

LAYSTALL ST PHASE 2

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2023



OMIArchitects

PREPARED ON BEHALF OF
McCauls.

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1.0

INTRODUCTION

- 1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by McCauls for the construction of a 4 storey residential extension and the introduction of comfort cooling to the listed former showroom as the second phase of the larger Laystall St development.
- 1.1.2 In summary, the proposal seeks to construct a new-build self contained block to the corner of Pigeon and Laystall St which will provide 4 no. 1 Bed residential units. This scheme is proposed in the place of a previously approved commercial building on the same site. In terms of concept, massing and visual appearance the proposal does not seek to radically depart from the approved scheme. Additionally in conjunction with the completed office conversion of the former showroom, a comfort cooling system is proposed with externally mounted condensor units.
- 1.1.3 The purpose of this document is to set out the Design Principles, Concepts and Strategy behind the proposals and should be read in conjunction with the application drawings prepared by OMI Architects and other planning material submitted in the support of the application.
- 1.1.4 A significant level of liaison has taken place with Manchester City Council's ("MCC") planning department in the design development of the proposals for the wider site.

IMAGE 01

Photograph of the existing listed Terracotta Showroom.

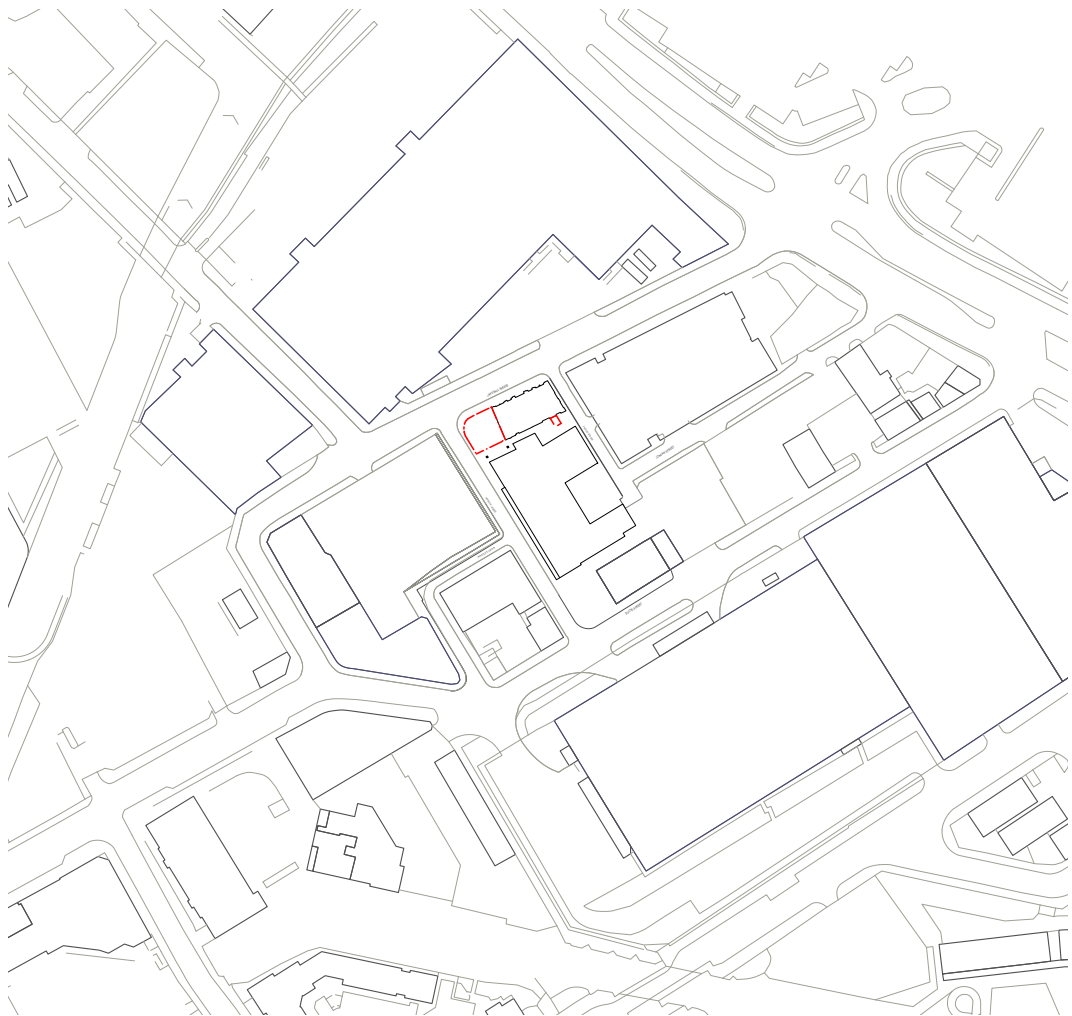


IMAGE 02

Location plan with red line boundary.

