Four
Architects

STORE STREET | MANCHESTER

DESIGN & ACCESS STATEMENT

C01 - 05 NOVEMBER 2025

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PROJECT SUMMARY

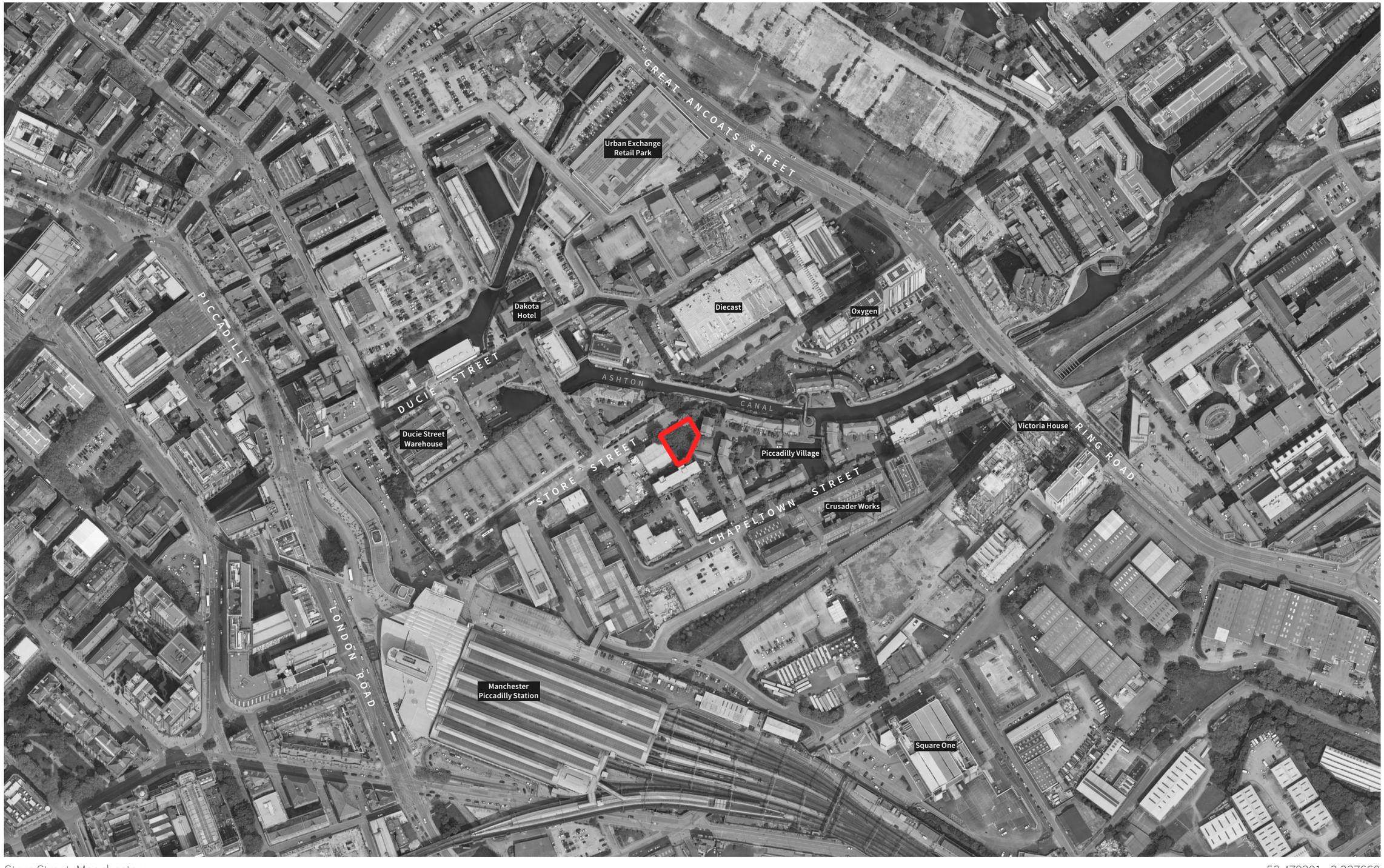
This Design & Access Statement has been prepared by Four Architects on behalf of our client.

The purpose of the document is to support a full planning application for a purpose built building containing 73 no. apartment units across 16 storeys. It explains the reasoning and approach that has been undertaken in developing the final design.

This document is to be read in conjunction with all other documents submitted as part of the full planning application

SITE HISTORY & CONTEXT

SITE LOCATION



Store Street, Manchester

53.479291, -2.227660

HISTORIC MAPS

Manchester was one of the first towns in the world to industrialise during the Industrial Revolution. First settled by the Romans in the 1st Century AD, by the 1850s it was a large city with many factories and houses, having grown rapidly during the late 1700s onwards.

Store Street was presumably named after the cold stores and warehouses that could be found along its length. In the late 1800s, a box-making factory was built on the site. It remained in operation until at least the 1960s, but fell out of use in following decades and was subsequently demolished.

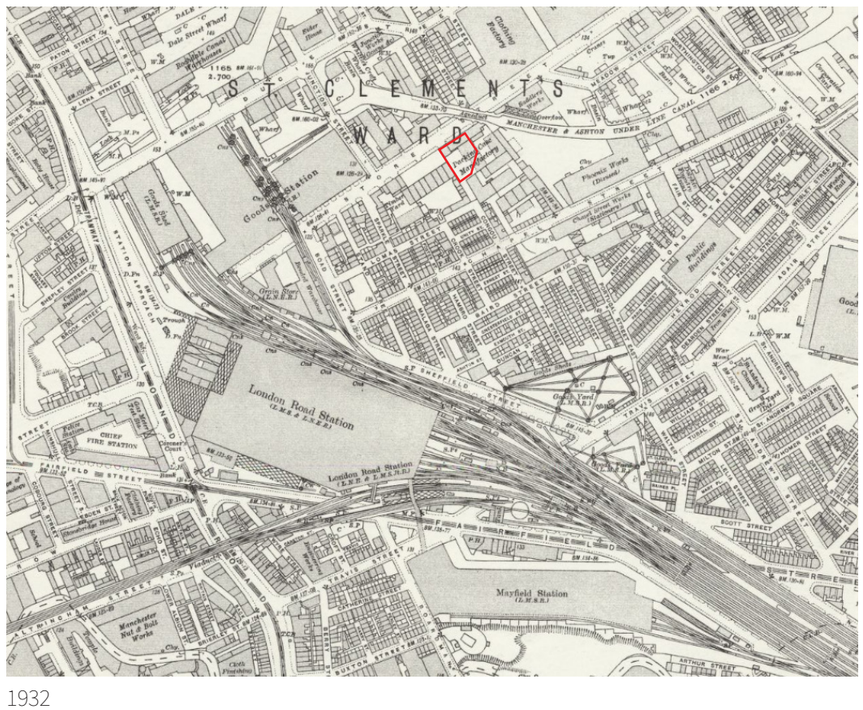
The site has remained vacant since then. In the early 2000s, some civils work was undertaken to ensure the stability of the sloping ground on the site during the construction of the Piccadilly Village housing development.



1848



1908



1932



1960

HISTORIC IMAGES



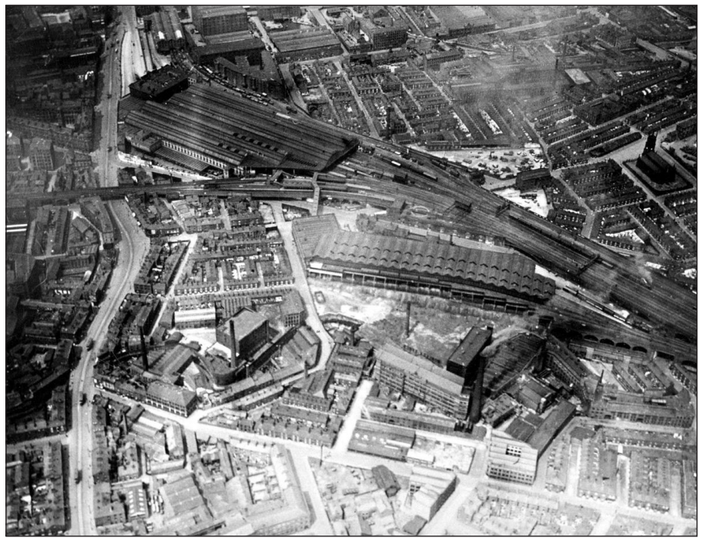
Public house and housing that formerly stood on Store Street
1896



