



1NQ BLOCK 1 & 2
MANCHESTER
DESIGN & ACCESS STATEMENT
ADDENDUM

8198-LRW-XX-XX-PP-A-00-132_P05 | AUGUST 2023

PREPARED BY

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Architects

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LEACH RHODES WALKER ARCHITECTS | ARCHITECTURE | ID, 3D & GRAPHICS

1.0 Introduction

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Overview

This Design and Access Statement Addendum has been prepared by Leach Rhodes Walker for Axis Real Estate and Marco Living Ltd in support of the amendment to the planning conditions (section 73 application) for the currently consented residential development in Manchester.

Following the approval of the scheme, the changing environment of the fire regulations has necessitated a change in the single staircase building (referred to as Clements) which this application picks up. This is the main change to the plans, which has had a knock on effect on a few other areas. At the same time there have been some other minor changes to the adjacent block, referred to as 1NQ, where some design development has occurred, alongside the future operator who has requested some minor changes.

This addendum seeks to identify and clarify the changes that have been made in support of the application to amend the approved plans.

2.0 Team

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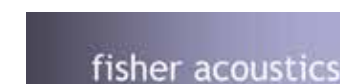
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3.0 Key Changes

3.0 Key Changes

The following are the key changes to the scheme set out within this document;

Block 1

- Window omitted from gable facing Sams yard. Primary windows facing out remain.
- Minor internal changes to suit end operator preferences.
- Landscape courtyard adjustments for access to cycle store accessed from Tariff Street.
- Adjustments to sub station to suite statutory requirements.

Block 2

- Second stair added in the form of two linear staircases, seperated by fire rated construction – internal change only.
- Minor amendments internally to accommodate the two linear staircases.
- Minor elevational changes to window positions to accommodate the two linear staircases.
- Reduction in building height.
- Extension of building footprint at upper floors, towards 1 NQ.
- Removal of lift and stair to roof level

