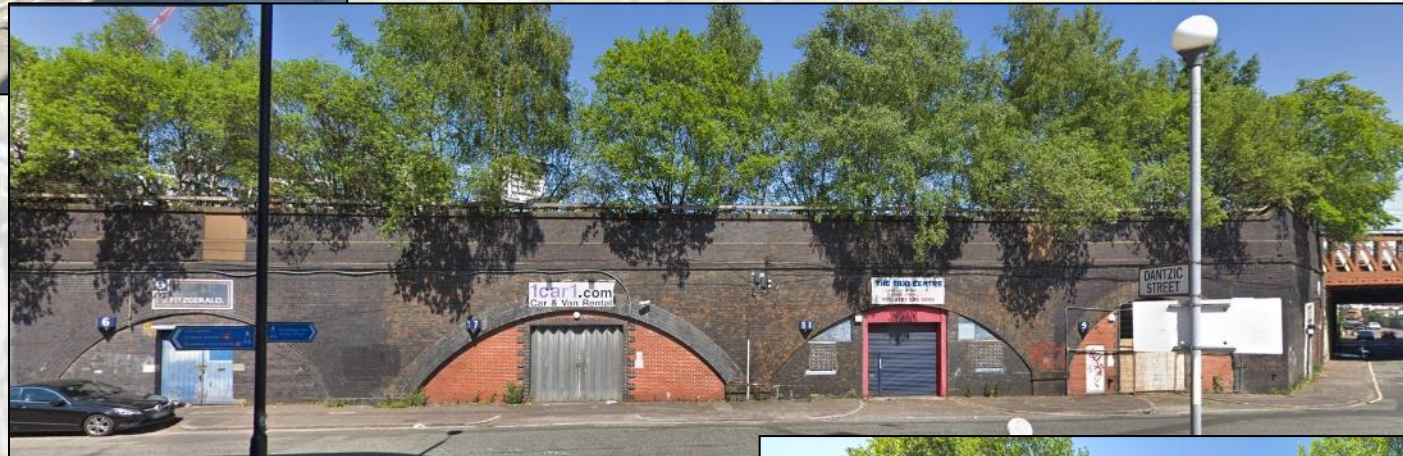




Corporation Street Arches, Manchester

Design & Access Statement

07.03.2023_Revision 5



SGP

Architects + Masterplanners



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Corporation Street Arches, Manchester

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1. Introduction

This design and access statement has been prepared by Stephen George and Partners LLP in support of a full planning application to be submitted to Manchester City Council, on behalf of The Arch Company (ArchCo); for the refurbishment of 10No. Units (arches 1 to 4 & arches 6 to 11) on Corporation Street & Dantzic Street, Manchester.

These Units are intended for:
'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/café uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street, Manchester, M4 4DG'.

Team

Client:	The Arch Company 140 London Wall London EC2Y 5DN
Design Architects:	Stephen George + Partners LLP
MEP Engineers:	Pick Everards
Cost Consultant:	Gardiner & Theobald
Planning Consultant:	Rapleys
Transport Consultant:	Transport Planning Associates
Project Reference:	10000200
Document Ref:	Design and Access Statement - Corporation Street Arches
Date:	02.03.23
Revision:	5
Prepared By:	DG
Approved By:	AS

Corporation Street Arches, Manchester

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The application is supported by a comprehensive, plot specific set of documents:

Documentation	Responsibility
Planning Statement	Rapleys
Community Infrastructure Levy (CIL)	Rapleys
Draft S106 Heads of Terms	Rapleys
Design & Access Statement	SGP
Site Plan	SGP
Existing & proposed Plans	SGP
Existing & proposed Elevations	SGP
Existing & proposed Sections	SGP
Proposed Substation Location	SGP
Transport Statement	TPA
Delivery & Servicing Plan	TPA





2. The Site and Context

Corporation Street Arches, Manchester

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2.1 Existing Site

The existing site consists of 10 No. previously tenanted, currently vacant railway arches, numbered 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11 forming a section of an arched viaduct located on Corporation Street & Dantzic Street, Manchester. The site is bordered to the South East (main frontage elevation) by Corporation Street & Dantzic Street footpath and road. The North West is bordered by the River Irwell which is partly culverted and a large car park beyond, within another ownership.

Arch 5, which sits between arches 4 & 6 is occupied and will remain tenanted throughout. Beyond arch 11 are several further arches not part of this project but under the same demise.

Externals

- The main construction is load bearing brickwork and the main elevations facing Corporation Street is of relatively low architectural quality.
- Elements of the brickwork detailing have deteriorated due to water / salt damage or from vehicle impact. These may need to be repaired by specialists.
- The existing arch infills consist of a combination of masonry, steel and timber windows and curtain walling frontages, steel or timber vehicular and personnel doors with metal roller shutters and metal overhead shutter boxings, none of the existing is of good quality or is in good repair and needs to be removed.
- Generally the Corporation Street elevations appear dirty, due to graffiti, the effects of pollution and/or water ingress/egress which has caused efflorescence and moss/lichen as well as vegetation growth, Some of the panels are broken or fallen away.

Internals

Arch 1: Large ramp to external front door threshold, unused blocked door to rear.

Arch 2: 4 No. steps down from external site level to internal FFL. There are a multitude of level changes within the unit, and remnants of a kitchen/ WC. Unused blocked door to rear.

Arch 3: Whole slab ramps down from external door threshold to FFL. WC, utilities boxes on front infill, jack arches to rear.

Arch 4: Large ramp to external front door threshold. Jack Arch to rear.

Arch 6: Raised timber floor sections to sides with services under.

Arch 7: WC, dividing walls, wall linings, rear infills with glazing and extract.

Arch 8: Pidgeon guano will need specialist removal, WC, Timber raised floor to internal units.

Arch 9: WC remains. Front infill has structural damage, kitchenette, rear infill has high level small timber window.

Arch 10: WC, dividing walls, wall linings, rear infills with glazing and extract.

Arch 11: WC remains, exposed pits to slab,

Generally: Some of the arch demises are made up of collections of connected arches with different spring heights and arch radii which make up a single arch space, this looks to be a result of the overhead railway track extensions, some have been infilled and commandeered for storage etc.

The floor generally consist of natural ground, screeded patches or concrete floors slabs, and there are a number of steps/level changes.

