
Design & Access Statement Addendum

2205-LHA-XX-XX-RP-A-PL-002_P03

Prepared by Lechler Hayes Architects on
behalf of Tiger Developments Ltd.



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Document scope

This report has been prepared by Lechler Hayes Architects (LHA) in response to comments received from Manchester City Council Officers in relation to the design of the new Carmoor Road development. The comments received relate to the facade design and Cycle storage.

The feedback received from officers has been carefully considered and the facade design has been reviewed. The proposed facade has undergone a comprehensive redesign to address comments from officers. The key aspects that have been identified are:

- Requirement for more depth, modelling and craft to the facade
- Reduction in amount of louvres and metalwork generally
- Expression of floor zones horizontally
- Window reveal depth
- Ventilation strategy

DESIGN APPROACH AS PER PLANNING APPLICATION SUBMISSION (NOVEMBER 2022)



SUMMARY OF MCC OFFICER COMMENTS ON SUBMITTED DESIGN PROPOSAL

- MCC intend for this building to serve as a benchmark for future developments in Ardwick and therefore it should demonstrate depth, modelling and craft.
- Vertical emphasis is too pronounced on the submitted design and should be balanced with horizontal elements to create a masonry grid with deep window reveals and full height glazing.
- Metalwork is too dominant on the submitted design.
- The elevations should be simpler and more refined.
- The screen adjacent to the window should be decorative to provide interest to the facade.
- Ventilation should be set within a brick soffit or through air bricks in the brickwork.

REVISED DESIGN APPROACH IN RESPONSE TO MANCHESTER CITY COUNCIL OFFICER FEEDBACK



OVERVIEW OF PROPOSED AMENDMENTS TO THE DESIGN

- The facade has been redesigned to create an ordered facade with a detailed layering of brickwork which provides a high quality PBSA development.
- A masonry grid has been applied throughout consisting of expressed piers, full height windows and horizontal articulation at floor levels.
- Window reveal depth has been increased on prominent façades to provide a highly articulated facade treatment.
- Metal louvre panels have been removed where possible.
- The proposed design of the perforated metal guarding screen has been included on the submitted details and within this document. This will be secret fixed to the window frame.
- Where ventilation is required (Kitchens and Studios), ventilation will be provided via grilles discreetly located in the metal panel above the window behind the decorative screen.

CARMOOR ROAD ELEVATION

The revised facade design clearly expresses the order of the internal function through the external elevations. This approach has generated an elevational grid across the main body of the building which reflects the internal dimensions of the student bedrooms and communal spaces within. This composition is applied to the building as a whole however the Carmoor Road elevation has been most highly articulated in response to its prominent location.

Set-back brick panels have an asymmetrical relationship with the window openings and create stepped window reveals which add layering and depth to the elevations which will animate the facade with light and shadow.

The main entrance area breaks the grid format and features larger openings reflective of the internal function and serves to highlight the location of the Carmoor Road entrance and activate the street frontage. The entrance has been set back from the building line above to provide shelter and create a generous pavement depth.

ORDERED GRID REFLECTS INTERNAL
ARRANGEMENT

RECESSED ENTRANCE AND LARGER OPENINGS
AT GROUND FLOOR DEFINE PLINTH



FACADE DETAILS - CARMOOR ROAD ENTRANCE

The Carmoor Road Entrance is defined by a recessed area with large sections of glazing to activate the street frontage, create a clear and legible entrance, and provide an identifiable ground floor plinth.

The sheltered area creates opportunities for informal social interaction and provides weather protection and passive surveillance to the visitors cycle spaces.

