and create a more visually appealing and useful public realm.

A variety of styles of street furniture can be found in and around the site. There is an opportunity to improve the quality of these items with a new, cohesive, scheme.

The existing car parking arrangement is inefficient, with 6no. spaces along Barton Street, being single-file, and therefore inaccessible to vehicles. These proposals include improvements on the efficiency of the parking layout.

Both Byrom Street and Barton Street are public highways.

“A public realm opportunity”



View from Liverpool Road



View from Tonman Street

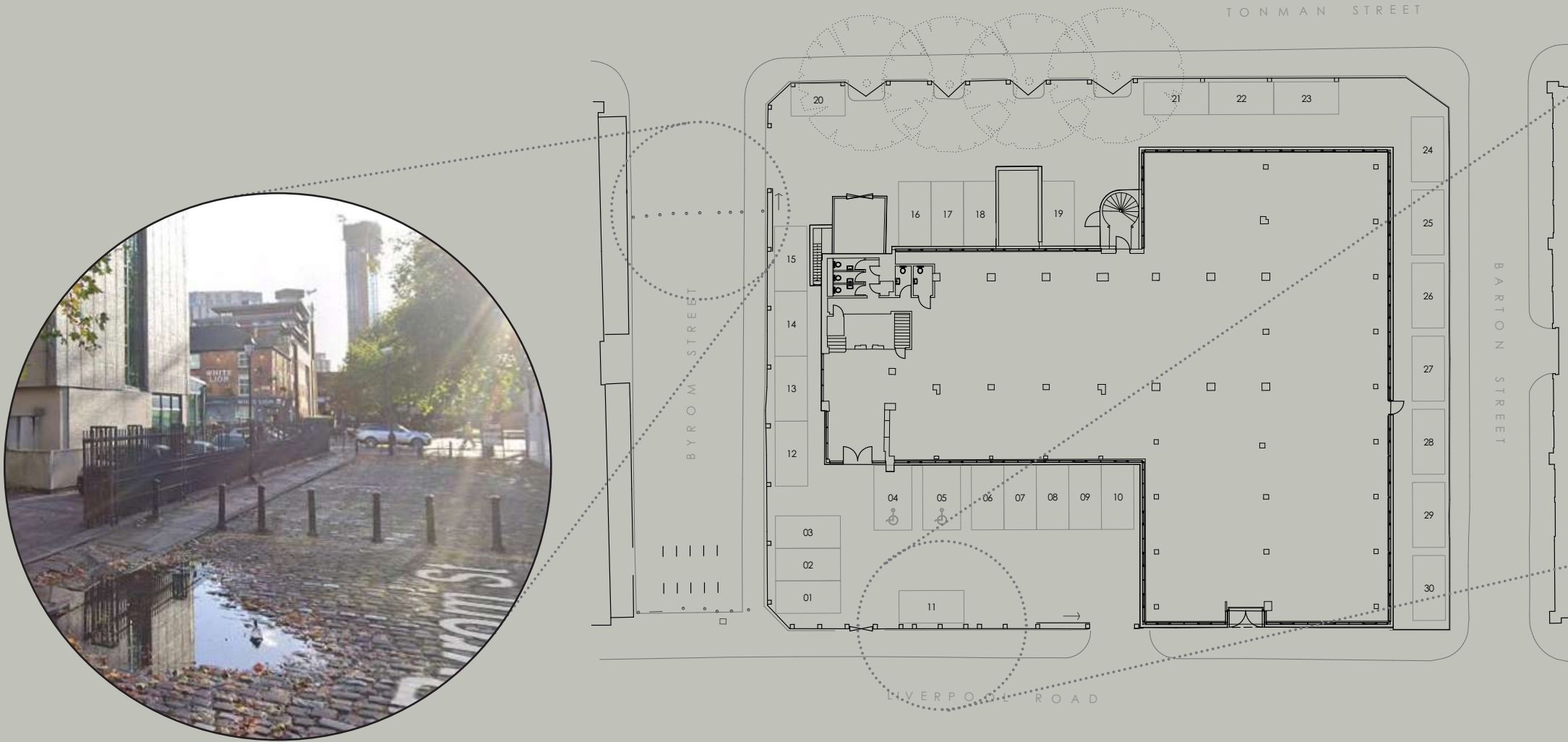


Existing Site Challenges

Barriers & Under-utilised Spaces

Hard Barrier along Primary Elevation

Railings segregate the car parking spaces at the front of Castlefield House, which are accessed via a sliding gate off Liverpool Road



Byrom Street Closed to Vehicles

A row of bollards prevents vehicle access to Byrom Street, from the north. This pedestrianised area is under-utilised and is an opportunity for a new, cohesive public realm scheme



