



unit G15, the avenue

design and access statement

revision B | July 2022

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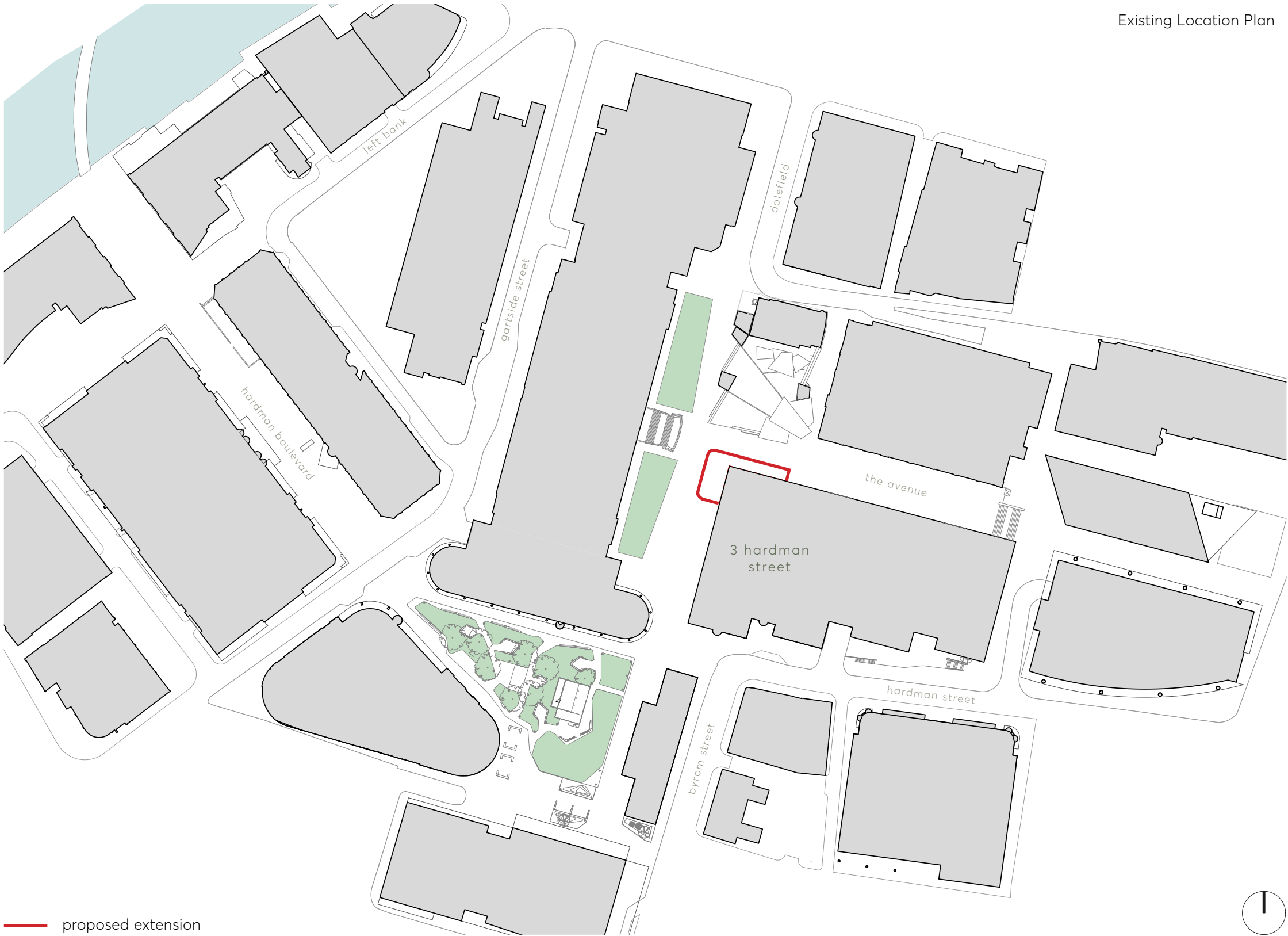
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introduction

This Design and Access statement is submitted as part of a planning application to extend the existing Iberica Unit - Unit G15, The Avenue, 3 Hardman Street, Spinningfields.

The design principles on which the proposal is based have been informed and defined by close consideration of the Manchester City Council planning policy requirements, the local context, the existing architecture and the Client's aspiration to achieve development of the highest architectural merit.



planning context

Unit G15 occupies space on the ground and first floors of 3 Hardman Street.

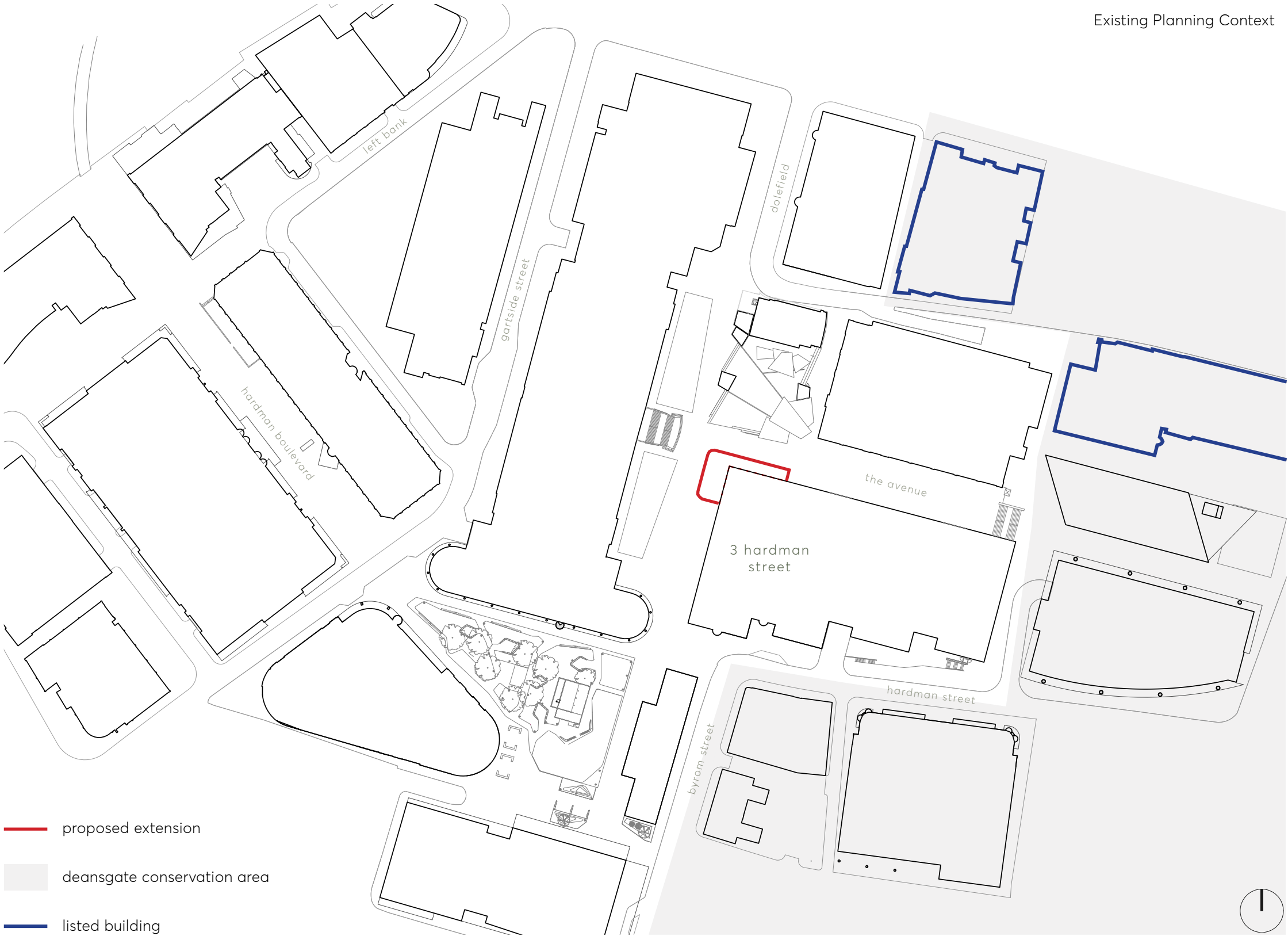
Located in the heart of the Spinningfields estate, the site fronts onto Crown Square and The Avenue.