2.0

CONTEXT AND HISTORY

2.1 WIDER CONTEXT

- 2.1.1 The site sits just south of Great Ancoats St. to the east of the City Centre on the edge of the Piccadilly Basin SRF, which proposes a city centre neighbourhood of office, residential and retail spaces, to the current plots that bound the Rochdale Canal. The canal crosses the area to the north from the north-east to south-west running through a series of temporary and permanent carpark. To the south of the site the Ashton Canal runs in the same orientation.
- 2.1.2 To the north of the site are the neighbourhood's of Ancoats and New Islington which have made significant progress to becoming high quality regeneration areas. The site is also well connected through the Piccadilly Basin area to the Northern Quarter which has a strong residential sector with a large number of small and medium retail and commercial spaces.
- 2.1.3 The site is bounded by two streets; Laystall and Pigeon. Ducie St sits to the south of the site and connects Great Ancoats St, a key orbital road around the City Centre. Laystall St connects from Ducie St into Great Ancoats St, neither road is particularly busy due to their proximity to Great Ancoats St. Brock St and Pigeon St are smaller, quieter side streets.

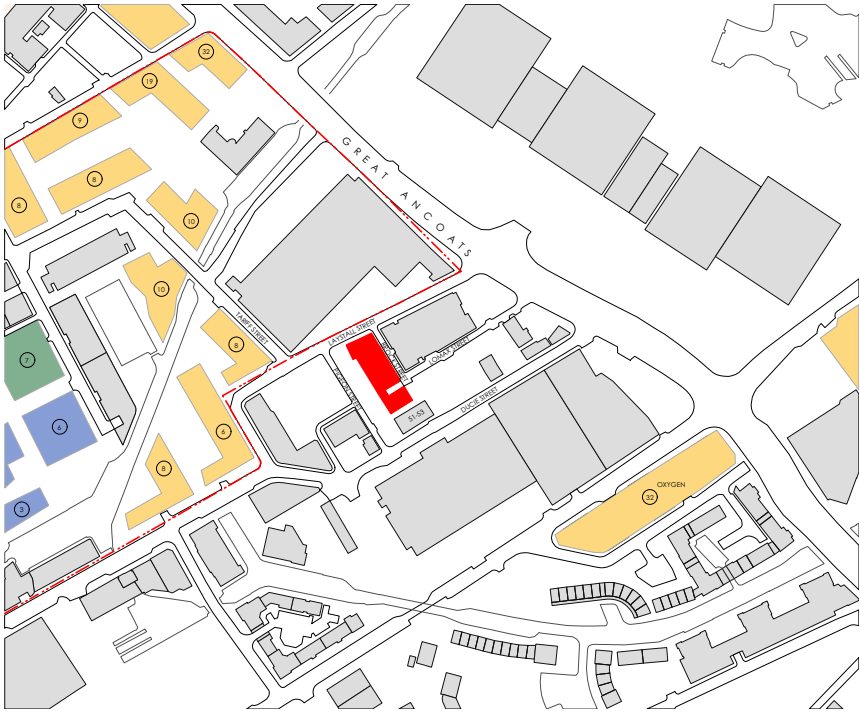
PICCADILLY BASIN
SRF MASTERPLAN



KEY

THE SITE

PICCADILLY BASIN
SRF MASTERPLAN



KEY

Existing Building

Residential

Commercial

Hotel

Community

Car Park

LAYSTALL STREET

IMAGE 03
Picadilly basin srf masterplan and aerial view. With the site highlighted.

2.0

CONTEXT AND HISTORY

- 2.1.4 Directly opposite the site to the north sits the rear of the Urban Exchange development, a large retail space that is primarily accessed from Great Ancoats St. The servicing yard and deliveries access sits across Laystall St from the site. To the south of the site, across Ducie St, sits the large industrial unit of the Presbar Diecastings, which spans between Ducie St and Store St.
- 2.1.5 To the south-west of the site, on the southern corner of Pigeon St sits the 3 storey Jolly Angler pub, whose primary elevation is on to Ducie St. On the northern corner of Pigeon St is the current Ducie Warehouse car park, it is thought this is earmarked for development.
- 2.1.6 Onto Laystall St and serviced by Brock St is The Residence Inn by Marriot building (formerly Stay-City), which sits to the north east of the site and houses serviced apartments. This block starts as 6 storeys adjacent to the site, rising to 7 storeys along Laystall St, then reaches a peak at 13 storeys towards Great Ancoats St.