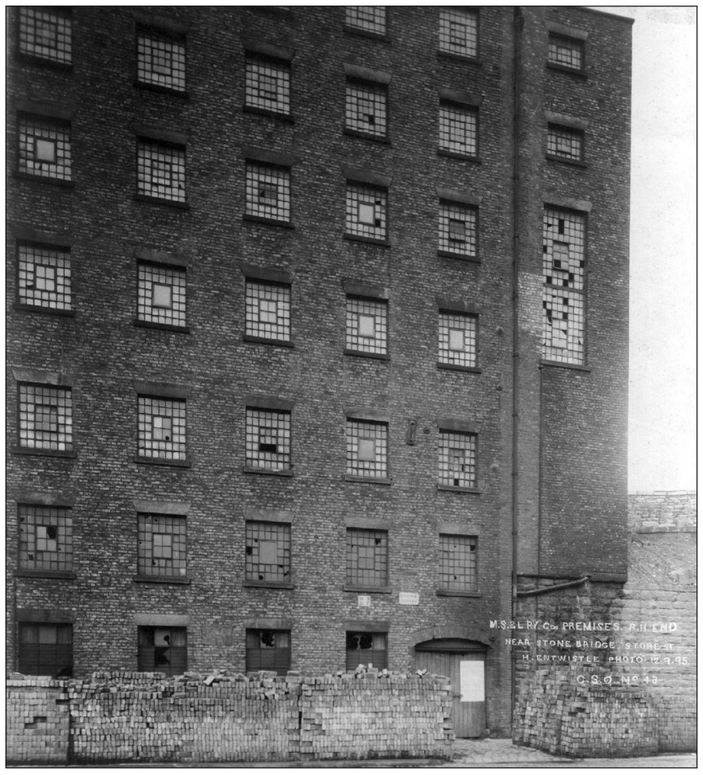
Corner of Sparkle Street and Store Street
1966



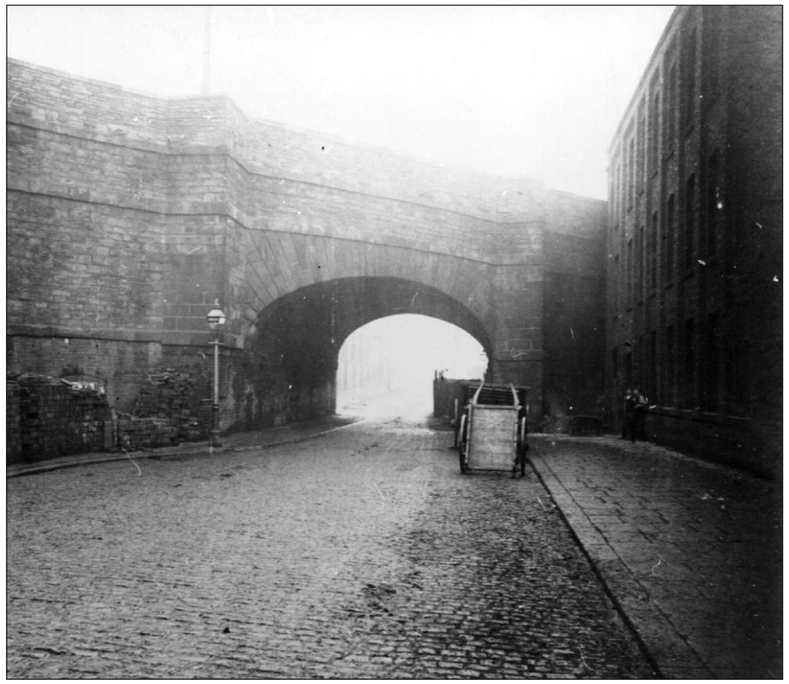
View up Jutland Street from Store Street
1966



Aerial view of Manchester with Store Street and site visible near top of image
1924



Store Street factory that stood opposite site
1895



View of canal aqueduct over Store street with site visible to the right
1896



Later view of canal aqueduct over Store street with site visible to the right
1960

SURROUNDING CONTEXT (1/2)

Building Heights

The area surrounding Store Street is in a traditional stage. Many older buildings are of a lower height, whilst newer construction has typically built much taller in line with the rest of the city. The recently completed Oxygen residential project on the corner of Store Street and Great Ancoats Street is 32 storeys tall. The Sparkle Street scheme due to be constructed in the next two years bounds onto the site and will top out at over 25 storeys tall.

A taller building would be appropriate in this context to further contribute to the area's push for higher density.

Building Uses

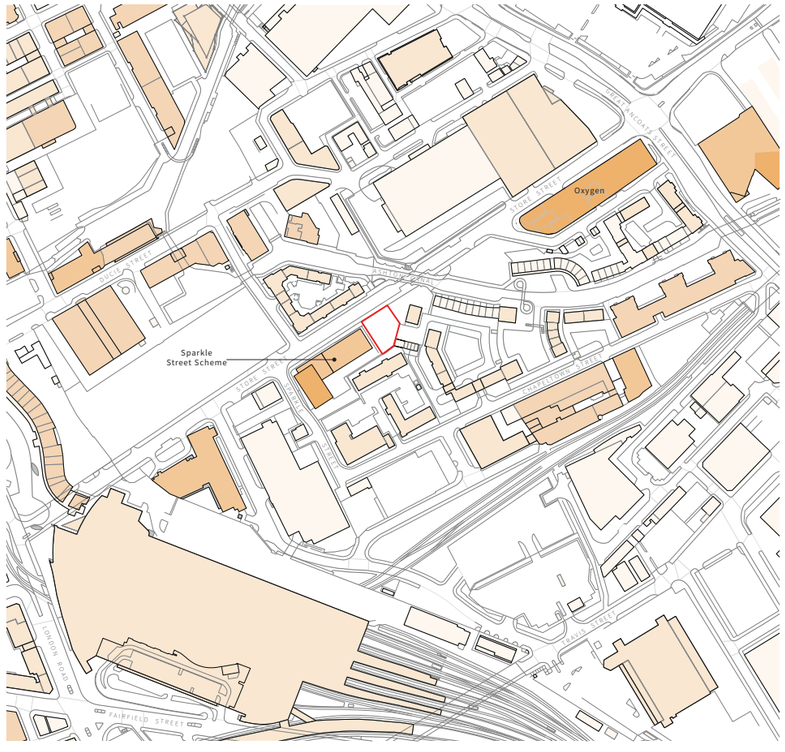
The majority of buildings surrounding the site are residential, with some food and beverage, offices and light industrial interspersed, reflecting the areas historical use as a busy industrial and residential hub. To the west is Piccadilly Station and a number of hotels. To the north-west, closer to the town centre there are many retail and mixed-use developments.

Given the surrounding uses, a residential scheme would be ideal for the site, with the possibility of a commercial unit on the ground floor as the immediate local area is poorly served by cafes and restaurants.

Building Heights

Key

- 1 - 3 storeys
- 4 - 6 storeys
- 7 - 10 storeys
- 11 - 14 storeys
- 15+ storeys
- Site boundary



Building Uses

Key

- Residential
- Hotel
- Transport
- Food / beverage
- Retail / mixed use
- Office
- Light industrial / warehouse
- Parking
- Site boundary



SURROUNDING CONTEXT (2/2)

Transport Links

The site is ideally located to local road and public transport links. By car, Store Street can be easily accessed from London Road to the southwest, and directly from Manchester's inner ring road via Great Ancoats Street to the northeast. There is excellent access by public transport, with Manchester Piccadilly station being a 5 minute walk away and providing local and national train services, as well as having a tram stop on the Metrolink network. In addition there are several bus stops close-by which link with local transport hubs of Piccadilly Gardens and Shudehill Bus Station.

Given the excellent site access and the site's location within the city centre, a high-density residential development is appropriate.

