

Design & Access Statement

Bridgewater Heights, Manchester

Proposed Façade works to remove combustible material from the building envelope

May 2023

Hadfield Cawkwell Davidson

Revision History

Rev.	Date	Initials	Details
P01	19.05.2023	DJV	Planning issue
P02	26.05.2023	JES	Revised as per contractor comment

Scheme Information

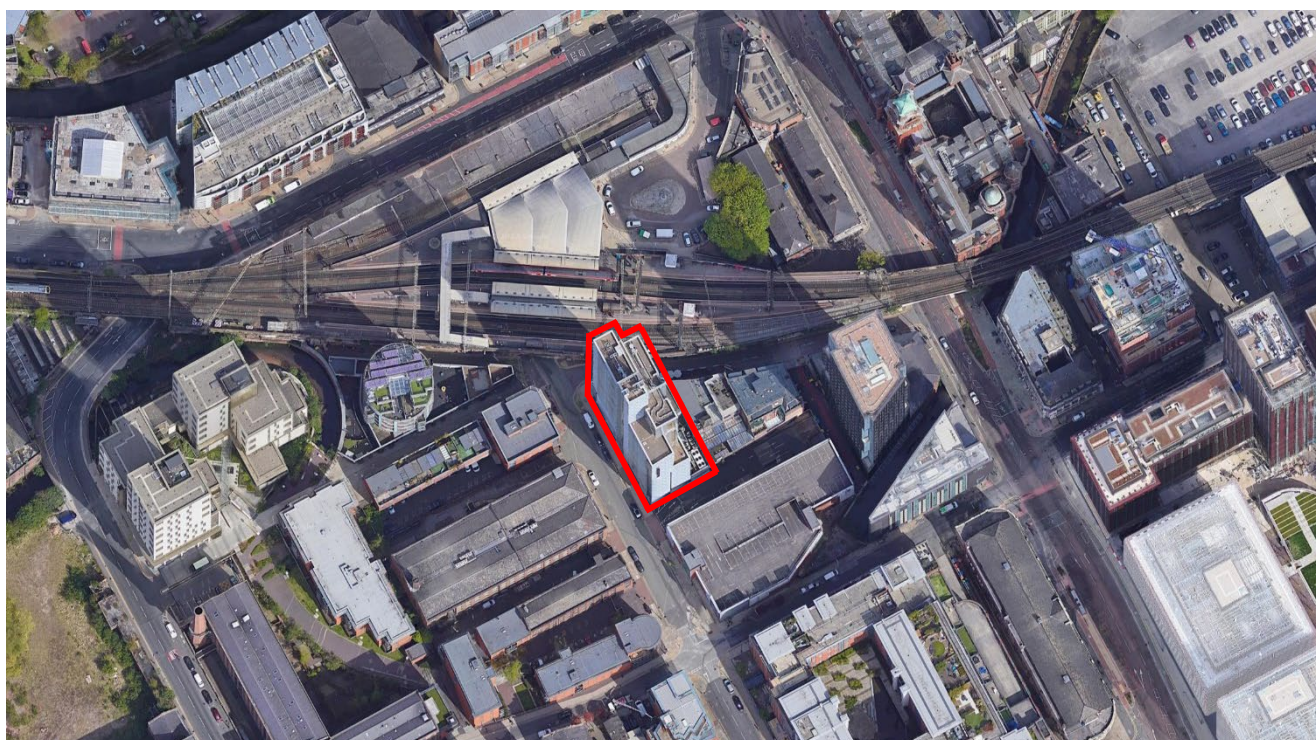
Scheme:	Proposed façade works to remove combustible material from the building envelope.
Applicant:	Unite Students
Proposed Use:	Student accommodation