EXISTING SITE PHOTOS

1. View of existing building with Northern Quarters in the background as seen from Laystall St.
2. Brock St as seen from Laystall St.
3. Northern Quarters serviced apartments as seen from Brock St.
4. View of alleyway at south of site between Brock St and Ducie St
5. View of car parking (mix of MCC and privately owned) from Ducie St towards Laystall St.
6. View of Ducie House and car park from Laystall St.
7. View of Tariff St from Laystall St
8. Urban Exchange deliveries entrance along Laystall St.



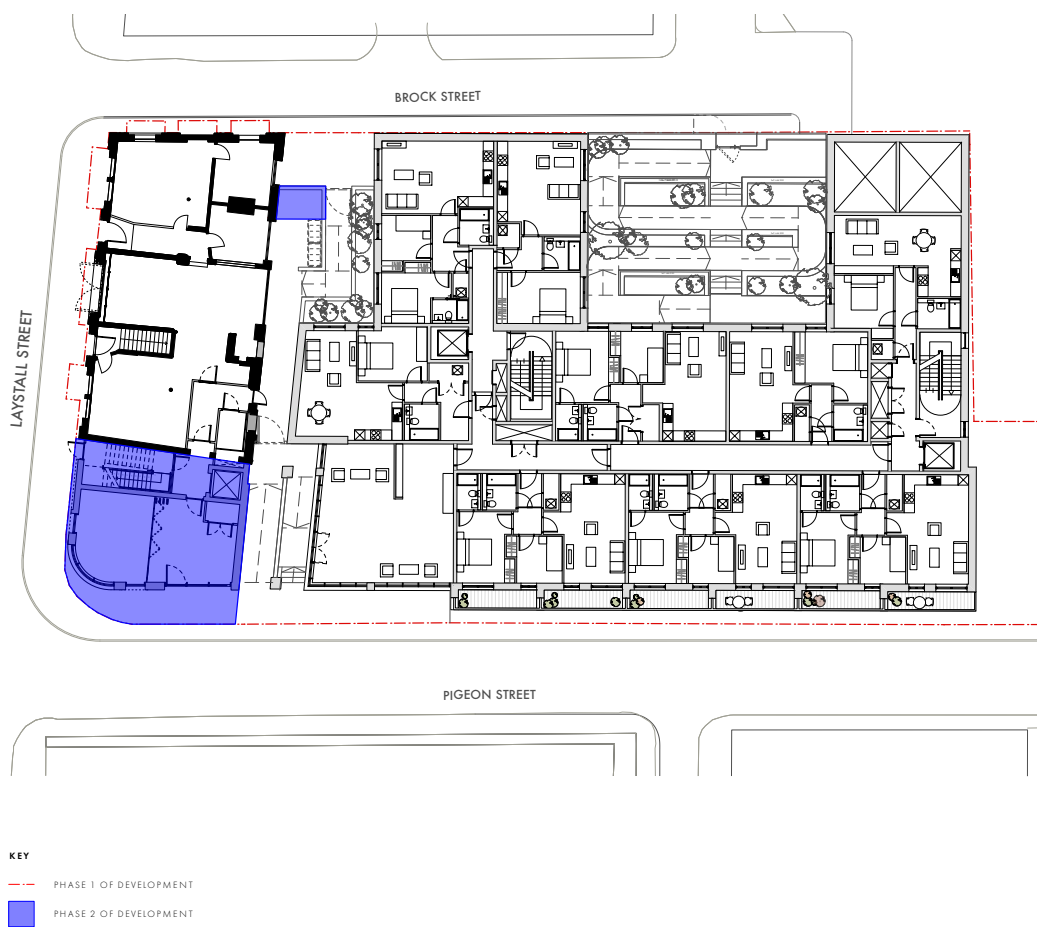


IMAGE 12
Phasing plan of full development

2.0

CONTEXT AND HISTORY

2.2 PHASE 1 CONTEXT

- 2.2.1 McCauls initiated Phase 1 of the project, which involved submitting a Planning and Listed Building Consent Application for the redevelopment and refurbishment of 32-34 Laystall Street. This application was approved, and McCauls have since begun on-site work to refurbish the listed building. The residential component of the development, focused on providing 100% affordable housing, is being overseen by Great Places Housing Group.

