

SHIPYARD, MANCHESTER

DESIGN & ACCESS STATEMENT



January 2023

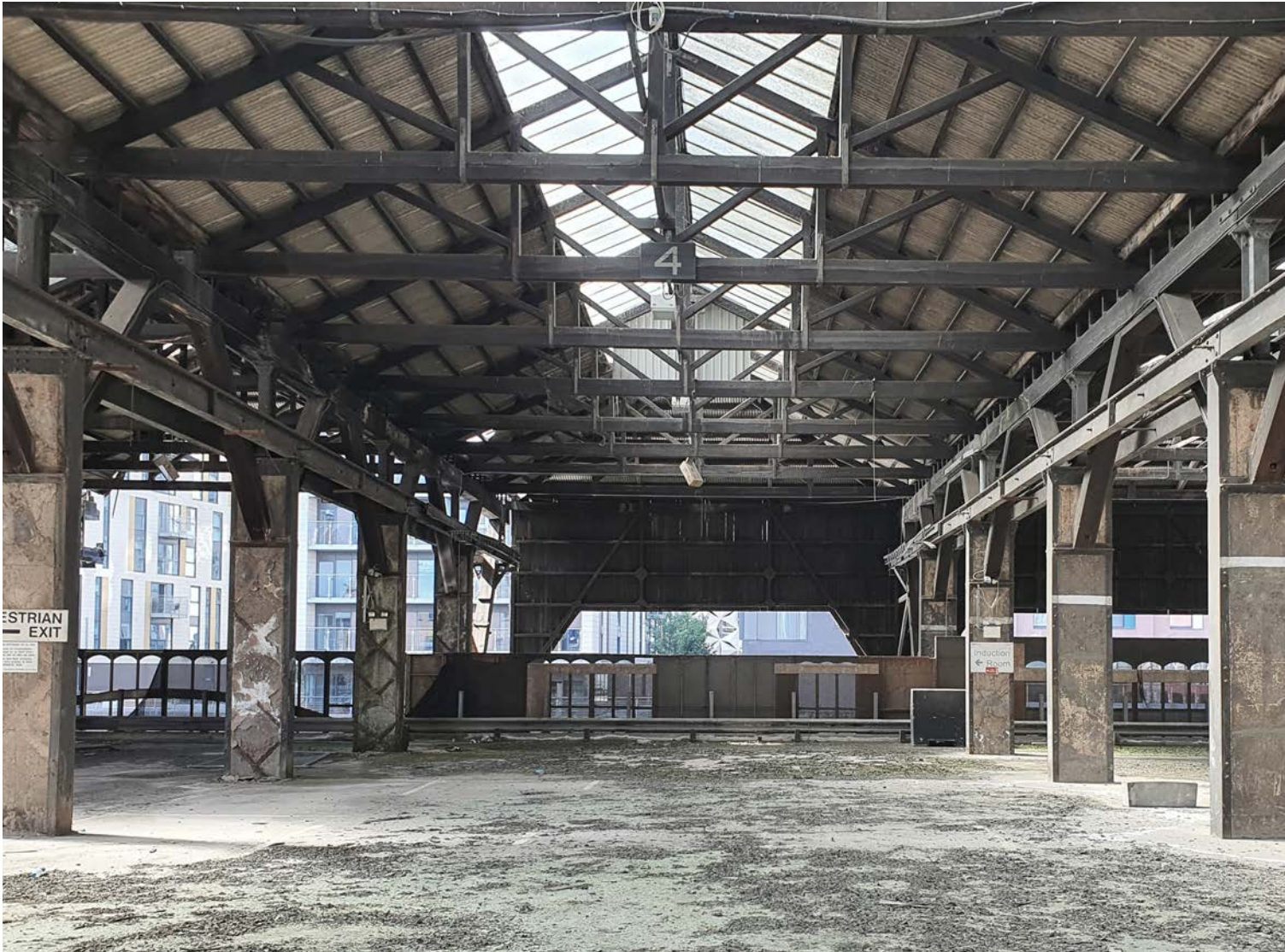
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01 INTRODUCTION





INTRODUCTION

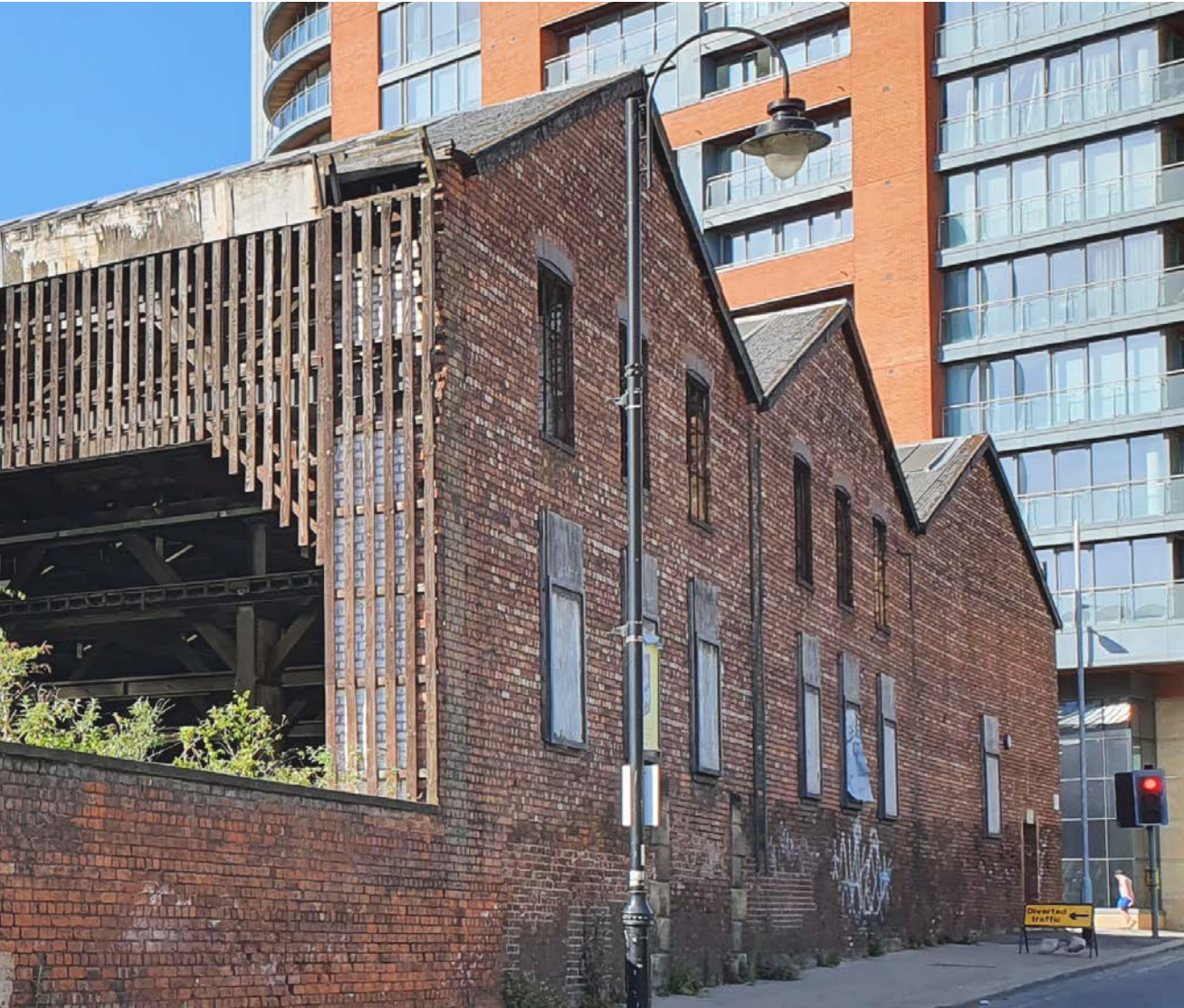
We have been working alongside Allied London on the Shipyard (formerly Albert Sheds) to create a new riverside dining destination within the prime location in St. John's Masterplan.