The immediate area is characterised by its mixed use nature.

The site is located close to the boundary of the Deansgate conservation area. 3 Hardman Street is not listed.

The unit was previously occupied by Iberica.

Existing Planning Context

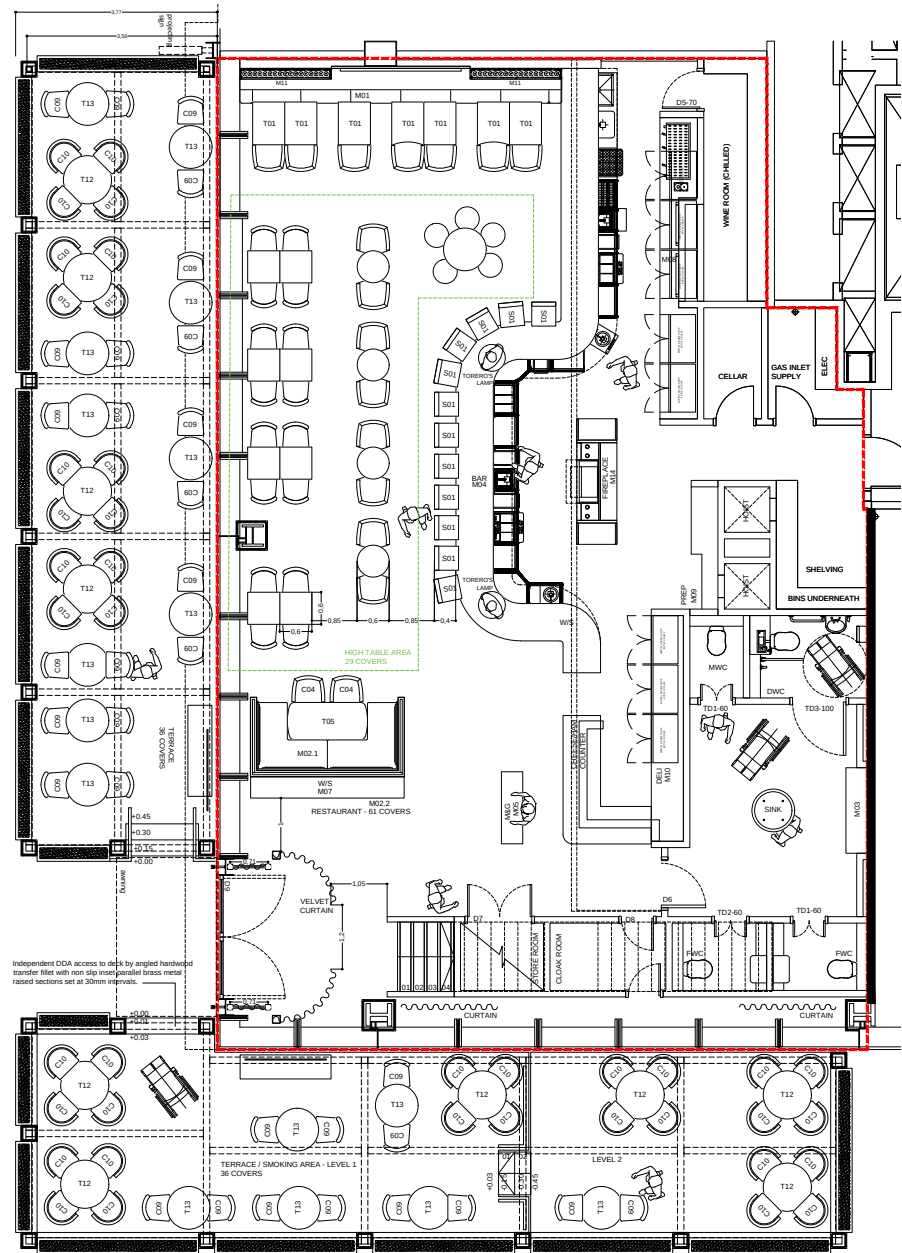


existing building

The existing Iberica unit at 3 Hardman Street presents a leasing challenge.

The existing ground floor area is very small in comparison to the overall unit and does not offer significant street presence.

The previous design of the external terrace created a visual and physical barrier between the ground floor unit and the street.



consented scheme

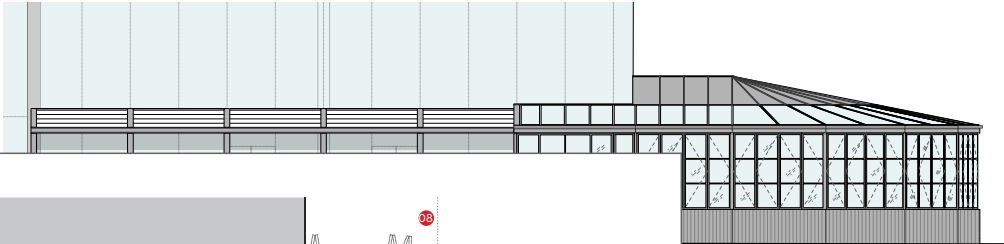
A planning application (Ref: 129821/FO/2021) was submitted in March 2021 for an extension on the same site.

