

DESIGN AND ACCESS STATEMENT
QUEENS ROAD, MANCHESTER
07.05.2024 - REV B

FOOTPRINT DESIGN

CONTENTS.

03	THE PROJECT.		
04	INTRODUCTION		
		18	PREVIOUS APPLICATION.
05	UNDERSTANDING THE CONTEXT.	19	124085/FO/2019
06	SITE LOCATION		
07	SITE PHOTOGRAPHS	20	THE PROPOSAL.
08	SITE ANALYSIS	21	SITE PLAN
09	CIRCULATION	22	BASEMENT FLOOR PLAN
10	EXISTING USED	23	GROUND FLOOR PLAN
		24	FIRST FLOOR PLAN
11	EXISTING BUILDING.	25	SECOND FLOOR PLAN
12	SITE PLAN	26	TOP FLOOR PLAN
13	GROUND FLOOR PLAN	27	NORTH ELEVATION
14	BASEMENT FLOOR PLAN		WEST ELEVATION
	FIRST FLOOR PLAN	28	SOUTH ELEVATION
15	SECOND FLOOR PLAN		EAST ELEVATION
	ROOF TOP PLAN	29	SECTION A-A
16	NORTH ELEVATION		SECTION B-B
	WEST ELEVATION	30	BIN STORE
17	SOUTH ELEVATION	31	SCHEDULE
	EAST ELEVATION	32	3D VISUALISATION

THE PROJECT

THE PROJECT. INTRODUCTION

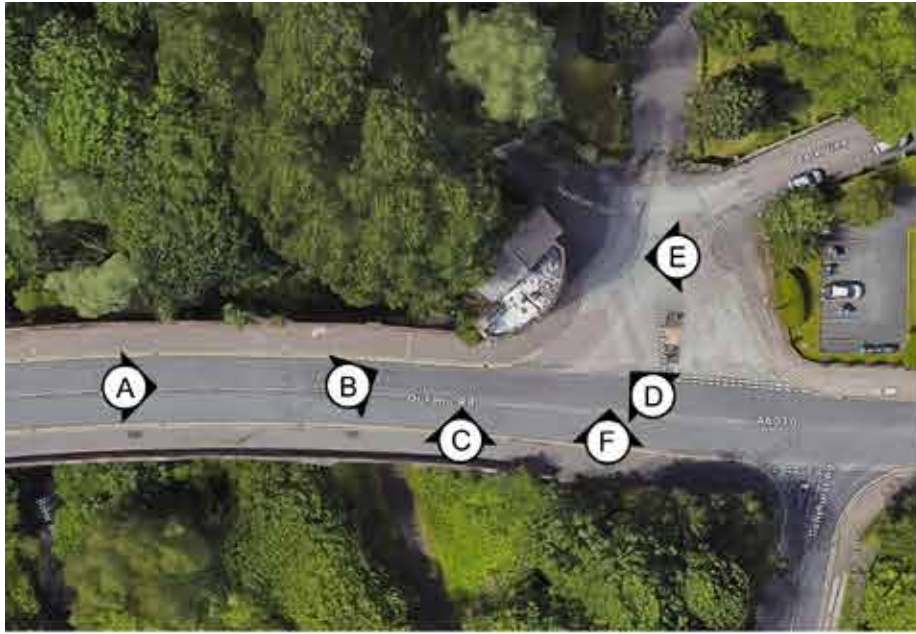
This design and access statement for planning is regarding the extension and redevelopment of the site at Queens Road. There will be alterations and redevelopment of the interior space to create 1-2 bed apartments including duplex. The proposed scheme involves partial demolition, facade retention, new build extensions, and alterations. Situated in close proximity to Manchester City Centre, the site presents an excellent opportunity to deliver high-quality apartments and housing.

· UNDERSTANDING THE CONTEXT
· SITE ANALYSIS



CONTEXT. SITE LOCATION

The site sits at the intersection of Queens Road, Hendham Vale, Park View, and the entrance to Queens Park. Situated approximately 2.4 miles northeast of Manchester City Centre, it benefits from easy access to urban amenities. The proposed site boasts an irregular shape, as indicated by the boundary line. Moreover, being adjacent to a large park and enveloped by lush greenery, the site promises a tranquil and scenic environment, conducive to various recreational and residential pursuits.



View A



View D



View B



View E

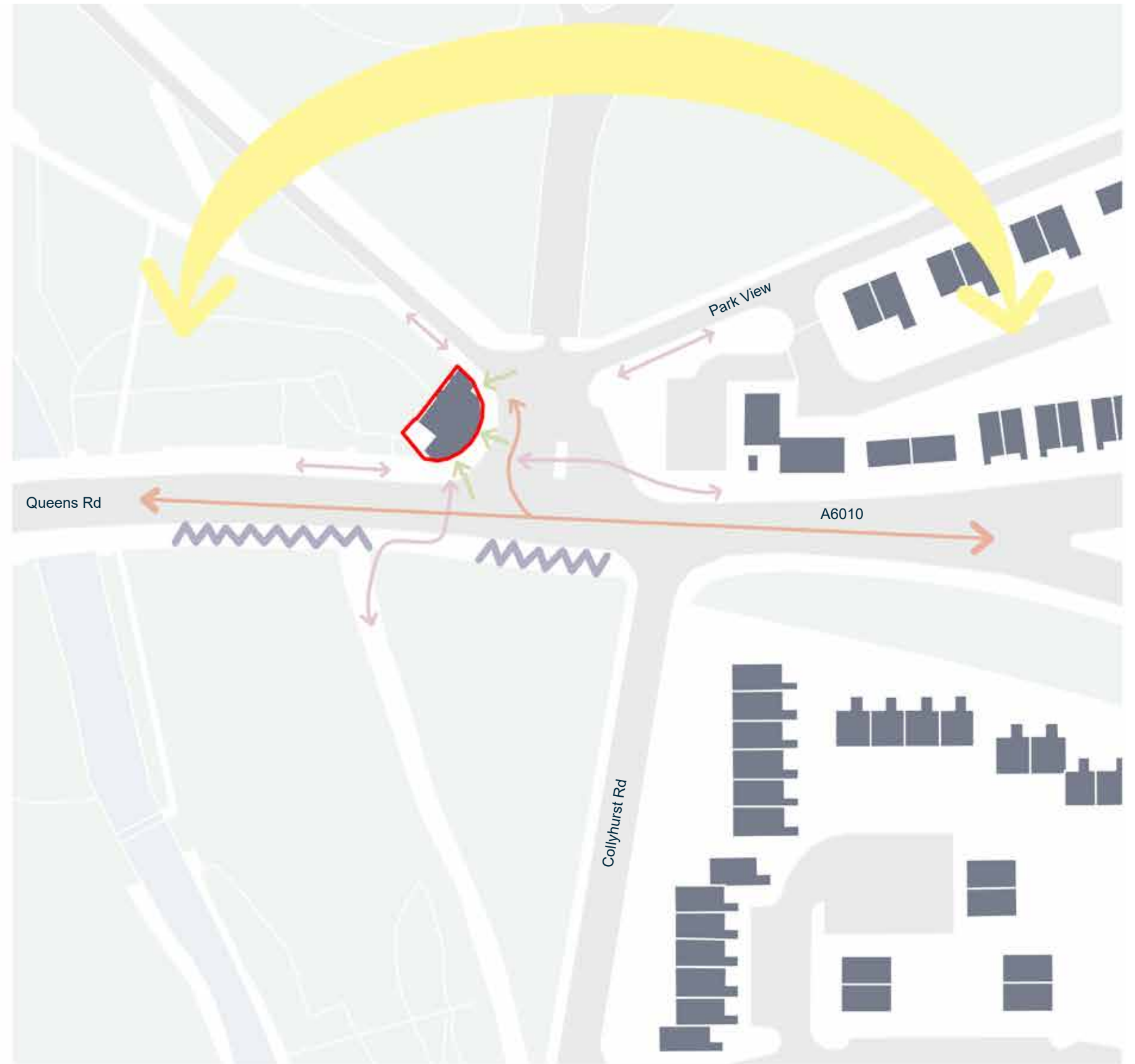


View C



View F

CONTEXT.
SITE PHOTOGRAPH



CONTEXT. SITE ANALYSIS & OPPORTUNITIES

Key opportunities:

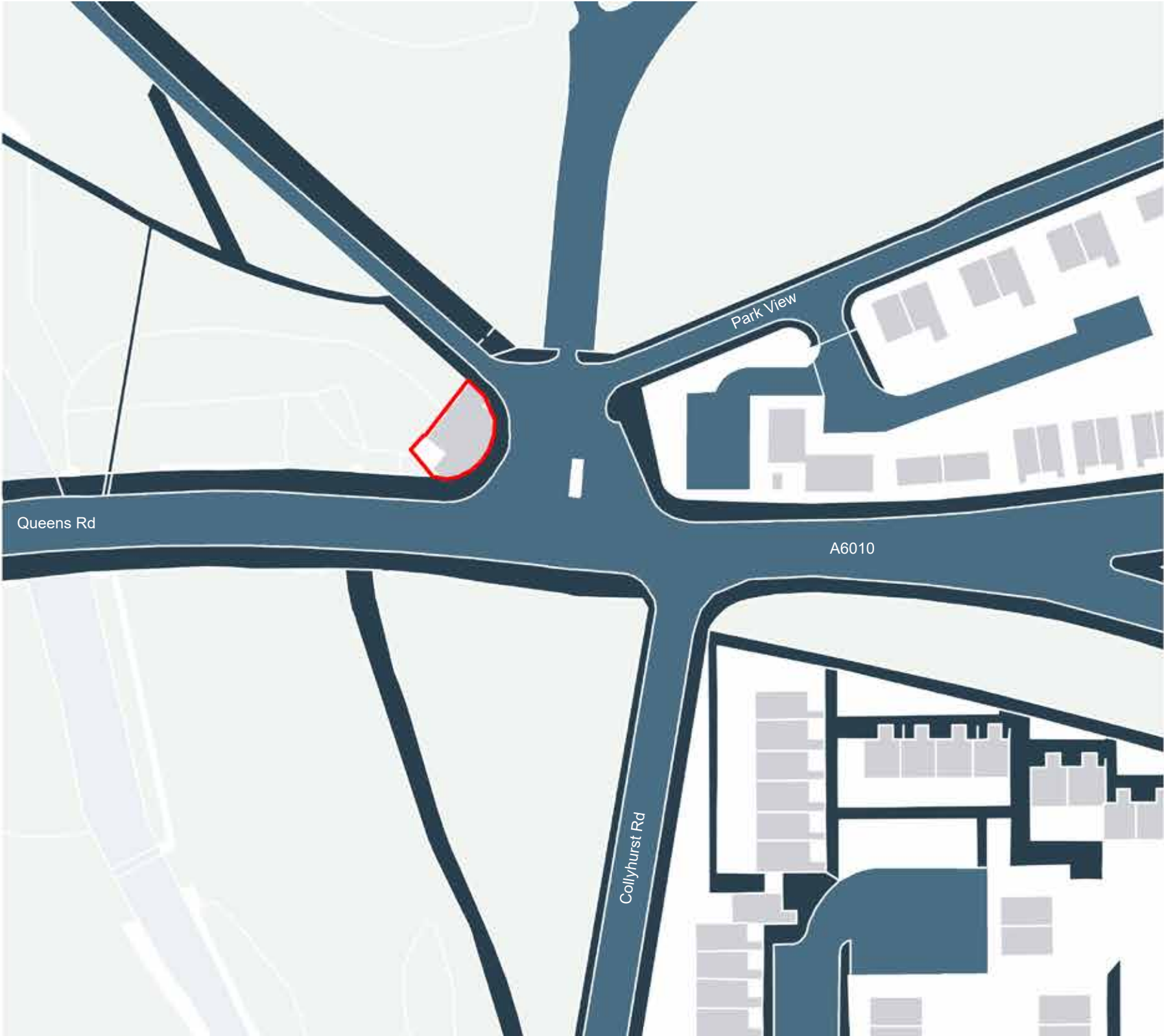
- Enhance pedestrian flow and activate the underutilized area of Queens Road and Hendham Vale.
- Contribute to defining the corner and street frontage on Queens Road .
- Benefit from proximity to local parks.
- Design a responsive and appropriate solution that respects the existing building.
- Create a focal point at the corner.
- Enjoy close proximity to the City Centre and Queens Park.
- Provide easy access for both vehicles and pedestrians.

KEY

Pedestrian

Vehicle access

Site Boundary



CONTEXT.
CIRCULATION

The application site is situated on Queens Road, which serves as one of the primary routes with significant vehicular traffic. Queens Road connects Oldham Road and Elizabeth Street, both of which are major roads. Typically, main roads or heavily trafficked streets are well illuminated and attract a substantial number of pedestrians. The application site benefits from easy accessibility from all directions and can be readily noticed by passing vehicles.

KEY

Residential

Site Boundary



CONTEXT.
EXISTING USED

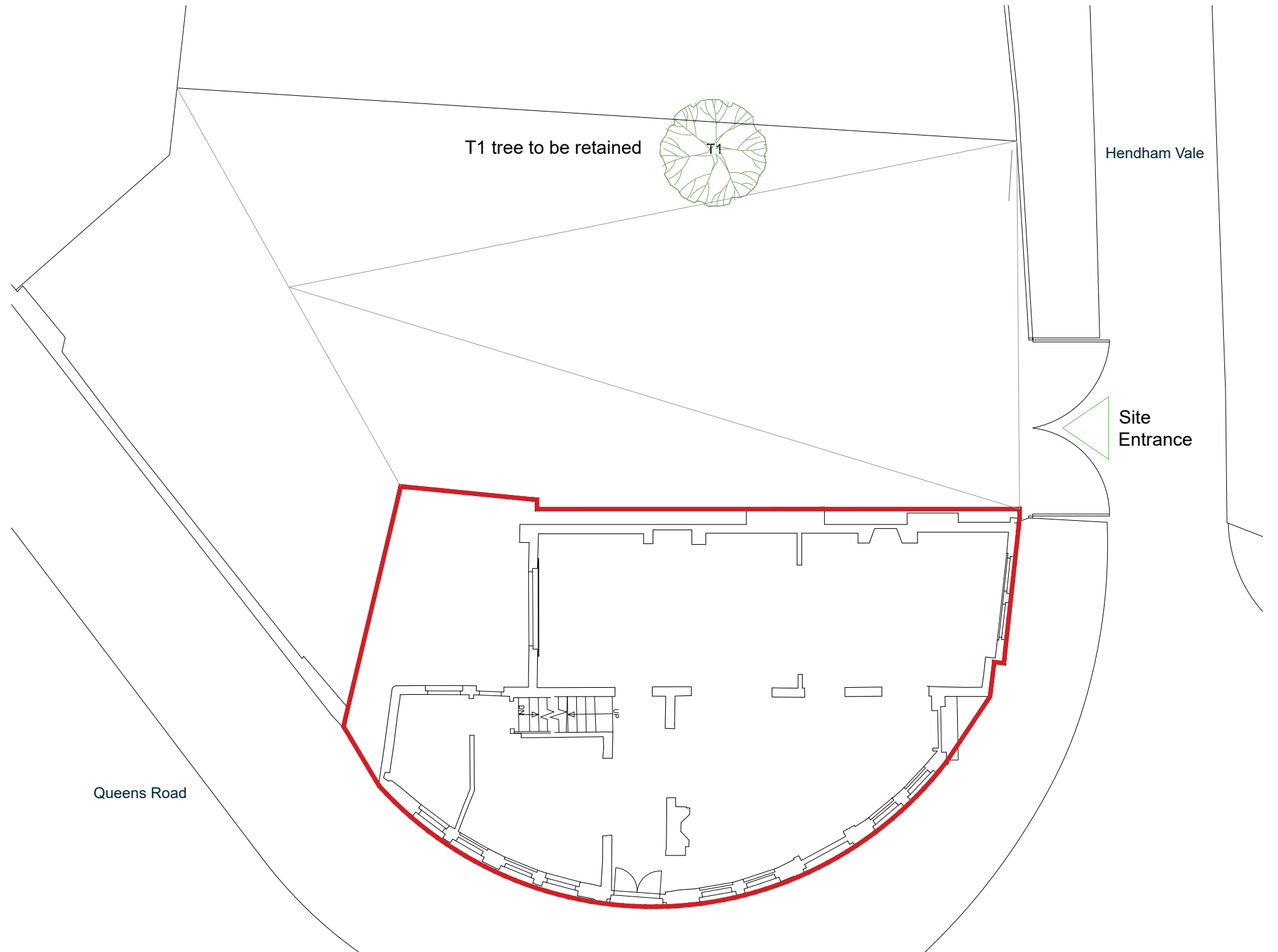
The application site is situated within a predominantly residential area, with Queens Park nearby. The diagram on the right illustrates that most residential buildings are positioned along the roadside and on corner lots, with many of them situated to the East of the application site.

