



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

8198-LRW-XX-XX-PP-A-00-132_P03 | APRIL 2023

PREPARED BY

LeachRhodesWalker
Architects

Blank Page

0.0 Contents

- 01. Introduction
- 02. Team
- 03. Key Changes
- 04. Block 1 - Plans
- 05. Building Heights
- 06. Amount



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

NQ
MANCHESTER

MANCHESTER DESIGN & ARCHITECTURE | PRELIMINARY | APRIL 2023

1.0 Introduction

1.0 Introduction

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 full planning application for a residential development in Manchester.

Following the submission of the planning application [ref: 135675/FO/2022] in December 2022, there were several areas that the council officers asked for further clarification or refinement, as part of the scheme design, and this document has produced to identify the changes to the submitted scheme.

Along with this addendum, and the previously submitted Design and Access Statement, we have prepared a revised set of drawings which should all be read together.

2.0 Team

2.0 Team

Client

AXIS-RE
125 Deansgate
Manchester
M3 2BY
Contact: Russ Worthington
T: 07920257326



Client

Marco Living Ltd
81 Newton Street
Manchester
M1 1 EX
Contact: Tahir Ahmed
T: 0161 228 6765



Architects

Leach Rhodes Walker Ltd
Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
Contact: Christian Gilham
T: 0161 833 0211



Project Manager/ Quantity Surveyor

Quantem
67 Newhall St
Birmingham
B3 1NQ
Contact: Andy Rasin
T: 0121 233 9222



Planning Consultant

Avison Young
7 Norfolk St
Manchester
M2 1DW
Contact: Neil Lucas
T: 0161 956 4076



Heritage and Townscape Consultants

Turley
1 New York Street
Manchester
M1 4HD
Contact: Katy Lightbody
T: 0161 233 7676



Structural/Civil Engineers

Fairhurst
51A St Paul's Street
Leeds
LS1 2TE
Contact: Anthony Simmons
T: 0113 243 4671



M&E Engineers

Crookes Walker
17 Marble Street
Manchester
M2 3AW
Contact: Colin Atkinson
T: 0161 834 9999



Fire Consultants

Jenson Hughes
Suite 9C
Manchester One
53 Portland Street
Contact: Halina Zaini
T: 0161 6190174



Landscape Cosultant

TPM Landscape
Studio 10
10 Little Lever Street
Manchester
M1 1HR
Contact: Carl Taylor
T: 0161 235 0600



Daylighting/Sunlight Consultants

GIA
2 Commercial St
Manchester
M15 4RQ
Contact: Charles Harley
T: 020 7202 1411



Environmental Consultants

Element Sustainability
77 High Street
Tarvin, Cheshire
CH3 8JA
Contact: Laurie Wills
T: 01829 733 444



2.0 Team

Rights of Light Consultants

Proximity
Kennedy House
31 Stamford Street
Altrincham
Contact: Neil Lovell Kennedy
T: 0161 444 3950



Highways and Transport Consultants

Vectos
4th Floor
61 Oxford Street
Manchester
M1 6EQ
Contact: Oliver McLaughlin
T: 0161 228 1008



Principle Designer

Safer Sphere
15 Pocket Nook Street
St Helen's
WA9 1LR
Contact: Chris Shaw
T: 01744 343822



Air Quality Consultant

Redmore Environmental
Taylor Rd
Trafford Park
Stretford
Manchester, M41
Contact: Amelia Leatherbarrow-Hurst
T: 0161 706 0075



Comms Consultants

G-Tech
4 Priory Rd
Kenilworth
CV8 1LL
Contact: Gareth Phillips
T: 01926 744771



Archaeology Consultant

Salford Archaeology
Peel Building
University of Salford
Salford
M5 4WT
Contact: Adam Thompson
T: 0161 285 0145



Acoustics Consultants

Fisher Acoustics
64 Jesey Street
Manchester
M4 6JW
Contact: Matt Fisher
T: 0161 605 0905



Design For Security

4th Floor Police Force Headquarters
Northampton Road
Central Park
Manchester
M40 5BP
Contact: Sean Bastow
T:



Ecological Consultant

Tyrer Ecological Consultants
Roselands
3 Cross Gm
Formby
L37 4BH
Contact: Kylee Wilding
T: 01704 875781



Financial Viability Consultant

Roger Hannah
Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
Contact: Steve Smith
T: 0161 817 3399



3.0 Key Changes

3.0 Key Changes

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

Block 1

- Part removal of lower ground floor
- Additional stair added to ground floor as a result of above
- Reduced building height
- Single leaf access doors rather than double for the two GF apartments facing Tariff Street following Crime Impact feedback
- Minor internal layout changes following further detailed design

Block 2

- Reduced building height
- Minor internal layout changes following further detailed design

4.0 Block 1 - Plans

Block 1 - Plans

Lower Ground Floor Plan / Basement

The submitted scheme in December 2022 included 6 apartments at the lower ground level of Block 1. As a result of further design development, the footprint has been reduced to exclude the 6 apartments, stair/lift core 1 & 3.