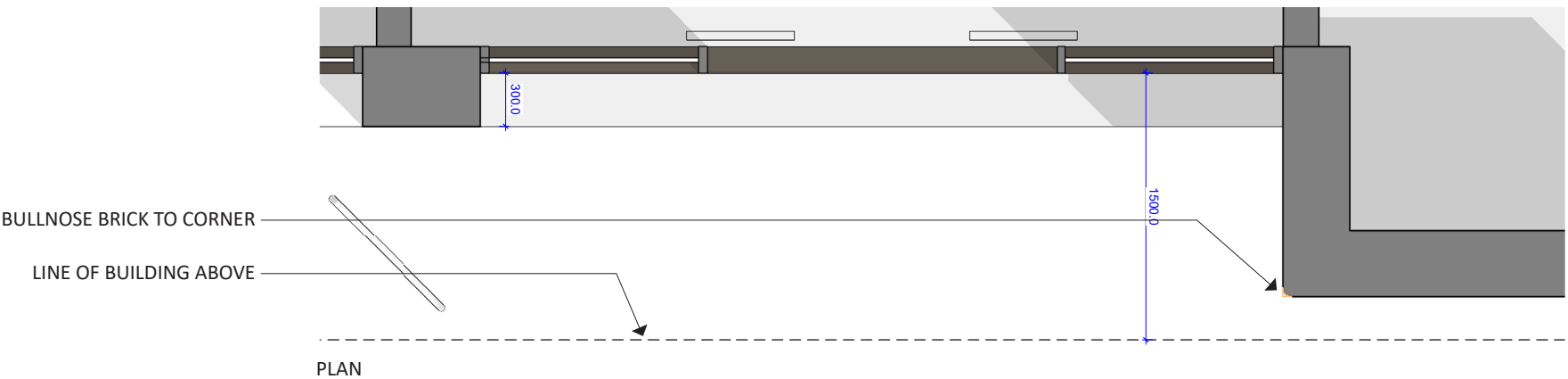
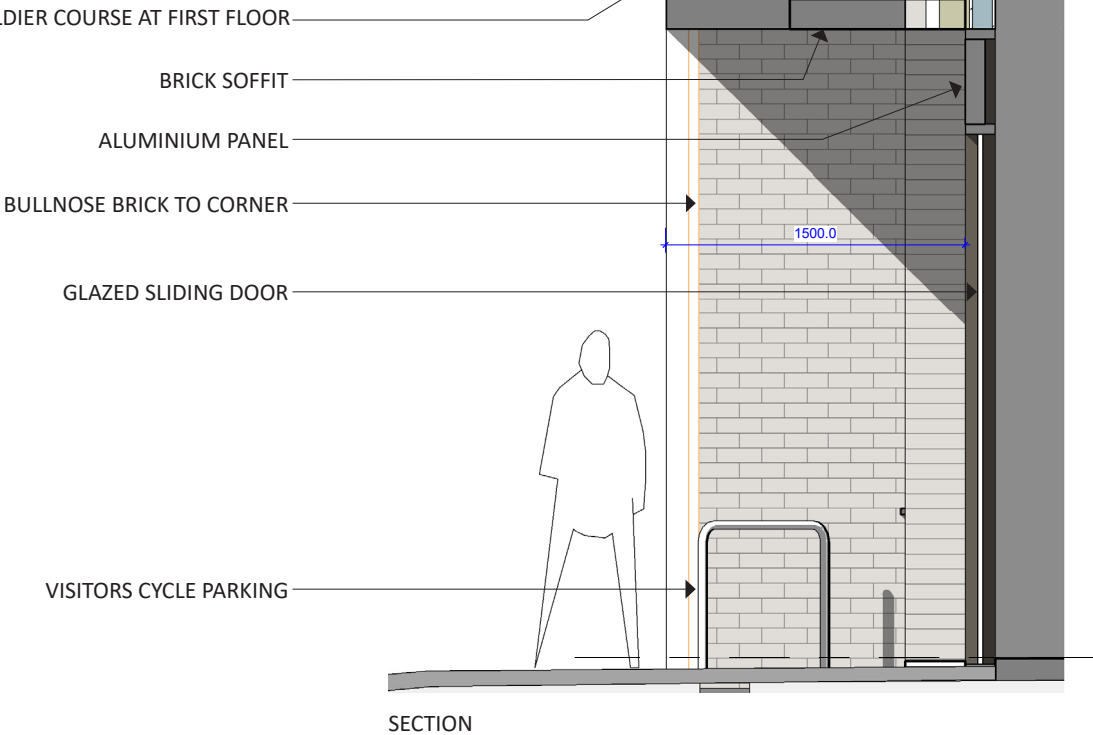
A brick soffit is proposed to the set back area which will create a sense of solidity and weight in conjunction with deep window and door reveals.

The revised approach to the Carmoor Road entrance area has significantly reduced the extent of metal cladding and louvre screens when compared with the original design.



FACADE DETAILS - CARMOOR ROAD ENTRANCE

Brickwork details such as the triple soldier course, brick soffit and bullnose bricks to prominent corners have been introduced to the Carmoor Road entrance to provide texture and craft at street level.