EXISTING BUILDING

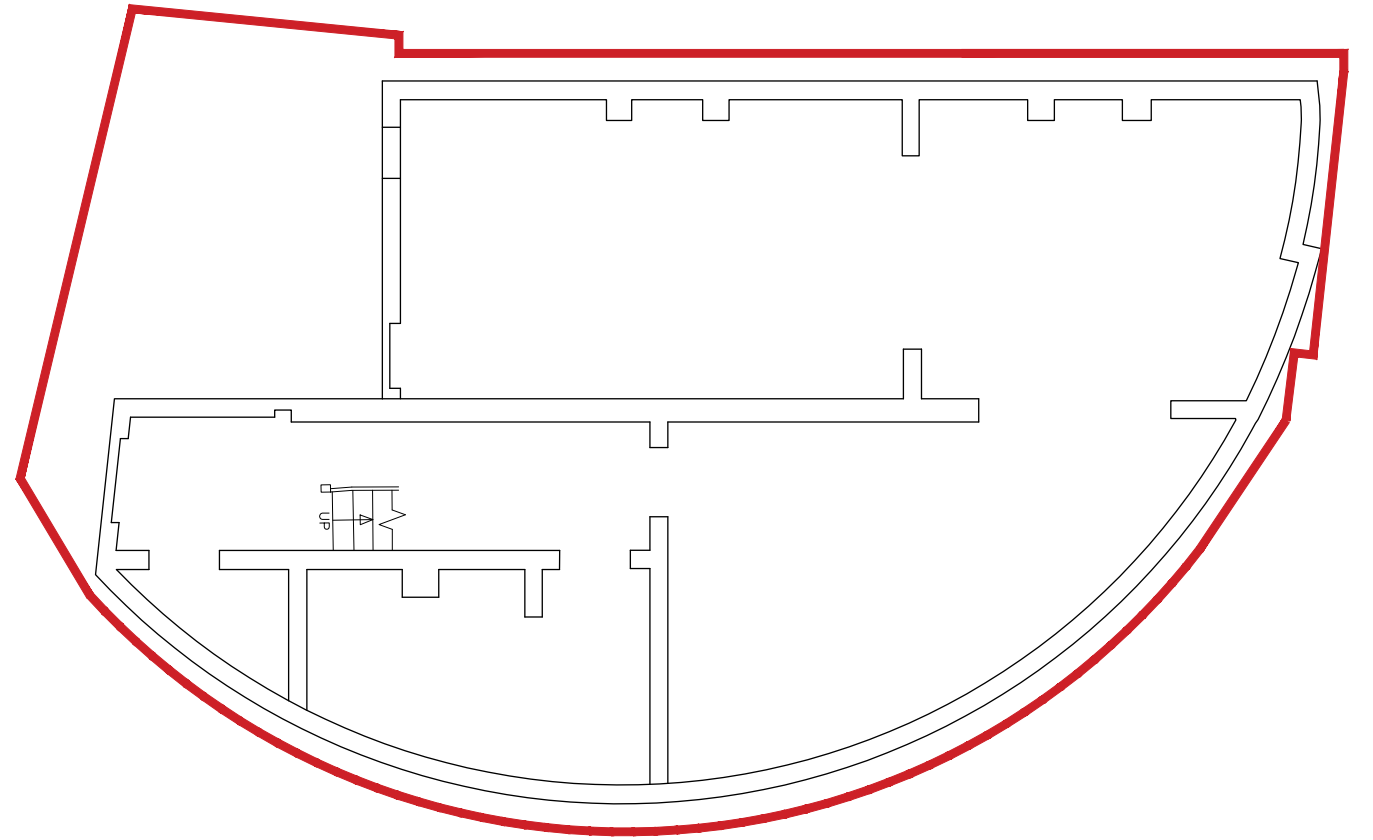


LOCATION PLAN

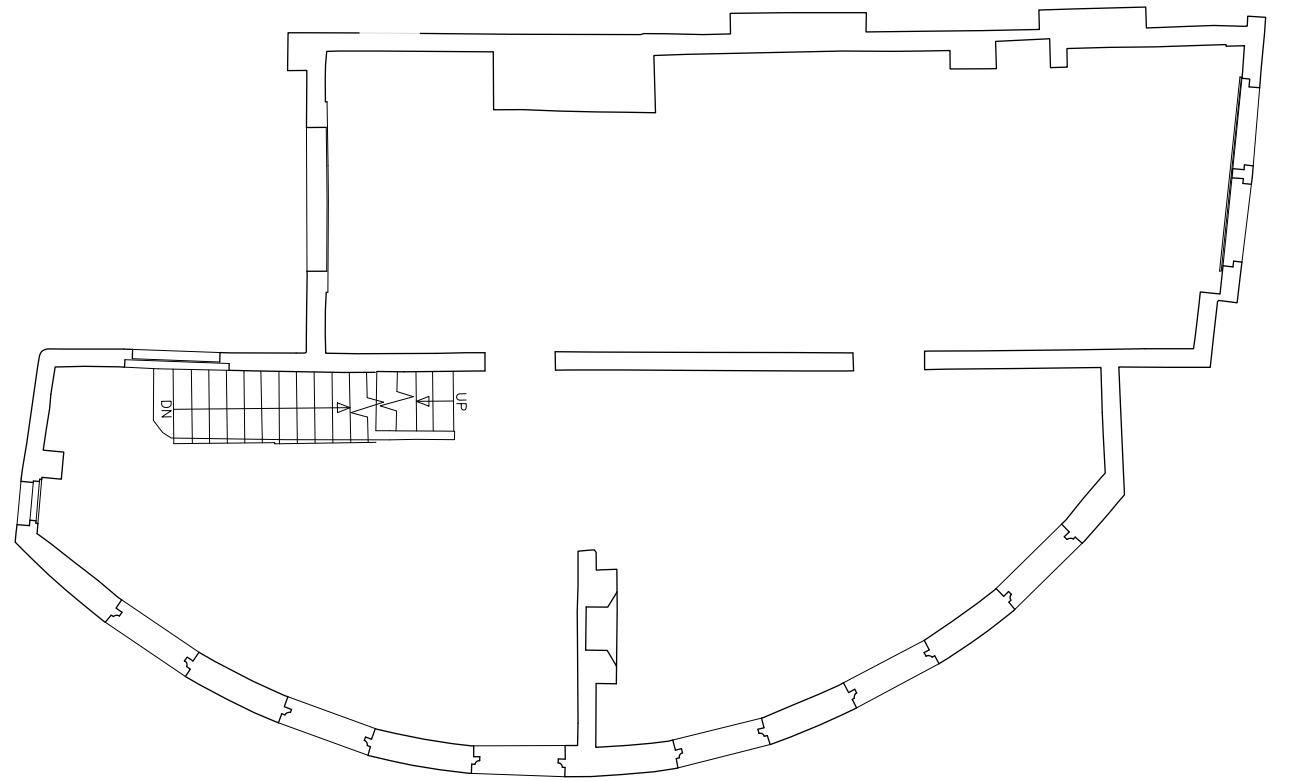
EXISTING.
SITE PLAN



EXISTING.
GROUND FLOOR PLAN

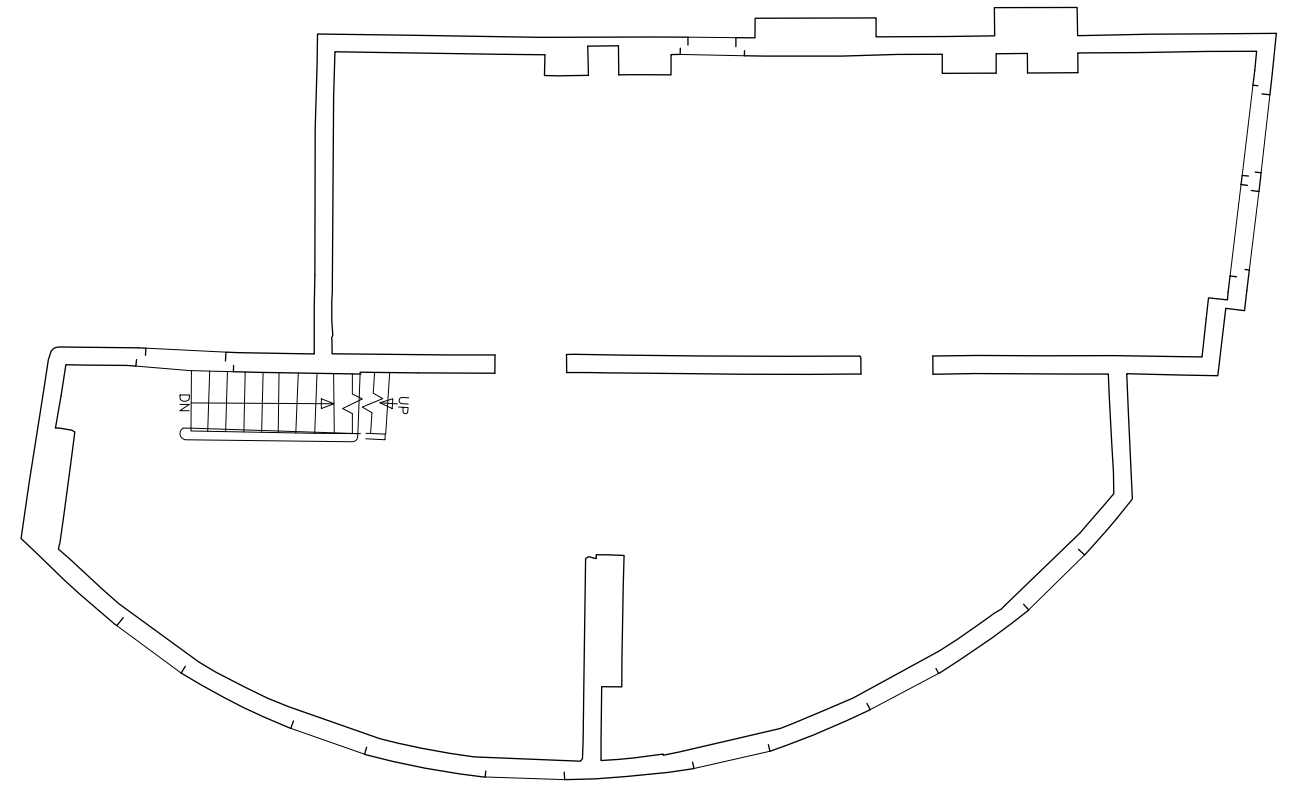


EXISTING BASEMENT PLAN