The cycle store and plant rooms remain on this floor and accessing the cycle store externally will be via a secure gate on Port Street.

For means of escape from the basement, we have added a stair NW of the site leading directly onto street level at ground floor.



Scheme Submitted for Planning: December 2022



Planning Refinements

Block 1 - Plans

Ground Floor Plan

As a result of the additional stair from the basement to the ground floor, there were minor amendments to the refuse stores. The refuse stores remain in the same location with the same residents' and refuse strategy as described in the Design and Access Statement, Section 13.

Following feedback from the Crime Impact Statement, the two apartments facing Tariff Street will have single leaf access doors instead of the double leaf as previously proposed.



Scheme Submitted for Planning: December 2022



Planning Refinements

5.0 Building Heights

Building Heights

Block 1

Along with the amendments to the part removal of the lower ground / basement level, we have reduced the floor to floor of the accommodation levels and as a result of this, reduced the height of the overall building.



Scheme Submitted for Planning: December 2022



Planning Refinements

Building Heights



Scheme Submitted for Planning: December 2022



Planning Refinements

Building Heights

Block 2

Similar to Block 1, we have reduced the floor to floor heights of the accommodation levels which as a result reduces the overall height of the building.



Elevation A
Scheme Submitted for Planning: December 2022



Elevation B



Elevation C



Elevation D



Elevation A
Planning Refinements



Elevation B



Elevation C



Elevation D

Building Heights

Block 1 & 2

As a result of reducing the floor heights, Block 1 has been reduced by 1.7m maximum and 2.7m reduction in height of Block 2.



