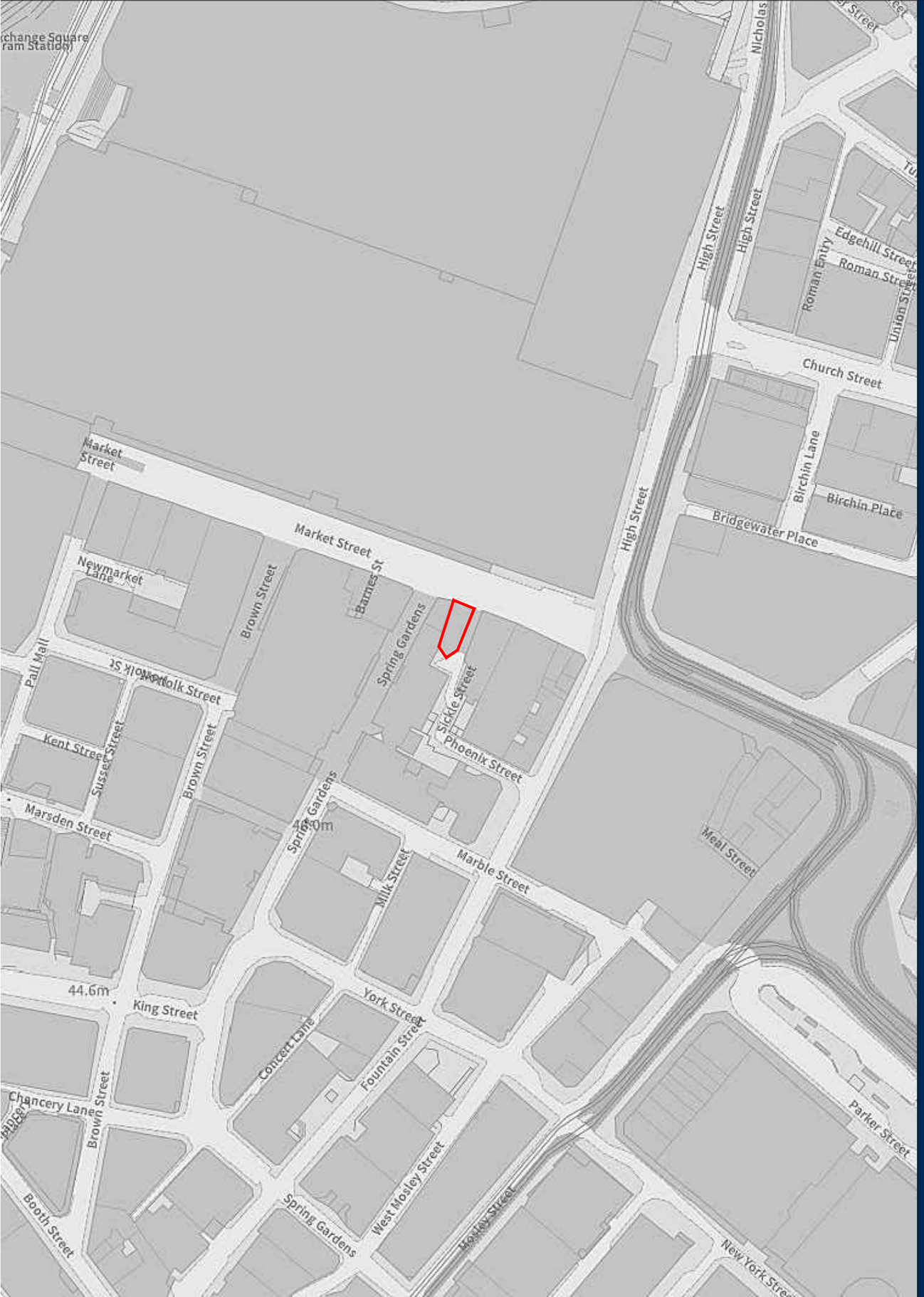


82-84 Market Street,
Manchester, M1 1PD

Stage 3
Developed Design

RevD - 15.12.2025

P4bA

Design & Access Statement

Design & Access Statement

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P4BA - DEVELOPED DESIGN

1.1 / Application Type

We intend to submit a full planning application for the conversion of the upper floors to 8 no. new residential apartments (Use Class C3) together with the erection of third floor extension roof alterations and elevational changes.

1.2 / Location of Proposed Development

82-84 Market Street, Greater, Manchester, M1 1PD

1.3 / Current Development Description

The current development comprises of retail space at the ground floor and office spaces to the upper floors. The property is located on Market Street, in Manchester City Centre and is directly across from the Arndale Shopping Centre. The nearest train station is Piccadilly Train Station which is a 15 minute walk from our site. The subject site is 180m² with the building footprint occupying the entirety of the site.

1.4 / Proposed Development Description

This design and access statement has been produced in support of a planning application for the conversion of the upper floors to 8 no. new residential apartments (Use Class C3) together with the erection of third floor extension roof alterations and elevational changes.

1.5 / Statement Preparation Date

September 2025

1.6 / Statement Amendment Dates

September 2025

1.7 / Applicant

Western UK Estates (NW) Ltd, 2 Pennyblack Court, 21a Barton Rd, Worsley, Manchester, M28 2PD

1.8 / Architecture

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

2.1 / Previous Relevant Applications

- 2025 Ref. No: 142465/FO/2025 - 82-84 Market Street - Conversion of upper floors to 8 no. new residential apartments (Use Class C3a) together with erection of third floor extension together with roof alterations and the erection of a single storey entrance on Sickle Street. WITHDRAWN

2.2 / Similar Planning Applications

- 2018 Ref. No: 118823/FO/2018 - 86-88 Market Street - Change of use of floors 2-5 from a single flat and offices to 18 flats, including alterations to external elevations to provide an additional storey, new circulation core, additional windows and improvements to public realm. APPROVED

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appear ance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).
For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19

3.1 / USE & AMOUNT

The proposed includes 8 apartments that will be used under the residential use class C3. The scheme comprises of 4 one bed apartments and 4 two bed apartments spanning over four floors. The ground floor will be used as an access lobby which leads from the new entrance door to the communal stairs and lift.

The proposal provides 100% cycle storage, which as agreed with the planning officer will be stored within each apartment as to allow for sufficient bin storage in the communal landing areas.

3.2 / ACCESS

The principal access to the building is proposed to be relocated from the south-west elevation to the south-east elevation, providing level and inclusive access to the property. The existing rear access door will be removed and infilled with blockwork, finished in render to match the existing façade.

All apartments on each floor will be reached via communal landing areas and access lobbies. At basement level, a secure lockable hatch will be installed to allow maintenance-only access. Similarly, a roof hatch is proposed to enable access as and when required.

The site will be accessed through a new entrance door on the rear elevation of 82–84 Market Street, via the existing alleyway between Greggs and Barclays Bank.

Following consultation with the Council and Highways Department, it has been confirmed that no on-site parking provision is required for this development. Given the building's highly sustainable location within Manchester city centre, with direct access to a wide range of shops, services, and employment opportunities, and its excellent public transport connectivity, the absence of dedicated parking is appropriate.

The site lies within easy walking distance of Manchester's extensive transport network, including Manchester Victoria and Piccadilly train stations, Metrolink services, and multiple city-centre bus routes. The property's central location ensures residents benefit from excellent accessibility without reliance on private cars.

Accordingly, a car-free development is proposed, aligning with both the site's constraints and the sustainable travel objectives promoted by the local authority.

3.3 / LAYOUT

The proposed layout responds well to the existing footprint, as well as the newly extended area on the top floor. The building consists of a consistently positioned staircase and lift shaft to the south side of the building, with the apartments being located to the front / middle of the building, allowing easy access to all parts of the building, and for all types of people. All flats have spacious bedrooms and living areas, providing a good quality of life for all occupants.

The entrance area is open and features an internal ramp, allowing access for all occupants, including those who are physically impared.

As demonstrated below the apartment areas comply with the Technical Housing Standards - National Space Standards, issued by the Department for Communities and Local Government.

Apartment 1/1b/2p - 50m²

Apartment 2/2b/3p - 65m²

Apartment 3/1b/2p - 50m²

Apartment 4/2b/3p - 65m²

Apartment 5/1b/2p - 50m²

Apartment 6/2b/3p - 65m²

Apartment 7/1b/1p - 39m²

Apartment 8/2b/4p - 70m²

In addition to the above apartment areas, all flats also feature built-in storage as well as sufficiently sized bedrooms and living areas.

In line with Manchester City Council's Waste Management, Storage and Collection document, we have proposed to have three 240Ltr bins per apartment, one for General Waste (Black bin), one for Mixed Pulpable Waste and one for Co-mingled waste. As per the document, there is a requirement a 23Ltr caddy for food waste, however, in place of this, we have proposed to provide one additional 240Ltr green food bin that serves all apartments.

The bins are to be stored on each floor on both the landing area as well as to the side of the hallway that leads to the apartment lobbies, this area is to receive mechanical ventilation that will remove all and any odours produced by the waste from this space.

On the day of collection, the residents will relocate the bins to the outside area, indicated on plan. As the council wasn't favorable to the proposal of an external bin store, we had to move them internally, the bins can be maneuvered through the building and to the ground floor via the lift.

A new staircase has been proposed to better accommodate the new rear entrance door position and allow the building to flow better, the lift will remain in it's existing position, however, the door arrangement will alter slightly as the existing lift doors on the upper floors are to be infilled and the adjacent side of the lift will be used only, making the lift communally accessible.

3.4 / SCALE

The proposal includes a small roof extension that results in a modest increase in the overall scale of the building. The extension is designed to remain subordinate to the existing structure, following the established roofline and proportions. As such, it will not appear overbearing or harm the character of the building or its surroundings.

3.5 / APPEARANCE

The majority of the building facade will remain unchanged, with alterations limited to the small roof extension and the introduction of new windows in the extended area. All new and altered windows will match the existing in style, proportion, and materials, including timber frames, sills, and heads, ensuring the character and rhythm of the facade is preserved. Materials for the extension and any brickwork repairs will closely match the existing, maintaining a cohesive appearance across the frontage and helping the alterations integrate seamlessly with the original structure.

There is a minor functional change being proposed as part of this development, to support the new residential use, the existing doorway is to be infilled with blockwork construction, and finished with a matching render, creating a flush and seamless surface with no visible mis-match in materials or appearance. Whilst the main driving factor that ensures this decision was security, it does also create a much better flow in the building, as well as enabling level access to ensure those who are not able bodies can still access the building.

3.6 / RELEVANT PLANNING POLICIES

(NPPF) – Section 12: Achieving well-designed places
(NPPF) – Section 16: Conserving and enhancing the historic environment
Manchester Core Strategy Policy EN1 - Design Principles and Strategic Character Areas
Manchester Core Strategy Policy EN3 - Heritage
Manchester Core Strategy Policy CC7 - Mixed Use Development
Manchester Core Strategy Policy CC8 - Change and Renewal
Manchester Unitary Development Plan Policy DC18 - Conservation Areas
Manchester Unitary Development Plan Policy DC19 - Listed Buildings and Structures of Local Interest
Manchester Unitary Development Plan Policy DC20 - Archaeology
Manchester Unitary Development Plan Policy DC26 - Development and Noise
Places for Everyone (PfE) Policy JP-P 1 - Spatial Principles
Places for Everyone (PfE) Policy JP-P 2 - City Centre
Places for Everyone (PfE) Policy JP-D 1 - Design Quality
Places for Everyone (PfE) Policy JP-D 2 - Heritage
Upper King Street Conservation Area – Control of Development and Enhancement Guidance

3.7 / DRAINAGE

The site benefits from existing on-site drainage, the proposal is to utilise these connections and connect our new drainage into them.

3.8 / AIR QUALITY

As per the Air Quality and Odour Assessment that accompanies this Developed Design Document / planning application, the development is not expected to have a significant effect on the local air quality, and therefore, no further mitigation in relation to the operational phase is required.

3.9 / VISUAL AMENITY

The external alterations that are required to facilitate the conversion of the property into 8 apartments are not considered to be severe or harmful to the immediate area and / or street scene. with the works being undertaken using materials that match those used in the construction of the existing building.

3.10 / RESIDENTIAL AMENITY

The proposed apartments have been designed to provide a high standard of residential amenity for future occupants. Each unit benefits from well-proportioned living spaces with adequate natural light and ventilation, while the layout ensures privacy between units and from neighbouring properties. The inclusion of new windows and extract ventilation supports a healthy and comfortable internal environment. Overall, the scheme delivers functional, safe, and attractive homes in a sustainable city-centre location, providing a positive living experience for residents.

3.11 / BIODIVERSITY

The extent of the site boundary in it's entirety, comprises of buildings and hard surfaces only. There is no soft landscaping on the site. The proposal therefore falls under the "de minimis" threshold and effects less than 25m² of on-site habitat (as it does not exist), as a result, no further consideration regarding biodiversity is required.

3.12 / CRIME IMPACT STATEMENT

As per the attached / accompanying Crime Impact Assessment, the application site and proposed use will not negatively impact crime.

3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

As the proposal creates only 8 dwellings (flats) it falls short of the threshold for requiring an Environmental Impact Assessment.

3.14 / NOISE IMPACT ASSESSMENT

A noise impact assessment has been submitted as part of this planning application. Please refer to the attached NIA for recommendations.

3.15 / SECURITY

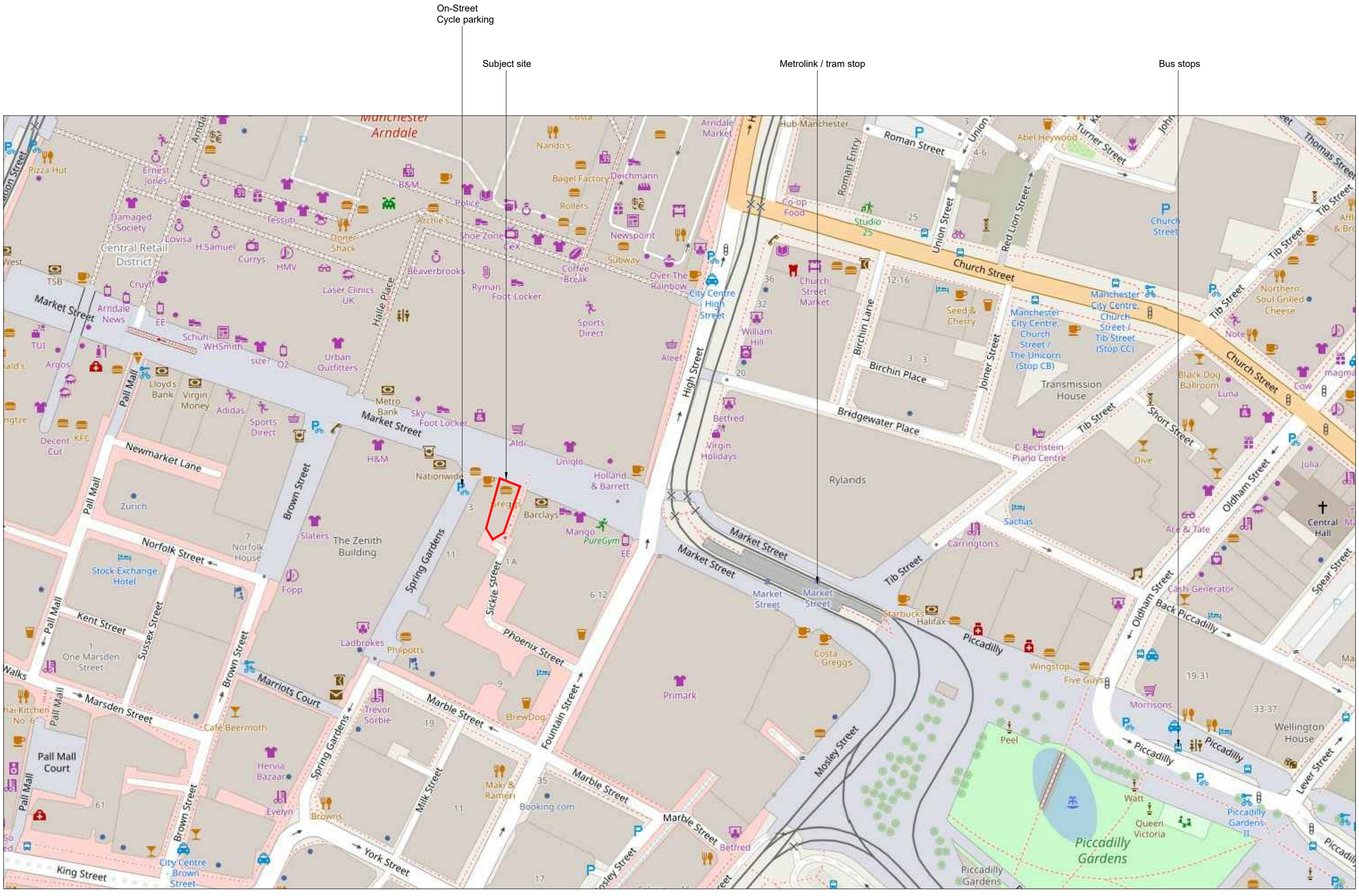
Following withdrawal of the previous application, a concern for safety and security was raised. As part of this application, we have improved the overall security of the proposal, in including the below:
Lighting:
We have provided dusk activated external lighting to the rear and side perimeter of the building, allowing the alleyway and access/entrance area to remain illuminated at all times.
CCTV:
We have also incorporated CCTV surrounding the site, with two mounted directly either side of the entrance door which will provide live feed to internally fitted monitors, allowing the residents to have a clear view of outside, without having to open the entrance door. This enables a high level of surveillance and security to the building.