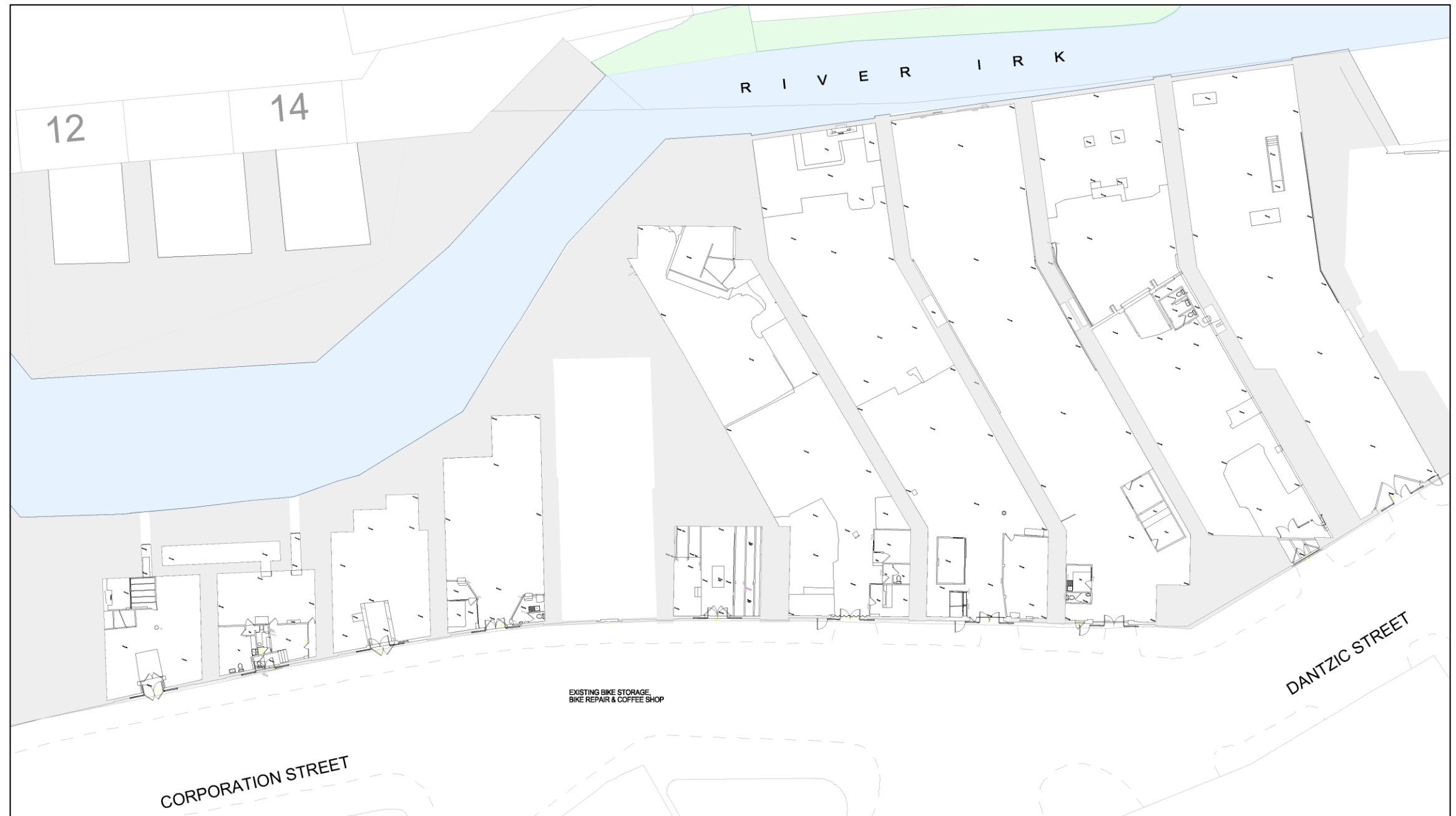




2. The Site and Context

2.1 Existing Site

Existing Plans



Corporation Street Arches, Manchester

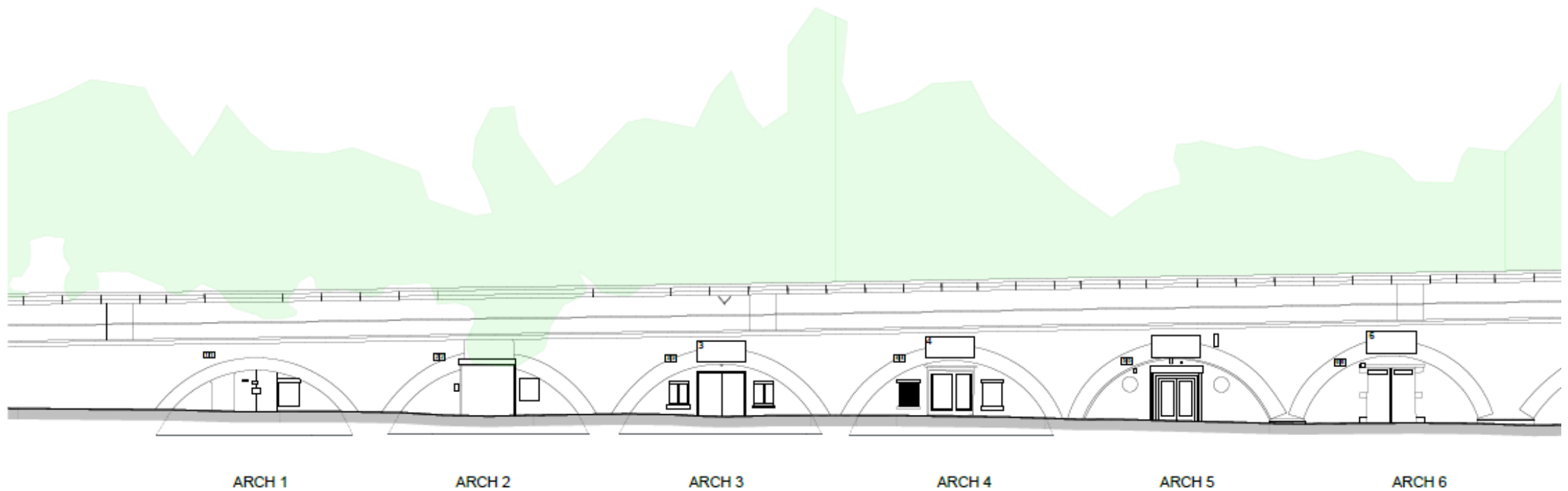
Design & Access Statement



2. The Site and Context

2.1 Existing Site

Existing front (South-East) Elevation – Arches 1 to 6



Corporation Street Arches, Manchester

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2. The Site and Context

2.1 Existing Site

Existing front (South-East) Elevation – Arches 7 to 11



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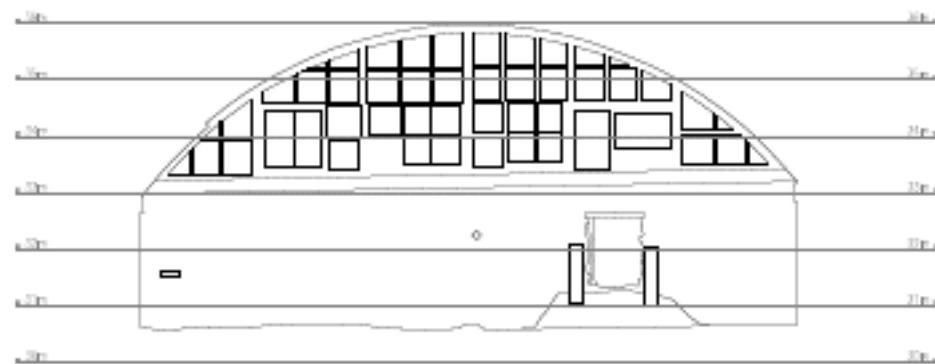
2. The Site and Context

2.1 Existing Site

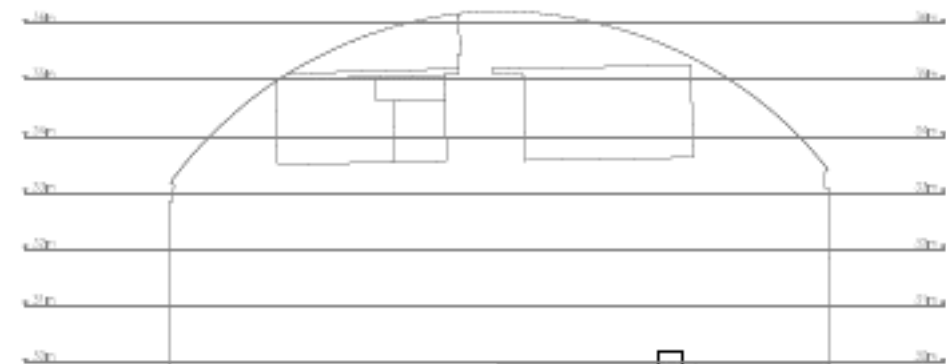
Existing Rear (North-West) Internal Elevation – Arches 8 to 11