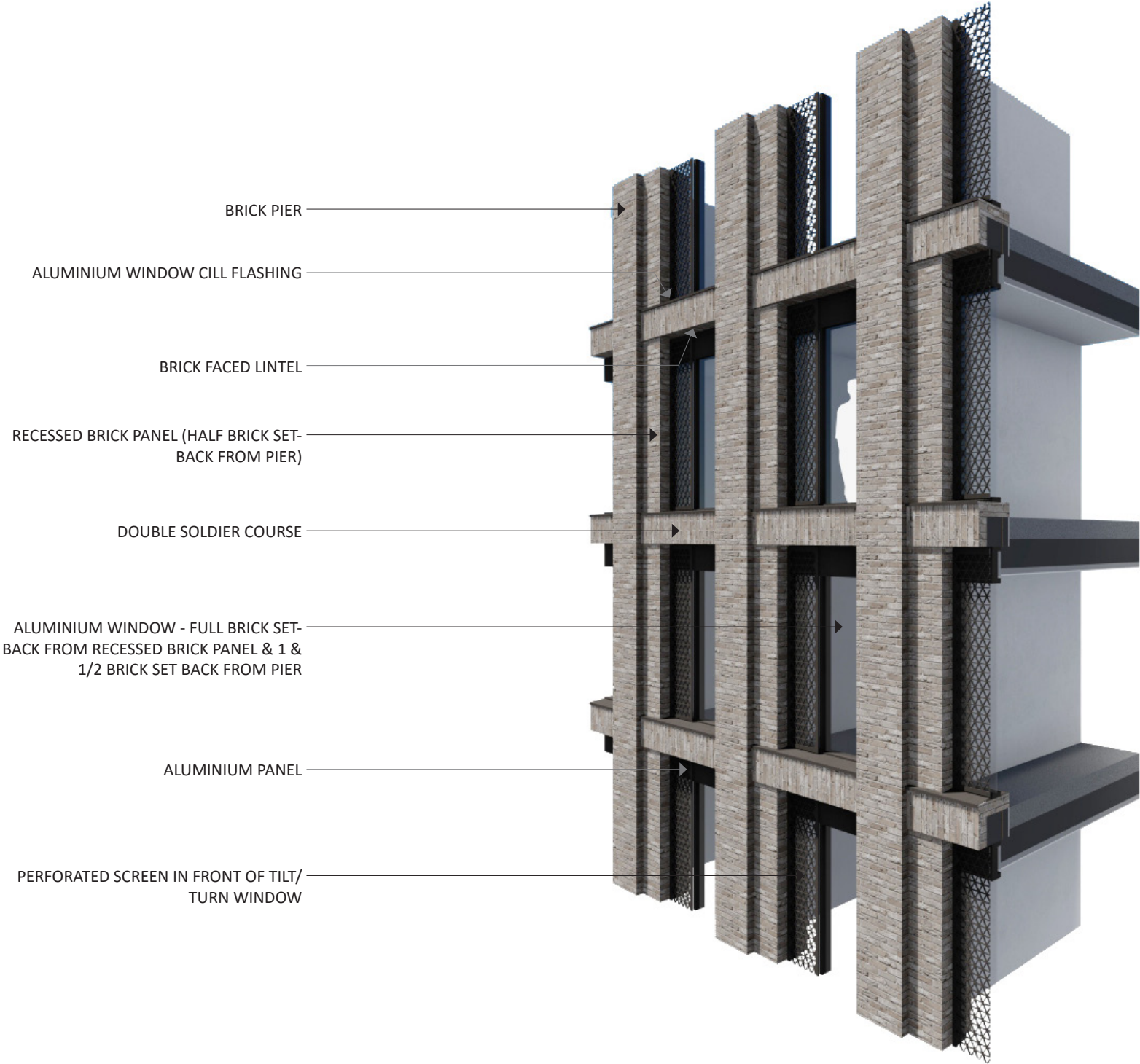


FACADE DETAILS - CARMOOR ROAD UPPER LEVEL

The revised facade design has been rationalised into an ordered grid arrangement. The windows have been extended to be full height which creates a vertical emphasis which is balanced by the horizontal articulation between storeys.

