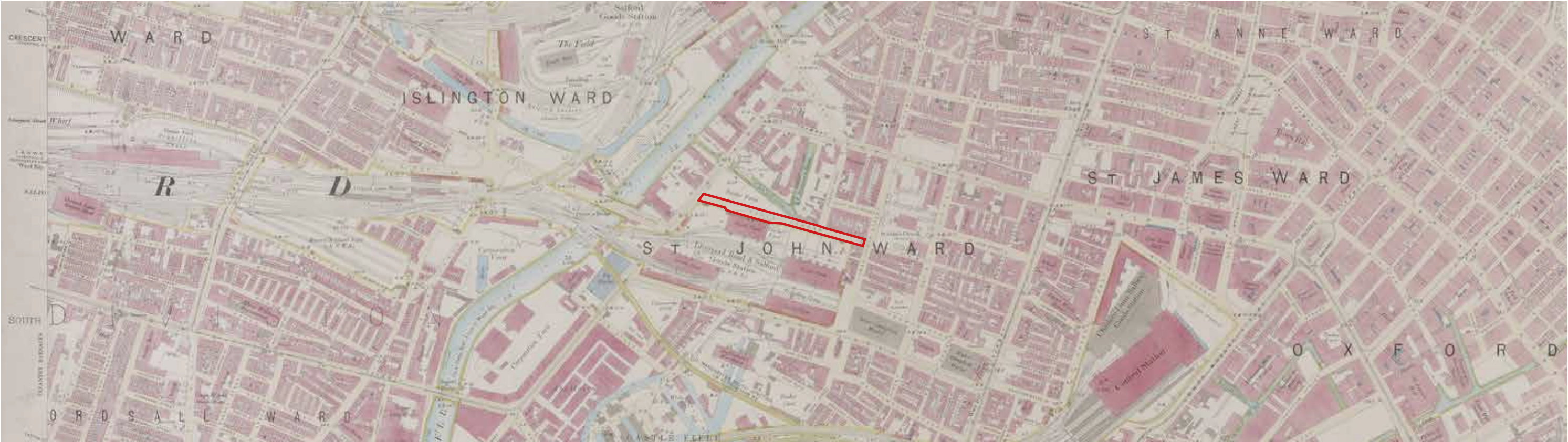






Map from 1896

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Introduction

This Design and Access statement is submitted as part of an application for planning consent for a temporary installation of a series of canopies and micro retail and food/beverage units on Grape Street.

The proposal forms the initial phase of a wider strategy for the reactivation of Grape Street and linkage from Deansgate to the river front.

The design principles on which the proposal is based have been informed and defined by 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.

This Design and Access Statement has been written in accordance with the guidance provided within The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Planning Statement which forms part of this application demonstrates that the proposal conforms to the criteria set by national and local planning policy, and that the principle of development is both sustainable and desirable.



Location

Grape Street is a significant route within the St John's estate, connecting Lower Byrom Street to Bonded Warehouse and The Factory

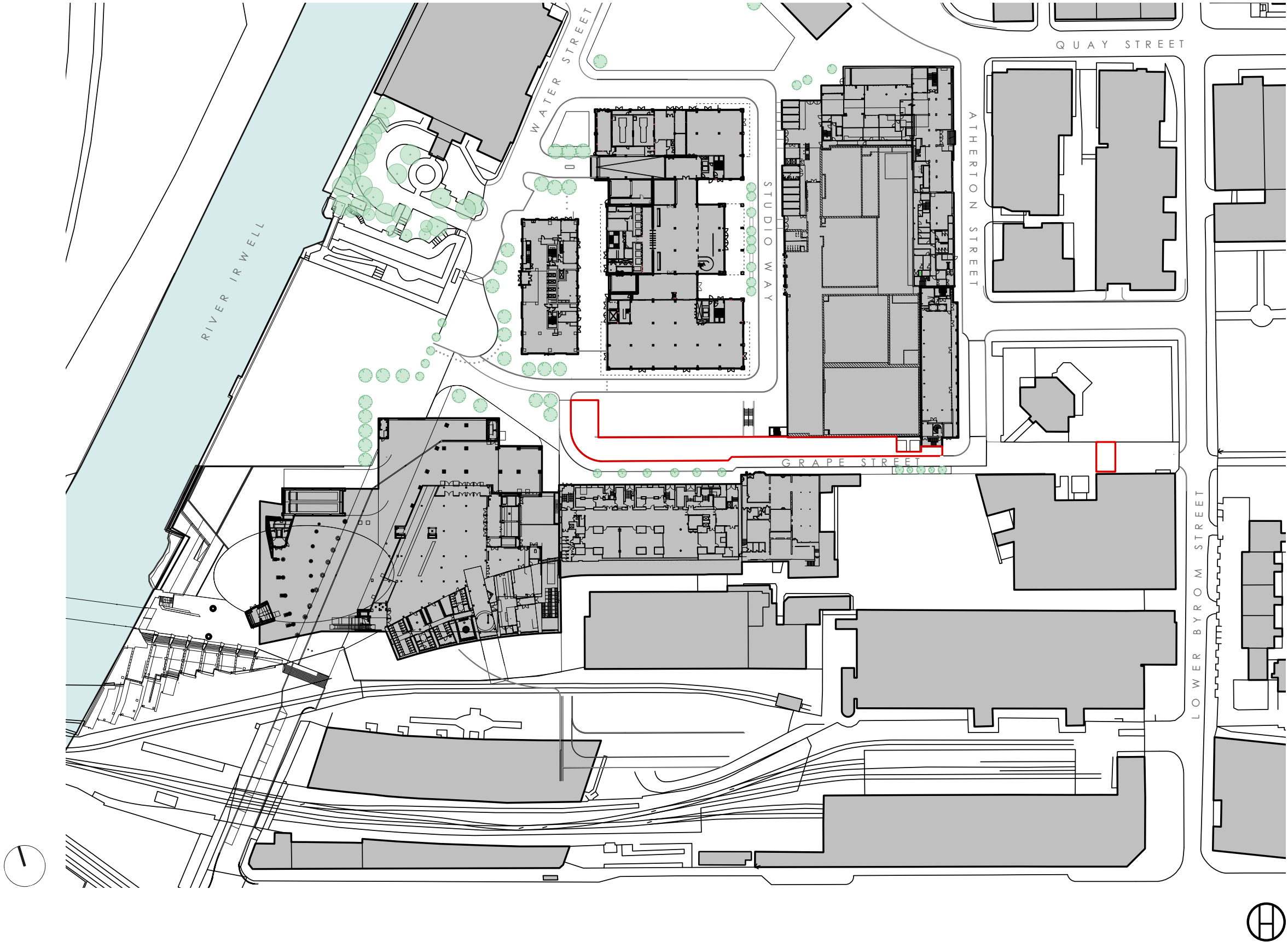
The proposal to create structures along the street will transform the route into a destination. It's designed to be a place where programmable spaces bring a constant flow of new experiences for visitors and local residents.

In addition to bringing in new customers to the area, it will provide an opportunity for a local retail and F&B offering, which caters to office workers, residents and members of the public visiting The Factory.

The proposals seek to activate the streetscape and introduce animation and atmosphere. It will create a venue for passing trade as well as a destination for independent shopping.

The proposed location for the canopy structures and units is along the generous pavement area to the northern side of Grape Street. At the western end of the street, the site runs along a retaining wall over the lower No. 1 Grape Street plot. At the Eastern end of the site a branded gate-way entrance way is proposed to give Grape Street visibility and a sense of destination.