As a result of a previous site meeting with planning and Greater Manchester Police, it was agreed that one of the main changes with regard to security was the relocation of the residential entrance door, which is now positioned on the south-east elevation. The exact position of this door was determined by the internal ramp and it's set out, having the door position be anywhere else but here, compromises the accessibility of the building. As a result, would fail to comply with the building regulations, as well as create an unfair obstacle on those who are not able-bodied.

3.16 / APPRAISAL

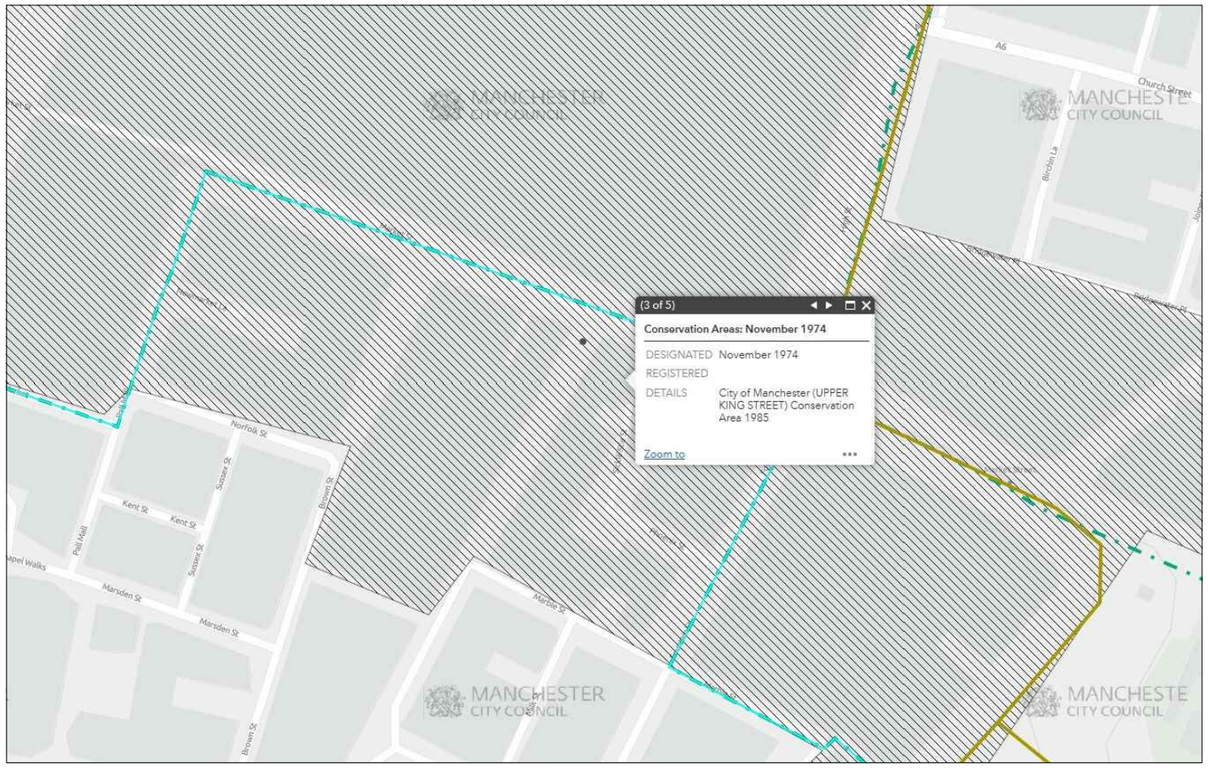
In summary, the proposed development at 82-84 Market Street sensitively converts the upper floors from offices to eight high-quality residential apartments, while incorporating a modest roof extension and limited elevational changes. All alterations have been carefully designed to respect the building’s character, materials, and detailing, ensuring they integrate seamlessly with the existing façade and maintain the contribution of the property to the Upper King Street Conservation Area. The scheme provides functional, comfortable, and well-designed homes in a sustainable city-centre location, while any changes to the building’s scale, appearance, or heritage impact are minimal and fully in keeping with local and national planning policies.

Transport Network Map

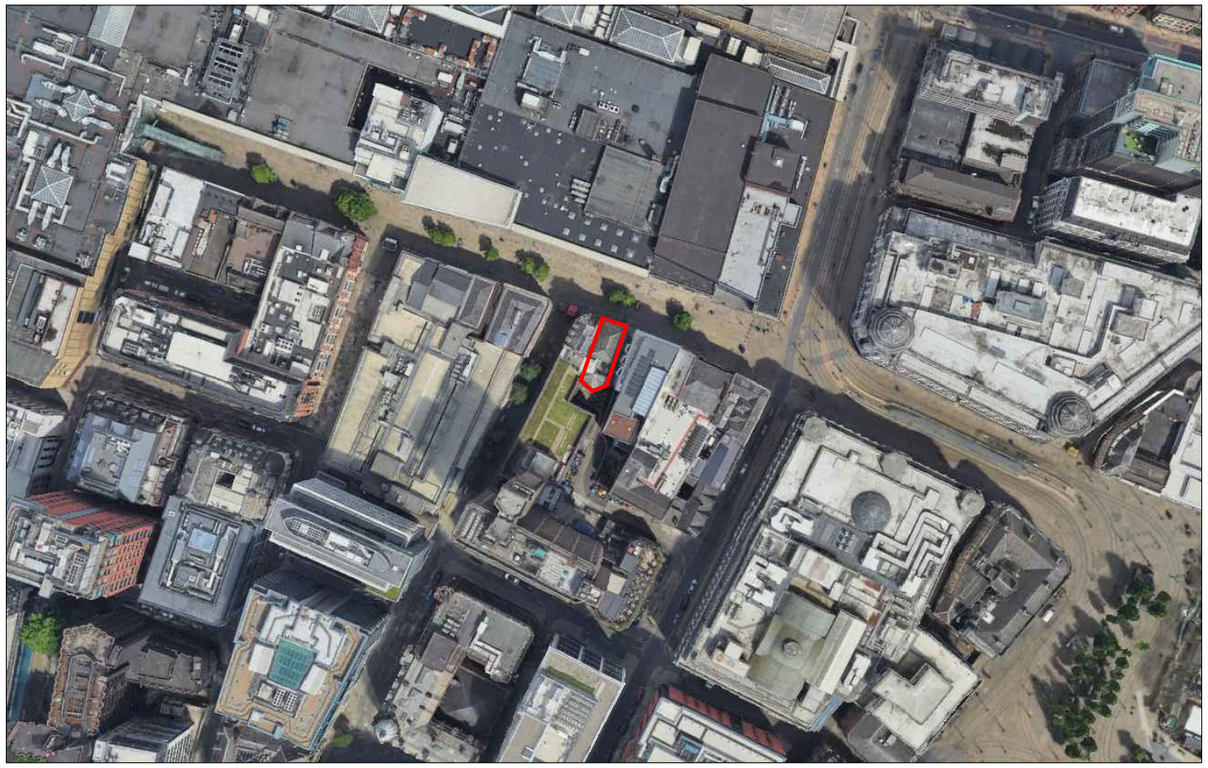


P4BA - DEVELOPED DESIGN

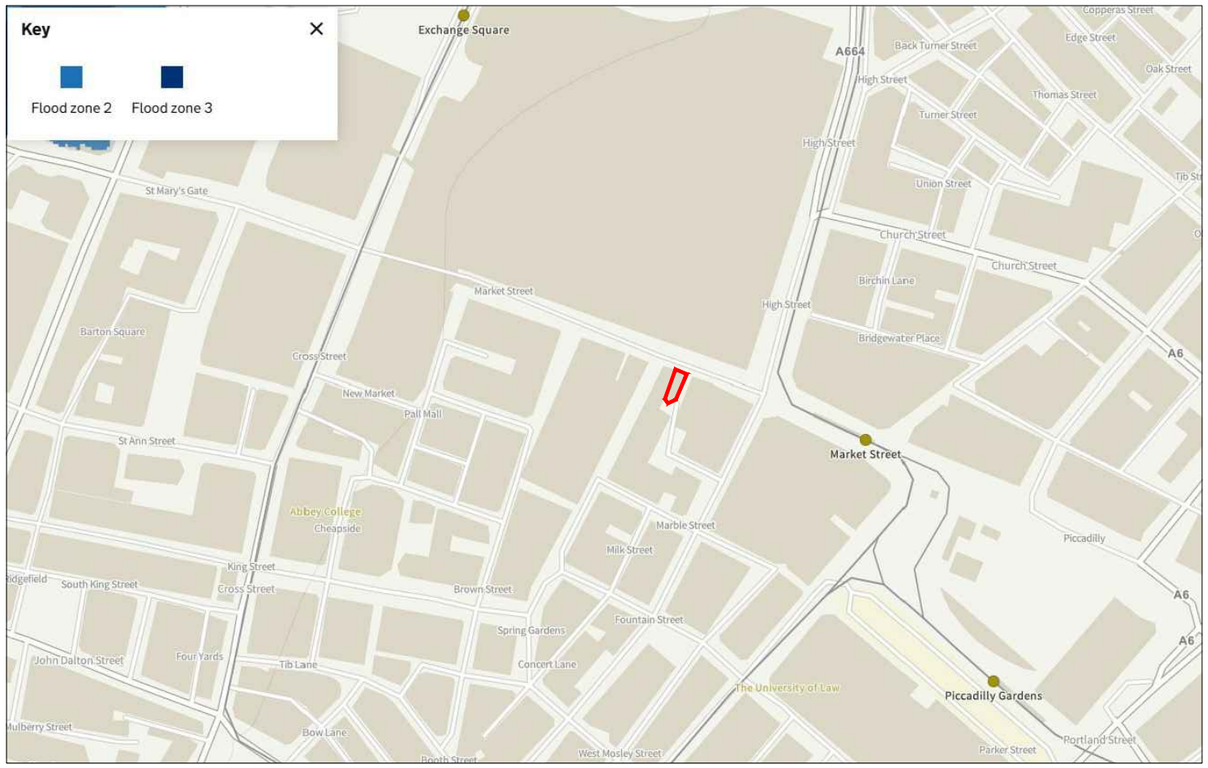
Land Use Map (Unitary Development Plan)



