

planning spear street

47 Spear Street, Manchester, M1 1DF / New Development
A Design for discussion with **Manchester City Council**

msa

Design & Access Statement / **Spear Street** / Dec 2022
On behalf of Zidane Projects for **Manchester Council**

location plan



Introduction:

1.1 This document has been prepared on behalf of Zidane Projects in support of the planning application for a new residential development at 47 Spear Street.

1.2 The scheme proposes high quality, housing, comprising of a six storey residential building facing Spear Street to form a total of 6 No. 2 bed apartments specifically designed for the emerging Housing Association market.

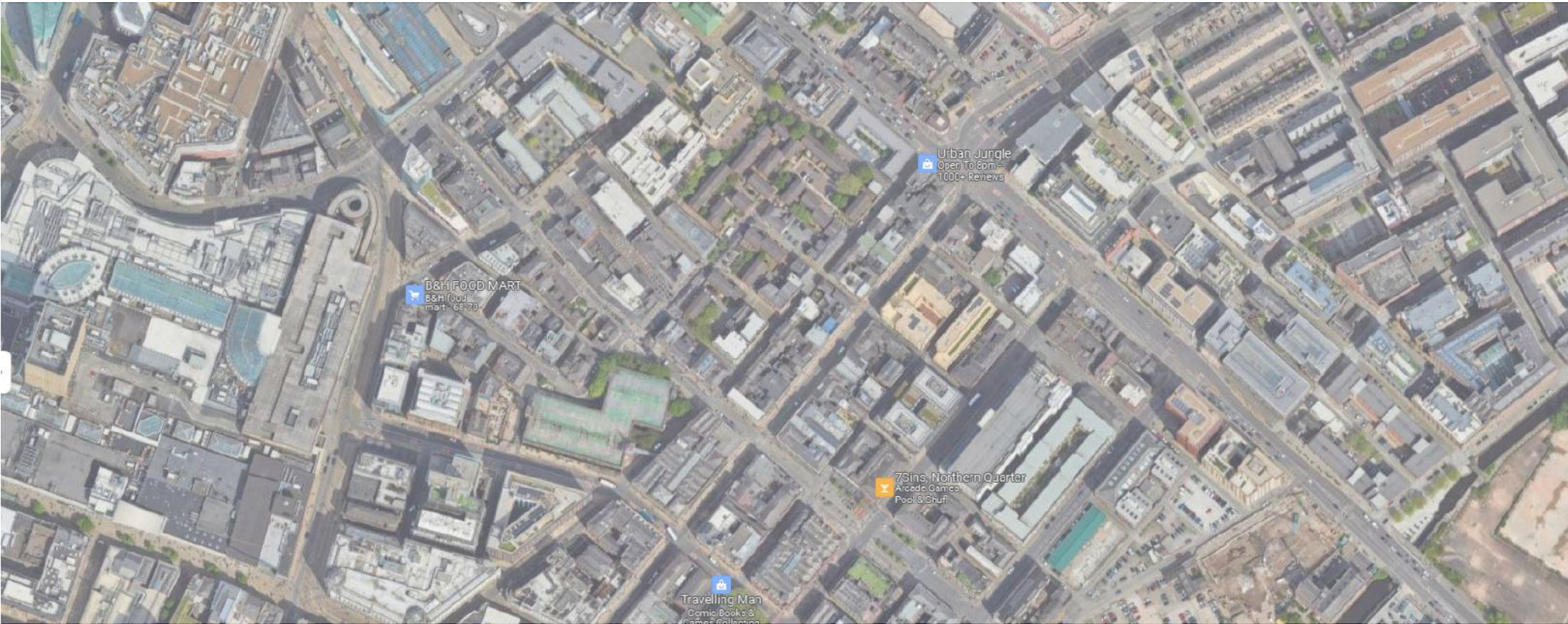
1.3 The document presented is a culmination of work by the team to create a high-quality development which addresses an acute need for additional dwellings within the borough. The scheme takes into consideration its surrounding context.

Demise Line

wider context

1.0 Site Assessment
1.4-1.6 Contextual Images

Context / Ariel View / Residential District



1.

1.4 The proposed development of the site has been carefully designed so that the character of the new building takes into consideration conservation requirements which are set out within the Heritage Statement provided by Paul Butler Associates. The design takes into consideration the planning policies set out by Manchester’s Local Development Framework, along with all relevant regional and national policy guidance.

1.5 As part of the design process, the team has liaised with the local authority prior to submission with the scheme being over seen by the Conservation Group which has been an important part of the process. The feedback received was positive and constructive, and the advice given has been taken into account in this final proposal.

1.6 The following Design & Access statement outlines the design principles of the proposal. Additional documents such as the Heritage Statement, crime impact, waste, ground investigation, Ecological Survey, BREEAM Assessment, Flood Risk & SUDs Assessment, Fire Safety Statement, Air Quality Assessment, Acoustic Assessment Land Contamination, Television Reception and 1-5 Detailed Drawings to provide a level build certainty to uphold the quality of the new builds within the area such as No. 53.

Demise Line

site context

1.0 Site Assessment
1.7 Contextual Images

Towards Ancoats



Towards Manchester Piccadilly

Toward The Green Quarter

Towards The Arndale

1.7 Local Summary: Key drivers to creating successful communities are:

Make it walk-able - most essentials within a 5min walk

Give it character - reinforce local identity. Make uses compatible - ensure new and existing uses are complimentary.

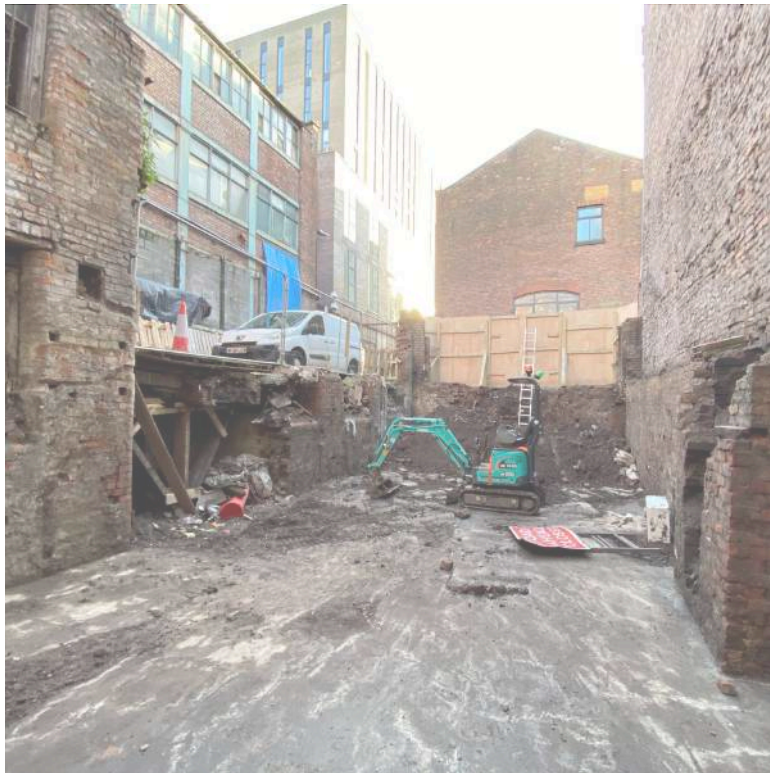
Mix form, use & tenure - promote social diversity.

Focus on public transport nodes- highest concentrations of activity should occur along principal routes or points of convergence.

A successful and sustainable local neighbourhood is a product of the distances people have to walk to, to access daily facilities, the presence of a sufficient range of such facilities to support their needs, and places and spaces where a variety of activities can take place.

site photos

1.0 Site Assessment
1.8 Photographical Study



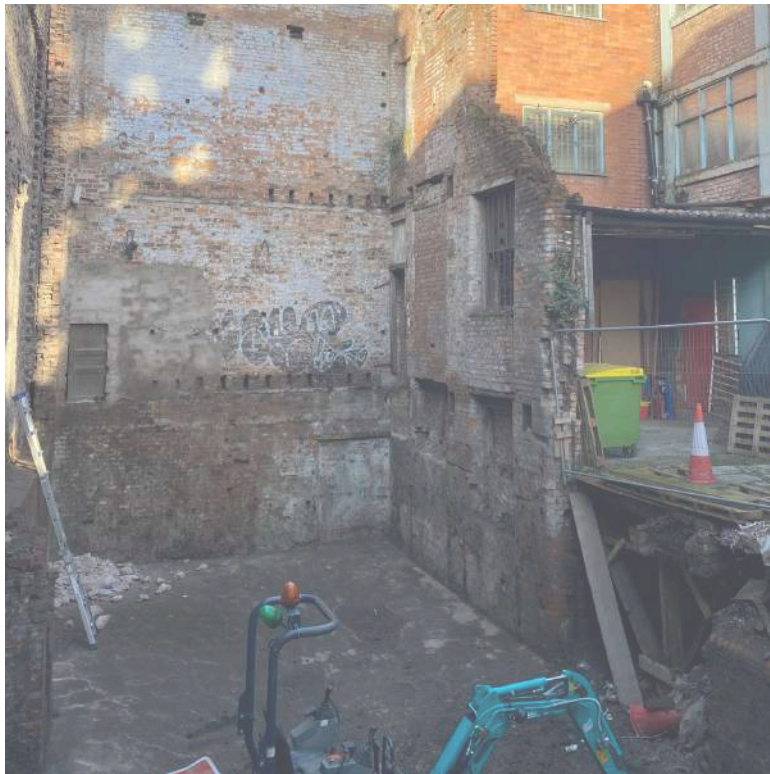
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1.8 Context & Character: The built environment is made up of buildings and structures that do not exist in isolation but are conceived and designed in order to respond to, support and enhance their surroundings. This is the physical context of architecture: the form of buildings and structures, the arrangement of settlements with their natural environment. Context also includes people, their histories and cultures. These factors all combine to create distinctive local character. Appropriate, well designed new developments can enhance this character, by providing a positive environment in which citizens can become active participants within the local community.