Being one of the few original industrial buildings left within the city centre, its high ceilings and waterfront location will provide the perfect atmosphere from day to night.

Our proposals are to repurpose the former warehouse into an eclectic and curated destination that compliments the wider St. Johns Masterplan, by encouraging a mix of artisan vendors and rolling smaller stalls.

We have looked to facilitate the evolution of Shipyard by looking to retain the key elements of the building and following these key design principles:-

- Retain existing structure, roof form and façade to Water Street.
- Create new mezzanine levels and associated terraces that can engage with the waterfront.
- Provide access points to the building from Quay Street and Water Street.
- Activate ground floor and engage with the local context.
- Provide a day and night time destination.
- Extend the ground floor so that level access can be provided onto a level terrace.



THE TEAM

The following Design and Access Statement has been prepared as part of the full planning submission for Shipyard on behalf of Allied London.

The Design and Access Statement outlines the design philosophy that has informed the overall proposal.

This statement has been produced in accordance with the guidance set out in Manchester City Council’s ‘Guide to development in Manchester supplementary planning document and planning guidance’.

- Client Allied London
- Project manager Crowther Turnbull Booth
- Architect 3DReid
- Heritage architect Stephen Levrant: Heritage Architecture Ltd.
- Structural engineer ARP
- M&E engineer FWP UK
- Acoustic engineer Sandy Brown
- Environmental consultant BWB consulting
- Fire engineer Orion Fire
- Transportation consultant Vectos
- Operator Sessions

