Buttress

October 2026

Brick Fields Design & Access Statement

Certified B Corporation

Version history

Project name: Brick Fields
Project number: 10042
Client: Zentra

Rev:	Date:	Status	Name	Description
1	24-08-26	Draft	Jonny Edwards | Architect	Issued for Client Review
2	03-09-26	Planning Issue	Jonny Edwards | Architect	Issued for Planning
3	15-09-26	Planning Reissue	Jonny Edwards | Architect	Updated Visuals
4	05-10-26	Planning Revision	Jonny Edwards | Architect	Updated Sustainability page

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Architecture for an equitable tomorrow

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1 Introduction

Introduction

Purpose of this Document

This Design and Access Statement (DAS) has been prepared by Buttress in conjunction with the professional team (listed to the right) to support a full planning application for a residential-led development and the creation of a Brick Fields at New Islington, Manchester. The purpose of this document is to set out site analysis, design development and how the proposed development is a suitable response to the site and its setting and can be accessed by all prospective users.

It explains the design principles and concepts that have been applied to the development and demonstrates how the proposed development's context has influenced the design.

The statement explains the approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.

This design and access statement has been written with guidance of the CABE "Design and Access Statements – how to write, read and use them" document.

Client Team

Zentra Group plc is a property development and management company. We focus on the residential sector primarily in the North of England, seeking out value and maximising opportunities for our investors.

We are a team of dedicated and experienced professionals with a proven track record in complex property development and investment.

Our mission

Building high-quality homes in areas of demand, meeting the growing need for housing where our customers aspire to invest and reside.

Our vision

To be an acknowledged market leader in the provision of high-quality homes in our chosen geography

Design Team

The Client have appointed the following design team to design and develop the proposals within this report.

Buttress
Architect and Design Team lead - Buttress

Landscape Architect - CW Studio

CWC
Mechanical & Electrical Engineering -

renaissance STRUCTURAL • CIVIL ENGINEERING
Structural Engineering - Renaissance

Walker Sime
Quantity Surveyor

enabl
Planning Consultants

tenos
Fire consultant

Brief

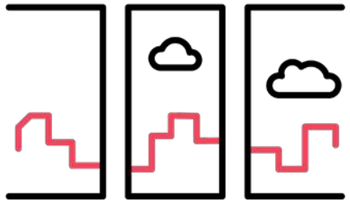
The proposals have evolved through an iterative design process informed by the site's context, planning considerations and operational requirements. The initial objective was to develop the design principles established within the original concept for the site, retaining its key architectural aspirations and contribution to the wider townscape. In response to Policy S4, this scheme is to be built on previously developed brownfield land, closely integrates with existing streets while being capable of contributing homes without outward expansion of manchester

Contextual Response



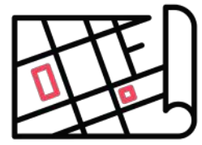
Deliver a high-quality residential-led development that responds positively to its surroundings.

Identity



Create a distinctive landmark building at the gateway to New Islington

Optimisation



Optimise the use of the site while maintaining high standards of residential amenity.

Modern Living



Provide flexible, contemporary homes suited to modern living.

Shared Facilities



Incorporate shared facilities, secure cycle storage and effective building management arrangements.

Inclusivity



Ensure the development is inclusive, safe and sustainable.

The final proposals reflect these objectives, balancing architectural quality, operational requirements and commercial deliverability to create a viable and attractive residential development.

2 Context

Site location



The neighbourhood

Islington Square
A characterful façade that transforms standard housing into a visually distinctive and engaging streetscape.



New Islington Marina
A regenerated canal space forming a vibrant waterfront at the heart of New Islington.





1960s houseing
Low-rise residential area of terraced single family homes.

Stubbs Mill
This former textile machinery mill, a key landmark in the immediate context has been developed into a office and workspace

Ancoats Dispensary
Originally: A Victorian hospital built to provide healthcare for industrial and mill workers.
Now: Converted into residential apartments through regeneration.

Old Mill St
Industrial-style lighting features, designed as part of the regeneration, reference Ancoats' mill heritage.

Local character & materials

A review of historic mapping from 1848 to 2015 shows that the area now known as New Islington has undergone significant change. Originally rural in character, the arrival of the canals and the Industrial Revolution led to dense industrial and residential development.

During the 1960s, many of the associated slum houses were cleared and the Cardroom Estate was constructed between the Rochdale and Ashton Canals. Over time the area declined as residents moved away and local amenities closed.

The existing context of New Islington is defined by a predominance of red brick buildings from the industrial period. This establishes a strong material identity, which contemporary developments often reinterpret through modern industrial aesthetics. As a result, brick remains a significant vernacular element that can inform new design interventions.