adjacent properties

Nearby Streets



1. 15 Hilton Street



2. 43-45 Lever St



3. 61 Spear Street NQ1



4. Faraday Street



5. Griffin House Lever Street



6. Hive

1.0 Site Assessment 1.9 Photographical Study

1.9 Linkages to surroundings:
Successful development relies on excellent access and connections. By choosing appropriate materials, forms and landscape elements for the locality, respecting and extending existing footpaths and street patterns, and relating to current urban structures, new development can integrate fully within the existing built environment

The site has excellent pedestrian and vehicular connections which will be extended and enhanced as part of the proposals.

site location & setting

2.0 Site Location & Settings

2.1-2.3 Building Heights

Towards Arndale & Manchester Cathedral

Towards Ancoats



Toward Piccadilly Gardens

Towards Manchester Piccadilly

2.1: The site is located in the Northern Quarter of Manchester, forming a narrow strip of land bounded by Oldham Street to the Northwest and Spear Street to the Southeast. Historically, two building volumes occupied the site, facing either end, however today only the building facing Oldham Street remains. The property is not listed, however the site falls within the Stevenson Square Conservation Area and is adjacent to the Smithfield Conservation Area, and any redevelopment should be set within this context.

2.2: In terms of accessibility, the site benefits from its city centre location, less than a minute away from the nearest bus stop, and is easily accessible by other modes of public transport including train, (with Piccadilly Train Station located an 8 minute walk away), tram services, walking and cycling, making it a sustainable location for residential occupation. The Northern Quarter being a popular destination for both tourists and locals alike also means that the site has great potential for commercial use.

2.3: The local area supports a wide range of facilities including shops and restaurants and the site is also a 5 minute walk away from the public green amenity space at Piccadilly Gardens.

use & amount

Spear Street



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3.0 Use & Amount

3.1 Building Density

3.1: The buildings surrounding No. 47 are occupied with various amenities and ranging from retail and office use. The land at No. 47 remains unoccupied.

3.2 The application seeks to add a new building to No.47, which aims to maximise the sites potential for residential use.

The aim is to create 5No. 2 bedroom apartments (use class C3). Along with a ground floor and basement for Office Use. These are perfectly set within this vibrant location.

3.3 With regards to the apartments above, to achieve the intended, it is best to have identical apartments for fluid build-ability on what is a very restricted. The build-ability is therefore key to creating a safe environment to work in for the contractors and limit the impact on the public.

The residential aspect is necessary to ensure an optimised living arrangement that complies all relevant policy guidance regarding space standards.

3.4 To the rear of the site is occupied by an adjacent building which faces Oldham Street.

The properties to the rear and side of No.47 will not be impacted in any way.

scale & massing

Following the decline of the Northern Quarter as a retail area, many properties on Spear Street fell into disrepair and were eventually demolished.

Vacant plots have impacted negatively on the streetscape and the conservation area as a whole, including the empty site at 47 Spear street following the demolition of the building.

Today the context of Spear Street is changing. Increased investment into the area has seen a number of projects developing on the street, including the Grade A office development The Hive directly opposite the site. There have also been a number of planning applications approved for new residential developments, including Kempton Homes which reaches up to eight storeys in height, and a previously approved residential block at 47-47A Spear Street.

Along with another 8 storey development on the corner of Spear Street and Warwick Street.

Along with the more recently built apartment scheme at No. 53 completed in 2021.



4.0 Scale & Mass

4.1 Adjacent Schemes

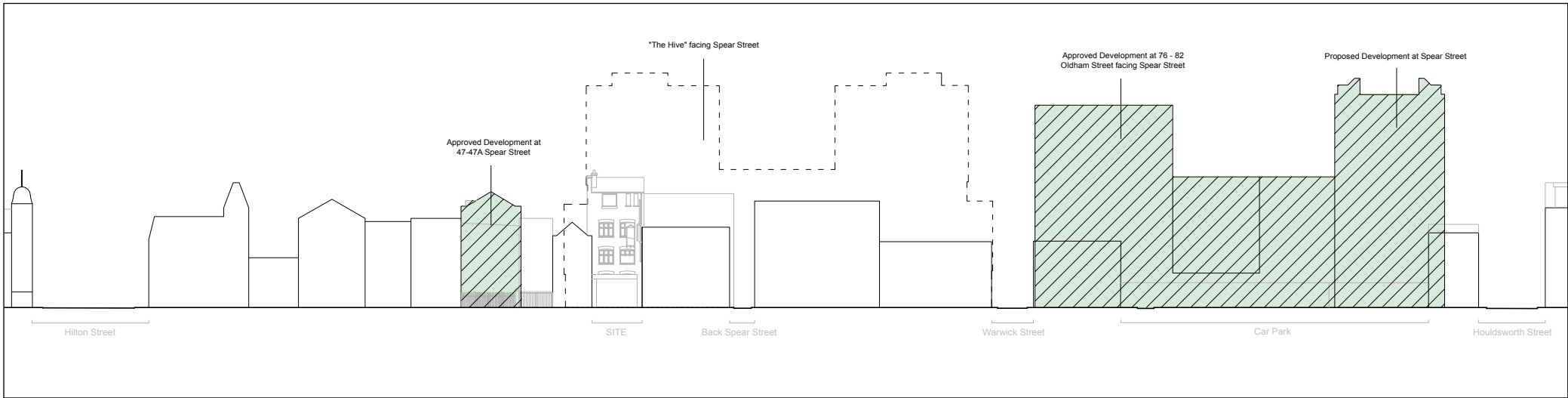
4.1 The proposed development has been designed with view of being sympathetic to the surrounding building context and in line with the conservation groups comments.

4.2 Large windows will be added to provide sufficient levels of daylight to enter the dwelling. The windows will create an uniformed appearance to provide a sense of order that can be seen across many of the adjacent properties within the area.

4.3 The empty site at No. 47 Spear Street was previously occupied by a five storey pitched roof building, (as discussed in more detail in the Heritage Statement provided by Paul Butler Associates). The new proposal is six storeys as opposed five, therefore offering variation to the building heights along Spear Street. The scale is therefore complimentary to the surrounding properties. The conservation group were keen to reinstate the variation in building heights that originally formed a characterising trait of Spear Street.

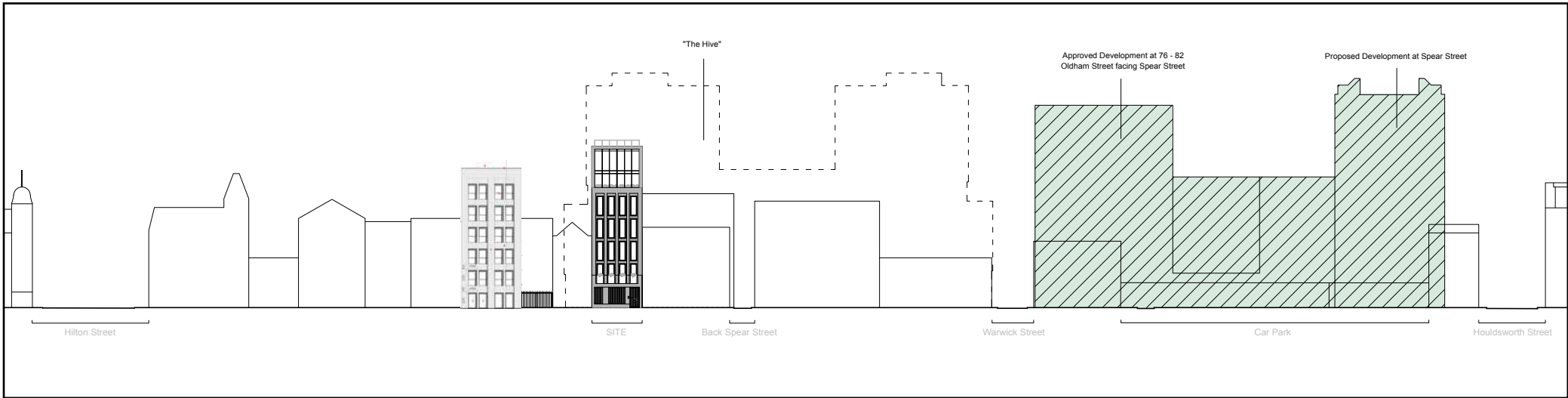
Keeping the building close to it's original five storeys naturally reduces the impact of the proposal to the street. has been carefully designed so that the neighbouring properties will not suffer an adverse impact of loss of light or overshadowing.

4.4 The erection of the new building at 47 Spear Street has been carefully considered to ensure that the new building is not visible from Oldham Street, as explained in more detail on the following pages.



scale & massing

The proposal for 47 Spear Street is a residential development which reinstates the historic building line, offering much needed housing to the city centre. The contextual elevation and aerial massing view show the proposed building within the developing context of Spear Street. The aerial view shows the variation of the roof heights. And indicates the minimal impact on the sky line.