Ariel View



Flood Risk Map



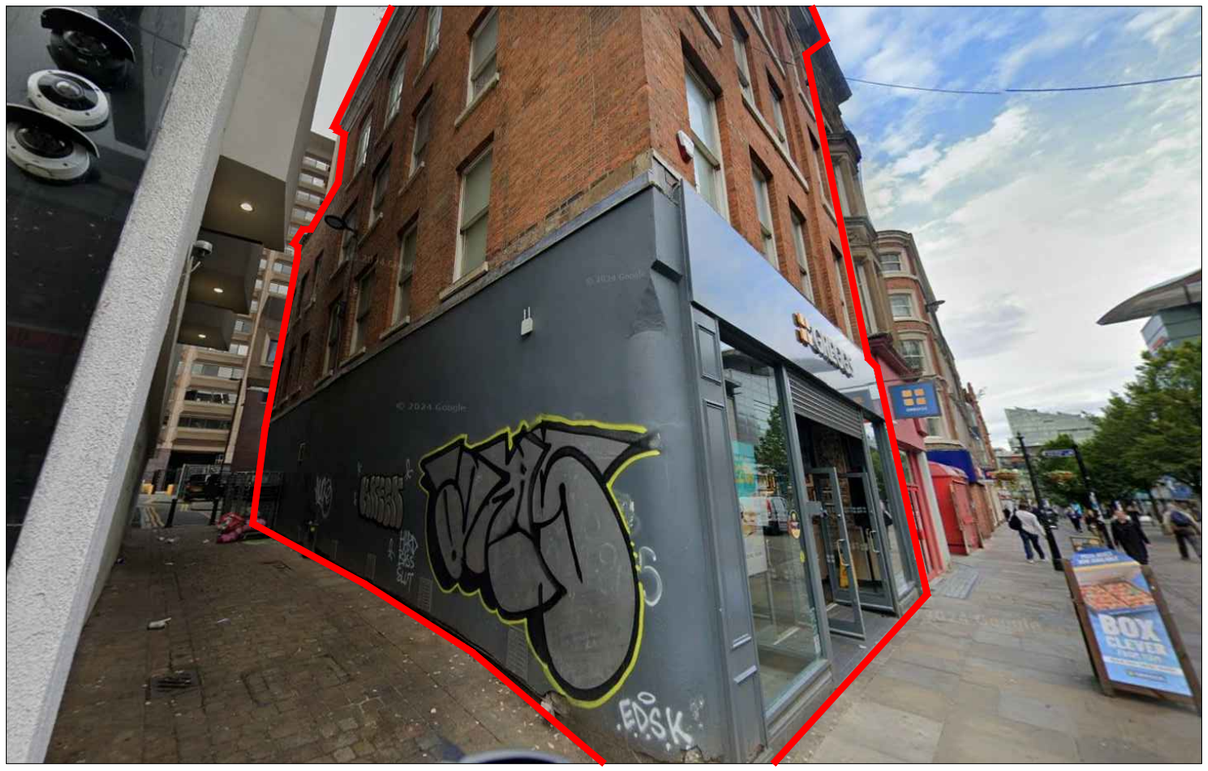
3D View



P4BA - DEVELOPED DESIGN

EXISTING SITE PHOTOS / IMAGERY

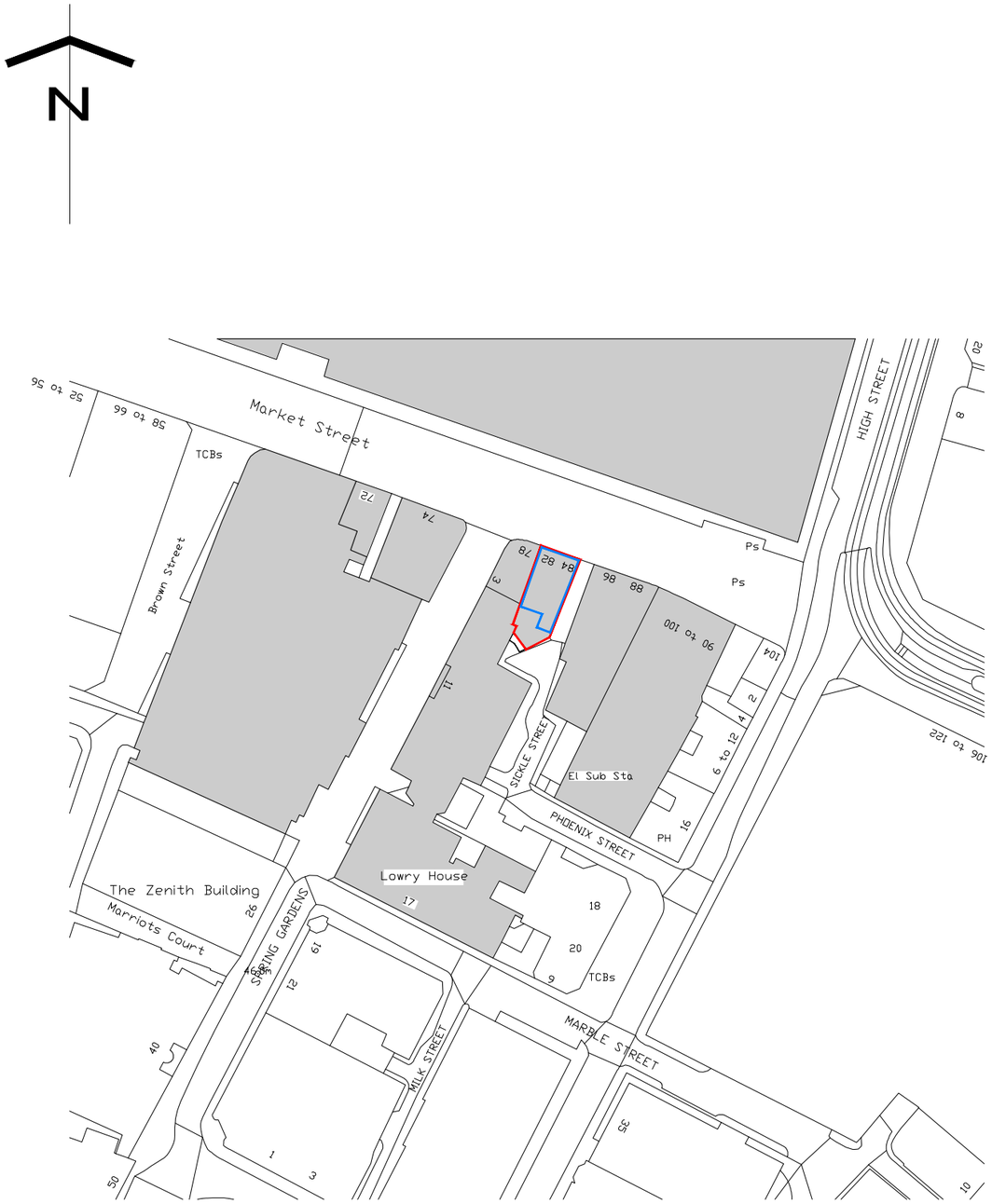








Site Location



Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m

Blue boundary - Ground Floor Shop
(Gregg's, outside of project remit)

Red boundary - Ground floor
access and extent of upper floors.



Site Plan (Scale - 1:500)

0m 10 20 30m

01A | Location Plan

25043

AS INDICATED @A3

Change of Use | Apartments

82 - 84 Market Street Manchester M1 1PD

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Existing Building

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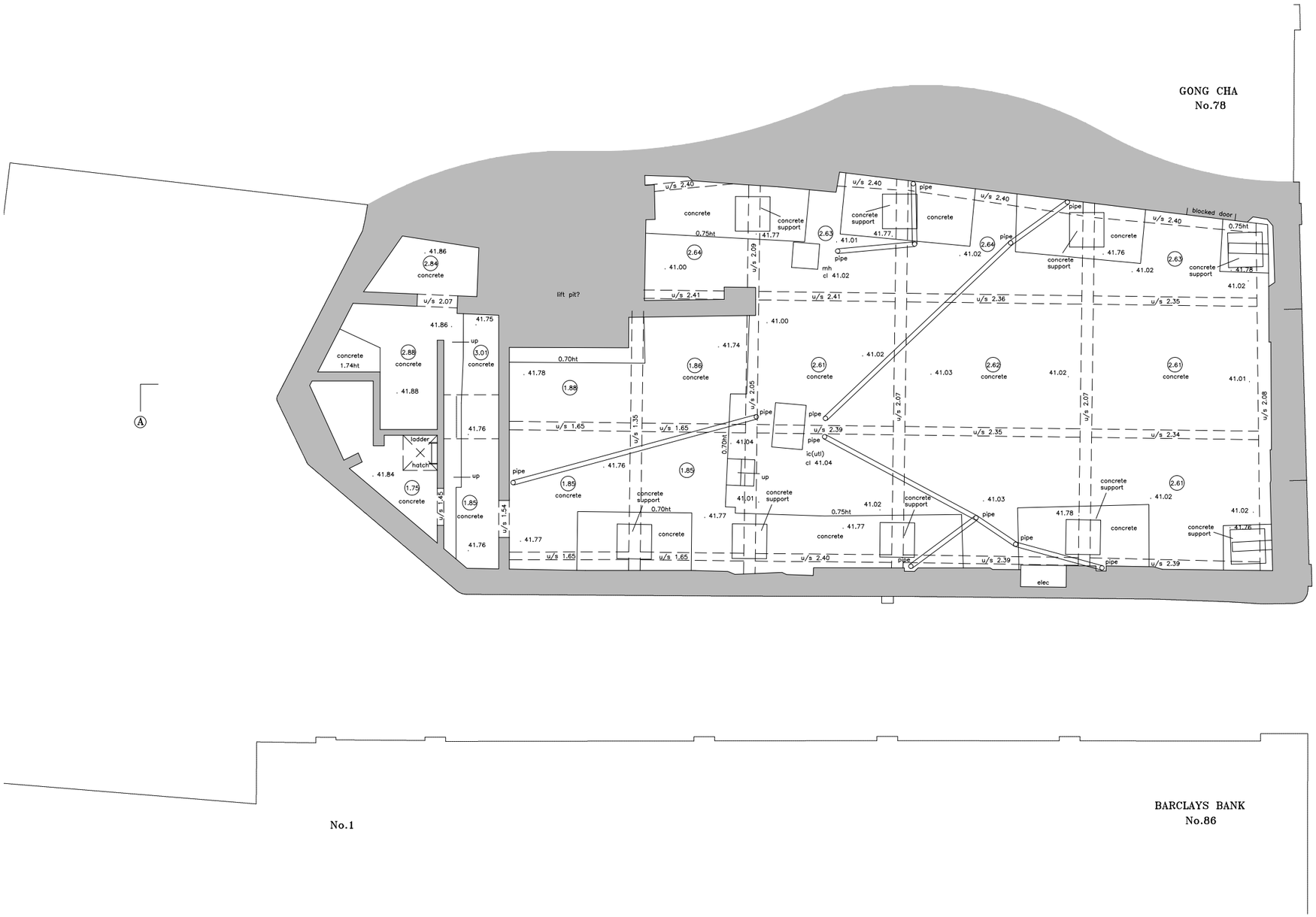
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All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.



02. | **Existing Floor Plan | Level -1**

25043 | 0m 1 2 3 4 5m | 1:100 @A3

Change of Use | Apartments

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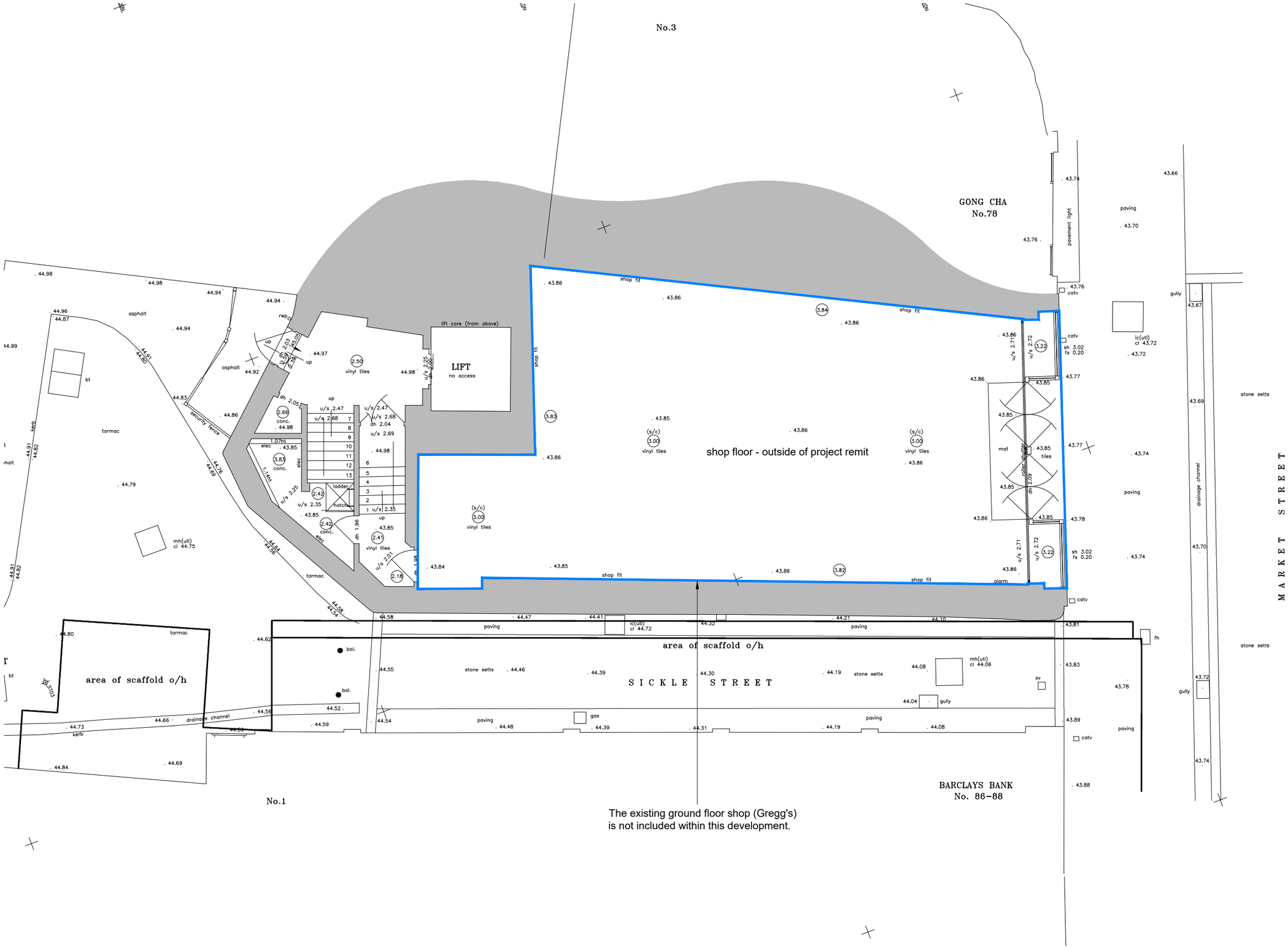
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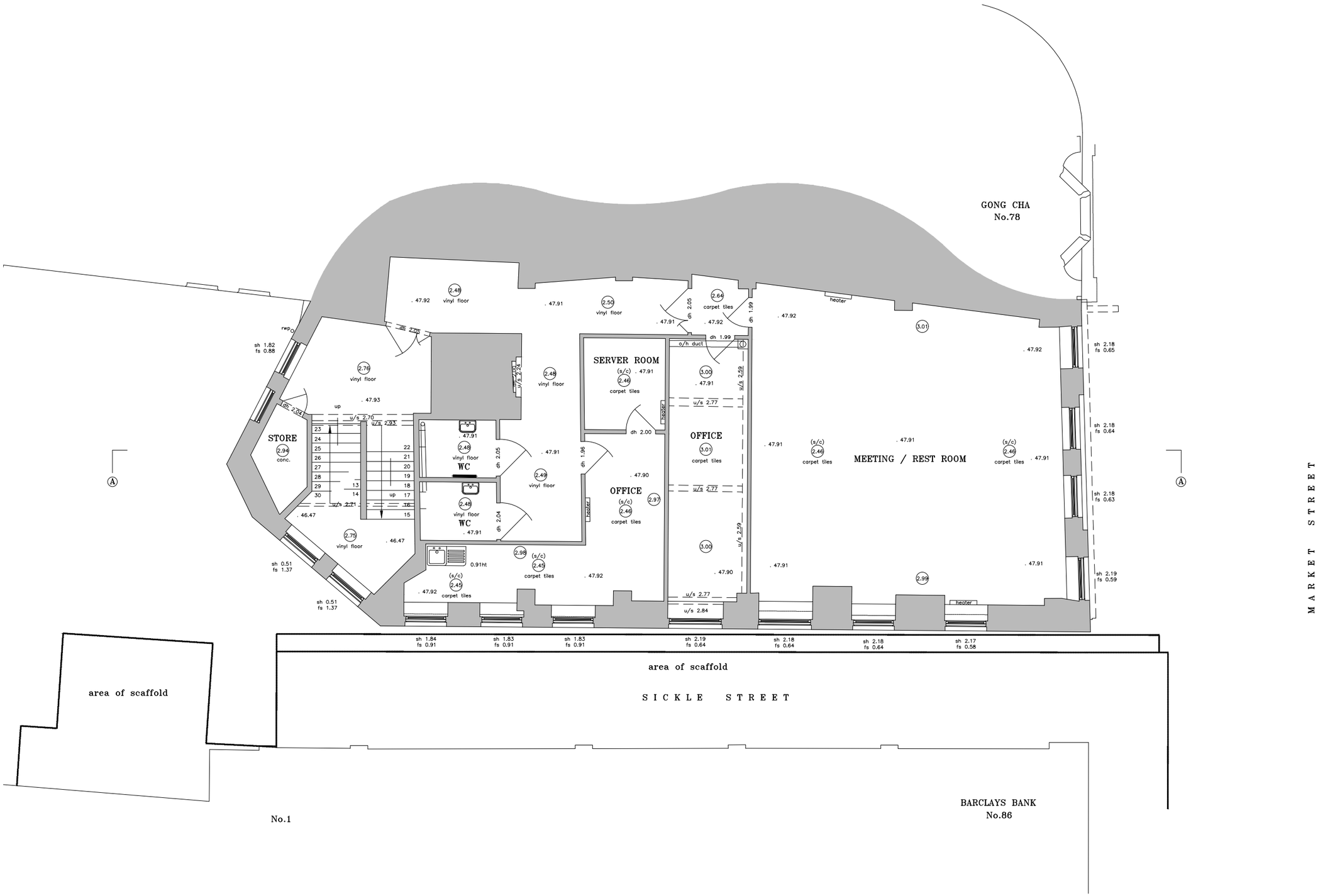


The existing ground floor shop (Gregg's) is not included within this development.