Access to site

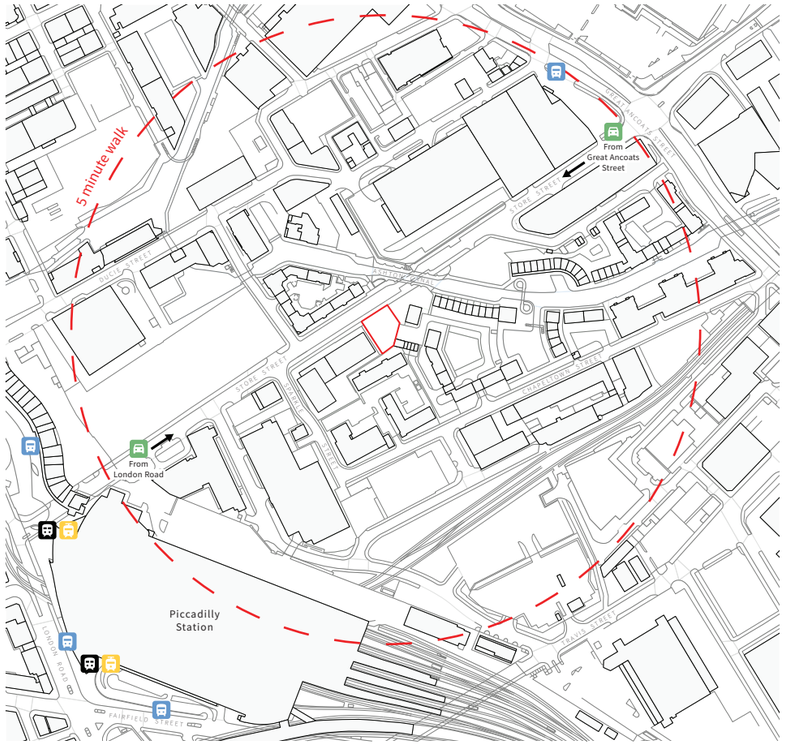
The north west boundary of the site lies along Store Street and as such is easily accessible from this site by pedestrians, cycles and vehicles.

The other aspects of the site bound other private plots and are not easily accessible. Additionally, the site slopes upwards from Store Street.

Transport Links

Key

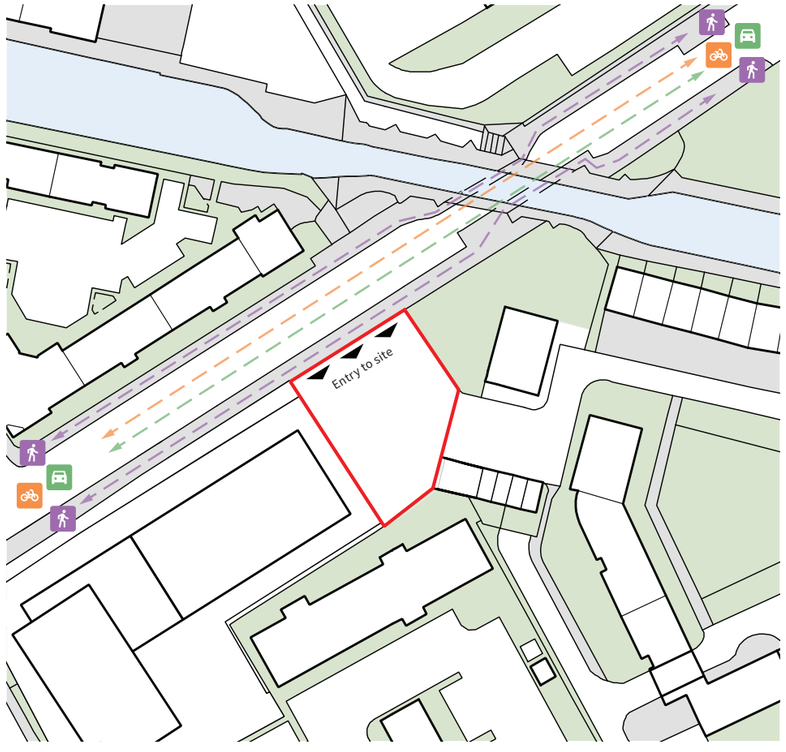
- Bus connection
- Train connection
- Tram connection
- Vehicle route
- Site boundary



Site Access

Key

- Walking routes
- Cycle routes
- Vehicle routes
- Site boundary



PLANNING POLICY (1/2)

Core Strategy

Store Street is located within the ‘City Centre’ zone as set out in the core strategy for Manchester.

The council plans for 60,000 units to be built within the council district between 2012 and 2027, with 16,720 of these units being built within the City Centre Policy (Policy CC3).

Within the City Centre, high density developments of over 75 units per hectare are acceptable (Policy H1).

The council will ‘prioritise sites which are in close proximity to centres or high frequency public transport routes’ (Policy H1).

Strategic Regeneration Frameworks

Over the past 10 years the council has commissioned several Strategic Regeneration Frameworks focused on development of the areas in and around the site.

The Manchester leg of the HS2 was due to terminate at Piccadilly Station in a large new extension which would form the focal point of a widespread regeneration effort. Despite the northern portion of HS2 being cancelled, the redevelopment will continue with the SRFs and Core Strategy as a foundation.

Please see overleaf for more details.

Core Strategy

City Centre zone as shown in the Manchester core strategy



Strategic Regeneration Frameworks

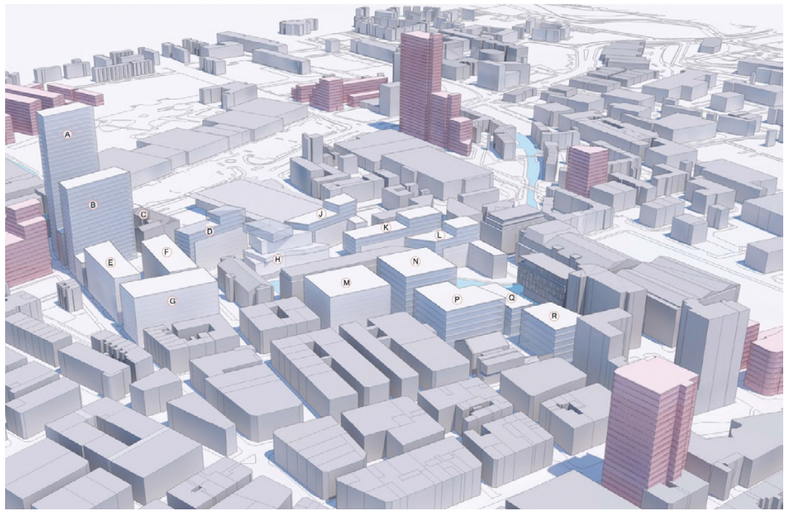
1. Manchester City Centre zone
2. HS2 SRF, 2014
3. Piccadilly Basin SRF, 2018
4. East Village Central SRF, 2014
5. Portugal Street East SRF, 2014
6. Manchester Piccadilly Extension for HS2 Terminal Extent
7. Mayfield SRF

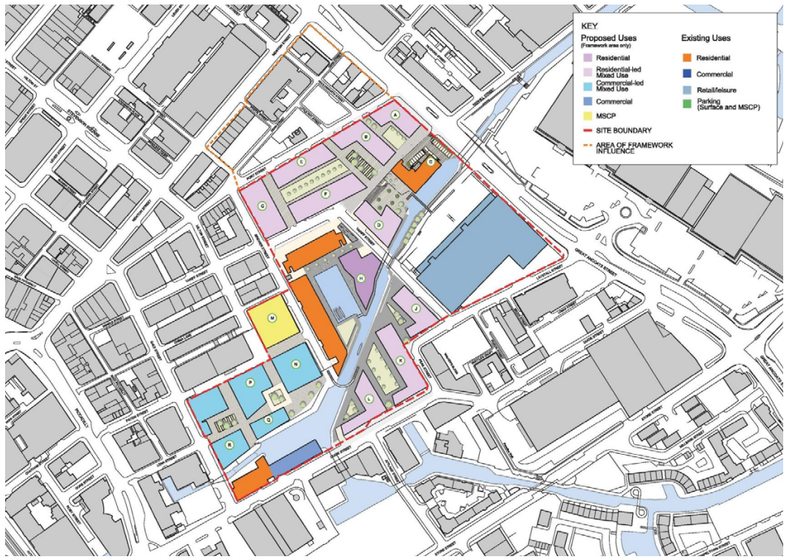


PLANNING POLICY (2/2)

The Eastern portion of Manchester City Centre, historically an important manufacturing, transport, warehousing and residential district, was neglected in the second half of the 20th Century, leading to large areas of disused and underdeveloped land, which the council has been keen to improve as Manchester's current period of growth and renewal continues.