4.0 Scale & Mass

4.1 Adjacent Schemes

4.5 The pattern and arrangement of blocks, streets, buildings, open space and landscape which make up urban areas, provide a framework for the detailed design of individual developments, in order to achieve the following:

The new proposed integrates itself by providing height variation and overlap with surrounding areas.

The design is functional and efficiency and therefore has no impact on the surrounding properties.

The building has an environmental harmony that creates development forms that are energy efficient and ecologically sensitive.

This building provides the site with a sense of place. Taking on board the conservation groups comments this building creates somewhere that is recognisably distinct but simultaneously strengthens local identity.

The building has a commercial viability as it respond to the realities of market influence on development mix and delivery.

4.6 By combining spatial planning expertise with a keen understanding of the development process, urban economies and the real estate market, strategies have been implemented that respond to all available parameters surrounding a development opportunity, not just the visible ones.

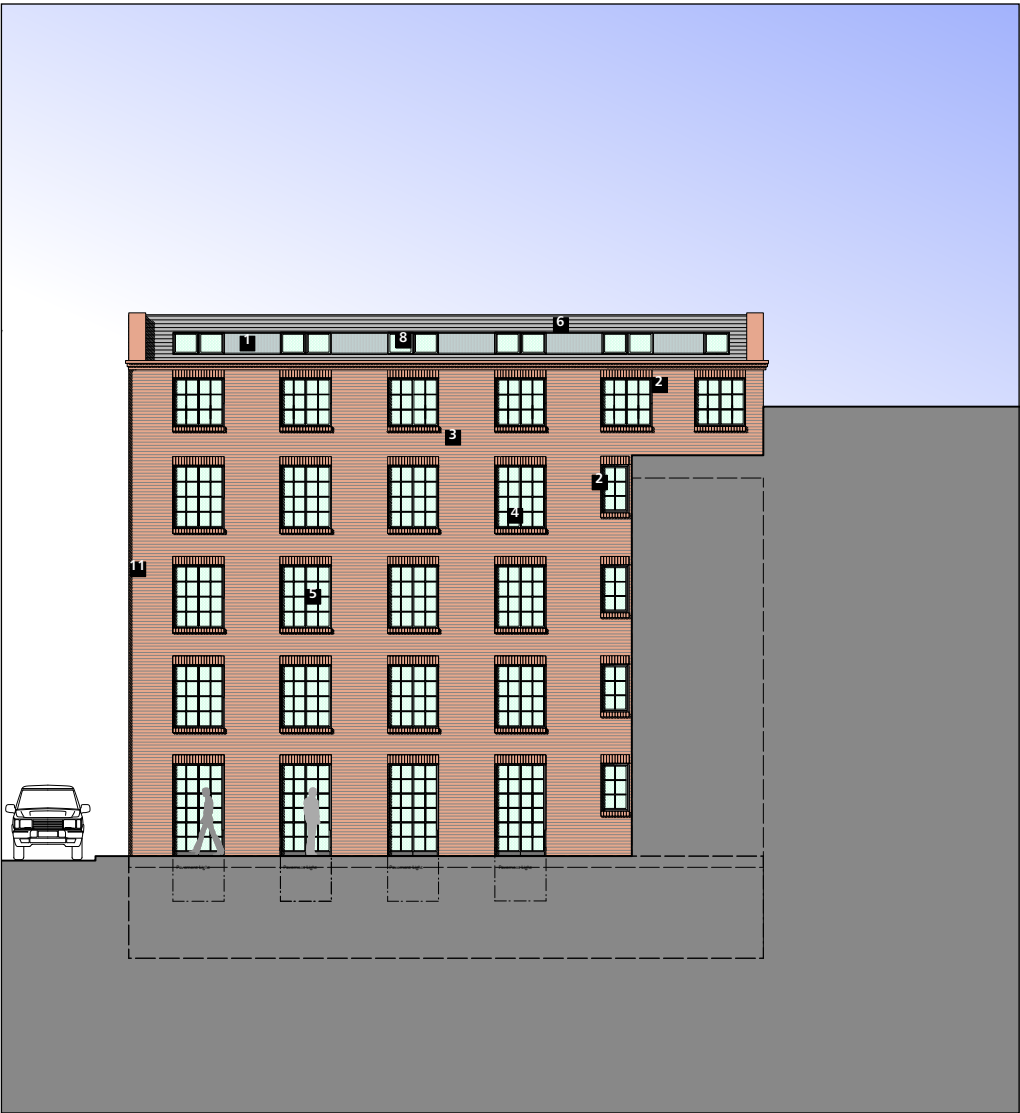
This approach involves a thorough risk assessment process that reveals the full potential of a site, facilitating access to development finance at an early stage.

appearance previous application

5.0 Appearance
5.1 Previous Application



Front Elevation



Side Elevation

5.1. The previous five storey scheme was the same height of the previous building that occupied the space at 47/47a Spear Street.

facade evolution

5.0 Appearance
5.2 Design Evolution



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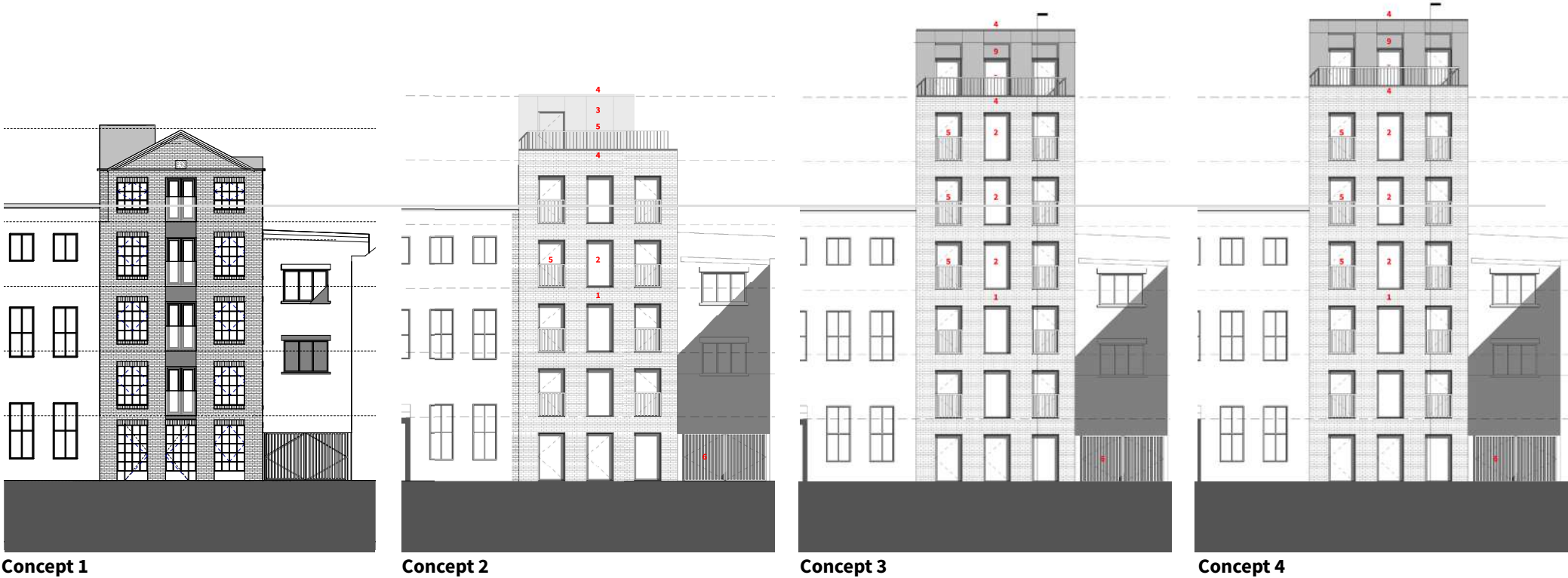


6.

5.2 The application site and the surrounding context is very distinct in nature. The variety of scale and massing between the assets of Spear Street and Stephenson Square provides a richness to the city and street-scape. The existing building line is characterised by a variety of built forms, fluctuating along Spear Street, some of which rise up and punctuate the cityscape, such as The Hive.

The design challenge is to create something that fits with the contextual information of size and scale of the previous building, whilst creating a scheme that is distinctly modern in its application of materials, finishes, comfort and security levels. Bringing the richness from scale and massing, to the finish quality of Spear Street.

facade evolution



5.3 Although many options were explored to get to the proposed six storey scheme will only be one storey higher than the originally approved scheme and one storey higher than the previous building that occupied the space at 47/47a Spear Street. The height of this building will be consistent with the previous building and has been calculated through studies of the surrounding buildings and the proportions between those and the existing images we have from the previous building. Chartered surveyors have measured the buildings in the immediate context in conjunction with MSA to allow for the correct heights to be calculated, combined with methods such as 2 point and 3 point perspectives.

