

RENAKER

NQ Building, Ancoats

DESIGN & ACCESS STATEMENT

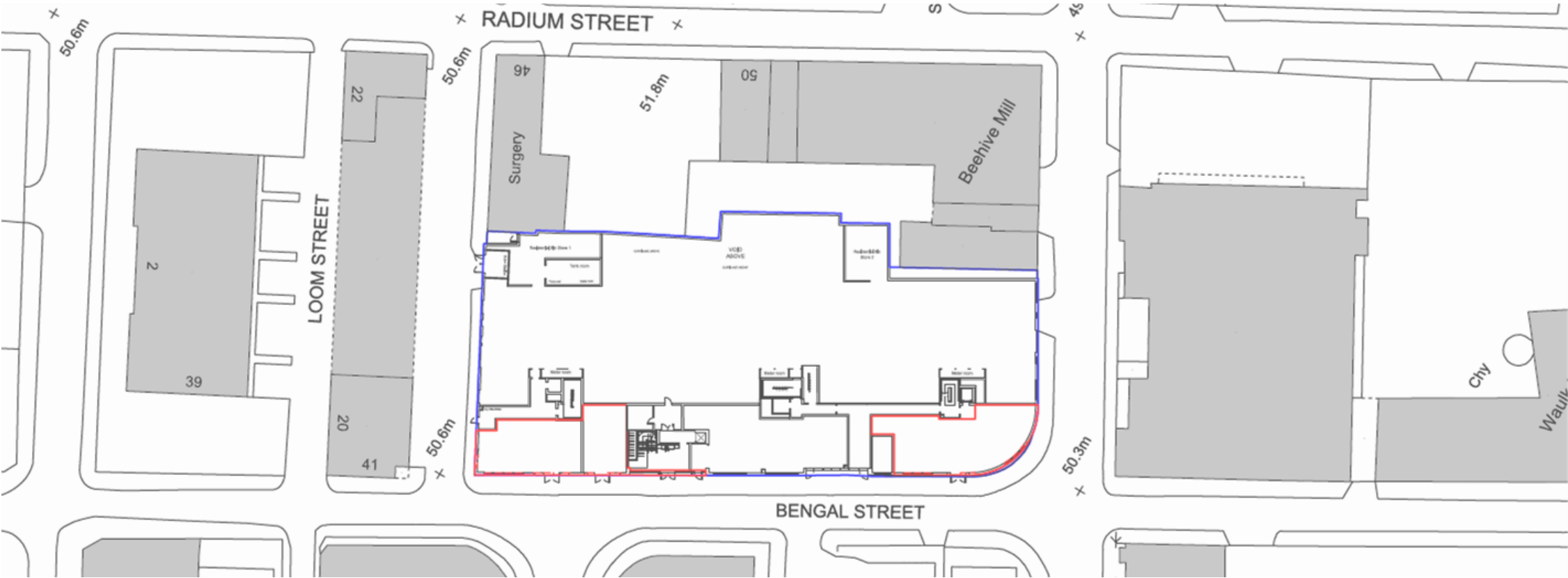
Lowry Investments (NW) Limited

May 2026

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Z1-RBL-A180-RP-XX-00NQ4	P05	Design & Access Statement	Revised Waste Strategy	06.05.26	IC	JS

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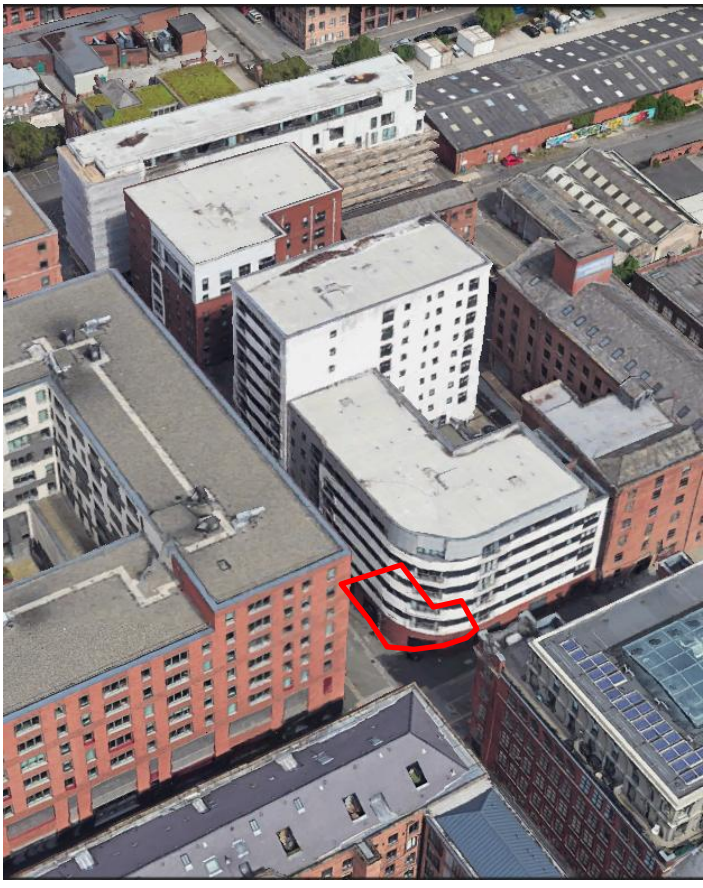
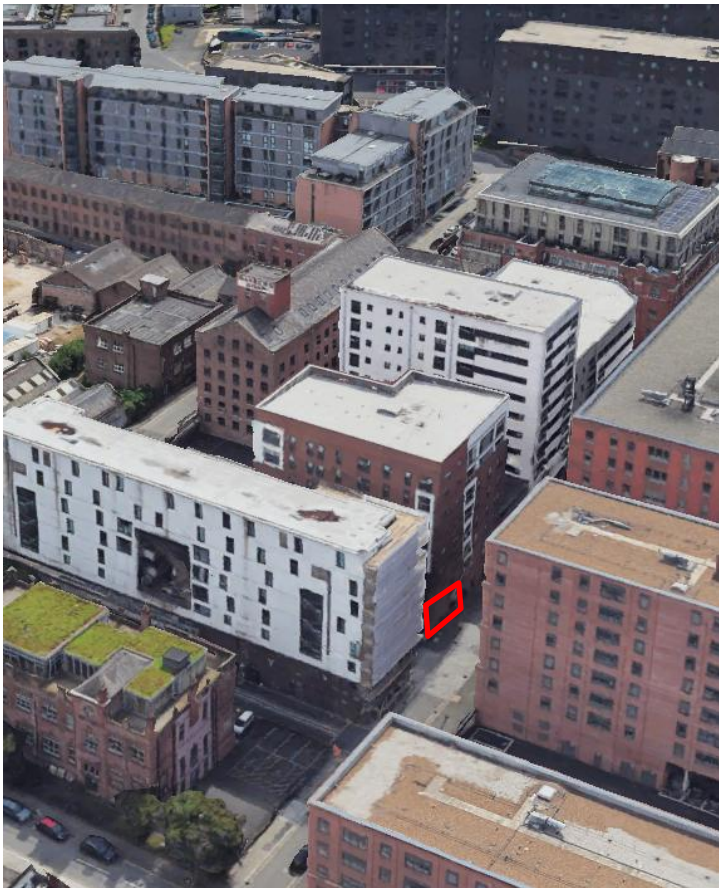
Site Location Plan