- site location
- new entrance gateway



Planning Context

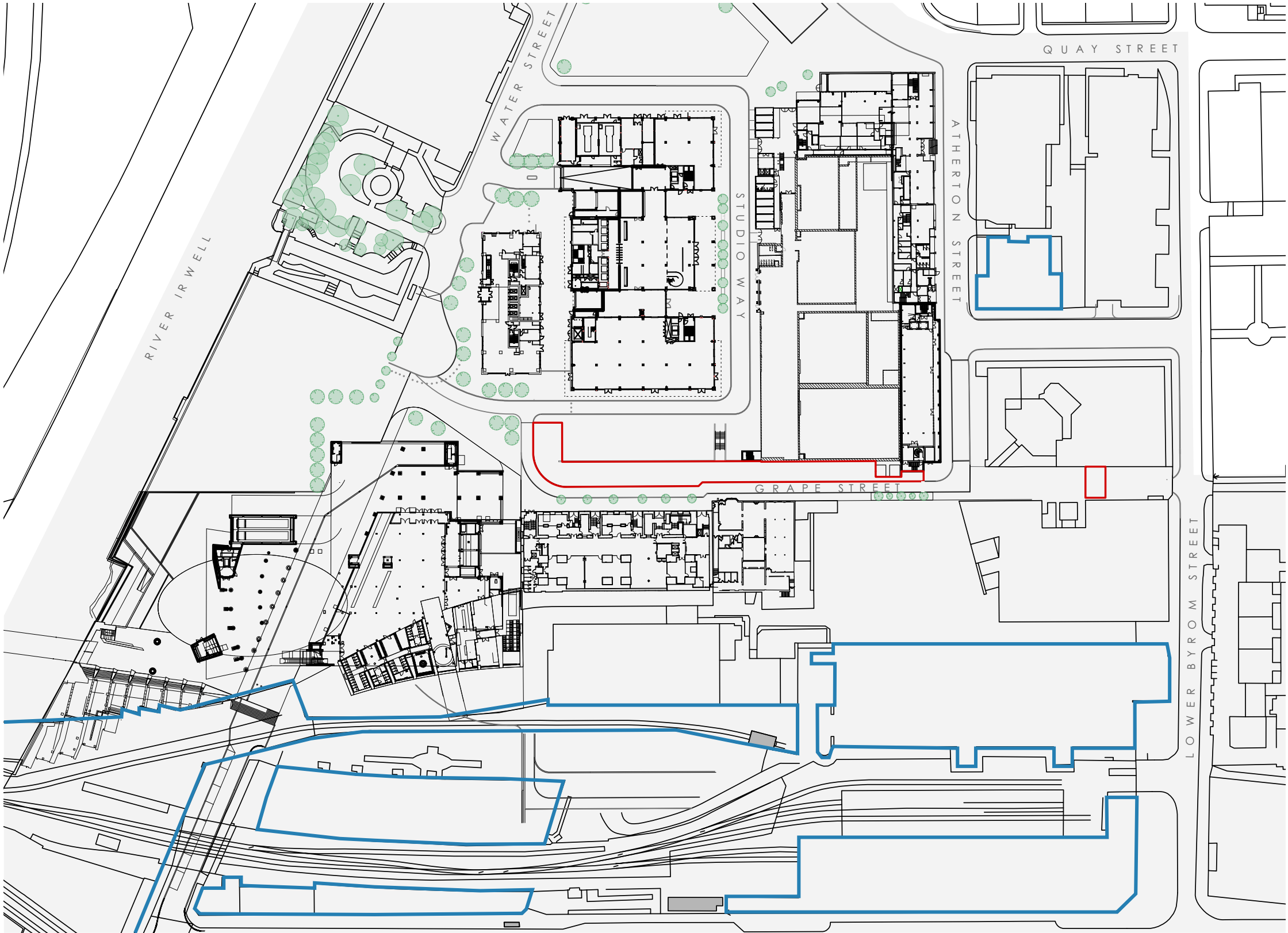
Grape Street falls entirely within the Castlefield Conservation Area, which is one of the largest conservation areas in Manchester.

Today, uses in Castlefield are directed towards leisure, tourism and residential including a number of conversions of warehouses to residential use. Guidance for the area encourages new development that incorporate a mix of uses, which is detailed within the St John's Strategic Regeneration Framework.

The proposed development use, will support economic growth and contribute to the aims of the St John's Strategic Regeneration Framework, as well as area specific policy covering the City Centre.

Two planning applications have recently been submitted for works to neighbouring sites, please see page 7 for details.

- site location
- new bin store location
- castlefield conservation area
- listed buildings



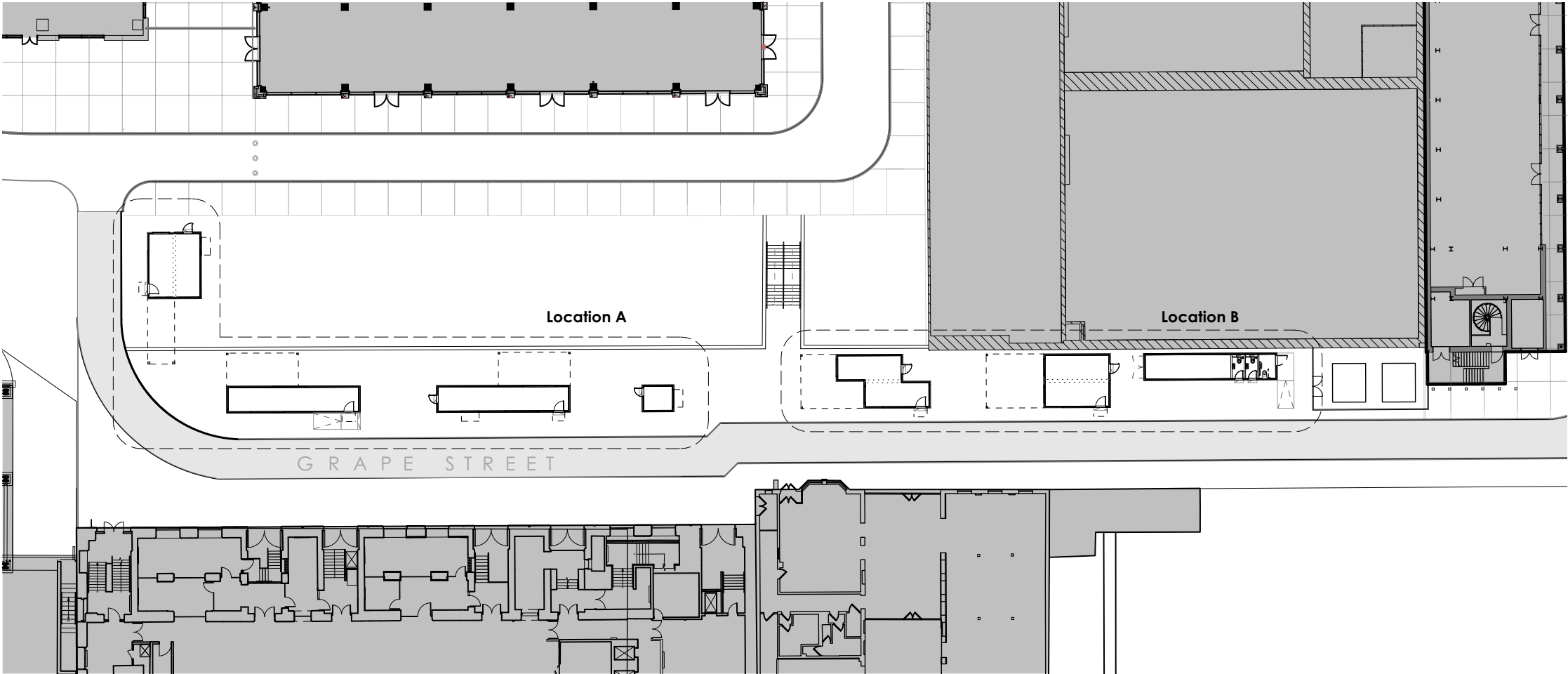
Planning Context (cont.)

In July 2024, permission was granted for a scheme to install a series of 7no. container retail and hospitality units along Grape Street. This was a temporary permission, granted for a period of 3 years and expiring in July 2027. (Application ref: 139827/FO/2024)

The design was to adapt and re-clad existing shipping containers, which would be either single or double stacked. The units would have a combination of external serving hatches, fabric canopies and festoon lighting to create visual interest and provide pockets of sheltered space, which can be used for seating.

The Scheme has been revised in 2025, to allow for a more flexible and versatile space through the installation of two larger open canopied structures, East and West Canopy, that will transcend only F&B and retail activities.

The intention is that these larger canopies can hosts local events, festivals, markets and social gatherings, at the heart of Grape Street. To bring energy and atmosphere to St. John's, creating a stage for street theatre and memorable experiences for the neighbourhood.