The surrounding buildings stretching out to the north east and down to the south west of Spear Street fluctuate in height and become irregular and this shows the diversity of the street, particularly in the 7 storey high Hive project.

street views

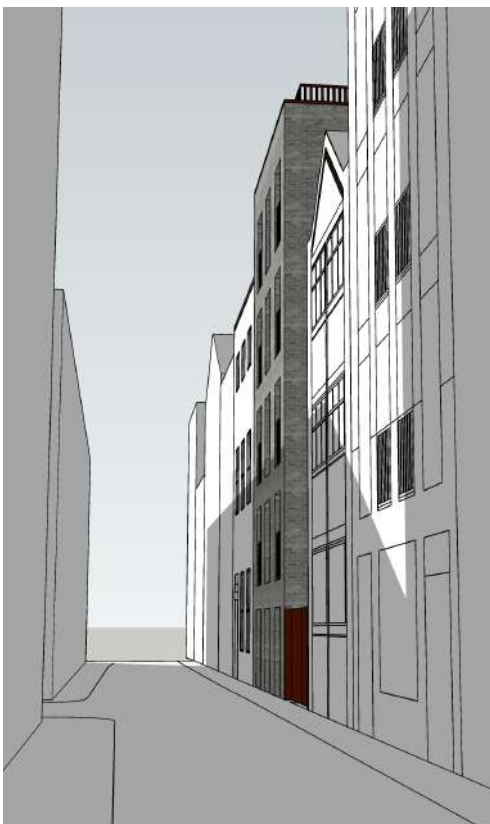
Examples of form & facade arrangement with red brick and grey roof tiles



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- 1 Faraday Street (Far)
- 2 Faraday Street (Close)
- 3 Spear Street Approach from Stephenson Square
- 4 Spear Street Approach from No.53.

facade design in context

The Penultimate Concept Pre - Comments from the Conservation Group/Council



1.

Facade Design:

As described in our email dated 29/04/22.

“We see Spear Street as having an eclectic mix of architectural treatments. In the long term, this could evolve into a varied and cohesive high quality active street-scape, in the vein of terraced town houses in New York or Amsterdam. This robust urban structure can take a lot of variety and adaptation.

The idea with the proposed façades is to both compliment and be distinctive from No.53 Spear Street, whilst keeping the detailing and material choices simple and high quality, and maintaining a vertical emphasis to the fenestration.

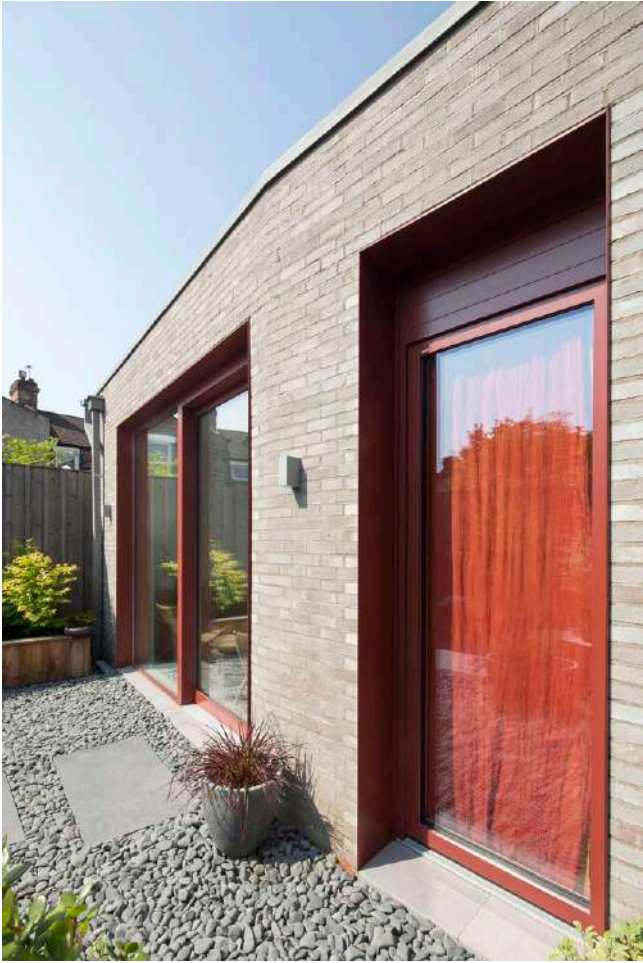
Light grey bricks have been chosen, complimented by a soft red coloured aluminium cladding, window reveals and metal balustrades. Recessed windows and doors are framed in coloured aluminium surrounds that emphasise the openings and contrast with the brickwork. It also simplifies the brickwork detailing.

The idea being that the traditional Manchester red brick wall and slate roof are inverted.”

- Note:
- These images are indicative only and are intended to give a sense of the quality and style of proposed external finishes.
 - All materials are to be selected for the approval of the local authority.

design evolution precedents

5.0 Appearance
5.6 Precedents Evolution



An exemplar project which combines the use of grey brick and red metal

Example of the metal railing within a metal surround

facade completion



Final Facade Choice

Lower Section / Proposed Brick & Grout / Luna Reno /



Joint Free



Light Grey



Grey (Proposed)



Dark Grey

Upper Section / Proposed Brick & Grout / Quartis /



Joint Free



Light Grey



Grey (Proposed)



Dark Grey

5.0 Appearance
5.7 Design Evolution

In response to the feedback received from the case officer and the Design and Conservation Group. The following changes have been made in response to the specific comments made:

The building has been reduced by one storey, and the floor to floor heights have been increased by 3000mm on the ground floor up to 3150mm, and 150mm on the upper floors up to 3000mm, to improve the proportions of the façades.

Juliette balconies have been removed and replaced by openable windows and recessed brick details, distinct from No53 Spear Street.

The metal balustrade at the top has been removed and replaced by a brick parapet, which will conceal low level roof plant equipment behind.

The upper floor setback has been removed and the façades now continue to parapet level, again, distinct from No53 Spear Street.

Windows have been further recessed with recessed panels of brick soldier coursing above and below.

The principal elevation on Spear Street will be free from any ventilation ducts or grilles, with all mechanically aided ventilation located on the alleyway elevation, via discreet brick vents colour matched to the surrounding brickwork arranged carefully on that facade. Where additional ventilation is required, for instance from the office units on ground and basement floors, this will be low level and concealed behind the new vehicular and pedestrian gate across the entrance of the alleyway.

appearance / materials

5.0 Appearance
5.8 Quality Materials

Examples of form & facade arrangement with grey bricks



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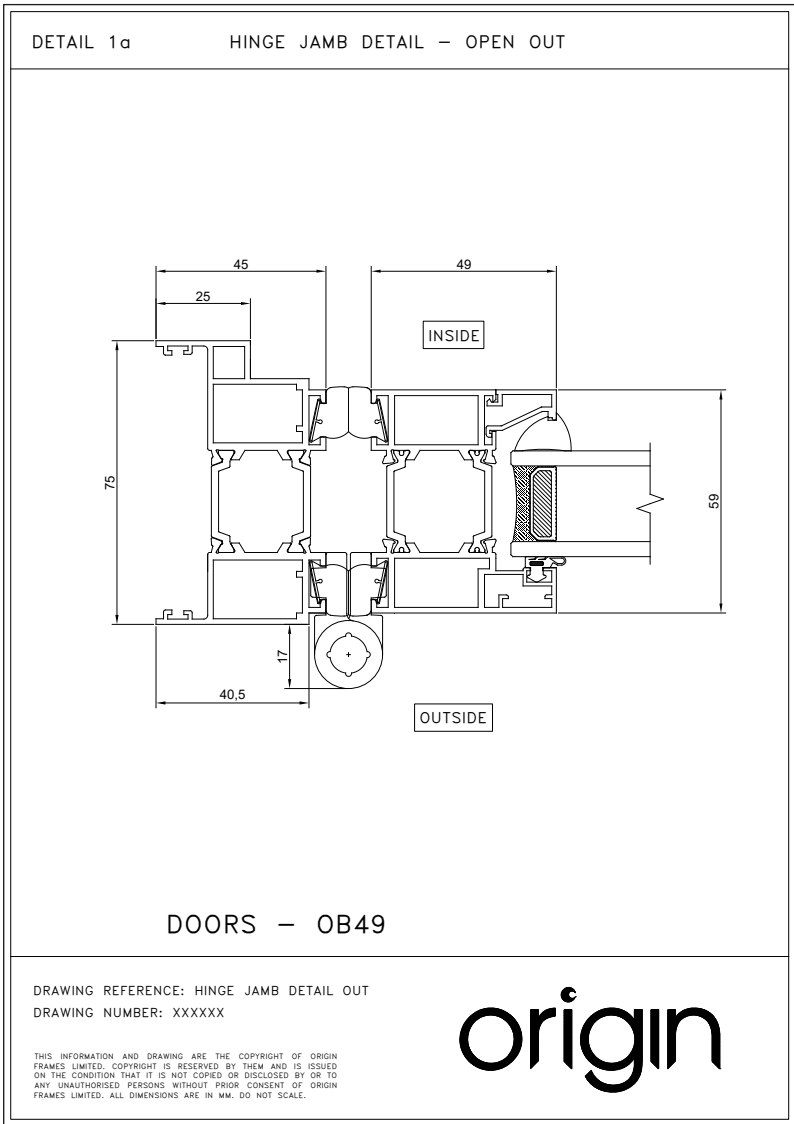
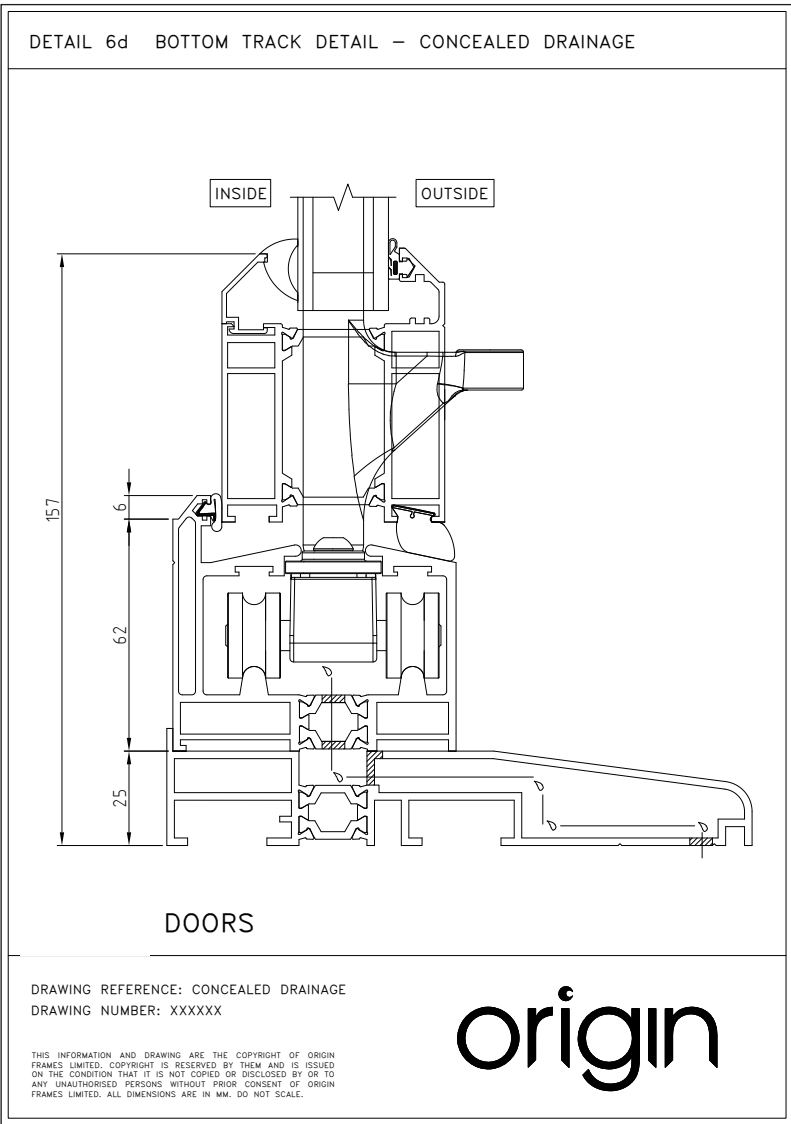
Proposed Brick / Quartis /
REF:0075A0