4.0 Block 1& 2 - Plans

Block 1&2 - Plans

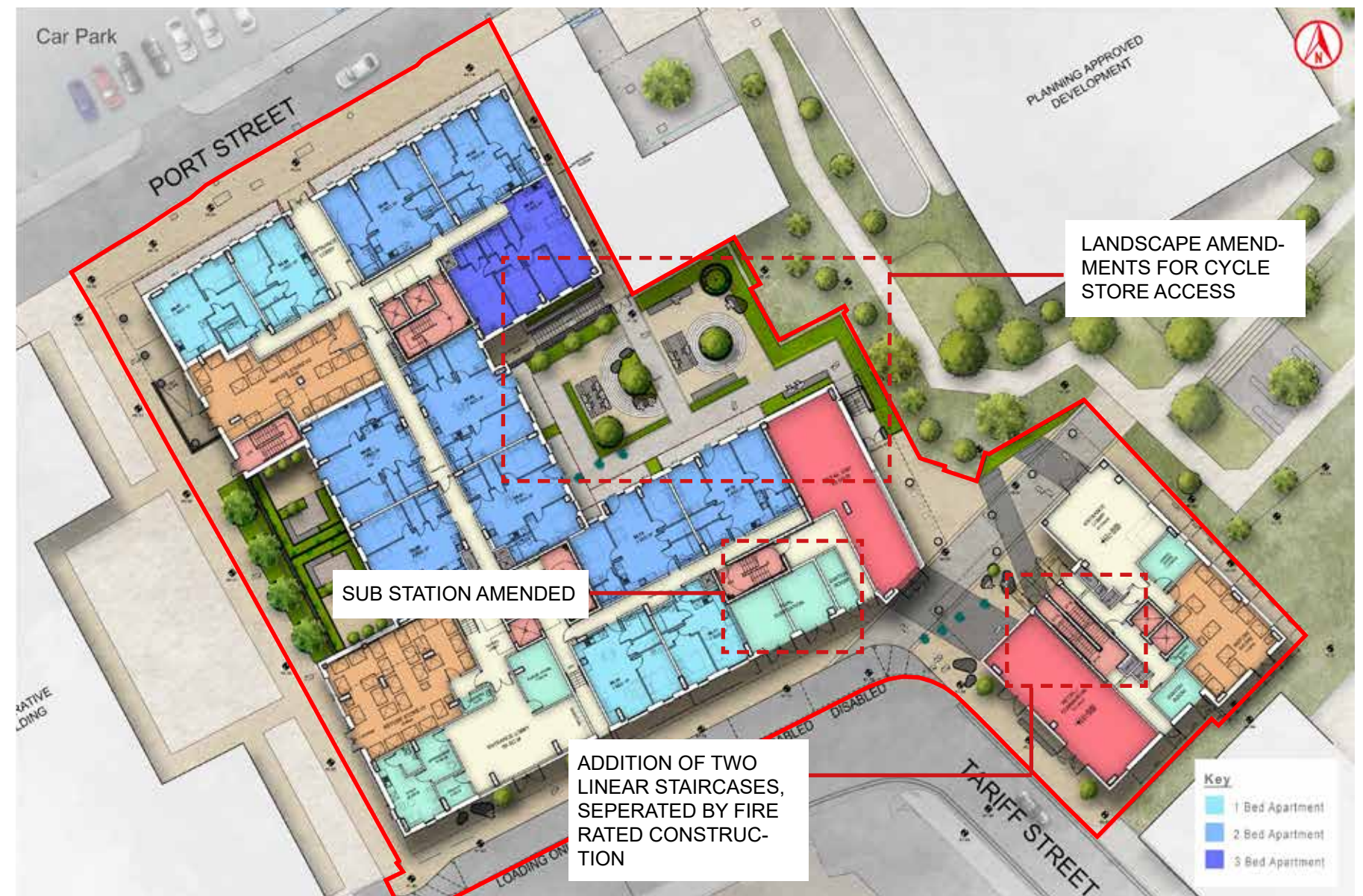
Ground Floor Plan

Block 1 includes some minor internal amendments to suit the end operator requirements. Also, the substation has been adjusted to suit statutory requirements. Furthermore, landscape amendments allow for access to the cycle store accessed from Tariff Street.

In block 2, the addition of a second stair in the form of two linear staircases, separated by fire rated construction required minor internal amendments to the layout.



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Planning Refinements

Block 1&2 - Plans

Typical Floor Plan (5th - 8th)

Block 1, The windows on the gable elevation facing Sam's Yard have been omitted, the primary windows facing out remain.

In Block 2, the addition of a second stair in the form of two linear staircases, separated by fire rated construction required minor internal amendments to the layout. Also, the footprint on the upper floors has extended towards block 1. This has no impact on daylight or neighbours.



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Planning Refinements

5.0 Elevational Amendments

Elevational Amendments

Block 1

The windows on the gable elevation facing Sam's Yard have been omitted, the primary windows facing out remain.



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Planning Refinements

Elevational Amendments

Block 2

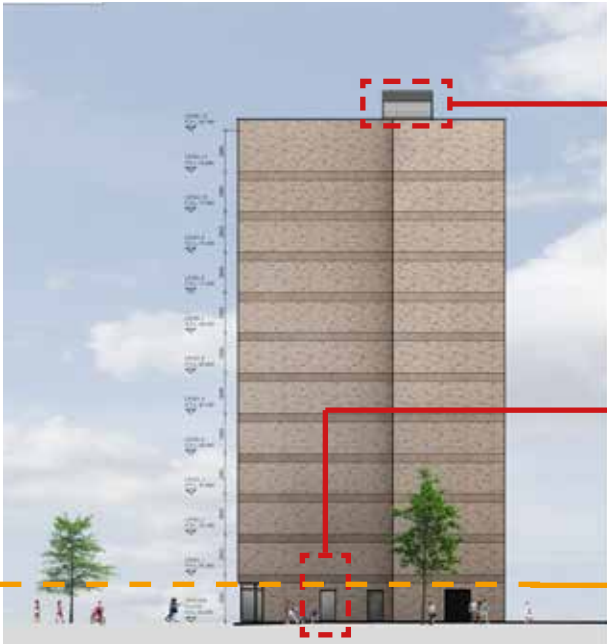
Minor elevation changes to window positions have been made to accommodate the two linear staircases and a reduction of the ground floor height from 3750mm to 3300mm has reduced the overall building height by 450mm.