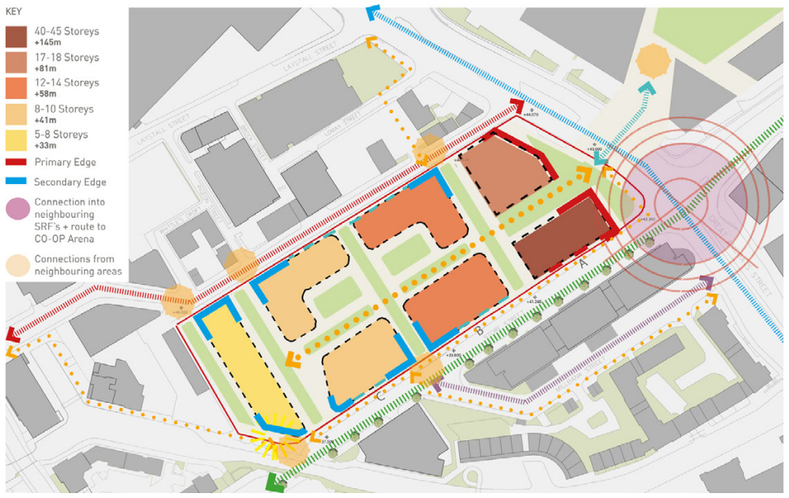
Piccadilly Basin SRF





Piccadilly Basin SRF proposed massing of future development. (Source: SimpsonHaugh, Deloitte.)

East Village SRF



East Village SRF proposed development, with building heights. Our site located just off-image to the lower left corner. (Source: Turley, SimpsonHaugh.)

7 plots, 5 - 33 storeys

Mayfield SRF



Concept building projects around Mayfield Park, as seen in the Mayfield SRF. (Source: LCR, MCC.)

30 plots, 5 - 50 storeys

RECENT SURROUNDING PROJECTS



1. Oxygen, Store Street | **32 storeys**



2. Leonardo Hotel, Great Ancoats Street | **14 storeys**



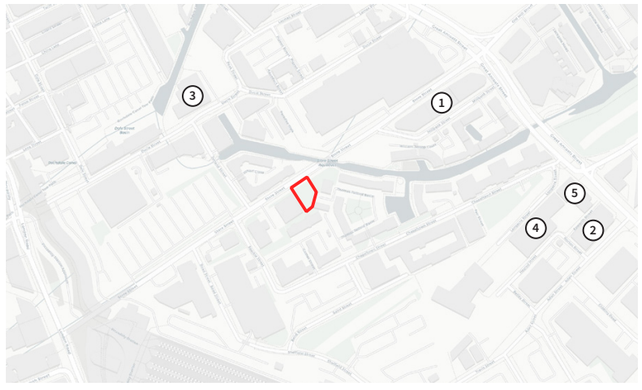
3. Dakota Hotel, Ducie Street | **9 storeys**



4. The Castings, Longacre Street | **22 storeys**



5. Victoria House, Great Ancoats Street | **24 storeys**



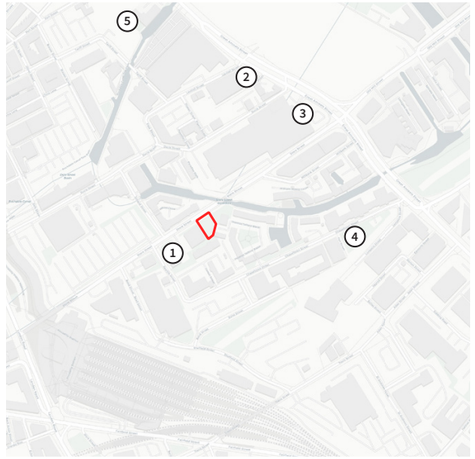
PIPELINE PROJECTS



1. Sparkle Street, adjacent to site | **30 storeys**
Approved



3. Stocktons Site, Store Street | **50 storeys**
Validated



Recent planning validation and approvals reflect the push for taller buildings around the Store Street area, with many approvals being well over 20 storeys, all the way up to a 50 storey proposal currently under planning review.



2. Hilton Motto Hotel, Great Ancoats Street | **20 storeys**
Under construction



4. Ferrous, Chapeltown Street | **14 storeys**
Approved



5. One Port Street, Port Street | **30 storeys**
Under construction

SITE PHOTOS

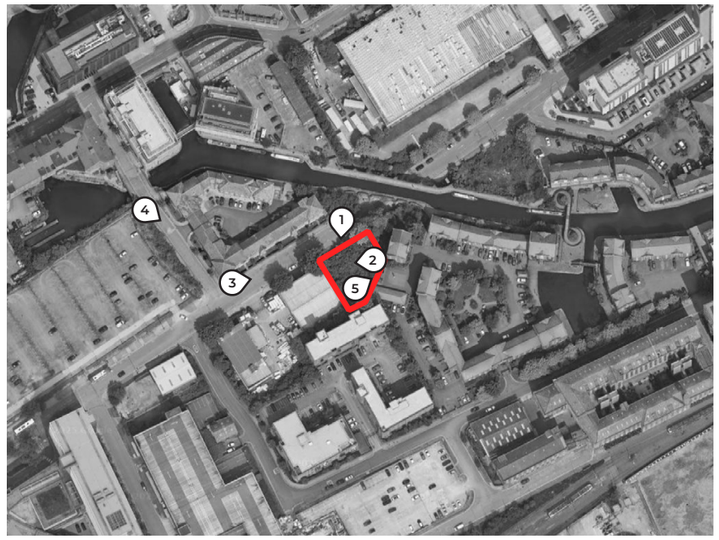








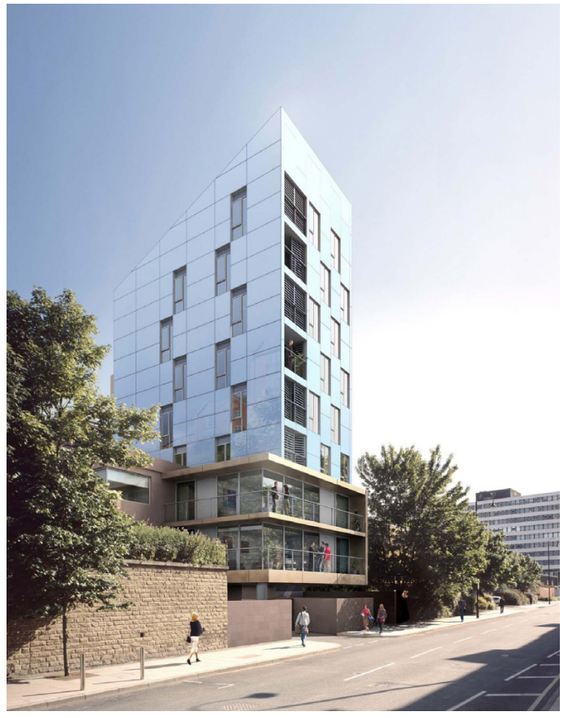




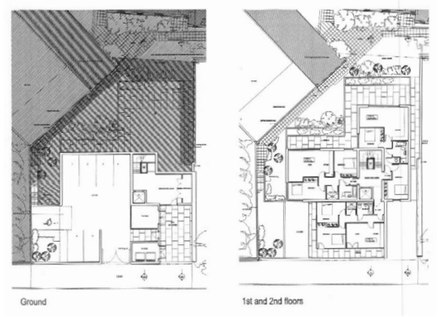
PREVIOUS APPLICATIONS (1/2)

070326/FO/2003/C3

Decision date: February 2006
Architect: DTR:UK



CGI view of proposed



Proposed plans



Proposed street scene

"Construction of new residential development for 16 no. apartments with associated car parking and external landscaping."

This scheme was designed as a continuation of the previously built Piccadilly Village development and featured integrated access between the road level and the higher level of the canal basin.

107245/FO/2014/C2

Decision date: March 2016
Architect: BDP



Proposed typical floor plan



Proposed street scene



Proposed CGI visual

"Erection of 13 storey building comprising 34 apartments (3 x 1 bed, 28 x 2 bed and 3 x 3 bed duplex) with ground floor D2 (Assembly and Leisure) Use with associated landscaping, highways, engineering and other associated works following removal of section of retaining wall."

This scheme highlights renewed interest in the site near the beginning of Manchester's current period of growth, starting in the mid-2010s. At double the amount of apartments as the previous scheme, it reflects the push for higher density within the city centre.

