
Design & Access Statement Addendum

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

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Lechler Hayes Architects
The Coach House, 4a Grange Park Road, Cheadle,
SK8 1HQ



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Document scope

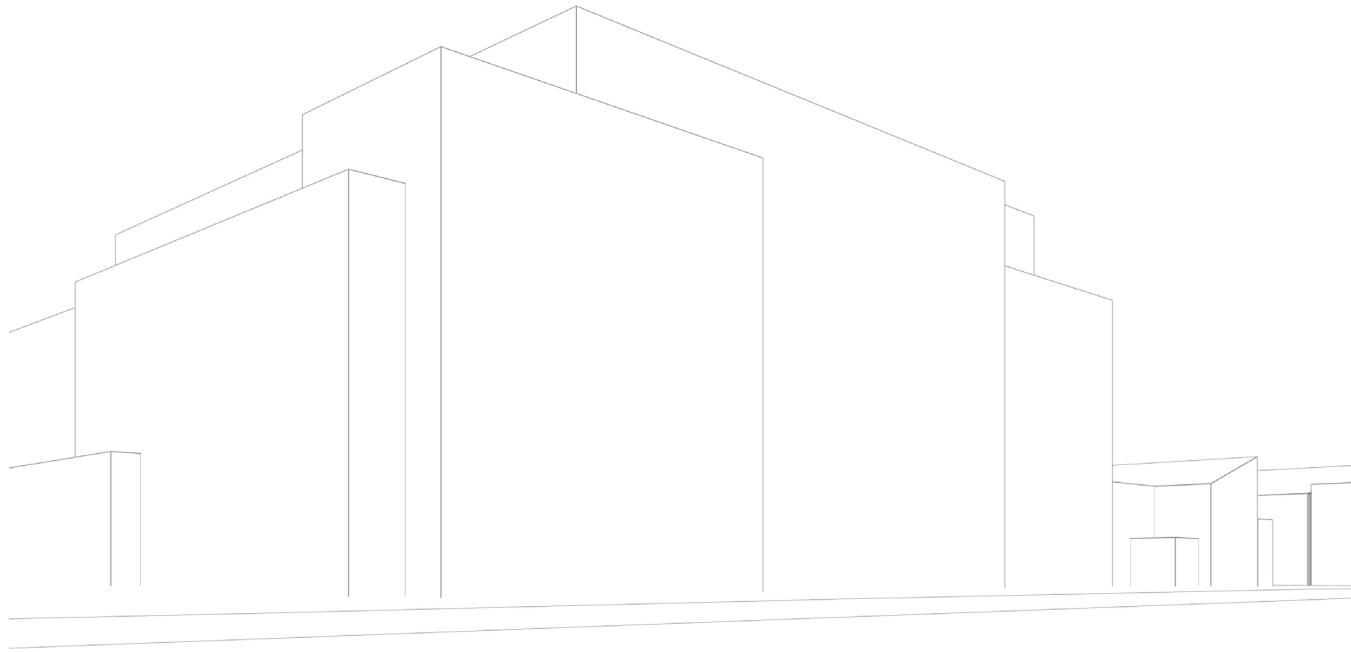
This report has been prepared by Lechler Hayes Architects (LHA) in response to comments received from Manchester City Council Officers in relation to the proposed design for the Carmoor Road development.

The comments fall under the following headings:

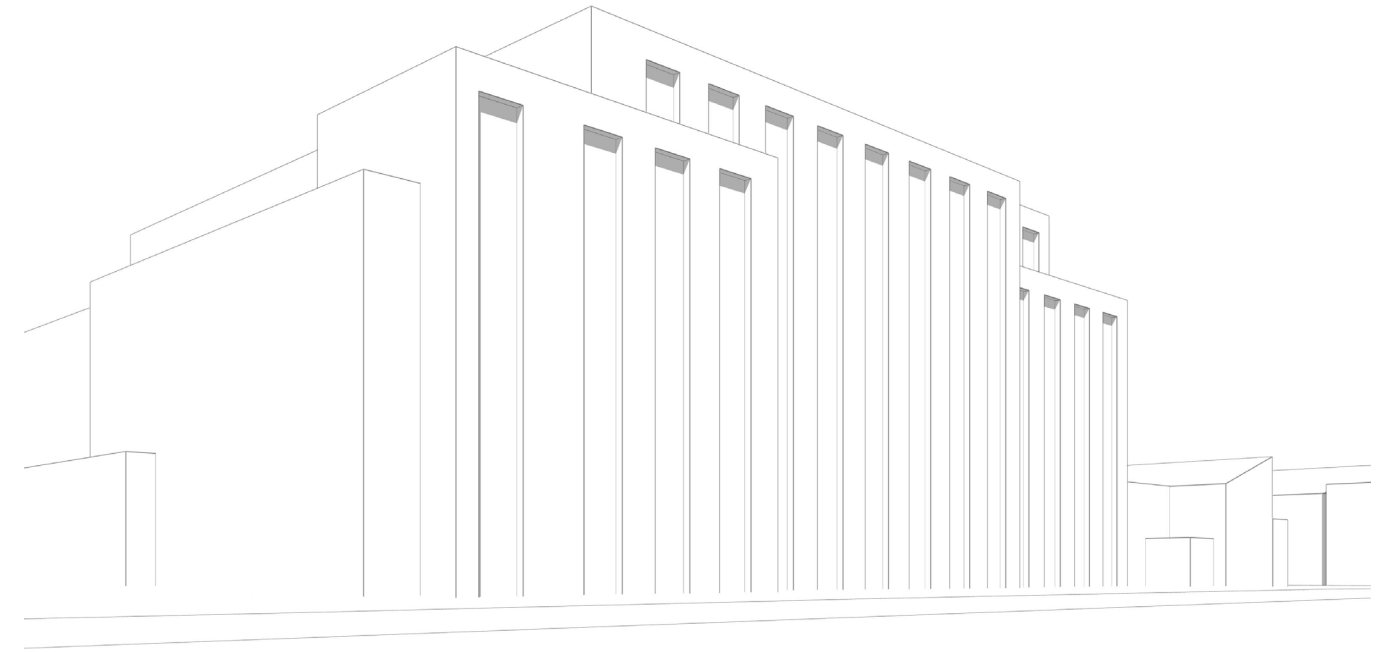
- Facade design approach
- Window detailing including reveal depth, glazing size, ventilation, screen design and finishes.
- Cycle Parking provision



The following series of sketches are intended to show the rationale behind the proposed facade approach.



- VIEW OF PROPOSED MASSING ALONG CARMOOR ROAD



- DEEP PUNCHED OPENINGS CREATE A SENSE OF WEIGHT AND GENERATE A STRONG, VERTICAL RHYTHM WHICH BREAKS DOWN THE FACADE INTO A SERIES OF SMALLER 'BAYS'.



- TRIPLE SOLDIER BRICK COURSE AT LEVEL 01 BREAKS THE VERTICAL BAYS AND INTRODUCES A HORIZONTAL DATUM AROUND THE BUILDING AT STREET LEVEL.
- UPPER FLOORS EXPRESSED HORIZONTALLY THROUGH LOUVRE PANELS IN GLAZING.
- LARGER OPENINGS AT GROUND LEVEL ACTIVATE THE FRONTAGE AND PROVIDE LEGIBILITY TO THE CARMOOR ROAD ENTRANCE.



- ELEVATIONAL FRAME EXPRESSED THROUGH RELATIONSHIP BETWEEN WINDOW BAYS AND SOLID BRICK PIERS. THE COMPOSITION IS INTENDED TO ACCENTUATE THE VERTICALITY BUT WITH A SUBDIVISION THAT IS CONTEXTUAL AND HUMAN IN SCALE.
- ALTERNATING RECESSED BRICK COURSE DETAIL ADJACENT TO OPENINGS REINFORCE THE WINDOW BAY TREATMENT AND ADD LAYERING AND TEXTURE TO THE FACADE. THE SECTIONS OF RECESSED BRICK COURSING WILL ALSO CREATE AREAS OF LIGHT AND SHADOW WHICH WILL VARY THROUGHOUT THE DAY.



CGI SHOWING THE PROPOSED DEVELOPMENT ALONG CARMOOR ROAD

WINDOW REVEAL

Windows have been set back from the facing brickwork by 200mm creating a deep reveal.

GLAZING

All habitable rooms (i.e bedrooms, kitchen/lounges, studios) are provided with a tall, inward opening tilt/turn window to meet purge ventilation requirements adjacent to a fixed light window.