Grape Street July 2024 Scheme



Grape Street Context

Phasing and Consultation



The Canopies along Grape Street and the Entrance Gateway will form the first phase of a 3-phase masterplan for LifePark at St Johns.

LifePark is a long-term vision to put St. John's on the map as one of Manchester's most exciting cultural destinations and create a place people talk about not just in the city, but across the UK. The ambition is to bring together new spaces and experiences, transforming the centre

of St. John's into a vibrant cultural route running from Deansgate to the riverfront.

Allied London are committed to delivering the Lifepark vision and have held consultations with key neighbours and stakeholders in the surrounding area, to discuss both the Grape Street Canopy and the wider Lifepark Proposal:

- MOSI 16.10.25
- Aviva Studios - Commercial Director 20.10.25
- Ward Councillors 22.10.25
- St Johns Residents Committee 25.10.25
- St Johns commercial tenant - Caravan 10.25
- St Johns commercial tenant - Trading Route
- St Johns commercial tenant - Versa Studios 11.25

Resoundingly, the responses were positive, with enthusiasm for the focus on locality and increase in footfall to the area. Comments and suggestions from these interactions have helped to shape the final proposals.

Manchester's first fully-immersive urban LifePark.

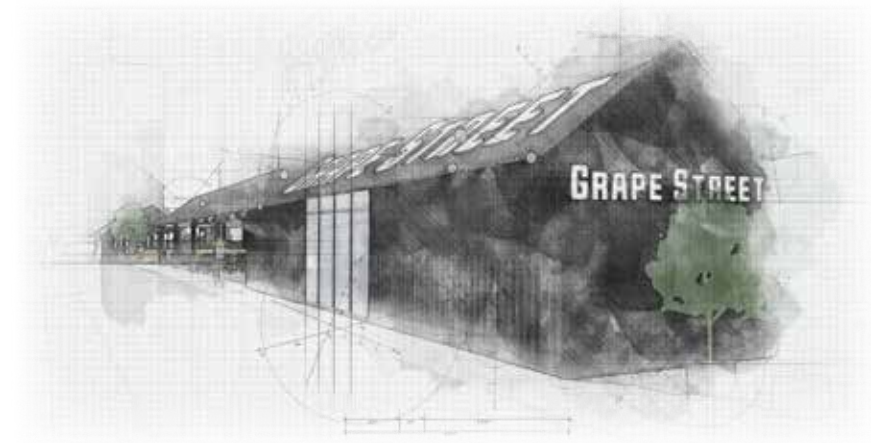
Connecting Deansgate with Aviva Studios & the riverfront, activating the St. John's public realm & enhancing its cultural reach.



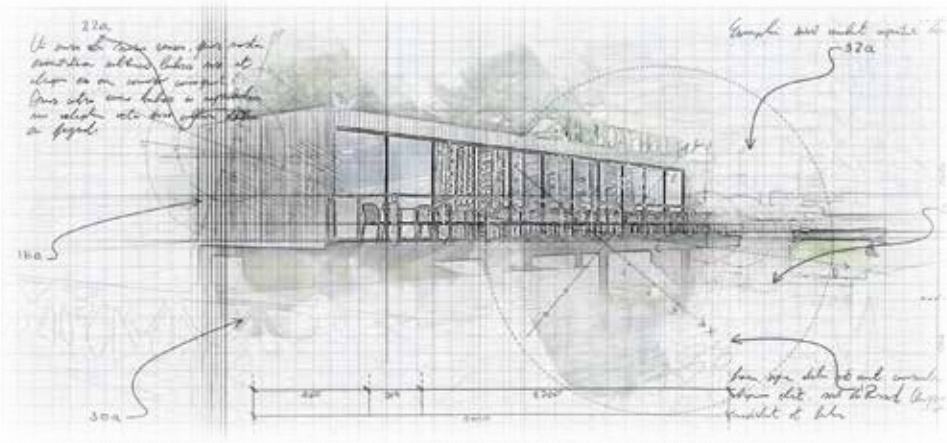
Grape Street Context (cont.)

Phasing and Future Plans

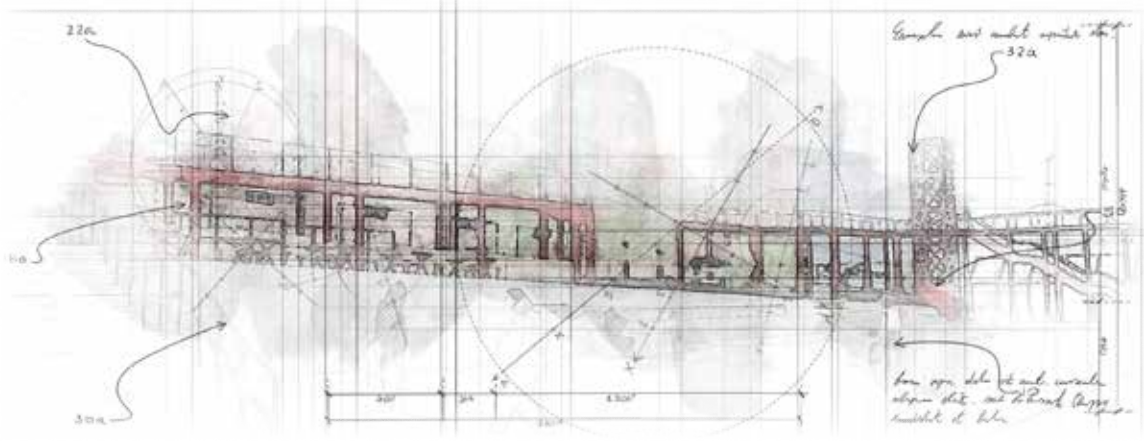
The below images give an overview of the Lifepark vision and process of delivery, via a 3 phased approach, spanning 2025-2030.



Phase One begins with pilot activities on Grape Street, centred around two temporary canopied structures, East and West Sheds, that will test the concept of a lively, activated public district. It included the addition of a new branded entrance archways into Grape Street to enhance the arrival experience for visitors, giving a real sense of destination.

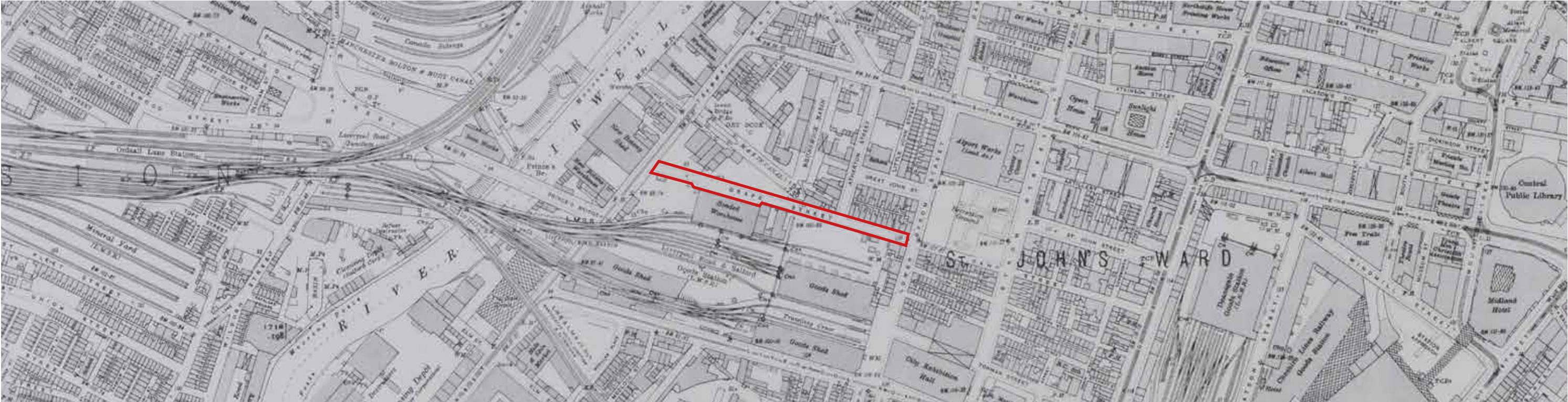


Phase Two expands towards the riverfront and builds on the energy of Grape Street. Key highlights include Festival Square, the Boathouse, and the Screen & Square.