The choice of brick and windows are important to achieve a high quality elevation and allow the form and the arrangement of the façades to maintain their simplicity. Deeper reveals and pared back detailing are other ways of bringing clean lines onto the façades and achieving a quality modern look. The roofing materials used can further add to this aesthetic.

doors/window detail / material

5.0 Appearance
5.9 Quality Materials

Examples Window Details



origin
DOORS AND WINDOWS

Premium Window
(OW-80) Specification File

Door/Window Details: All new windows and doors to be aluminium to provide the highest level of quality. It is understood that aluminium is considerably more resistant to the outside elements compared to other frames, making them less likely to warp or rot as a result.

scale & massing



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The following pages show the impact of the proposed development as seen from street level from key points around the site. The new building volume to Spear Street is indicated in yellow, whilst the developing context is shown in green.

As seen from the massing views, the proposed development is not visible from Oldham Street. for planning approval on the corner of Spear Street and Warwick Street.

scale & massing



1.



2.



3.



4.

- 1 Faraday Street (Far)
- 2 Faraday Street (Close)
- 3 Spear Street Approach from Stephenson Square
- 4 Spear Street Approach from No.53.

brick reveal examples

5.0 Appearance
5.12 Brick Examples

Examples of form & facade arrangement with red brick and grey roof tiles



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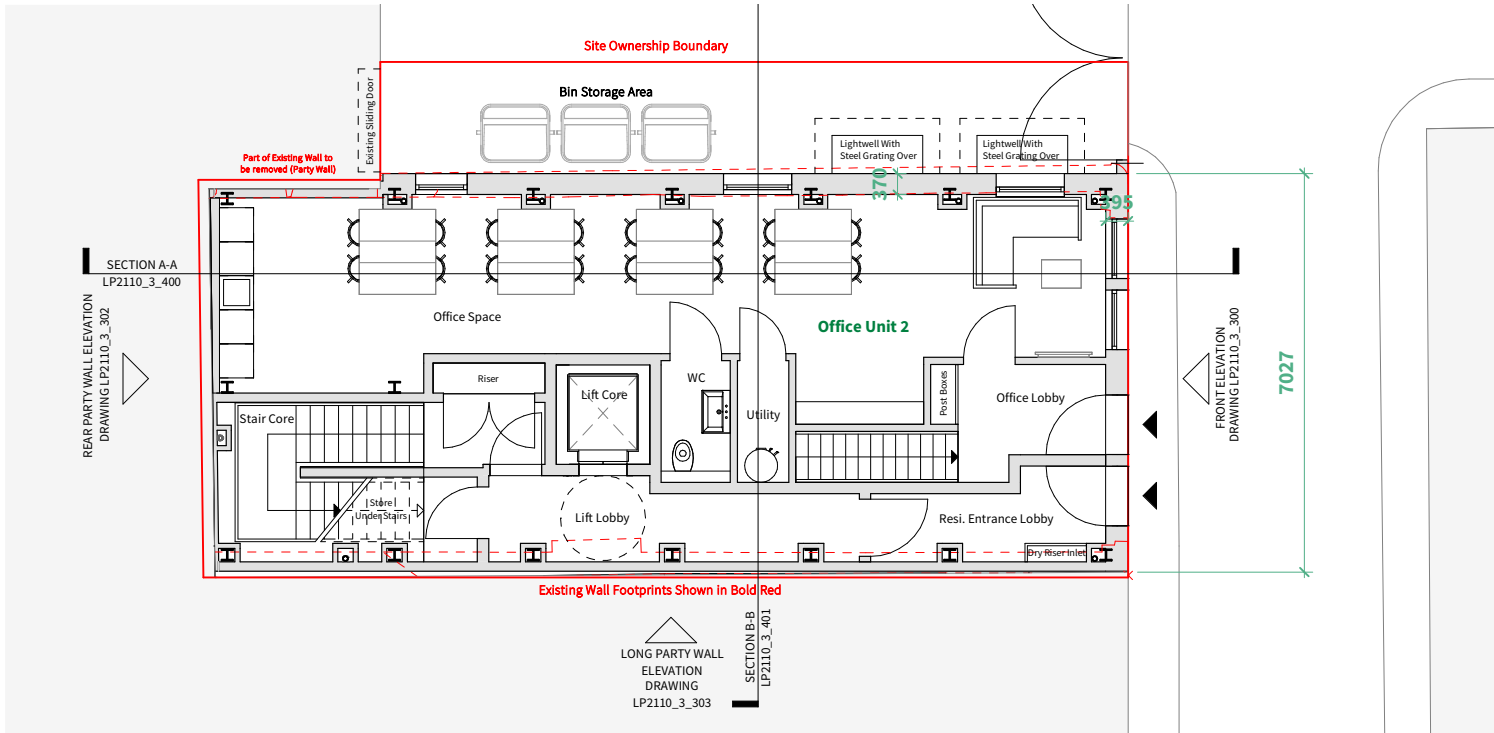
4.

Example Ideas:
The change in brick colour to the street scene will accentuate elevation. This will include. Deep reveals and Rhythm & Repetition of Fenestration.