The scheme was approved in July 2021.

proposed elevations

The faceted and glazed facade provides a moment of fun and activity on the street, appropriate for a destination social venue.

The new extension will act as a focal point and the massing, shape and materials are key to achieving this.

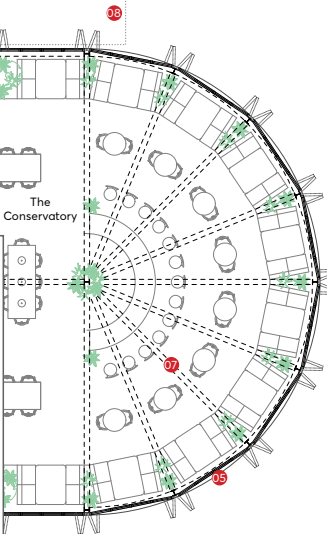
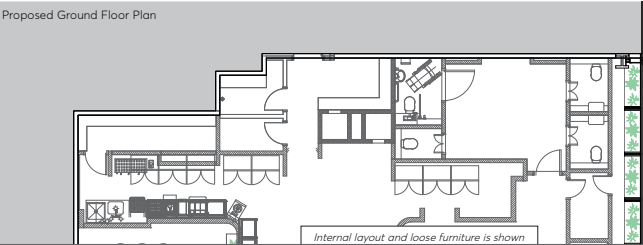


proposed plan

The extension is comprised of two elements - the conservatory and the terrace.

The conservatory is the enclosed, glazed structure wrapping around the north west corner of the existing building.

The terrace is the open structure



- 17 Exposed steel structure to conservatory
- 18 Line of external seating of adjacent unit
- 19 New ramp to accommodate change in level to terrace

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proposal

A new application is being submitted in order to improve upon the previous scheme in two areas. A more conventional footprint gives greater flexibility and efficiency for the internal layout of FF&E. And it reduces the protrusion of the extension into the public realm, which is discussed in more detail on the following pages.

The primary objectives of the proposals are still to create additional floor area at ground floor level. And to open up the unit visually and physically to Crown Square and The Avenue, to make it a more attractive offering to potential occupiers.

These latest proposals remain part of a wider strategy to provide additional F&B offerings across the Spinningfields estate.

The intention is still to create an eyecatching architectural feature that contrasts with the existing building and increases visibility of the unit in the wider area.

The unit will build upon the success of other F&B destinations at Spinningfields and will be unlike anything else available in the City.

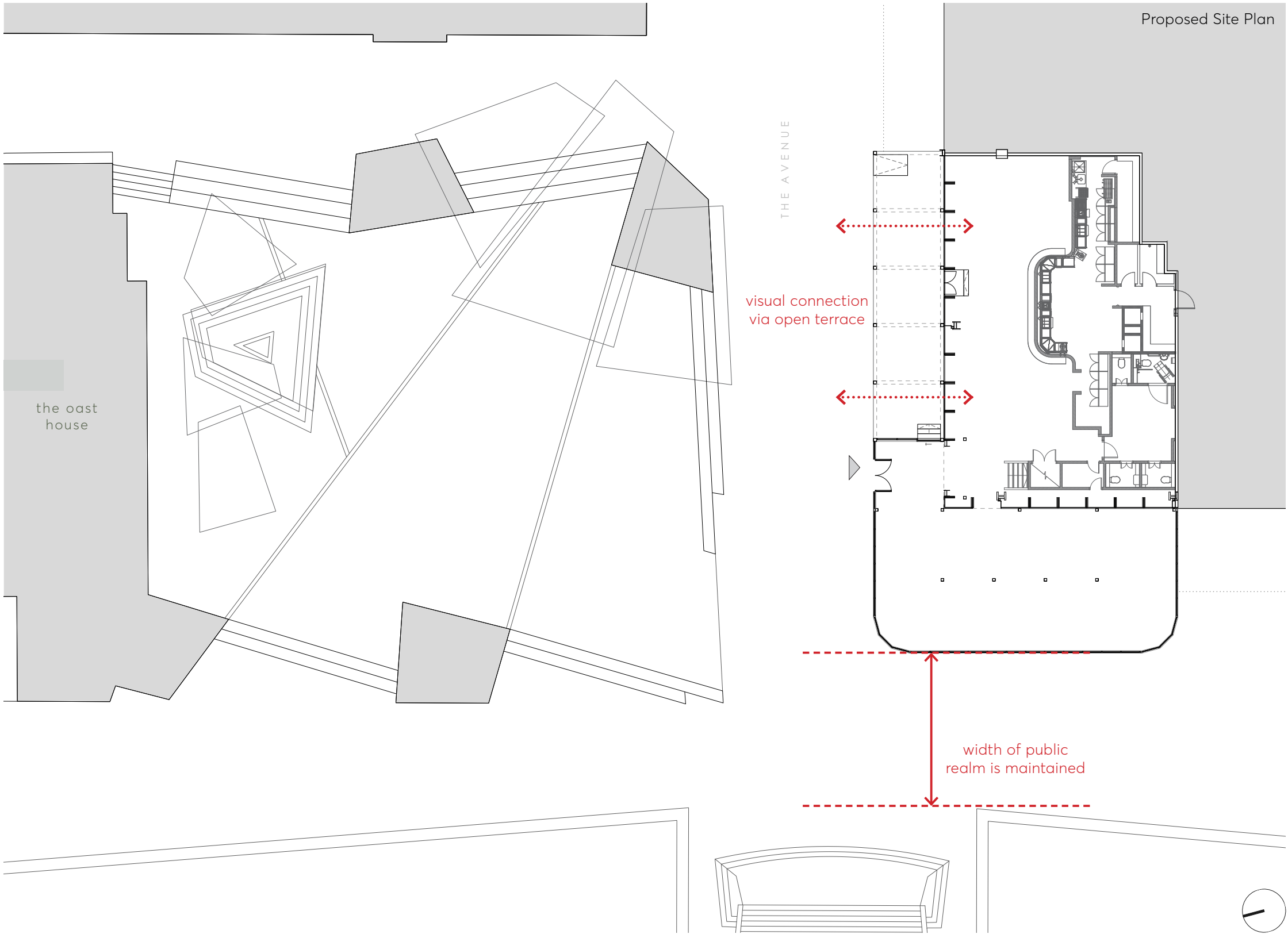


proposed site plan

The open terrace creates a visual connection to the recently redeveloped Crown Square and wider Spinningfields estate.