Phase Three delivers the full vision with the creation of the LifePark. The Highline, an elevated walkway linking Grape Street to the river and the LifePark Platform which will provide a raised riverside destination for food, drink, wellness and entertainment





Map from 1934

Site History

St John's and The Rail Industry

The land between Liverpool Road and Charles Street provided the site for the terminus of the Liverpool and Manchester Railway (L&MR) which opened in 1830. The L&MR station was the terminus of the world's first passenger railway. By 1844 passenger services were transferred to the new Victoria station and the area to the North of Liverpool Road station was redeveloped as a goods yard.

St. John's and neighbouring Castlefield are areas of great historic significance. Their cultural heritage is embedded in its Roman beginnings, but overshadowed by the changes Manchester underwent during the industrial revolution to become the world's first modern metropolis.

The River Irwell was made navigable in the 1720s allowing access to Liverpool via the River

Mersey. This led to the first quay on the Irwell and the construction of Quay Street to Deansgate. This in turn led to the construction of the Rochdale Canal which enabled coal to be delivered directly into the city which fuelled the industrial development of Manchester.

The Liverpool Road Station, now part of the Museum of Science and Industry (MSI), represents the world's

first commercial passenger railway. The railway station opened in 1830 and was the terminus of the newly created line between Manchester and Liverpool. This soon became the centre of a railway network crossing the River Irwell with viaducts.

The regeneration of the surrounding area shows the influence this had, not only in terms of passengers but also in the

development of warehousing and distribution for the city and region as a whole.

The transport termini in Castlefield led to a large number of warehouses being built, satisfying the needs of Manchester's growing population. These warehouses still stand today and form an indelible vista across St. John's. One of the most prominent is the Bonded Warehouse

that now proudly sits at the centre of the St. John's development, a fine example of late 19th Century industrial architecture that will remain prominent in the new neighbourhood.



Existing Site

Grape Street

Grape Street is currently undergoing significant public realm works, as part of the wider development of the St John's Estate.

A new black macadam road is being formed with pavements made from a mixture of cobbles, in-situ concrete and red brick. This variety of flooring materials reflects the

variety of styles and heritage of the surrounding buildings. The location and extent of these materials has been carefully chosen to relate to the surrounding context. Six new trees are also proposed along the Bonded Warehouse section of Grape Street.

There is a significant change in level between Grape Street and the

lower site (which fronts Studio Way). The new road is being ramped down at the west end to traverse this drop.

Once the public realm works are complete, there is a place-making opportunity to utilise the generous new pavements and bring activity and character to the street.

“A place-making Opportunity”



View looking west, towards The Factory



View looking east, showing the existing substations



Proposal

Canopy and Units

One of the main objectives of the proposals are to enliven the street scene for members of the public visiting The Factory and the St John's Estate. It is designed to be a new destination where programmable spaces bring a constant flow of new experiences.

The new offering will also serve workers from the surrounding offices, as well as residents from Union, the nearby co-living tower.

The proposals seek to align with the overall strategy of St John's and the Enterprise City development. Aiming to provide a refined street of independent activities, within retail, community, food and beverage that will introduce some locality to the St John's district, and bring more visitors into the estate.

The open-sided and temporary nature of the proposed canopies is designed to be sensitive to the surroundings and work with the character of Grape Street.

The activities below the canopies, FFE and signage will be playful and will bring activity and colour to the street, whilst their robust and industrial materiality of the structure will be suited to the look and feel of the site.

The intention is to create an eye-catching architectural intervention that increases the visibility and usability of the Grape Street public realm.



Proposal

Gateway Arch

The proposal for a gateway arch to the East end of Grape Street will mark the location to visitors arriving from Lower Byrom Street. The intention is to develop Grape Street as a programmable destination, and the signage attached to the gateway arch, will form and important part of the wayfinding.

The placement of the arch, sitting back from the Lower Byrom Street Junction, will both frame the views to the factory and provide a backdrop for the arch to be read in the language and context of St Johns.

The proposal includes a sliding security gate that sits along the front of the gateway arch. This installation is a planning requirement from the 2024 Planning Consent (Application ref: 139827/FO/2024), to prevent egress from Grape Street onto Lower Byrom Street past 22.00. It will provide management for visitor egress from The Factory and St Johns Estate. The gate and side panels are proposed as black metal railings in a design sympathetic to the enclosure to the boundary treatment to Breeze Gardens adjacent.

Signage and Branding

The proposal for a consistant signage strategy and style of wayfinding along Grape Street will help establish and identify the location. The careful brand curation of the Grape Street canopies and associated programming will be integral to the success and visibility of the scheme. Details of signage design are within seperate Signage and Advertising Consent application.



Proposed Layout

Activation of the streetscape

The canopies are positioned in two locations - location A to the west end which overlooks the lower site of No.1 Grape Street. And location B to the east end, which is against the facade of the Old Granada Studios.

The 2no. long canopies have been arranged to create visual interest and allow clear routes and access ways for pedestrians and emergency

vehicles. The linear nature of the canopies, maintains emphasis on the locality of the destination as a 'Street' whilst enclosing spaces sized to provide flexibility for various usages.

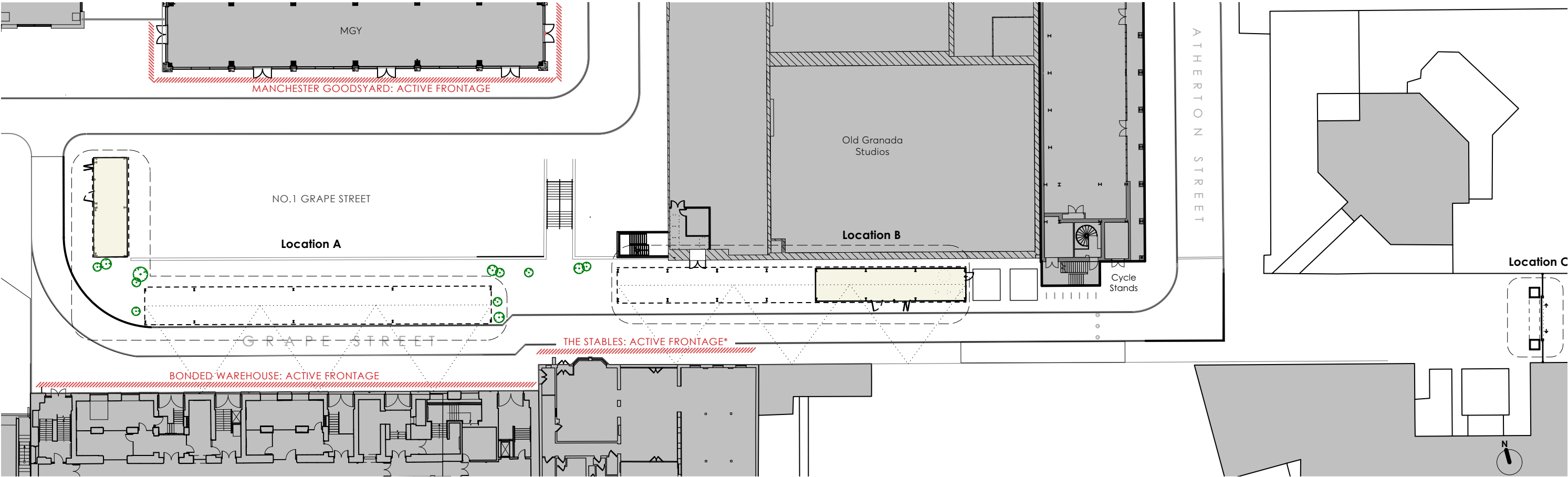
A section of the East canopy and the smaller West canopy are formed as enclosed internal units beneath the main canopy roof and

structure. This allows for services such as WCs, secure areas and hot food offerings to be interspersed with the outdoor nature of the main external canopy offering.

Soft, festoon-style lighting is proposed along the length of the long canopies, spanning across the roadway. This is mounted on delicate catenary wires, a language that has been successfully used for other lighting within the St Johns Estate.

The new development will compliment the active frontage of Bonded Warehouse and Manchester Goodsyrd and allow for events and partnerships to enliven the public realm.