Corporation Street Arches, Manchester

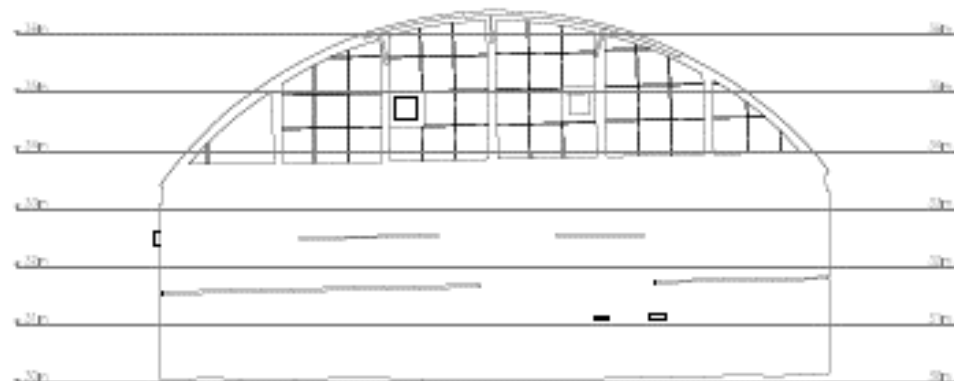
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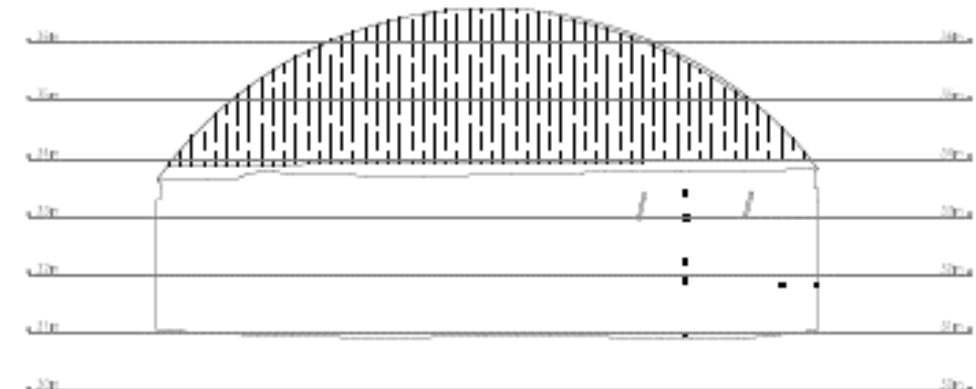
ARCH 8



ARCH 9



ARCH 10



ARCH 11





2. The Site and Context

2.1 Existing Site

Arch Infills to Corporation Street & Dantzic Street, to the front (South-East) of the Site.



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External Photos of River Irk to rear (North-West) of Site





2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 1



Internal Photos of Arch 2



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2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 3



Internal Photos of Arch 4



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2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 6



Internal Photos of Arch 7



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2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 8



Internal Photos of Arch 9



Corporation Street Arches, Manchester

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2. The Site and Context

2.1 Existing Site

Internal Photos of Arch 10



Internal Photos of Arch 11



Corporation Street Arches, Manchester

Design & Access Statement



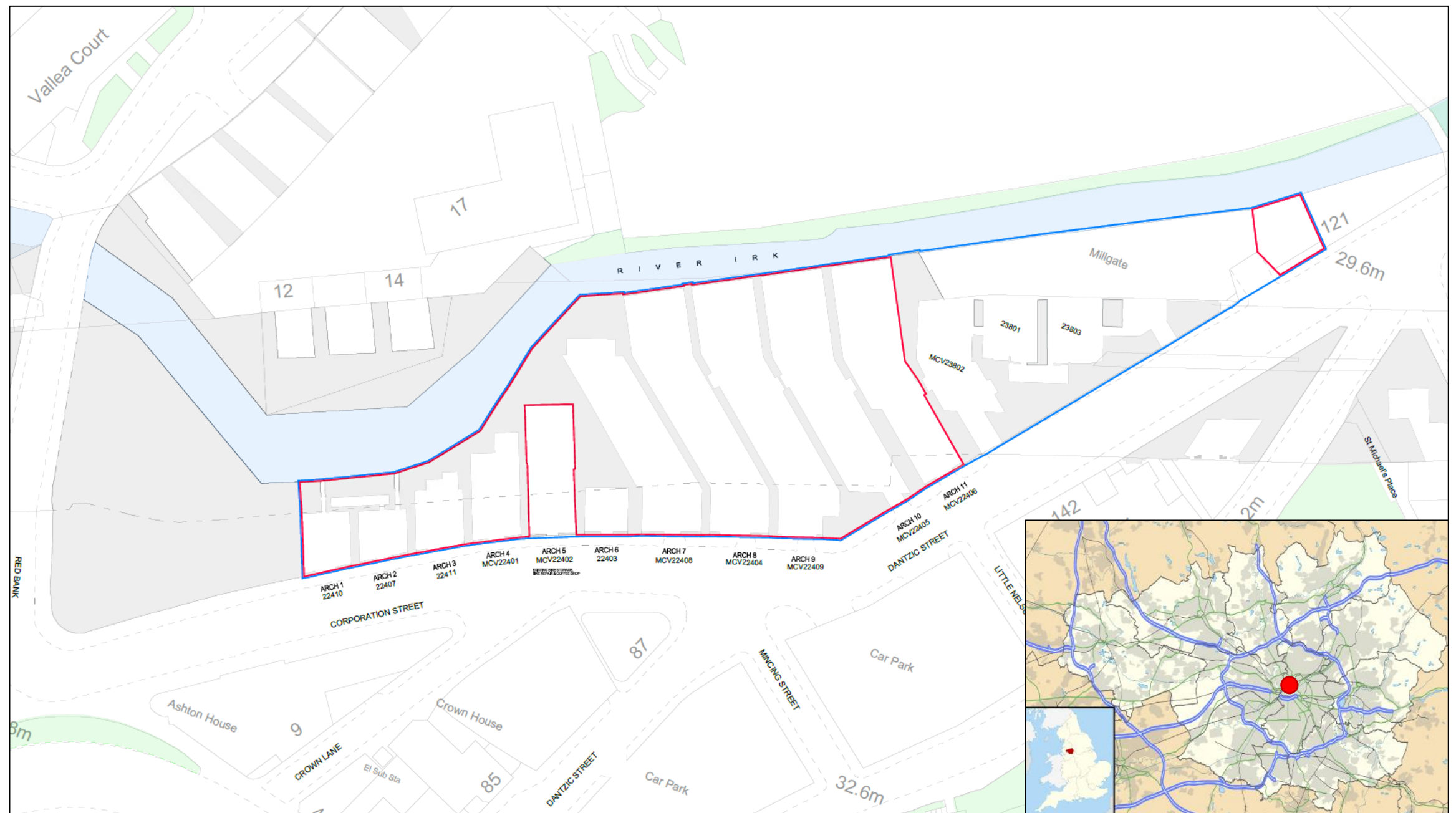
2. The Site and Context

2.2 The Application Site in Context

The site sits adjacent to Manchester City Centre, which is the central business district of Manchester, in North West England.