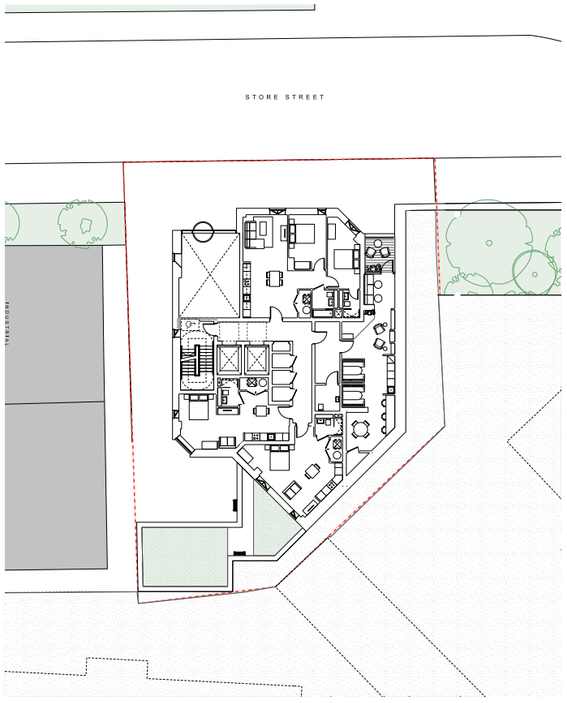
PREVIOUS APPLICATIONS (2/2)

132626/FO/2022

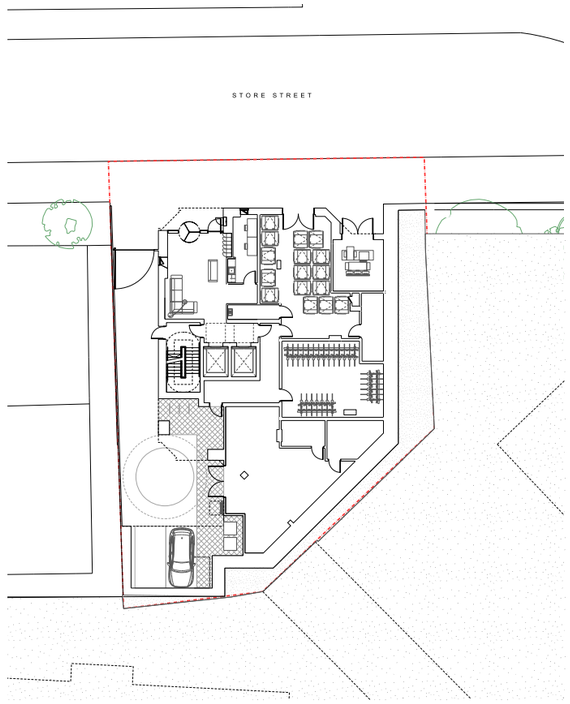
Decision date: Dec 2022
Architect: 5plus



CGI view of proposed



Proposed first floor plan

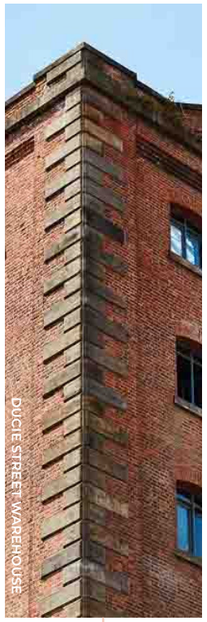


Proposed ground floor plan

“Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.”

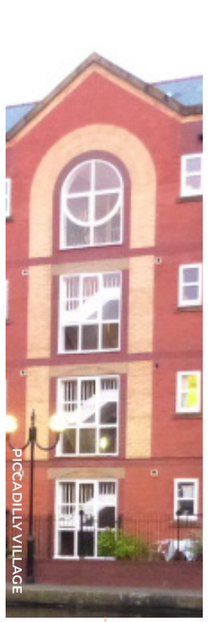
Following the lapse of the previous scheme’s planning approval, this scheme was designed as a development of the previous design, using a similar form factor and materiality, but once again pushing the height and density further in line with the growth of the city.

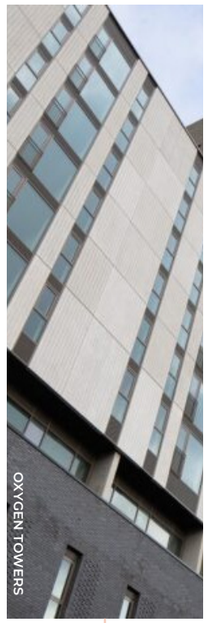
SURROUNDING MATERIALITY

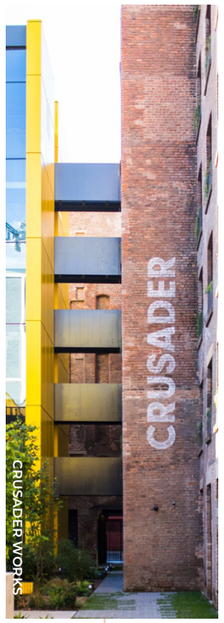


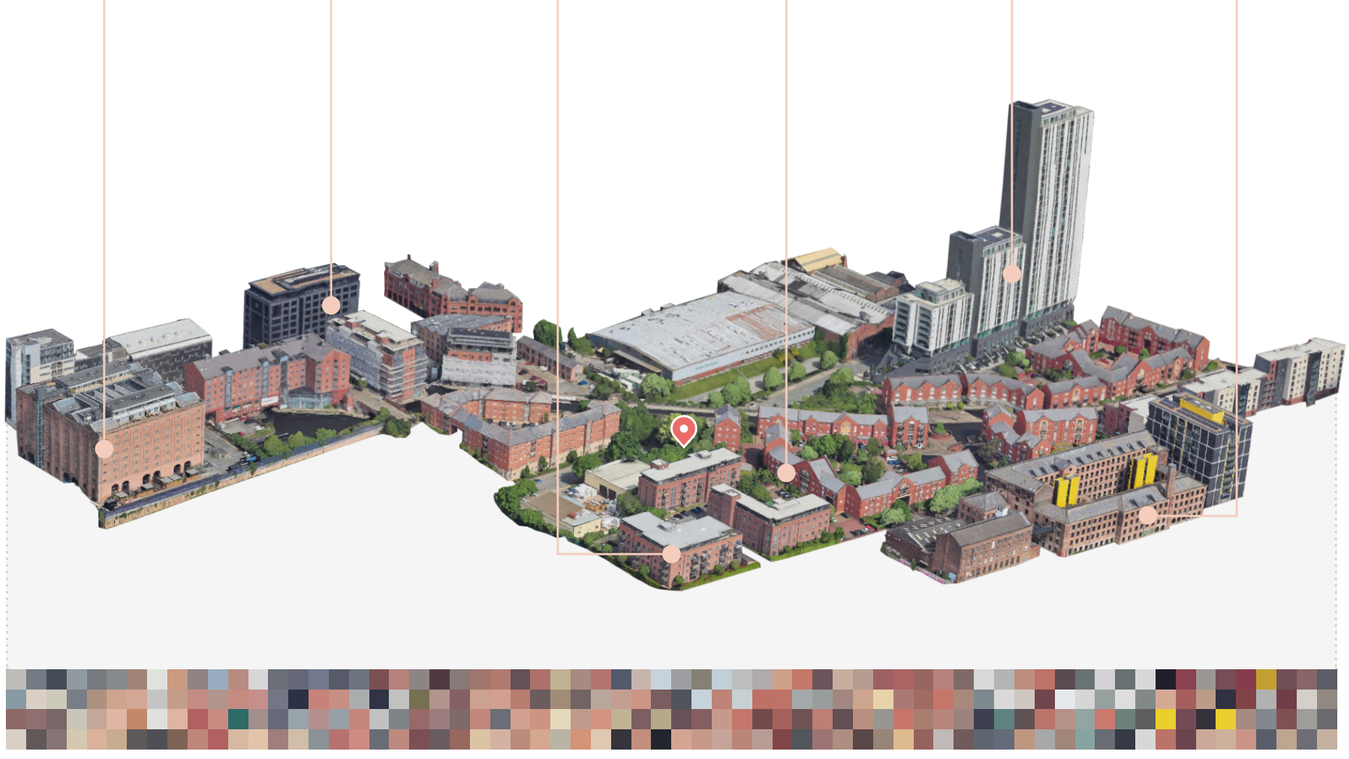










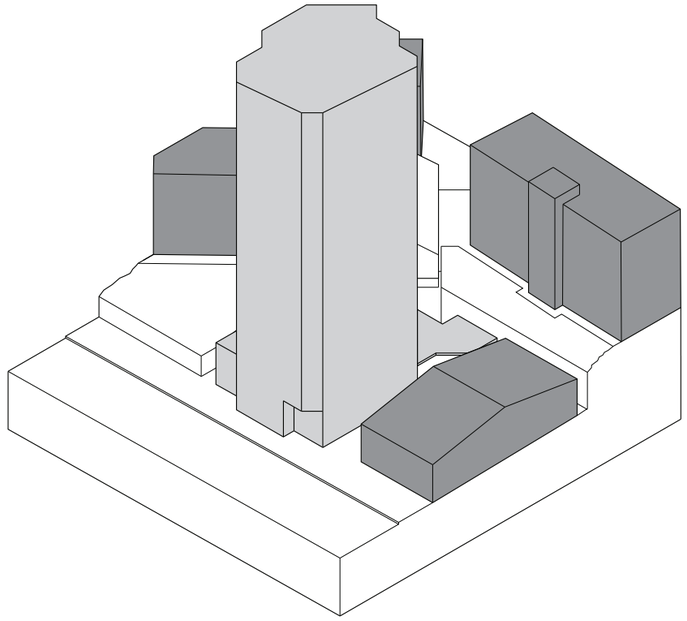


The predominant external materiality around the site is red brick. This is reflected in the old mill buildings that have been redeveloped in recent years, as well as older developments such as the Piccadilly Village which use red bricks to reference this industrial heritage.

