

17 QUAY STREET, MANCHESTER

DESIGN & ACCESS STATEMENT - OCT 2022

220022-3DR-ZZ-XX-RP-A-08701-P01





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01 INTRODUCTION

INTRODUCTION

The former Direct Line Insurance building located at the junction of Quay Street and Byrom Street in Manchester.

The 5 storey office building that was built circa 2001 has remained vacant for almost 24 months. Following the effects of the Covid Pandemic and the new working practices that have subsequently emerged Direct Line have sold the building to Urbana Partners.

The sale was completed in the first quarter of 2022.

Urbana Partners have assembled a design team that has looked to identify a number of key moves that look to create a Grade A office space that is able to activate the ground floor and become an integral part of the St Johns Masterplan.

Our proposal looks to evolve the current building fabric and simplify the existing facades. We have proposed that the existing porticos along Quay Street and Byrom Street are removed, and new windows are installed to maximise daylight in to the office floorplate.

There is also an existing lightwell from level three to five that we are proposing to infill as new office space as the quality of the lightwell and effect on the existing office is limited. However, as part of our refurbishment we are going to create a new roof top amenity space that will be designated to tenant use only during the normal working hours.

Finally, in line with the Urbana ESG Policy, we are looking to provide a cycle hub in the existing carpark to facilitate more sustainable travel for new tenants.

THE TEAM

The following Design and Access Statement has been prepared as part of the full planning submission for 17 Quay Street on behalf of Urbana Partners.

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	Urbana Partners
• Project manager	OBI
• Architect	3DReid
• Structural Engineer	Tier Consulting
• Services Engineer	MEP design
• Environmental Consultant	Element Sustainability
• Fire Engineer	Jensen Hughes
• Acoustic Consultant	Sandy Brown
• Highways Consultant	Vectos
• Heritage Consultant	Stephen Levrant Architects



PURPOSE OF THIS STATEMENT

The Design and Access Statement outlines the thought process and intent that has informed the design for the proposed refurbishment and development of 17 Quay Street. The intention is for this existing building to become a high quality modern office and to consequently re-establish the development within the St Johns Masterplan.

EXECUTIVE SUMMARY

The proposals for the refurbishment of 17 Quay Street to be covered within this application are:-

1. Remove the double height porticos along Quay Street and Byrom Street.
2. Install new fenestration to maximise daylight within the office space to create a high-quality workspace.
3. Provide several new entrances along Quay Street and Byrom Street into the subdivisible spaces.
4. The creation of a new amenity space at roof level for use by the tenants.

02 SITE CONTEXT

SITE LOCATION



SITE CONTEXT

The building known as 17 Quay Street was completed on behalf of the Greater Manchester Venture Fund and consists of 6000m2 commercial office space over six floors and provides car parking for 50 vehicles.

It is bounded by Quay Street, Byrom Street and Artillery Street.

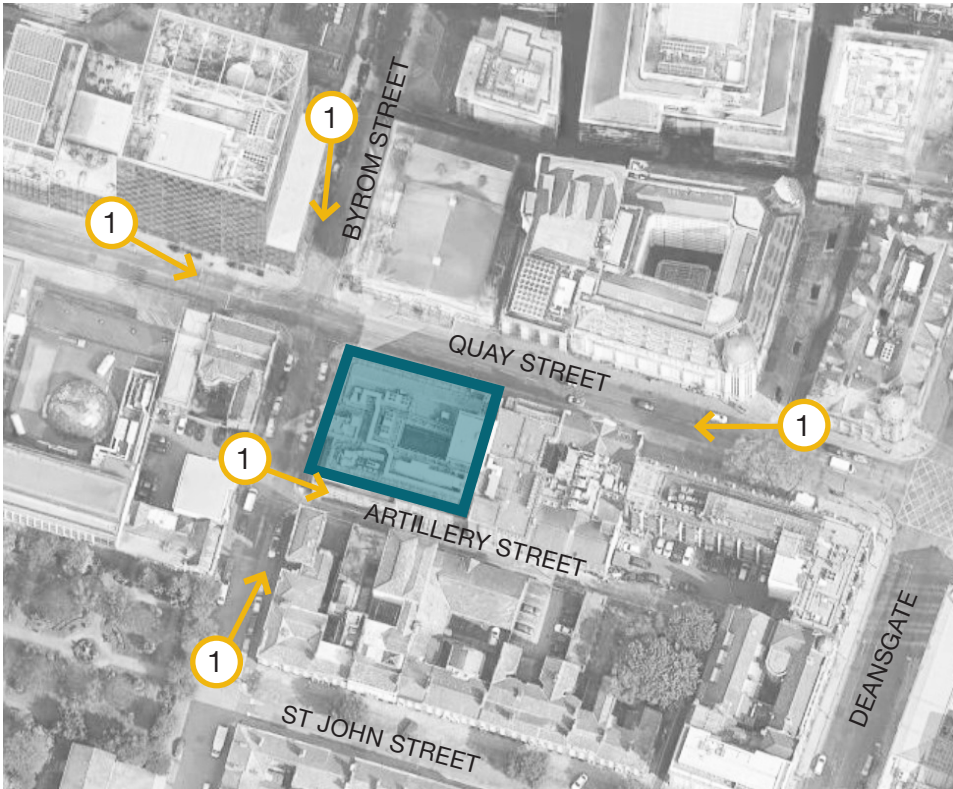
- Enterprise City
- Spinningfields
- Opera House
- The Great Northern
- Albert Hall



VIEW FROM DEANSGATE ALONG QUAY STREET



VIEW FROM SPINNINGFIELDS ALONG QUAY STREET



VIEW FROM ST JOHN'S GARDENS



VIEW DOWN ARTILLERY STREET



VIEW FROM SPINNINGFIELDS ALONG BYROM STREET