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04. | **Existing Floor Plan | Level 1**

25043 | 0m 1 2 3 4 5m | 1:100 @A3

Change of Use | Apartments

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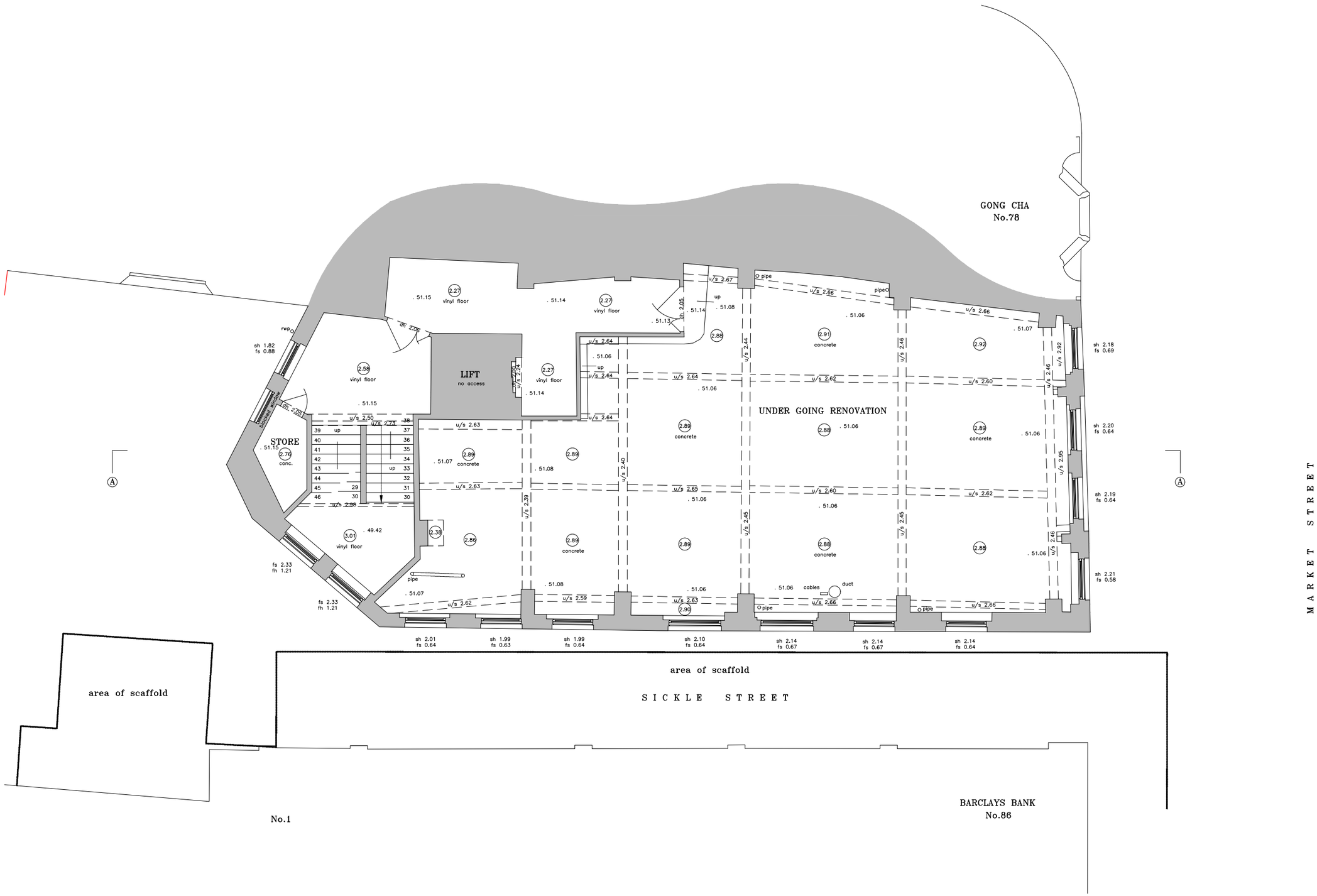
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05.
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Existing Floor Plan | Level 2

0m 1 2 3 4 5m

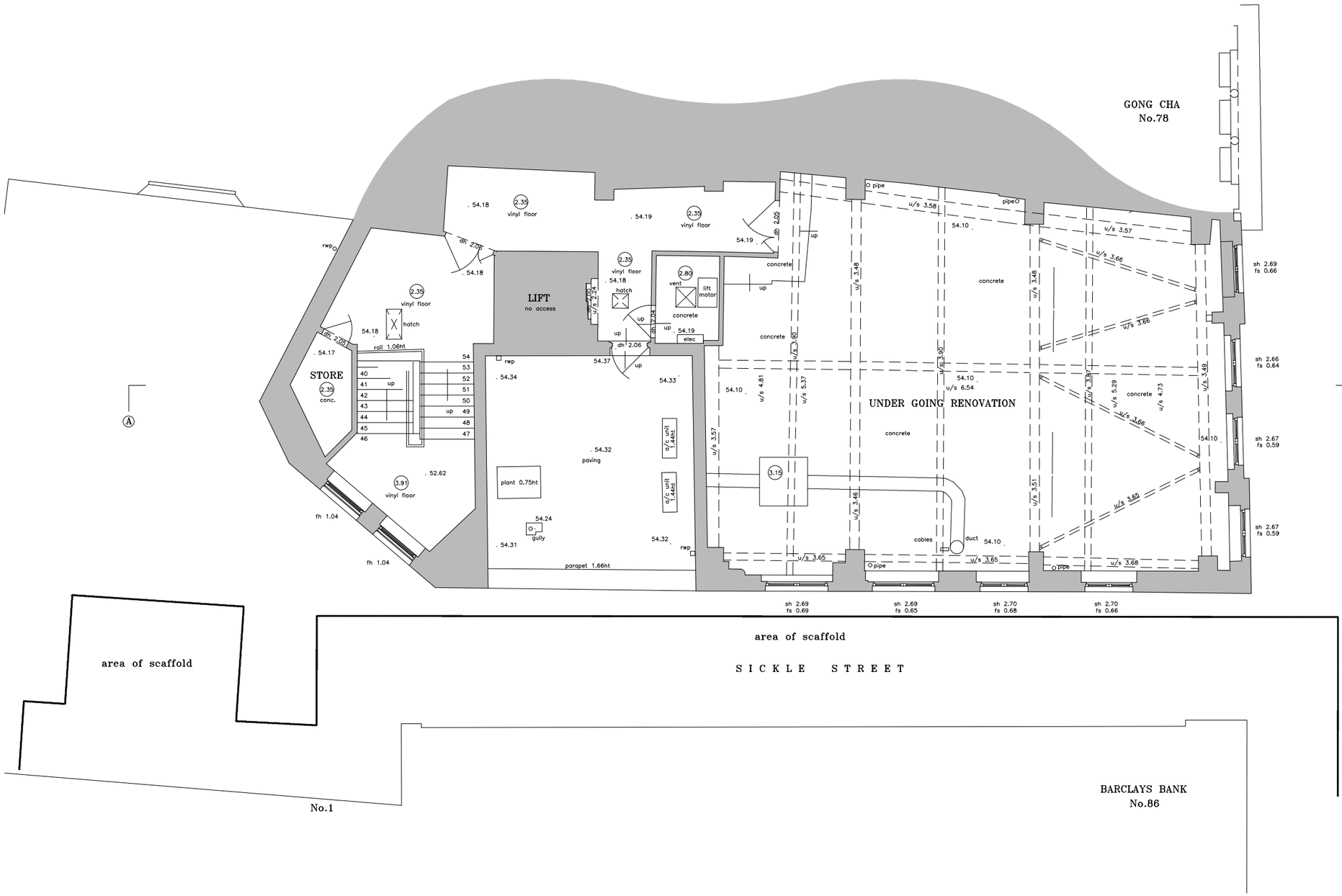
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06. | **Existing Floor Plan | Level 3**

25043 | 0m 1 2 3 4 5m | 1:100 @A3

Change of Use | Apartments

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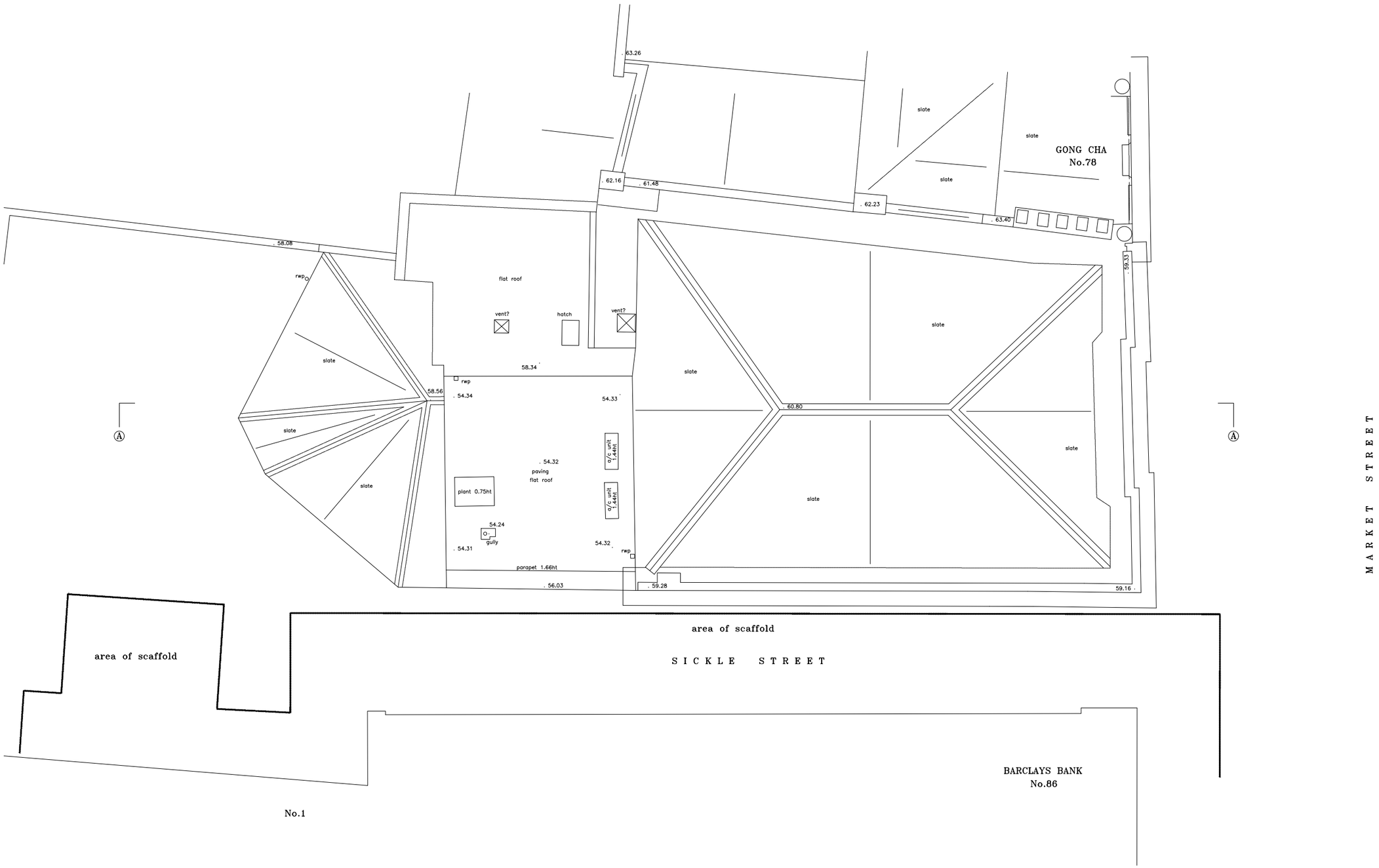
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24.

Existing Roof Plan

25043

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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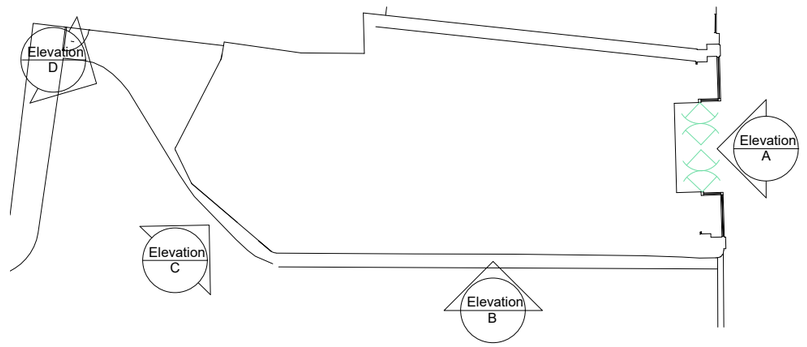
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07.
25043

Existing Elevation A

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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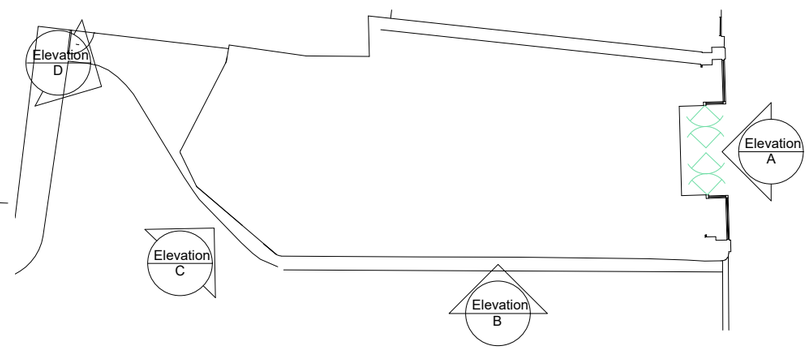
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08.
25043

Existing Elevation B

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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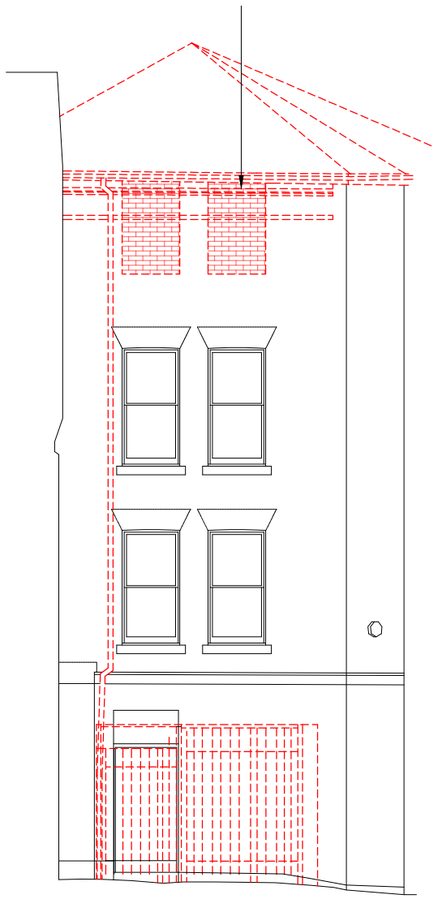
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Demolition Note:

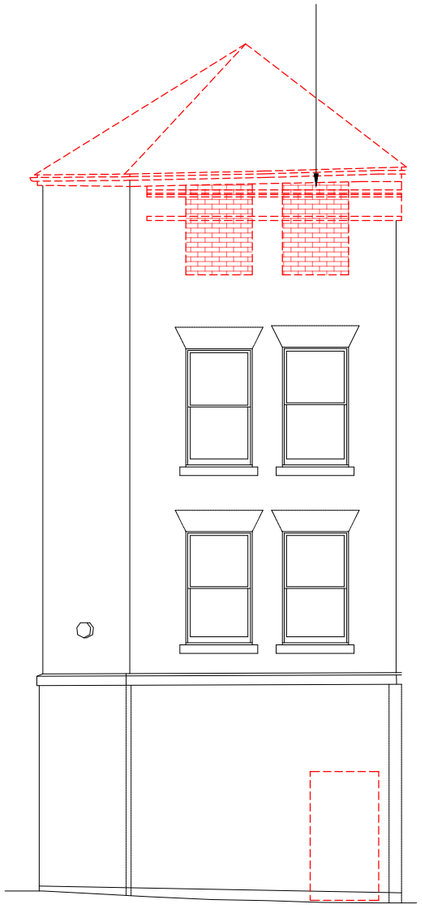
All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Red dash brickwork denotes extent of brickwork to be removed and surrounding area made good, ready to receive new windows.

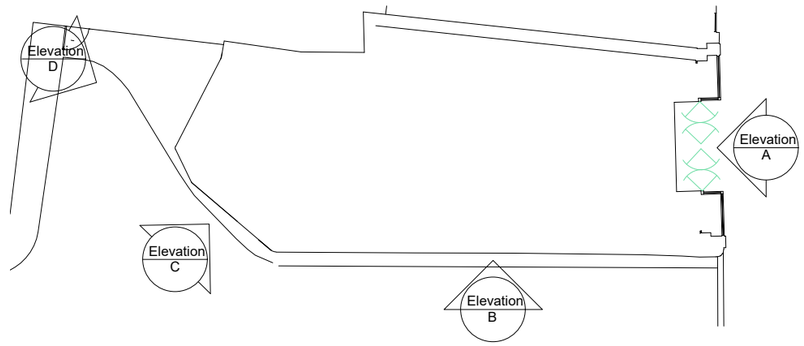


Elevation D

Red dash brickwork denotes extent of brickwork to be removed and surrounding area made good, ready to receive new windows.