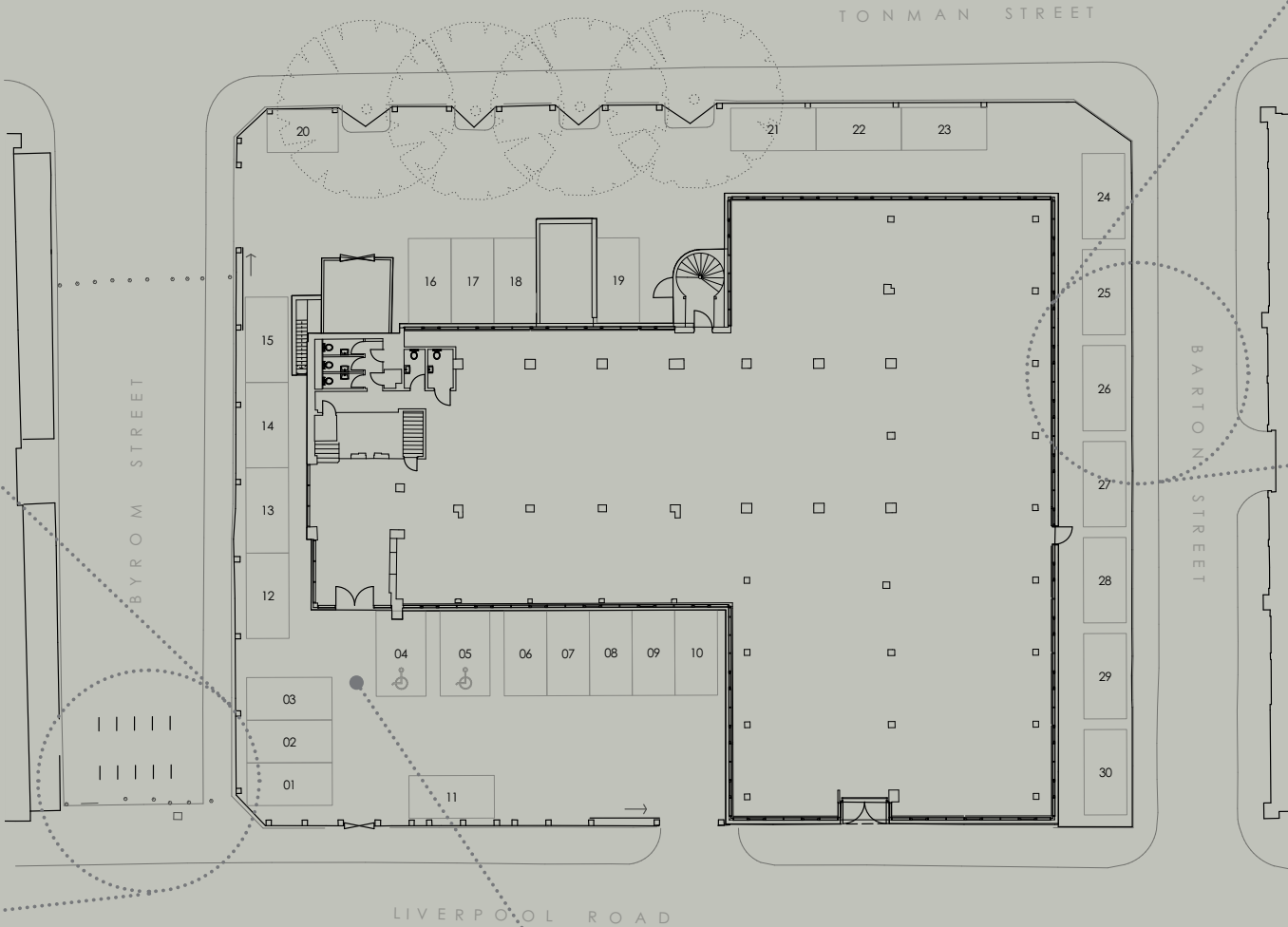
Existing Site Challenges

Street Furniture & Barriers



Cluttered Street Furniture

At the junction between Liverpool Road and Byrom Street, there is a collection of street furniture, including a CCTV camera, 10no. sheffield cycle stands and an information board. There is also a row of bollards, preventing vehicle access down Byrom Street