The faceted conservatory structure extends out from the existing building, however it does not extend as far as the west elevation of The Oast House. So a wider area of public realm is maintained.

The intention behind the proposal is to complement the existing building, rather than compete with it.

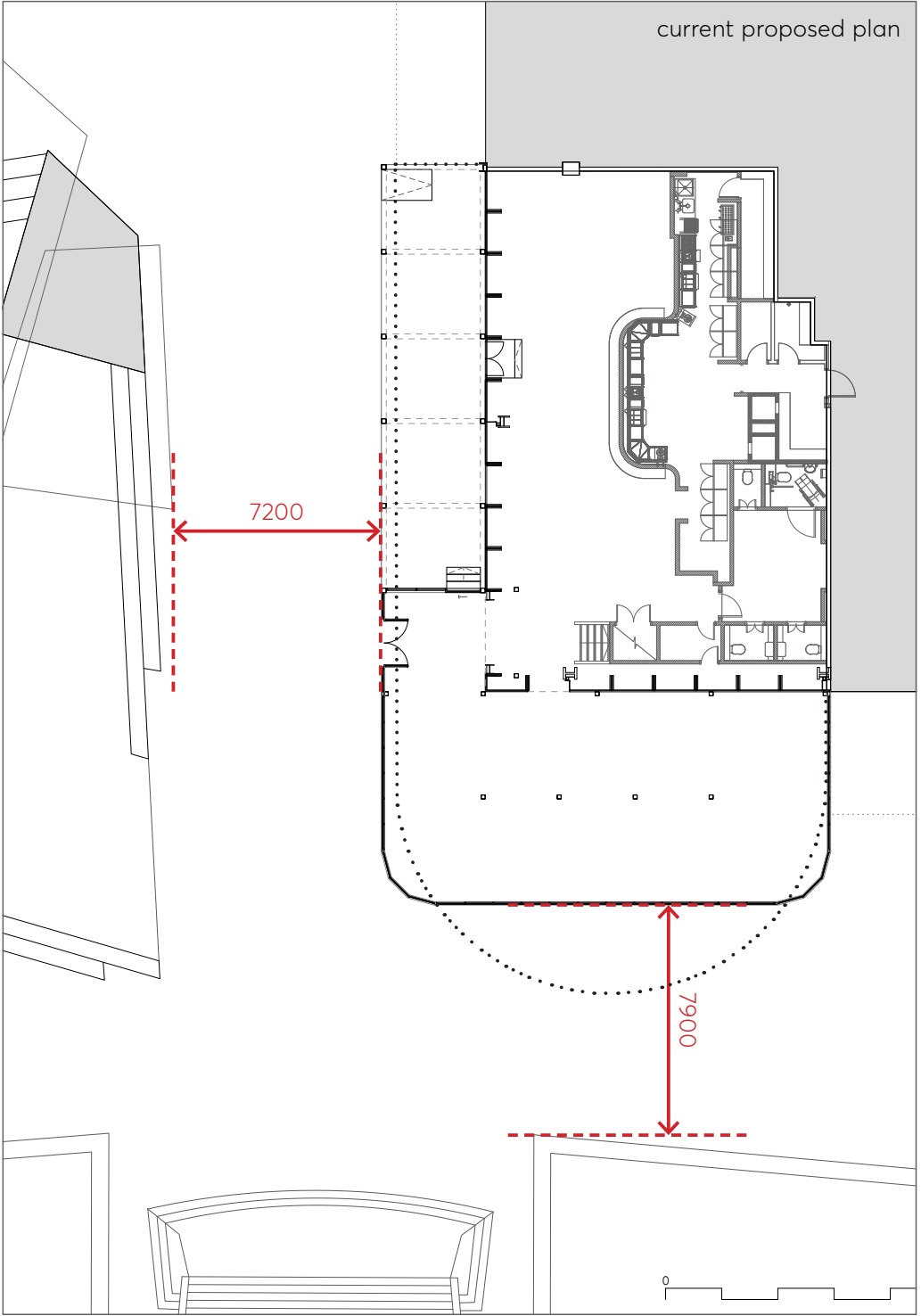
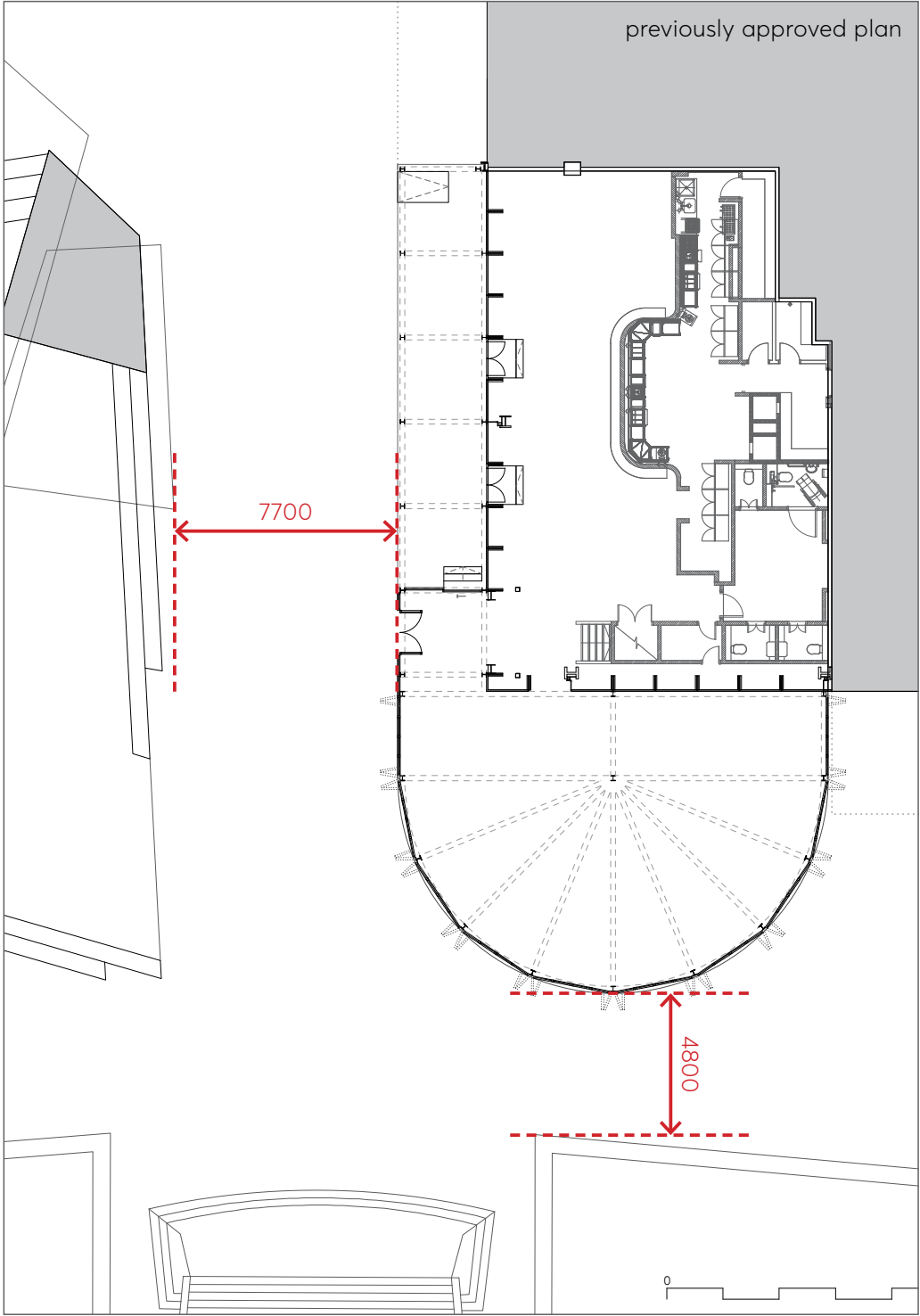