2.3 HISTORICAL BACKGROUND

- 2.3.1 For a full historical background to the site and the listed building, please refer to the Heritage Statement prepared by Steven Levrant Heritage Architects, (SHLA) submitted with the original application. The following section is a brief summary.
- 2.3.2 The site is characterised by the facade of the Grade II listed former Armitage Terracotta workshop, a 3 storey brick and terracotta building facing Laystall Street, opposite the rear of the Urban Exchanges development.
- 2.3.3 The showroom and workshop were constructed c1879 by John Armitage for use as the head office for his terracotta and fireclay firm, John Armitage and Sons.
- 2.3.4 The Armitage firm let out parts of the building to clothing manufacturers from the date of the original completion of the building and then also in the 1900s until the late 1930s when the firm only retained the rear yard for their own use.
- 2.3.5 In 1927 a serious fire destroyed parts of the interior and the rear outrigger. This resulted in the top floor of the main building being reduced in height.
- 2.3.6 Between 1953 and 1955 architect Peter Cummings was commissioned to design a large workroom to be located in the rear yard of the site.
- 2.3.7 The building has been vacant for a number of years and is in urgent need of refurbishment.



IMAGES 13-15

Existing photos of listed facade

2.0

CONTEXT AND HISTORY

2.4 TERRACOTTA SHOWROOM DESCRIPTION

2.4.1 The neighbouring terracotta showroom's listing refers to its key external features and notes that the building has an 'Unusual degree of high Victorian decoration on relatively small building.' This building has been successfully restored by McCauls as part of Phase 1 of the Laystall St. works.

2.4.2 The main external features include:

- Richly decorated symmetrical façade.
- Elaborate buff terracotta embellishments in an Italianate, renaissance style
- 2no original entrances to either side of the loading bay.
- Original loading bay access to the rear yard with segmental arch and large keystone to the head and foliated columns to either side
- First floor – shallow canted projecting oriel window
- Highly decorated venetian windows to either side of the oriel window
- Second floor continuation of oriel window with 3 round headed windows to the centre
- Original terracotta lettering stating 'established 1838' above the oriel.
- Heavily projecting eaves course with cornice, brackets and decorative flowers.
- Eastern elevation continues the same style and material of the main northern façade but with less decoration.
- Original windows exist to the ground and first floors.
- Original timber security shutters exist to the ground floor windows. These are housed in casings on the floor of the first level.
- Rusticated terracotta blocks manufactured by Armitage are imbedded into the wall in the rear yard.