PERFORATED SCREEN

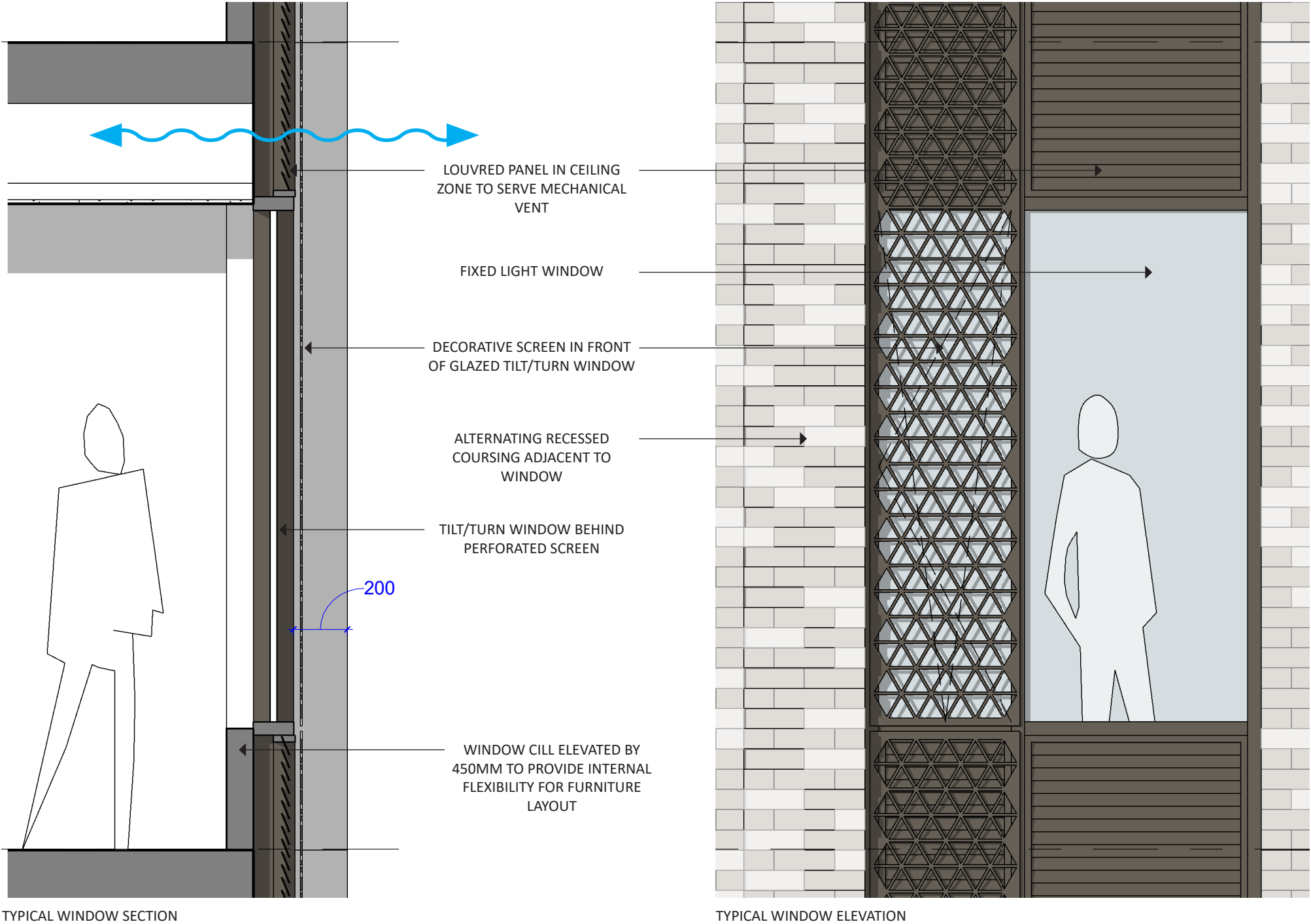
A decorative screen is proposed in front of the opening light to provide guarding when the tilt/turn window is in the open using the 'turn' function and add interest to the facade.

The screen design is intended to appear as a lightweight lattice, permitting air flow, and natural light. The screen will be secret fixed to the window frame.

VENTILATION

Glazed-in louvre panels will accommodate the intake and exhaust vent terminations and avoid the requirement for multiple facade penetrations and grills within brickwork.

This approach has been adopted to provide simple and discrete vents within the glazing system and allow efficient movement of air via straight duct routes.