public realm

Due to the concerns raised by the Strategic Development team regarding the area of public realm covered by the previous extension, the extent of the proposal has been amended.

The footprint has been pulled back on the west elevation. Therefore a wider public realm route is left clear in front of the Crown Court.

The diagrams on this page show the approximate widths of public realm for the current proposal, compared to the previously approved scheme.



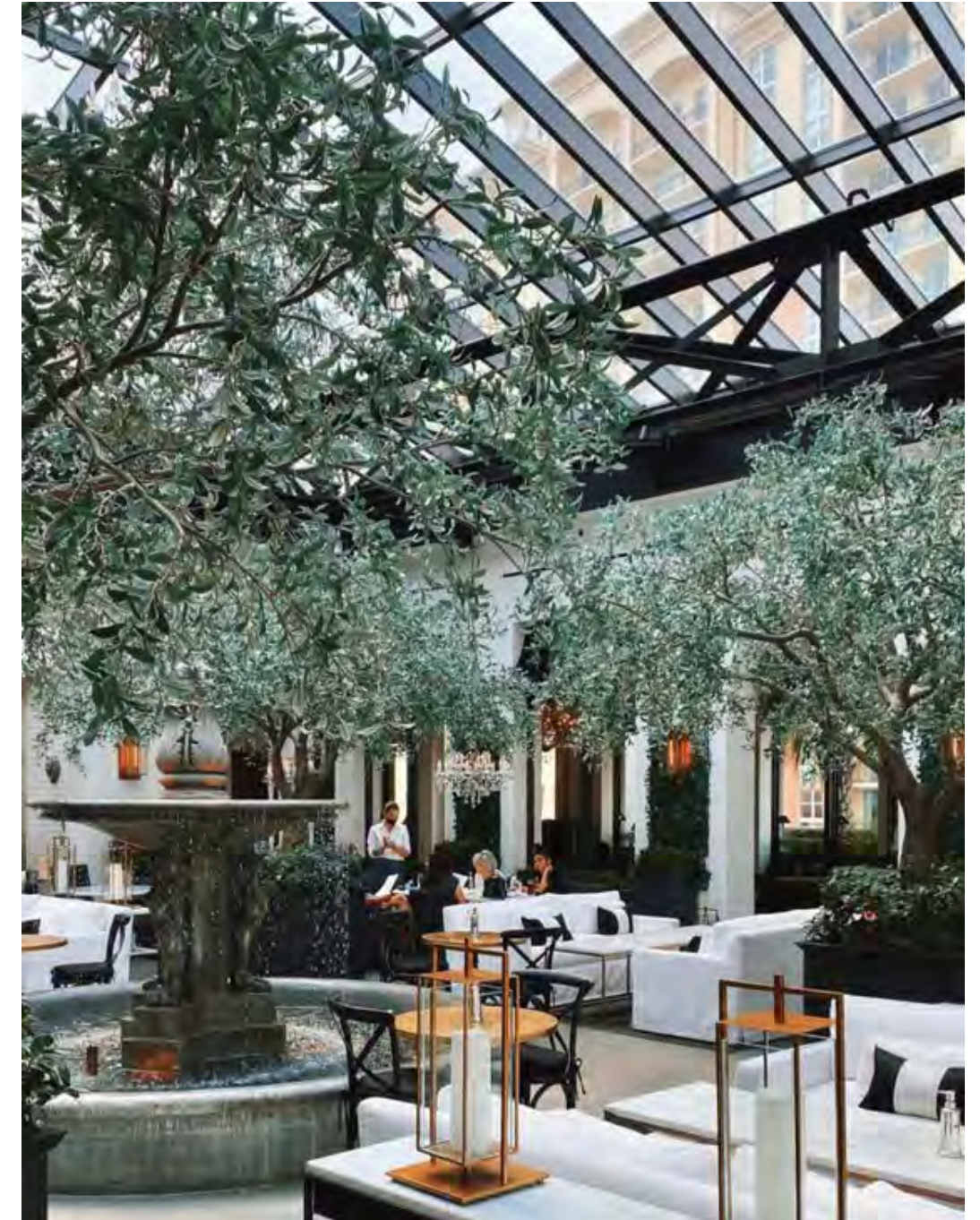
look and feel

The look and feel of the extension is based upon the concept of a conservatory-like structure with high levels of glazing in the external walls and roof, providing abundant natural light. The steel structure of columns and beams will remain exposed internally.

In addition, the ability to open the windows around the whole elevation will bring the outside in, replicating the experience of sitting outside.

The internal fit-out of the spaces is subject to the tenants proposals.

The fit-out will be supplemented with high quantities of planting, internally and externally, to further the conservatory concept.