Elevation C



09.
25043

Existing Elevation C + D

0m 1 2 3 4 5m

1:100 @A3

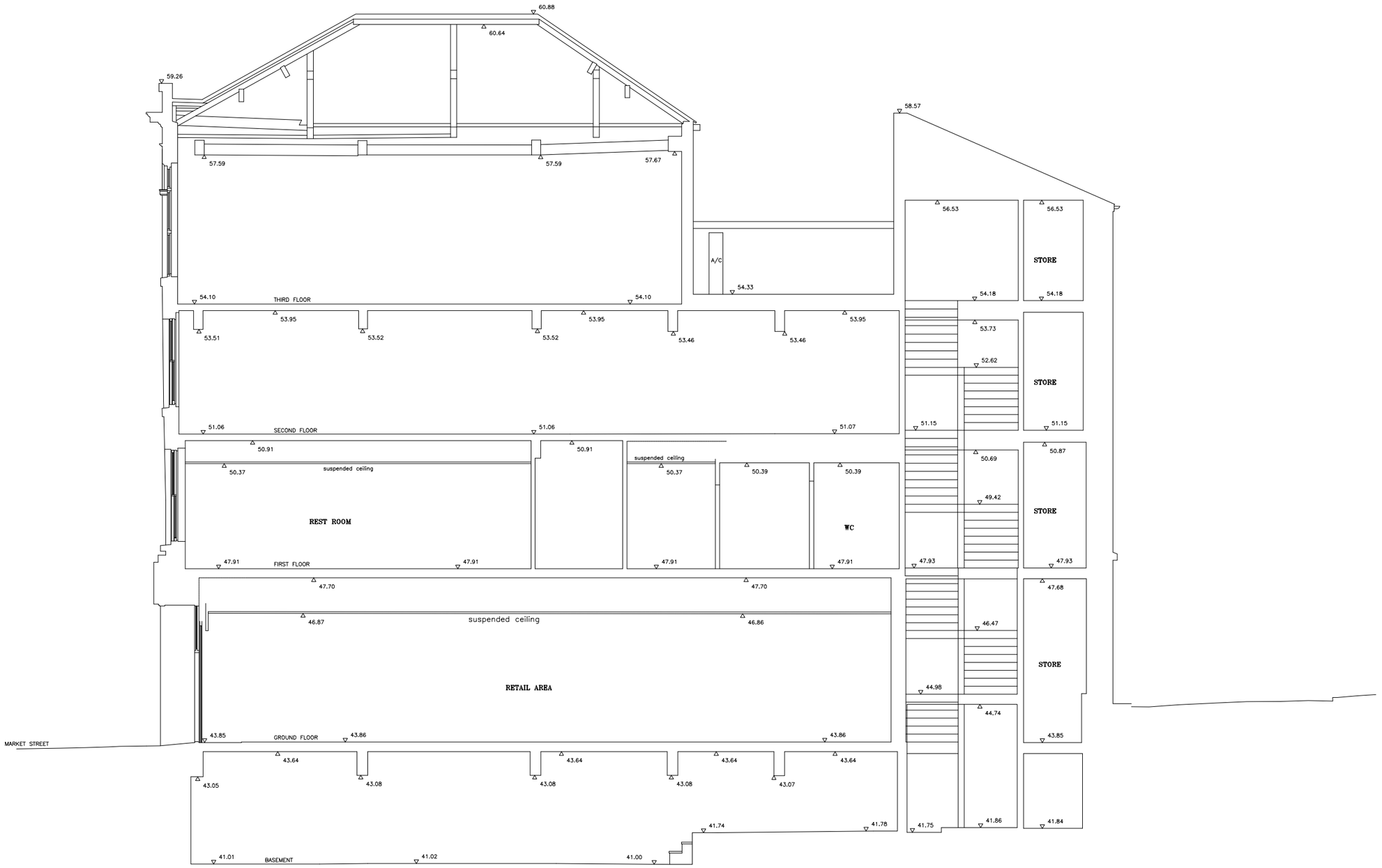
Change of Use | Apartments

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10.
25043

Existing Section A-A

0m 1 2 3 4 5m

1:100 @A3

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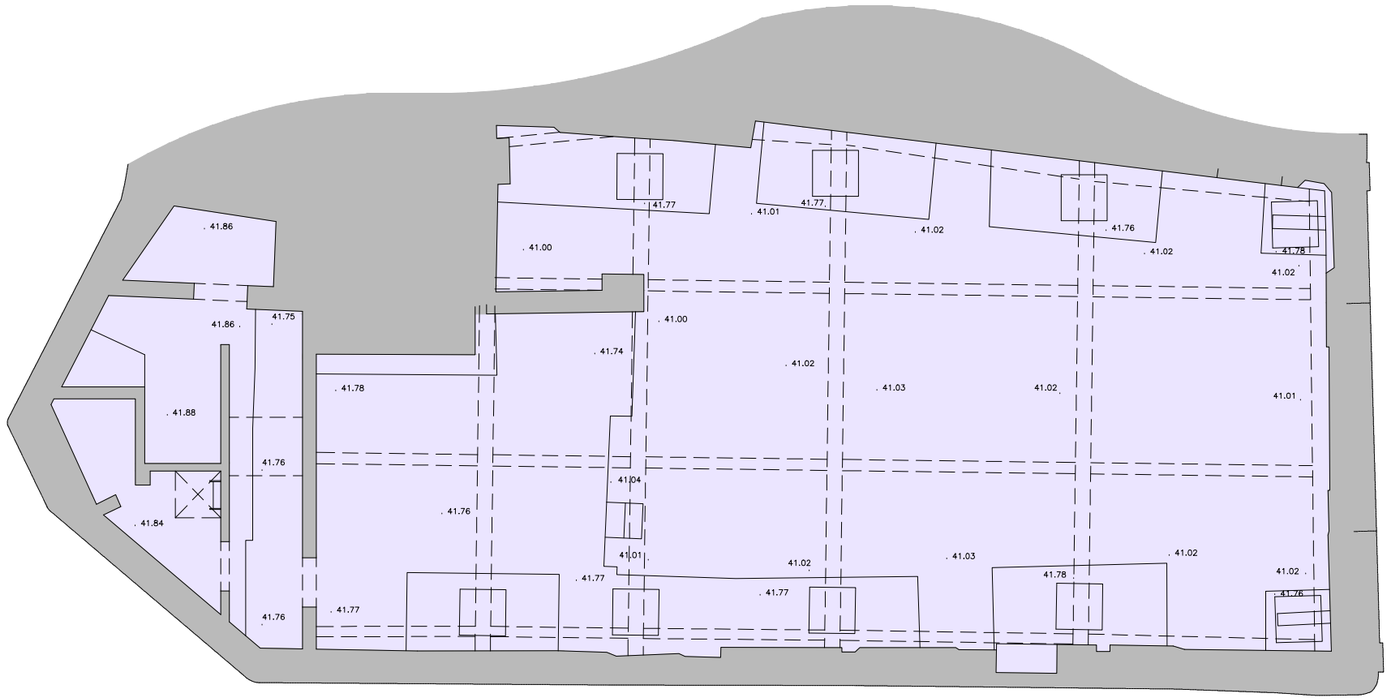
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Proposed Building

Key:

	240Ltr General Waste (Wheeled Black Bin)
	23Ltr Green Food Caddy *(To be stored under kitchen sinks)*
	240Ltr Mixed Pulpable (Wheeled Blue Bin)
	240Ltr Co-Mingled (Wheeled Brown Bin)

All bins are to be permanently stored within the building. For waste collection, the bins will be relocated onto Sickle Street for a maximum duration of 1 hour.



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Schedule of Accommodation

	1 Bed Apartment	2 Bed Apartment
Level -1	0	0
Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

11A | 25043

Proposed Floor Plans | Level -1

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

82 - 84 Market Street Manchester M1 1PD

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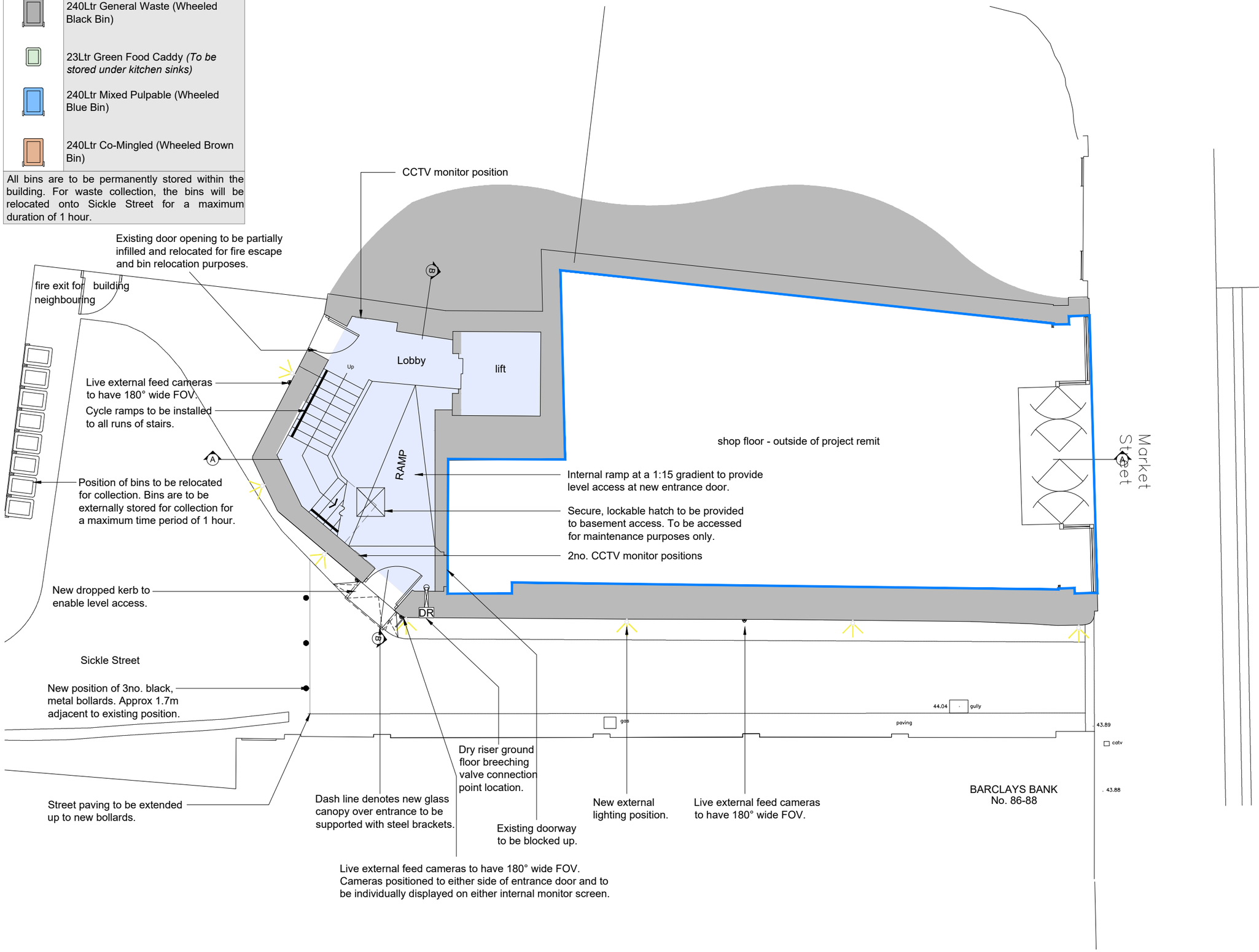
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Key:

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Schedule of Accommodation

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Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

12B | 25043

Proposed Floor Plans | Level 0

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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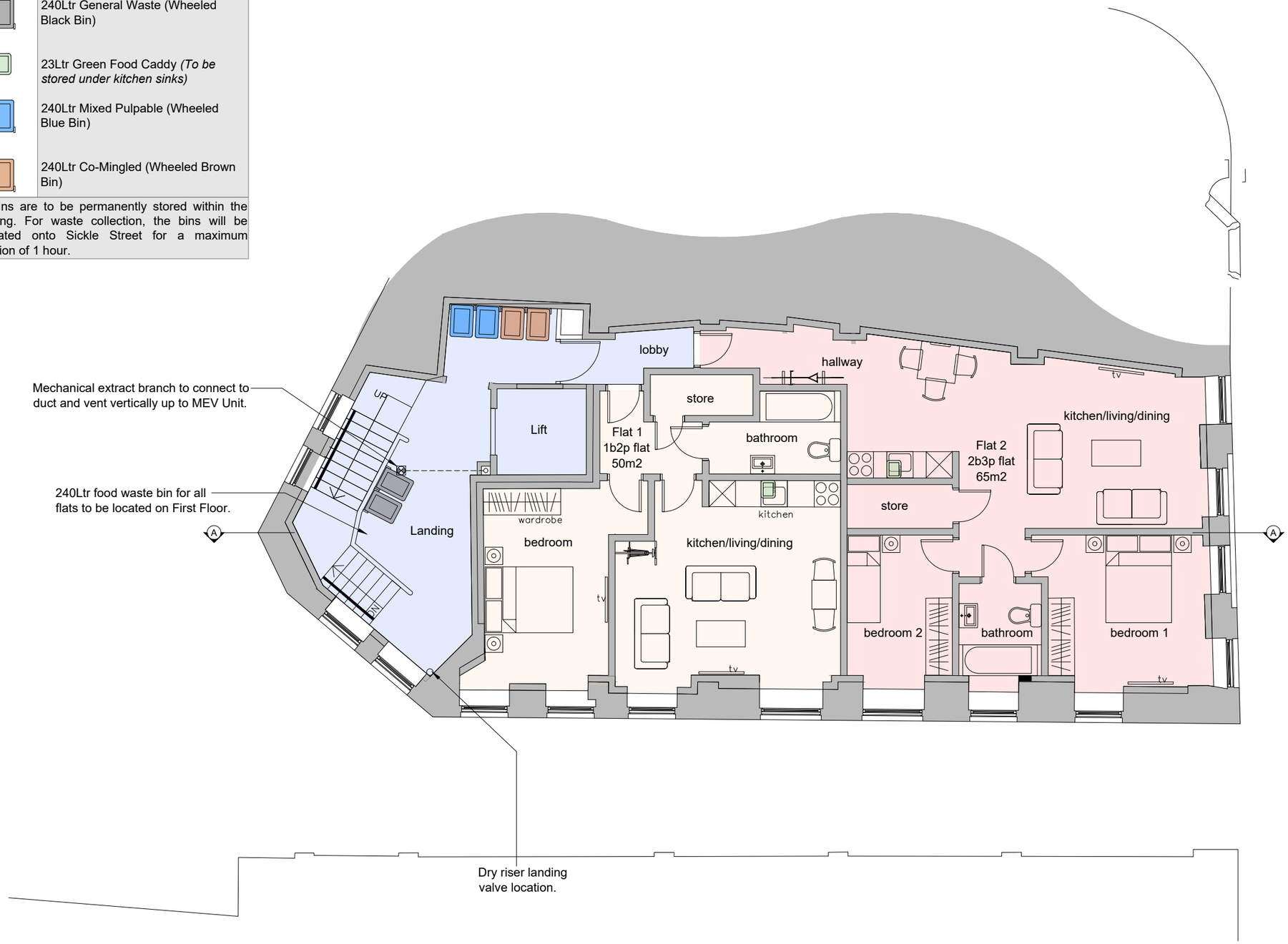
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Key:

	240Ltr General Waste (Wheeled Black Bin)
	23Ltr Green Food Caddy *(To be stored under kitchen sinks)*
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	240Ltr Co-Mingled (Wheeled Brown Bin)

All bins are to be permanently stored within the building. For waste collection, the bins will be relocated onto Sickle Street for a maximum duration of 1 hour.