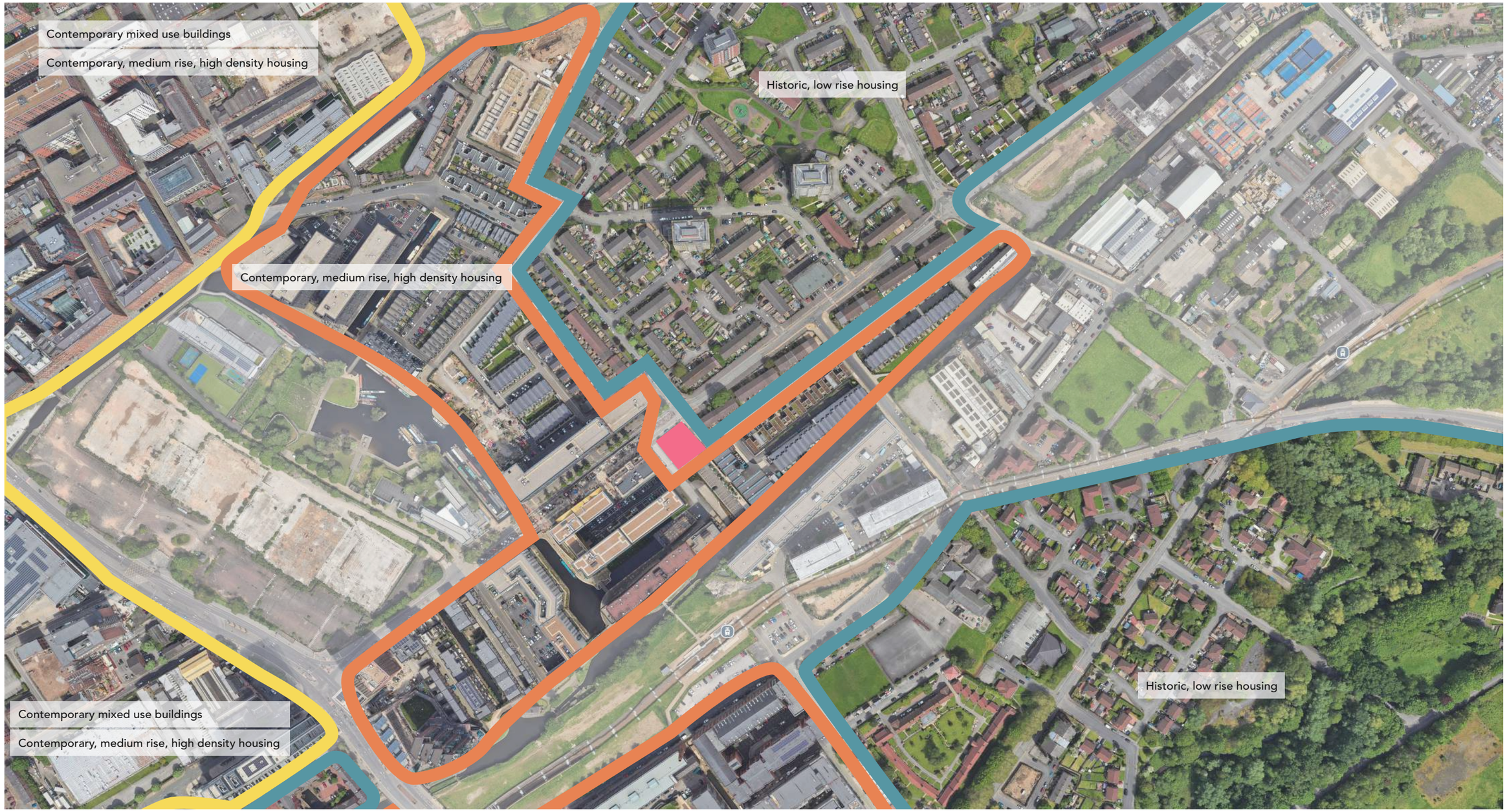






Surrounding building stock

Contemporary housing stock, private, medium/high rise
Contemporary mixed use stock, private, medium/high rise
Historic housing stock, private/ council owned, low rise