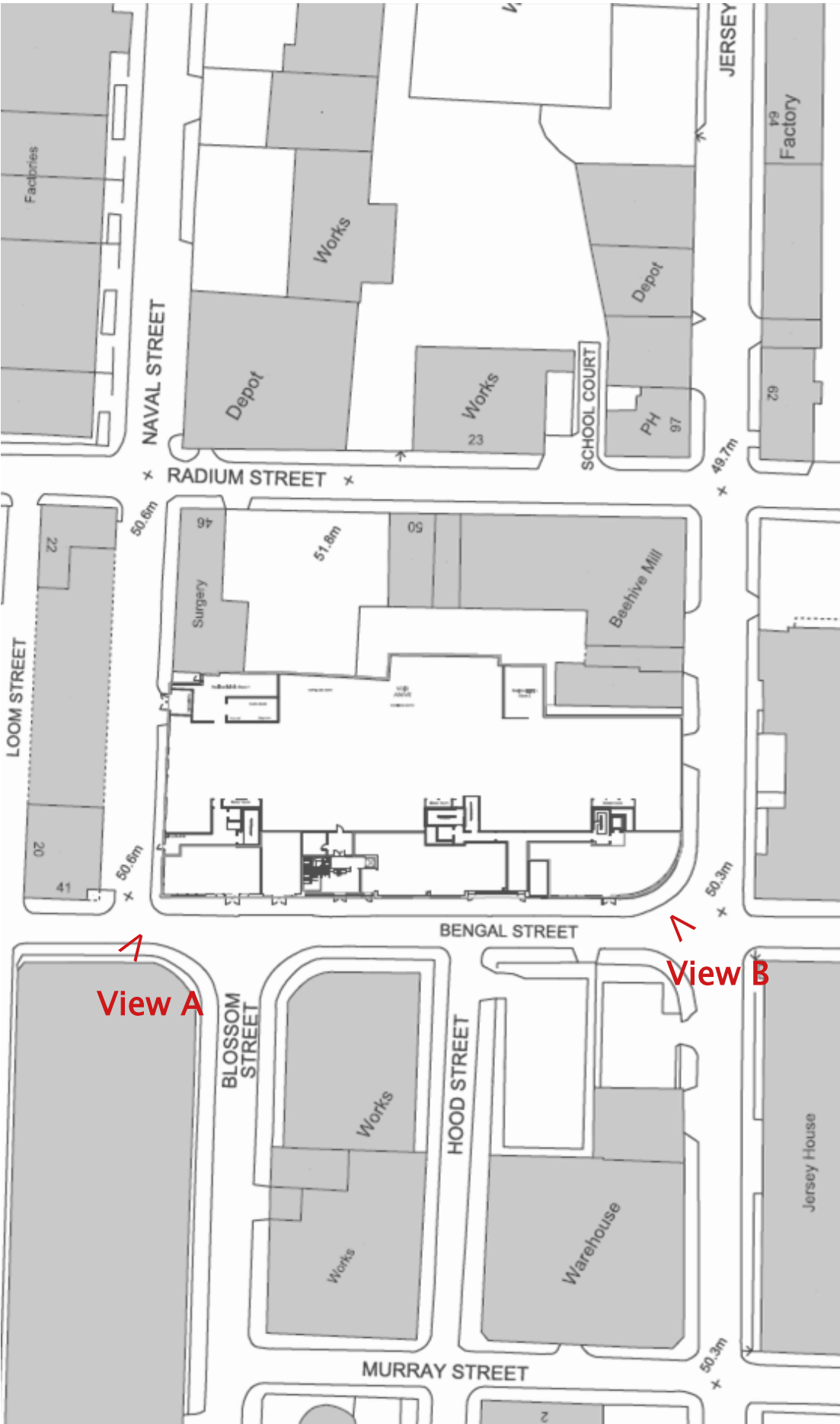
1.0 INTRODUCTION

This Design and Access Statement accompanies a change of use application, submitted by Lowry Investments (NW) Ltd, for the external elevational changes and change of use, of three ground floor units, from Office Space to Use Class E and Suis Generis (public house/ wine bar/ drinking establishment and drinking establishment with food provision).