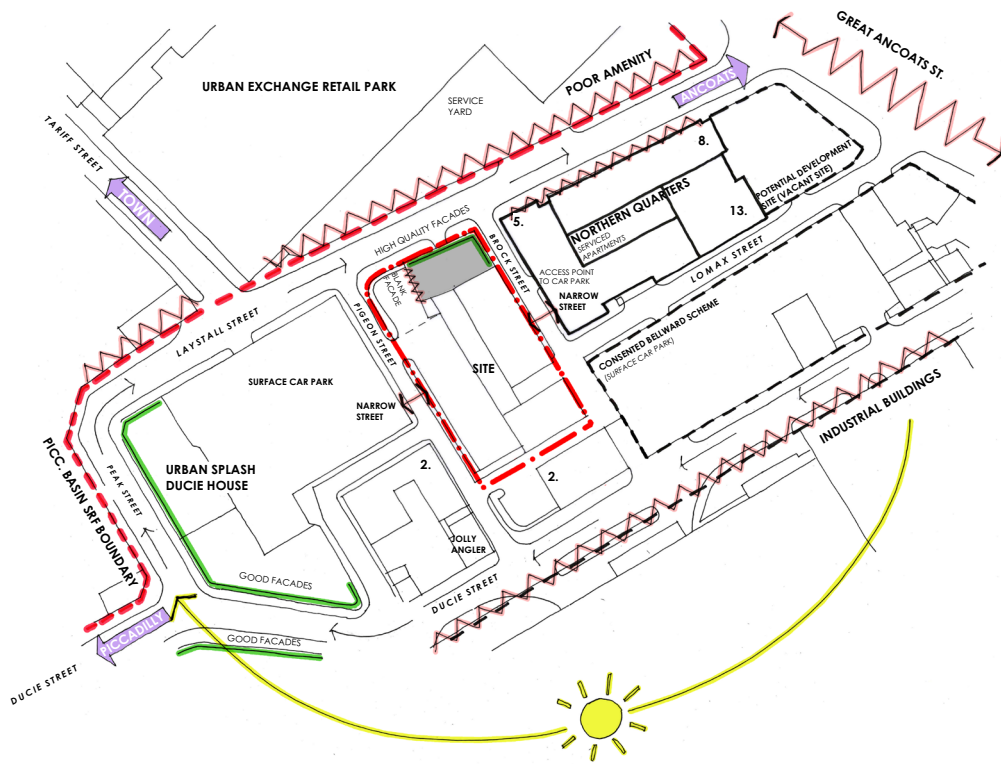


IMAGE 16

Initial site analysis diagram

2.0

CONTEXT AND HISTORY

2.5 SITE ANALYSIS

- 2.5.1 The materiality of the area is primarily red brick, however through historical clearances there are a number of large city blocks waiting development.
- 2.5.2 Great Ancoats St to the north-east is heavily a trafficked road, however closer to the site the roads are quieter. Brock St is bounded very closely by the Radison Inn building and as such is relatively quiet.
- 2.5.3 Historically Pigeon St was a line of workers terraces and as such had a strong relationship to the street edge. The clearance of these and the replacement with a car park has diluted the sites relationship to the street and to the existing context.

3.0

DESIGN

3.1 CONCEPT

- 3.1.1 The concept behind the proposed corner block is to allow the completion of the urban block frontage onto Laystall Street. Historically the corner was held by the Welsh Harp pub which pre-dated the Terracotta showroom. The re-introduction of a building to the corner re-instates the showroom's immediate context, enhancing the setting of the heritage asset. During pre-app discussions regarding the extant scheme with MCC a preference was stated for development onto the corner, to the back of pavement line in order to recreate the historic setting of the listed building and, in urban design terms, improve the adjacent street blocks. This concept has not altered from that of the extant scheme.

3.2 AMOUNT

- 3.2.1 The corner is proposed as a self contained 4 story apartment block and accommodates 1 no. apartment per floor resulting in a total of 4 no. apartments.
- 3.2.2 The ground floor apartment is proposed as a 1 bed 1 person apartment at circa 45m². The apartments on levels 01, 02 and 03 are 53m² 1 bed 2 person apartments. Both types are in accordance with the Manchester Residential Space Standards and the National Described Space Standards. (NDSS).
- 3.2.3 A comfort heating/cooling system to the office conversion has been proposed in lieu of the previous design proposed for a electric radiator system in order to provide a more efficient heating system which also has the advantage of providing cooling in hot weather. The client's commercial agents have advised that this type of heating/cooling is expected in the commercial letting environment.

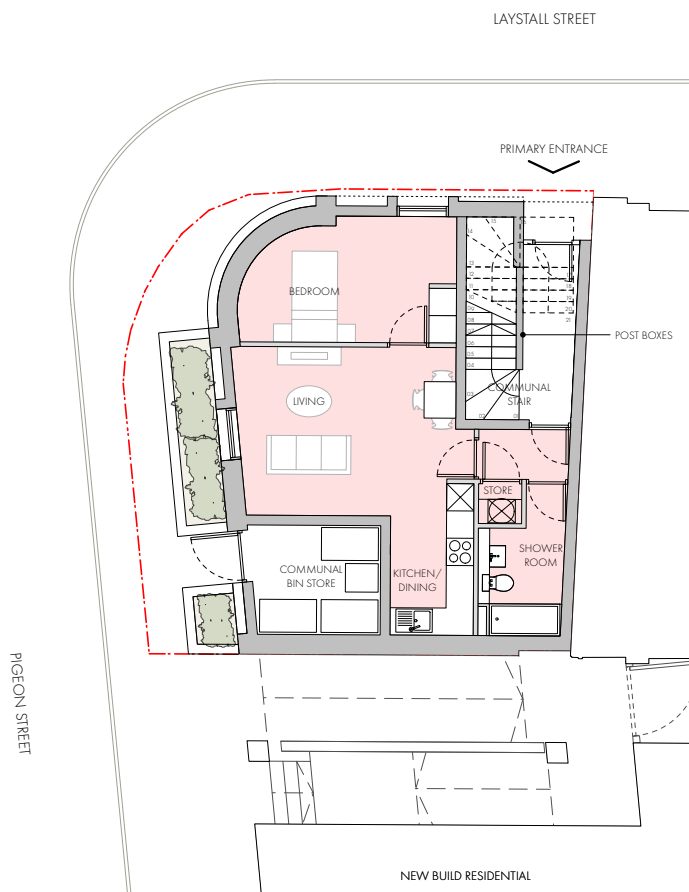
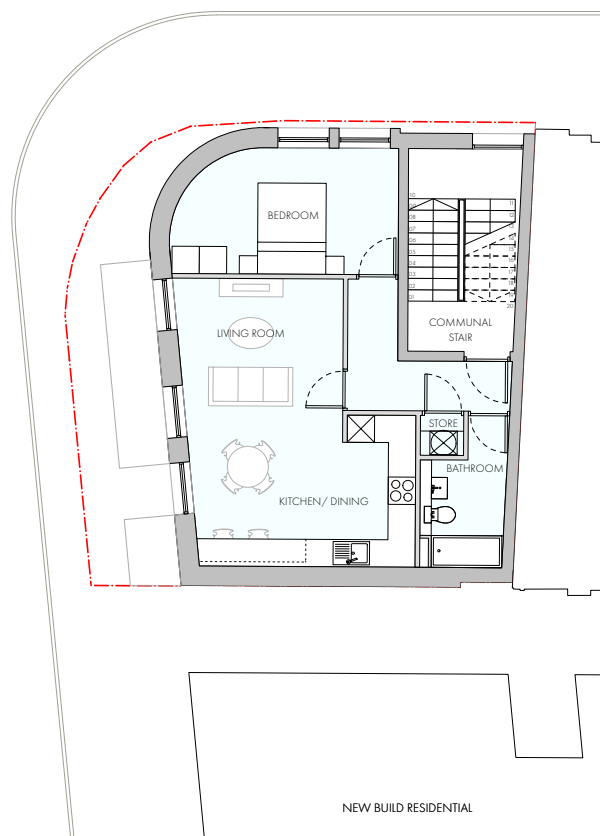