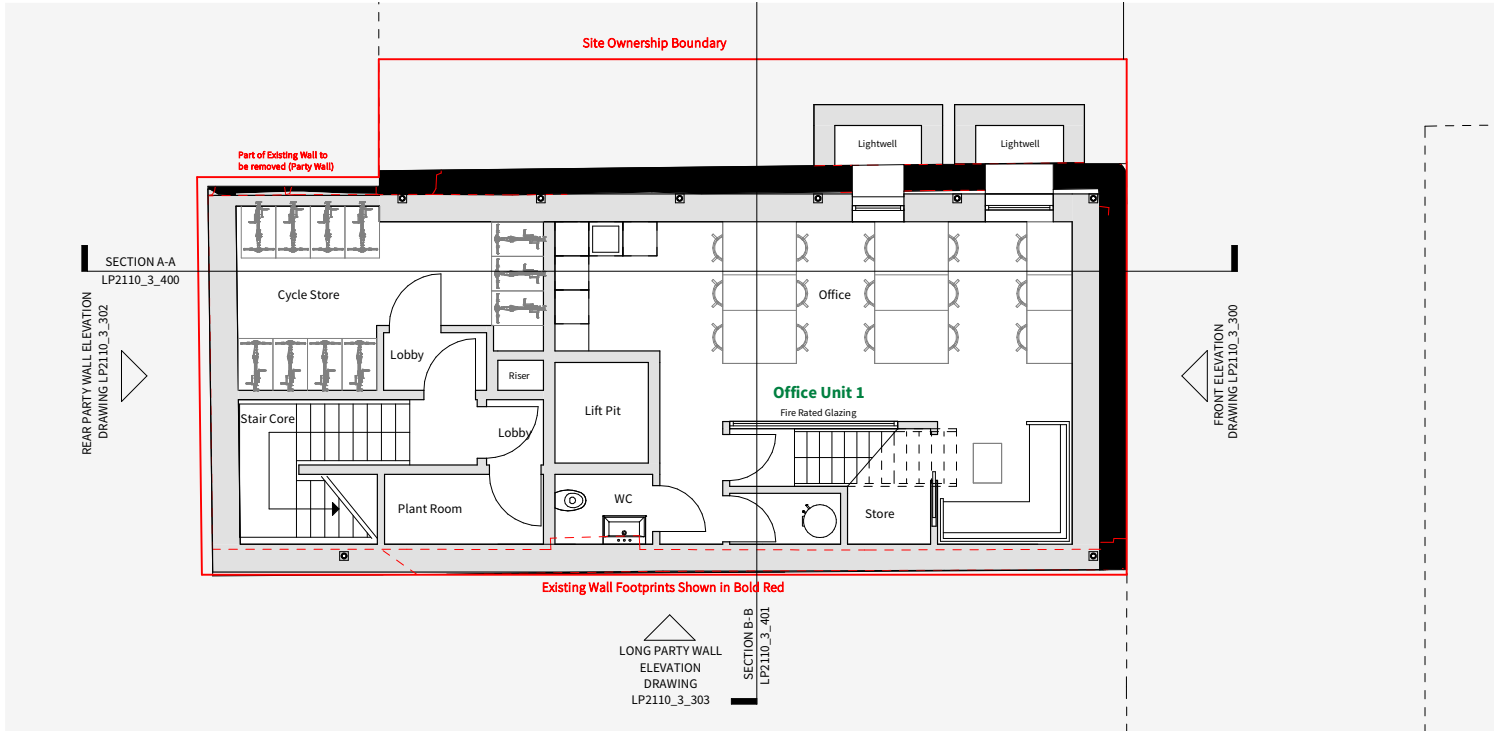
lower floor office/commercial unit

6.0 Commercial Unit

6.1 The use of the property



Ground Floor



Basement Floor

- 6.1** It is proposed that this space is converted into an office/workspace by day. The area will be closed in the evenings to provide residents with a safety by limiting the people traffic into the building. The proposed use will provide an active frontage to the street and animate a currently underused site.
- 6.2** The proposed shop front entrance has been designed to tie into the upper floor windows to maintain a regular form. Incorporating traditional features whilst assuming a contemporary expression.

ground floor/basement office/commercial unit

6.0 Commercial Unit
6.2 The use of the property

Examples of quality designed offices



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6.3 The aim is to provide a relaxed yet refined ambience. Comprising of

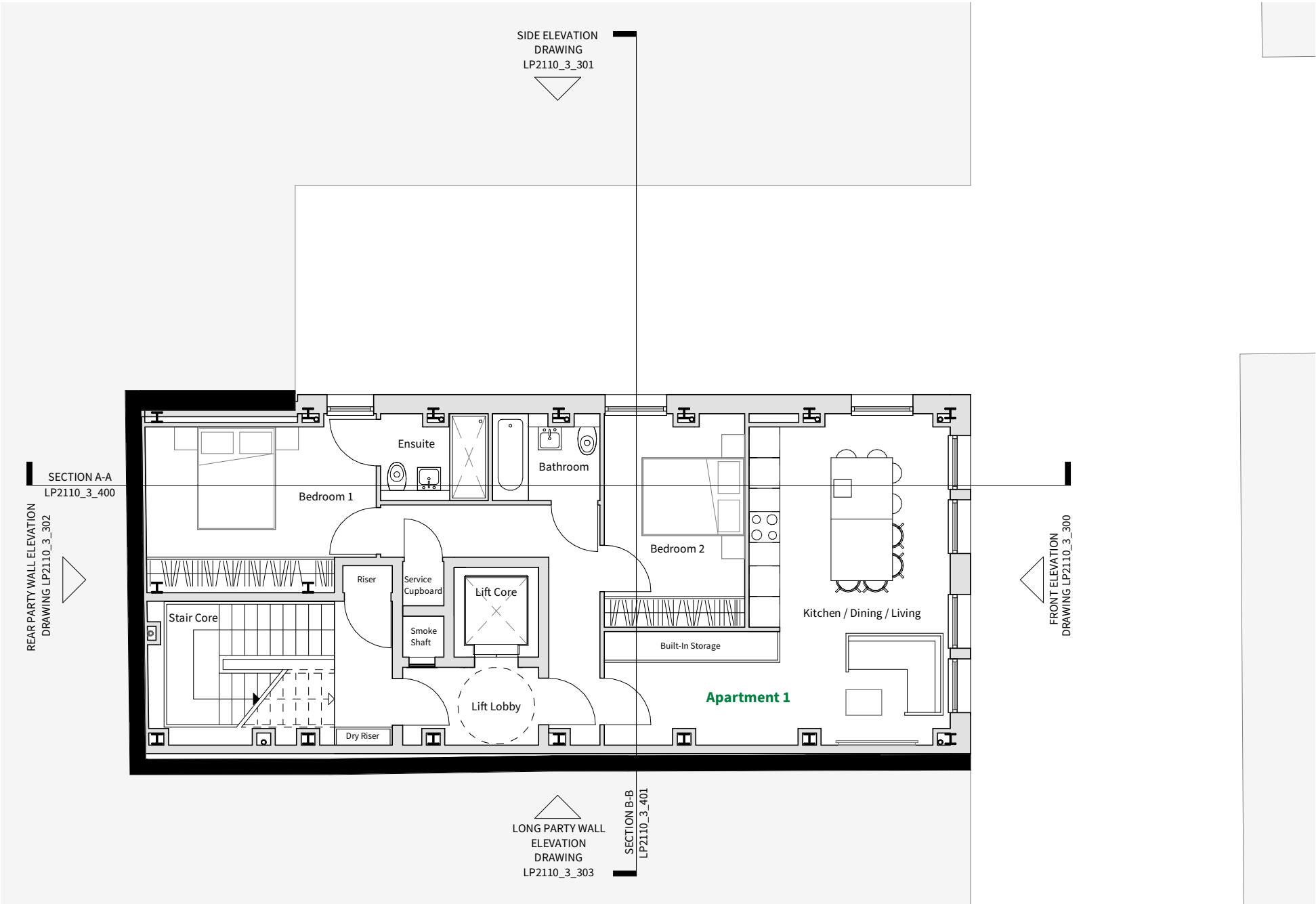
Minimalist bright decor to compliment the external grey brick.

Spear Street Accommodation Schedule

Project:		47 Spear Street, Manchester, M1 1DF			
Job No: LP2110					
Site Area sqm		Date 16/07/24			
DOOR NUMBER	FORMAT	FLOOR	GIA (SQM)	APARTMENT NIA (SQM)	GIA FOOTPRINT AREA INCLUDES
COMMERCIAL	OFFICE	BASEMENT	53.3	51.9	Inc. WC / Store(s) / Access Stairs / Com Bikes
ANCILLARY		BASEMENT	28.5	26.5	Inc. Plant / Lift / Lobby / Stairwell / Meters / Res Bikes / Etc
COMMERCIAL	OFFICE	GROUND	46.3	44.9	Inc. WC / Store(s) / Access Stairs / Utility
ANCILLARY		GROUND	55.4	52.1	Inc. Corridor / Lift / Lobby / Stairwell / Risers / Etc
APART A	2BED	FIRST	75.9	72.2	
ANCILLARY		FIRST	22.8	21.6	
APART B	2BED	SECOND	75.9	72.2	
ANCILLARY		SECOND	22.8	21.6	
APART C	2BED	THIRD	75.9	72.2	
ANCILLARY		THIRD	22.8	21.6	
APART D	2BED	FOURTH	75.9	72.2	
ANCILLARY		FOURTH	22.8	21.6	
APART E	2BED	FIFTH	75.9	72.2	
ANCILLARY		FIFTH	22.8	21.6	361
TOTALS					
TOTAL APARTMENT NIA					361
TOTAL COMMERCIAL NIA					96.8
TOTAL SALEABLE NIA					457.8
TOTAL ANCILLARY					186.6
TOTAL 1BEDS					0
TOTAL 2BEDS					5
TOTAL UNITS					5
TOTAL BUILDING GIA					676.00
APARTMENT PERCENTAGE					Two beds x 5 (100%)
TOTAL SALEABLE NIA ÷ TOTAL BUILDING GIA = %					67.72

apartment internal layout

7.0 Internal Layout 7.1 A Layout Study



7.1 The proposed new internal layout of the property has been carefully considered in relation to Manchester’s emerging space standards, ensuring that all rooms and dwelling sizes comply with the stated space standards.