Newer developments such as the Dakota Hotel and Oxygen Towers have eschewed the red brick of the buildings around them, creating a statement though colour whilst remaining within the area's material vernacular.

DESIGN DEVELOPMENT

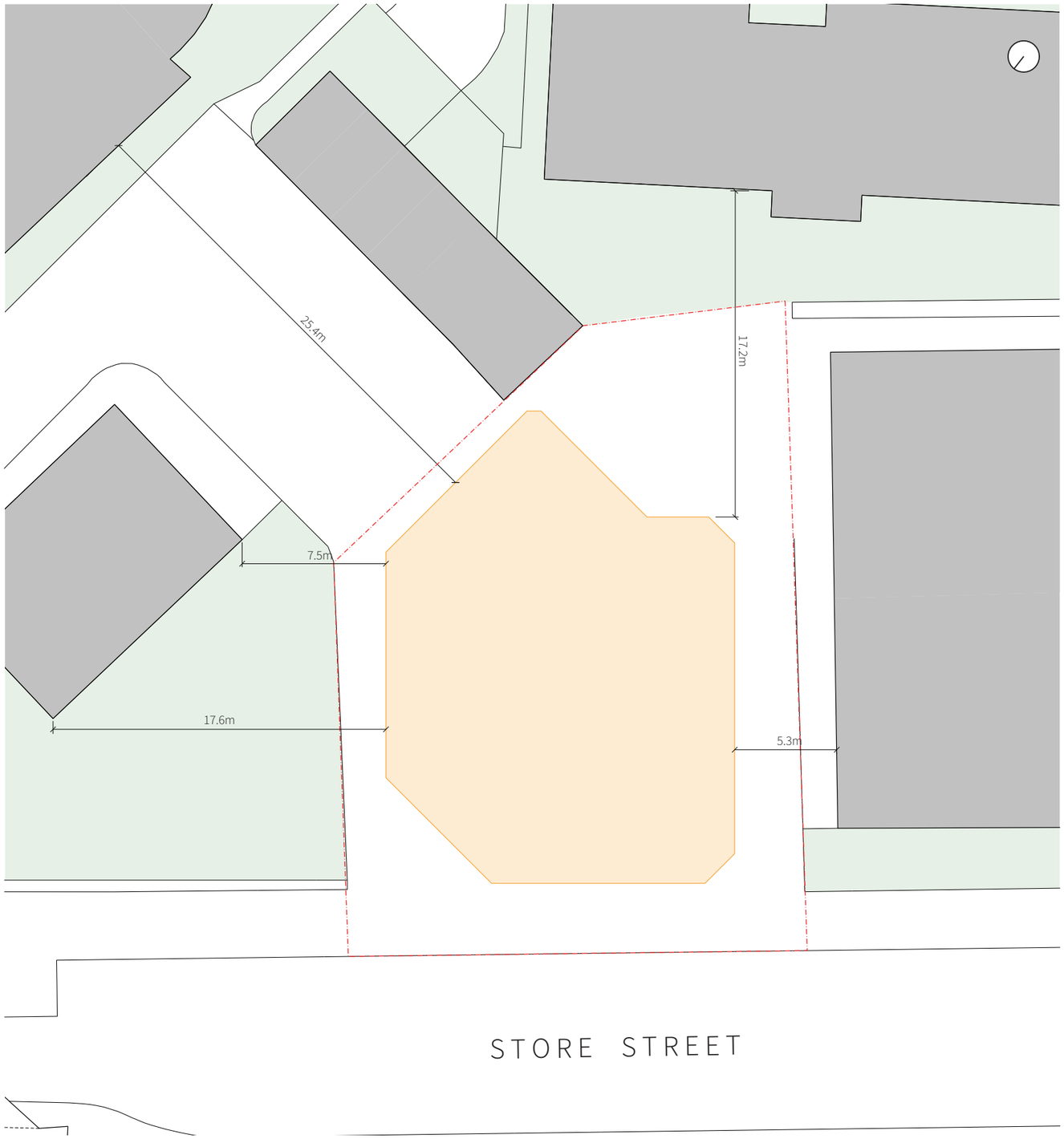
SIZE & SCALE (1/2)



Building form of the previous planning application (132626/FO/2022)

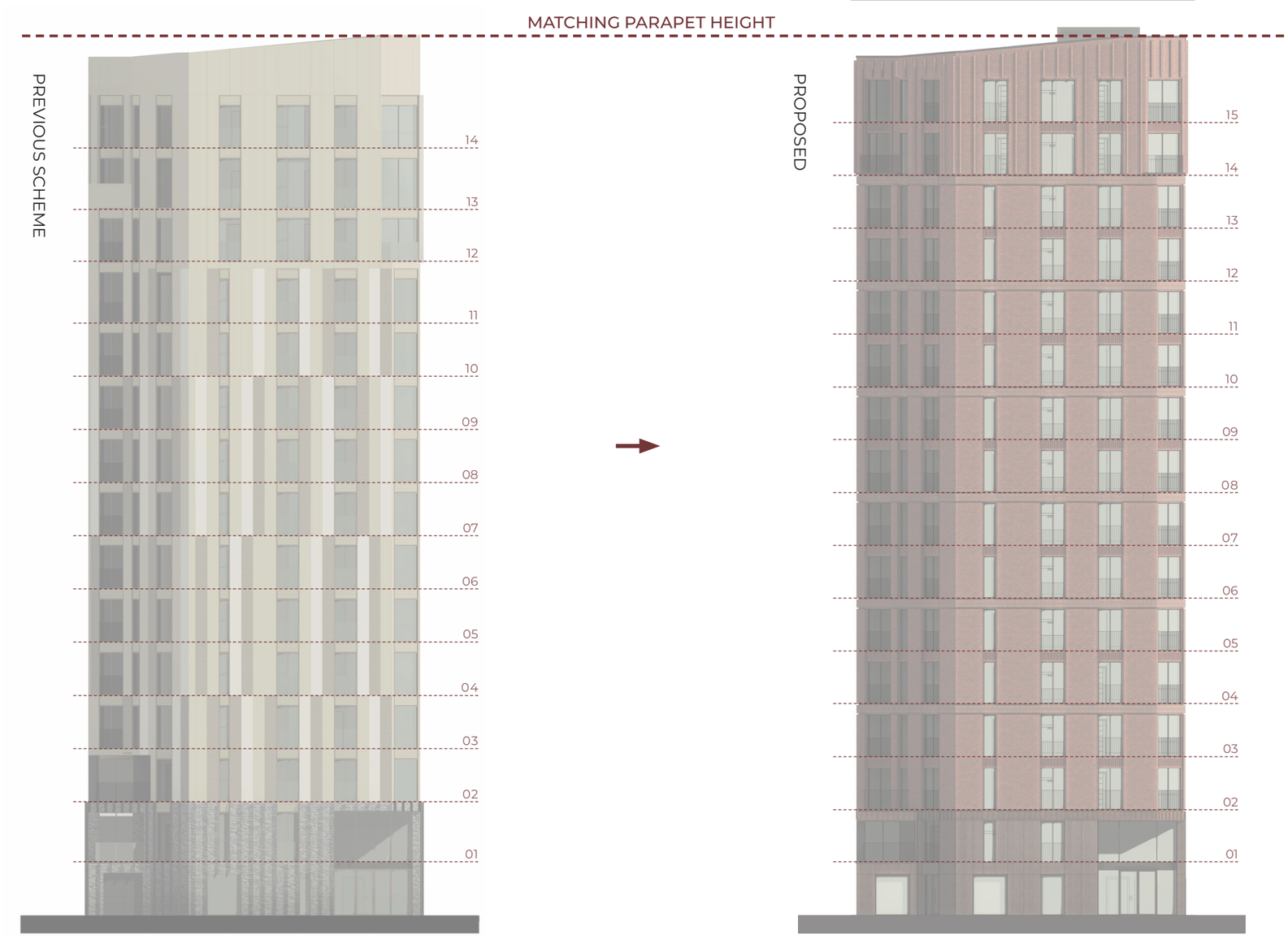
The architects of the previous building application took into account the various buildings surrounding the site. Through iteration, testing and conversations with planners and locals, they arrived at a novel form which minimises overlooking whilst still utilising the available space.