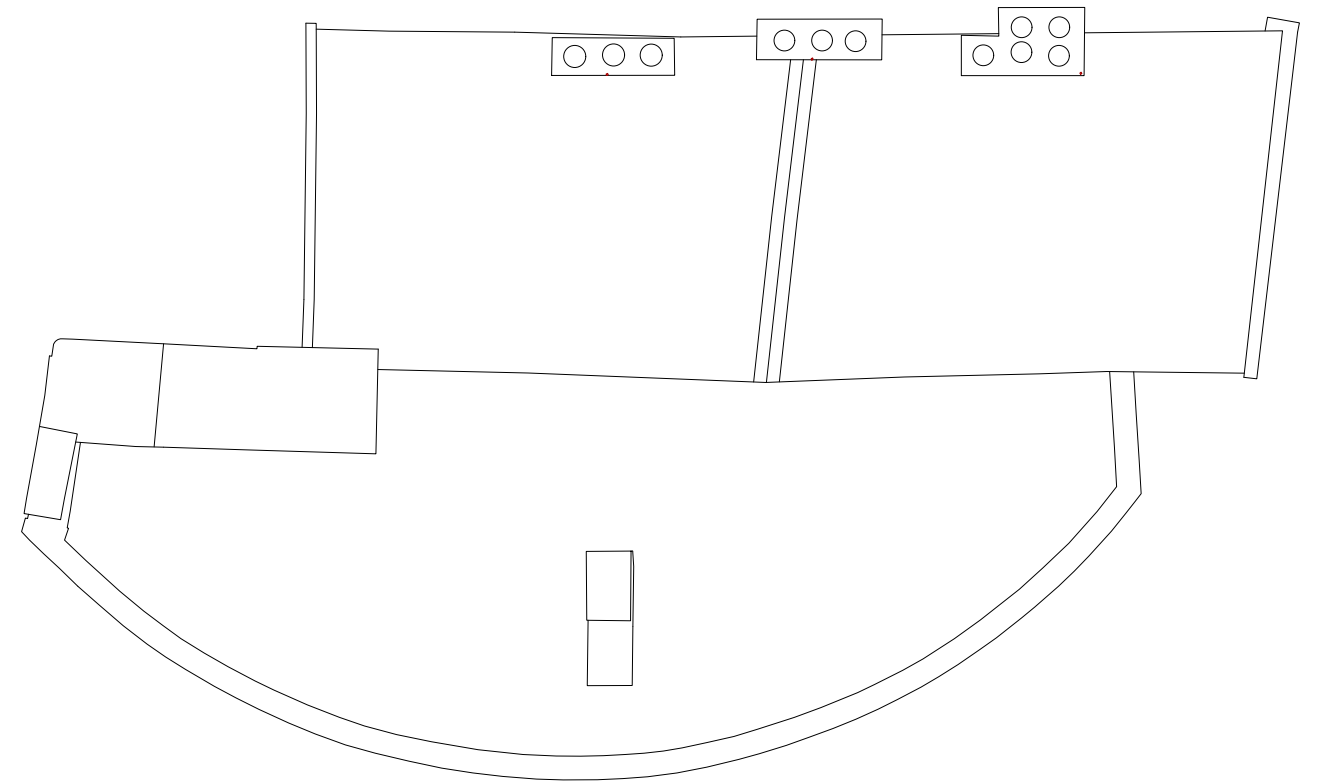


EXISTING FIRST FLOOR PLAN

EXISTING.
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN

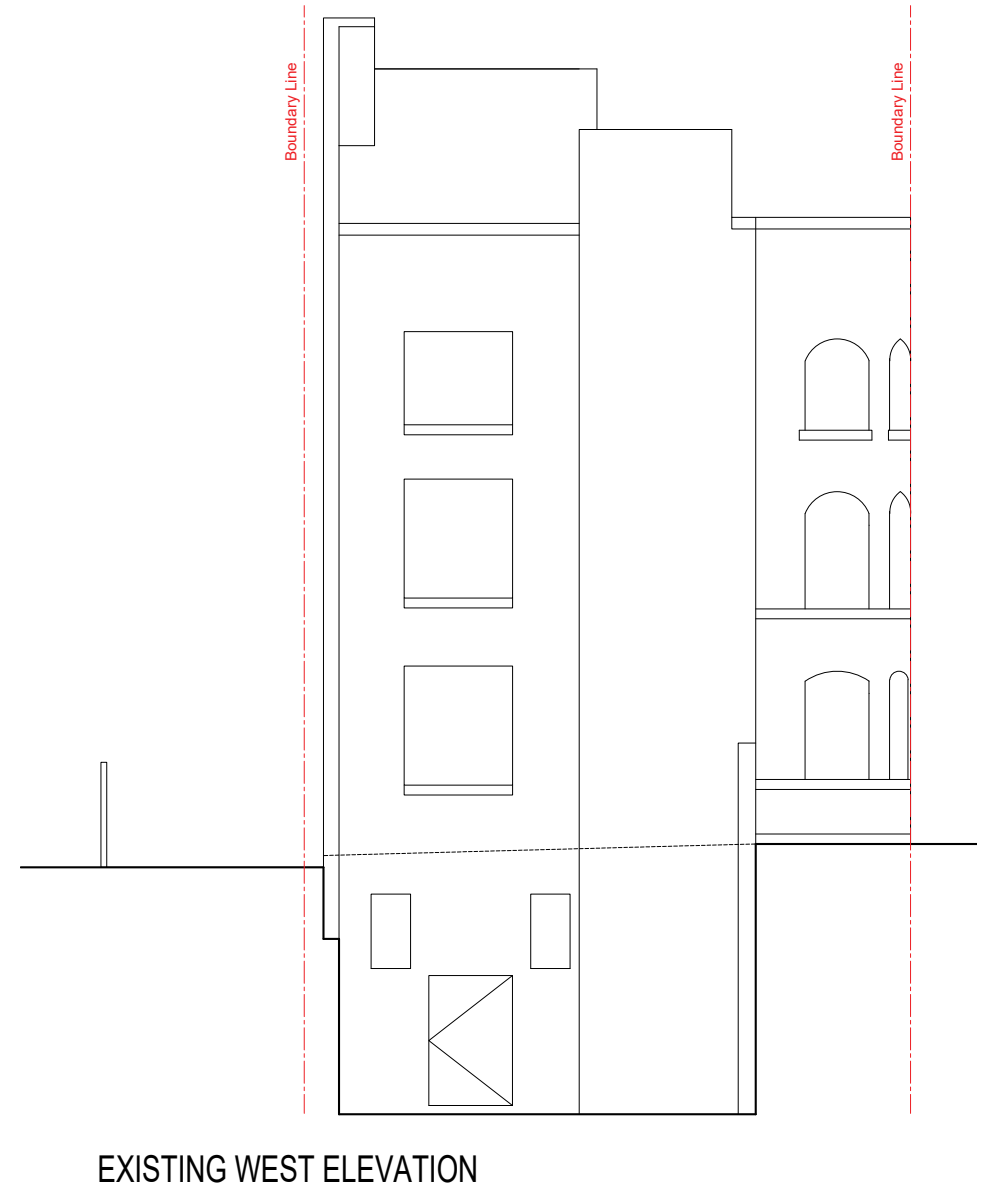
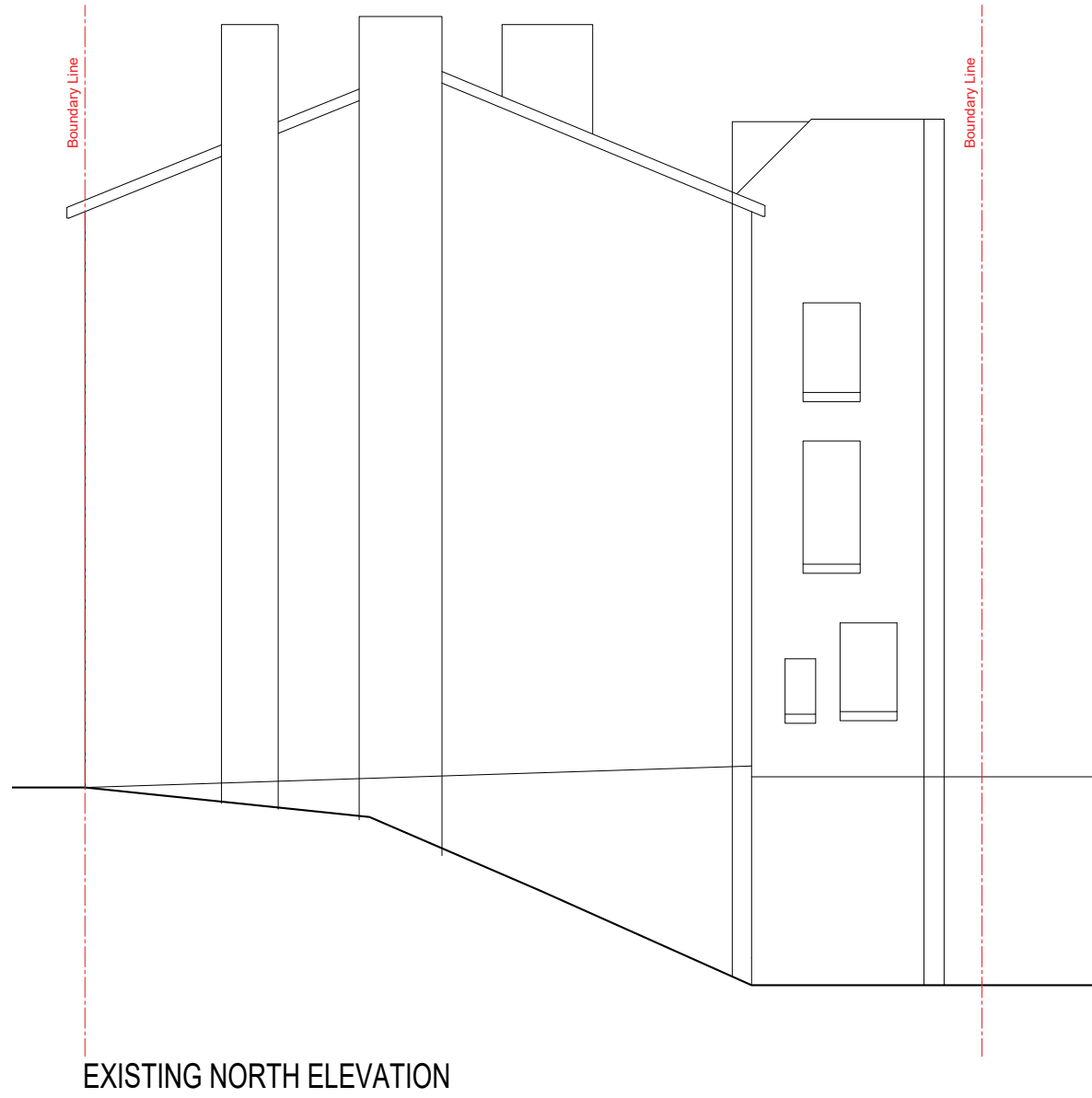