Site photographs

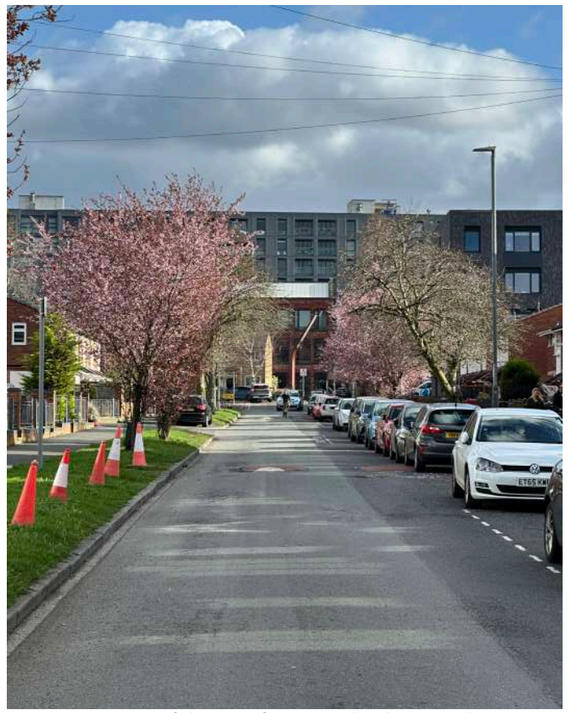


Figure 1 - view of the site from Weybridge Road



Figure 2 - view of the site along Old Mill Street

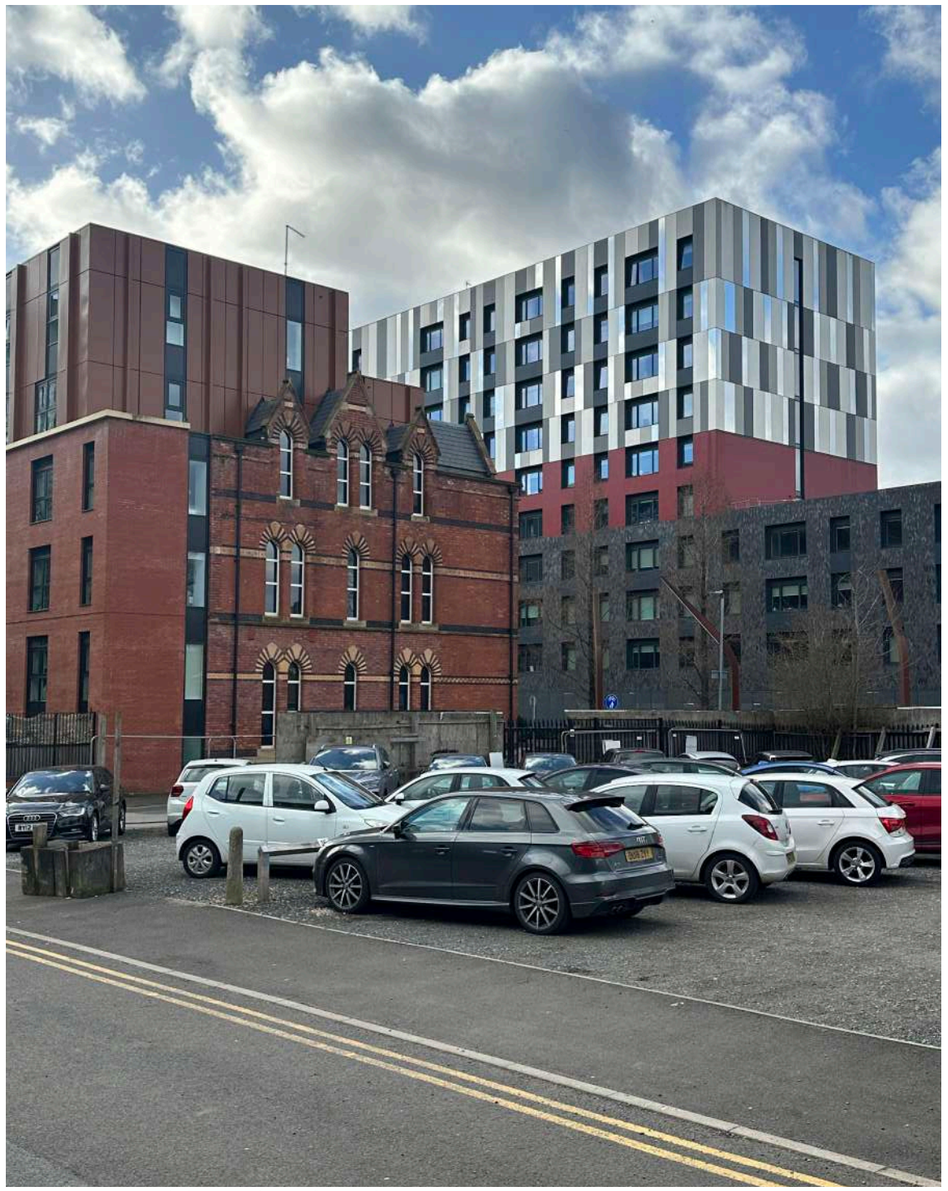


Figure 5 - view of the site from Guest Street

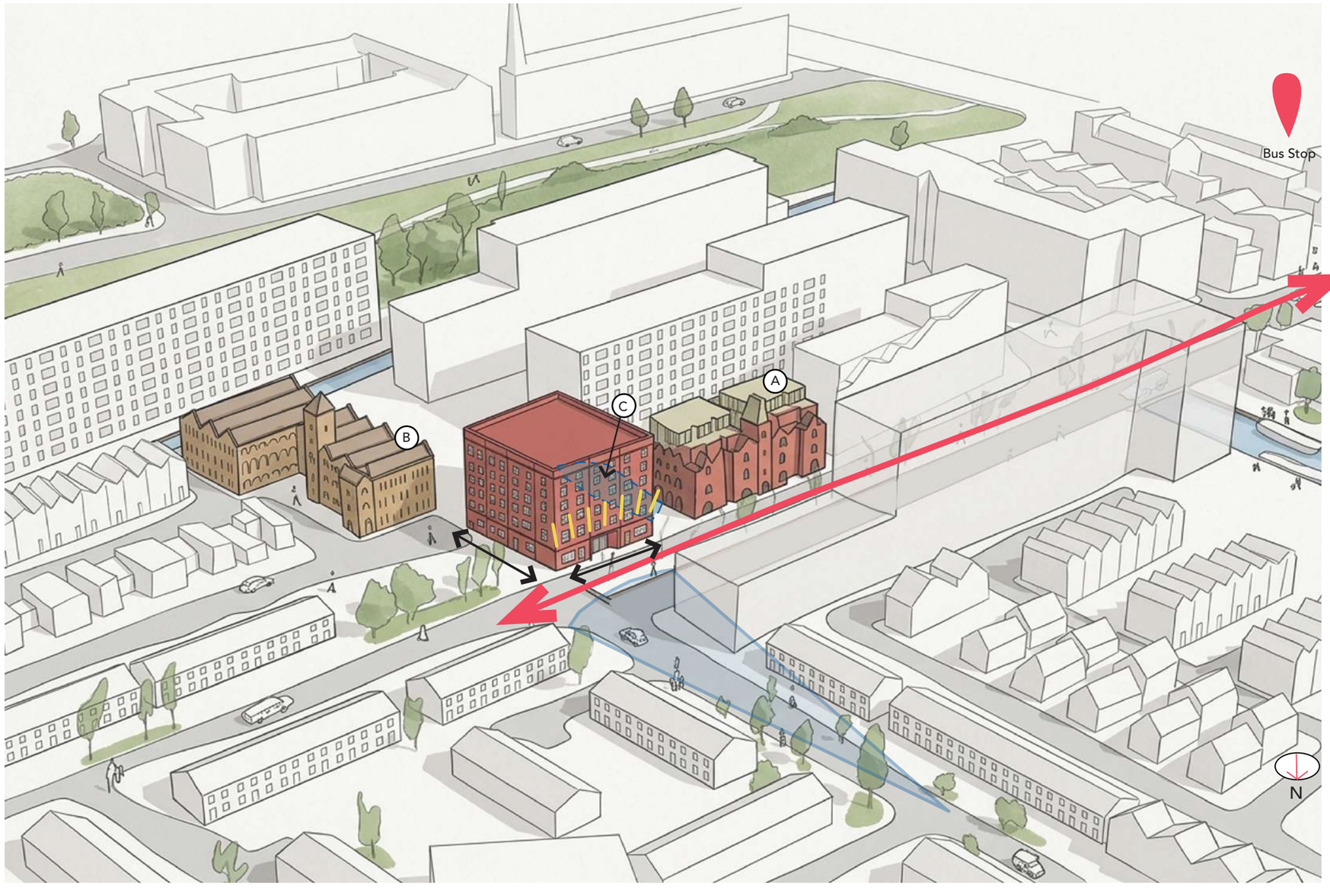


Figure 3 - view of the site at the corner of Weybridge Road and Old Mill Street



Figure 4 - view of the site along Old Mill Street toward Ancoats showing the increasing density and scale.

Opportunities & constraints



OPPORTUNITIES

Proximity to Heritage Assets
An opportunity to complement and reference the more historical landmarks of The Dispensary (A) and Stubbs Mill (B).

Main street and transport links
An opportunity to enhance and create active frontage onto Old Mill Street

Views from Weybridge road
An opportunity to create a landmark at the termination of weybridge road, improving the neighbourhoods legibility

CONSTRAINTS

Small Site Footprint
With a limited footprint, there are few massing options and opportunities for landscaping and public realm

Site levels
The site gently slopes towards lampwick lane, creating split levels on ground floor