02 SITE CONTEXT

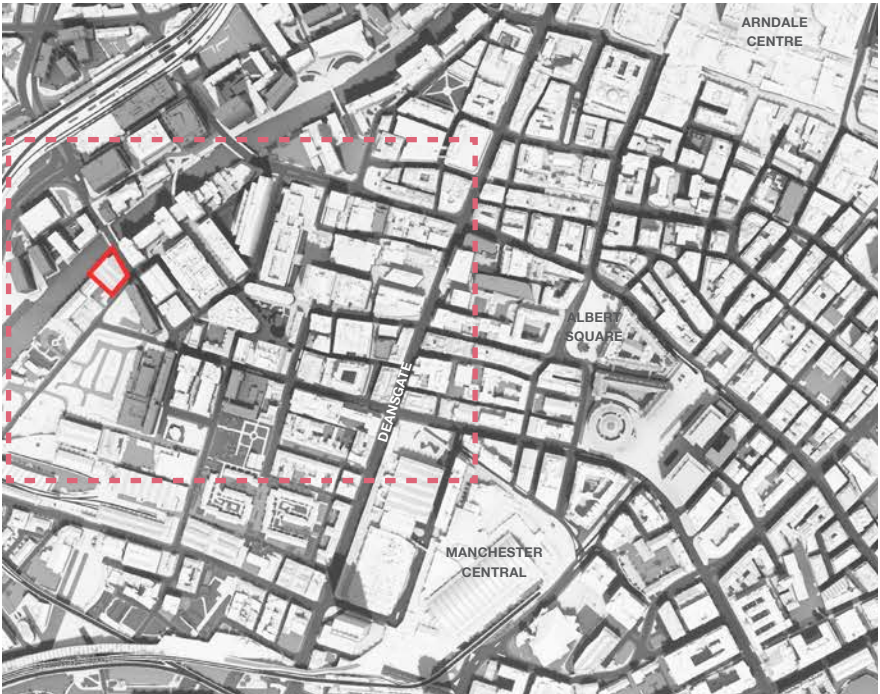


SITE LOCATION

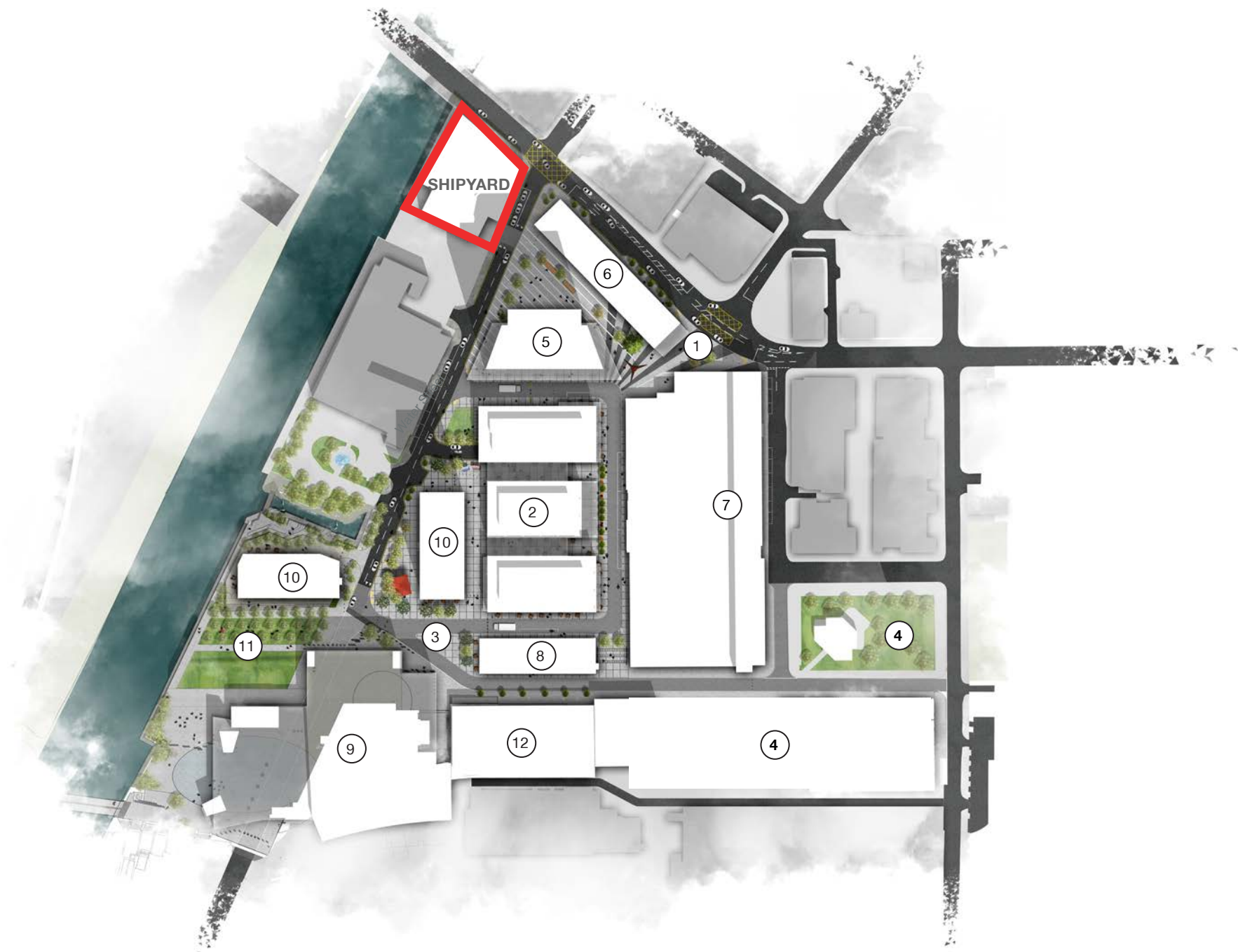


Shipyard occupies a prominent location on the edge of St John's masterplan (Enterprise City) adjacent to River Irwell and Spinningfields area. It opens up onto the newly proposed public realm with views back to the former Granada Studios Headquarters.

Manchester City Centre



ST. JOHN'S MASTERPLAN



ST. JOHN'S MASTERPLAN

The site falls within the St John's Strategic Regeneration Framework (SRF) area, which includes the former ITV Granada Studios site and other parcels of land. The SRF was initially endorsed by Manchester City Council at Executive in February 2015 and an updated version was endorsed by the Council at Executive in January 2017.

The SRF provides a positive and appropriate response to its context. It sets out a vision for the regeneration of the site, based on the concept of the "Village" and the "Sky", together with a series of development principles, which are sufficiently flexible to be able to respond to opportunities in the market place as they arise.

The Masterplan proposals will ultimately guide the delivery of a new mixed-use, sustainable City Centre neighbourhood which is accessible, has a distinctive sense of place and offers life and vitality at all times through the year, day and night.

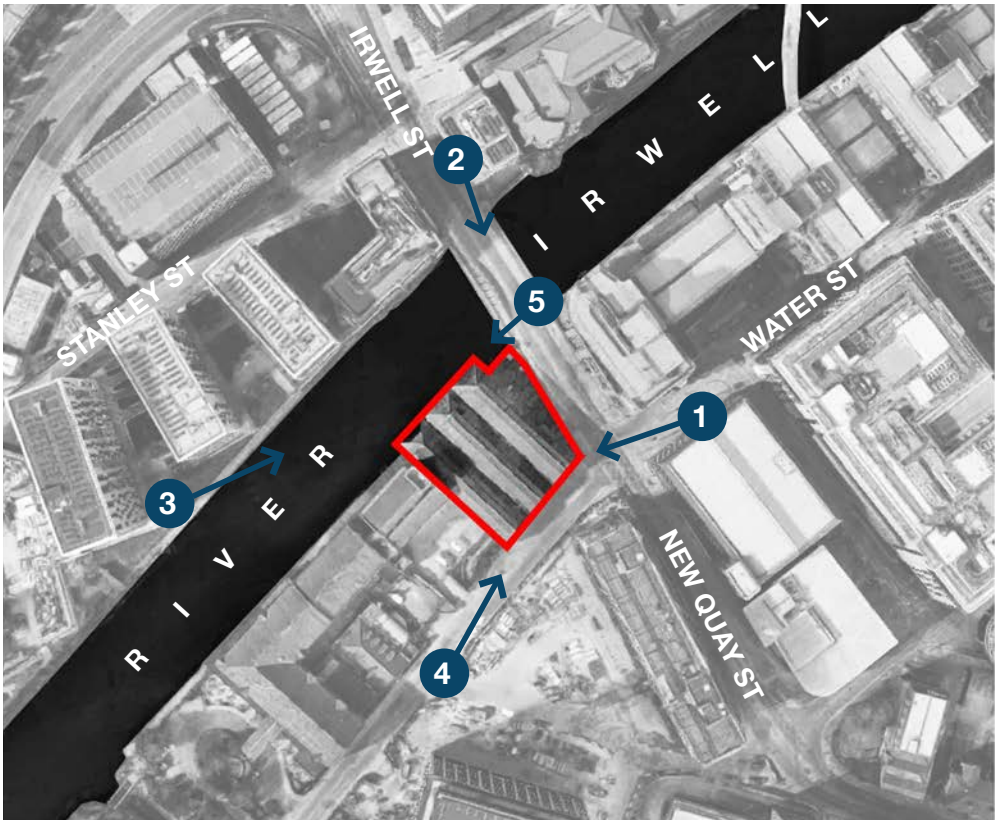
The SRF identifies that St John's has the potential to deliver wholesale development in the area, although the precise development quantum involved will be determined during the detailed planning of the scheme.