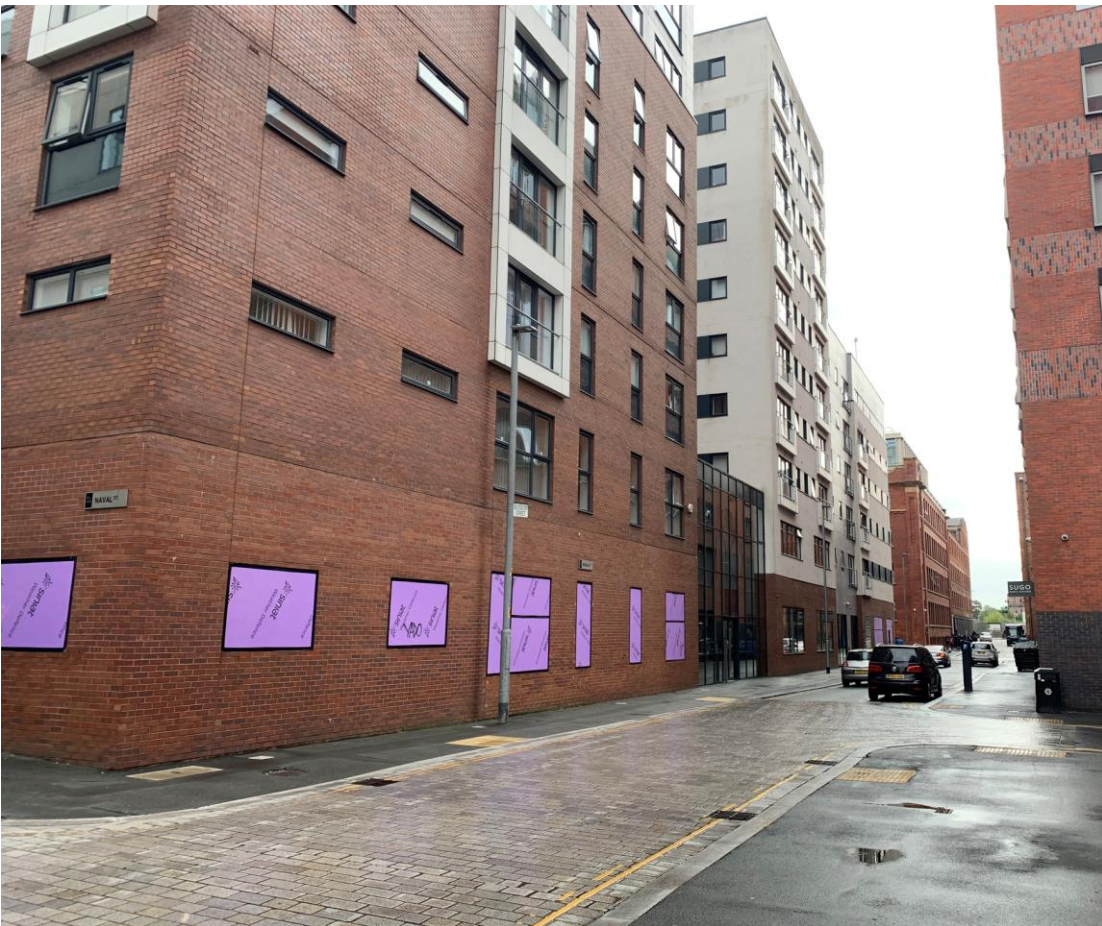
This statement should be read in conjunction with the relevant architectural drawings and other documents submitted as part of the application.

The development is designed to build on the success and ongoing evolution of the Ancoats neighbourhood, introducing three new commercial opportunities that will support economic growth and further enhance the area's vibrant atmosphere.





Application Site Plan



View A – Unit 43 and 45 Bengal Street



View B – Unit 49 Bengal Street

2.0 SITE & CONTEXT

Located within the Ancoats Conservation Area, each unit is located within the NQ4 Building, bounded by Bengal Street, Jersey Street and Naval Street.

In December 2006, planning approval was secured for the mixed-use development (6/8/10 storeys) comprising of apartments, commercial floorspace, associated parking, landscaping and public realm, following demolition of remaining structures associated with Bengal Mill and remedial works to Beehive Mill (079367/FO/2006/N1).

The planning permission for the site was subsequently varied under a Section 73 application (097904/JO/2011/N1), which now forms the extant planning permission for the site.

The site is surrounded by a mix of industrial and residential uses. Industrial units are located along Naval Street. To the east of the site is the Grade II* listed Beehive Mill which has been converted into a co-working and residential development. To the west of the site is residential scheme, Sawmill Court.

The Site is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework.

- There are no listed buildings or structures within the Site. The listed assets within close proximity to the site include;
- Grade II listed Beehive Mill.
 - Grade II listed Little Mill.
 - Grade II listed New Mill.
 - Grade II listed Royal Mills.
 - Grade II listed Daily Express Building.
 - Grade II* listed Church of St George.
 - Grade II listed Former Bridgewater Canal Company Office.

3.0 CURRENT USE

The NQ4 building currently comprises of office accommodation at ground and first floors, residential apartments on upper floors and car parking also provided at ground floor sited directly behind the office accommodation.

Since the NQ4 buildings development in 2013, each unit has remained unoccupied serving as unused office space.



Ancoats Mobility Hub



Eliza Yard



Ancoats Green



Phoenix Ironworks

4.0 MASTERPLAN CONTEXT

The units are well placed, located within the Ancoats and New Islington Development Framework. Supported by the planning policy framework, the Ancoats and New Islington Framework was last updated in 2016.

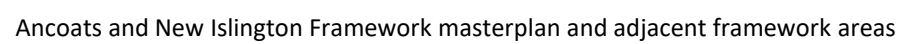
The immediate area surrounding the Site has a number of schemes consented and under construction including, but not limited to the following:

- Ancoats Mobility Hub (Transport Hub)
- Ancoats Green (Public Realm Strategy)
- Eliza Yard (Mixed Use)
- Jersey Wharf (Mixed Use)
- Downley Drive (residential)
- Ancoats Dispensary (residential)
- The Rodney Street Project (residential)
- Phoenix Ironworks (mixed-use)
- Former Central Retail Park (Office)

The ongoing development in this area continues to reshape its immediate context, driven by significant investment. The successful and considerate regeneration has preserved the area's character while establishing Ancoats as a vibrant and sought-after destination.