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Schedule of Accommodation

	1 Bed Apartment	2 Bed Apartment
Level -1	0	0
Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

13C | 25043

Proposed Floor Plans | Level 1

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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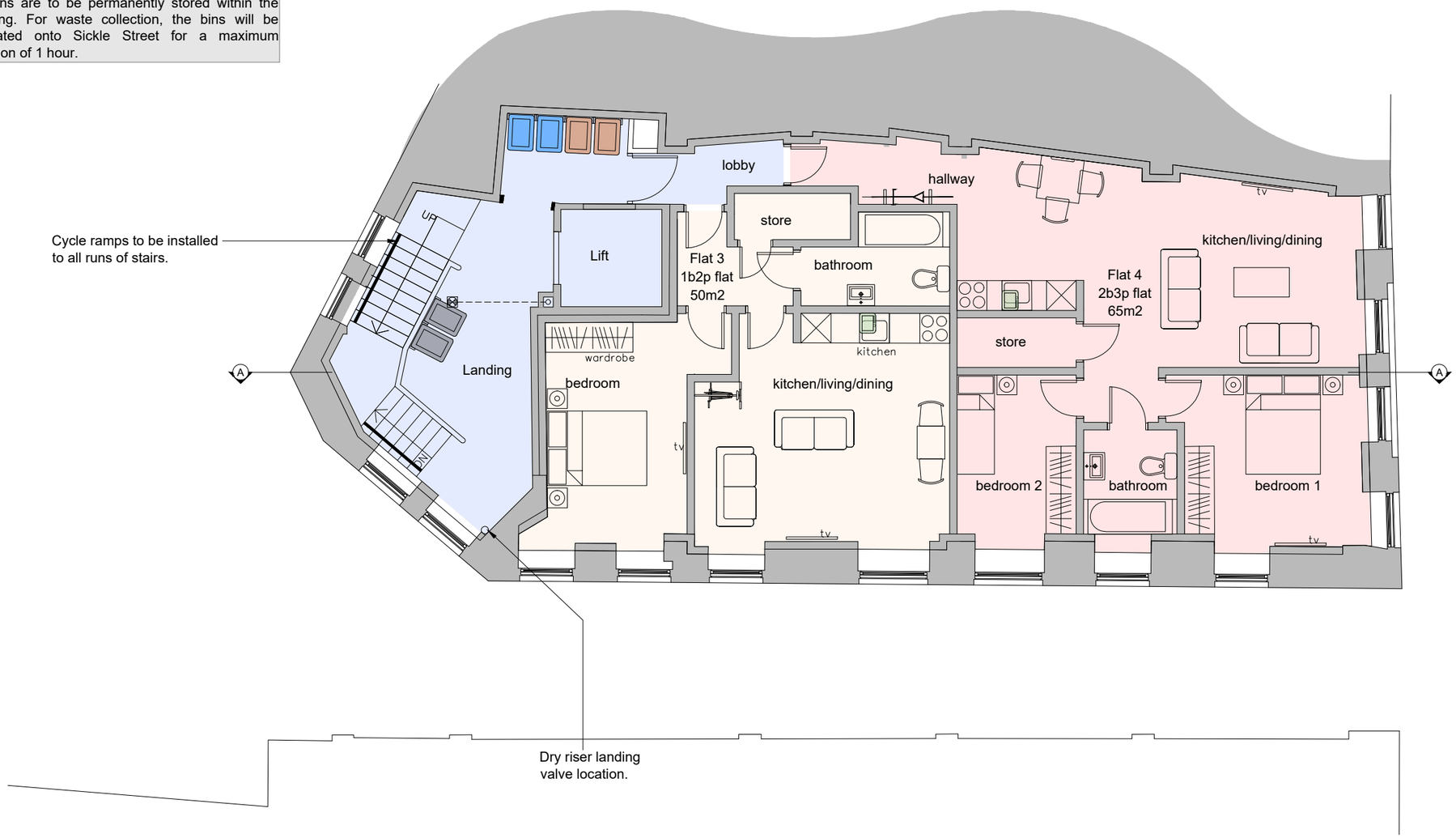
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Key:

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	23Ltr Green Food Caddy *(To be stored under kitchen sinks)*
	240Ltr Mixed Pulpable (Wheeled Blue Bin)
	240Ltr Co-Mingled (Wheeled Brown Bin)

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Schedule of Accommodation

	1 Bed Apartment	2 Bed Apartment
Level -1	0	0
Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

14c | 25043

Proposed Floor Plans | Level 2

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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Key:

	240Ltr General Waste (Wheeled Black Bin)
	23Ltr Green Food Caddy *(To be stored under kitchen sinks)*
	240Ltr Mixed Pulpable (Wheeled Blue Bin)
	240Ltr Co-Mingled (Wheeled Brown Bin)

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Schedule of Accommodation

	1 Bed Apartment	2 Bed Apartment
Level -1	0	0
Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

15c | 25043

Proposed Floor Plans | Level 3

0m 1 2 3 4 5m

1:100 @A3

Change of Use | Apartments

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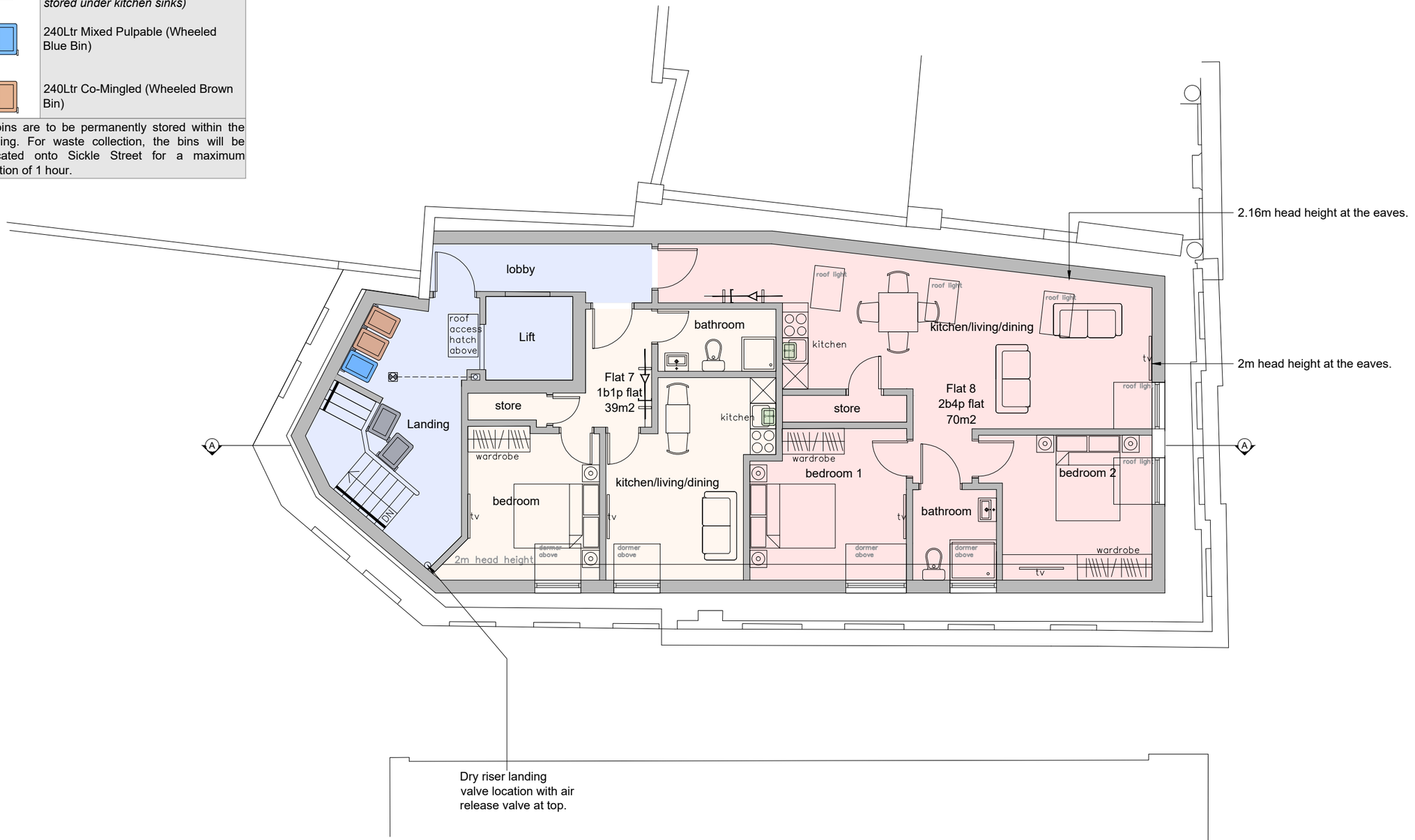
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Key:

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	240Ltr Co-Mingled (Wheeled Brown Bin)

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Schedule of Accommodation

	1 Bed Apartment	2 Bed Apartment
Level -1	0	0
Level 0	0	0
Level 1	1	1
Level 2	1	1
Level 3	1	1
Level 4	1	1
Sub-Total	4	4
Total	8	

Design Key

	1 Bed Apartment
	2 Bed Apartment
	Circulation
	Store
	Site Boundary Line
	Adjacent Owned Land

16c | 25043

Proposed Floor Plans | Level 4

0m 1 2 3 4 5m

1:100 @A3

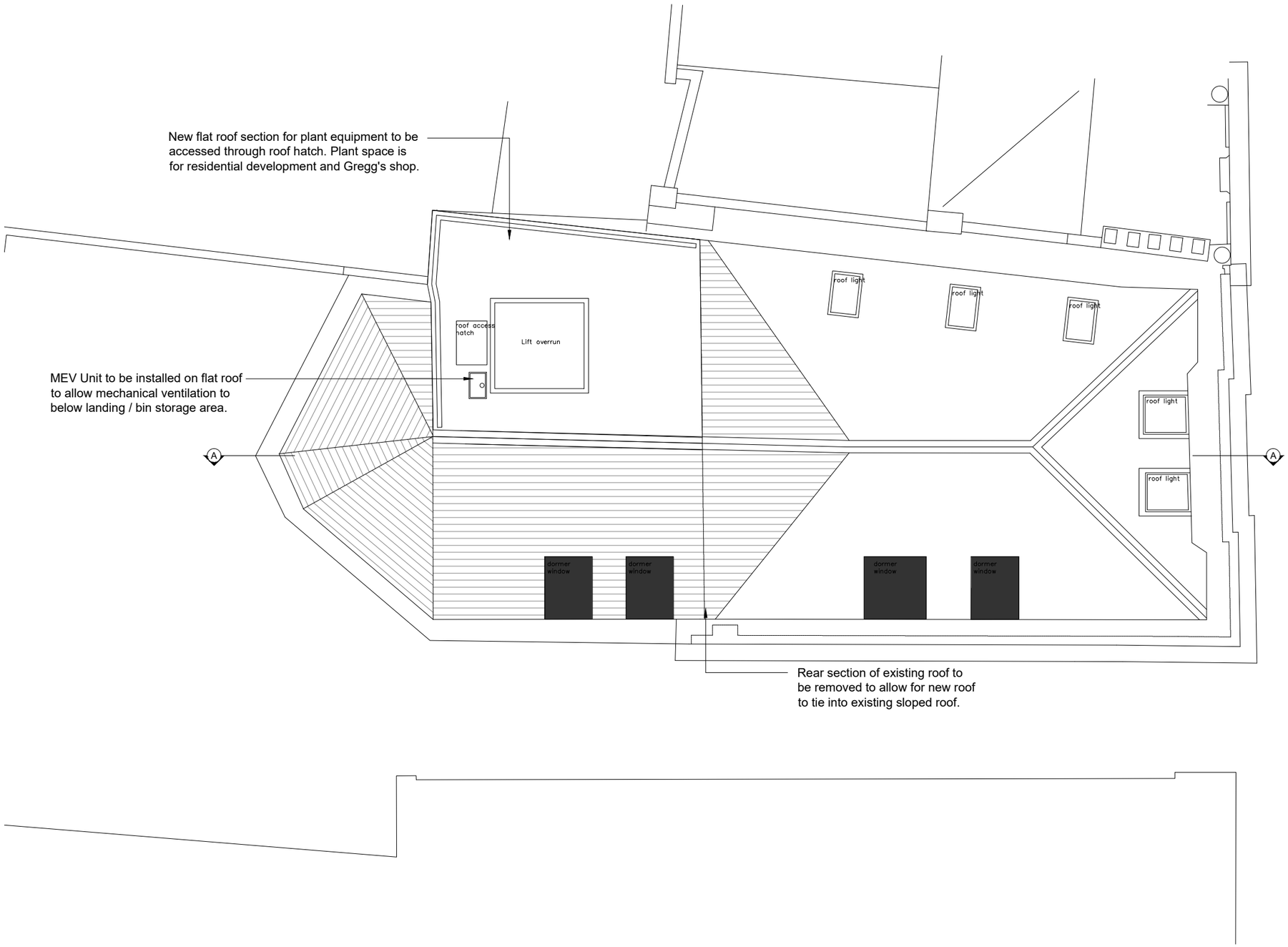
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17A | **Proposed Roof Plan**

25043

0m 1 2 3 4 5m

1:100 @A3

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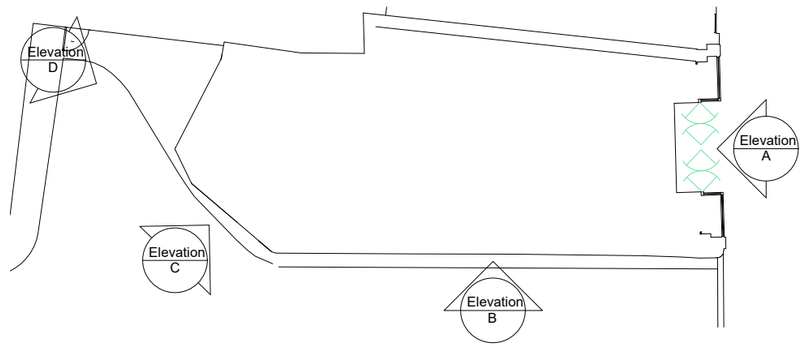
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18.
25043