Car Parking

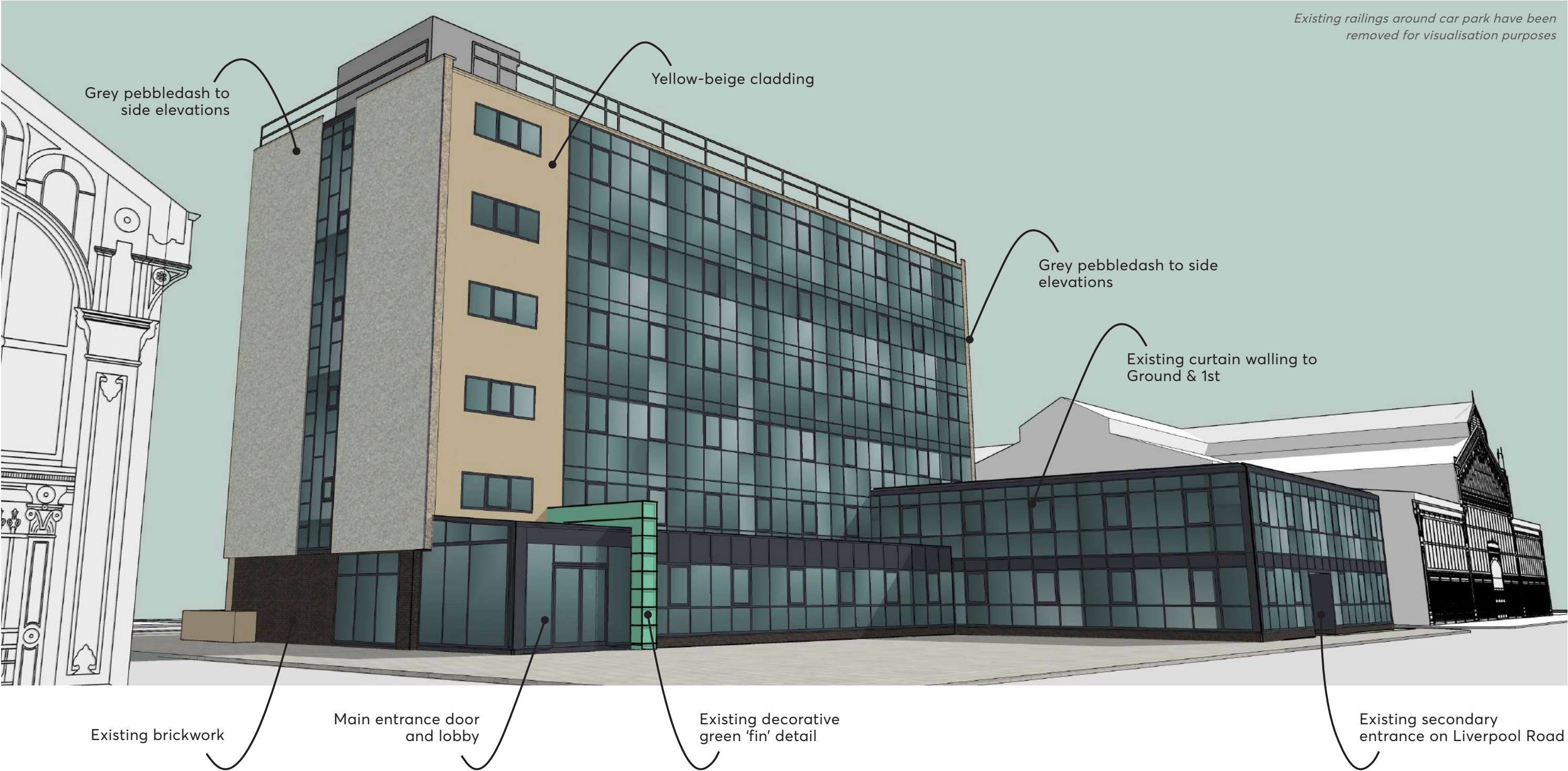
Car parking directly to the front of the building and main entrance, is both unsightly within the streetscape, and negatively impacts the pedestrian user journey



Hard Barrier / Unusable Parking

The parking spaces along the east side of the site are inaccessible and impractical, due to the existing railings. Only the end space can be accessed.





Existing Building Details



CHAPTER 02

Planning & Heritage Context

Planning Context

Castlefield House is located within the Castlefield Conservation Area, which is one of the largest conservation areas in Manchester. It was designated in 1979 due to the high significance and grouping of a number of structures which reflect the industrial development of Manchester, and the Roman Fort, located to the south-west of the site.

Castlefield House itself is not listed, whilst a number of nearby buildings are, including Upper and Lower Campfield Market Halls.

Today, uses in Castlefield are directed towards leisure, commercial office, tourism and residential, including a number of conversions of warehouses to residential use. Manchester City Council's aspiration is for new development to incorporate a mix of uses to continue Castlefield's evolution into a multi-level environment.

- site location
- castlefield conservation area
- nearby listed buildings / sites





Map from 1832



Map from 1876



Map from 1896

Site History

Castlefield

Castlefield is an area of great historic significance, it was the site of the Roman fort Mamucium (or Mancunium) which gave its name to Manchester. The name Castlefield, refers to the area's position below the former Roman fort, it is a contracted version of Castle-in-the-field.

During the industrial revolution, the area underwent significant changes, as Manchester became a modern

metropolis. The world's first industrial canal, built in 1764, terminated in Castlefield, as did the world's first passenger railway, almost 70 years later, in 1830. An expansive network of canals, viaducts and railways followed, which enabled trade access directly into the city centre and fuelled the industrial development of Manchester.

The transport termini in Castlefield led to a large number of warehouses

being built, satisfying the needs of Manchester's growing population. Many of these warehouses still stand today, and form an integral part of the identity of Castlefield and neighbouring St. John's.