The proposed change of use application will bring new activation to the masterplan by transforming currently vacant spaces into three new commercial offerings and valuable community assets for residents.

The proposed retail units align with the core development principles of the framework. Specifically, within the Ancoats Core, the framework encourages active ground floor uses along a defined retail "pathway" as a placemaking tool.





Cutting Room Square



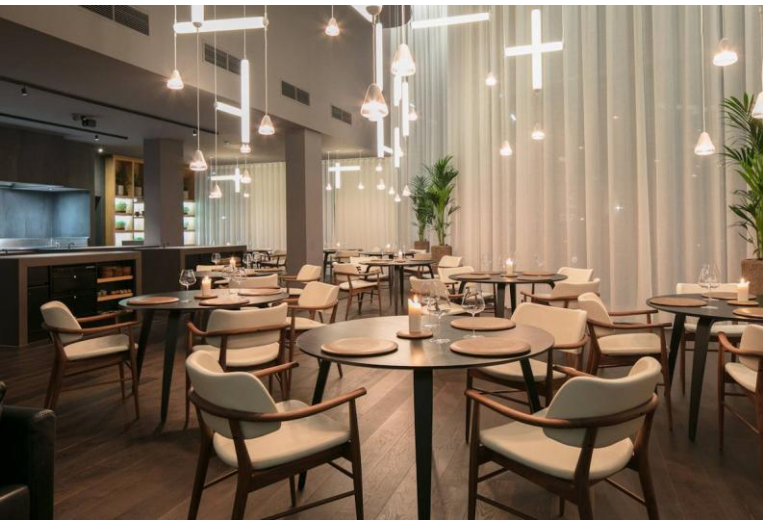
Ancoats General Store



Rudys



Companio



MANA (One Michelin Star)



The Flat Baker



Cottonfeild Wharf Marina

5.0 NEIGHBOURHOOD CONTEXT

The Ancoats and New Islington Development Framework includes the principles for the positive regeneration of the area comprehensively and for delivery of an attractive and successful residential-led neighbourhood, with opportunities for a wider mix of complementary uses where increasing numbers of people would choose to live, work and spend leisure time.

COMMUNITY AND COMMERCIAL PROVISION

To create long-term successful communities and attract young aspirational professionals, services such as shops, restaurants and bars as well as schools and healthcare are required nearby. Many of these services, have been put in place by development partners in the area.

Now, an emerging commercial offer of retail, leisure and business space is being promoted to support the local community and to contribute towards the vitality of the neighbourhood. This application will present new opportunities for the retail sector.

PLACEMAKING

The proposals include the creation of three new retail and leisure destinations with curation of high-quality independent retailers.

The introduction of new retail or leisure spaces will help increase footfall across the existing Ancoats commercial area. These uses will strengthen the neighbourhood by providing accessible community-focused amenities that support local well-being and inclusivity.