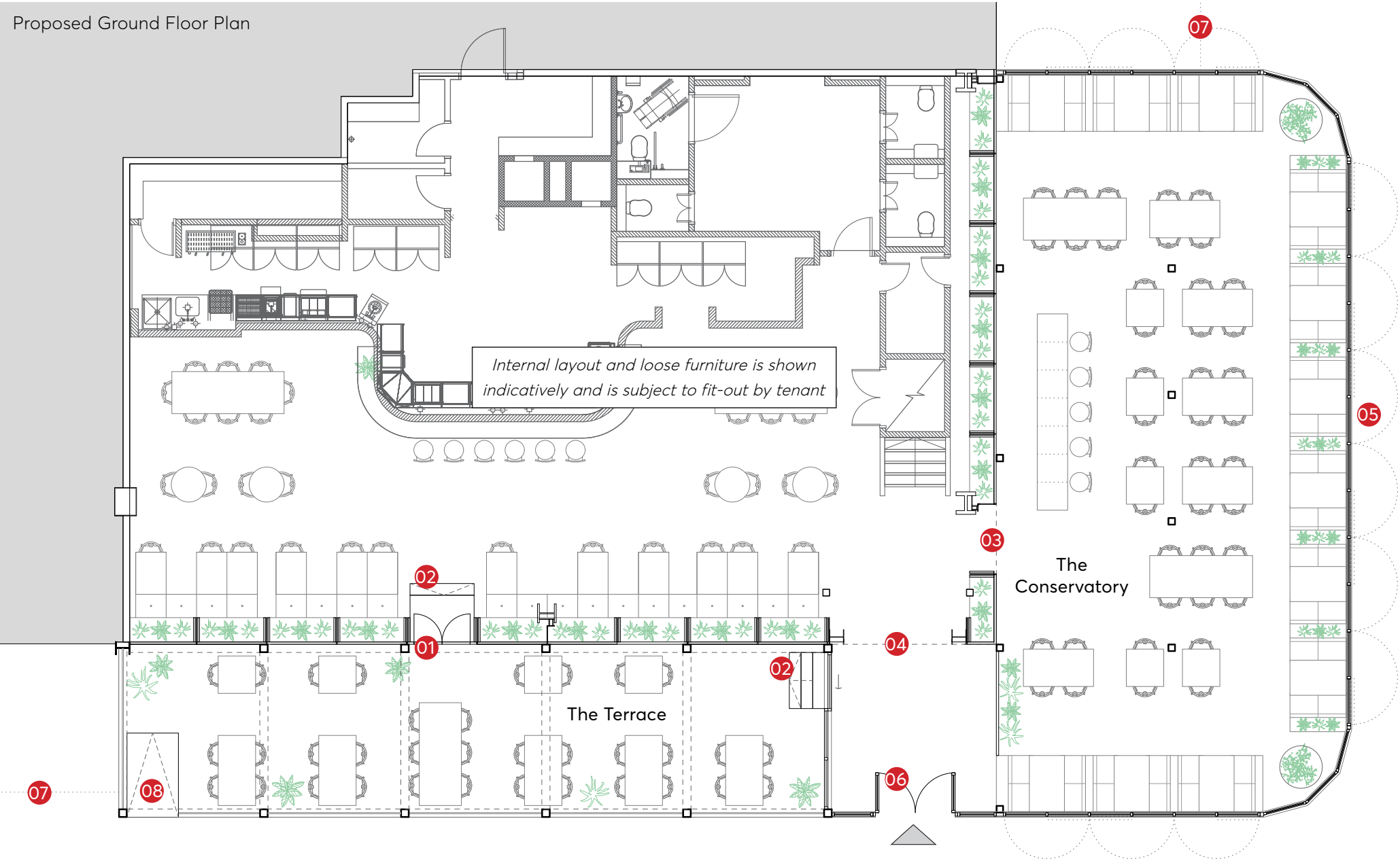
proposed plan

The extension is comprised of two elements - the conservatory and the terrace.

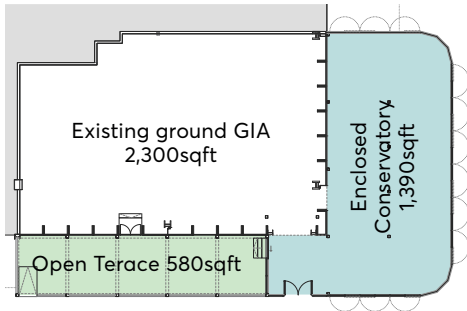
The conservatory is the enclosed, glazed structure wrapping around the north west corner of the existing building.

The terrace is the open structure for external seating to the north elevation of the existing building.

The extension provides additional area to enable a more spacious seating layout. This is in response to the consumer's current desire for more spacious and distanced social venues, following the Covid-19 pandemic.



Proposed Area Plan



- 01 New opening in existing facade with glazed double door to connect ground floor to external terrace
- 02 New steps to accommodate change in level to terrace
- 03 New opening in existing facade to connect ground floor to conservatory
- 04 Existing entrance door removed, level threshold maintained through to the interior of unit
- 05 Hinged windows, opening to 180° and secured back against the facade
- 06 Glazed entrance door
- 07 Line of external seating of adjacent unit
- 08 New ramp to accommodate change in level to terrace

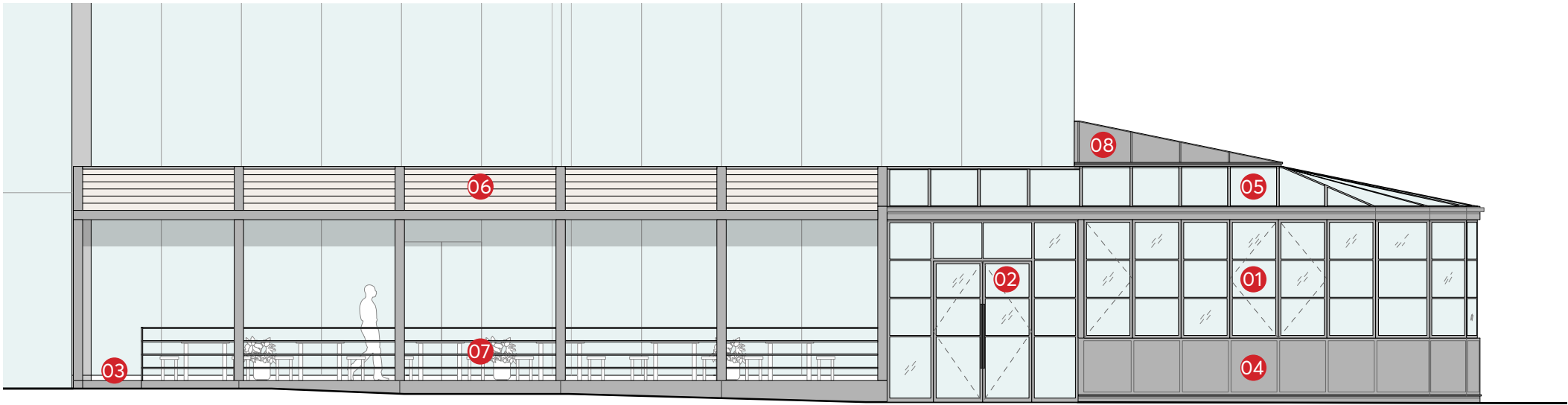
proposed elevations

The faceted and glazed facade provides a moment of fun and activity on the street, appropriate for a destination social venue.