The City Centre acts as the Transport Interchange for Greater Manchester and over 7 million people live within an hour's drive of it.

Below: Location Plan





2. The Site and Context

Corporation Street Arches, Manchester

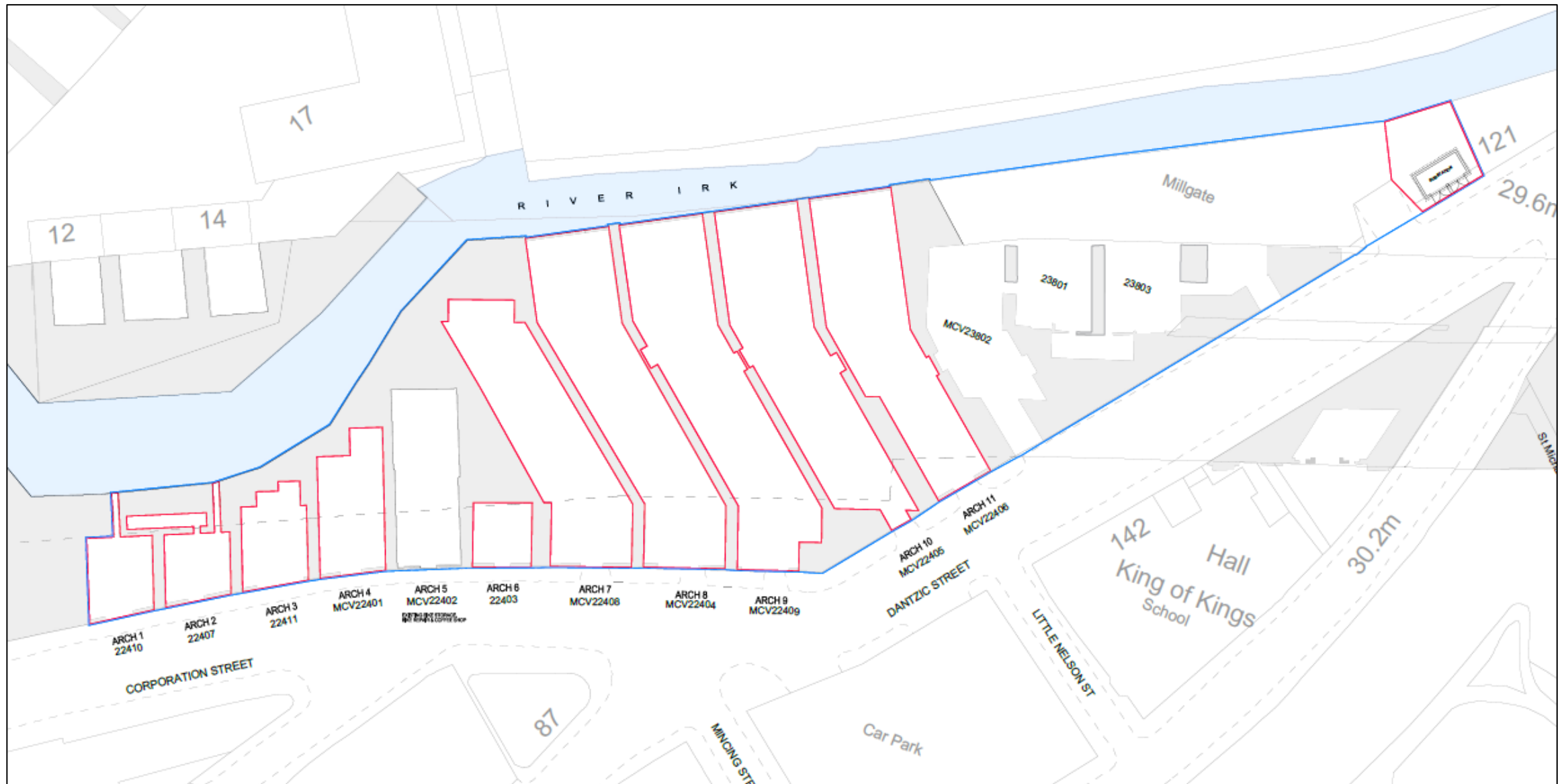
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2.2 The Application Site

The application site occupies an area of Railway Arches adjacent to Manchester City Centre, and is accessed from the South-East by existing vehicular access from Corporation Street & Dantzic Street, and to the North-West is the adjacent River Irk. The Site accommodates Arches 1-4 & 6-11. Arch 5 is not part of this development. There is also a new Substation within the Site.

Corporation Street is a major thoroughfare in Manchester City Centre. It runs from Dantzic Street to the junction of Cross Street and Market Street.

Below: Site Plan





3. Design Objectives

Corporation Street Arches, Manchester

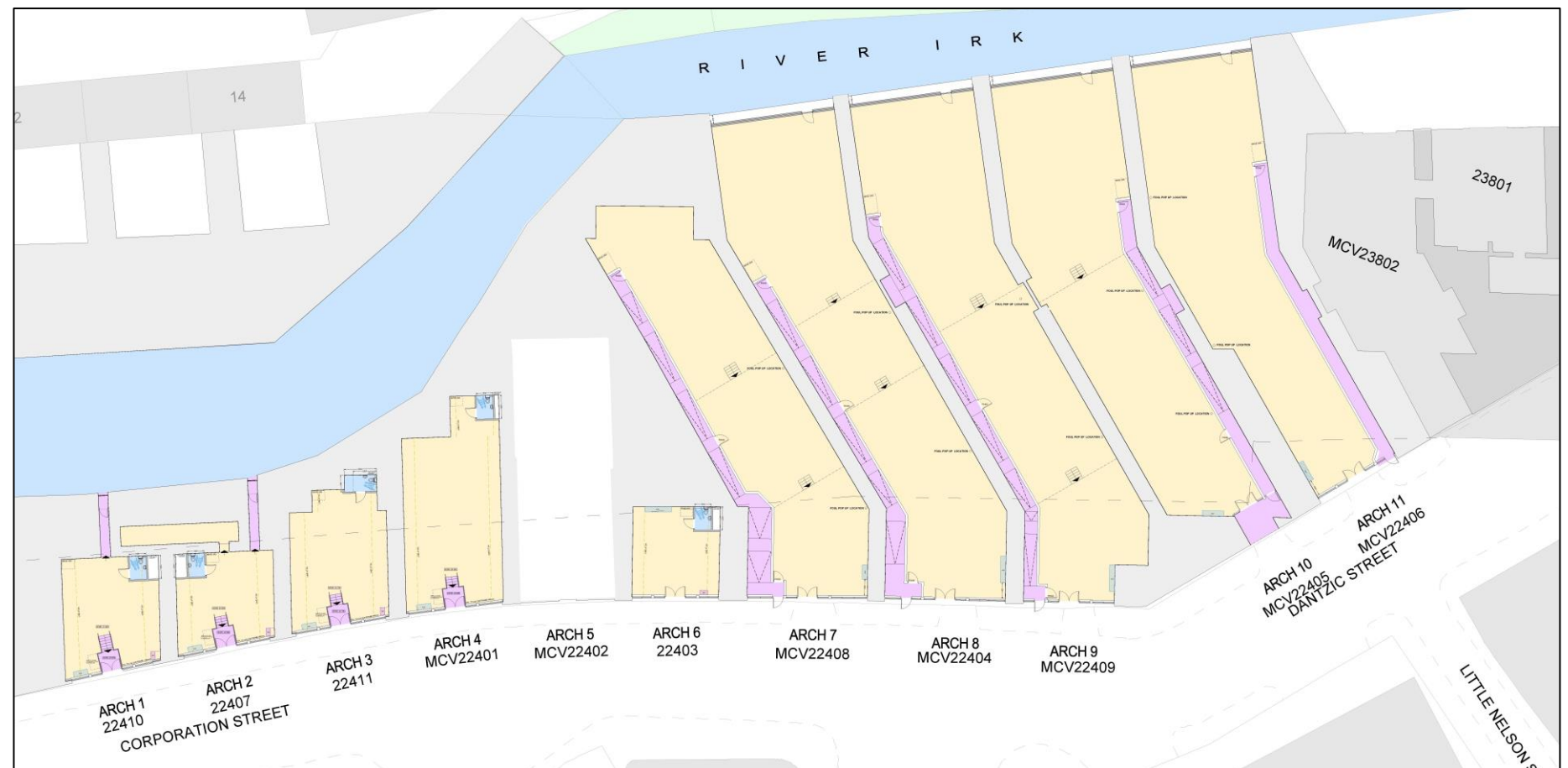
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Working with The Arch Company a series of clear design objectives have been used to guide the evolution of the proposed development.