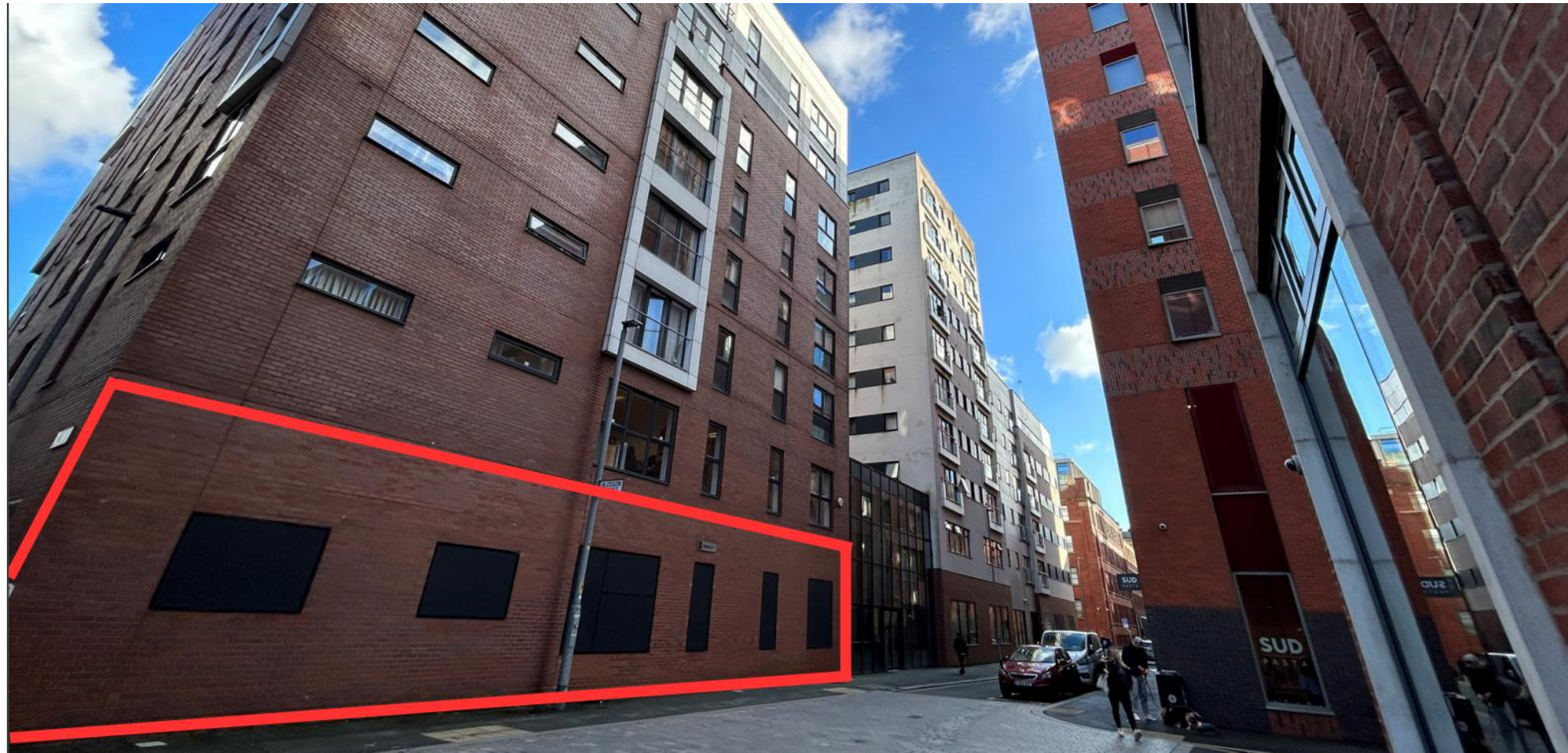
6.0 NQ EXISTING BUILDING - EXTERNAL

The application seeks planning permission for:

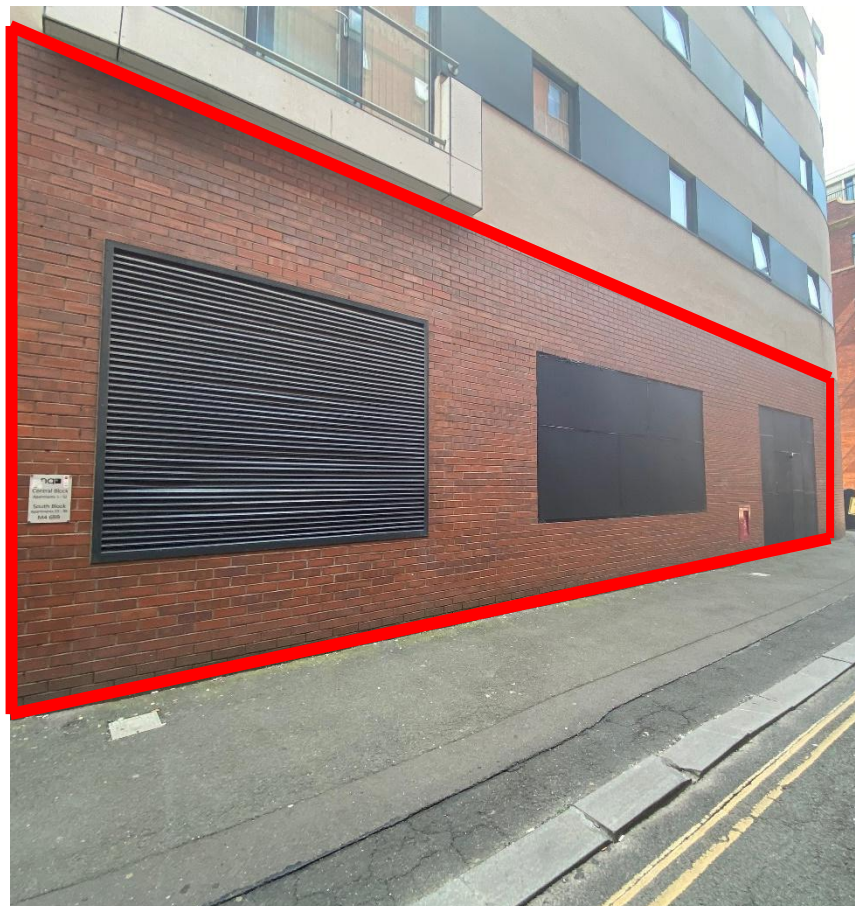
- External Elevational Changes
- Change of Use (for Use Class E and Sui Generis – public house/ wine bar/ drinking establishment and drinking establishment with expanded food provision).

The existing units currently serve as redundant office and storage space. The building itself is constructed of red brick and varies in height between six, eight, and ten storeys. All existing structures are of a standard design and meet the requirements for the site's operational needs.

Each unit is positioned on either side of the NQ building, with the first-floor office entrance and residential entrance centrally located between them.