Roof top access to Clements

The approved drawings illustrate a lift and stair access to the roof top. This was to accommodate a potential roof terrace. However the roof needs to accommodate plant and renewable PV's, which after detailed design requires most of the roof area. Also this block is due to be acquired and operated by a single operator alongside 1 NQ, and as such they do not want a second amenity area when there is a high quality one on 1 NQ. As such we can omit the lift access and provide a Bilco type roof access with a permanent stair accessed through a hatch, which will mean that the roof projection dramatically reduces and the overall building height reduces at the same time. This will further reduce the visual impact of the scale of the building which both reduces in height and removes the roof top lift and stair.



Elevation A
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Elevation A
Planning Refinements

REMOVAL OF LIFT AND STAIRCASE

ADDITIONAL DOOR FOR MEANS OF ESCAPE

GROUND FLOOR HEIGHT REDUCED BY 450MM



Elevation B
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Elevation B
Planning Refinements

REMOVAL OF LIFT AND STAIRCASE

GROUND FLOOR HEIGHT REDUCED BY 450MM

Elevational Amendments

Block 2

Minor elevation changes to window positions have been made to accommodate the two linear staircases and a reduction of the ground floor height from 3750mm to 3300mm has reduced the overall building height by 450mm.

Roof top access to Clements

The approved drawings illustrate a lift and stair access to the roof top. This was to accommodate a potential roof terrace. However the roof needs to accommodate plant and renewable PV's, which after detailed design requires most of the roof area. Also this block is due to be acquired and operated by a single operator alongside 1 NQ, and as such they do not want a second amenity area when there is a high quality one on 1 NQ. As such we can omit the lift access and provide a Bilco type roof access with a permanent stair accessed through a hatch, which will mean that the roof projection dramatically reduces and the overall building height reduces at the same time. This will further reduce the visual impact of the scale of the building which both reduces in height and removes the roof top lift and stair.



Elevation C
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Elevation C
Planning Refinements

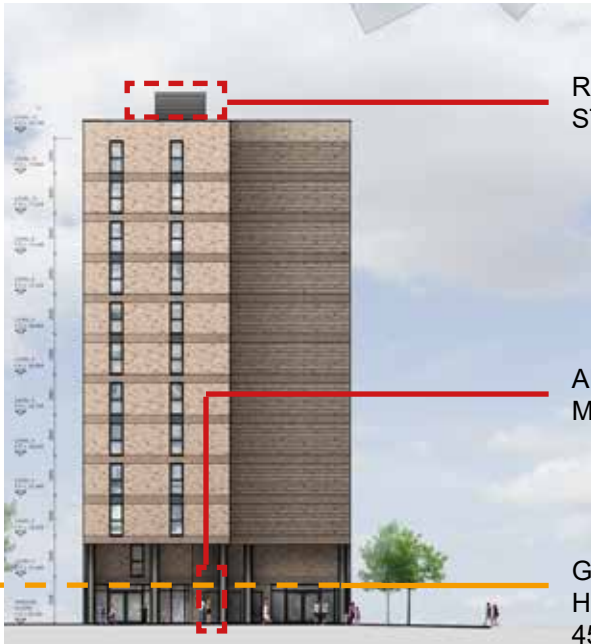
REMOVAL OF LIFT AND STAIRCASE

WINDOWS RELOCATED TO SUIT INTERNAL ARRANGEMENT

GROUND FLOOR HEIGHT REDUCED BY 450MM



Elevation D
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Elevation D
Planning Refinements

REMOVAL OF LIFT AND STAIRCASE

ADDITIONAL DOOR FOR MEANS OF ESCAPE

GROUND FLOOR HEIGHT REDUCED BY 450MM



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