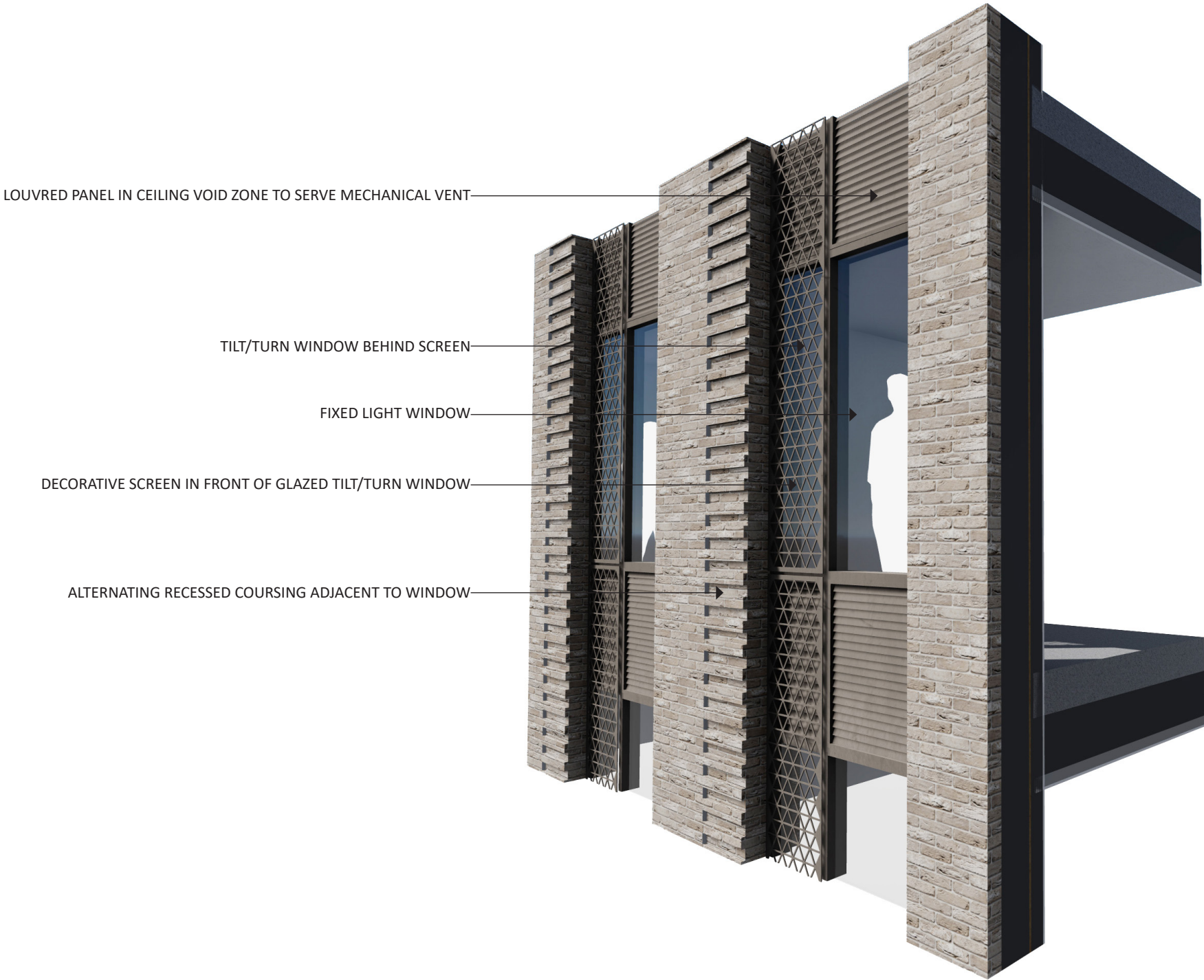
FINISHES

Clarification has been requested regarding the finish of the window frames and decorative screens. MCC officers have suggested an anodised finish.

The submitted drawings refer to a powder coated finish to the metalwork (window frames, screens, parapet cappings). In response to comments, we propose an enhancement to the original specification to an anodic coating which provides a metallic finish using a durable polyester powder coating.



ANODIC BRONZE COATING, COLOUR: MATT BRONZE



The proposal currently indicates the following cycle parking provision:

- SECURE RESIDENT'S CYCLE SPACES : 60 Spaces
- SECURE CYCLE HIRE SPACES: 10 Spaces
- VISITOR CYCLE SPACES: 4 Spaces

The development provides 172 bed-spaces therefore the current proposed cycle parking provision is 35%. NOTE: This does not include the visitor or cycle hire spaces which would provide 100% of residents with access to a bicycle.

Further to comments received from Officers we have reviewed the courtyard design and indicated space in the courtyard for future expansion of the cycle parking if demand was greater than predicted following occupation. The zone allocated for future expansion would accommodate one further shelter providing an additional 30 spaces.

With the expansion the development would provide the following cycle parking provision:

- SECURE RESIDENT'S CYCLE SPACES : 90 Spaces
- SECURE CYCLE HIRE SPACES: 10 Spaces
- VISITOR CYCLE SPACES: 4 Spaces

This would increase the cycle parking provision to 52%. NOTE: This does not include the visitor or cycle hire spaces which would provide 100% of residents with access to a bicycle.

-  RESIDENT'S CYCLE PARKING
-  FUTURE EXPANSION ZONE
-  CYCLE HIRE PARKING