These design objectives include:

- Clear internal spaces, to allow maximum flexibility for future tenant fit-out as open Class E (Commercial, Businesses & Services).
- Front elevations; to include new glazed infills, internal security roller shutter to protect glazing to mid arch height, double pedestrian doors, and fire escape/egress doors. Rear elevations; arches 8-11 to include; cavity wall / masonry infill and zone for future tenant rear mechanical extract.
- New perimeter insulated concrete floor slab throughout.
- New utilities, new lining, and services for new Accessible WC (arches 1-6). (5 No. in total) Capped drainage, and no WC's to be provided in arches 7 – 11 (5 No. in total)
- Full LED strip lighting to each arch.
- Perimeter power and external works including new paving and fencing
- Mezzanine: Thickened slabs at high internal areas to arches 8-11 to allow flexibility for tenants requiring mezzanines, to be considered at their fit out stage.
- New Utilities provided to serve each Unit including a waste management/bin location allocation.
- Unit signage for Arches including number, Tenant and waymarking signage.

Below: Proposed GA Plans





4. Design Constraints

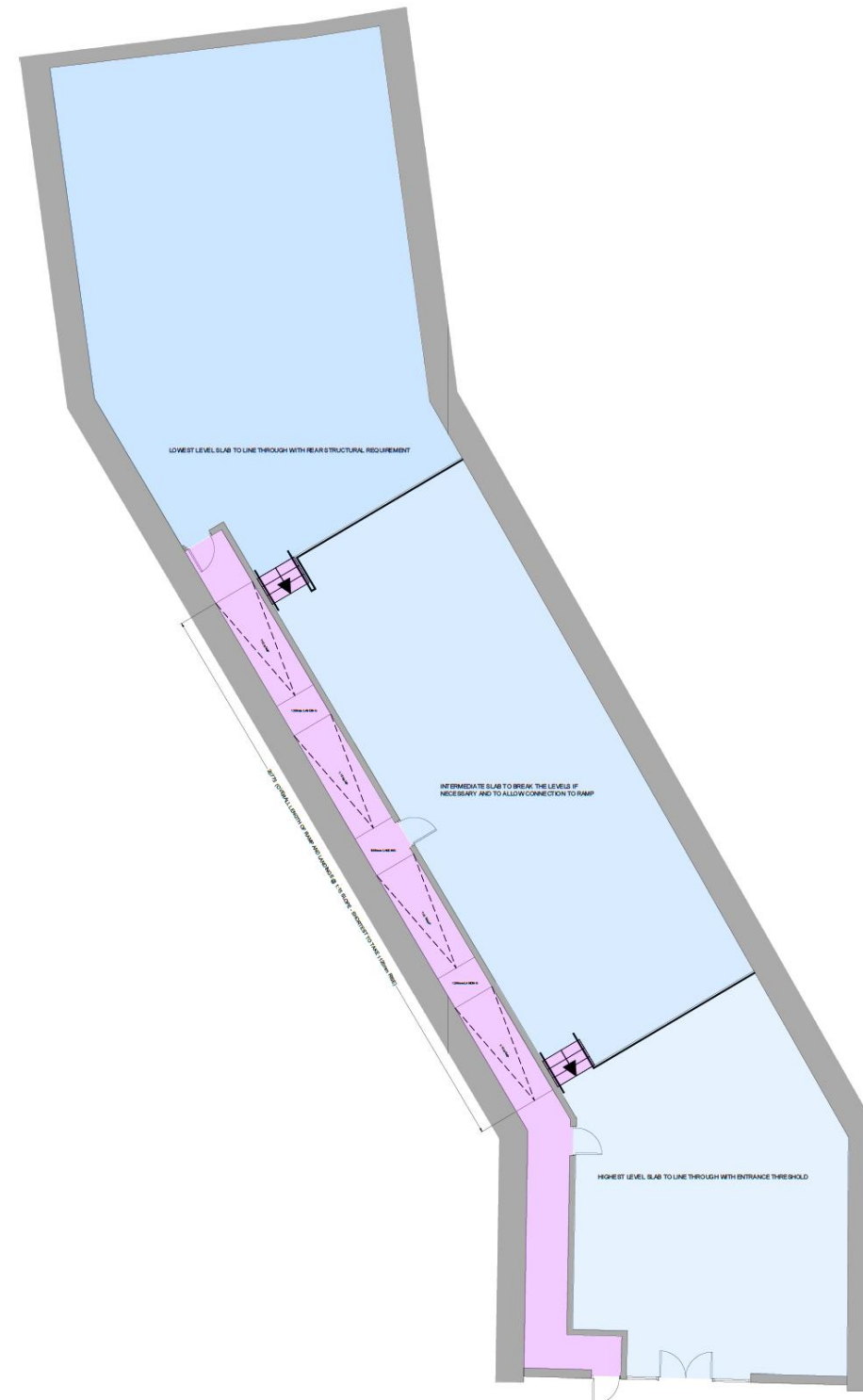
There are a series of design and site constraints which have influenced the design process. Some of these are technical; others environmental and others have arisen from the planning background.