- | | |
|----------------------------|-----------------------|
| ① St John's Gateway | ⑦ Old Granada Studios |
| ② Manchester Goods Yard | ⑧ River Green |
| ③ Festival Square | ⑨ Factory |
| ④ Versa Manchester Studios | ⑩ Union |
| ⑤ Deuce & Hoops | ⑪ Grape Street Deck |
| ⑥ The Globe Building | ⑫ Bonded Warehouse |

ST. JOHN’S MASTERPLAN



VIEWS OF THE SITE



The location of the Albert Shed site sits adjacent to road infrastructure and against the River Irwell. As the road inclines towards a bridge which crosses the river, a large portion of the Quay Street elevation is obscured.

It is also difficult to find a satisfactory view of the riverside elevation of the existing building, which is partially obscured by the bridge structure when seen from Quay Street. A full view of

this elevation can only be fully appreciated from the opposite side of the River Irwell.

This does mean that the most complete elevation that pedestrians and drivers will experience is the Water Street elevation, which is positioned unobscured along a pedestrian pavement.



1. VIEW FROM CORNER OF WATER ST. AND NEW QUAY ST.



2. VIEW FROM IRWELL ST.



3. VIEW FROM STANLEY ST. CAR PARK

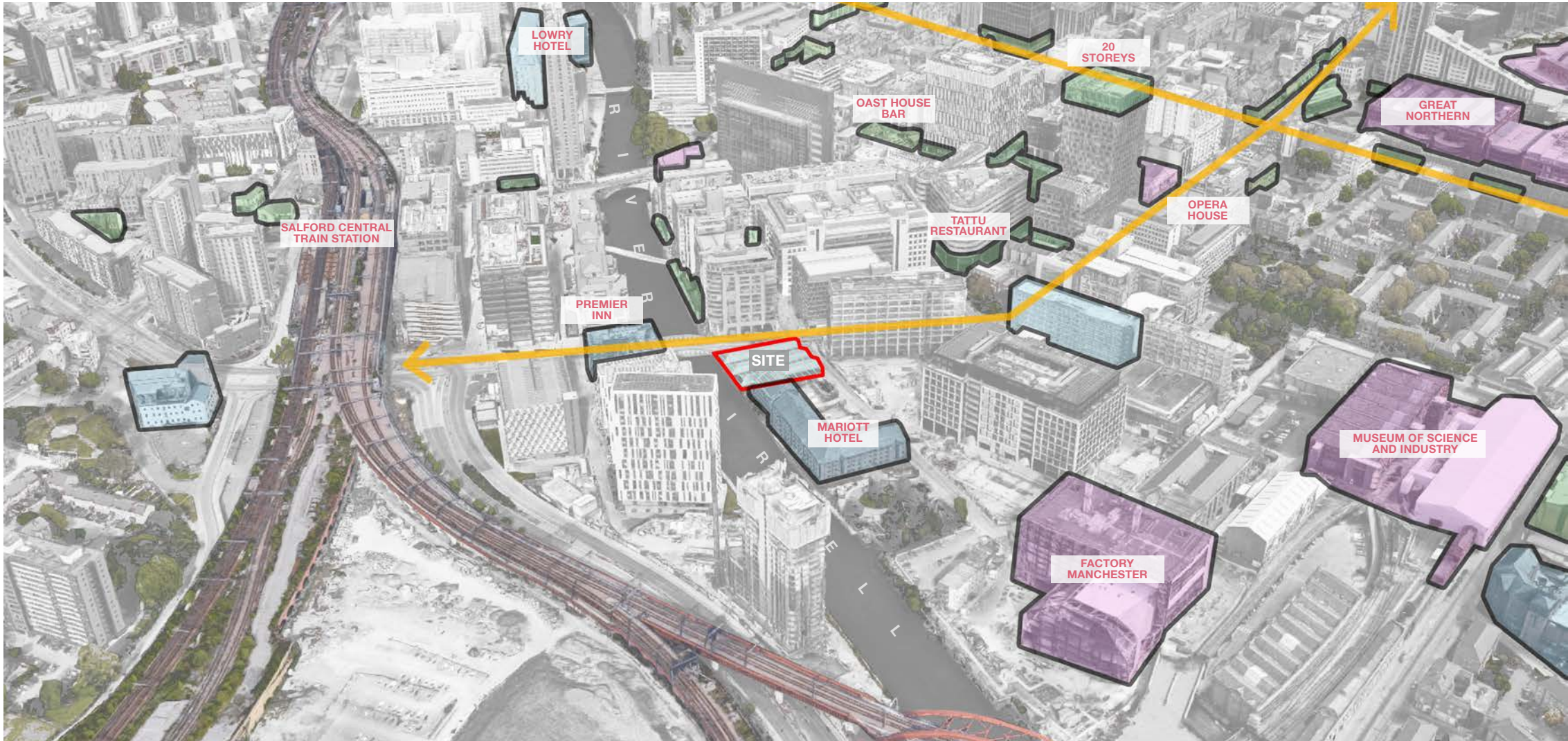


4. VIEW FROM WATER ST.



5. VIEW FROM RIVER IRWELL BRIDGE

SURROUNDING USES AND ACTIVE FRONTAGE



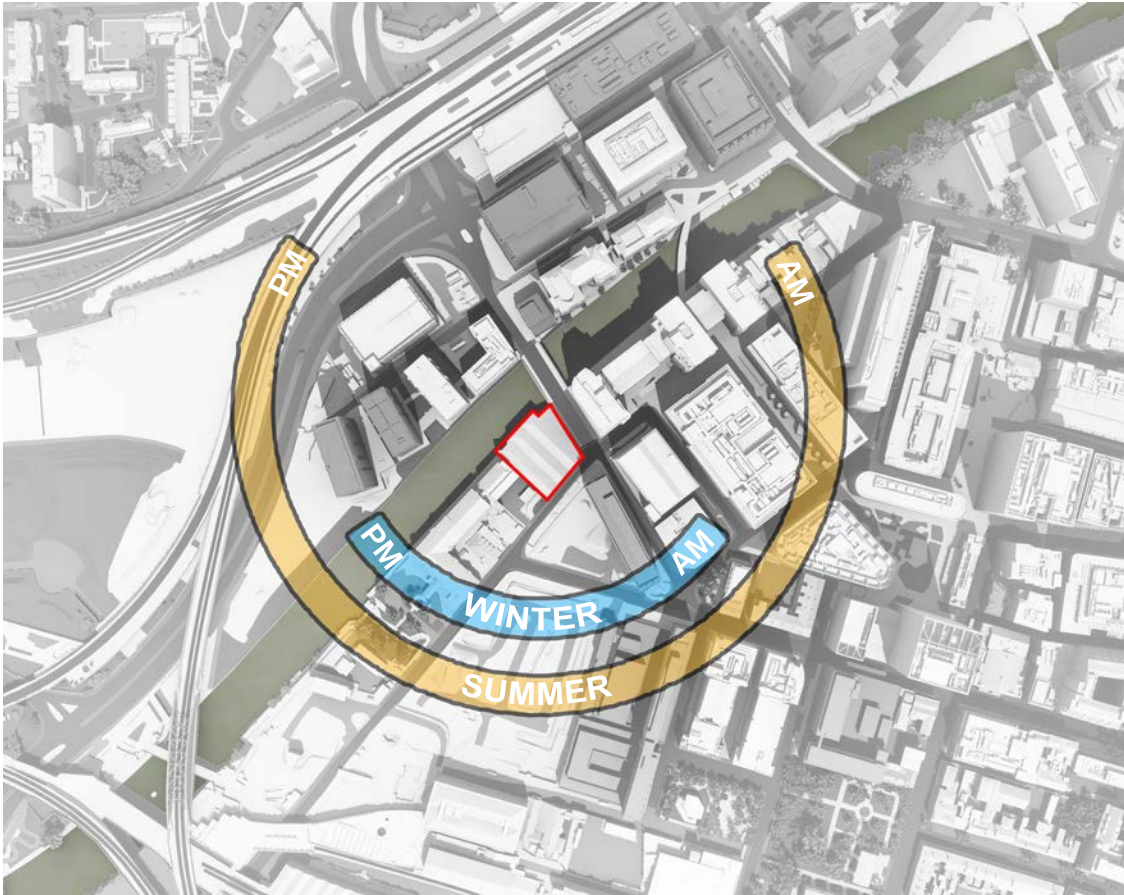
- SITE BOUNDARY
- ENTERTAINMENT, MUSEUMS AND RECREATION
- HOTELS
- BARS AND RESTAURANTS

Located opposite the outer boundary of Spinningfields, Shipyard sits in an area mostly occupied by offices, hotels and apartment blocks. The newly redeveloped Spinningfields area offers a noticeably high density of cafes, restaurants and bars, which suggests many locals and visitors may visit the area during lunchtime and evening social hours. The future ‘Factory Manchester’ entertainment venue development will also create increased footfall in the area upon completion.

The nearby proximity of the site to the Salford Central Train Station, and with the site’s position on a main road and bus route, means there will be additional footfall during commuting hours.

SITE ANALYSIS

SUN PATH

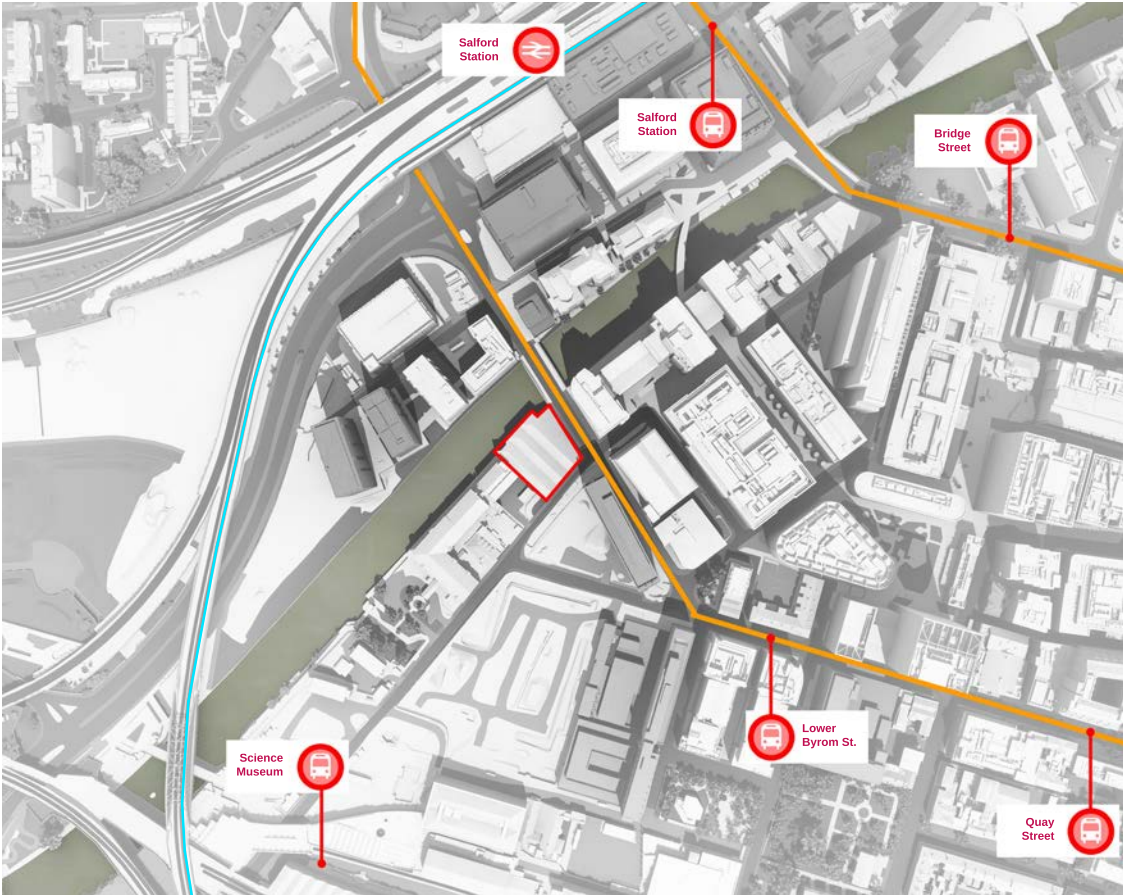


The taller nature of the buildings located immediately South to the site may provide overcasting shadows during the middle of the day at any time of the year.