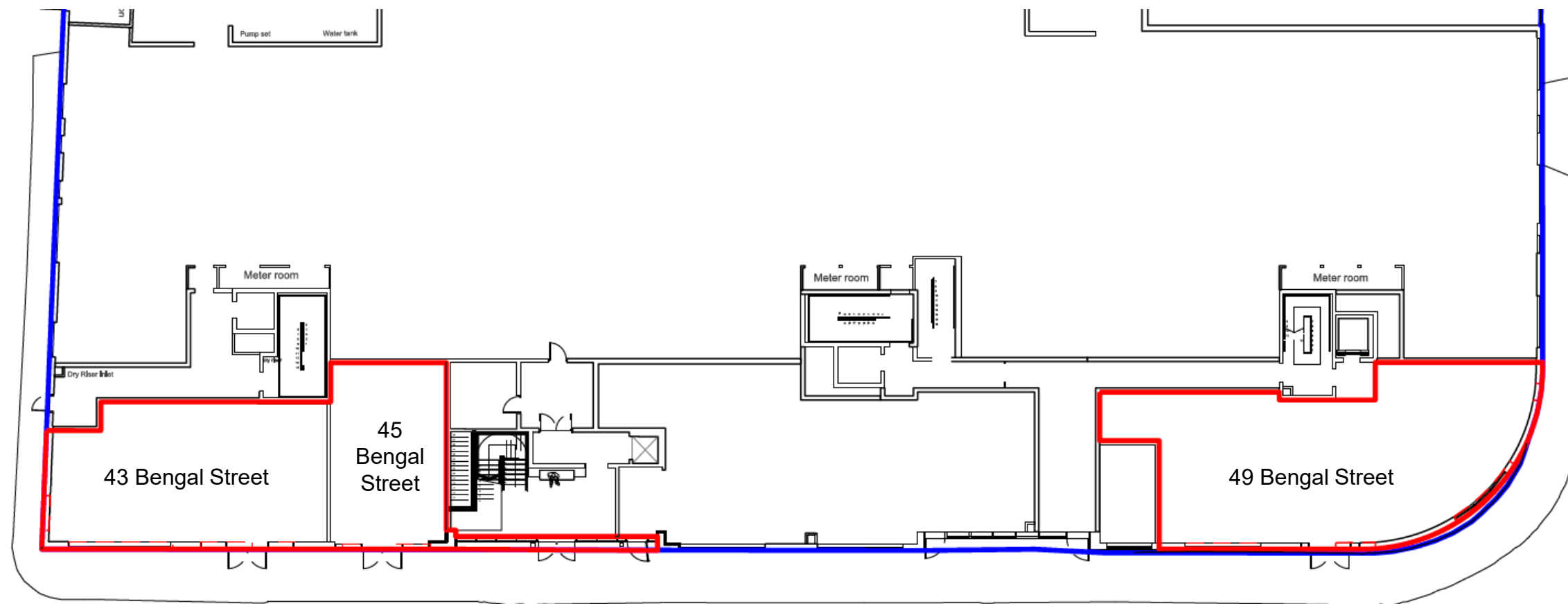
View from Bengal Street of Unit 1



View from Bengal Street of Unit 2



View from Jersey Street of Unit 2



7.0 NQ EXISTING BUILDING - INTERNAL

Each unit is mainly open plan with no notable features. There are currently existing window openings on the east, south and west elevations.

The existing access points to each units are through the office entrance.

The vacant office units are currently in a shell and core condition, providing a flexible, unfinished space ready to fit-out.

Each unit has exposed structural elements, such as concrete floors and columns, and has no internal partitions or suspended ceilings.





Precedent Glazing Design – Sharratt Street



Precedent Glazing Design – Murray Street



Precedent Glazing Design – Bengal Street

8.0 DESIGN AND EXTERNAL MATERIALS

Glazing Design

The pallet of materials has been carefully chosen to complement the surrounding area and the architectural character of the existing building.

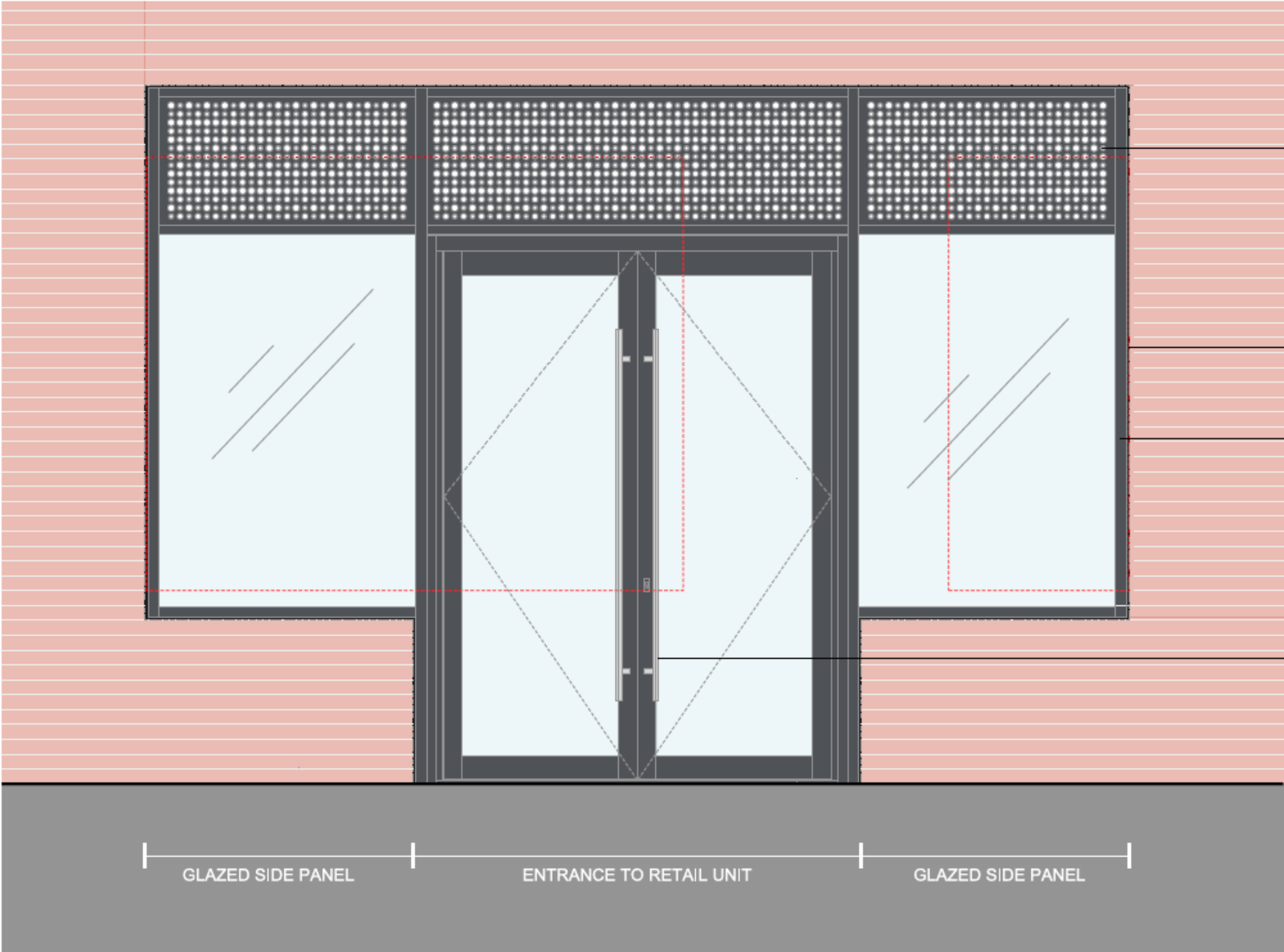
To achieve this, we propose the installation of high-quality glazing that aligns with the design and materiality of other commercial units throughout Ancoats (as shown).