IMAGE 17
Ground floor and upper floor layout

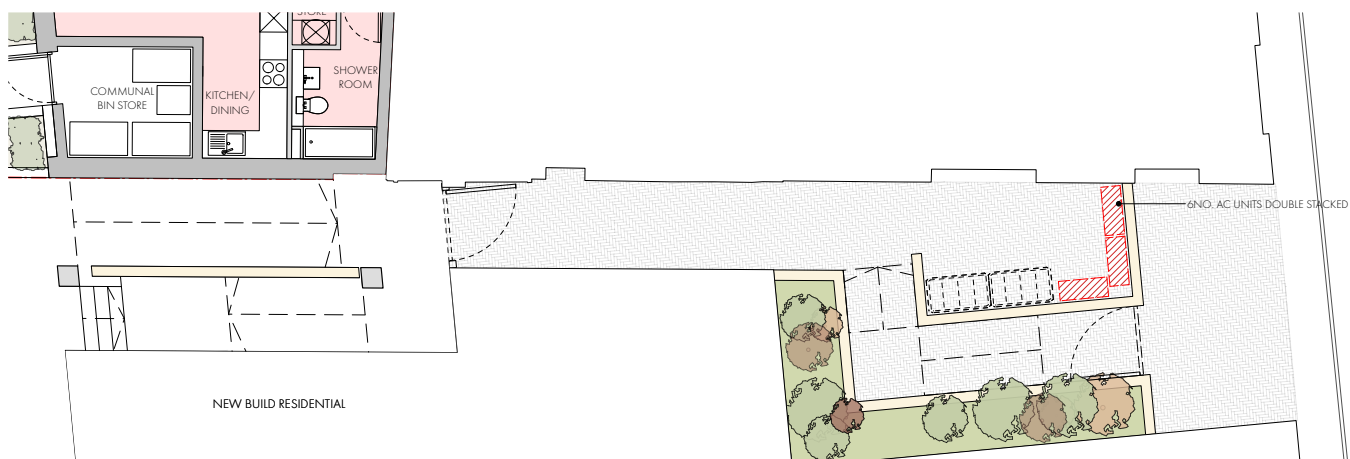


IMAGE 17a
AC unit location

3.0

DESIGN

3.3 LAYOUT

3.3.1 Overall site layout

The site fronts onto 2 streets; Laystall and Pigeon. Separated from the new build residential block by a minimum 2m set back, and the Listed building by a material break.

3.3.2 There is a single primary entrance into the block, located on the west facade within the glazed slot between the corner block and the listed building which is set back from the building edge. There is a communal entrance to the bin store situated on the Pigeon Street facade.

3.3.3 Through the entrance at ground floor there is an area for postboxes, and access directly into the main access stair.

3.3.4 The stair sits tight to the existing gable of the showroom, and at each floor a private entrance provides access into each apartment. The ground floor apartment is protected from Pigeon st. by a mid level planter.

3.3.5 To limit the visual impact of the listed facade to the rear of the former showroom building, the 6no proposed condensor units (as part of the comfort heating/cooling system) will be mounted externally within the new build refuse store area concealed from view by the refuse store walls.