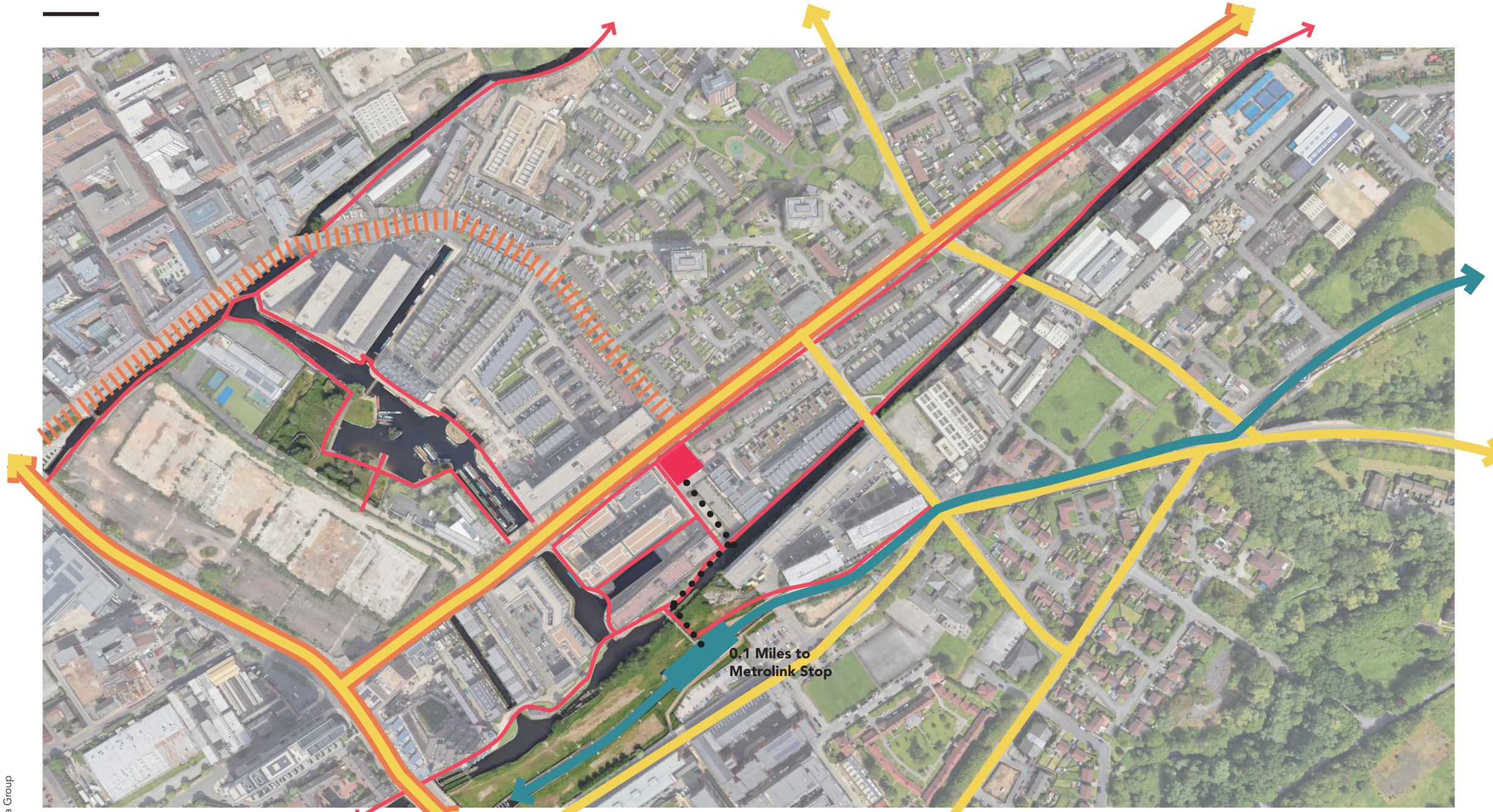
Density - low rise vs high rise
The site sits between low-rise single family homes and high density apartments. Any proposal will need to attempt to bridge these densities

Flooding
There is a small risk of surface flooding adjacent to the site on lampwick lane (C).

Constrasting Architecture
There are multiple architectural styles present along Old Mill Street

Bus Stop

Site movement & circulation



History

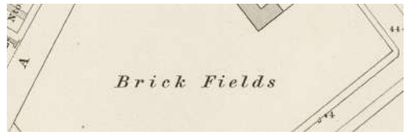
Historic mapping from 1848 to 2015 illustrates the transformation of New Islington from a rural landscape into a dense industrial and residential area following the arrival of the canals and the Industrial Revolution. In the 1960s, much of the associated housing was cleared and replaced by the Cardroom Estate between the Rochdale and Ashton Canals. Over time, the area declined as residents moved away and local amenities closed.

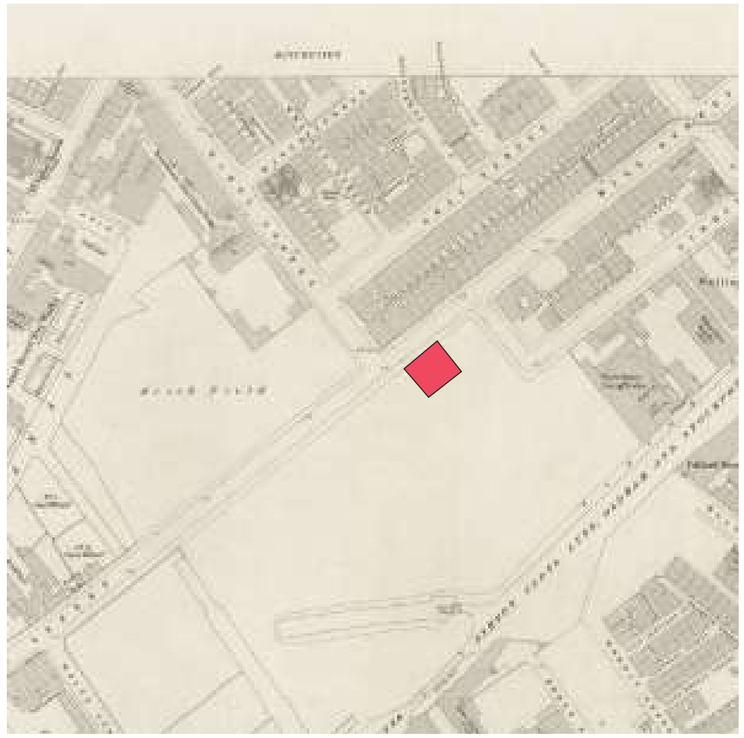
Today, New Islington is undergoing regeneration as a mixed-use neighbourhood, combining the restoration of historic buildings with new residential development across a predominantly brownfield site.