Proposed Elevation A

0m 1 2 3 4 5m

1:100 @A3

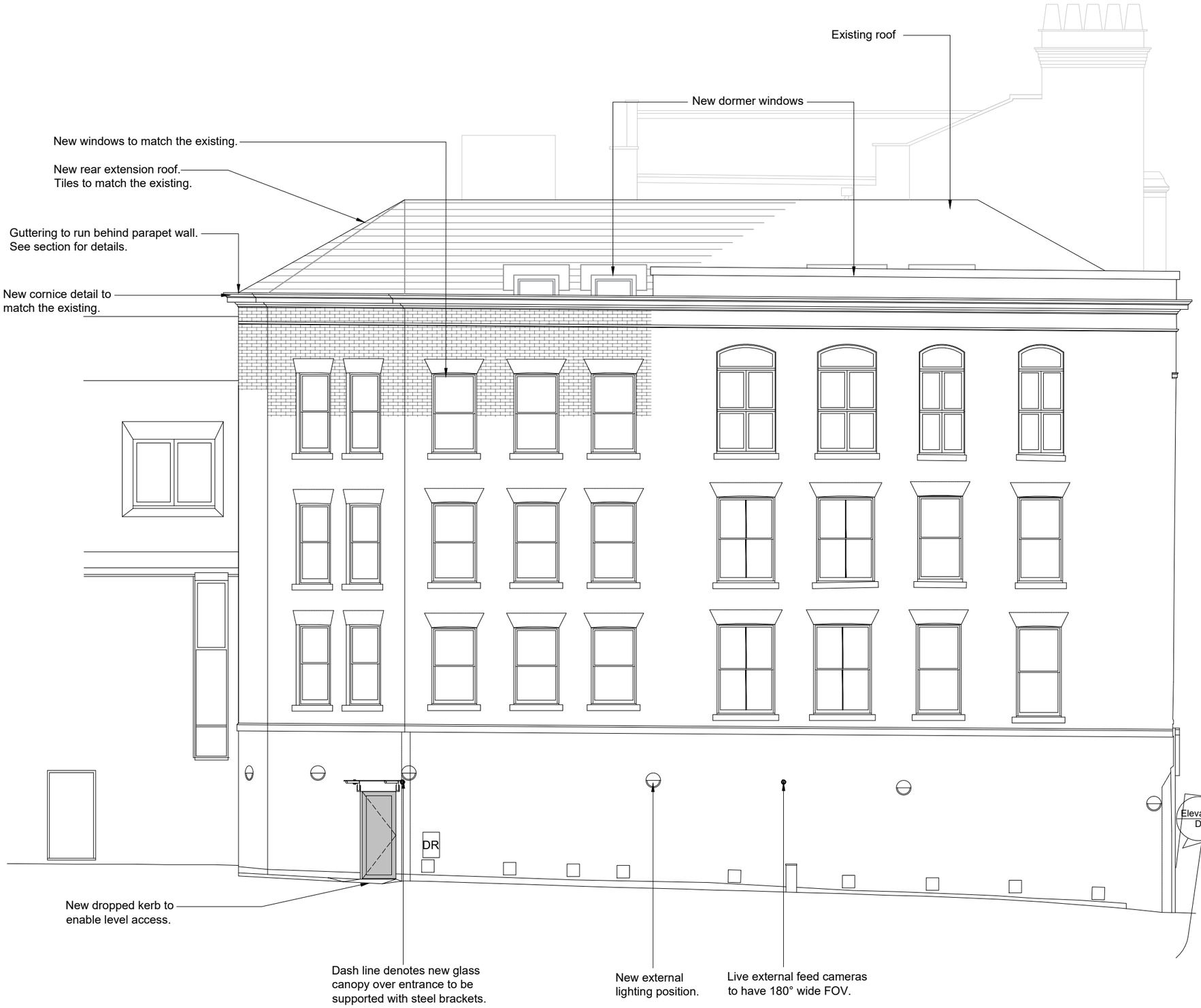
Change of Use | Apartments

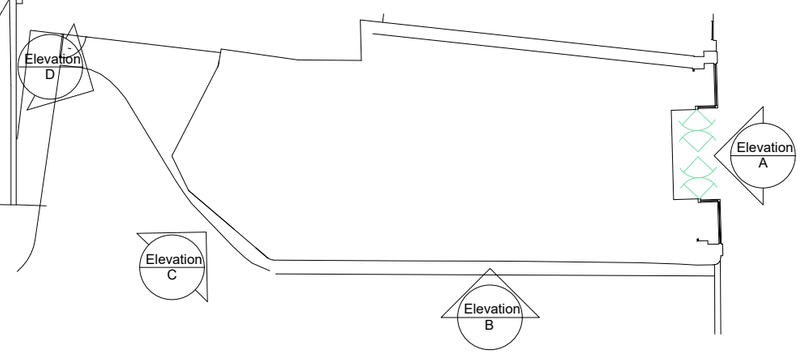
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19A | **Proposed Elevation B**

25043

0m 1 2 3 4 5m

1:100 @A3

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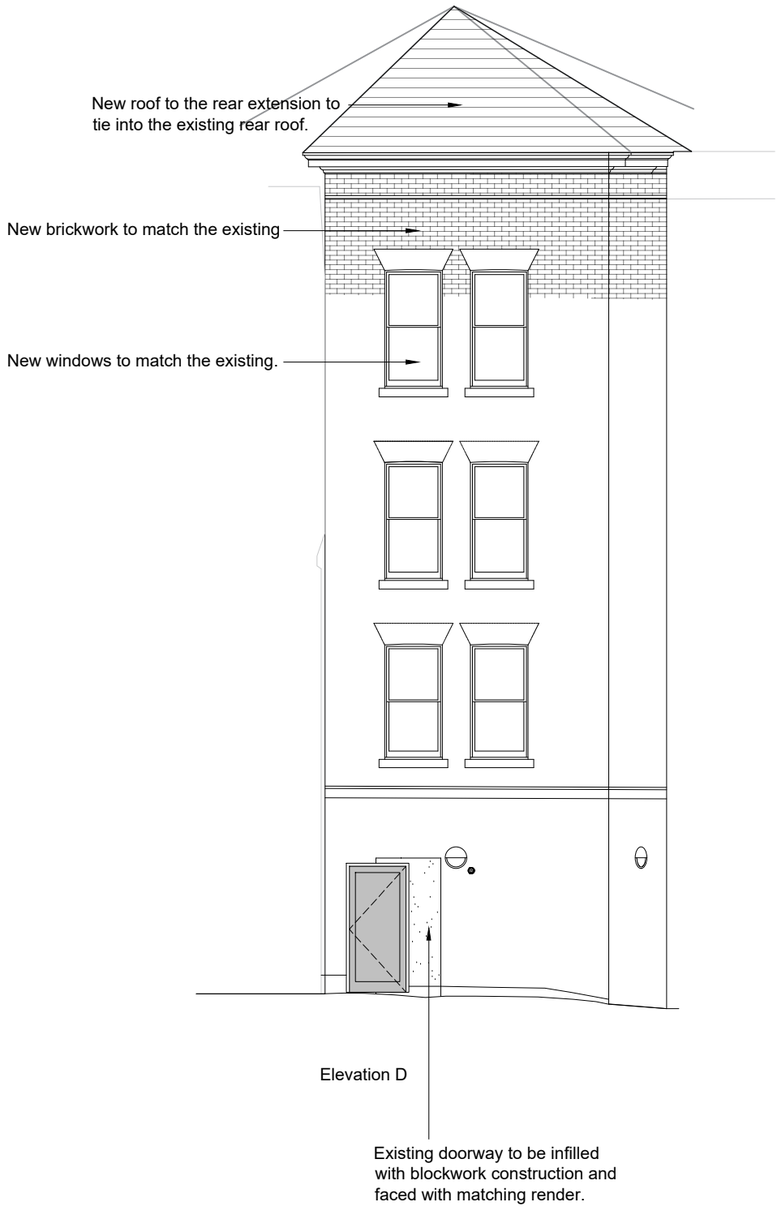
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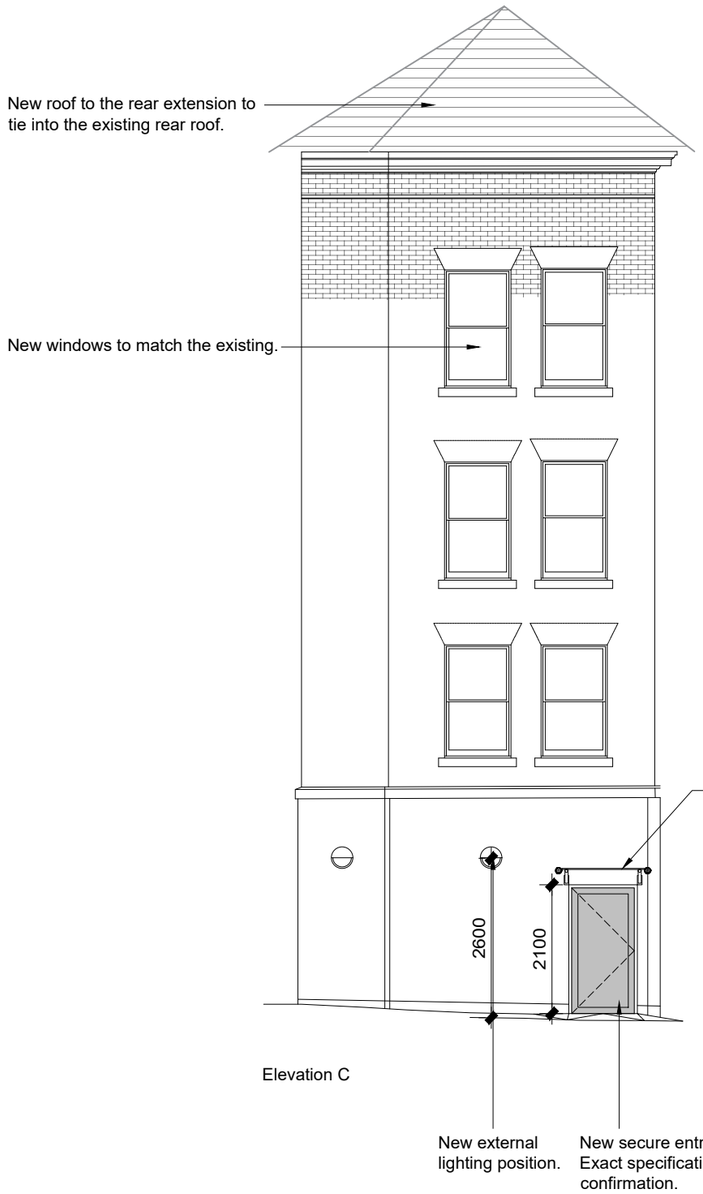
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Elevation D

Existing doorway to be infilled with blockwork construction and faced with matching render.



Elevation C

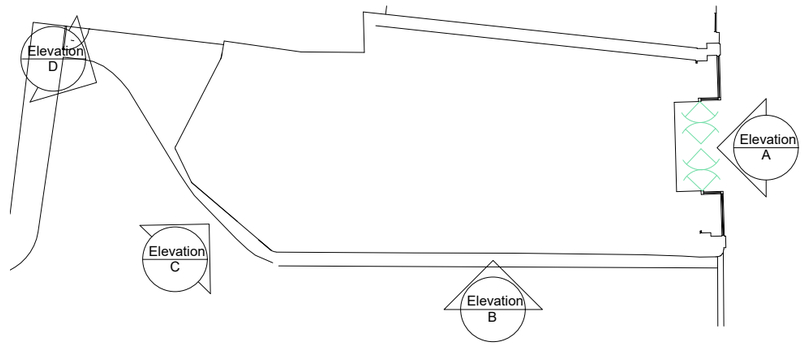
New external lighting position.

New secure entrance door. Exact specification to client confirmation.

Glass canopy with steel brackets.



New glass canopy to be supported by steel brackets.



20A | 25043

Proposed Elevation C + D

0m 1 2 3 4 5m

1:100 @A3

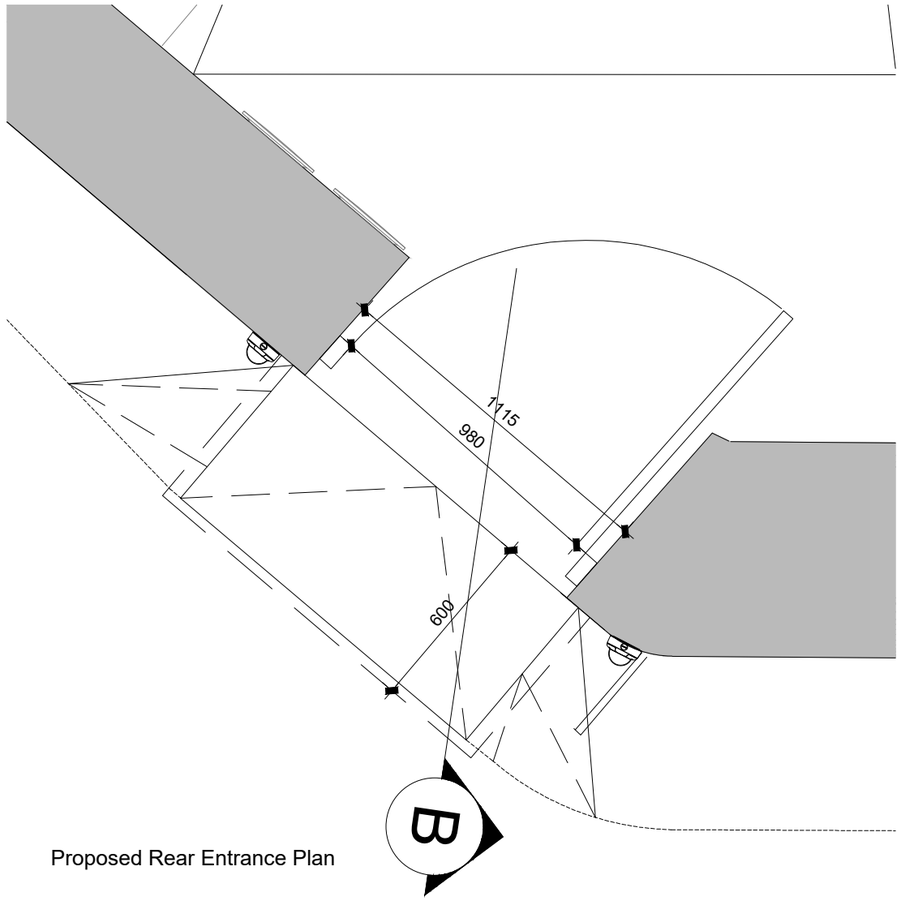
Change of Use | Apartments

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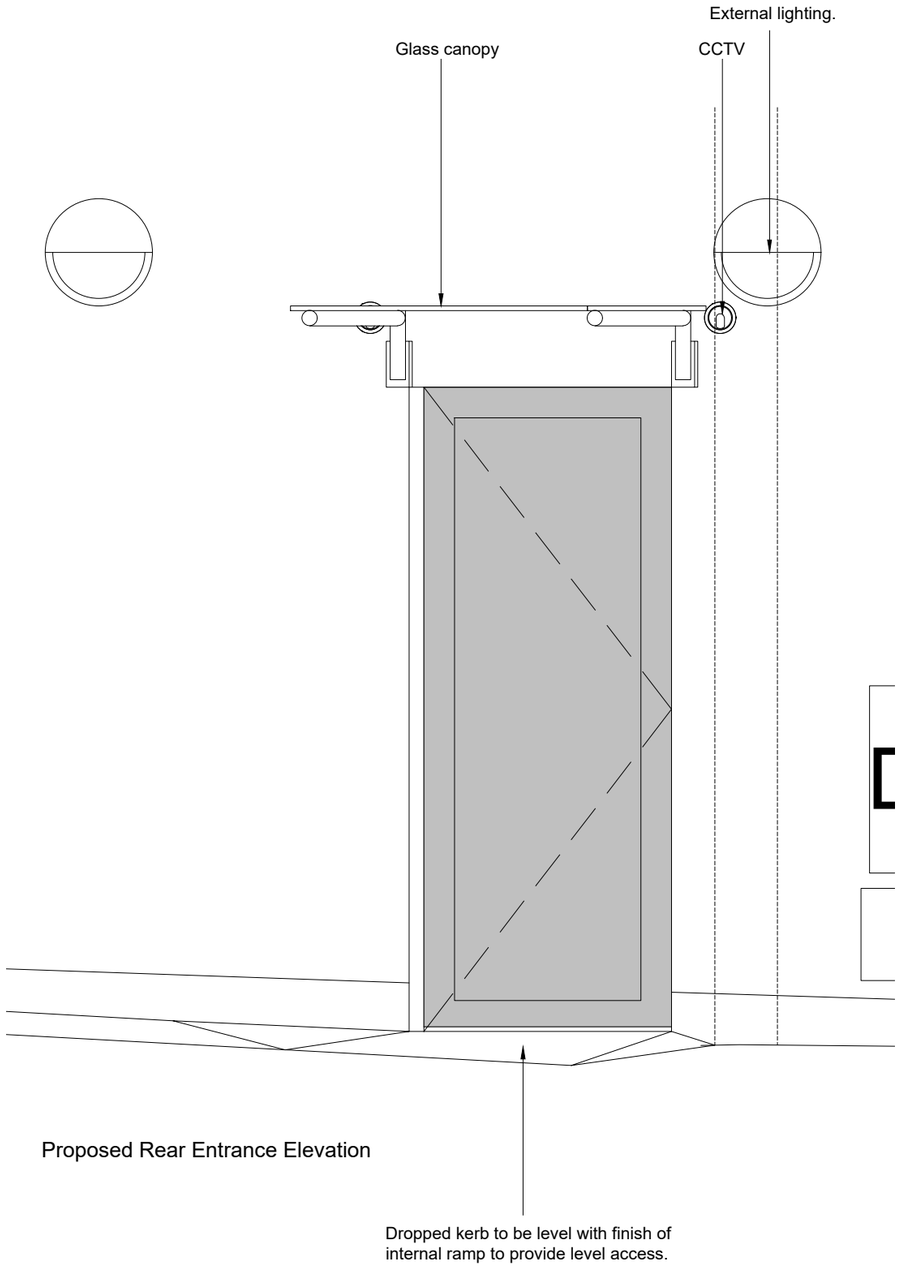
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Proposed Rear Entrance Plan



Proposed Rear Entrance Elevation

Dropped kerb to be level with finish of internal ramp to provide level access.