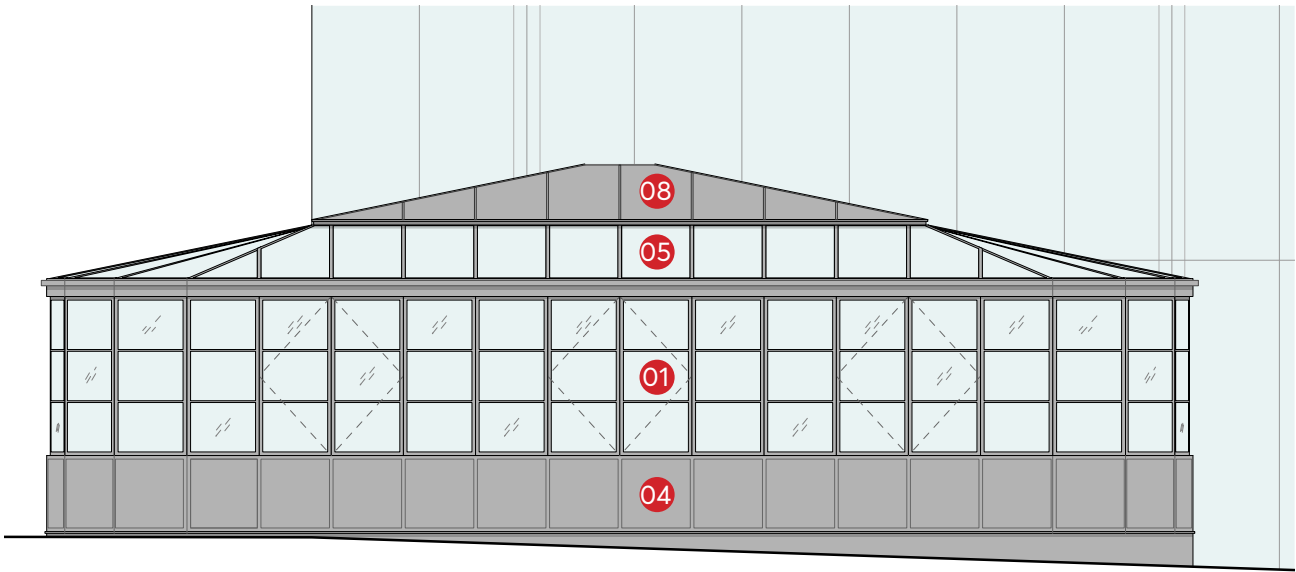
The new extension will act as a focal point and the massing, shape and materials are key to achieving this.

The windows around the conservatory will provide high levels of natural ventilation during the summer season and will create a connection between the public realm outside and the social venue within. The increased ventilation will also address the consumer's current desire for well ventilated spaces, following the Covid-19 pandemic.

The open terrace will maintain a visual link with the ground floor unit, resolving an issue experienced with the previous terrace design.



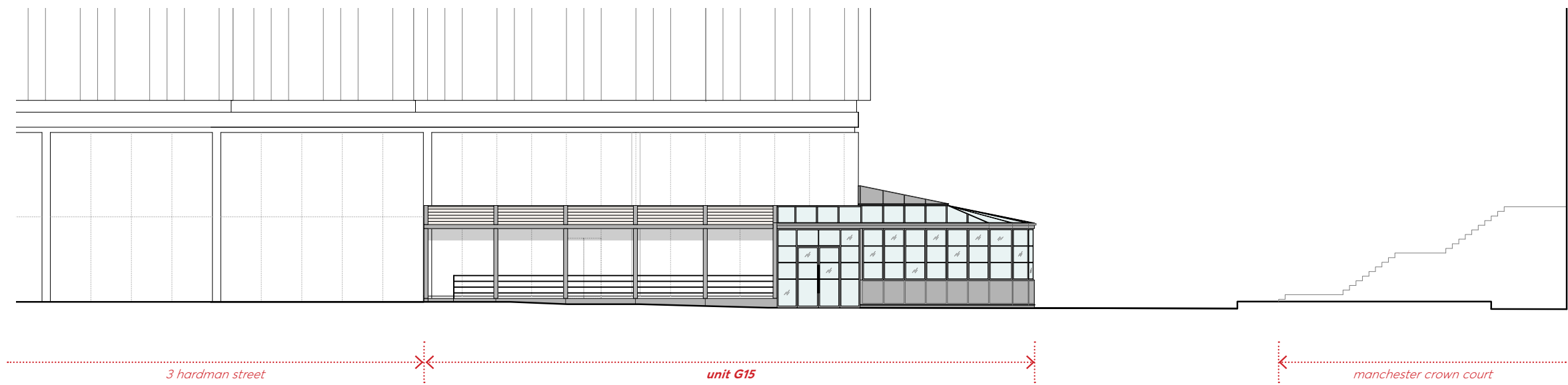
Proposed North Elevation



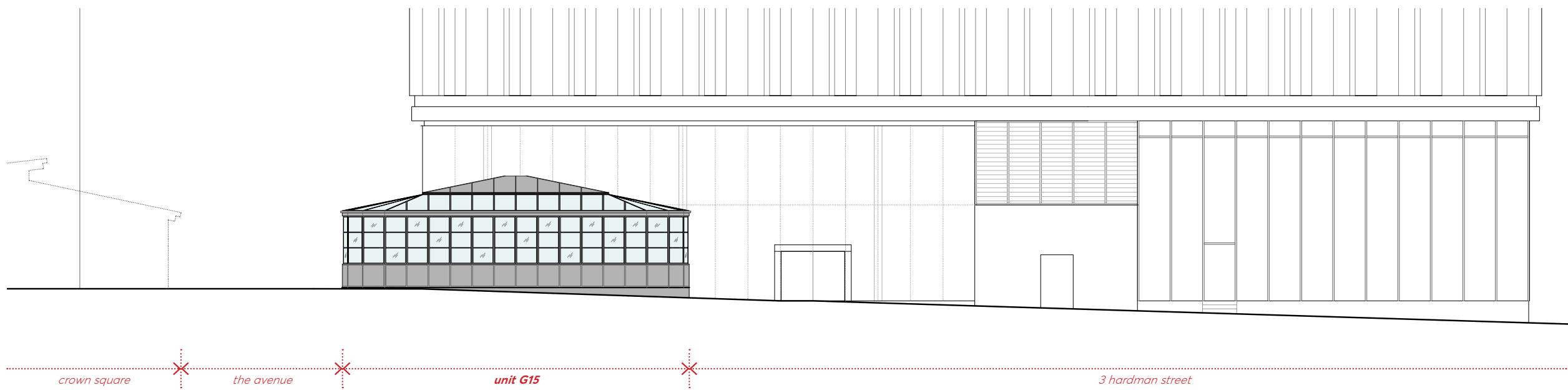
Proposed West Elevation

- 01 Hinged windows, opening to 180° and secured back against the facade
- 02 Glazed entrance door
- 03 New ramp to accommodate change in level to terrace
- 04 Insulated aluminium cladding
- 05 Fixed glazed rooflights
- 06 Retractable fabric roof awning over terrace
- 07 Metal balustrade
- 08 Insulated aluminium panels to roof