Mapping indicates that the application site remained undeveloped until 1893, when several industrial buildings, including a saw mill and grinding shop, were recorded to the south-east. St Jude's Rectory and two smaller buildings appeared on the site from 1928 and remained until their demolition in 1968, while the industrial buildings persisted until 2006. The site has remained vacant since, with no subsequent redevelopment.

Application

- Historically, the site has always been a transition zone between residential housing and the built-up/industrial centre.
- The application site is a small parcel of what used to be a wider machine works which contained the neighbouring stubbs mill. This means that any new proposal should look at re-establishing this link through a contextual architectural response. This will reinforce the sense of place and acknowledge this historical connection.





1850s



1920s



1960s

Previous approved scheme

111605/FO/2016/N2 (approved)

'Erection of a 6 storey building to form 24 no. residential apartments (Use Class C3), together with access, landscaping, car parking, boundary treatment and associated works'

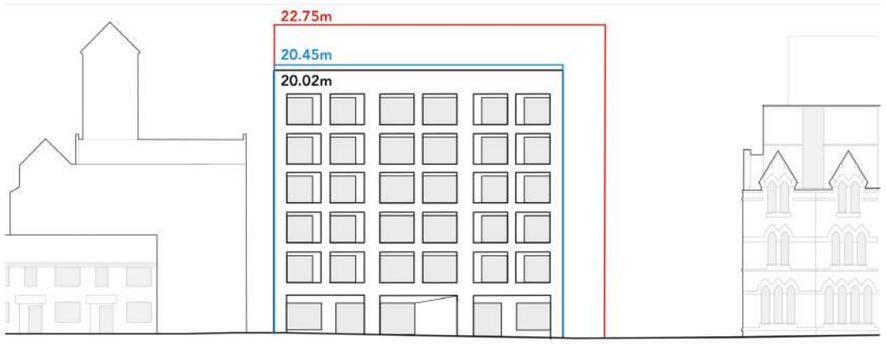
120837/FO/2018 (withdrawn)

'Erection of a 6 storey building to form 40 no. residential apartments (Use Class C3), together with access, car parking, boundary treatment and associated works

138763/FO/2023 (approved)

Erection of a 6 storey building to provide 40 no. residential apartments (Use Class C3a) and ground floor commercial space (Use Class E), together with landscaping, parking, cycle parking, supporting infrastructure and associated works.





Yo! Homes Proposed Scheme 22.75m

Urban Splash Consented Scheme 20.45m

Brickfields Proposed Scheme 20.02m

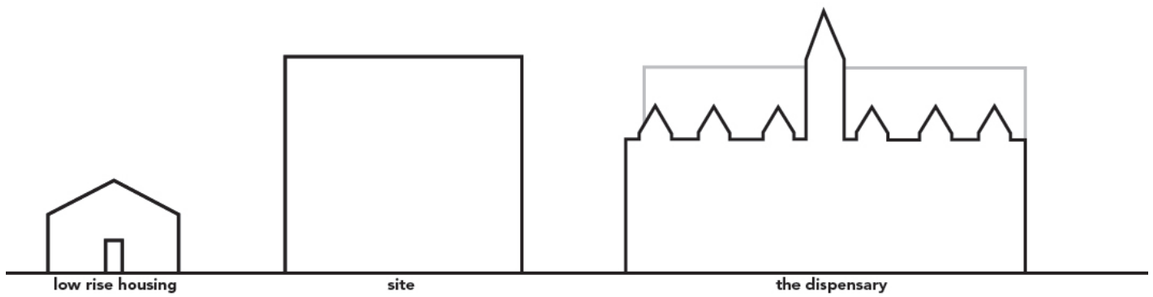
3 Design Development

Facade concept

1 Existing buildings on site

The site sits within a varied context of differing scales, materials and massing. Located at the threshold between low-rise housing and taller development, the building needs to mediate between these conditions.

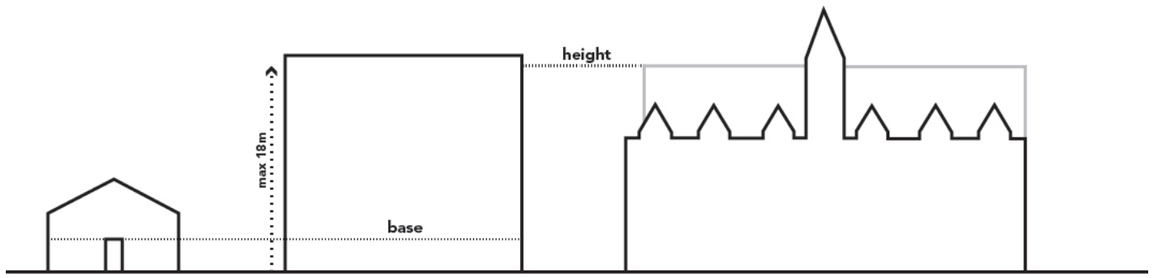




2 Building massing

The massing is informed by its context, drawing from the height of nearby taller developments and the dispensary, while adopting a more domestic expression in response to the adjacent low-rise housing.