A bin store, to serve the facility is proposed within the OGS Studios. This is to be accessed via an existing external door. This location has been chosen to facilitate easy access for service vehicles coming from Atherton Street and avoid adding and additional free-standing bin store to the Public realm.



Location Plan

* Planning application for The Stables was submitted in October 2023, reference 138279/FO/2023



Look & Feel

Materiality

The proposed look and feel is industrial urban, with honesty in materials and a simple monochrome colour scheme. The proposals aim to tie in with other developments in the St John’s Estate who also use expressed black steel structural elements and corrugated cladding. The structures will be a contrast in colour and material to the red brick Bonded Warehouse that sits adjacent and will feel purposefully pared back and temporary in nature.

Glazed openings

New black framed glazed doors and windows will be formed in the corrugated walls to the retail units to provide natural light and ventilation.

Signage

The roof of the canopies will feature graphics/signage, to reinforce the scheme as a destination, and to increase visibility from around the St John’s estate, including surrounding offices and residential at higher level. Details of signage design are within separate Signage and Advertising Consent application.

Lighting

A regular grid of industrial pendant will hand from the ridge of the structure internally. Soft and atmospheric festoon-style lighting will activate the street at night.



Black steel structure



Corrugated metal roof and cladding



Festoon lighting



Central seating



Industrial pendant lighting



Proposed Plans

- F&B**

Unit 01 500 sq.ft.
- Retail**

Unit 02 500 sq.ft.
- WC**

240 sq.ft.
- ①

Existing retaining wall
- ②

Existing stairs down to Studio Way
- ③

Indicative external furniture and plants
- ④

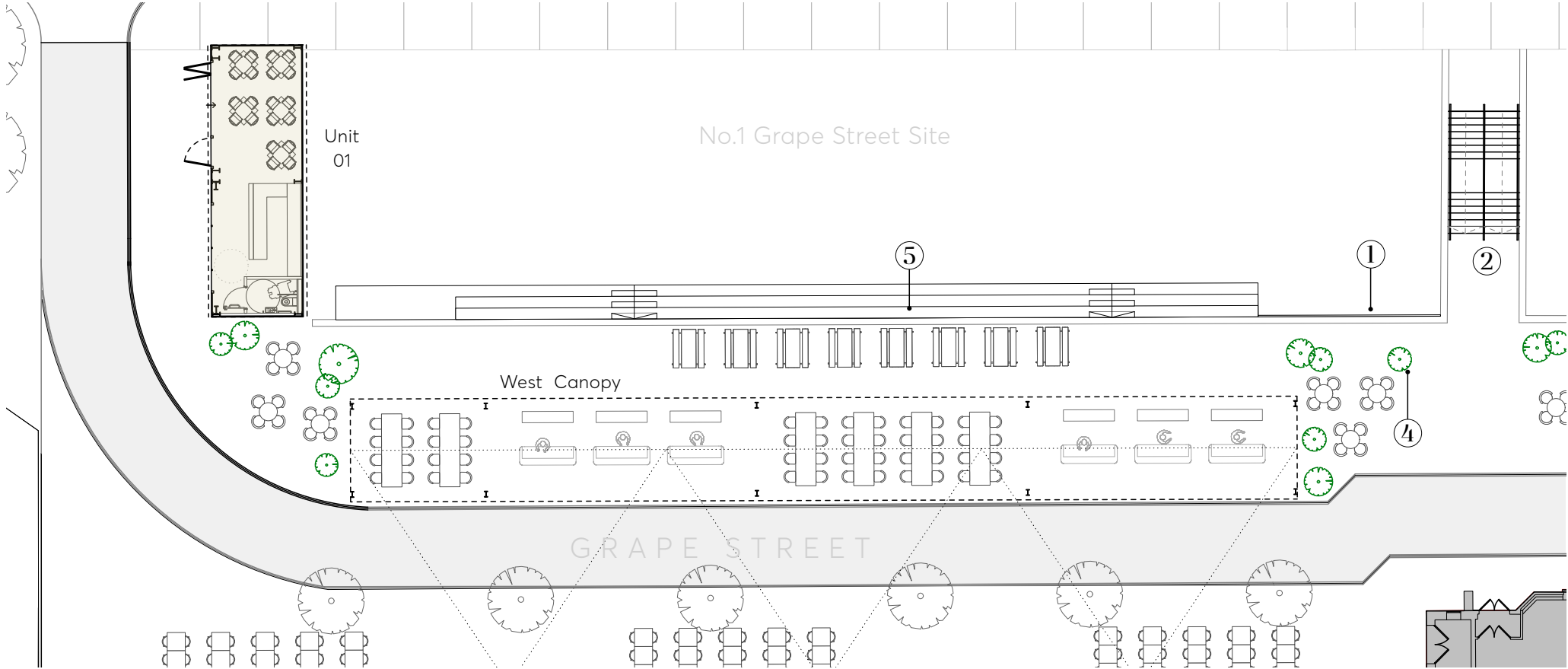
New trees in pots
- ⑤

New bleacher and steps down to 1 Grape Street
- ⑥

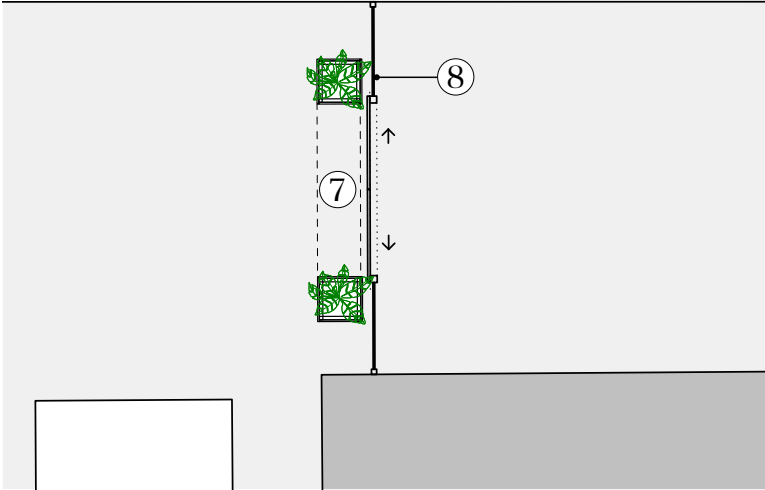
Festoon lighting, spanning from posts
- ⑦

Metal frame gateway with planters to base
- ⑧

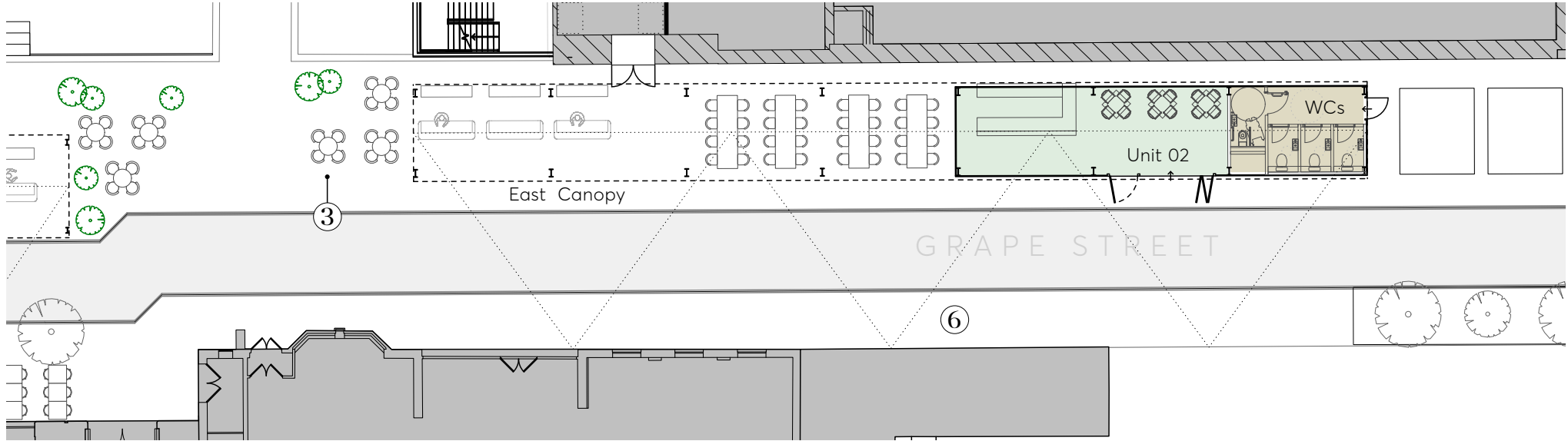
New painted metal railings with sliding gate