However, the shorter heights of the neighbouring hotel and the open vista of the River Irwell allows for direct sunlight to enter the internal spaces through the proposed roof-lights.

SUMMERTIME SUN
WINTERTIME SUN

VEHICULAR ROUTES & TRANSPORT LINKS



The site is located on a popular bus route and close to train station for visitors and commuters. With the prominent visibility of the site from Quay Street, locals and commuters will discover the scheme on their regular routes which will lead to further footfall on the site.

PRIMARY BUS ROUTE
VICTORIA/PICCADILLY
RAIL LINK

SITE ANALYSIS

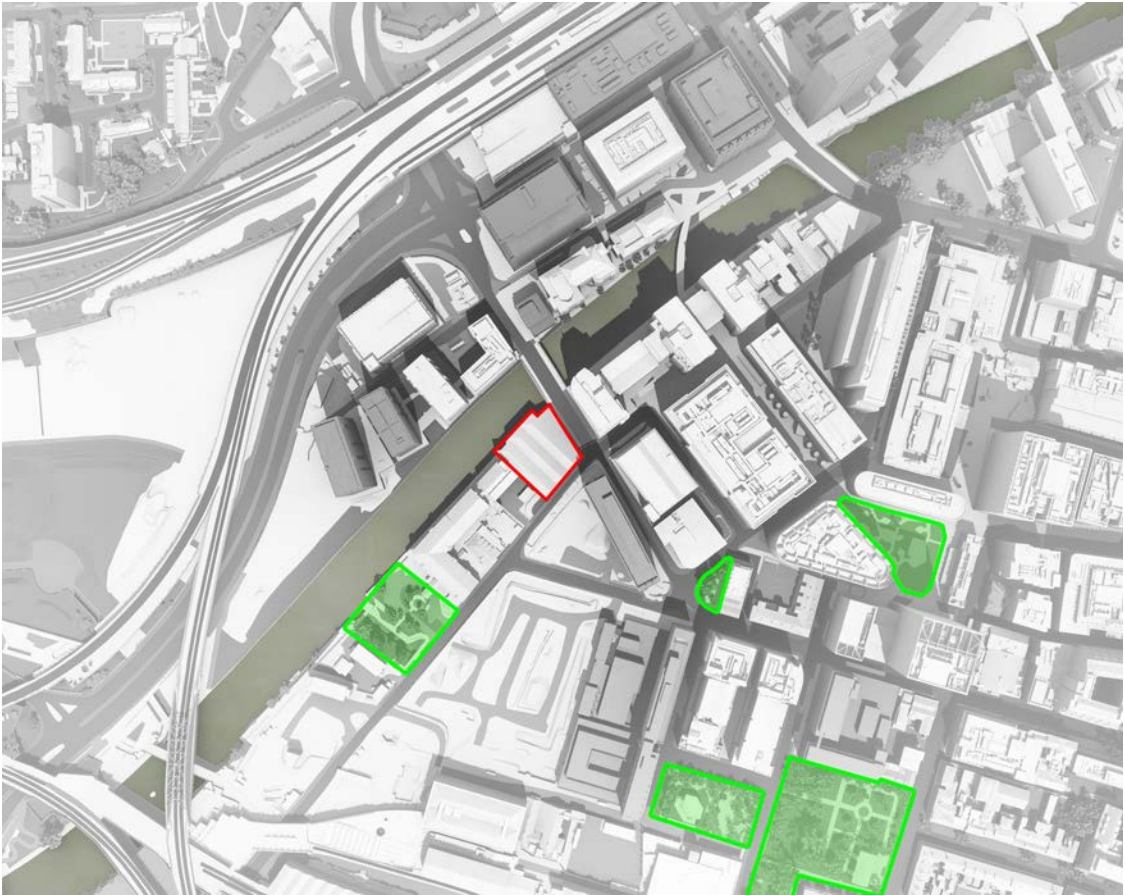
PLANNING CONTEXT AND NEARBY CONSTRUCTION



With a high density of new developments occurring within close proximity of the site (whether that be adjacent in the St. John's Masterplan, or across the River Irwell in Salford), excitement and an attraction to the area will draw further footfall to the scheme.

SITES WITH PLANNING PERMISSION
SITES UNDER CONSTRUCTION

NEARBY EXTERNAL GREEN SPACES



There is a number of green spaces within a short distance from the proposed scheme which provide a calm retreat from the busy urban spaces.