IMAGE 18

Sections through 4 storey Phase 2 proposal (left) compared with 3 storey Extant proposal (right) showing no overall change in height

3.0

DESIGN

3.4 MASSING/SCALE

- 3.4.1 The massing of the front corner block is in keeping with and informed by the listed building. The intention is to re-form the massing of the Welsh Harp Pub which sat on the corner of the site and is also understood to have been 3 storeys in height.
- 3.4.1 The corner block brick curve is set back at ground floor, and the structural horizontally is expressed at Level 01 and Level 03, creating a visual connection to the highly ornamental facade of the showrooms.
- 3.4.2 The proposed height and massing has not altered from the extant scheme. The extant scheme consisted of 3 storeys of accommodation, each floor aligning with the floor levels in the listed building which it connected to.
- 3.4.3 The phase 2 proposal no longer connects into the listed building and the floor levels are therefore set to suit normal residential floor to floor levels. Because of this, within the same overall height 4 storeys of residential accommodation can be accommodated. (see image 18).



IMAGE 19

Render of the proposed corner Block Extension

3.0

DESIGN

3.5 APPEARANCE/CHARACTER

- 3.5.1 The Block will be clad in traditionally laid facing brickwork with a brick colour to reflect the showroom, the proposed brick has been previously agreed on the neighbouring residential scheme within Phase 1 of the development to ensure consistency. Whilst the design is contemporary, the scale of openings and some of the detailing is carried over. In particular, the Tudor rose motif evident on the listed facade will be incorporated into the extension forming two solid panels at ground floor. The intent is to sit comfortably against, but not to dominate the Listed Building.

As per the previously approved proposal, the corner block will be visually separated from the listed building by a strip of glazing to the main elevation.

The façade is set out to subtly pick up on the proportions of the listed building; a strong base, middle and a more delicate top. With the string courses of the listed building tying the two buildings through and around the corner. At key points within a subtle grid, panels of brickwork that incorporate recessed bands will be used to define a base.

The setting out of the proposed openings also picks up on this subtle grid, in form they also reflect the openings of the listed building. At first and second floor these take the form of tall, vertically proportioned, round headed windows. At second floor rectilinear windows are proposed that reflect the height and rhythm of the openings at the centre of the showroom's Laystall St elevation.

Coping/sills and header stones are proposed in pre-cast stone in a light buff colour to match the listed building's terracotta details and the cills on the new build residential block. This will also match the proposed terracotta rose motif. Both will provide a clear contrast to the red brick.

The materials have not changed from those proposed in the extant approval.

4.0

ACCESS

4.1 ACCESSIBILITY

- 4.1.1 There is direct, step-free access to the primary residential entrance on Laystall Street. Similarly, access to the communal bin store entrance from the street is achieved by incorporating modelling into the pavement leading up to the door.

