



84-86 OLDHAM STREET
DESIGN AND ACCESS STATEMENT

DATE	NOVEMBER 2023
PROJECT	RENOVATION AND EXTENSION OF EXISTING BUILDING TO CREATE 4No. DWELLINGS
CLIENT	MILLERBROOK PROPERTIES LTD
DEVELOPMENT ADDRESS	84-86 OLDHAM STREET, MANCHESTER, M4 1LF



CONTENTS

Introduction
Site and Area Assessment
Use and Amount
Scale and Massing
Appearance
Amenity and Access
Summary



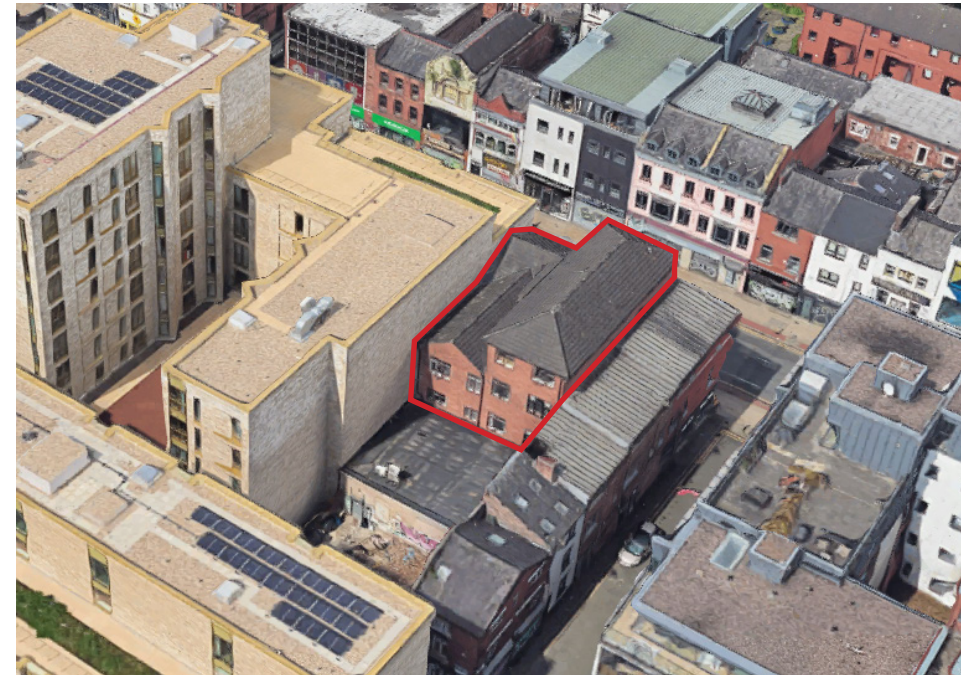
Site Aerial Image

INTRODUCTION

This statement has been prepared on behalf of the applicant in support of a full planning application seeking approval to renovate and extend 84 - 86 Oldham Street, Manchester.

The application seeks permission for the overall upgrade and uplift of the facade of the existing building facing Oldham Street, extension of the existing third floor and an addition of a set back mansard roof extension. The provided space will allow for 4 new apartments - two one-bedroom flats and two two-bedroom ones.

The proposal has been developed with consideration to the existing character of the building and the area in general. Attention has been given to the existing fenestration facing Oldham Street and the proposed facade renovations ensure that the architectural rhythm is maintained.