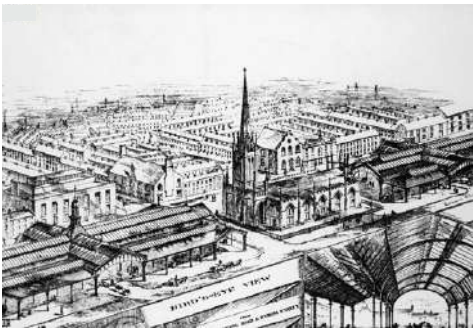
The land on which Castlefield House sits, was used for regular trading events by local merchants in the 18th century. In 1822 the site was bisected by the erection of St Matthews Church. The land on either

side of the church was still used for trading purposes which prompted the construction of two separate market halls - Lower and Upper Campfield, which still stand today.

St Matthew's Church was an Anglican parish church, designed in a Gothic style, by acclaimed architect Sir Charles Barry. The church was one of Barry's first major commissions with the Church Building Commissioners, who he was

introduced to, through his friendship with Sir John Soane. Barry went on to design other prominent buildings in the North-West, including the Royal Manchester Institution and the Manchester Athenaeum (now part of Manchester Art Gallery).

St Matthew's church was demolished in 1952. The current Castlefield House stands on it's site.



St Matthew's Church
Illustration from 1877, from The British Architect and Northern Engineer



Heritage Context

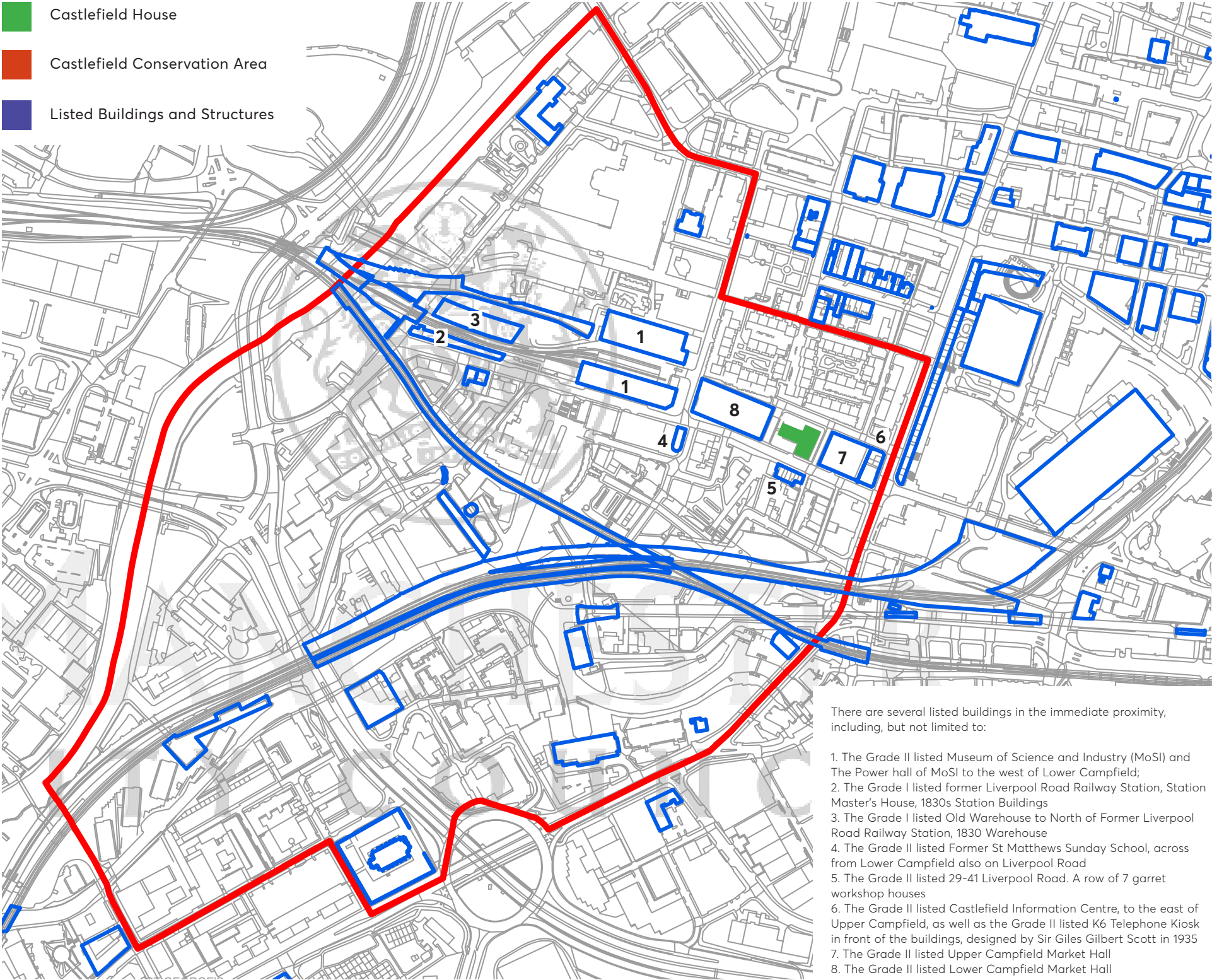
Castlefield Conservation Area

The existing building sits towards the eastern edge of the Castlefield Conservation Area and is bounded by a number of listed buildings

The Castlefield Conservation area is focused on the Roman fort from which it derived its name - i.e. 'castle in the field', as in early settlement.