EXISTING SECOND FLOOR PLAN



EXISTING ROOF TOP PLAN

EXISTING.
SECOND FLOOR PLAN
ROOF TOP PLAN



EXISTING.
NORTH ELEVATION
WEST ELEVATION



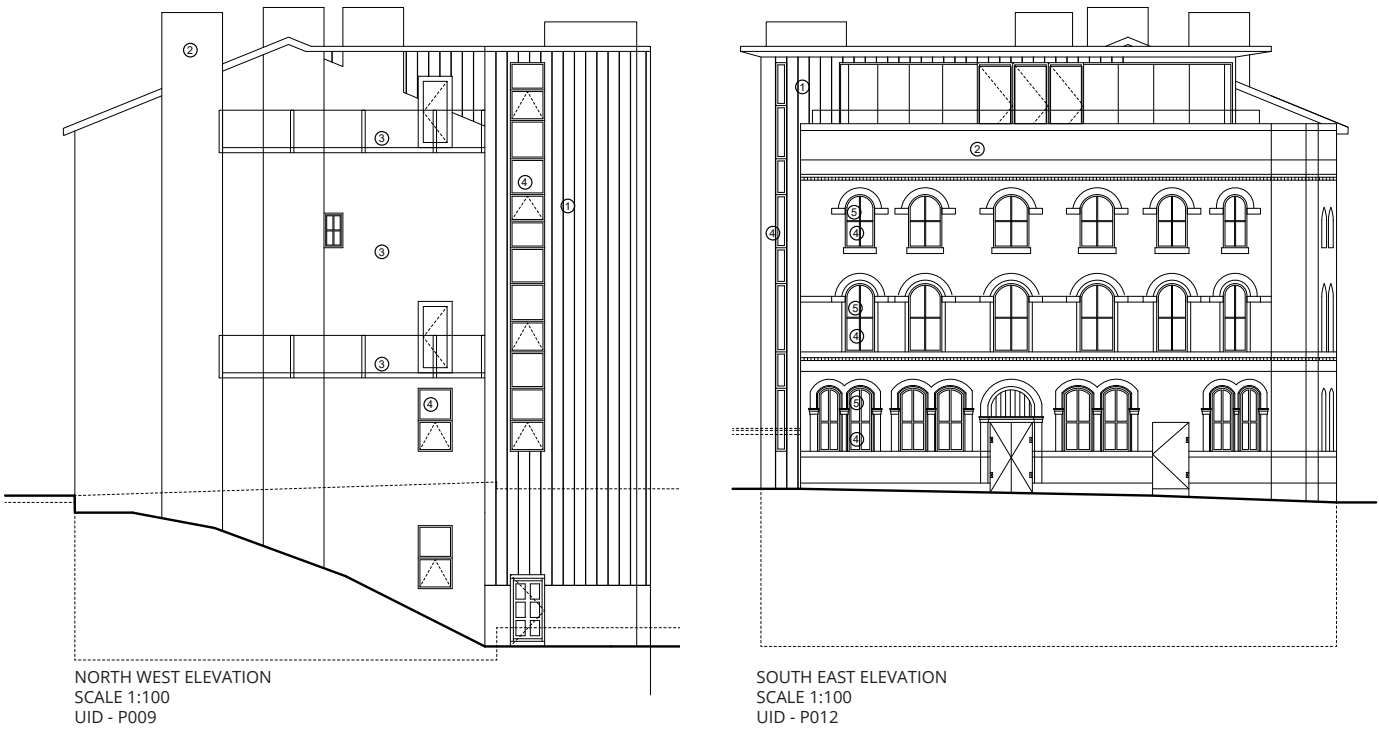
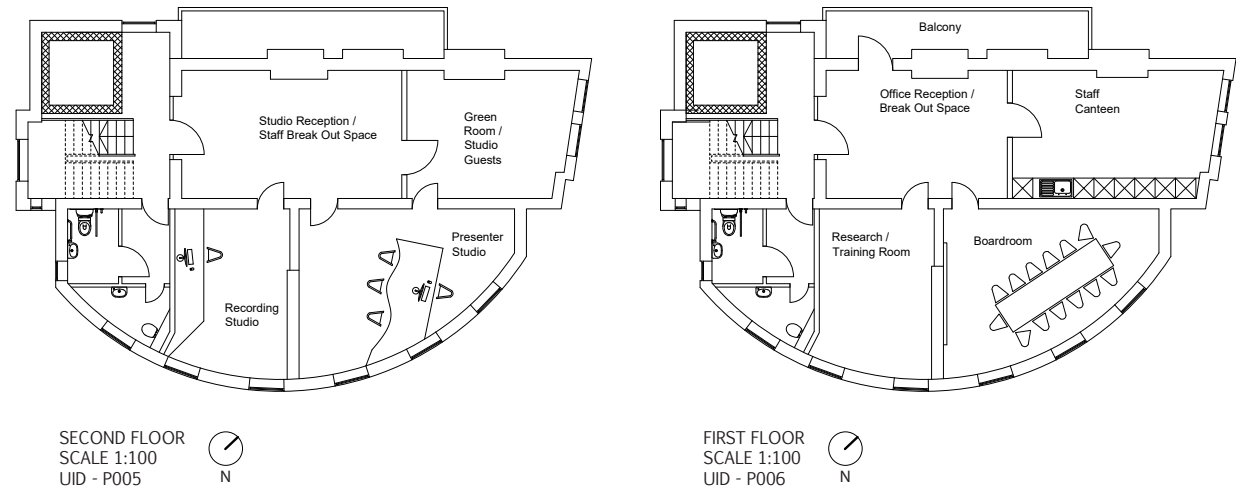
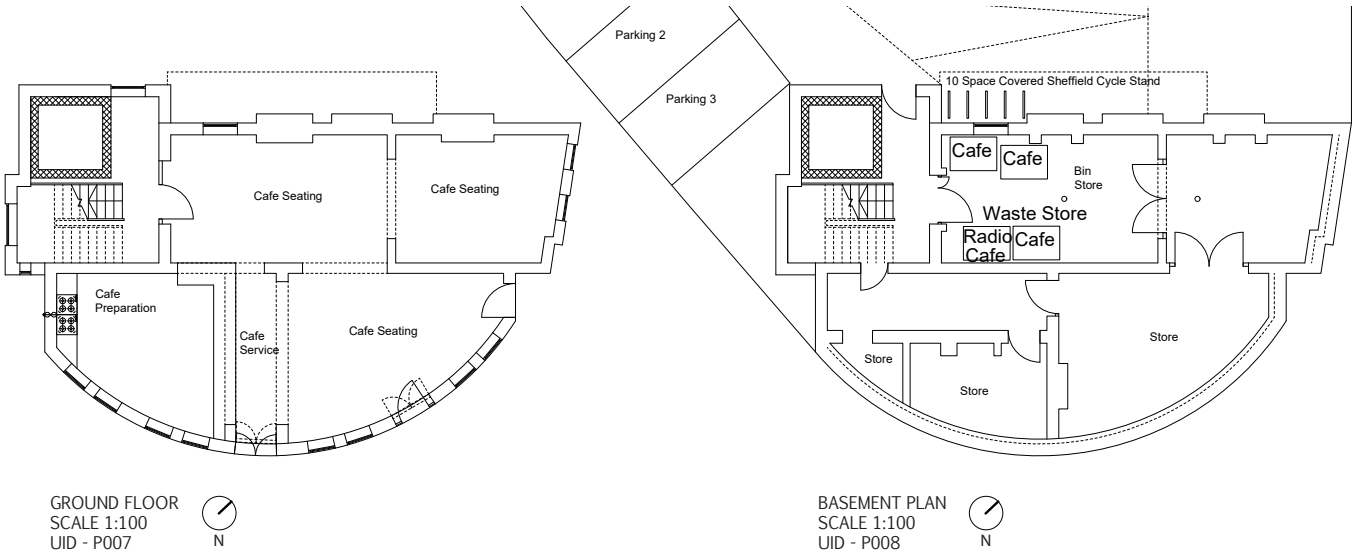
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

EXISTING.
SOUTH ELEVATION
EAST ELEVATION

PREVIOUS
APPLICATION



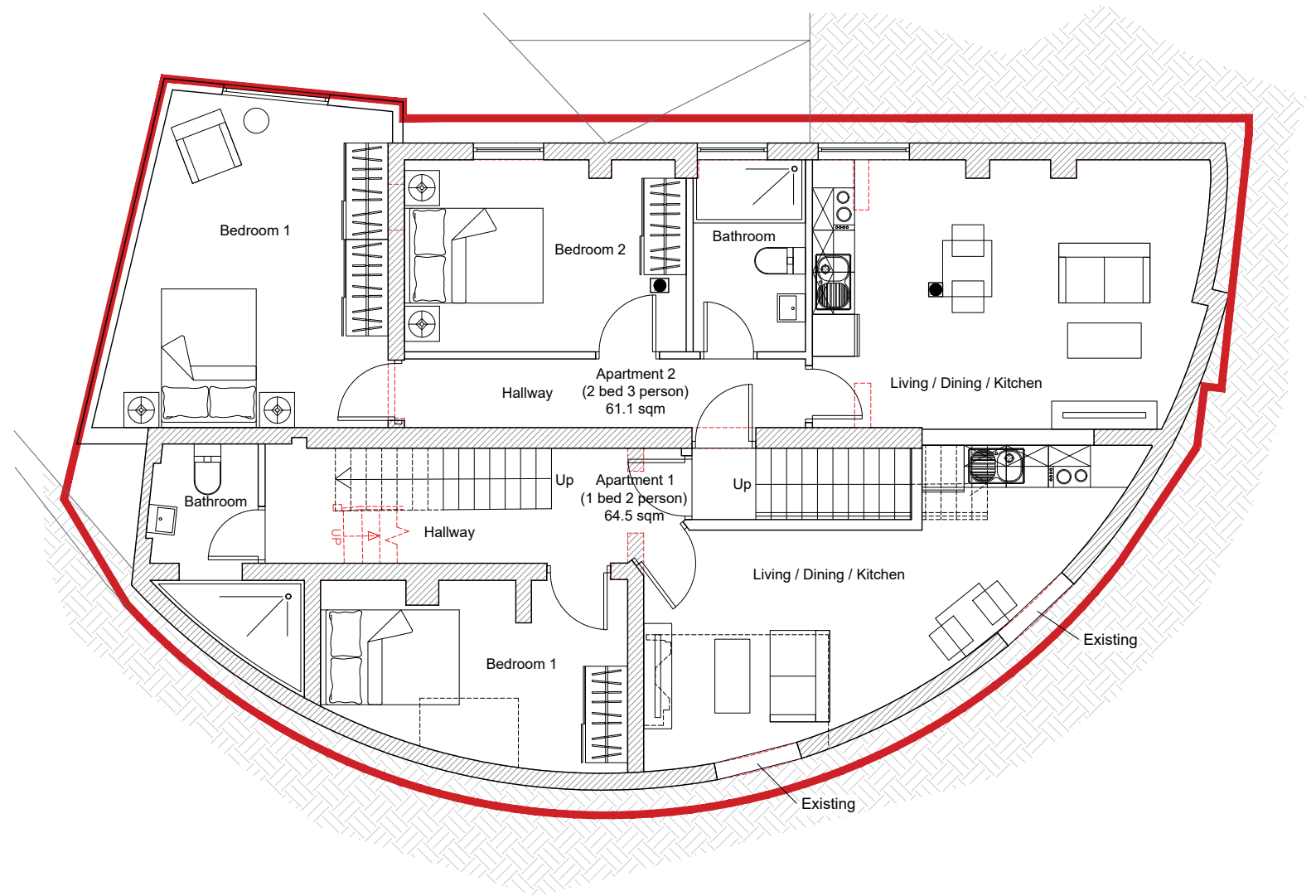
PREVIOUS APPLICATION.
124085/FO/2019 - Approved

The previous application are intention to support a change of use application for the proposed cafe in the basement and radio station on upper floor. The client is seeking to redevelop the site and building, adding a four-storey rear extension and rooftop space to create a design of exceptional quality and an innovative nature. Enhancing the setting of the existing building and bringing renewed purpose to a key building.

THE PROPOSAL.