Scheme Submitted for Planning: December 2022



Planning Refinements

Building Heights

Block 1 & 2



Scheme Submitted for Planning: December 2022



Planning Refinements

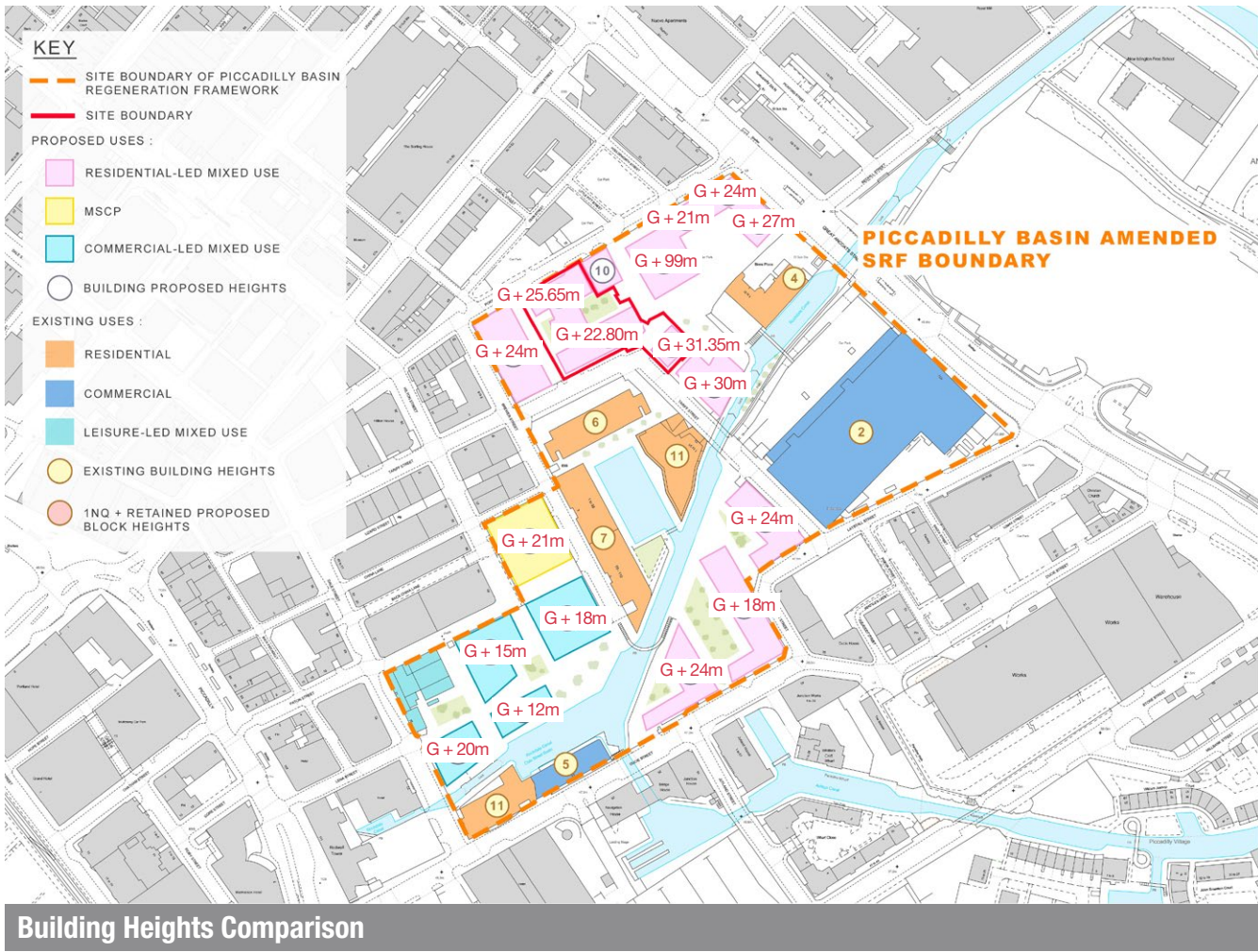
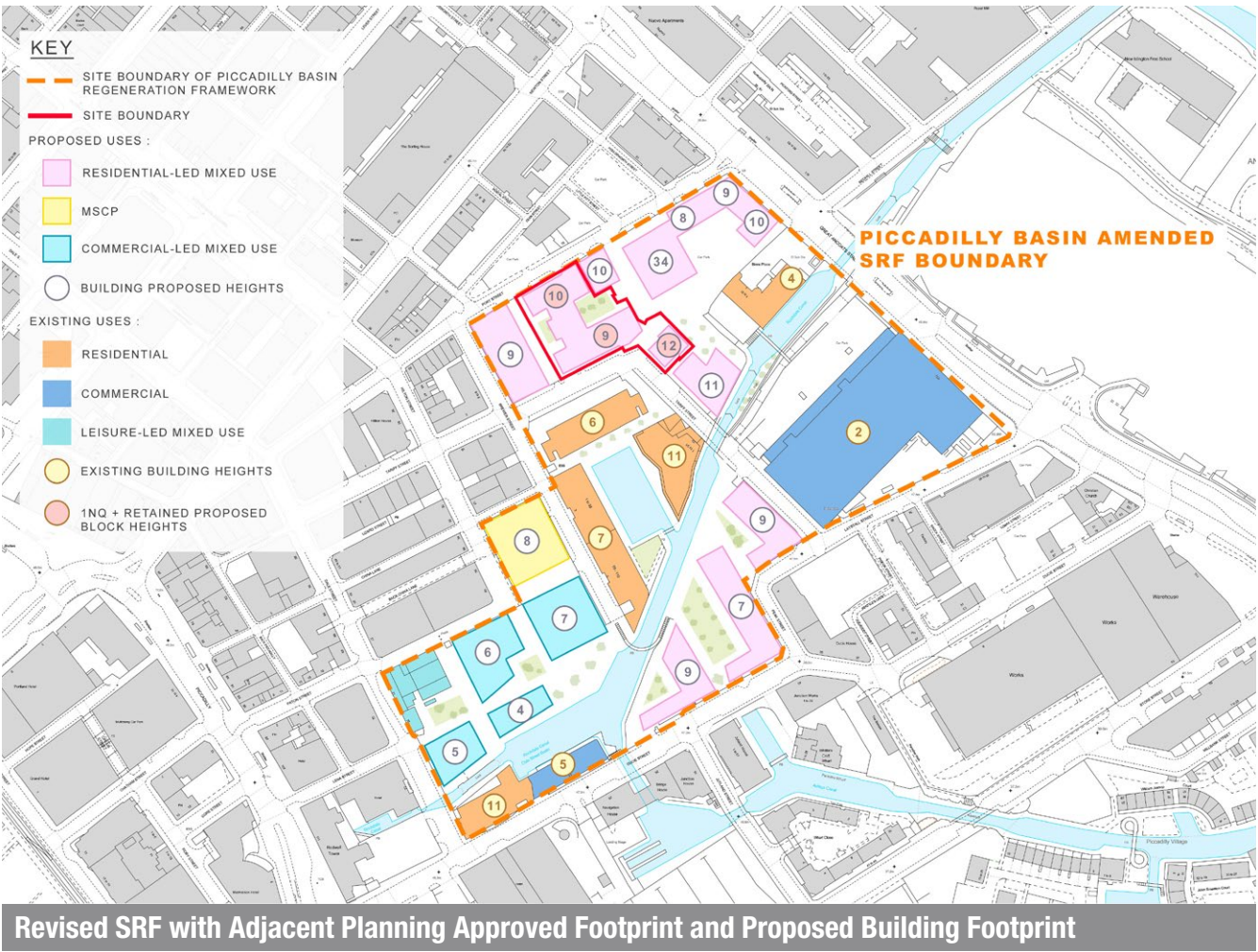
5.0 Building Heights