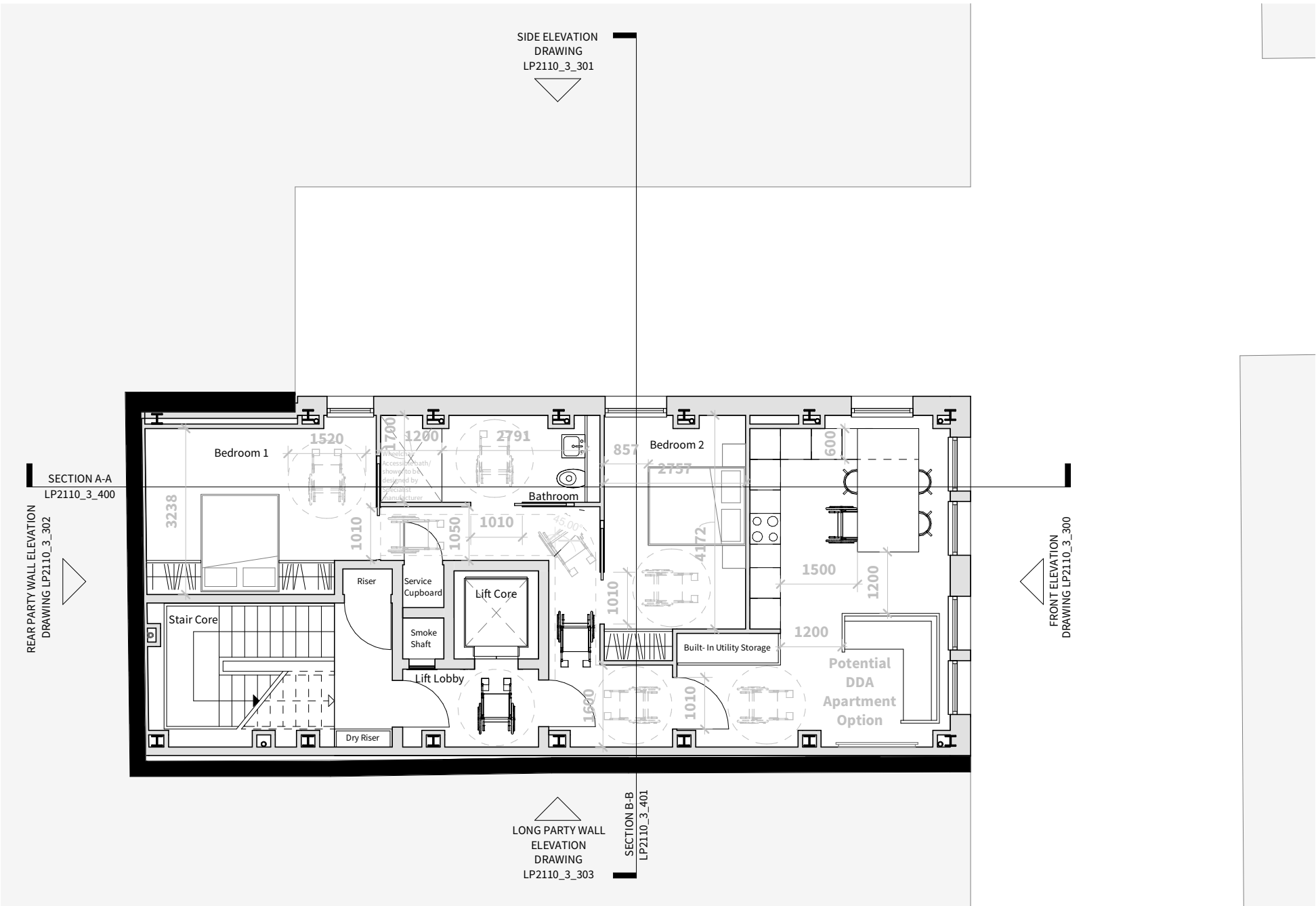
Bedrooms are separated from living areas by circulation spaces, thereby limiting the noise transmission between rooms for a more comfortable living environment.

The rooms facing the neighbouring property are appropriately glazed to achieve good levels of natural daylighting and create bright interior spaces. In addition, the fenestration will aid in providing passive ventilation to the dwellings and maintain healthy and comfortable living spaces.

dda apartment compliance

8.0 Access Statement

8.1 A Layout Study



8.1. All dwellings will be accessed from a secure, lit-up alleyway off Spear Street, increasing the footfall, activity and natural surveillance on the street.

8.2 Apartments will be accessed by way of an ambulant disabled staircase and lift.

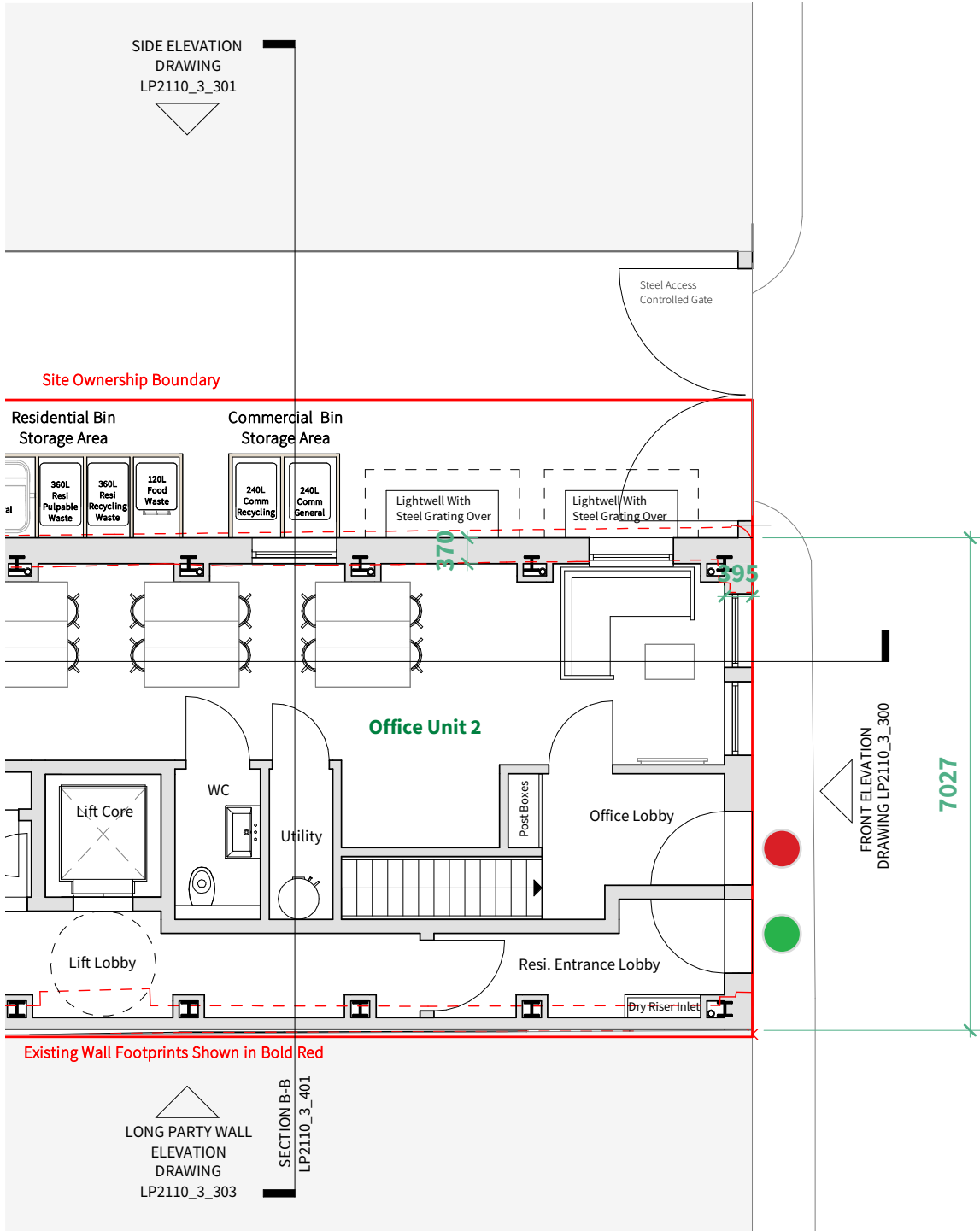
8.3 The previously approved application did not require the layout be DDA compliant. However, we have explored how the two bedroom DDA option could be considered for discussion throughout the submission. Although the site is tight the attempt has been design as close to Part M of the building regulations as possible and aims to use the inclusive design standards and best practice guidance provided in Design for Access 2 was used to inform the design.

8.4 The dwellings will benefit from their city centre location in terms of proximity to local amenities, and are within walking distance of a superb range of public transport facilities such as bus, train, tram and cycling. There are also shared car hire schemes available for residents within the city.

