

Design and Access Statement

Project Reference: 7164

Project Description: UoM Stopford 2nd floor office refurbishment

Client: University of Manchester
Oxford Road, Manchester, M13 9PL

Site Address:
(if different from above)

Date: September 2024

Revision (-)

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1. Introduction

Further to The Town and Country Planning (Development Management Procedure) (England) Order 2013 this Design and Access statement deals with the issues listed within the (no. 1238) amended article 4.-(1) Design and access statements 8.-(1) clauses 3 (a) to (e) – i.e. those abbreviated in the contents above.

2. Design Principles

The purpose of this application is to show the ventilation from the overpanels in the slot windows

3. Appraisal of Context

As shown on the location Plan, Stopford building is situated on Oxford Road, with Ackers Street to the North and Grafton Street to the South. It is located next to Holy Name Church.

The building was completed in 1970s and includes the University's Faculty of Biology, Medicine, and Health.

The area of the building to which the application relates is a 2nd floor room to the West of the Building. As shown on the Photos document, the project is an existing staff room which will be upgraded to an office. This requires new ventilation to suit the occupancy and use.

The ventilation equipment, both existing and new produce noise. Acoustic data on the equipment is included.

4. Policy

A brief validation checklist is completed below.

5. Consultation

The ventilation design has been agreed with University of Manchester.

The drawings and specification will be issued to an Approved Inspector, or local authority for Building Regulations Approval.

The drawings and specification will be issued to Greater Manchester Fire and Rescue Service for their consultation.

Manchester City Council have not been approached prior to this application.

6. Address of specific issues

Existing Stopford building South elevation window panel infills have previously been identified as containing asbestos. The panels to the West elevation are different to the South (as they are internal rather than within the window frame) but will be still checked for asbestos. If the work cannot be done without removing these panels, then they will be removed by trained operatives under controlled conditions, and replaced to match existing.

Validation checklist

Item	Comment
Scale bar	yes on architectural drawings
Location plan	yes
Site layout	Plans are included
Internal arrangements	Plans are included
Vehicular and pedestrian access	Not applicable. The works are to 2 nd floor
Cycle spaces	Not applicable. The works are to 2 nd floor
Existing trees and shrubs	Not applicable. The works are to 2 nd floor
Landscaping scheme	Not applicable. The works are to 2 nd floor
Topographical survey	Not applicable. The works are to 2 nd floor
Boundary treatments	Not applicable. The boundary treatments are unaltered
Materials usage	Materials within Planning forms.
Refuse storage	Not applicable. The works are to 2 nd floor
Disabled access	Doors to the room are changed to improve disabled access. The existing lift is unaltered
Acoustic	Acoustic information is included.
Affordable housing	Not applicable.
Air quality	Not applicable.
Archaeology	Not applicable. The works are to 2 nd floor
Broadband	Not applicable. No change to existing building infrastructure
Crime Impact	Not applicable. No change to existing building
Coal Mining	Not applicable. The works are to 2 nd floor
Waste Management	Not applicable. The works are to 2 nd floor
Daylight	Not applicable. The works do not affect daylight
Design and Access statement	Included above
Ecology	Not applicable. The works are to 2 nd floor
Economic statement	Not applicable
Blue and Green infrastructure	Not applicable. The works are to 2 nd floor
Flood risk	Not applicable. The works are to 2 nd floor
Heritage	Not applicable. Not a heritage asset
Housing	Not applicable. Not housing
Land contamination	Not applicable. The works are to 2 nd floor
Lighting	Lighting will be upgraded to energy efficient LED
Local labour	Not considered
Open Space	Not applicable. The works are to 2 nd floor
Operating schedule	Not considered
S106	Not applicable
Planning statement	As Design and Access statement
Residential standards	Not applicable. Not residential
Retail impact	Not applicable. Not retail
Servicing	For the lighting and ventilation, from 2 nd floor level off a small mobile tower if needed
Shopfronts	Not applicable. No shopfront
Street tree planting	Not applicable. The works are to 2 nd floor
SUDS	Not applicable. The works are to 2 nd floor
Tall Buildings	Not applicable. This is an existing building
TV reception	Not applicable. Not part of this project.

Transport Statement	Not applicable. The works are to 2 nd floor
Ventilation and extraction	The existing extract system is being upgraded.
Vibration	Not applicable for Planning. This will be considered through discussions with Principal Contractor and user group of Client when works are planned on site, the intention to reduce construction noise for other building users.