Proposed Plan: Location A



Proposed Plan: Location C



Proposed Plan: Location B



Street Elevations

Proposed Streetscape

- ①

Existing retaining wall
- ②

Existing stairs down to Studio Way
- ③

F&B Unit 1
- ④

New bleacher and steps down to 1 Grape Street
- ⑤

Existing door to new bin store within OGS
- ⑥

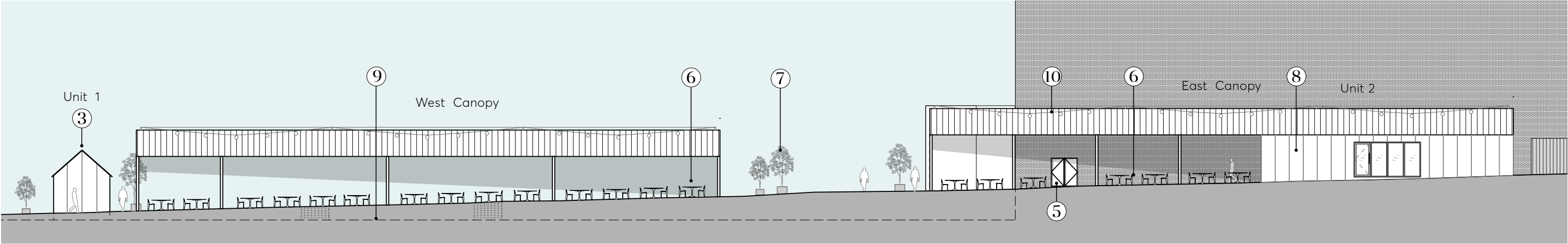
Indicative external furniture and plants
- ⑦

New trees in pots
- ⑧

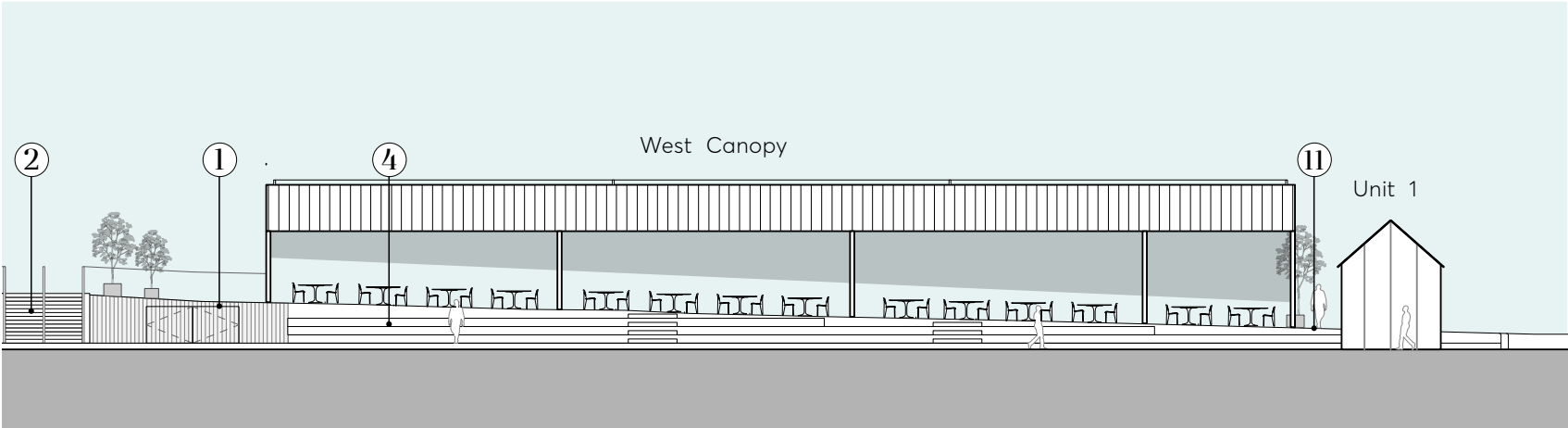
Enclosed Retail Unit 2 and WCs
- ⑨

Line of the lower 1 Grape Street site
- ⑩

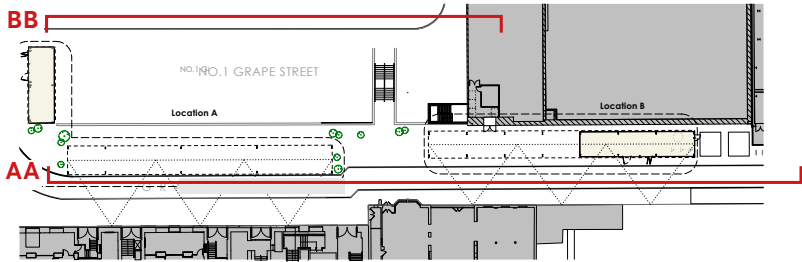
Festoon lighting on catenary wire



Proposed South Elevation AA



Proposed North Elevation BB



Unit 1

Indicative Fit-Out Layout



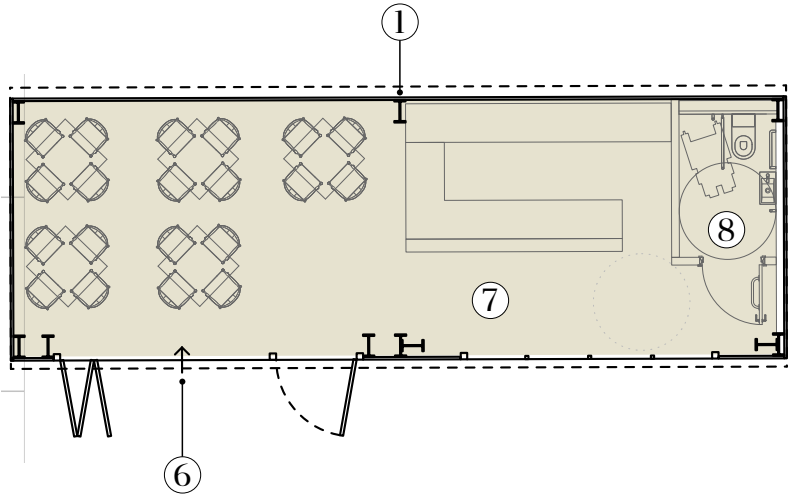
Precedent of open canopies



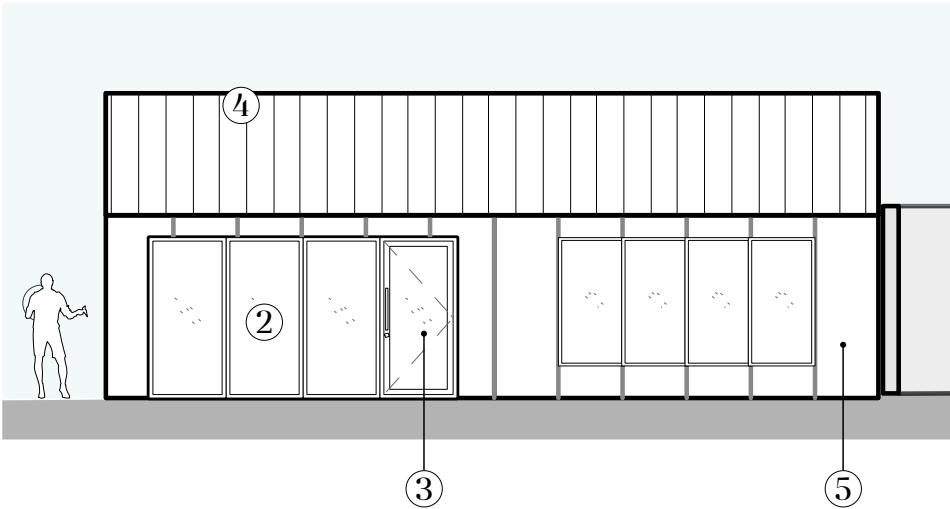
Precedent of pitched roof and materiality