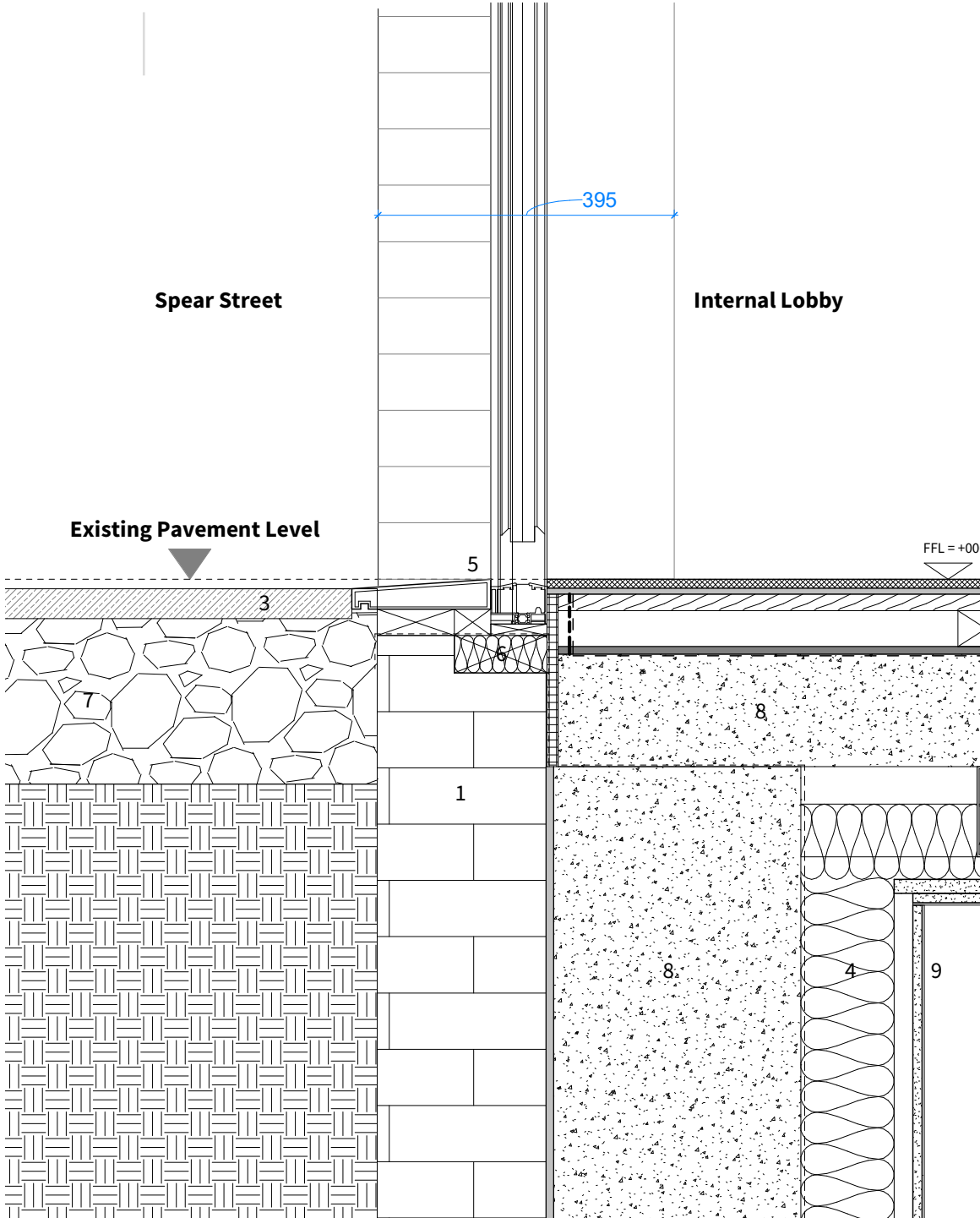
8.5 The ground floor commercial unit facing 47 Spear Street is accessed by a level threshold form the pavement.

commitment to level access

8.0 Access Statement 8.2 Detailed Design



Threshold Layout (GREEN residential Entrance / RED Office Entrance)



Threshold Details

- 1 Existing masonry wall
- 2 Ground Floor Insulated Slab Build
- 3 Paving Slab
- 4 Knauf DriTherm Insulation
- 5 Proprietary external door and threshold system
- 6 Suitable non-deformable insulated cavity closer(s)
- 7 Hardcore
- 8 Reinforced concrete basement wall to Structural Engineer design
- 9 x 2 Fire Board / Skim coat with 3 layers matt emulsion: BG Thistle Multi Finish* Engineer design

waste strategy

9.0 Waste Statement

9.1 Updated Approach

9.1. We have concluded that for the collection frequency, the residential would be as per standard council collection so general waste one week and recycling the next. Commercial waste would need to be a separate collection. Although SCP Transport suggest that due to the size of the unit and small volume of waste collected that this is mixed general and recycling and will be sorted after collection.

As discussed to determine the expected volume of waste and exact size of the bins we've looked at the guidance set out in GD04 and done the following calculations:

Residential - 4 waste streams:

General waste- 110l per flat = 550l (one eurobin is 1100l so more than enough)

Pulpable waste- 55l per flat= 275l (large wheelie bin is 360l)

Co-mingled recycling- 55l per flats= 275l (large wheelie bin)

Food waste- 10l per flat= 50l (small wheelie bin is 120l)

Commercial:

2600 litres per 1000m2 (50% to be for recycling)

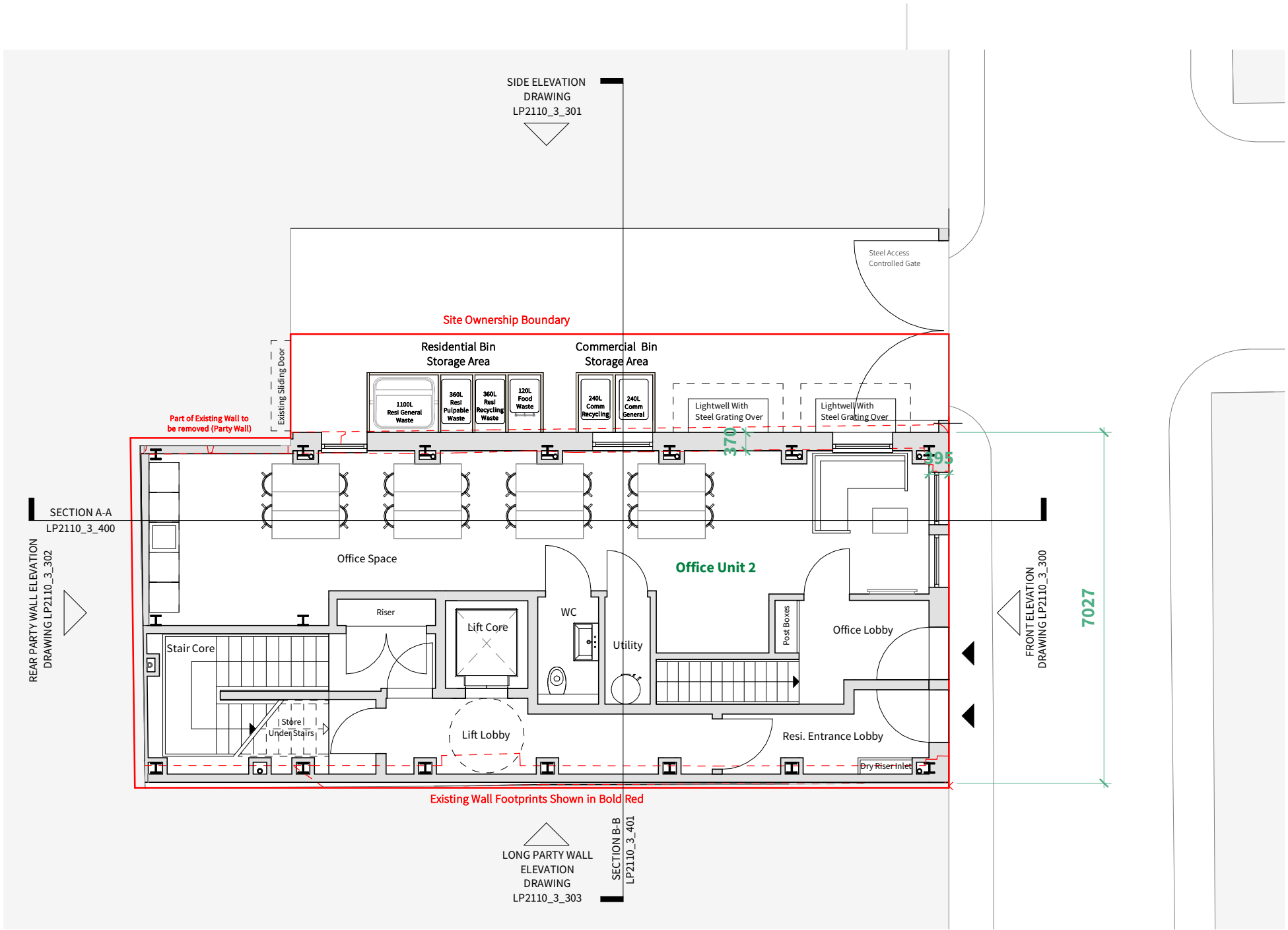
59m2 = 153m2 (standard wheelie bin, 240l)

Note there is no reference to small or large wheelie bins in the guidance but I'm sure Manchester have them. I've found dimensions on google:

360l = 1.1m (height) x 0.6m (width) x 0.9m (depth).

120L= H935 x W460 x D550mm

There will be waste sorting facilities in a kitchen cupboard for the flats and a general bin in the kitchen in each office.



The bins have been updated as per SCP Transport's recommendation which have been checked against MCC. **(SEE SCP REPORT FOR FURTHER DETAILS)**. These bin sizes are listed on the right and indicated on the above plan. There are multiple reasons as to why the bins cannot be within the building: No.1_ The 1100l eurobin requirement mentioned creates a weight and size and issue as they will not fit in a passenger lift. No.2_ Building Control have been clear on their stance not to have any bins being used within the same lift as passengers. No.3_ The proposed location is to have the bins in the existing service area/ passage which is currently already being used for bins. Regarding the landscape requirement, the owner of 47 Spear Street does not have exclusive rights requiring us to maintain as access and service yard for our neighbour and therefore forming 'landscaping/ amenity space is effectively undeliverable.



Site Context Elevation A-A



material studio architects

Jactin House / 24 Hood Street / Manchester / M4 6WX

www.materialstudio.co.uk / studio@materialstudio.co.uk