The former 'Liverpool Road Station' (now the Museum of Science and Industry, associated warehouses and the Viaduct Railway structures and bridges form an important part of the industrial hertiage of the city and are a notable part of the urban context of this location

Castlefield House is bounded to the East and West by the 1878 Campfields Market Halls (Grade II) were designed as a 'canopied' open-sided market halls and have housed a number of differnet uses, including exhibition halls and the Museum of Air and Space.



Contextual Study

Character

The Castlefield area has evolved over a very long period of time, reflected in its varied architecture.

Diversity of form and style and insertion of modern materials sit alongside the industrial and decorative historic fabric.



Contextual Study

Materiality in the Conservation Area - Red brickwork

The variety of building materials used in Castlefield is wide and predominantly industrial in character.

Stone, red brick and slate are used extensively, alongside the intricate cast-iron and glass frames of the Campfield Market buildings

There are various shades of brick both in the modern development on Tonman Street and the older terraces on the southern side of Liverpool Road

Examples of render and glass can be seen on the more modern developments



Contextual Study

Materiality in the Conservation Area - Grey, Blue hues and Glass

Varied shades of grey/blue in the immediate vicinity of the site, both in the paint of the adjacent buildings

Castlefield Market Halls and the further afield glass towers.

Glazing frames to red brick buildings both modern and historic pick up the this palette



Contextual Study

Landscaping local to Castlefield House

Beige / grey tonality to pavements and surrounds in the form of York Stone or cobble setts.