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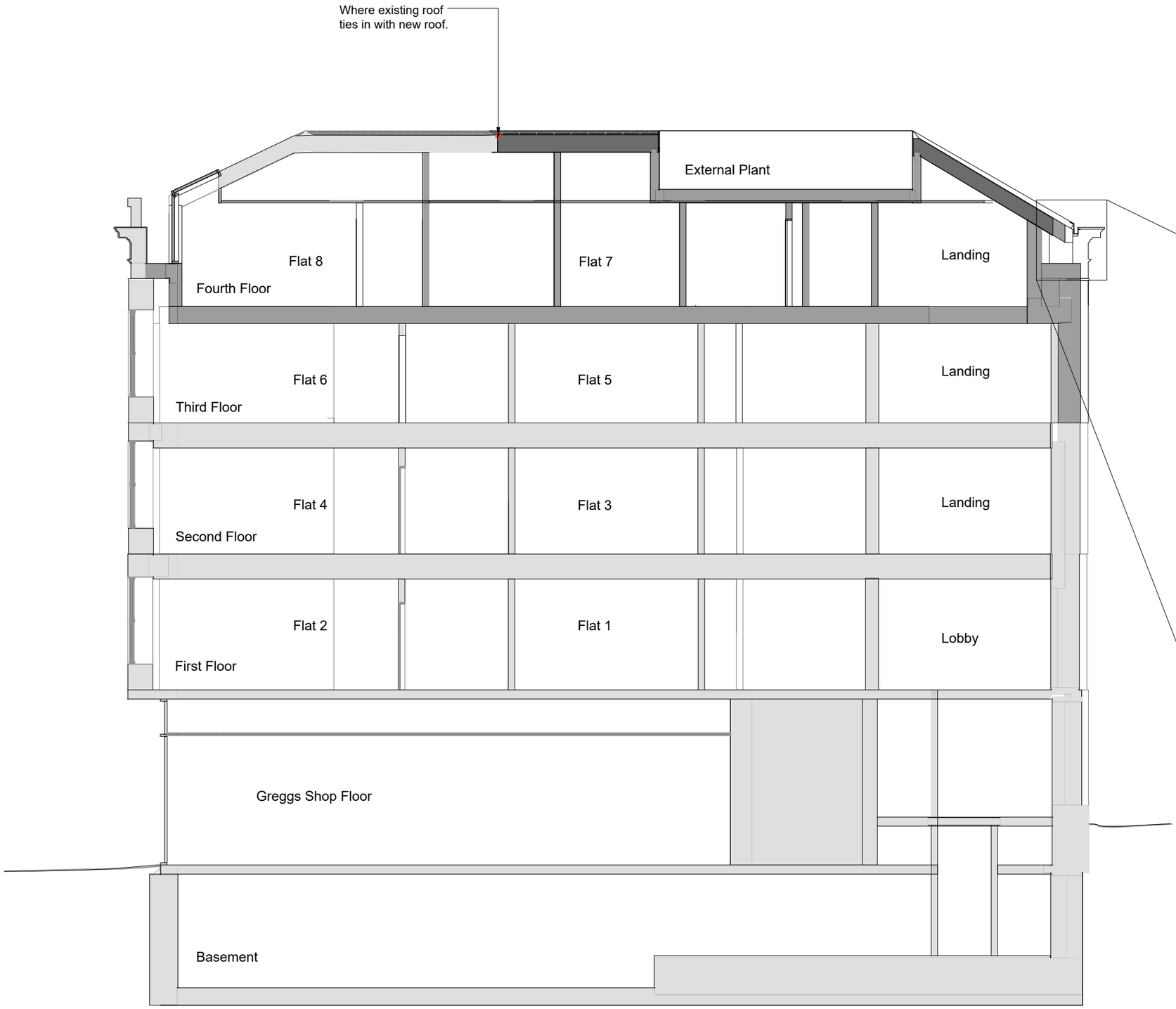
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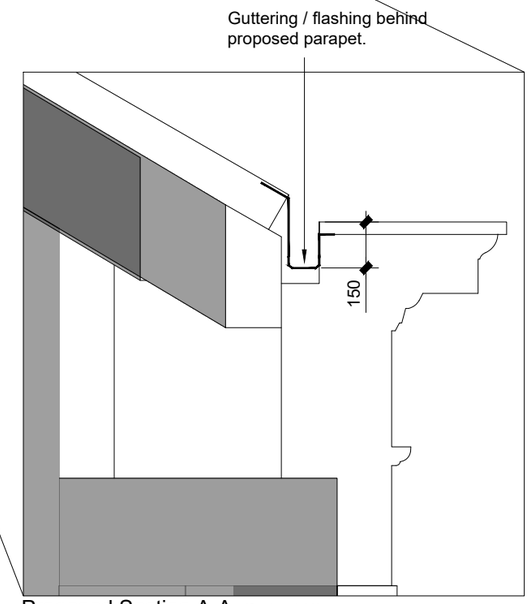
Demolition Note:

All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.



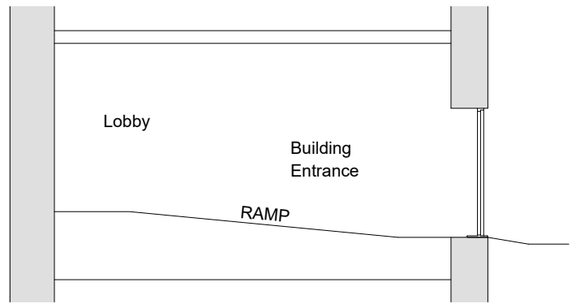
Proposed Section A-A (Scale - 1:100)

0m 1 2 3 4 5m



Proposed Section A-A (Scale - 1:20)

0m 0.2 0.4 0.6 0.8 1m



Proposed Section B-B (Scale - 1:100)

22A | 25043

Proposed Sections

0m 1 2 3 4 5m

1:100 @A3

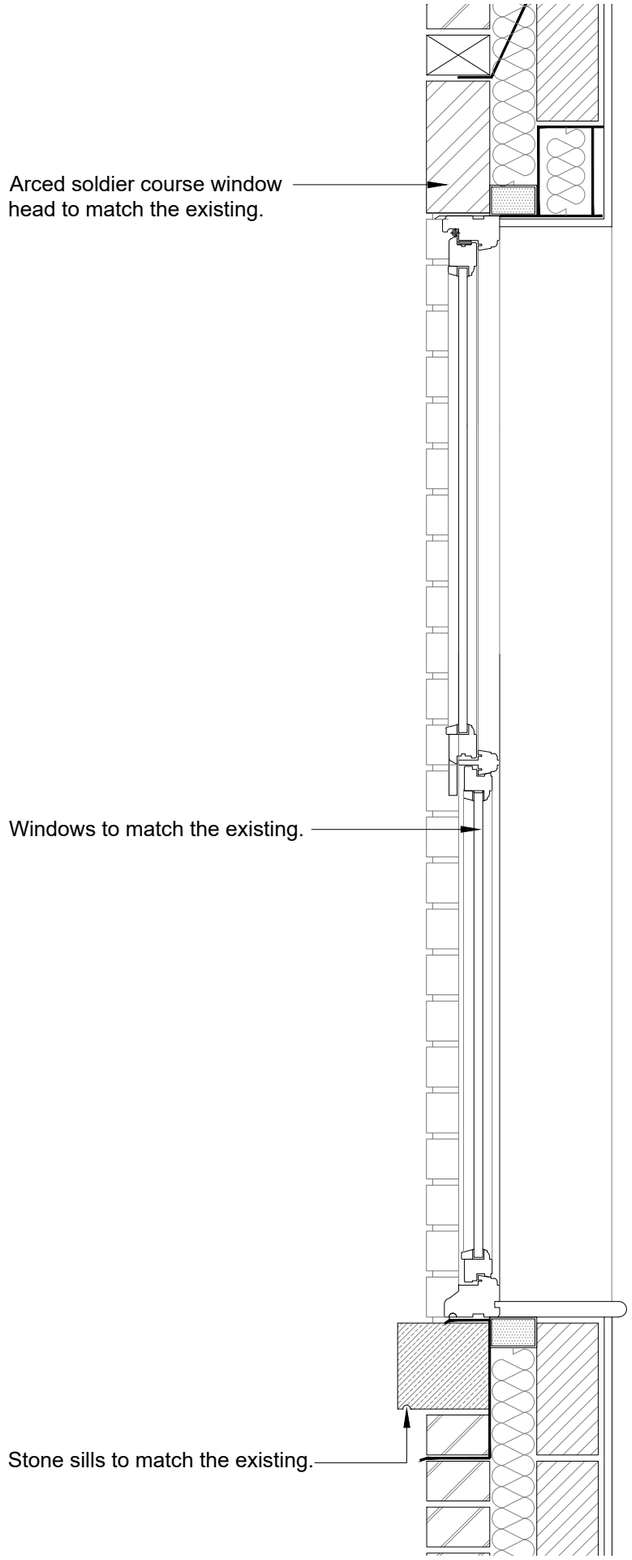
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23. | **Typical new window section**

25043 | 0m 0.2 0.4 0.6 0.8 1m | 1:12 @A3

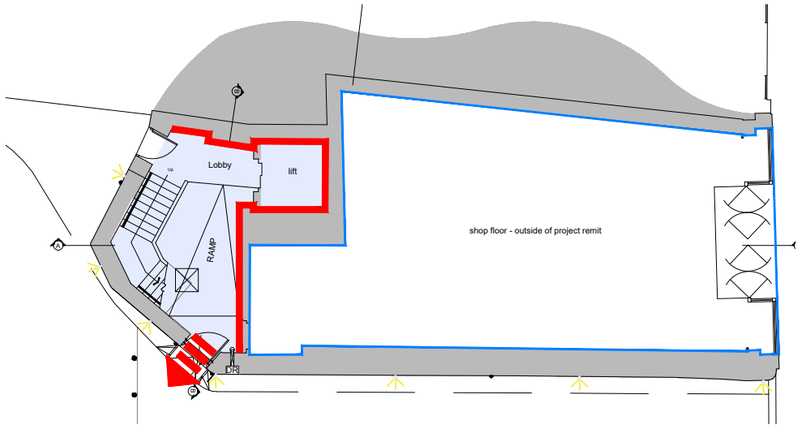
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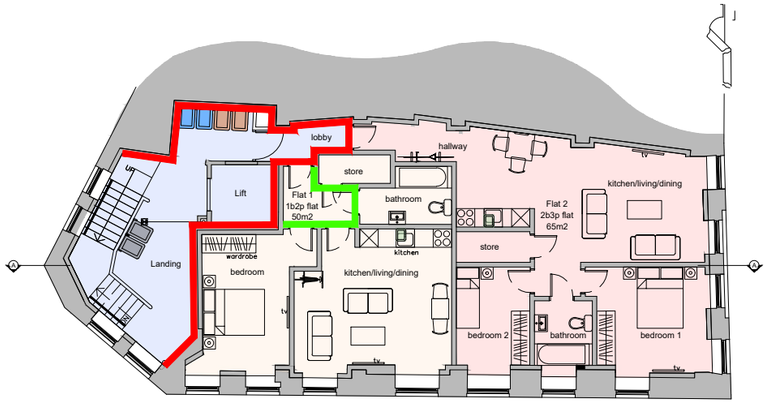
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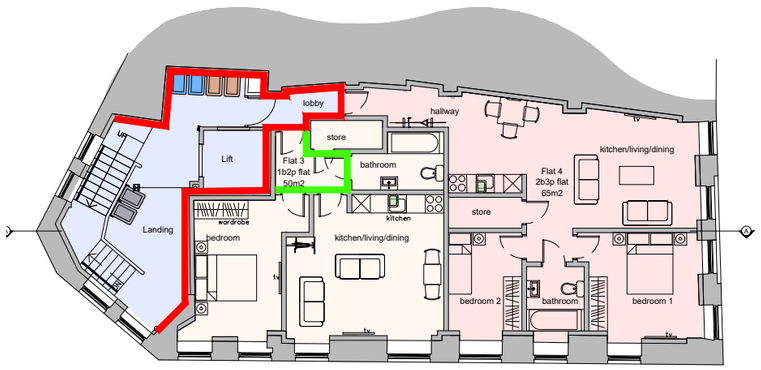
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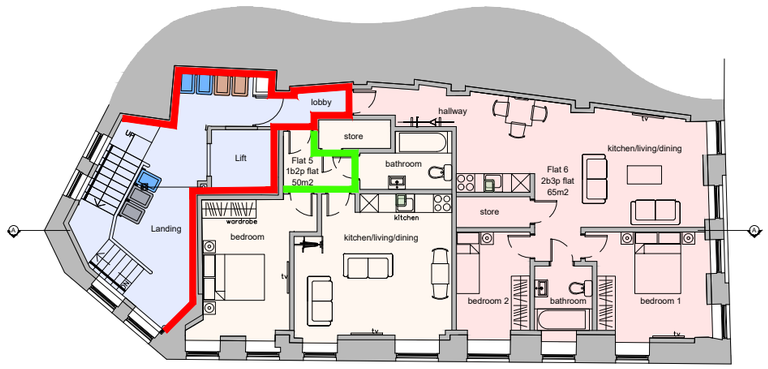
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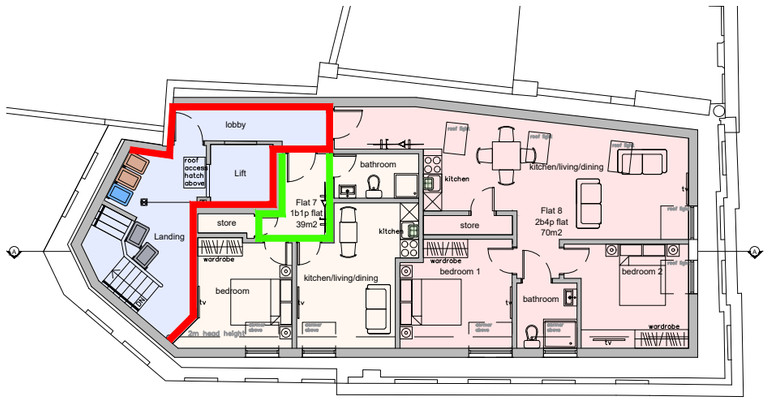
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Structural Design

All structure shown on P4BA drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.

Furniture, Fixtures & Fittings Disclaimer

It's the responsibility of the client, developer or contractor to ensure all furniture, fixtures and fittings comply with relevant HMO Licensing and Housing Provider Standards and requirements. P4BA drawings must be reviewed and approved by the Local Authority HMO Licensing or Housing Provider prior to construction. The inclusion of an HMO-defined kitchenette may invalidate existing planning approval.

Key:

	30min. Compartment
	30min. Cavity Barrier within Ceiling Void
	60min. Compartment
	30min. Cavity Barrier
	60min. Cavity Barrier
FD30S	30 Minutes Self Closing Fire Door
*	FD30s Colt, or similar, motorised shaft ventilator
FD60S	60 Minutes Self Closing Fire Door
	Fire Stopping at head of wall / roof abutment
	120min. Ceiling / bulkhead to under side of riser above.
	Escape window / Escape Door (Final Exit)
	Escape / Travel Distance (Max_m)
	30min. Ceiling Compartment
	60min. Ceiling Compartment
EL	Emergency Lighting (In accordance with relevant British Standards)

07. | **Fire Strategy** | **Delete When Publishing**

25043

0m 1 2 3 4 5m

1:100 @A3

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