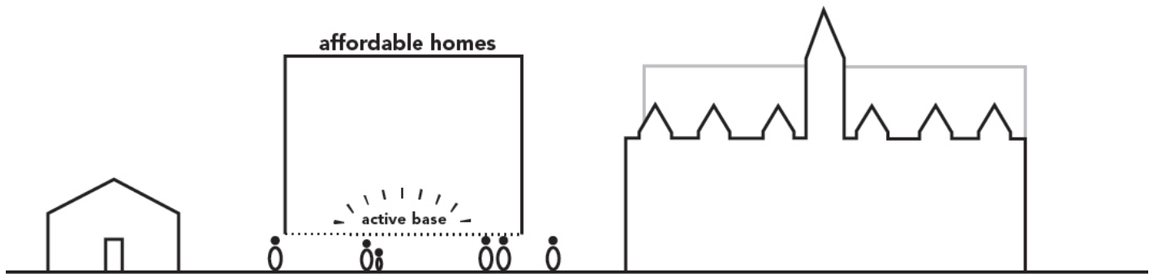




3 Active base

The base of the building adopts a more domestic character, with front doors and entrances activating the street edge. This level is expressed through a more tactile material palette, giving it a strong and legible presence.





Facade concept
Key massing moves

4 Grid vernacular

Referencing the industrial character of Stubbs Mill, the façade adopts a structured grid and generous full-height openings, reinterpreting the neighbouring building's rhythm and proportions.

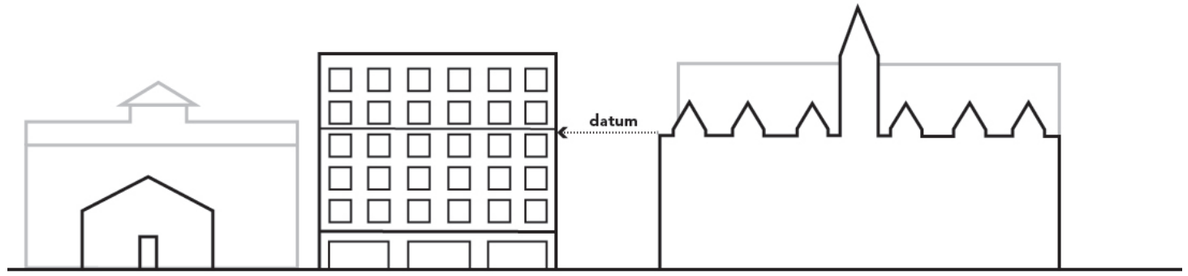




5 Datum

The dispensary forms the key reference along the principal elevation, with the scheme establishing a 'datum' that relates to and reinforces the presence of this historic building.





6 Facade hierarchy

Referencing the dispensary, the façade is most open at ground level, with window openings gradually reducing in size as the building rises, creating a more solid expression at upper levels.