This approach reflects the area's established aesthetic, where expansive glazing is commonly used to activate street frontages and create a welcoming environment for pedestrians.

The proposed glazing will improve natural light within each unit whilst maintaining visual connectivity between the interior and public realm, contributing to the dynamic and engaging streetscape that characterises Ancoats.



01 Bengal Street Elevation
1:100 @ A1 / 1:200 @ A3



8.0 DESIGN AND EXTERNAL MATERIALS - CONTINUED

Glazing System

The curtain walling system will be manufactured from Tental 50 Visible Grid, with large-sized glazing units that complements the overall design.

The doors will be constructed using a Technal STII system ensuring high thermal performance and energy efficiency.

All elements will be powder-coated in Anthracite Grey to provide a durable finish that mirrors the existing aluminium curtain walling system currently on the building.

Ventilation

The commercial units have been designed as shell and core, allowing each tenant the flexibility to undertake their own fit-out according to their specific operational requirements. This approach ensures adaptability for various business types while maintaining a consistent external aesthetic.

As part of the glazing installation, high-level louvres will be integrated along the Bengal Street elevation. Each louvre will facilitate the proper ventilation of the units, allowing for the efficient discharge of exhaust air while simultaneously introducing fresh air into the space. This design consideration ensures compliance with ventilation standards.

In addition, to maintain a visually appealing façade, a series of anodised decorative screening panels will be strategically integrated to conceal the louvres within each commercial units.



9.0 ACCESS

Pedestrian access for each unit is proposed to be through the new entrance points along Bengal street level (as highlighted in blue). The entrance will feature a full-height anodised glazing system providing clear visibility. No public vehicle access will be required, however service vehicles, such as waste contractors, will have sufficient space to park on Bengal Street, Blossom Street or Naval Street.

The pedestrian access will remain open during business hours (to be agreed with MCC) and secured after hours by the tenant. Each entrance point promotes easy access to the commercial units, ensuring DDA-compliant gradients supporting accessibility for all users from the street.

Cycle parking is already provided nearby on both Blossom Street and in Cutting Room Square, encouraging sustainable transportation options. Additionally, as part of the internal fit-out, each tenant will be responsible for providing a DDA-compliant toilet facility within their unit, ensuring accessibility and compliance with regulatory requirements.

10.0 SIGNAGE STRATEGY

The signage for each unit will be customised according to the individual tenant’s design and branding (subject to separate approval with MCC where required).

The options for the location of shop front signage are as follows:

1. Primary ID – Internal hung signage behind the glass frontage

- Design: Positioned within tenant space. One sign per elevation in allowed areas. Tenant’s own artwork/colours subject to LandLord approval.
- Material: Various.
- Size: approx. W: 2000m x H: 1000mm (this is dependent on tenant logos to be used and will be revised where necessary)
- Lighting: Internally illuminated if desired
- Fixing: Preference for individual lettering on raceway or soffit.

2. Secondary ID - Window Graphics/Vinyl Lettering to the internal face of glass

- Design: Vinyl graphic with not more than 15% coverage. Focus on translucency and avoid large opaque coverage
- Material: UV protected reverse applied vinyl to inside of glass

