

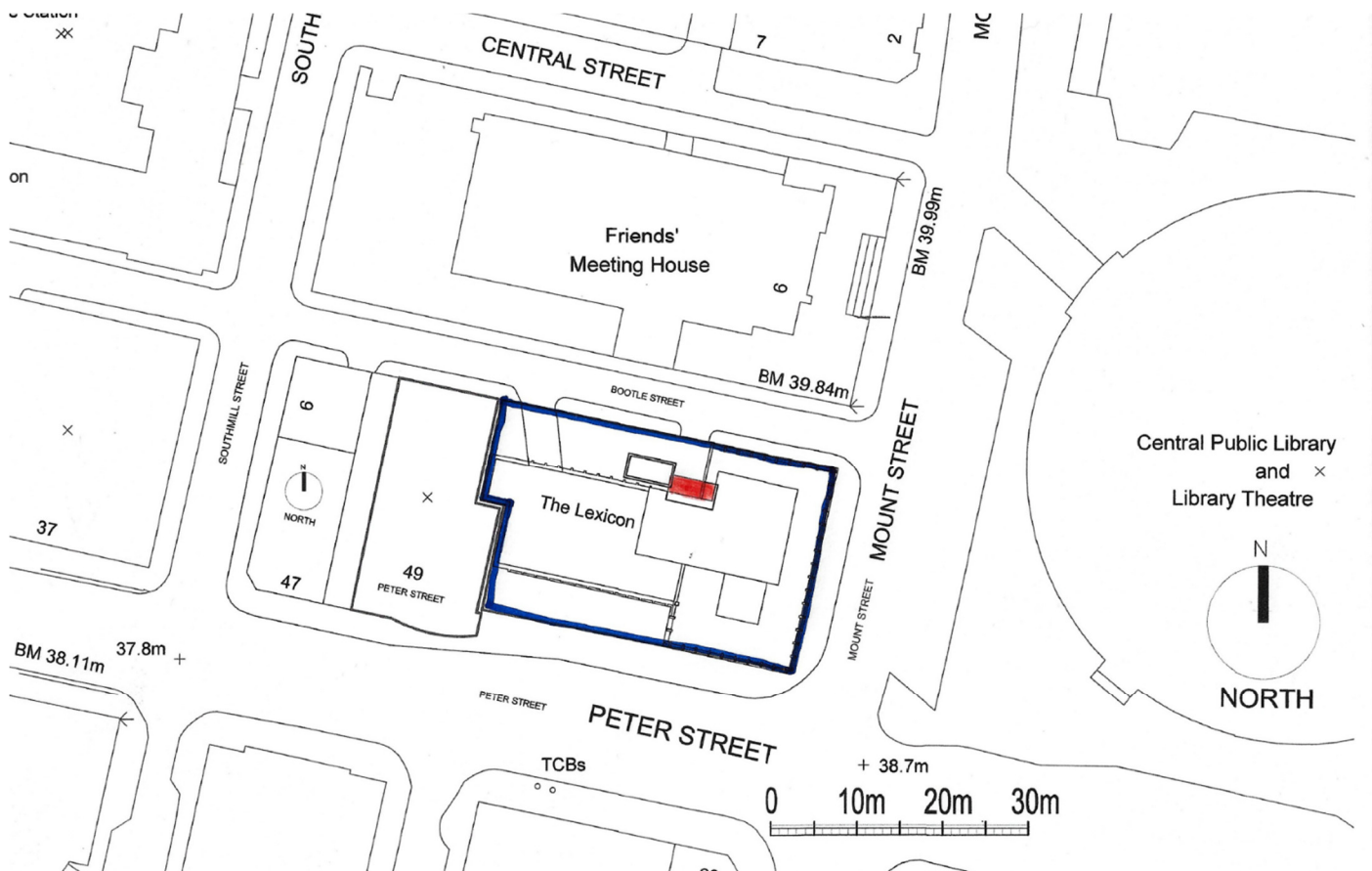
PLANNING STATEMENT AND DESIGN AND ACCESS

Created: 13.11.25.