The external wall thickness has been increased along the Carmoor Road elevation, and part of the SW elevation, to provide greater depth and create the opportunity for deeper reveals to the facade.

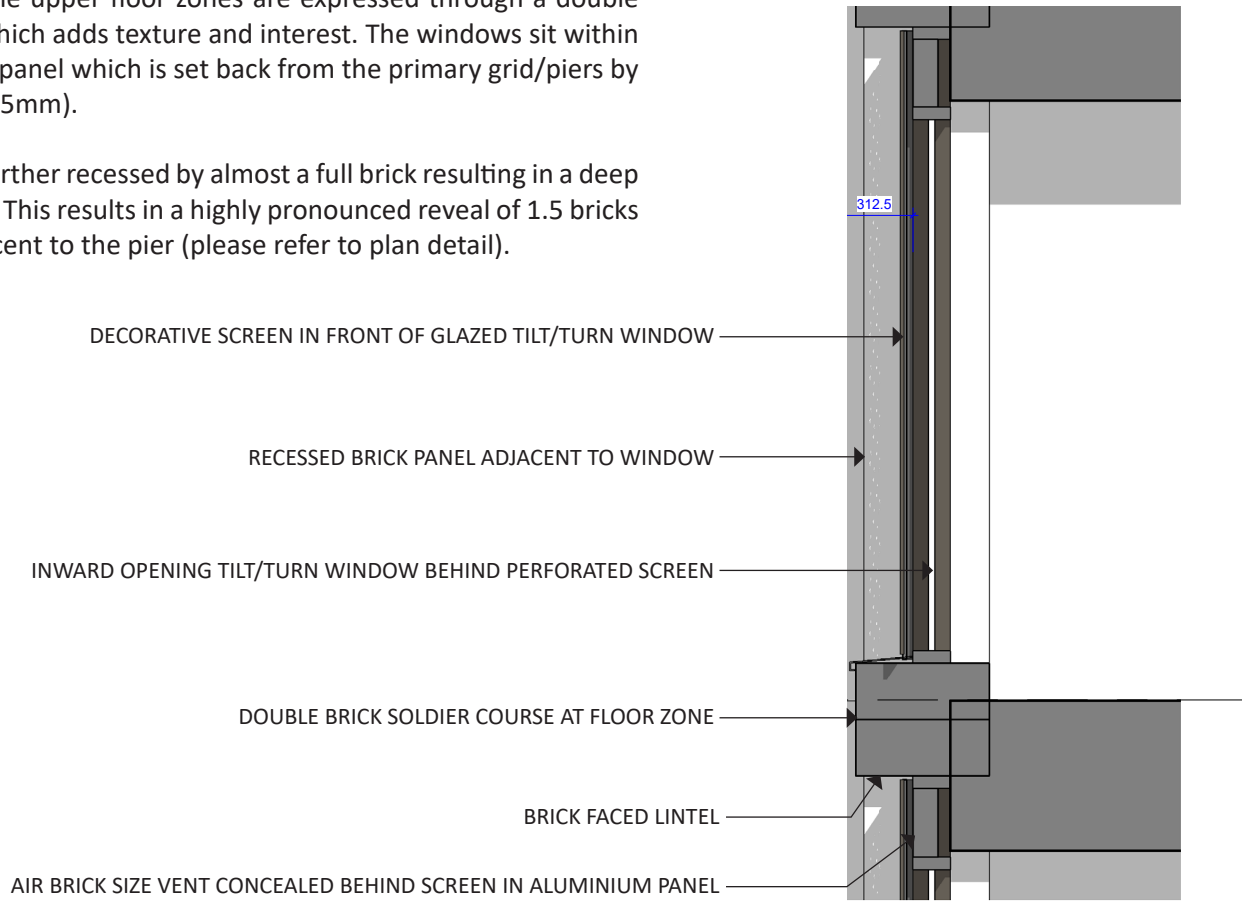
The latticed window screens animate the facade and add further layering and texture throughout the development.



FACADE DETAILS - CARMOOR ROAD UPPER LEVEL

The windows have a stepped reveal to provide depth and layering to the elevation. The upper floor zones are expressed through a double soldier course which adds texture and interest. The windows sit within a recessed brick panel which is set back from the primary grid/piers by half a brick (112.5mm).