As such it is Four Architect's intention to align our proposal as closely as possible to the form of this application as our focus is on the external materiality.



Site plan with building outline and distances to nearby buildings

SIZE & SCALE (2/2)

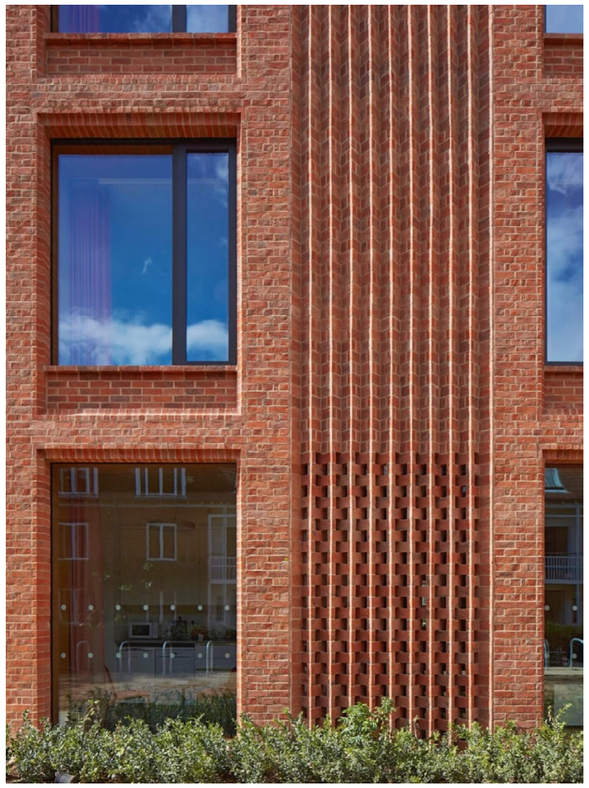


Much work was carried out by the previous architects to ensure that the effect of the building's form on existing sight-lines has been minimised as much as possible.

As such, it was felt by both the client and the architect that the massing of the new scheme match the previous design as closely as possible.

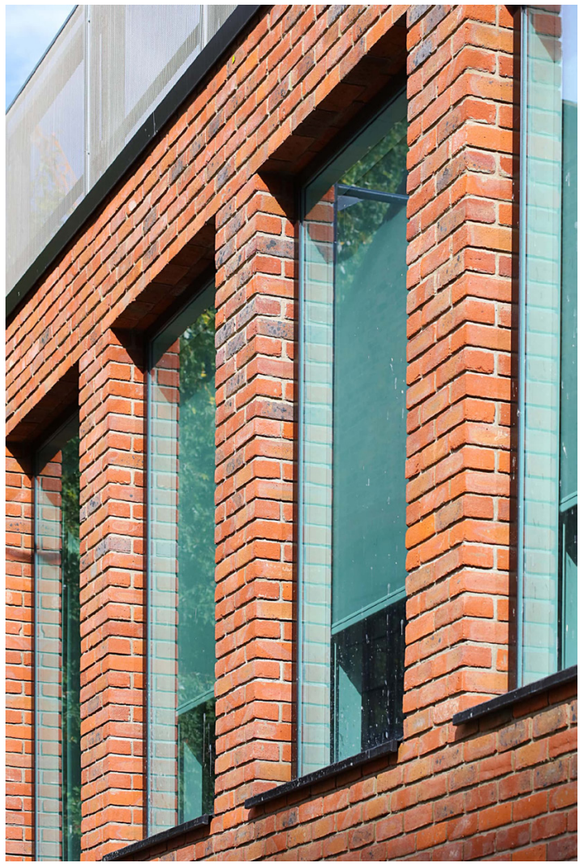
By equalising floor-to-floor heights, we have been able to add an additional floor whilst maintaining

MATERIAL PALATTE











Top left - Brick detailing precedent, Cambridge college halls
Top right - Window frame colour proposal, RAL 8019 (Graubraun)
Middle Right - Corten panel entrance
Bottom - Cladding precedent, Island Manchester

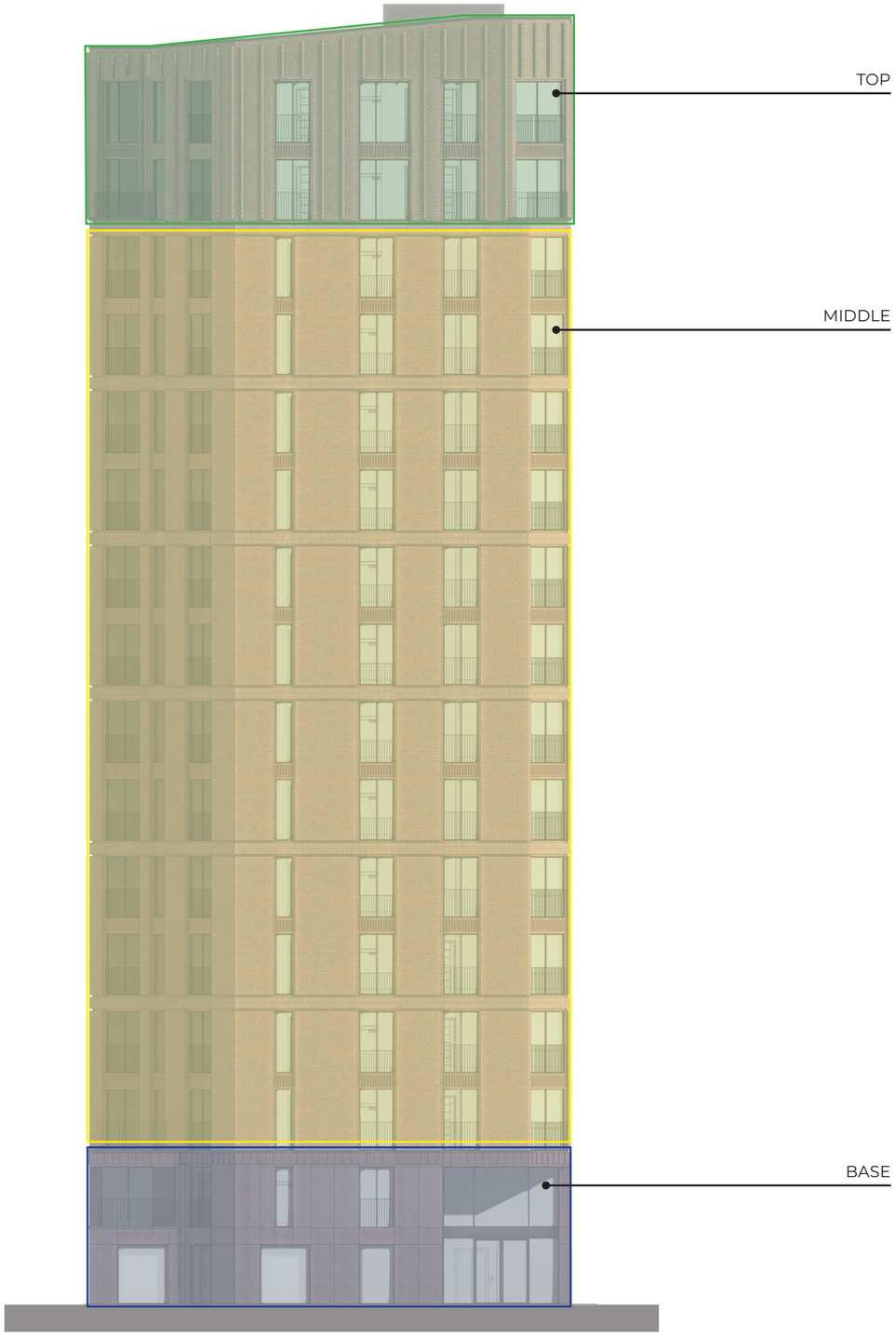


Top - Brick precedent in context
Bottom - Brick precedent, Forterra Chertsey Antique Blend

As Four Architects has developed this building concept, the goal from the outset was to create a facade that harmonises with its surround context as opposed to creating contrast.