Site Aerial Imagery



SITE AND AREA ASSESSMENT

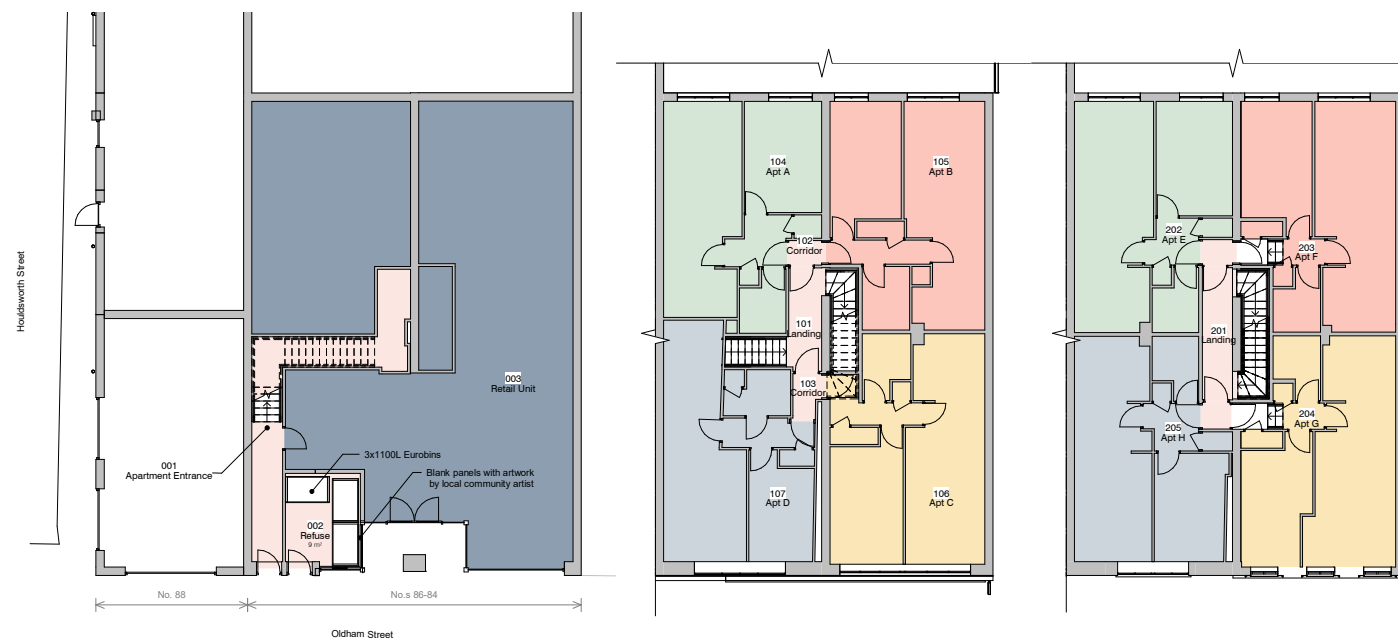
The site lies within the Northern Quarter of Manchester City Centre. The existing building fronts onto Oldham Street and currently is a mixed use building of 3-4 storeys.

The building is not listed but falls within the Sevenston Square Conservation Area and is adjacent to the Smithfield Conservation Area. However, Oldham Street is typical for the Northern Quarter and is a host to an eclectic mix of façades in varying materials from a range of periods. Neither of the Conservation Areas has uniform and clearly identifiable architectural language and style - they are a palimpsest of the economical and social changes in this part of Manchester.

Oldham Street is one of the main arteries through the popular Northern Quarter and the building currently houses the Koffee Pot cafe at the ground floor which is considered by many a Northern Quarter “institution”. The upper stories are residential apartments.

Immediately adjacent to it on the northern side is a ground floor food and drink establishment with residential dwellings above. The land to the south of the site formerly housed a department store that was demolished following fire damage. It is temporarily used as an open air parking but was granted planning permission in 2016 for a 4-8 storey mixed use development comprising of ground floor commercial use and residential above.

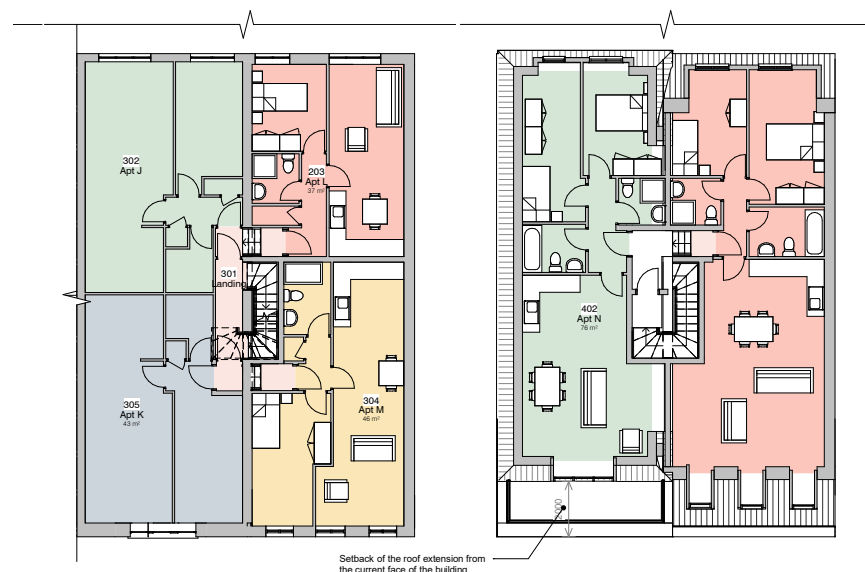
Located in the heart of Northern Quarter, the site benefits from the central location being minutes away from Manchester Piccadilly railway Station and Shudehill Interchange Bus Station. There are public transport services connecting it to all parts of Greater Manchester within 10mins walk.