NEARBY GREEN SPACES

HERITAGE: CONSERVATION AREA



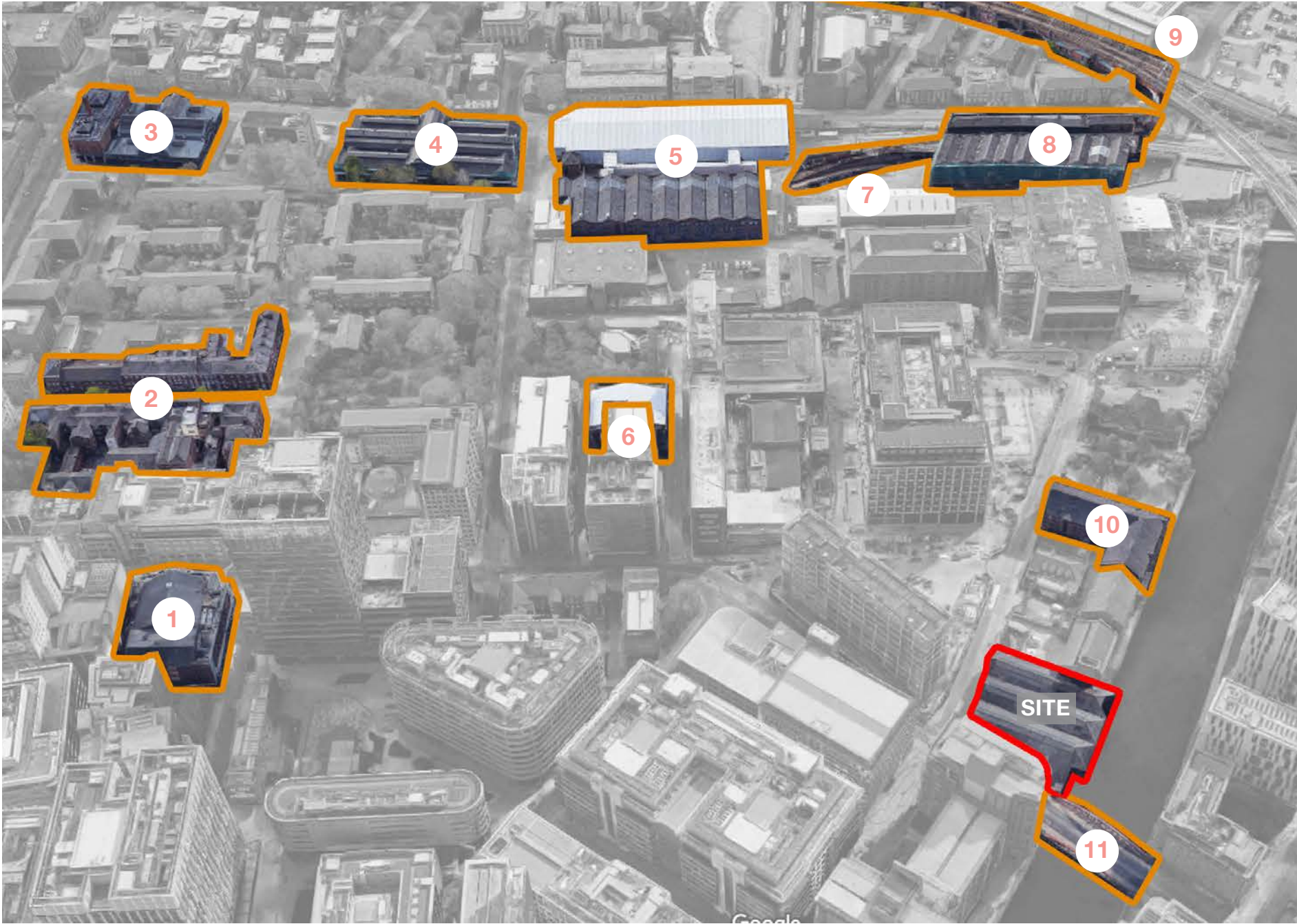
CASTLEFIELD CONSERVATION AREA AND LISTED BUILDINGS

The vast majority of listed buildings, structures and infrastructure included within the Castlefield Conservation area present historical relevance by their parts played during the industrial revolution.

Long winding railway viaducts and the adjacent industrial units tell a clear narrative of their history and functions, which is all evident just by looking at city map of listed buildings.