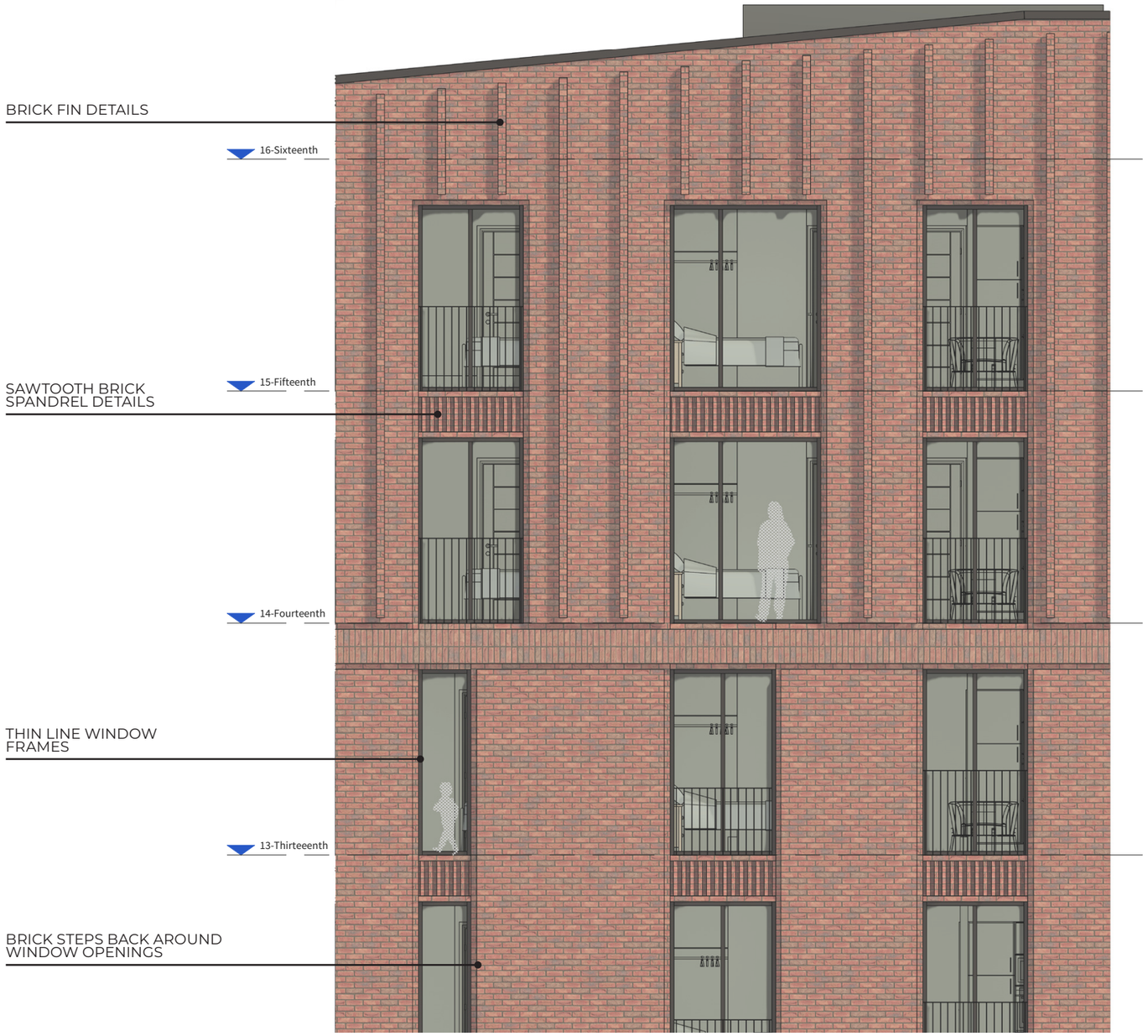
There is already an established residential base of residents who are proud to live in the Piccadilly area.

FACADE EXPRESSION



The developed facade is broken into three distinct sections - a base, a middle, and a top - each with a different but complementary design, to anchor the building and add visual interest.

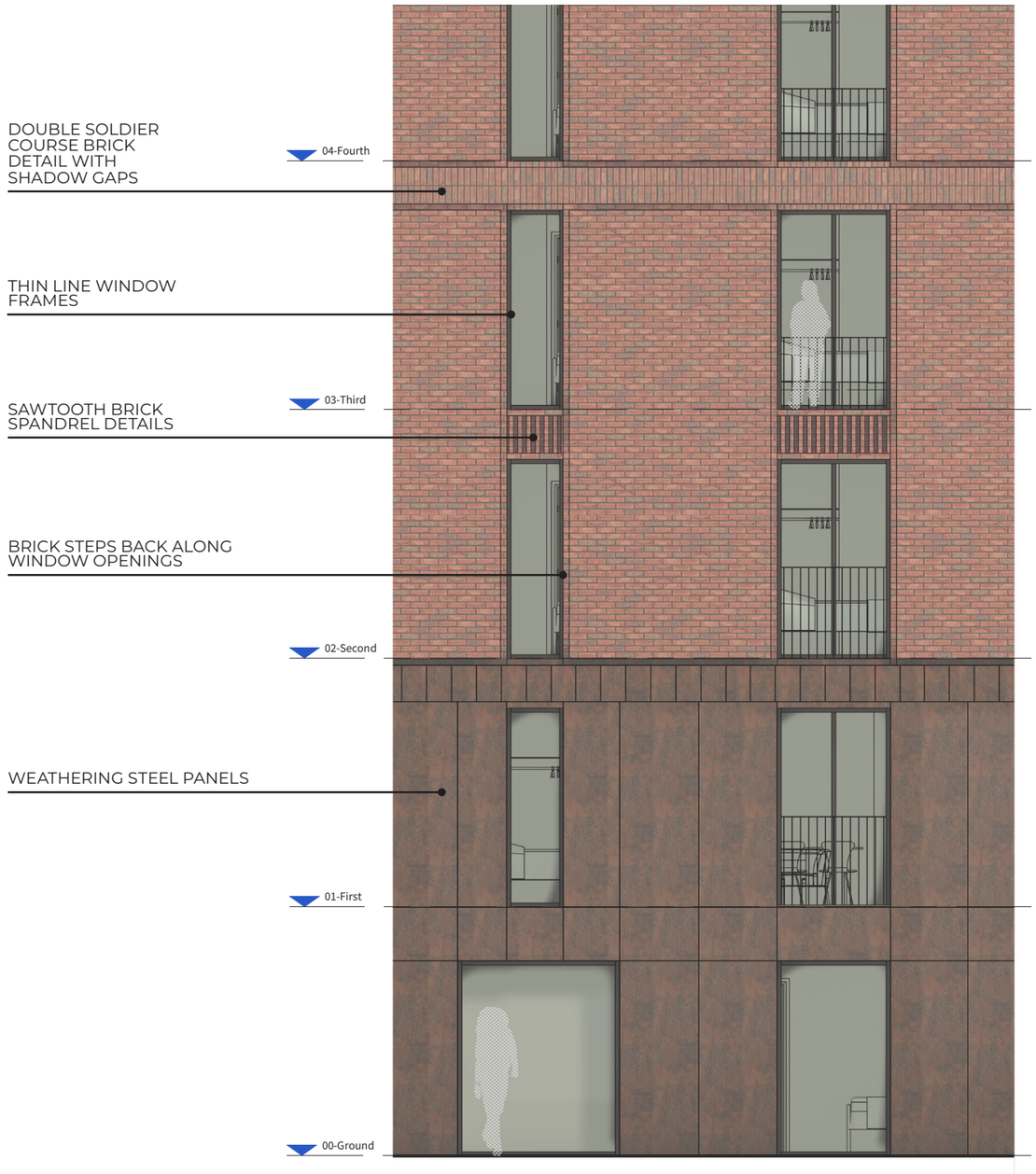
BAY STUDY - TOP



BAY STUDY - MIDDLE



BAY STUDY - BASE



END OF DOCUMENT