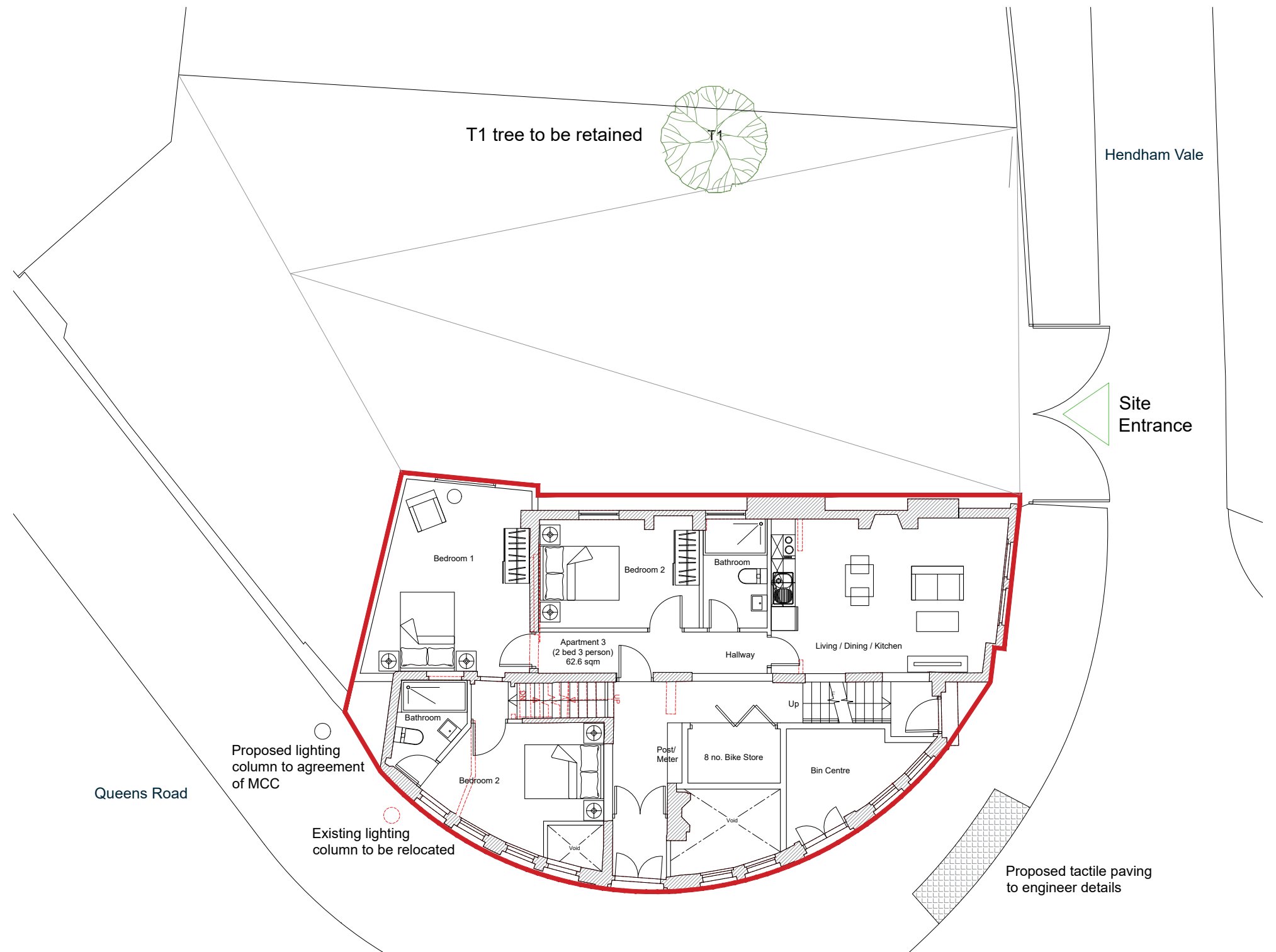


THE PROPOSAL.
SITE PLAN



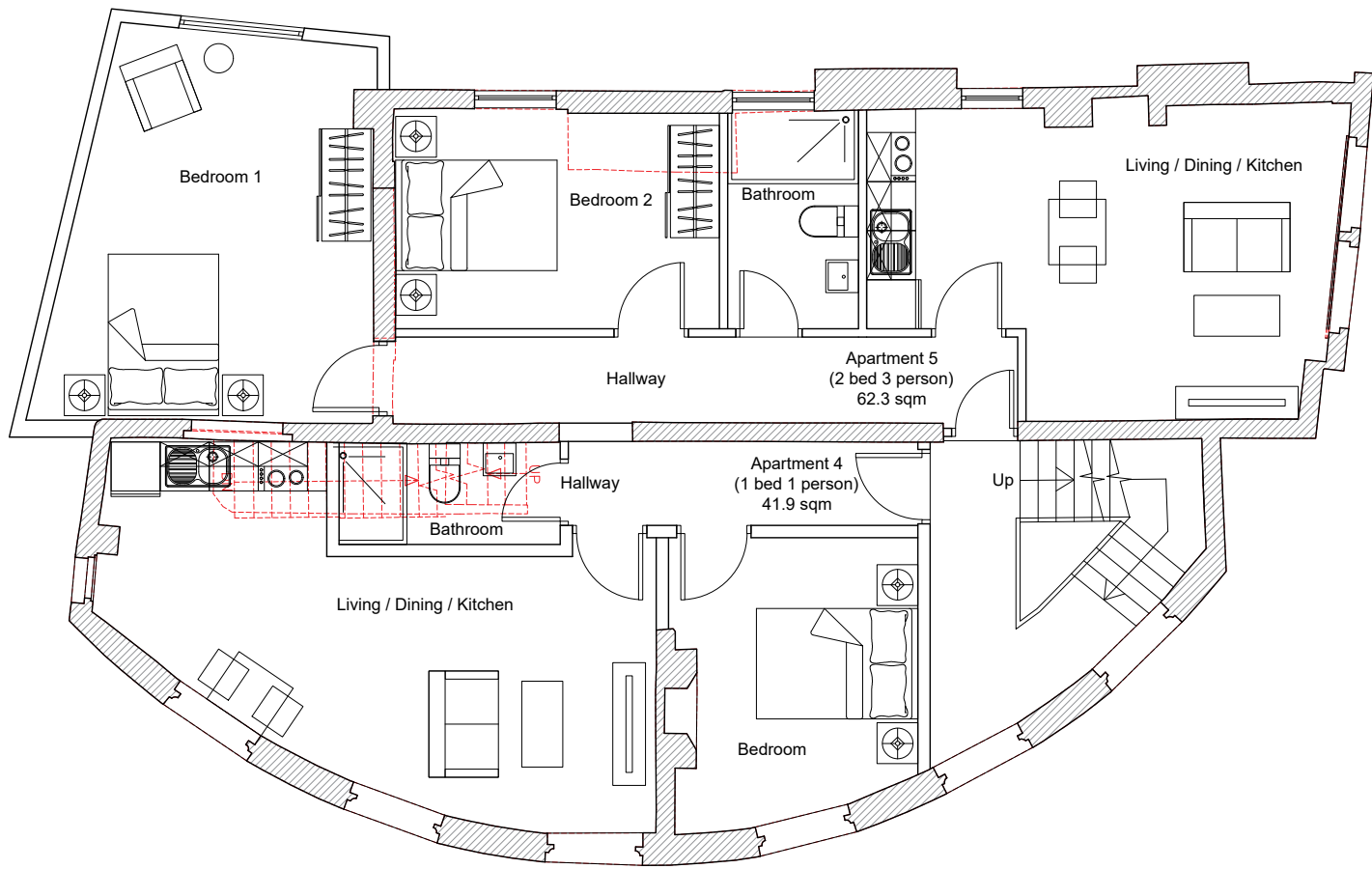
THE PROPOSAL.
BASEMENT FLOOR PLAN

 Existing wall to be retain  Demolition wall line



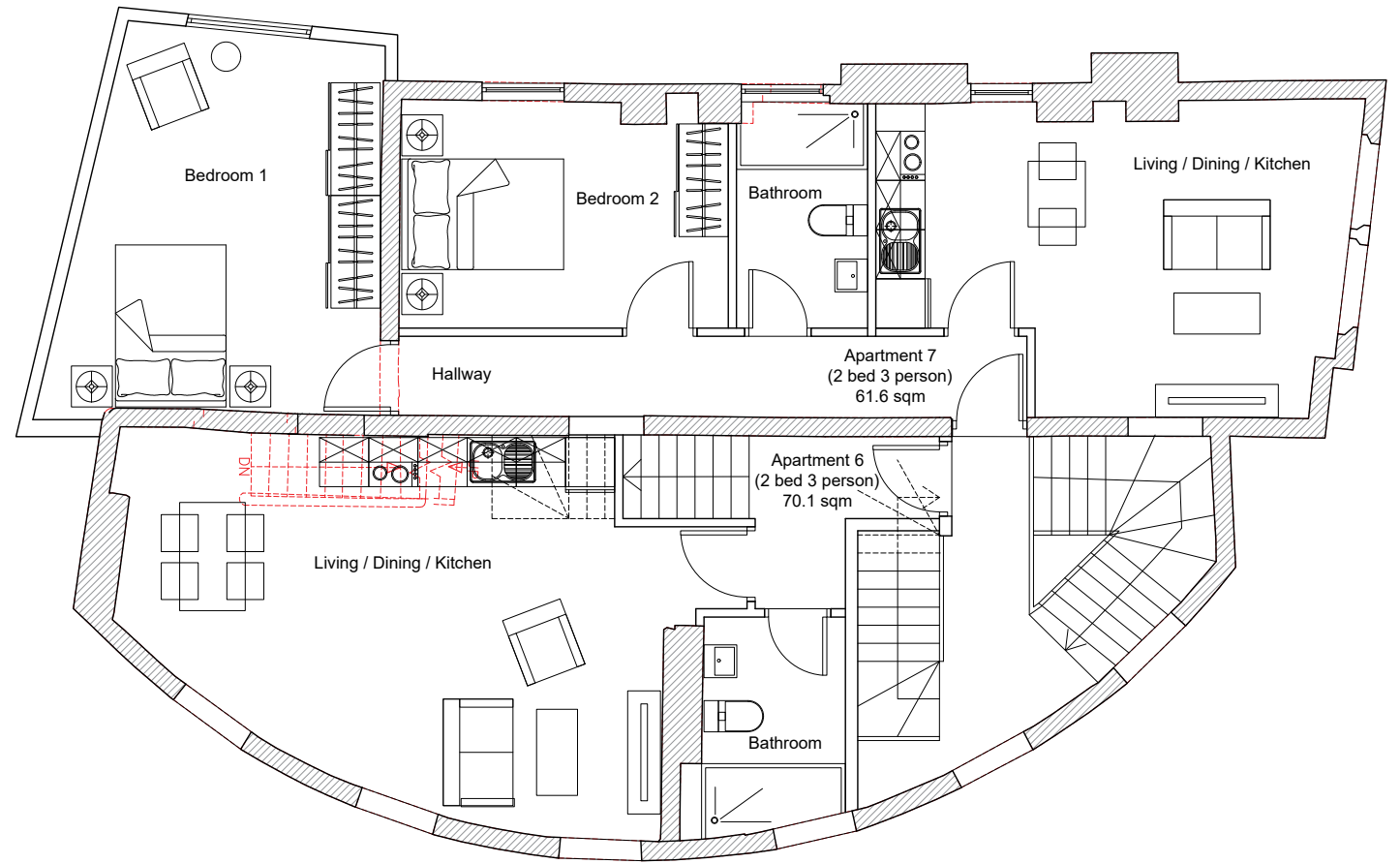
THE PROPOSAL. GROUND FLOOR PLAN

 Existing wall to be retain  Demolition wall line

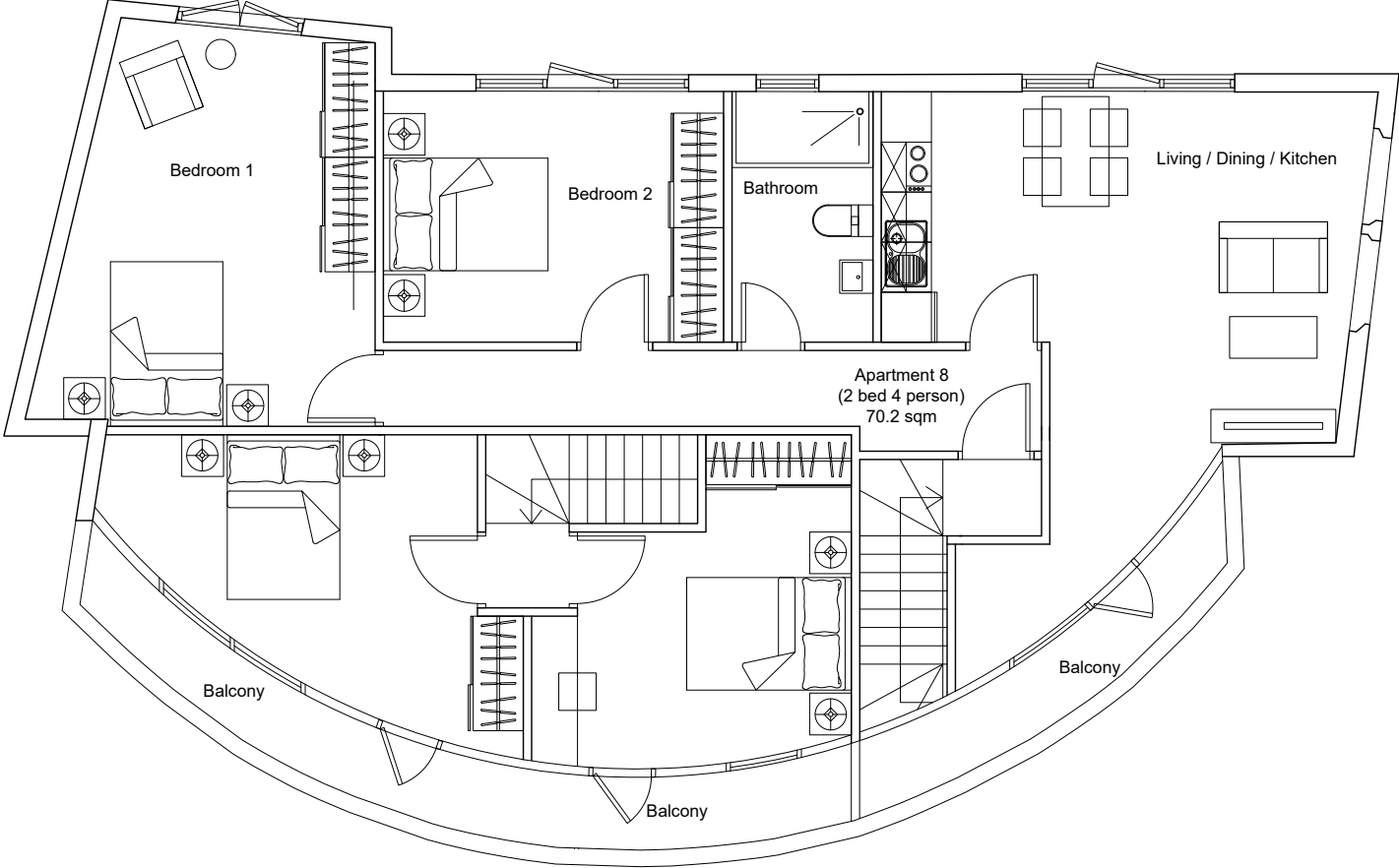


THE PROPOSAL.
FIRST FLOOR PLAN

 Existing wall to be retain  Demolition wall line



THE PROPOSAL.
SECOND FLOOR PLAN



