

Design Principles

Pre-Application

Land at 45 Bent Street Manchester



Design Principles

Description & Context



Site Description

The application site is set within an industrial area with properties 2-3 storey heights. The area is a mixture of retail warehouses and offices. Manchester is well known throughout the UK for its clothing warehouses and now more than ever its important to stay up to date with the latest trends and modern aesthetic.

Site Context

Located within Cheatham Hill industrial estate, the Property is well suited as there are a number of retail warehouses which have recently been updated with a new modern aesthetic.



Surrounding Features

The application site sits just north of the city center with a mixture of a material palette. There is Red brick, metal sheathing / cladding, Rough and smooth style render.

Land Use

Current use for the building is a retail Warehouse

Roads & Access

Bent drive is a 2 way access road with on road parking



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Local Character



Bent Street Character

Bent street and the surrounding roads are a mixture of offices, warehouses and other industrial buildings. The style of the buildings have a mixed palette listed below:

Walls:

Brick – Mixture of colours however predominately red.

Cladding – As the images show the colour variation are shades of grey with a mixture of styling from horizontal / vertical strips and panels

Roof – Predominantly Flat roofs

Windows / Doors – Mixture of grey and white with curtain walling

Other details – Large windows, presentation on windows for retail units