Introduction

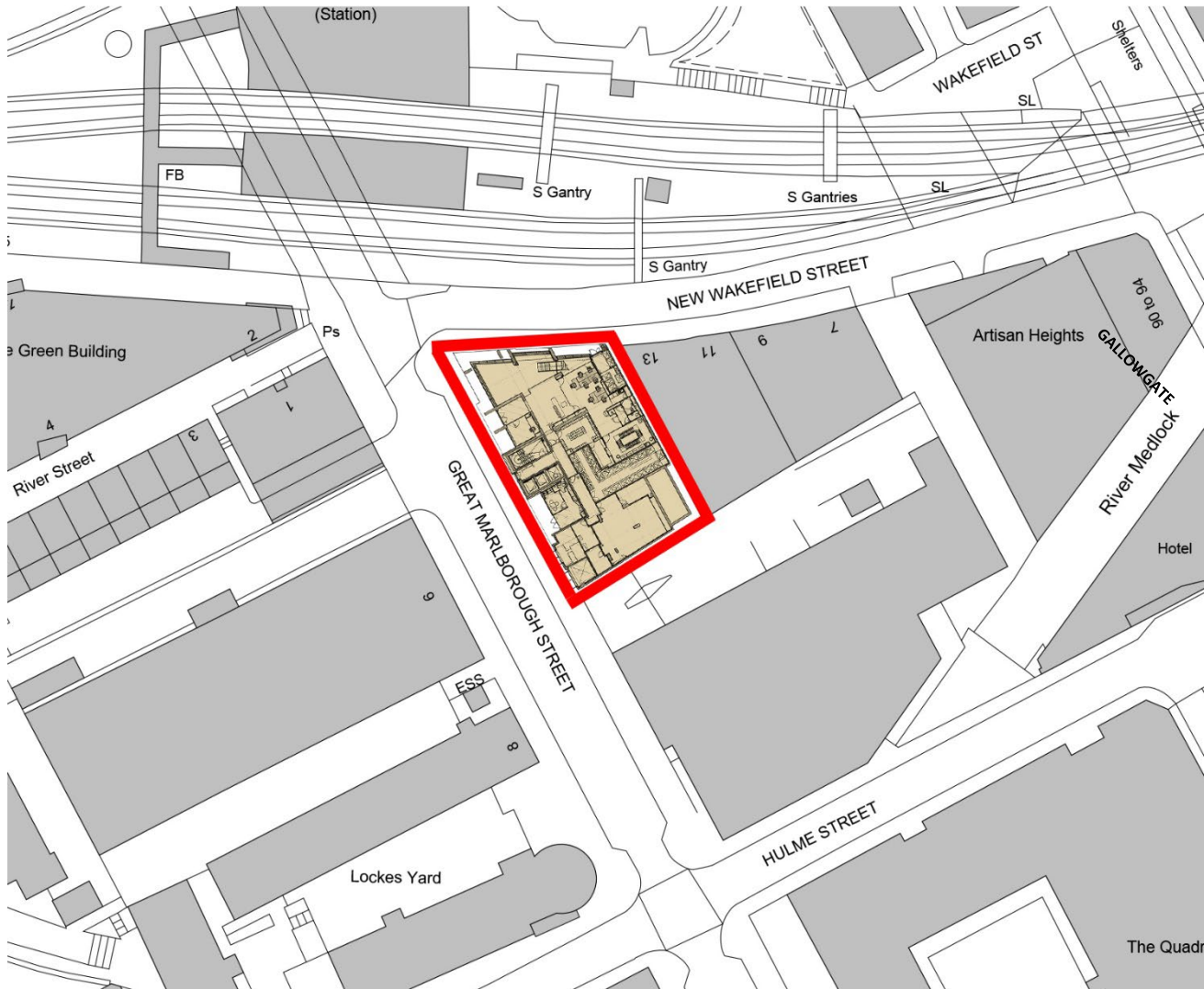
Planning permission is sought for the proposed works to be carried out at the existing Unite Students development, Bridgewater Heights. In accordance with the Fire Safety Act it is proposed to carry out fire safety remedial work to the existing façades in order to remove combustible material from the building envelopes and replace with new, thus achieving compliant EWS1 classification upon completion.

Site and Surroundings

The site is located on Great Marlborough Street, Manchester, adjacent to the elevated railway lines and Oxford Road railway station, it is within walking distance of Manchester Metropolitan University and Manchester University.



The site is enclosed by highways on 2 sides with New Wakefield St. and Oxford Road Station to the north, 5/6 storey Victorian properties to the east containing commercial & leisure (further east lies another Unite Students property, Artisan Heights), a multi storey car park to the south, and Great Marlborough St and further PBSA and private residential buildings to the west. The site slopes gently down towards the south, along Great Marlborough St, with a change in ground level of approximately 1m.



Use

The existing development currently comprises 525 student beds in a mix of 2, 4 and 5 bed cluster flats, 1 bed studios, and associated facilities, including main reception, management suite, common room, gym, laundry, bin store and bike store. A planning application was made in 2006 under application reference 079014/FO/2006/C3 to develop a 20 storey tower with ground floor commercial (A1-A3, B1) and 87 residential apartments, this application was withdrawn in 2013. A planning consent was granted in 2010 under application reference 091920/FO/2009/C1 to develop a 33 storey tower taking the amount of accommodation from 87 residential apartments to the current 525 bed PBSA.

Layout/Amount/Scale

The existing development comprises a cluster of interlocking towers of residential accommodation between 13 and 36 stories, the lower towers cut away around the south and east of the building with the tallest part of the building fronting Great Marlborough St adjacent to the railway line. To the north and west of the site, at street level, there are 3 stories that form a podium which relates to the scale of the surrounding structures. The first two stories of the building are occupied by the reception, student amenity facilities, bin store and bike store all accessed at street level from the main entrance off Great Marlborough St. The development completely fills the building plot with no related external amenity or parking provision.

This proposal does not intend to alter any of the existing accommodation, amenity or commercial space, rather it is proposed to carry out remedial works exclusively to the building façade and envelope.

Appearance

The existing façade comprises 2 distinct vernaculars, a 3 storey podium which occupies the north end of the site and is expressed on New Wakefield St and Great Marlborough St, and several interlocking vertical towers which sit on top of the podium but also extend to ground level on the south façade. The podium is expressed in the horizontal plane and is clad in aluminium rainscreen cladding of silver and bronze shades. The podium along New Wakefield St. has angled bronze infill panels tangential to the street providing activity and sculptural expression. The towers have an expressed slimline grid of grey and bronze aluminium projecting in front of curtain wall windows which are infilled with grey metal spandrel panels. Blank sections of the façade are clad in terracotta rainscreen cladding of varying shades of blue and grey, the service core is articulated and expressed vertically with grey louvered panels, curtain wall and terracotta rainscreen cladding of the same palette.

Any remediation may include replacement of existing façade materials which will be undertaken on a like-for-like basis to match the existing materials.

Refuse Storage

The development is currently served by an internal bin store located on the ground floor, accessed via great Marlborough St.

As this proposal does not seek to alter the existing accommodation the refuse storage provision will remain as existing.

Cycle Parking

The development is currently served by a secure internal cycle store on the ground floor, accessed via great Marlborough St.

As this proposal does not seek to alter the existing accommodation the cycle parking provision will remain as existing.

Access Statement

The main entrance, reception post room and gym are located at ground level and have level access via great Marlborough St, from here access to the lift lobby with 3 lifts provides access to other floors of the building. The student amenities are spread across the lower 2 floors with a common room, study space and laundry located on the second floor.

As this proposal does not seek to alter the existing accommodation all existing access arrangements will be maintained.