

Design and Access Statement

Bus Bay Alterations

Manchester Academy, University of Manchester

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1 Introduction

This document has been prepared in relation to a full planning application for bus bay alterations to the Manchester Academy at the University of Manchester Students' Union, Oxford Road.

The bus bay currently has space for 2 buses to park there, the proposed alterations will ensure safer access and egress from the buses.

2 Site History

The Manchester Academy is a live music venue located on the University of Manchester campus, next to the Students' Union. The Academy opened in 1990 and has been refurbished and extended since then.

To the rear of the building is a bus bay with space for 2 buses for the visiting performers. The proposal is to undertake modifications to improve access and egress from the buses.

The proposal does not affect any Public Rights of Way.

3 Site in Context

The Manchester Academy is located on Oxford Road, Manchester M13 9PR. The building is accessible via Oxford Road (B5117).

The development does not fall within any designated conservation zone.

The development falls into Flood Zone 1 as designated by the Environment Agency.

4 Design Principles in Context

4.1 Use

These works aim to modify the existing space available in order to provide safer access and egress from the parked buses.

4.2 Amount

The proposed alterations will affect only a small section of the bus bay. The majority of the bus bay will remain unaltered, with the only alterations being to the pavement and grass area.

4.3 Layout

The existing layout of the bus bay will remain the same with an increase in width only. The area of proposed works is located to the rear of the building, and will not be noticeable from Oxford Road. The pavements to Spa Street and Blyton Street will not be affected by the works.

4.4 Scale

The proposed scheme will be sympathetic to the visual amenity of the site and will not alter the character of the area. The site has sufficient surrounding space to facilitate this proposal without affecting access or neighbouring properties.

The existing layout of the bus bay will remain the same with the addition of 670mm of width. The grass area will decrease in size by a width of approximately 600mm in order to accommodate the new pavement. The existing pavement is approximately 1175mm wide, this will be increased to 1200mm in order to comply with the Building Regulations Approved Document M.

The proposed works are located to the North-West of the building and would not be noticeable from Oxford Road.

4.5 Landscaping

The grass area and hardstandings affected by the works will be made good upon completion. The new pavement kerb will join up with the existing dropped kerbs to match the existing.

An Arboricultural Report and Impact Assessment has been completed by JCA Arboricultural and Ecological Consultants, as attached. The report has recommended that one of the two existing trees is to be retained, and the other is to be removed. The report states the tree to be removed is identified as retention category 'C' and therefore 'can be removed without significantly affecting the visual amenity of the surrounding area'. Any of the roots of the retained tree which are encountered during the works are to be root pruned. Protective fencing will be installed around the retained tree for the duration of the works, in order to create a Construction Exclusion Zone.

4.6 Appearance

The new pavement is to be tarmacadam, with a concrete bull nosed kerb, and flat top concrete edgings to the grass area to match the existing. Dropped kerbs will be installed where the new pavement meets the existing pavement. A new linear drainage channel with mesh galvanised steel grating will be installed, abutting the new kerb to match the existing.

4.7 Access

The venue is located on the B5117, providing good access routes for visitors and staff either by public transport, as pedestrians or by private vehicle. The designated bus bay is located to the rear of the building, and is accessible via Devas Street and Blyton Street, off Oxford Road.

The access to the site will remain as being off Oxford Road, no changes to the existing access to the site are proposed. It is not expected that the proposed development would affect the existing arrangements.

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