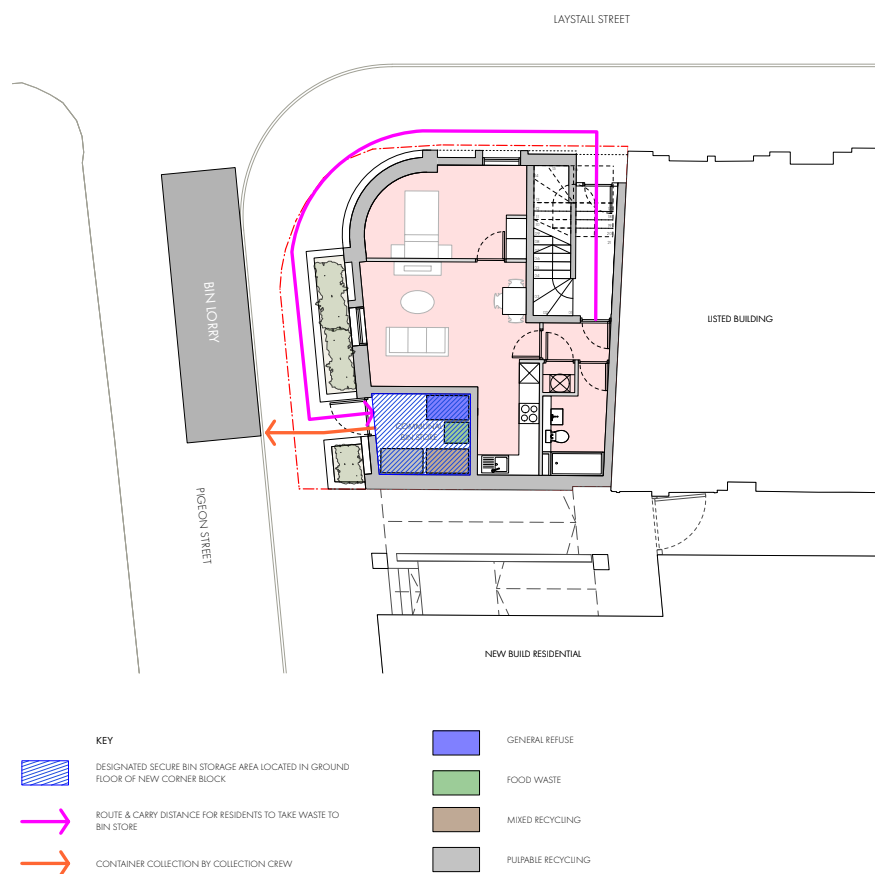


IMAGE 20
Waste Mangement strategy diagram

4.0

ACCESS

4.3 WASTE MANAGEMENT STRATEGY

- 4.3.1 A copy of the completed Manchester City Council Waste Management pro-forma is included in Appendix A of this report and the waste management strategy plan (drawing reference L0303) accompanies the planning application. This drawing sets out the following:
- 4.3.2 Residential waste is stored in a communal bin store located along Pigeon Street. Since there is no internal connection between the entrance lobby and the communal bin store, residents will carry their waste externally for disposal. Residents will not be required to travel a greater distance than 30m from their apartment to the refuse area.
- 4.3.3 The collection crew will not need to travel more than 10m to collect the bins.

4.0 ACCESS

4.4 VEHICLE/ CYCLE

- 4.4.1 There is no external space or basement space provided for private car parking within or around the development as per approved Phase 1 application. However the building is situated in a city centre location and in close proximity to major public transport links (Bus, Tram and Train all within a maximum 10 minute walk).
- 4.4.2 Secure cycling storage for 2no. bikes (50%) is to be provided within the secure courtyard to the rear of the listed building, as indicated on the submitted drawing (L0315).

4.5 DELIVERIES

- 4.5.1 Deliveries to the commercial block should be limited to small delivery vans which will pull up outside the entrance on Laystall St., letter boxes are to be provided within the entrance lobby.

5.0
AMOUNT

5.1 ACCOMMODATION SCHEDULE

Floor	Type	No.	Area (m2)	NDSS Compliant.
Ground	1 Bed 1 person	1	45	Yes
First	1 Bed 2 person	1	53	Yes
Second	1 bed 2 person	1	53	Yes
Third	1 bed 2 person	1	53	Yes
Total		4		

8.0

APPENDIX

8.1

WASTE MANAGEMENT PRO-FORMA

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	1 x 660L Equal to 165L per unit
Pulpable Recycling	140 / 240	1 x wheeled bin	1 x 660L Equal to 165L per unit
Mixed Recycling	140 / 240	1 x wheeled bin	1 x 660L Equal to 165L per unit
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	1 x 240L Equal to 60L per unit

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	NO - Less than 10 no. units, considered Low Rise Domestic in accordance with GD 04 Version 6.0

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	N/A
Pulpable Recycling -	N/A
Mixed Recycling -	N/A
Food Waste -	N/A
Industrial Waste -	N/A

Has / will a contract be obtained with a licenced waste carrier?

☐ N

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

☐ Y

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Residential waste is stored in a communal refuse are located along Pigeon Street. Since there is no internal connection between the entrance lobby and the communal bin store, residents will need to carry out their waste externally for disposal.
3 no. 660L and 1 no. 240 Eurobins will be provided, with the 660L bins split between General refuse, pulpable recycling and mixed recycling, the 240L bin will be used for food waste, as stated in the proforma above.
REFER TO DRAWING L 0303 - Waste management strategy.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Residential
Purpose built refuse stores are included at ground floor, which have been designed to accommodate the appropriate number of Eurobins, as indicated in the proforma above.
REFER TO DRAWING L 0303 - Waste management strategy.

Ensure all bins in the store are accessible

☐ Y

Ensure recycling facilities are as easy to access as general refuse

☐ Y

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -

Hygiene -

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The Management company will be responsible for moving the bins from bin stores to the collection point. This will be coordinated by the Management Company to ensure no bins are left at the collection point before or after collection.

Refuse collections will be made early in the morning, and the management company will ensure that bins are brought to the collection point prior to the refuse vehicle's arrival. The bins would then be returned to storage immediately afterwards.

Refuse and recycling collections will take place on Pigeon St, the process of refuse collection will be carefully coordinated by the 24 hour on site management staff.

Please ensure that you have attached:

Detailed plans of waste stores	Y ☐
Location plans showing stores	Y ☐
Location plans showing the proposed collection point and the route the collection vehicle will take	Y ☐

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