proposed elevations



Proposed North Elevation



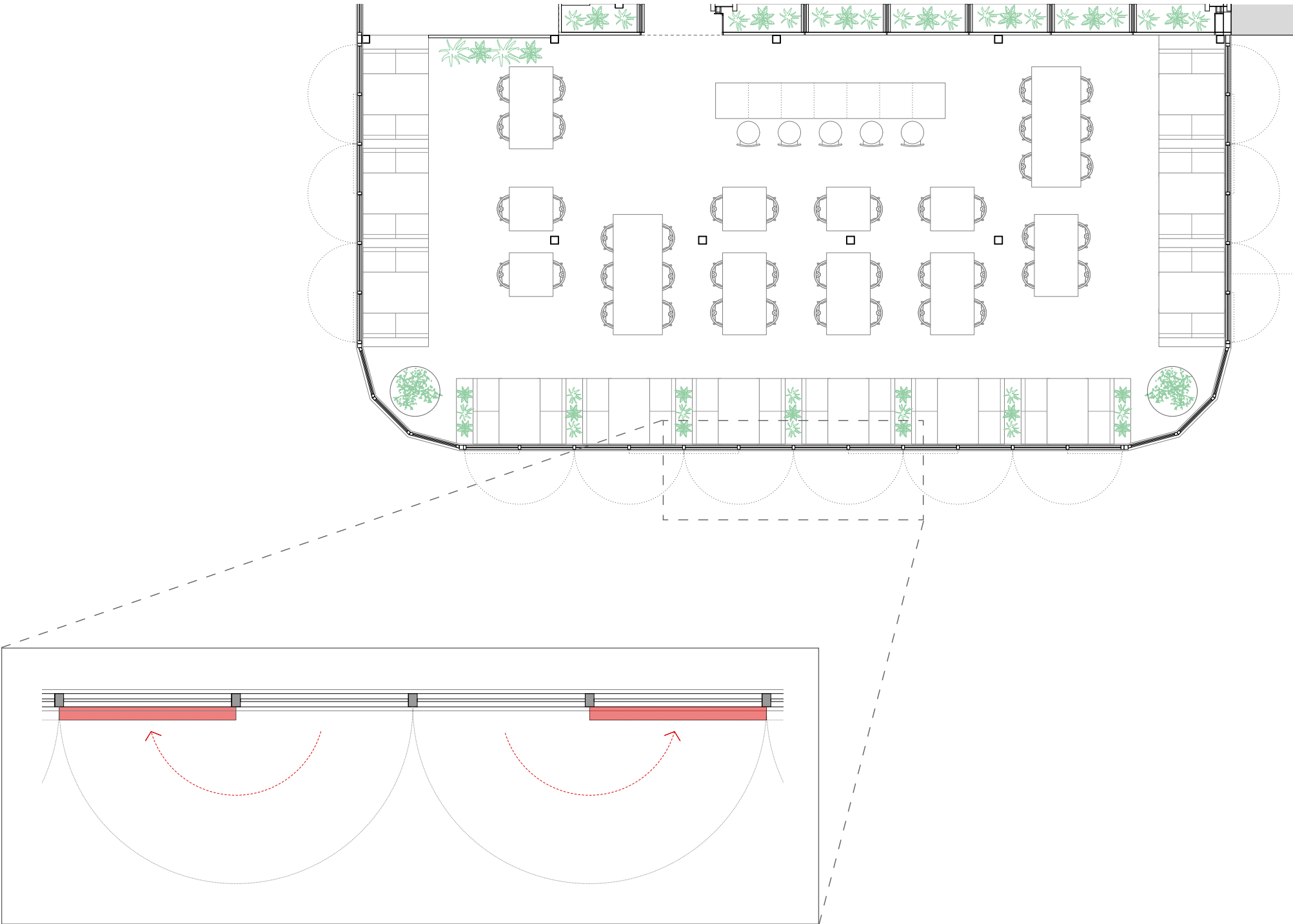
Proposed West Elevation

window proposal

Feedback on the previously approved scheme included concerns about the safety of bi-fold windows opening over the public realm.

Therefore the window design has been amended in this current proposal.

The windows are proposed as being hinged, opening outwards to 180° and being secured back against the facade. A management plan would be in place and the windows would only be opened by members of staff. The procedure would be managed, with a staff member ensuring no pedestrians were passing by.



works to the existing building

Works are proposed to the existing building in order to accommodate the extension.

Two new openings will be formed in the facade, one will connect to the terrace and the other will connect to the conservatory.

The new opening to the external terrace will require steps up to accommodate the level change and new glazed double doors will be installed.

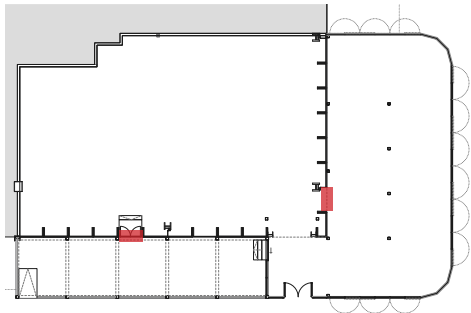
The opening through to the conservatory will be left open, there will be no level change between these two spaces.



The existing building following removal of the existing external terrace



Proposed Openings to Facade



servicing and access

Accessibility

The ground floor unit continues to have level access from the street, via the new entrance lobby in the Conservatory structure. Access to the interior of the Conservatory is via a level access route through the ground floor unit. A new ramp will provide access to the terrace. A unisex accessible WC will be provided as part of the tenant fit-out of the ground floor unit.

Waste

Location of, and access to, bin storage remains as existing.

Servicing

Goods/delivery access remains as existing.

Energy and Sustainability

Where possible, the new floor, external walls, roof and glazing elements will surpass minimum U-values stated in the Building Regulations, to improve the thermal and acoustic performance of the building envelope. Pre-fabrication of new building elements will be used wherever possible to minimise site waste.

visualisation 01



visualisation 02





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