- ① Steel framed pitch roof structure
- ② Openable bifold door
- ③ Entrance door
- ④ Painted corrugated metal roof
- ⑤ Black metal seam cladding
- ⑥ Step up to entrance door
- ⑦ Indicative fit-out layout
- ⑧ WC

Indicative Fit-Out Plan of Unit 1



Elevation of Unit 1



Unit 2

Indicative Fit-Out Layout



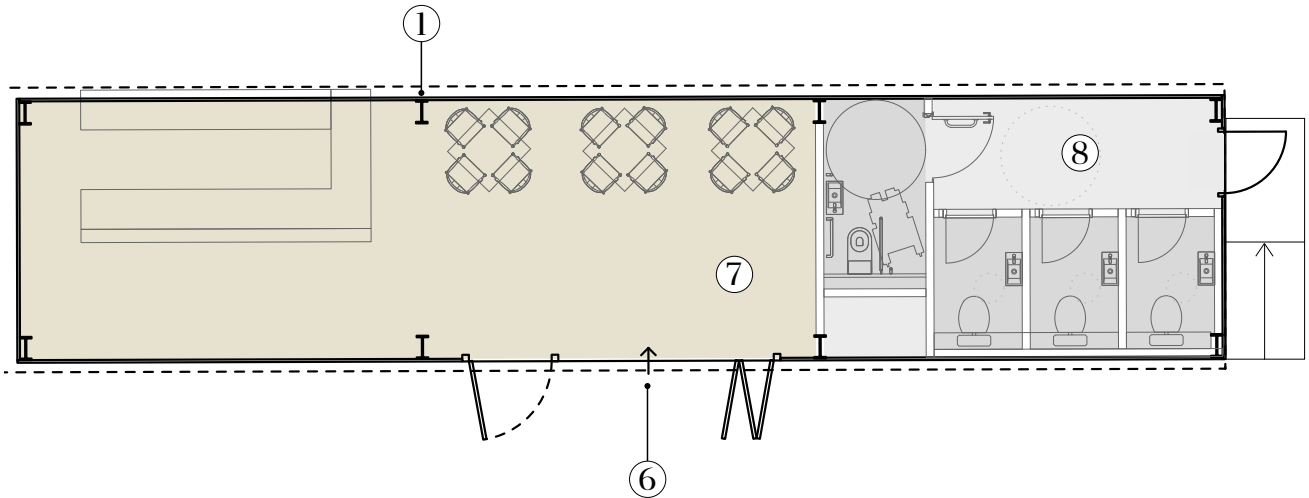
Precedent of open canopies



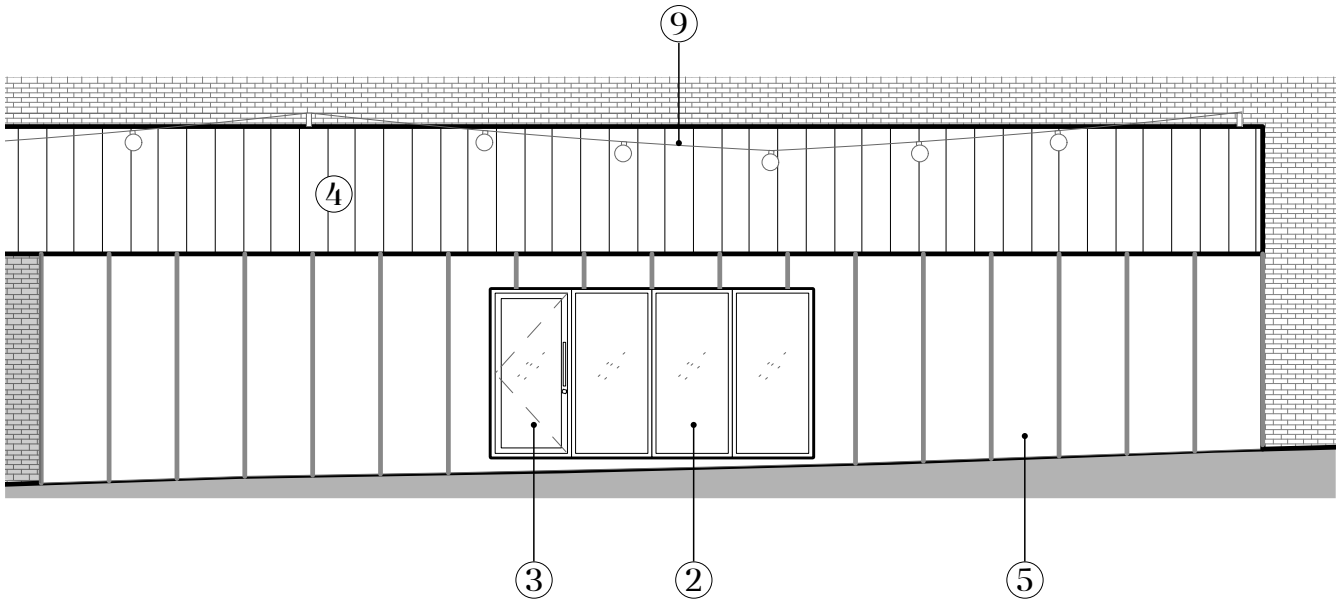
Precedent of pitched roof and materiality

- ① Steel framed pitch roof structure
- ② Openable bifold door
- ③ Entrance door
- ④ Painted corrugated metal roof
- ⑤ Black metal seam cladding
- ⑥ Step up to entrance door
- ⑦ Indicative fit-out layout
- ⑧ WC Block
- ⑨ Festoon Lighting fixed from catenary wire
- ⑩ DDA ramp to WC entrance

Indicative Fit-Out Plan of Unit 2



Elevation of Unit 2



Accessibility

Site Access

Within the St John's estate, pedestrians have free movement, while vehicle access is strictly controlled along one-way routes. We expect Grape Street to be used as an access route by pedestrians visiting The Factory. The site is well connected for public transport.