- Existing Railway Arches define the Units design response.
- Existing infrastructure defining site access
- There are substantial level differences from the front (Corporation Street side) to the rear (river Irk) for many units
- The rear of the units back onto the river, so we have had to orientate the layout of the units to the front (including Fire Doors/Corridors etc)

Right: Proposed Levels Solution

Corporation Street Arches, Manchester

Design & Access Statement



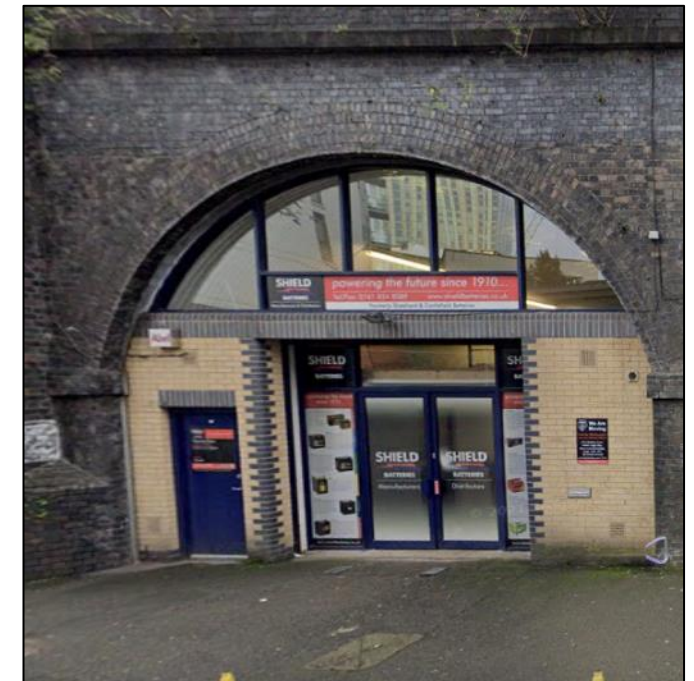


5. Precedents

Similar examples of uses as the proposed Corporation Street can be found around Manchester and Salford. These precedent images are examples incorporating similar brickwork, use, and main entry via roller shutter



Whitworth Street, Manchester



Viaduct Street, Salford



Deansgate Locks



Watson Street, Manchester



Mirabel Street, Manchester





6. Design Proposals

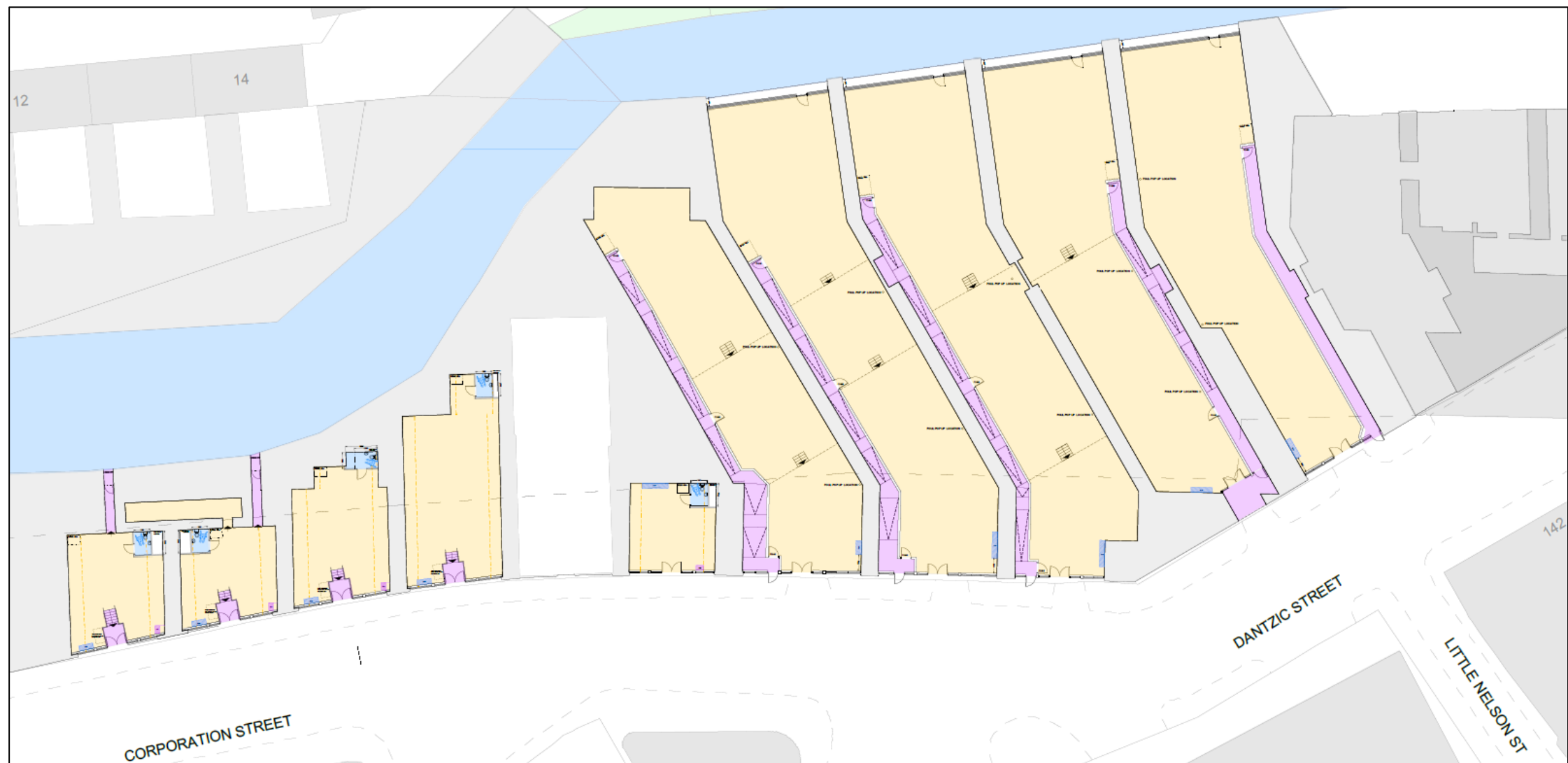
6.1 Layout

Our proposal for alteration to the front infills of the Arches have been carefully considered in a site-specific response, and also with regard to what has been undertaken successfully in other nearby arches .

The proposed design incorporates comparatively high quality materials and will restore a high quality appearance to the elevation at this location on Corporation Street. The design and style of the infills will very much create an on brand aesthetic which will create an attractive 'Street' of arches suitable for Light Industrial use which should be attractive to potential tenants in the current marketplace.

The operational strategy, such as waste removal (indicative internal zones shown for each arch), deliveries etc, would be for the Tenant to manage, within their demise, based on their particular business requirements.

Below: Proposed Plans





6. Design Proposals

Corporation Street Arches, Manchester

Design & Access Statement

6.2 Escape

Arches 1,2,3 & 6 are within single escape distances to the proposed entrance door.

Arches 4, 7, 8, 9, 10 & 11 are over the maximum depth for a single mean of escape travel distance (18m) which leaves a section of the arch unusable therefore we have had to consider a secondary means of fire escape (except arch 4 which we are looking to fire engineer as the amount is minimal)

Arches 7, 8, 9 10 & 11 with the inclusion of a secondary means of escape, still have areas over the maximum depth for a multiple mean of escape travel distance (45m) which leaves a section of each arch unusable, therefore we have had to consider a fire engineered solution to be agreed with the building regulations office.

6.3 Inclusivity

There are a number of steps/level changes in the existing slabs, the proposal is to remove these where possible and create new slab levels generally. There are unavoidable level changes to the new slabs, this will be managed from an accessibility perspective by providing ramps to get between slab levels. However, this will not require any specific disabled access arrangements, and there are level access/egress to door thresholds.

The typical layout illustrates the zones of the arches which are best utilised for new accessible WC's. As some of the arches are over 50m in length, to comply with building control WC's cannot be placed at the extreme ends (40m is the maximum distance allowed to reach a single WC from its furthest point) to free up the front zones for tenant fitout. In order to provide 2 alternative means of escape we have included a secondary escape door to the front of arches accessed through a ramped fire protected corridor.