Castlefield House existing mid brown concrete setts

Dark grey tarmac to roadways

Mature trees, planting to south side of Liverpool Road



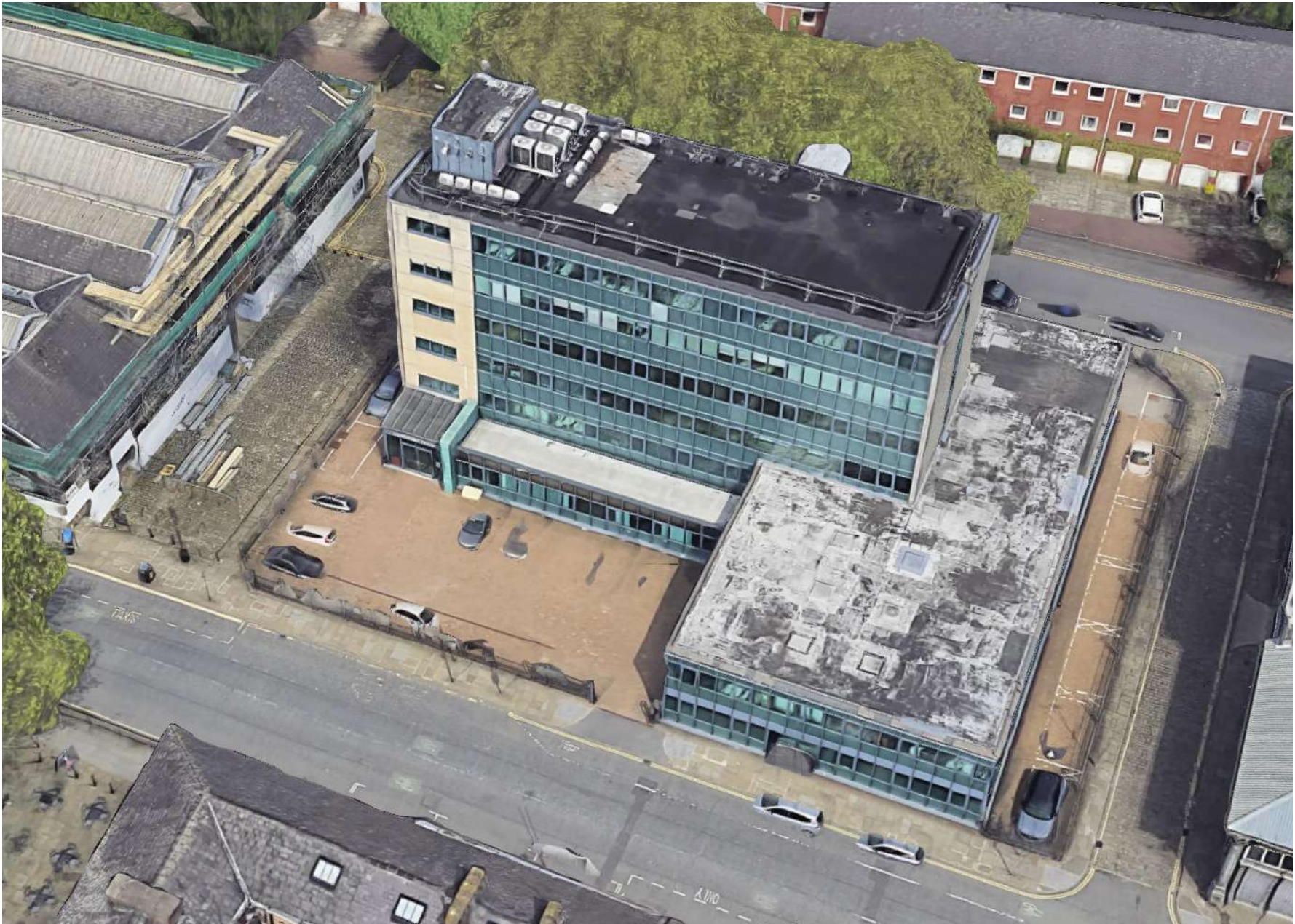
Existing Cobbles



Existing York Stone



Existing Concrete Setts



Aerial View of Castlefield House from the South



Contextual Study

Key Views

The dense urban form means that views from other angles tend to be partial, with the site 'opening up' at closer range.

The building is significantly set back from the Street due to the front yard car park, meaning the Campfield Market Halls dominate the oblique views down Liverpool Road from both directions.



View from Liverpool Road (west)



View from Tonman Street (north-east)



View from Former St Matthews



View from Castlefield Urban Heritage Park



Summary

Heritage Context

In light of the character and variety within the Castlefield Conservation Area, Castlefield House should be considered a 'back-drop' building and should not distract or detract from the adjacent listed buildings.

The building and surrounding site needs to be tidied up to match the quality of the newly refurbished Campfield Market Halls.

The existing yellow-beige cladding to the core of Castlefield House is in contrast with the colour palette of the locality.

This materiality review has led us to consider several options for the façade treatment/colours that can help the building feel more cohesive and tidy.

The site offers landscaping opportunities that can benefit both Castlefield House and the surrounding buildings, but it needs to be designed sensitively to harmonise with the palette of the current public realm.



Liverpool Street Elevation



CHAPTER 03

Proposed Strategy

Proposals

High Quality of Design

The primary objectives of the proposals are to improve the visual amenity of Castlefield House, reposition the building as a modern commercial asset, and create a desirable public realm, that will benefit the users of the adjacent Upper and Lower Campfields also.

Improvements to the exterior, and opening up the public realm, will enliven the street scene and elevate Castlefield House’s position on Liverpool Road.

The proposals seek to align with the overall strategy of Lower and Upper Campfield and the wider St John’s / Enterprise City development.

The proposals outlined within this document seek to create a high-quality, landscaped scheme, serving both Castlefield House and Lower Campfield, as well as the wider community.

The removal of railings in key areas, would open up Castlefield House to the wider streetscene. A new, cohesive, landscaped public realm would further link Liverpool Road and Byrom Street, whilst providing outdoor space for the building tenants and members of the public. Creating a space to enjoy the outdoors, as well as a venue for art installations and events.

“Improve the visual amenity & enliven the street scene”



Campfield Campus

The Cluster Effect

Campfield is a collective of three unique buildings in the heart of Manchester that are shaping the UK's contemporary culture and original output through innovation, technology, science, media and the arts.

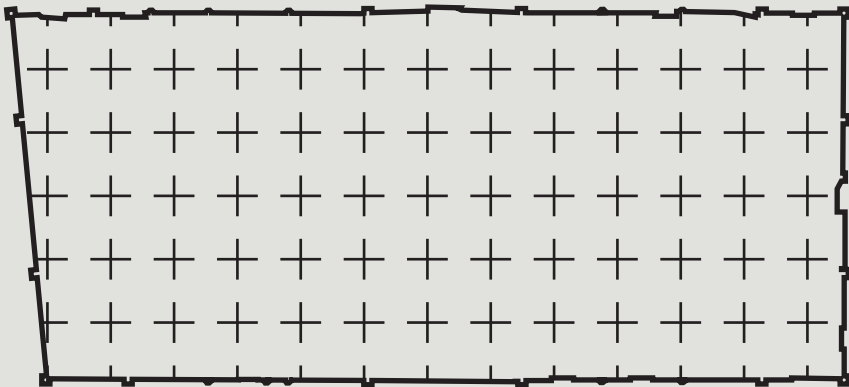
Our ambition is that Campfield will cluster a diverse inventory within its own environment, together with St. John's, this will create an ecosystem

where everyone benefits from the clustering effect.

Campfield is set for clustering, presenting a prime opportunity for growth. By expanding the district and amplifying the scale of Exchange, we can create a transformative cluster, seamlessly linking individuals and enterprises. This initiative will foster a culture of collaboration and spur innovation, driving collective progress.