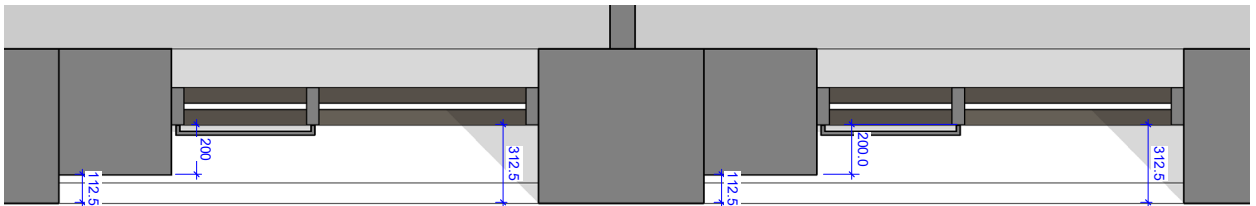
The window is further recessed by almost a full brick resulting in a deep reveal (200mm). This results in a highly pronounced reveal of 1.5 bricks (312.5mm) adjacent to the pier (please refer to plan detail).



CARMOOR RD TYPICAL WINDOW SECTION



CARMOOR RD TYPICAL WINDOW ELEVATION



CARMOOR RD TYPICAL WINDOW PLAN

NORTH WEST, AUTUMN STREET & COURTYARD ELEVATIONS

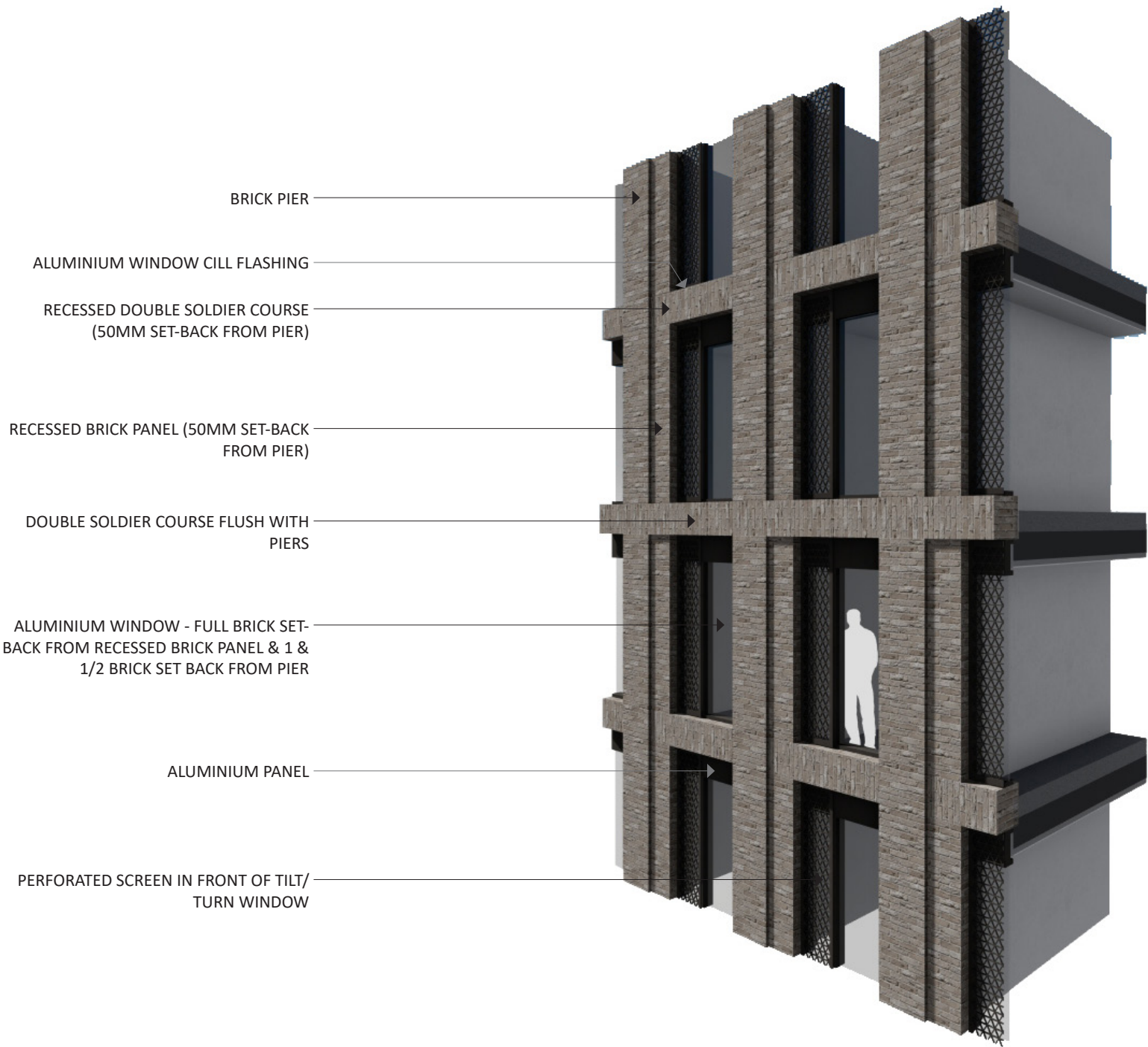
The treatment of the north west, Autumn Street and courtyard elevations follow the same principles as the Carmoor Road elevation and create highly ordered façades but are pared down in their articulation. The window openings feature a full brick reveal to the jamb adjacent to the brick piers and a half brick reveal on the recessed brick panel jamb.