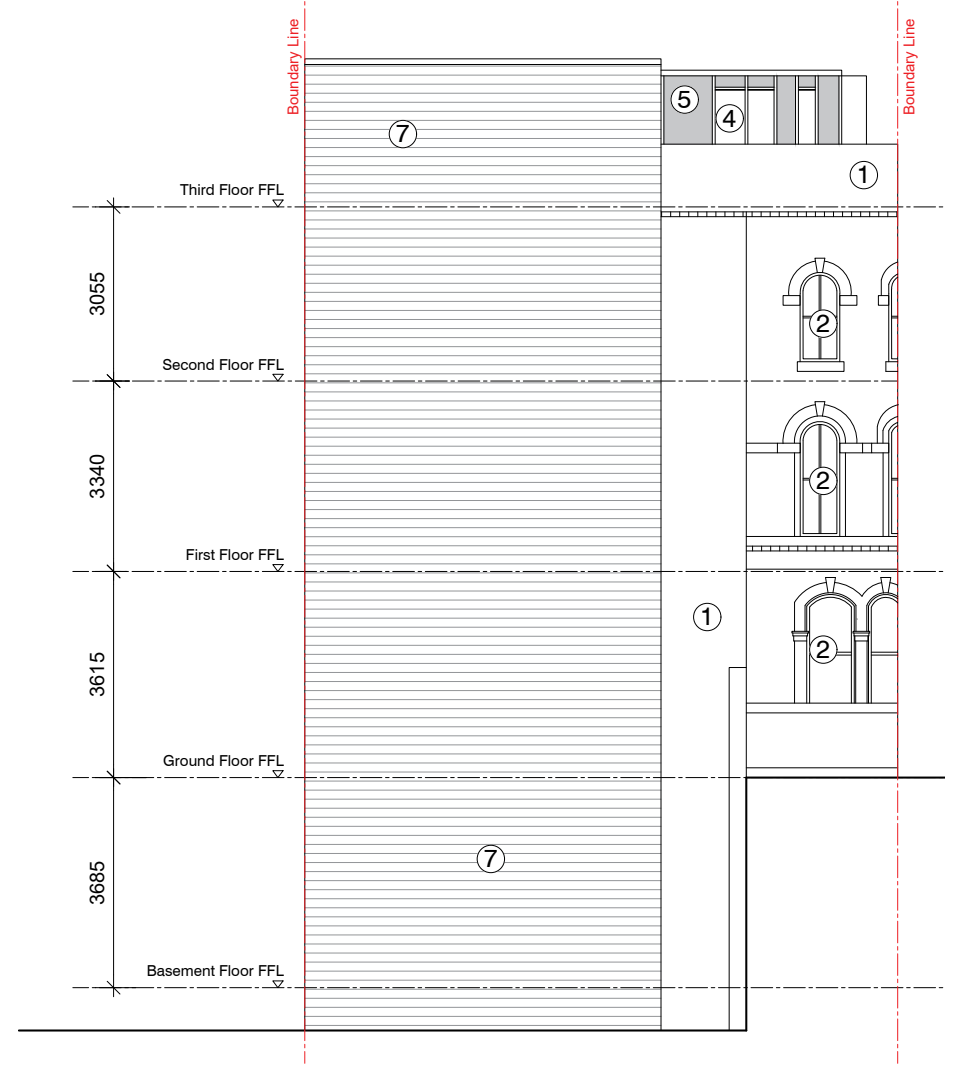
THE PROPOSAL.
TOP FLOOR PLAN

 Existing wall to be retain  Demolition wall line

- 1 Existing brickwork to be made good where required
- 2 Existing broken window to be removed and replace with new double glazed window/door assemblies
- 3 Proposed black double glazed window/door assemblies
- 4 Proposed black double glazed window/door assemblies
- 5 Proposed black vertical standing seam zinc cladding
- 6 Proposed glass balustrade
- 7 Proposed brickwork to match existing