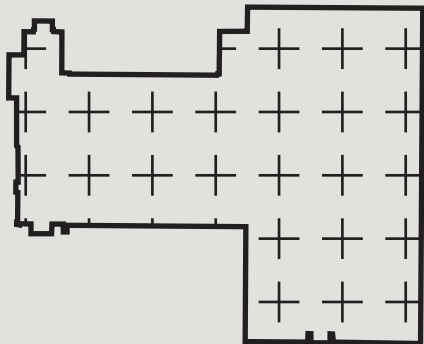


CAMPFIELD EXCHANGE



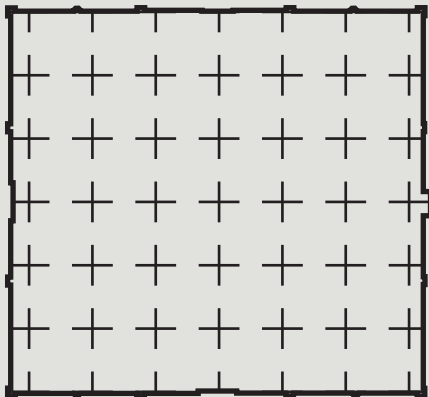
PIONEERING THE FUTURE OF TECH & DIGITAL WORKING

CAMPFIELD HOUSE



THE HOME OF MEDIA PRODUCTION & CONTENT CREATION

CAMPFIELD LABS & STUDIOS



PUSHING BOUNDARIES THROUGH INNOVATION & EXPERIMENTATION



1 Cladding upgrades
to Ground & 1st



2 Redecoration of
the Upper Facade



3 Public Realm
Improvements



4 Addition of Signage
to Building



Proposed Strategy

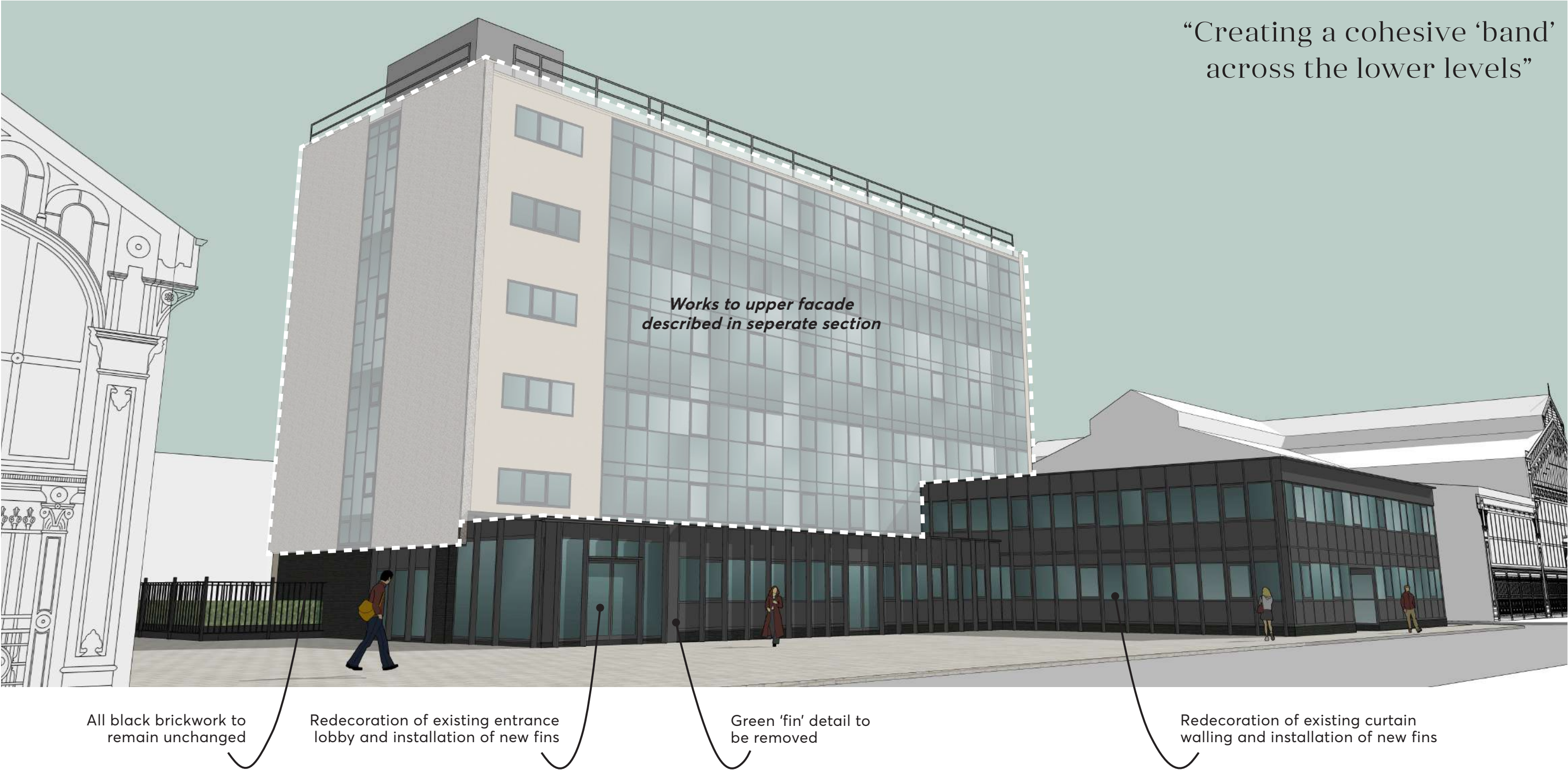


1. Amendments to Ground & 1st Floor

Creating a cohesive 'band' around the lower levels

- Redecoration of existing curtain-walling
- Installation of lightweight 'fins'