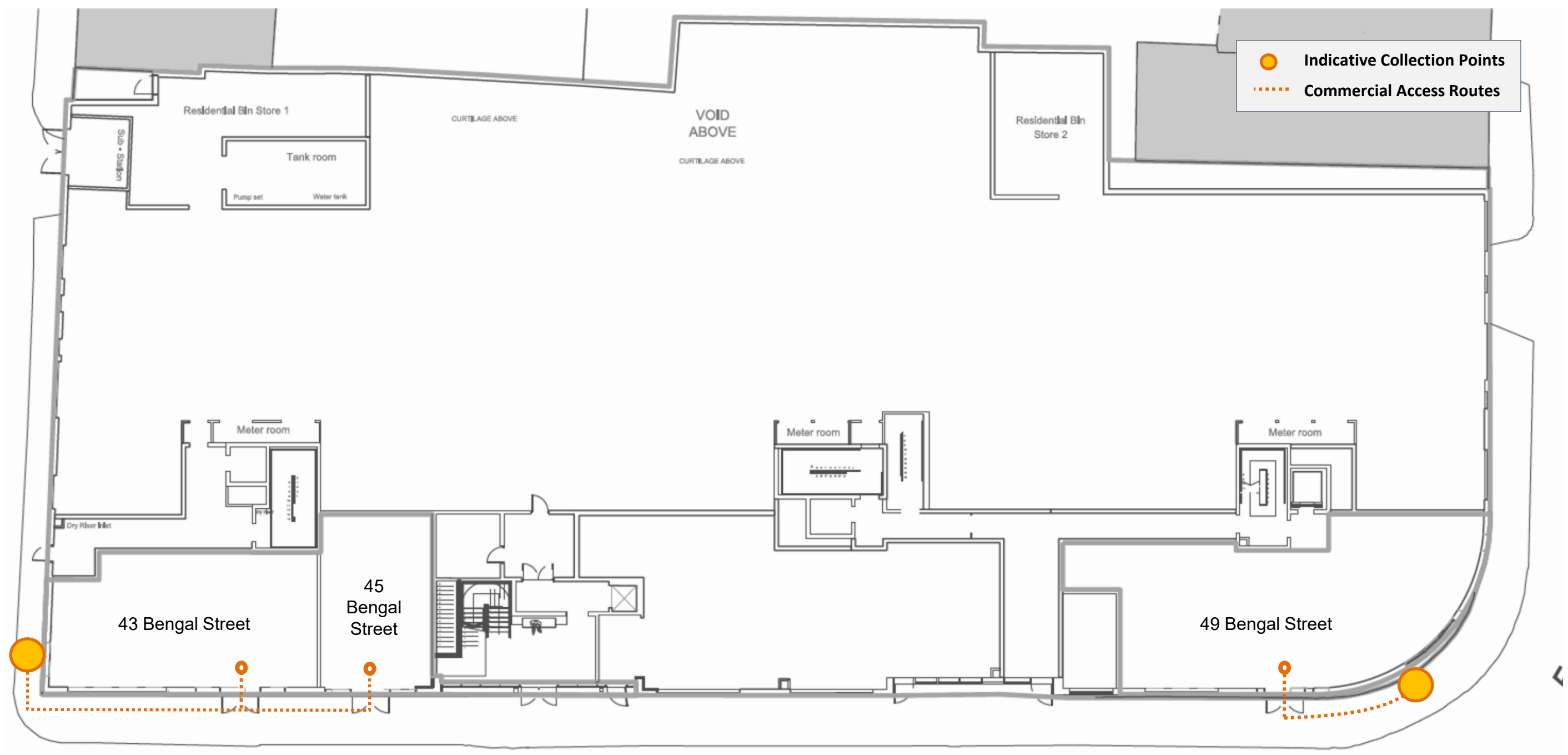


11.0 WASTE

Each commercial unit will incorporate a self-contained bin storage area within the demise of the unit, where required. The exact location, size and associated ventilation requirements will be determined as part of the tenants fit-out design and subject to relevant Building Control approvals to ensure compliance with relevant guidance and operational standards.

Incoming occupiers will be responsible for the management of their own waste and recycling, including arranging regular private waste collection services with a licensed waste contractor. Collection frequencies will be determined by each occupier based on operational requirements, with additional collections arranged where necessary to ensure adequate storage capacity and to avoid any potential overflow of waste bins. Waste will be segregated at source in accordance with current recycling requirements, with separate provision for general waste and recyclable materials. Each incoming occupier will have no access to the existing residential bin stores.

Waste collection for the NQ building will be supervised by the on-site building management team, and requires the bins being brought out immediately prior to collection and returned immediately after to ensure areas are kept clean. Indicative servicing and collection points on collections days for the commercial units are shown on the below plan. This approach has been reviewed and approved by Zenith Management and aligns with the broader waste management strategy for the building.



11.0 WASTE - CONTINUED

Waste forecasts have been calculated using MCC Waste Storage and Collection guidance for New Developments (GD04 V7).

The figures for the refuse forecast are outlined in Table A (left).

The waste from the commercial units will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way.

The current arrangement is that General refuse is collected each week, and recycling is collected each week but alternating streams, on a different day to keep the total number of bins collected at one time to a minimum.

Therefore, the expected weekly collection would be as follows:

Week 1
Day 'x' - General refuse
Day 'y' - Paper / Card

Week 2
Day 'x' = General refuse
Day 'y' - Plastic / metal / glass



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Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: TBC
Date Submitted: Feb 2025
Estimated volumes / m² required by the development

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	N/A
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	N/A
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	N/A
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	N/A

High Rise Apartment Developments

0.43m ² has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection.	N/A
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	N/A

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	Please refer to section 11 of the Design and Access Statement
Dry recycling (include material type details) -	
Food Waste -	
Industrial Waste -	
Other -	

Has / will a contract be obtained with a <u>licensed</u> waste carrier?	Yes
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Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	Yes
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Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Subject to incoming occupier requirement and information to be submitted via discharge of relevant Planning Conditions attached to any consent granted.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Subject to incoming occupier requirement and information to be submitted via discharge of relevant Planning Conditions attached to any consent granted.

Ensure all bins in the store are accessible	Y
Ensure recycling facilities are as easy to access as general refuse	Y

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation –	Each commercial unit will incorporate a self-contained bin storage area within the demise of the unit. The ventilation proposals will be subject to the incoming occupier's requirements, and information to be submitted via discharge of relevant Planning Conditions attached to any consent granted.
Hygiene -	Overall waste management is undertaken by the on-site staff/management company who monitor the cleanliness on a regular basis and will continue to ensure that all areas of the site are kept clean.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

The on-site staff/management company will ensure that bins are presented on the roadside ready for collection and will return the bins immediately after collection has taken place. This would be under the direction of the building general manager.

Please ensure that you have attached:

Detailed plans of bin stores	Y
Location plans showing stores	Y
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	Y

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.

NOTE 1 - Refer to the site layout within the Design and Access Statement



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12.0 CONSULTATION

The project team has engaged with the Local Planning Authority (LPA) during the preparation of the application.

On 30th November 2023 a virtual meeting took place with Jen Atkinson, Manchester City Council Planning Officer. The project team provided an overview of the proposals and discussed the NQ Building change of use. The Planning Officer recognised the Applicant’s commitment in bringing these commercial units back to life.

This level of consultation is considered propionate to the scale and nature of the application, and overall benefits to the public of the proposed development. Following the submission of the application, the Applicant and the agent will continue to pro-actively resolve any comments made during the statutory determination period and prior to a decision being made.

The overall feedback from the pre-application discussion was positive and supportive of the details in relation to the application.

13.0 CONCLUSION

In conclusion, this Design and Access Statement outlines a carefully considered proposal to repurpose three ground floor units, transforming them from office space to commercial units under Use Class E and Sui Generis.

The development will support the ongoing evolution of both Ancoats and the wider city centre, and has been designed to sit comfortably within its surrounding context. The development will contribute positively to the local economy, creating opportunities for businesses, residents and visitors whilst fostering a vibrant, mixed-use environment.

Lowry Investments (NW) Limited

Renaker Build Ltd,
1st Floor, NQ Building
47 Bengal Street, Ancoats,
Manchester, M4 6BB

T +44 (0)20 7833 2020

<https://renaker.com/>

info@renaker.com

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