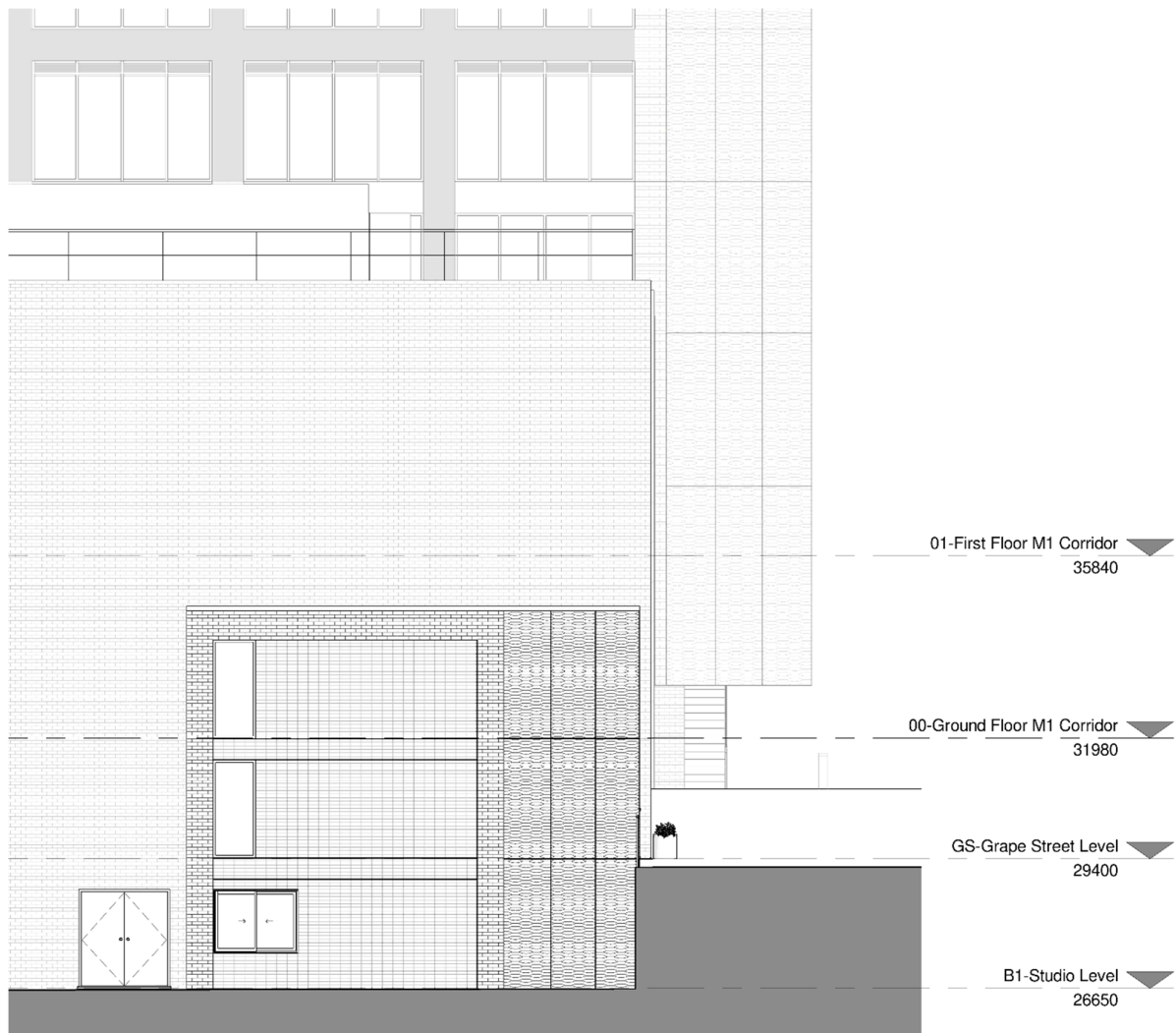


Design & Access Statement



Full Planning Application for:

3-storey extension to provide new fire escape stair from M1 Studios building incorporating security reception.



M1 Studios, Atherton Street, Manchester

1 Introduction

1.1 Project Summary

- 1.1.1 Allied London are seeking full Planning Approval for the addition of a 3-storey extension providing a staircase for escape in case of emergency from the M1 Studios building, linking Studio Level and Ground Floor to Grape Street. The proposal incorporates a security reception at Studio Level and accommodation at Grape Street and Ground Floor Level.
- 1.1.2 This document accompanies a Planning Application to obtain Full Planning Permission.
- 1.1.3 This Design and Access statement should be read in conjunction with all associated documents which form the Full Planning Application, Jenkins Design Services drawing package.
- 1.1.4 The Site is currently managed by Allied London and occupied by Versa Studios who operate the M1 Versa Manchester Studios facility. [SI-XX-DR-A-1000 - Stair 7 Site Location Plan]

1.2 Background

- 1.2.1 Prior to 2019 fire escape from the Studios in this area of the building was via the integral stair as highlighted below (see image *figure 1* below). Following demolitions undertaken in 2019, as part of the regeneration masterplan, the stair was removed.
- 1.2.2 Figure 1



2 Design

2.1 Use

- 2.1.1 The intended use allows the Studio to again operate with the required occupancy numbers and introduces much needed Security accommodation to the site.
- 2.1.2 This proposal is a small scale 3 storey extension connected to the external wall of the M1 building. The proposal incorporates an external galvanised steel escape stair alongside the security accommodation.
- 2.1.3 The stair reintroduces the necessary fire egress to make the M1 building operational again. The stair links the upper floor of the existing building with the Public Realm, along with a mid-point access link direct from Grape Street.
- 2.1.4 The proposal includes Security reception at studio level with a DDA WC; Security office at grape street level with refreshment facilities; and production breakout at ground level with refreshment facilities.
- 2.1.5 The security lobby is located at Studio Level accessed externally or via the stair lobby. Security office and production breakout are accessed via the stair landings.

2.2 Amount/Scale

- 2.2.1 Gross internal area as follows:
 - Studio Level:* 51.9m²
 - Grape Street Level:* 51.9m²
 - Ground Level:* 51.9m²
 - Total GIA:* 155.7m²

2.3 Layout

- 2.3.1 The proposed area of works takes pedestrian movements into consideration while seeking to minimize the impact on the existing site and infrastructure.
- 2.3.2 The positioning of security on two levels with dual aspect allows maximum surveillance of both Grape Street and the Public Real.

2.4 Landscaping

- 2.4.1 The existing proposals for hard and soft landscaping throughout the Public Realm remain unaltered by this proposal.

2.5 Appearance

- 2.5.1 Materiality aims to be sympathetic to the existing streetscape and neighbouring buildings.
- 2.5.2 The Envelope around galvanised steel staircase to be expanded metal cladding to align aesthetically with the neighbouring escape stair further along grape street (See image below).

- 2.5.3 The materiality of the envelope and façade associated with the security reception to be determined. However ascetically the proportions and banding associated with the neighbouring stair have been used as precedent.



3 Access

3.1 External Approach

- 3.1.1 The extension can be approach via the Public Realm and Grape Street. At both levels access to and for the Security Team is provided.
- 3.1.2 The design intent is that the Security Facility can operate independently of the Studios which benefits the wider site.
- 3.1.3 Access through the Security facility also provides the opportunity for Studio Audiences and Studio Companies to be checked and accounted for.

3.2 Car Parking

- 3.2.1 1 short stay car parking space proposed.

3.3 Surface Finishes

- 3.3.1 The proposal hard standing will be an extension too and align with the neighbouring public realm.