6.4 Drainage

We have reviewed the requirements for new foul water drainage created by new accessible WC's (arches 1, 2, 3, 4, 6), and any potential future WC's installations of tenant fit out (arches 7 to 11). The proposed solution is to provide new drainage wherever appropriate in a similar location to the existing which will allow for any new connection to replace the existing connection to the main public sewers in the adjacent streets (assuming that the flow is the same)





6. Design Proposals

Corporation Street Arches, Manchester

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6.5 Appearance

This proposal for the typical Corporation Street elevational treatment shows a considered approach to the infill design which can be carried across all the arches with a similar design aesthetic.

This design for the main Corporation Street elevation comprises new glazed curtain walling/shopfront, a centrally located glazed double door within the curtain wall, with an internal security shutter to arches 6 to 11. The elevation is flanked by an integrated glazed fire escape door and matching panel opposite to create symmetry to the longer units (7, 8, 9, 10, 11). A signage zone is allowed for as individual lettering above the arched soldier course, fixed to the viaduct structure. Louvre or knock out panels in the frame to the upper section of the arch are to enable tenant fit out flexibility for ventilation intake/exhaust and mechanical system installation where there is no alternative location or method to do so, allowing for open Class E (Commercial, Businesses & Services).

The elevation is to have combined up and down LED lighting to emphasize the aesthetic.

As part of building regulations requirement for fire escape and where a secondary access does not exist elsewhere and due to the depth of the arch, a secondary fire escape is provided giving access from the arches fire protected corridor which escapes onto Corporation Street.

There has been no allowance made for natural ventilation or smoke purging via openable windows. These will be subject to building control requirement. There is currently no allowance for solar shading, although the main elevations face South East and will be subject to direct sun, albeit tall buildings opposite will naturally shade these elevations. Due to the depth of the arches, solar shading is not thought necessary.

Below: Typical Proposed front (South-East) Elevation to Corporation and Dantzic Street





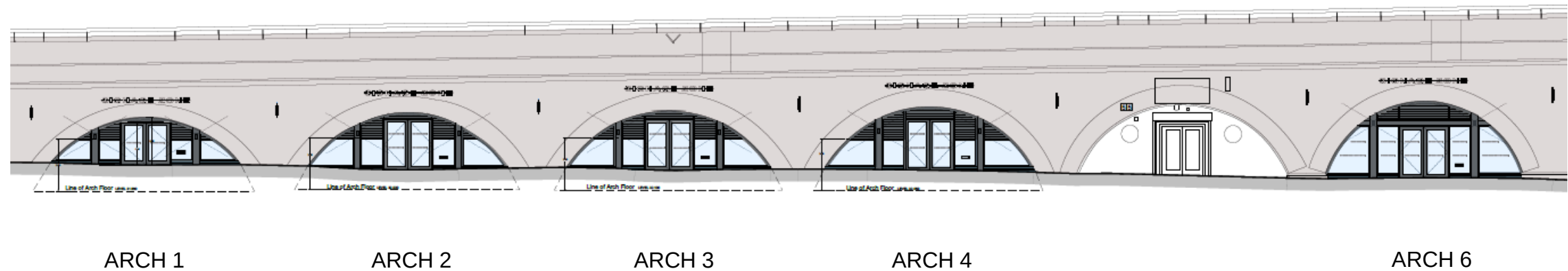
6. Design Proposals

6.5 Appearance

Proposed front (South-East) Street View Elevation – Arches 1, 2, 3, 4 & 6

Corporation Street Arches, Manchester

Design & Access Statement





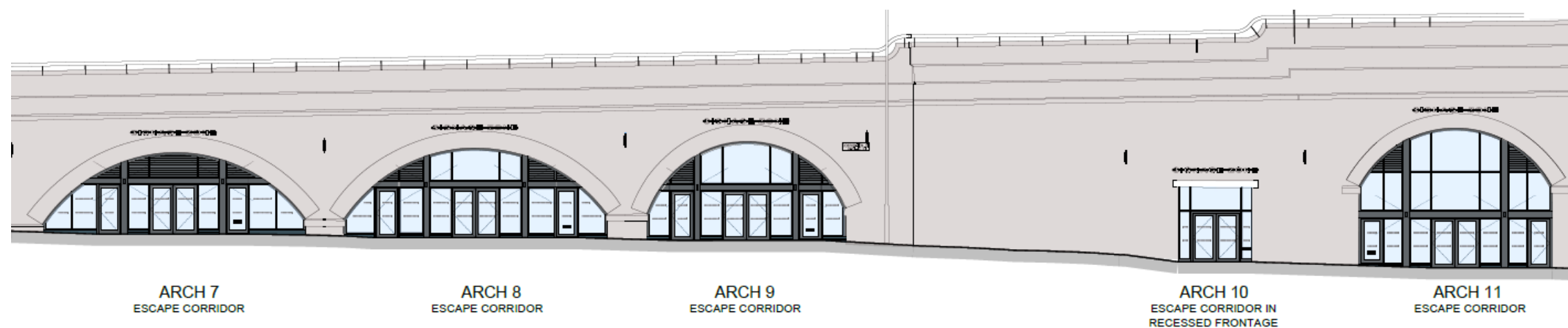
6. Design Proposals

6.5 Appearance

Proposed front (South-East) Street View Elevation – Arches 7, 8, 9, 10 & 11

Corporation Street Arches, Manchester

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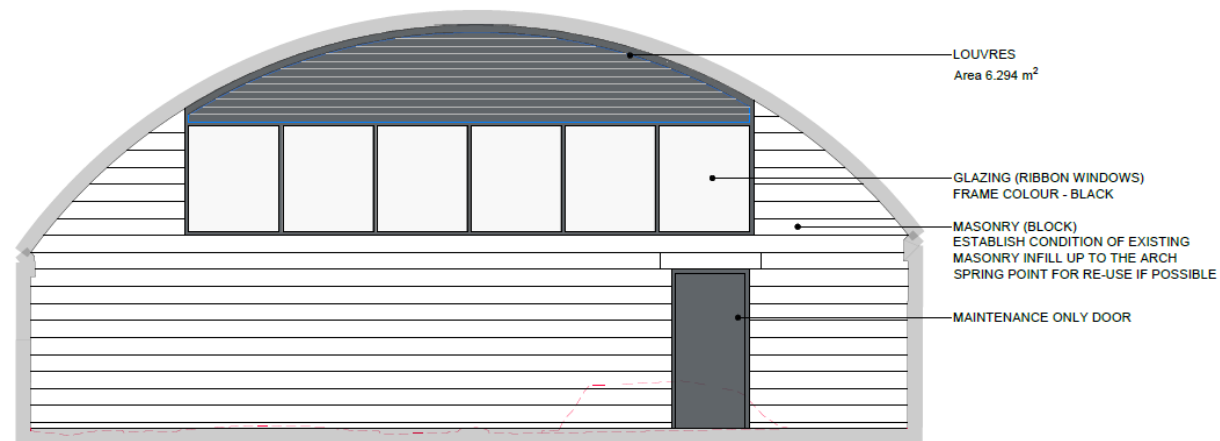