1. Level 0 - GA Proposed
1:100

2. Level 1 - GA Proposed
1:100

3. Level 2 - GA Proposed
1:100



4. Level 3 - GA Proposed
1:100

5. Level 4 - GA Proposed
1:100



USE AND AMOUNT

The ground floor of the existing building is occupied by the Koffee Pot - Class A3 establishment. The upper residential C3 floors are also accessed from Oldham Street via a separate door to the side of the cafe. There are currently 10 apartments spread over 3 floors.

The application seeks to maximise the potential of the building and to add to the existing established residential use making the most of the vibrant and sustainable site location.

There are minimum alterations proposed to the layout with regards to the existing apartments mostly to allow for the new staircase which will lead to the roof extension.

The proposed extensions will add 4 new flats which will be a mix of one and two bedroom apartments contributing to the sought after city centre building stock. The third floor infill extension will accommodate for two one-bedroom apartments with open plan living and kitchen areas. The roof extension will be occupied by two two-bedroom apartments with large open plan living and kitchen areas.

The proposed new internal layout of the property has been designed in line with Manchester's and National space standards, ensuring that all rooms and dwelling sizes comply or exceed them.



1. Oldham Road - Street Scene - Existing
1:100



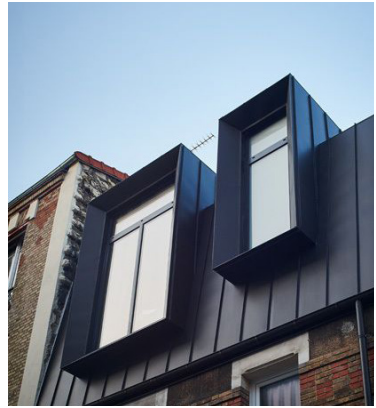
2. Oldham Road - Street Scene - Proposed
1:100

SCALE AND MASSING

The proposed renovation and extension have been designed with careful consideration of the surrounding buildings facing Oldham Street.

The existing pitched roof will be replaced by similarly looking crown roof. The proposal is stepped back to minimise impact on the street scene on Oldham Street.

The visuals to the left show how the site will look as existing and with the proposal in the context of what has been already approved or currently in planning for the surrounded plots. There is a large development about to begin on site which is split into blocks of similar volume to the proposed. The suggested more contemporary look for 84-86 Oldham Street will contribute to the overall uplift of this end of Oldham Street and will be fitting for the future site context.