- CASTLEFIELD CONSERVATION AREA BOUNDARY
- GRADE II LISTED BUILDINGS AND STRUCTURES

HERITAGE: LISTED BUILDINGS AND STRUCTURES



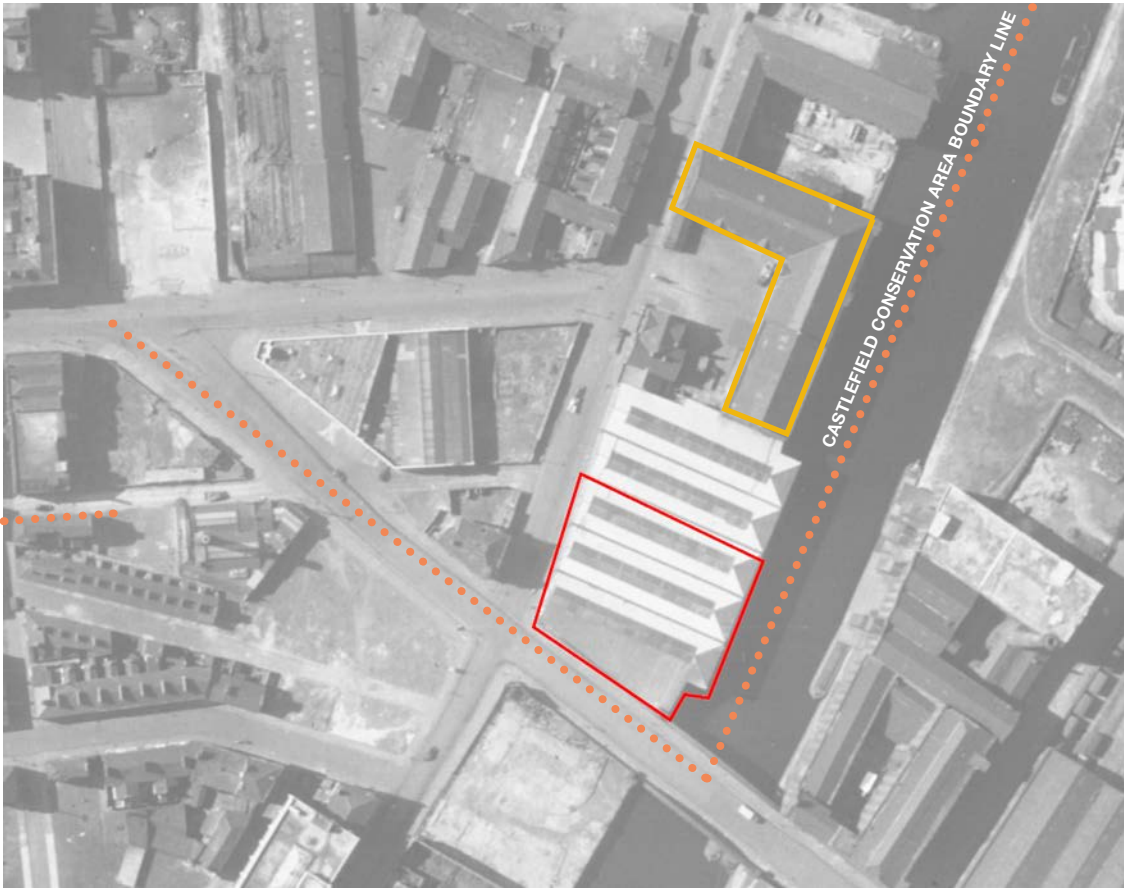
HERITAGE: LISTED BUILDINGS AND STRUCTURES

- 1. The Opera House
- 2. Various properties on St. John's Street
- 3. Former Market Hall
- 4. MOSI: Air and Space Museum
- 5. Museum of Science and Industry (Various buildings)
- 6. St. John's College of Further Education / St. John's Hotel
- 7. Colonnaded Railway Viaduct
- 8. Old Warehouse to North of Former Railway Station
- 9. Railway Viaduct
- 10. Victoria Warehouse, Albert Warehouse, quay on west side fronting River Irwell / Victoria & Albert Marriot Hotel
- 11. Irwell Street Bridge

HERITAGE: SITE AND BUILDING HISTORY

The site and building history is presented in detail in the **Heritage Statement: Significance and Impact**.

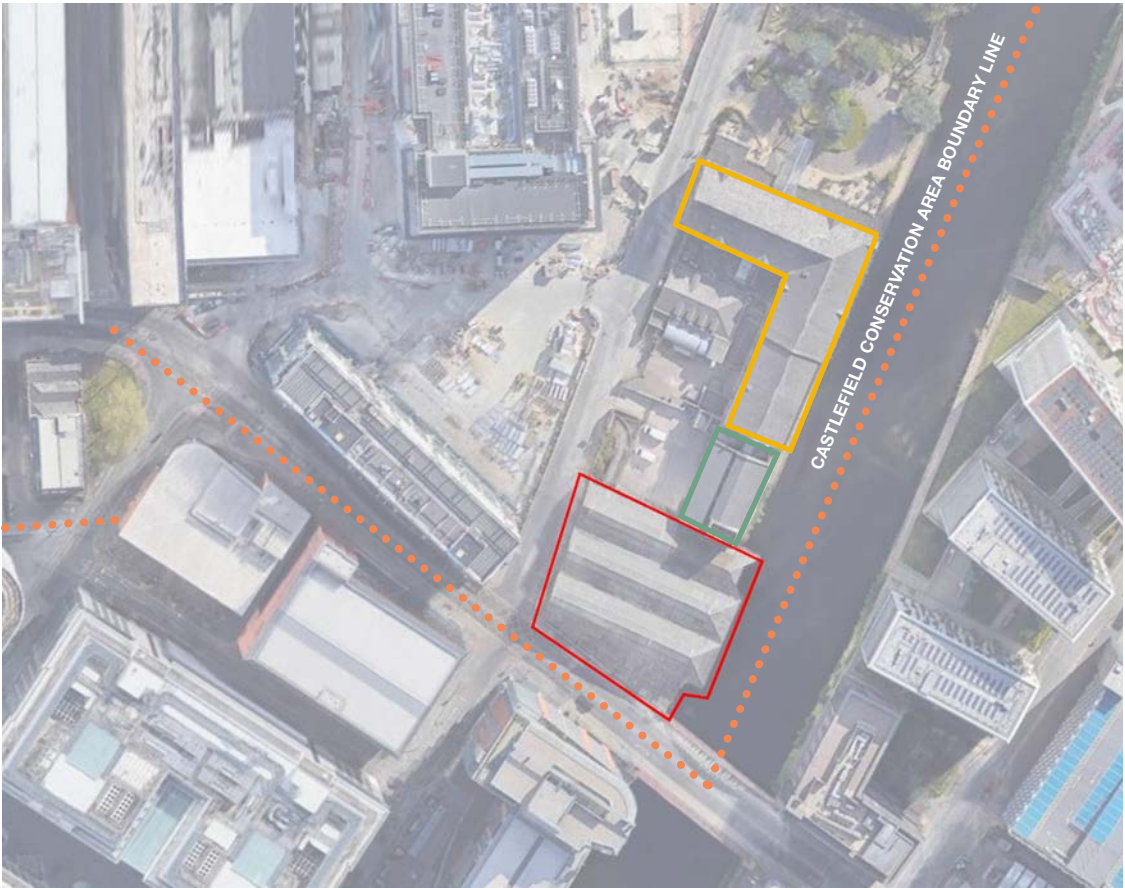
The statement justifies the support for the scheme and demonstrates that there would be no detrimental impact to the conservation area.



c. 1945 Aerial Photograph

With the River Irwell connecting directly into the Manchester Ship Canal, the River was also used heavily for transportation of goods for industry. This 1945 photograph shows a lot of evidence of the high levels of industrial activity in the area. Numerous warehouse and other industrial building typologies can be seen on the map, including smaller terrace housing for industrial workers.

- SITE BOUNDARY
- CASTLEFIELD CONSERVATION AREA BOUNDARY LINE
- GRADE II LISTED VICTORIA WAREHOUSE, ALBERT WAREHOUSE



c. 2022 Aerial Photograph

It is evident that over the last 75 years, change has swept the area architecturally. It is notable how the road layout and the Shipyard has been retained (although 2 of the 5 shipyard modules have since been demolished from the original structure).

The only other building retained is the Albert Warehouse Quay, and additionally the Irwell Street Bridge. This suggests that most industrial architecture has not been considered as something worth preserving. This highlights the importance of retaining the small number of structures of heritage within the area.

Both Albert Warehouse Quay (Victoria & Albert Hotel) and the site are included within the Castlefield Conservation Area.

- SITE BOUNDARY
- CASTLEFIELD CONSERVATION AREA BOUNDARY LINE
- GRADE II LISTED VICTORIA WAREHOUSE, ALBERT WAREHOUSE
- MODERN EXTENSION TO VICTORIA WAREHOUSE AND ALBERT WAREHOUSE SEPARATING THE SITE FROM THE LISTED BUILDING