FACADE DETAILS - TYPICAL UPPER LEVEL

The simple and refined masonry grid continues across all elevations to provide a consistent architectural language.

A simply articulated horizontal band of double soldier course brickwork gives definition to the taller elements of the building.

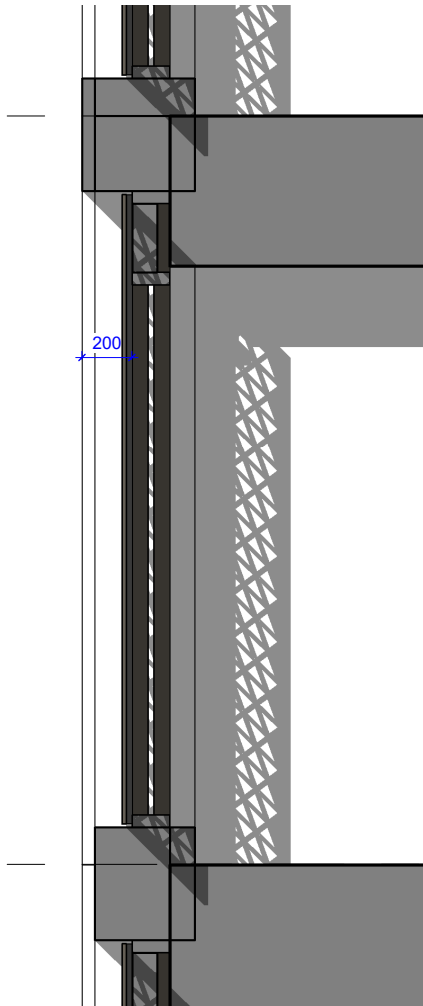


FACADE DETAILS - TYPICAL UPPER LEVEL

The revised approach to the facade design, with articulated brick panels, deep window reveals and soldier coursing provide a consistent language to all of the elevations.

Facade treatment to non-primary elevations are reflective of the Carmoor Road elevation, the windows sit within a recessed brick panel which is set back from the primary grid/piers by 50mm.

The window is set back from the recessed panel by 150mm. This results in a reveal of almost a full brick (200mm) adjacent to the pier (please refer to plan detail).



The applicant is committed to providing up to 100% cycle parking provision however delivery of this would be demanded through the Travel Plan.

The adjacent plan indicates a base provision of 2no. shelters which would provide 60 spaces (purple area). This equates to a 35% provision which was agreed with Highways Officers during pre-application engagement.

The proposal has been reviewed to explore how the proposed cycle parking provision could be increased if required and we have worked with cycle shelter suppliers to explore options.

The orange area on the plan indicates space allocated for expansion. The cycle parking expansion is capable of being delivered in phases to suit demand using a combination of modular secure shelters. The development could provide up to the following cycle parking provision:

- SECURE RESIDENT'S CYCLE SPACES : 170 Spaces

The proposed landscape design has been revised to accommodate this approach through flexible, moveable furniture and container planting.

In addition to the above, visitor parking on Carmoor Road has been doubled to provide 8 spaces through 4 Sheffield stands.

RESIDENT'S CYCLE PARKING

FUTURE EXPANSION ZONE