PROPOSED NORTH ELEVATION

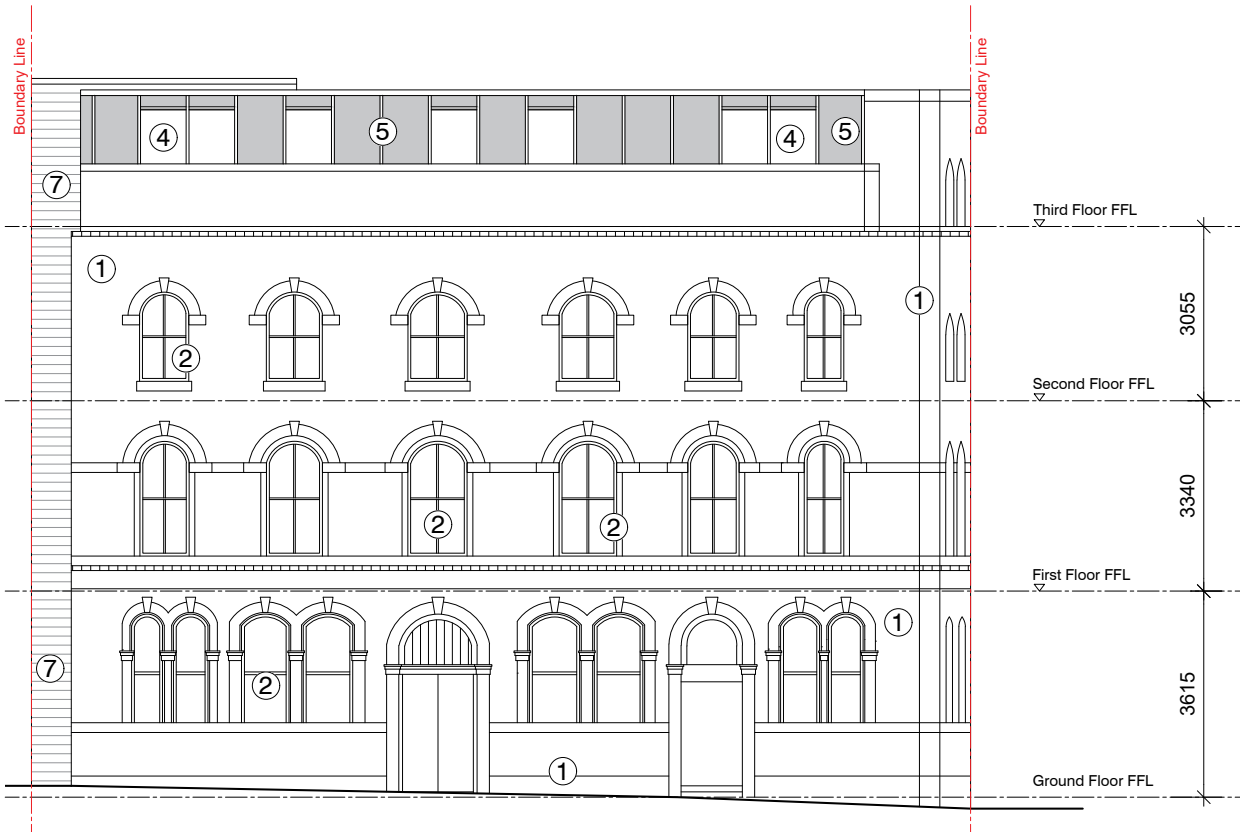


PROPOSED WEST ELEVATION

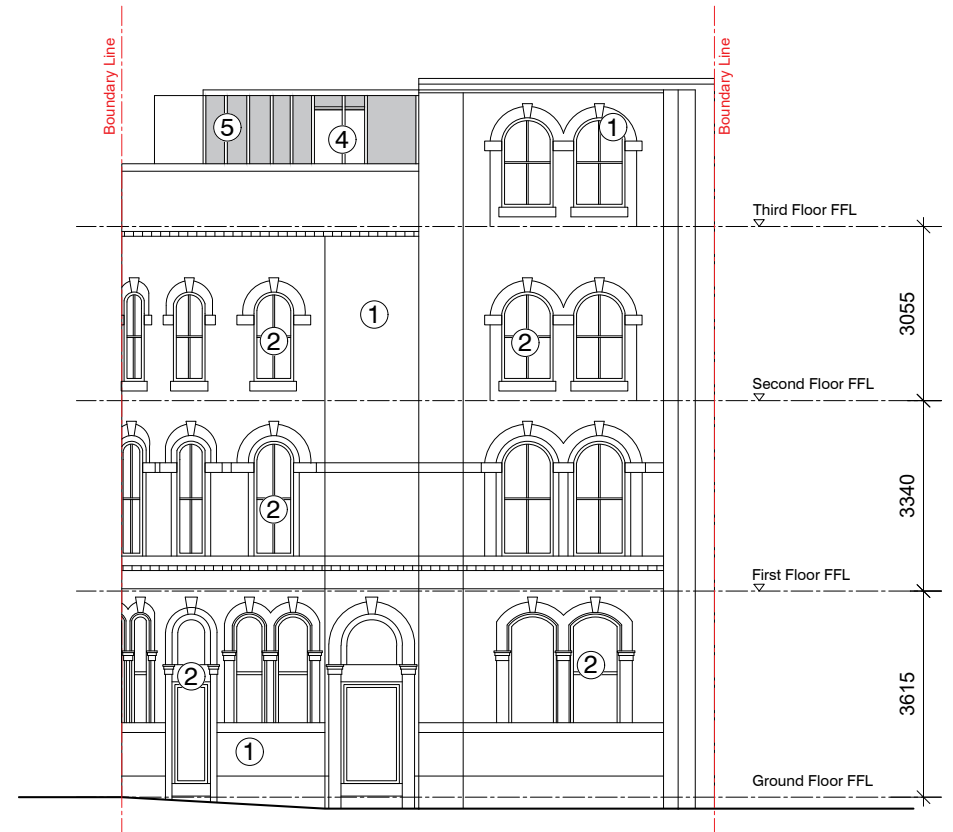
THE PROPOSAL.
NORTH ELEVATION
WEST ELEVATION

 Existing wall to be retain  Demolition wall line

- ① Existing brickwork to be made good where required
- ② Existing broken window to be removed and replace with new double glazed window/door assemblies
- ③ Proposed black double glazed window/door assemblies
- ④ Proposed black double glazed window/door assemblies
- ⑤ Proposed black vertical standing seam zinc cladding
- ⑥ Proposed glass balustrade
- ⑦ Proposed brickwork to match existing



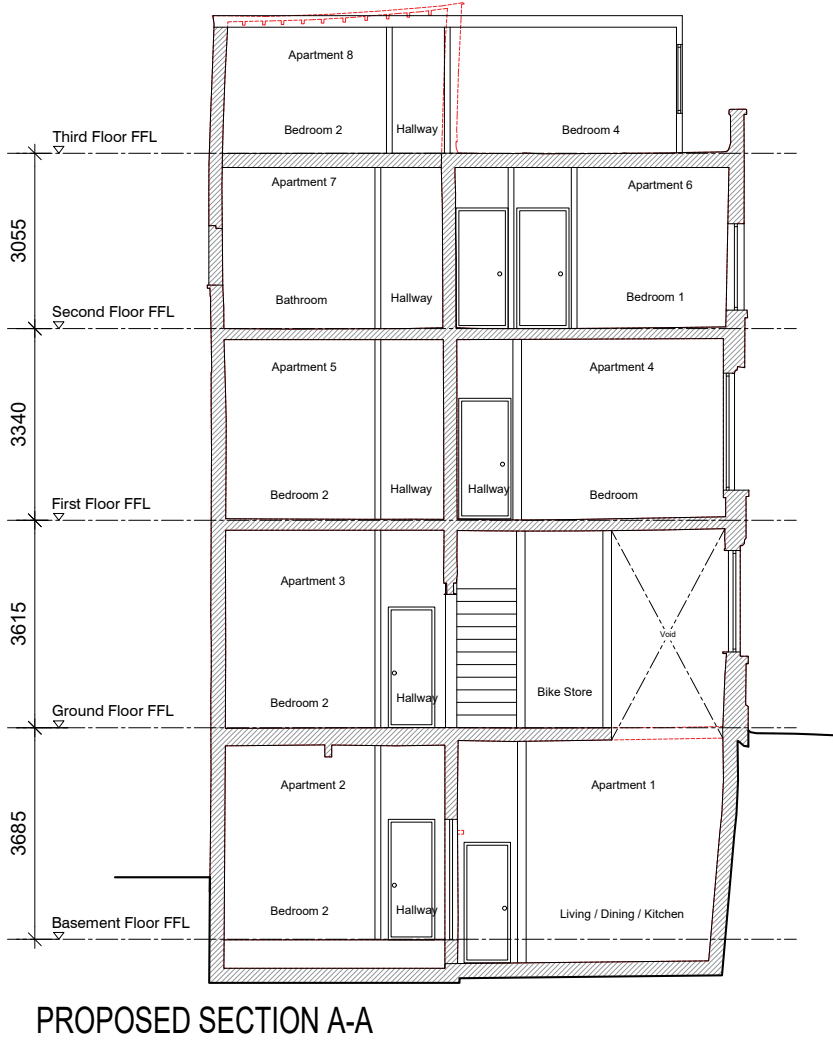
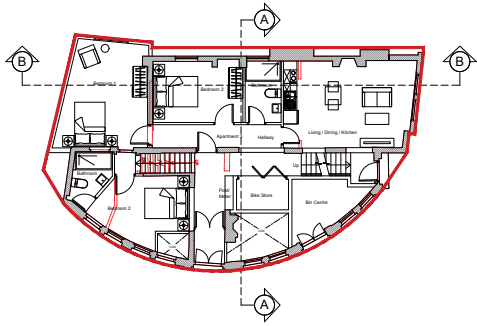
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

THE PROPOSAL.
SOUTH ELEVATION
EAST ELEVATION

 Existing wall to be retain  Demolition wall line



THE PROPOSAL.
SECTION A-A
SECTION B-B

Existing wall to be retain Demolition wall line



THE PROPOSAL. BIN STORE

A sheltered and secure bin store facilities are proposed on the ground floor of the development for a total of 6no Euro-bins with a 240 litre capacity for each bin. The bin store is accessed from the front at ground floor level via Queens Road.

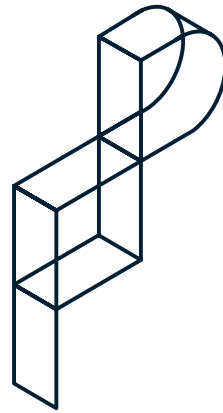
Floors	1 Bed Apartment	2 Bed Apartment	NIA (sqm)	GIA (sqm)
Basement Floor Level	1	1	107.5	115.0
Ground Floor Level	-	1	80.7	117.8
First Floor Level	1	1	104.2	117.7
Second Floor Level	-	2	101.4	117.7
Top Floor Level	-	1	100.5	106.1
TOTAL APARTMENT UNITS	2	6		
TOTAL UNITS	8		494.3	574.3



3D VISUALISATION



3D VISUALISATION



FOOTPRINT DESIGN

footprintdesign.net

info@footprintdesign.net

0750 454 7084

9 Jesse Hartley Way, Liverpool, L3 0AB



FOOTPRINT DESIGN