Revision

DESIGN STATEMENT

- ASSESSMENT **PHYSICAL CONTEXT**



SITE LOCATION

The Lexicon is in the city centre bounded by Peter Street to the South, Southmill Street to the West, Bootle Street to the North and Mount Street to the East.

VIEWS IN AND AROUND THE SITE



VIEW FROM CORNER OF MOUNT STREET/BOOTLE STREET



PROPOSED NEW GROUND FLOOR ENCLOSURE TO EXISTING EXTERNAL STAIRCASE, THE LEXICON, MOUNT STREET,
MANCHESTER M2 5NT
VIEW FROM CORNER OF SOUTHMILL STREET/BOOTLE STREET



RIGHT HAND SIDE OF EXISTING SUBSTATION ON BOOTLE STREET



EXISTING SUBSTATION ON BOOTLE STREET



LEFT HAND SIDE OF EXISTING SUBSTATION ON BOOTLE STREET

- **ASSESSMENT SOCIO-ECONOMIC**

The building is currently class E(ii) office use and no changes to the use are proposed.

Our client wishes to create an enclosure to the existing external basement maintenance access steps located in the corner as shown on the photograph above.

These steps currently suffer from the effects of inclement weather, so the proposals are to enclose the staircase and create a new staircase and door/landing access up to the internal Reception level.

This is also intended to improve security as there will no longer be an outside door.

- **ASSESSMENT PLANNING POLICY/STRATEGY** The list is not exhaustive but refers to key policies.

Manchester Supplementary Planning Document SP1- relevant sections

Design and Function
Street design
Environmental standards and Energy efficiency
Construction Management
Community Safety and Crime prevention
The City Centre
Development Quality

DC1.1
General character of the property
Effect upon neighbouring amenity
Street scene appearance
Loss of on-site car parking- noter- there is no loss of on-site parking.

Conservation area

The site lies within the St Peters Square Conservation Area.

Fumes/Vapours and Odours

The proposal does not involve any mechanical ventilation or extraction.

Deliveries, Waste storage, Refuse and recycling DC27.

The proposals do not affect the existing arrangements.

Secured by Design

Although a secured by design application has not been considered under this application The operators undertake to comply with Secure by Design standards in all new works and installations proposed. An initial assessment has been carried out to review security measures and features and note the following:-

- One of the reasons for the proposals is to eliminate the exterior door which is an element of break-in risk currently.

Parking and Transport

The proposals do not affect the provisions of on-site parking. The existing apron is used for maintenance vehicles only and their use is not restricted by the extent of the development.

The importance of the building in context.

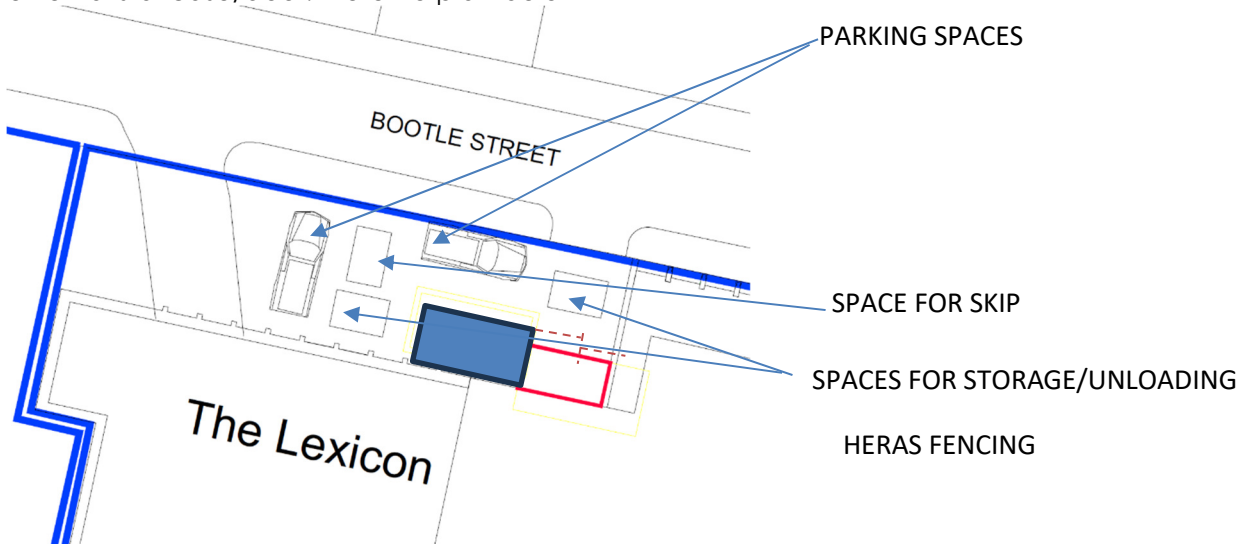
The building was constructed in the 1960's on the original site of the Gaiety Theatre. The building was re-cladded and approximately 15 years ago a new substation was built on the site of the original car park apron fronting Bootle Street.