Precedents and final design sketch

APPEARANCE

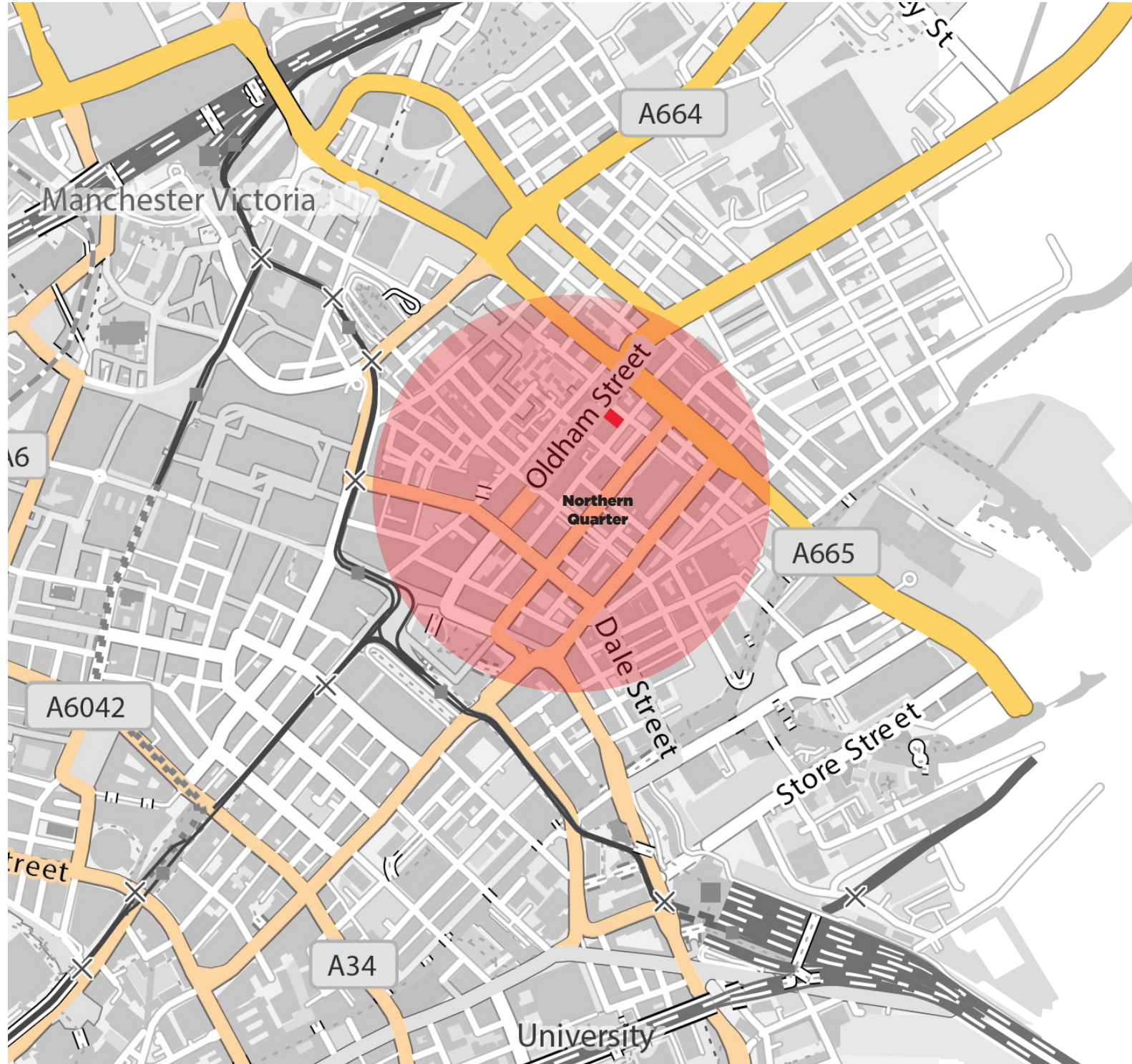
No 84-86 Oldham Street are currently in a poor condition and in need of an uplift to their overall appearance. Several measures are implemented in improving their appearance including renovating the existing facade and carefully coordinating the proposed renovations with the new extensions in terms of style and materials used. The existing off white render facade and mouldings will be repainted and the fenestration pattern of the window framing will be retained to honour the historical and traditional architectural detailing of the building.

The proposed roof extension has been sensitively designed to ensure that its height, set back and appearance is respectful to the existing building. The proposed roof extension is a modest, architecturally sympathetic to the age and character of the building and would not harm its appearance.

The new roof will be clad with zinc standing seam roof system with dormer windows. The current windows openings are the main design feature and inspiration of the new proposal. Their unrelated sizes and rhythm are celebrated as they reflect the character of Oldham Street and the Northern Quarter in general. The contemporary look will subtly celebrate the existing architectural features while also adding a new layer to the aesthetic history of the site and the area.

The proposed upgrade to the front entrance to the flats has been designed to be sympathetic to the existing building, incorporating traditional features whilst also embracing the introduced contemporary expression.

The application puts forward a scheme with attention to detail and an overall modern and high quality look that compliments and celebrates the existing architectural styles on Oldham Street.



AMENITY AND ACCESS

All dwellings will be accessed from the existing entrance on Oldham Street. However, as the proposal is an addition to an existing building, it is considered structurally and economically impractical to provide a fully accessible solution via a new lift. This approach is not uncommon in the Northern Quarter and has proven to be in high demand.

The apartments are in a central location and benefit from having all needed amenities in a walking distance. There is access to all modes of transports currently available in Manchester including trams, buses, trains and cycling facilities.

Due to the recent revival of the area the site is surrounded by various shops, cafés, restaurants and bars along with bigger new mixed use and residential schemes which makes it a sought after location for city centre living.



Existing and proposed views

SUMMARY

The proposal to refurbish the existing façade at 84-86 Oldham Street and extend the building to accommodate 4 new apartments will bring a welcomed uplift of a building surrounded by contemporary mixed use developments. The design which respects the existing architectural features of the building will complement the street scene and will be a suitable addition to the Northern Quarter and Stevenson Square Conservation Area.

The design of the proposal is entirely governed by the existing proportions in the façade facing Oldham Street. The proposal is a subtle solution that celebrates the past use of the building and its historic fenestration design.

The architectural style introduced is modest and delicate to the existing building and its features. It keeps the existing off white render aesthetics while introducing a subtle contemporary material – grey metal cladding.

The design and appearance of the proposal in relation to its position in the street scene and quality of materials would enhance the character and appearance of the site and improve the general visual amenity of the area.