SRF Comparison

The proposal will sit comfortably here and follows the principles of the Piccadilly Basin Strategic Regeneration Framework. The site sits within a wider SRF, and care has been taken to develop proposals that adhere to the SRF principals, but respond to the changes that have taken place to that SRF as development has been progressed on adjacent sites.

The diagram on the left shows the storey heights of our proposal in relation to the SRF framework as outlined in our Design and Access Statement - Section 3.

The diagram on the right illustrates our proposed building heights in comparison to the proposed buildings in the SRF framework with the assumption of a 3m floor to floor on accommodation floors above ground floor.



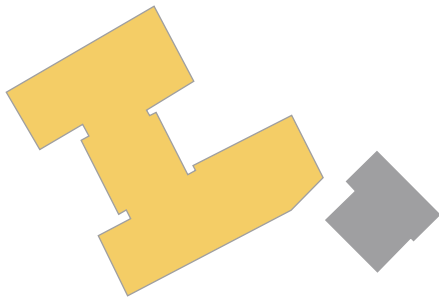
6.0 Amount

Amount

Accommodation Schedule

Following the changes, the proposal seeks planning approval for a residential development with associated landscaping, servicing and ancillary accommodation. A summary of the scheme is listed below:

Block 1



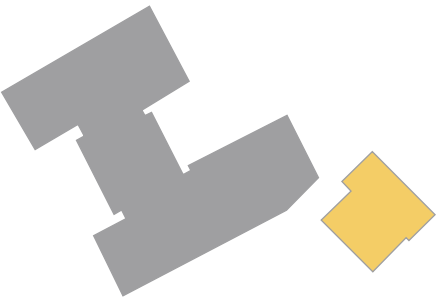
Floor	1 Bed	2 Bed	3 Bed
Basement	0	0	0
Ground	4	8	1
1st	5	11	4
2nd	4	17	1
3rd	4	17	1
4th	7	15	1
5th	7	15	1
6th	7	15	1
7th	7	15	1
8th	7	15	1
9th	5	7	1
10th (Amenity)	0	0	0
Subtotal	57	135	13
Mix (%)	28%	66%	6%

Total Apartments **205**

Retail Unit 93sqm / 1,001sqft

Cycle Spaces - 206

Block 2



Floor	1 Bed	2 Bed	3 Bed
Basement	0	0	0
Ground	0	0	0
1st	0	2	1
2nd	4	2	0
3rd	4	2	0
4th	4	2	0
5th	1	4	0
6th	1	4	0
7th	1	4	0
8th	1	4	0
9th	1	4	0
10th	1	4	0
11th	1	4	0
Subtotal	19	36	1
Mix (%)	34%	64%	2%

Total Apartments **56**

Retail Unit 91sqm / 980sqft

Cycle Spaces - 56

Total Apartments: 261 (76 x 1 beds, 171 x 2 Beds, 14 x 3 Beds)



LEACH RHODES WALKER CONTACT US

info@lrw.co.uk | www.lrw.co.uk



Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk

Morley House,
6 Nottingham Street
London
W1U 5EJ
t: +44 (0)207 993 1363
e: london@lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4026
e: bucharest@lrw.ro