This small building was designed to be as unobtrusive as possible and restricted to a single storey. The grey engineering brickwork was designed to blend in the with new grey façade of the lower storey to Bootle Street.

The two prominent elevations of the building are to Mount Street (East elevation) and Peter Street (South elevation). The Bootle Street Elevation is more subservient and servicing areas to the retail areas are located at this point, as is the ramp access to the basement car park.

Construction/Fit out Management Plan:

The construction of the new enclosure can wholly be carried out from the existing apron which is off-street. There is adequate space for vehicles to deliver materials and remove waste without blocking the street. Materials can be stored in the basement and accessed via the existing internal basement staircase and external staircase/door. Refer to plan below



- Hours of site opening- 8.00am to 5.00pm, break through and noisy operations 6.00am to 8.30am or 6.00pm to 10.00pm. Noise generating operations will be internal and not external.
- Secure Heras fencing across the site in line with the substation shown dotted RED on the plan. The fencing is to dog-leg to allow for maintenance for the fire escaper exit down the steps
- Dust and dirt can be screened using plastic sheeting across the Heras fencing.
- Low-rise scaffolding can be erected in front of the area to be constructed and a narrow tower provided on the gap between the substation and the building.

- **INVOLVEMENT** CONSULTTEES

We have not consulted with the Local Authority on this project at this stage but all tenants have been informed and are in agreement with the proposals.

- USE OF THE BUILDING

The existing use of the building remains unchanged as class E(ii) office use.

- SCALE AND AMOUNT OF DEVELOPMENT

Development is limited to the following: -

- The removal of the existing handrails to the external staircase and forming a new doorway opening in the ground floor wall to access the reception area.
- Constructing a new single storey, flat roof enclosure with parapet walls and concrete copings faced in grey engineering brick. All finishes to match the adjacent substation.
- Relocate existing CCTV camera and floodlight.

- REASONS FOR THE DEVELOPMENT

The new enclosure is designed to allow access to the basement under cover and provide additional building security. This also allows for maintenance teams to have to sign in to Reception first before accessing the basement under the Health and Safety permit to work rules.

FLOOD RISK

The site is not located within a flood risk area

ECONOMIC STATEMENT

The proposals do not affect employment within the building.

ENVIRONMENTAL IMPACT

The project is minimal and should not require an EIS

1. LAYOUT AND APPEARANCE

PROPOSED STREET (NORTH) ELEVATION



MATERIALS

- Grey engineering brick and natural mortar to match existing substation
- Concrete copings to match substation
- New black painted wall mounted handrail to new brickwork to match existing handrails and balustrade.

End of design statement

ACCESS STATEMENT

The only change to the existing arrangements in terms of access is the requirement for personnel to access the basement via Reception and not the external apron. The existing staircases are to remain in position.

End of access statement