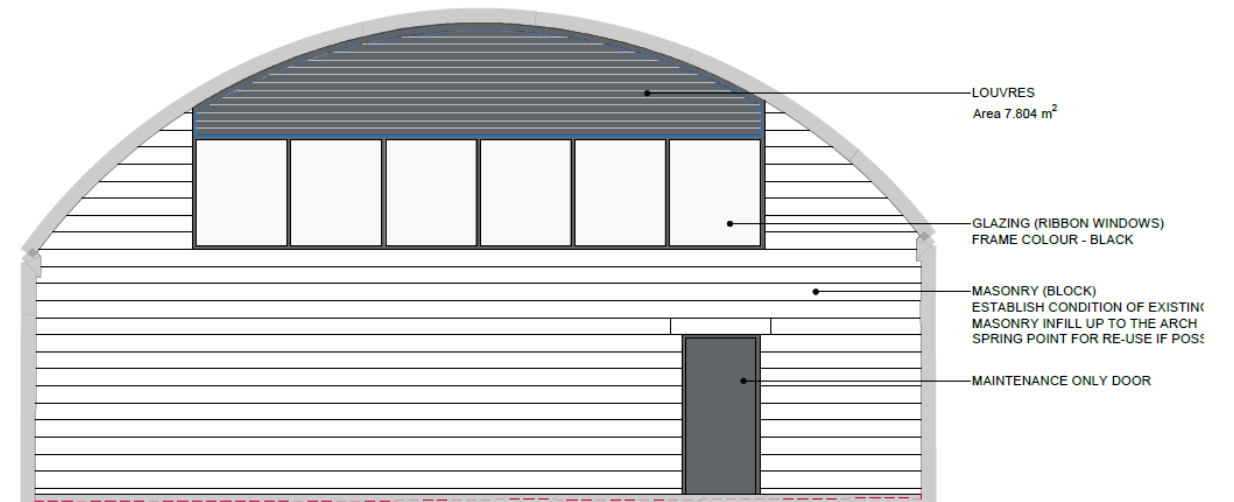
6. Design Proposals

6.5 Appearance

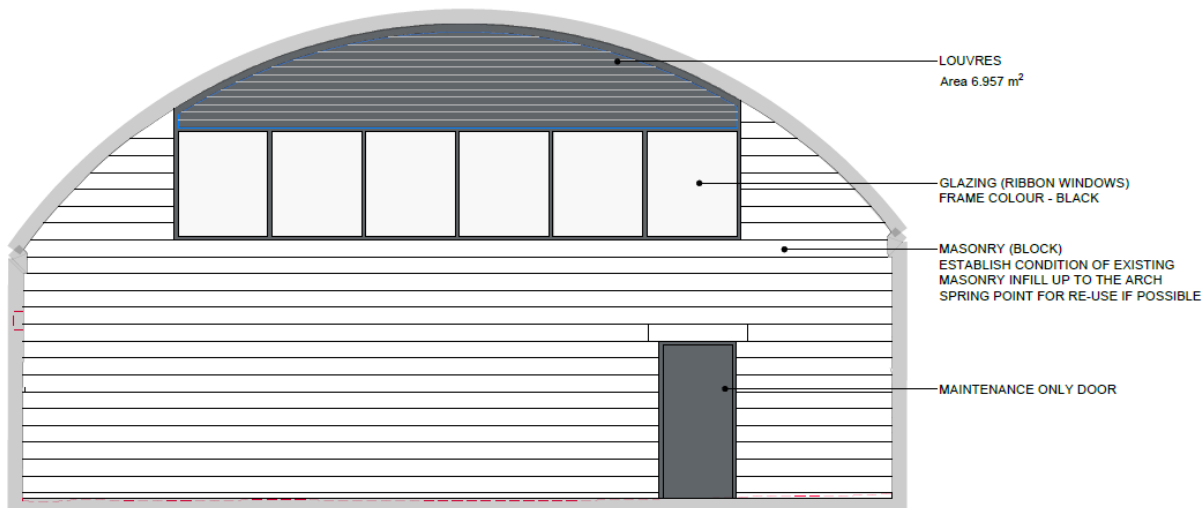
Proposed (North-West) Internal Elevation – Arches 8, 9, 10 & 11



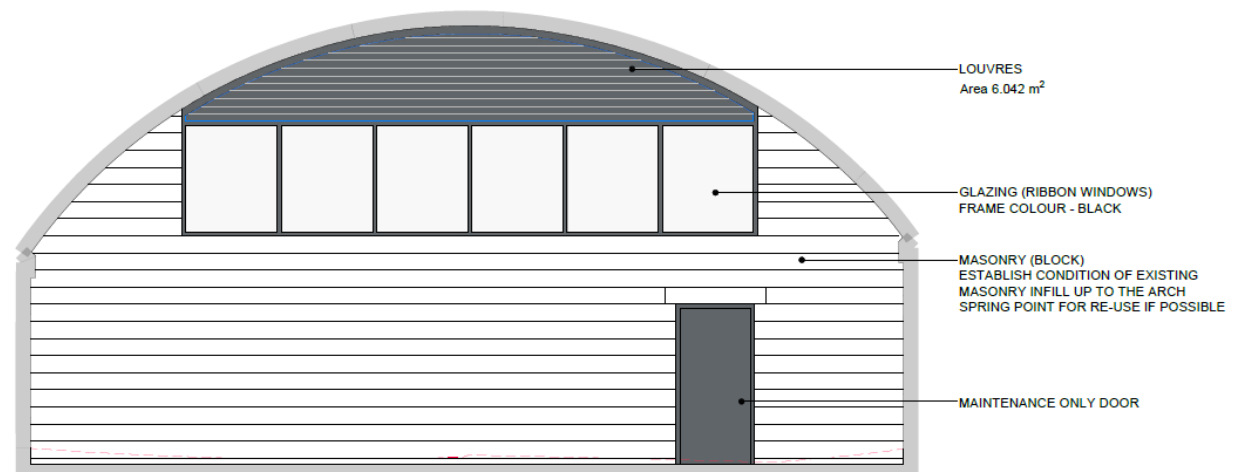
ARCH 8



ARCH 9



ARCH 10



ARCH 11





7. Summary

This Design & Access Statement confirms that the proposed development has been carefully assessed and designed having regard to the constraints and opportunities of the site, as well as the brief of The Arch Company (ArchCo) development business.

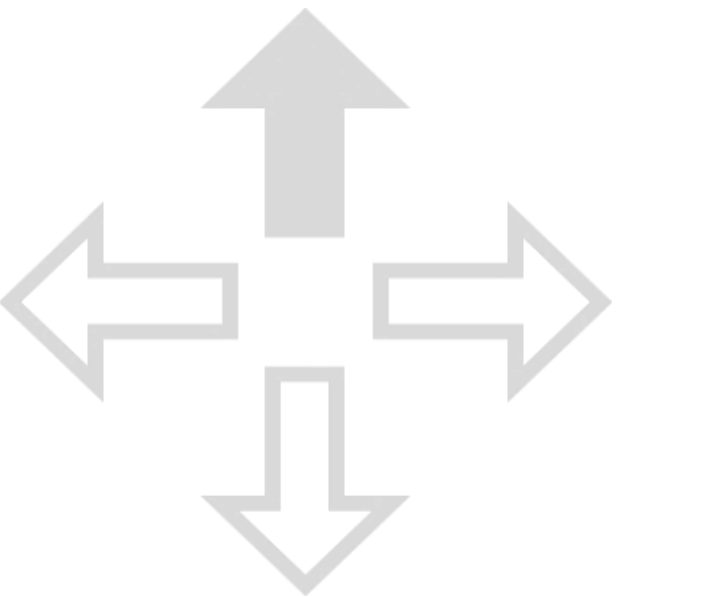
A full account of the planning background has been undertaken and the proposed development is consistent with the objectives of the Council's planning policies.

The development therefore provides a high quality designed scheme, which will enable an important economic and cultural investment.

Corporation Street Arches, Manchester

Design & Access Statement





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