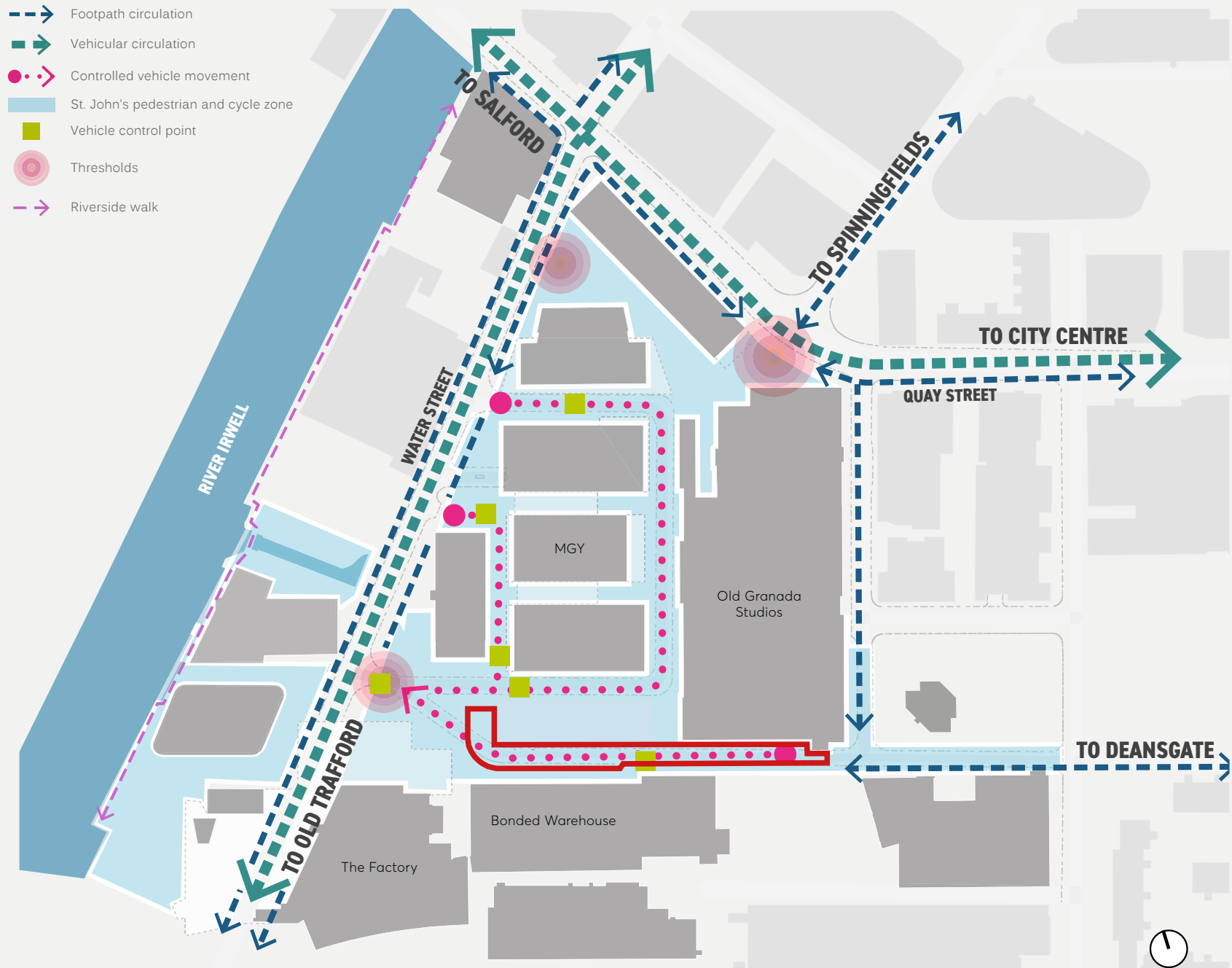
Access to the Canopies

For the two long canopies, the floor will be the current ground level of the public realm. This means level access is achievable for all seating externally.

Due to their small size, the units have been designed to sit on concrete pad above the street level, so there will be a single step up into the Units. The interior will house the kitchen/prep area and a small number of seats. The majority of their seating located externally under the canopies. The external seating area will be shielded from wind and heated during the colder months. External markets and stalls will provide the majority of the F&B and retail experience along Grape Street. The units themselves are secondary to provide services and kitchen amenity to support this.

If a staff member of any of the units were a wheelchair user, or unable to access the stepped entrances, then provisions are in place for a ramp to be retrofitted to the staff access doors.

For the WC block wheelchair access will be provided. We are proposing to install a ramp to facilitate access here.



Movement Analysis Diagram (excerpt from a St John's public realm strategy)

— indicative site location



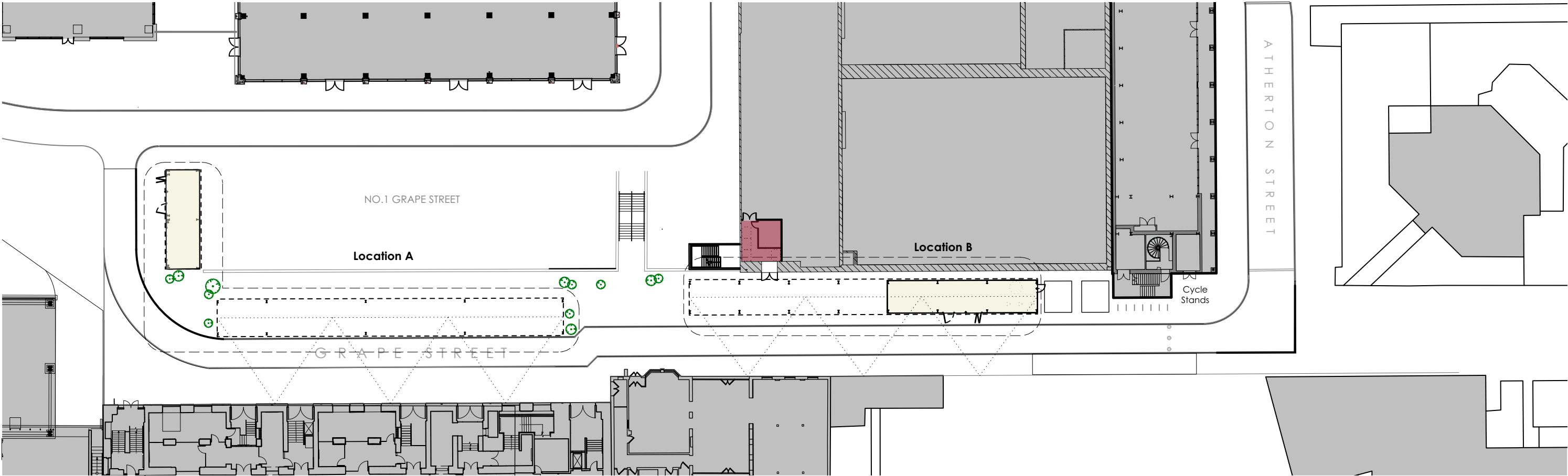
Servicing & Waste

Service/emergency vehicles can access Grape Street from the east, along Atherton Street or Lower Byrom Street.

Width and height restrictions for emergency vehicles have been considered in the placement and design of both canopies and festoon lighting.

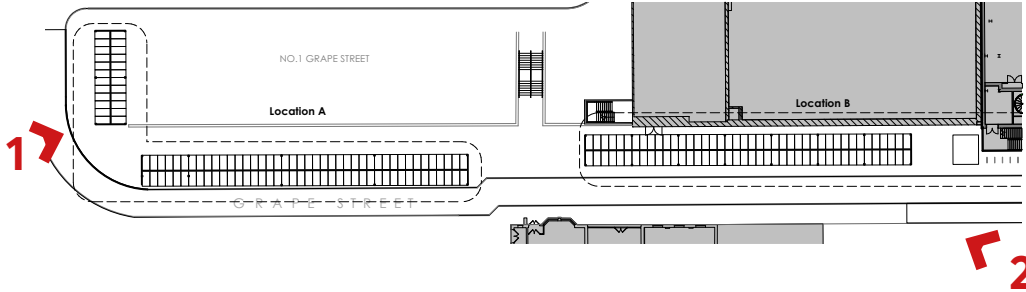
A new bin store, to serve the facility is proposed within the OGS Studios. This is to be accessed via an existing external door. This location has been chosen to facilitate easy access for service vehicles coming from Atherton Street and avoid adding and additional free-standing bin store to the Public realm.

The bins will be taken to the pick up location on Atherton Street and returned to the store immediately after pick up each day to avoid additional street clutter and unsightly bins.



Visualisations

Proposed streetscape



View 1

New trees in pots, quantity and location indicative



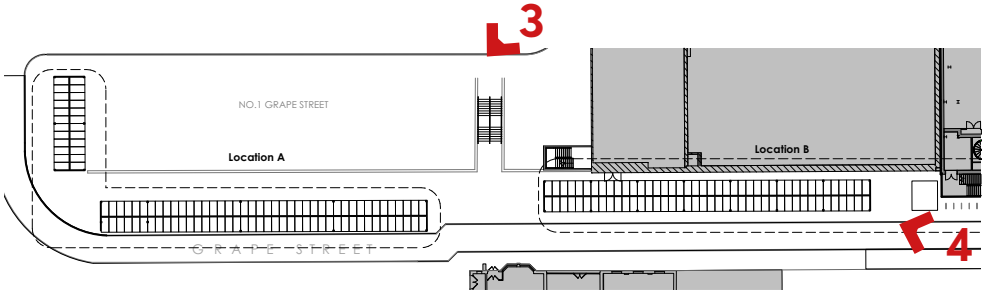
View 2

Please Note:
- Signage and branding is shown indicatively, details are to be submitted in a separate application
- FFE is shown indicatively and will vary based on a rotating programme. For the purpose of this visual a makers market is shown.



Visualisations

Proposed streetscape



View 3

Existing stair down to lower level

Existing retaining wall

New steps down to 1 Grape Street



View 4

Festoon-style lighting along the street

WC block to service canopies

Indicative furniture and planting

Please Note:
- Signage and branding is shown indicatively, details are to be submitted in a separate application
- FFE is shown indicatively and will vary based on a rotating programme. For the purpose of this visual a makers market is shown.