Proposed Ground & 1st Works



Existing Curtain Walling

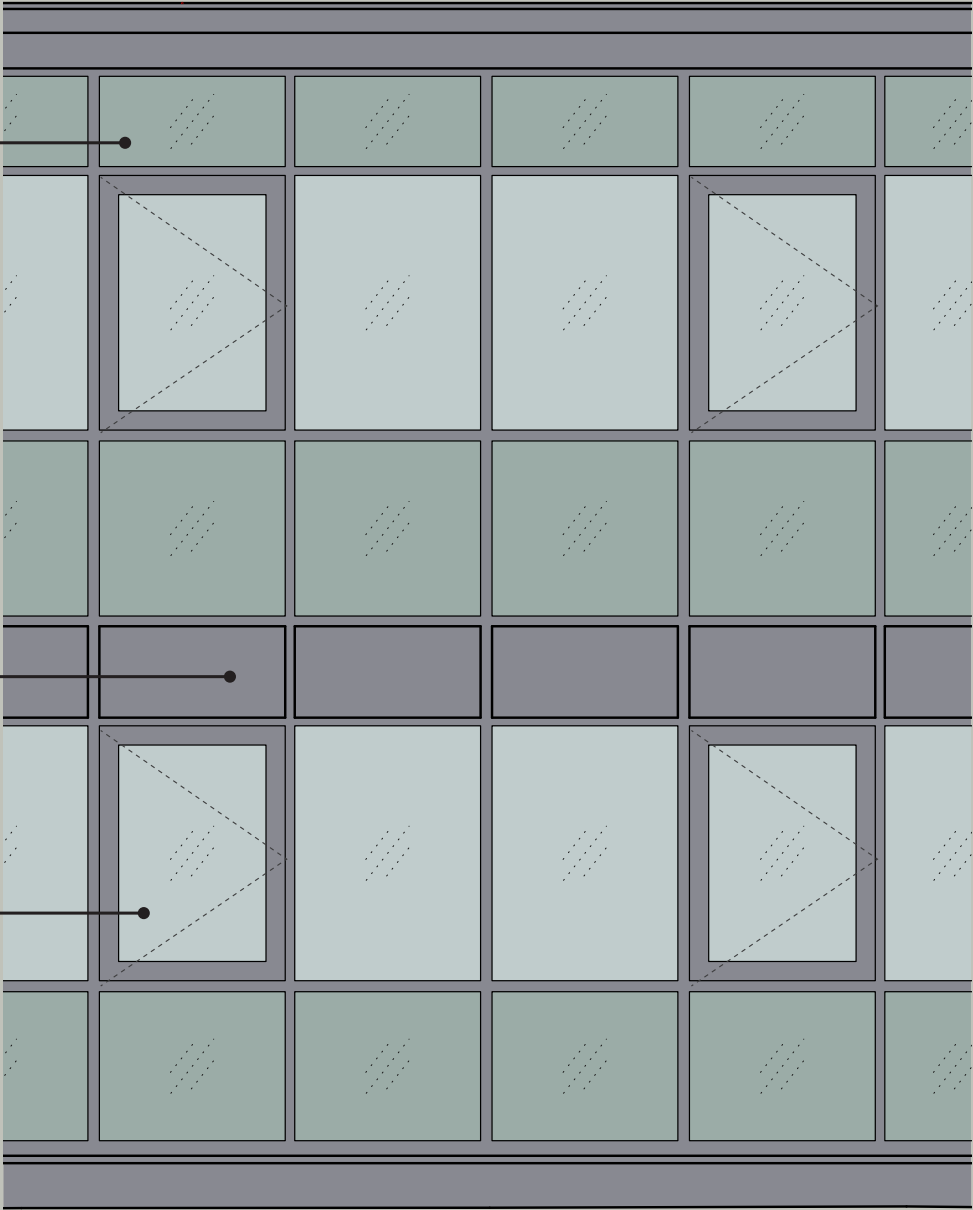


Existing Photo - Liverpool Road Facade

Back-painted glass panels

Solid spandrel panels

Openable windows



Existing Typical Elevation



Proposed Works to Curtain Walling

Redecoration and New Lightweight Fins

The proposed decoration works include the application of gloss film and matte paint. As shown on the previous page, the existing curtain walling has matte spandrel panels and back-painted glass panels.

Our proposals are to paint the spandrel panels, and retain the current matte finish. And to apply a gloss film to the back-painted panels, to retain the current reflective finish. Both of these finishes will be in the same anthracite finish.

The gloss film will provide reflectivity and, therefore, cohesion with the clear glass panels. The matte paint will match the finish to the glazing frames, coping and cill, again, providing a cohesive scheme across the curtain walling.

The combination of matte and reflective finishes will continue the existing palette and blend well with the upper facade.