Facade concept

2 - Contextually informed massing

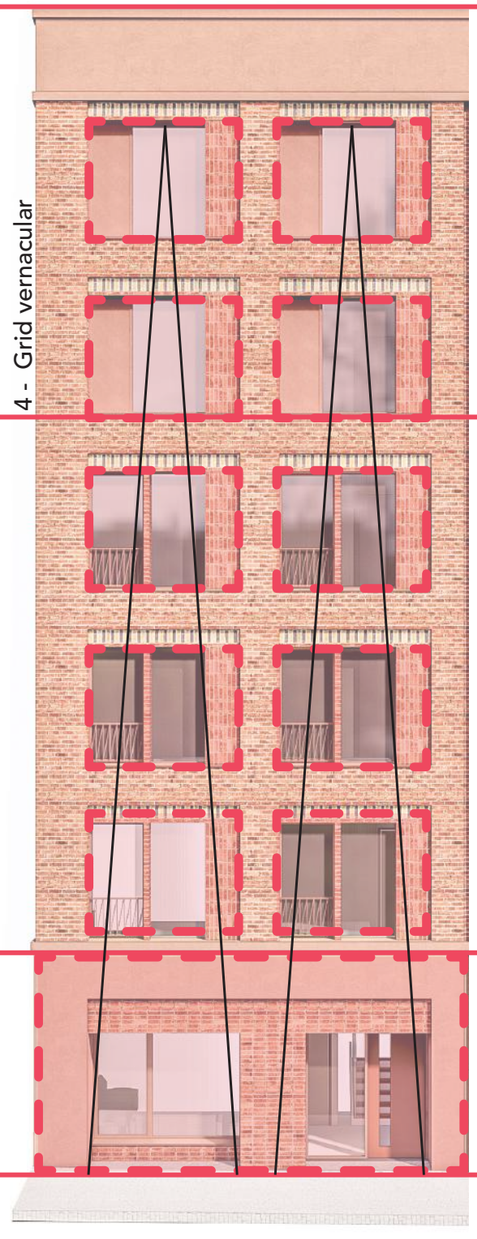
5 - Contextually Datum

4 - Grid vernacular

6 - Facade hierarchy

5 - Contextually Datum

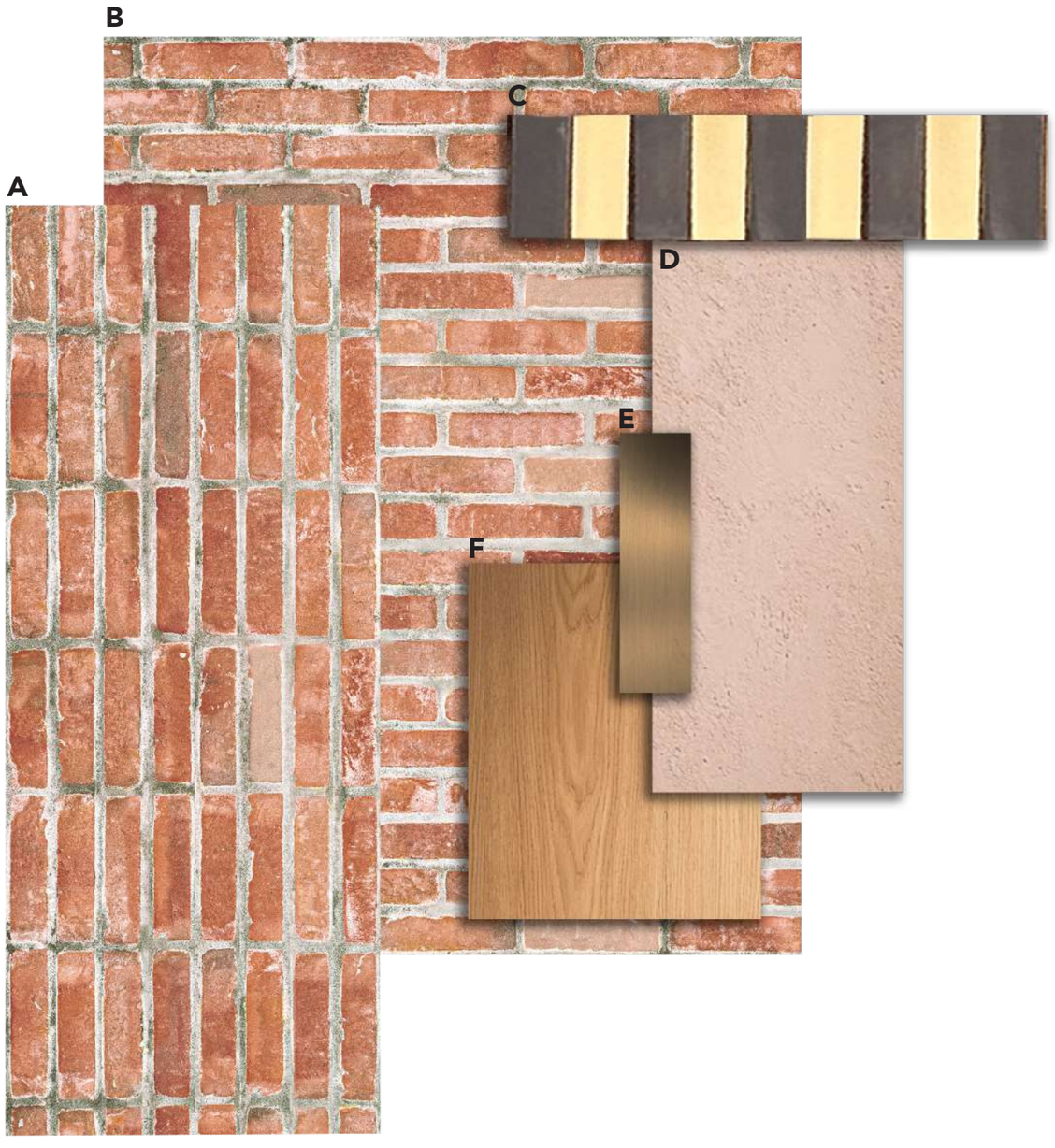
3 - Active Base



Facade reading in context



Materials palette



A - **Red Brickwork, Stacked Soldier Bonding** - Traditional material and tones interpreted in a modern way to reference the contemporary architecture

B - **Red Brickwork, Stretcher Bonding** - To create a complementary tones which reference the historic mill facades

C - **Polychromatic Brickwork, Stacked Soldier Bonding** - To add contemporary detailing to window lintels which reference the ornamentation on the Ancoats Dispensary

D - **Pigmented Precast fair faced Concrete -** To highlight the base and streetscape while providing a durable and high quality material for longevity

E - **Bronze-effect Metalwork detailing -** To complement the textural brick with clean metalwork

F - **Oak-effect External FrontDoors**

Bay Study, Typical Floor

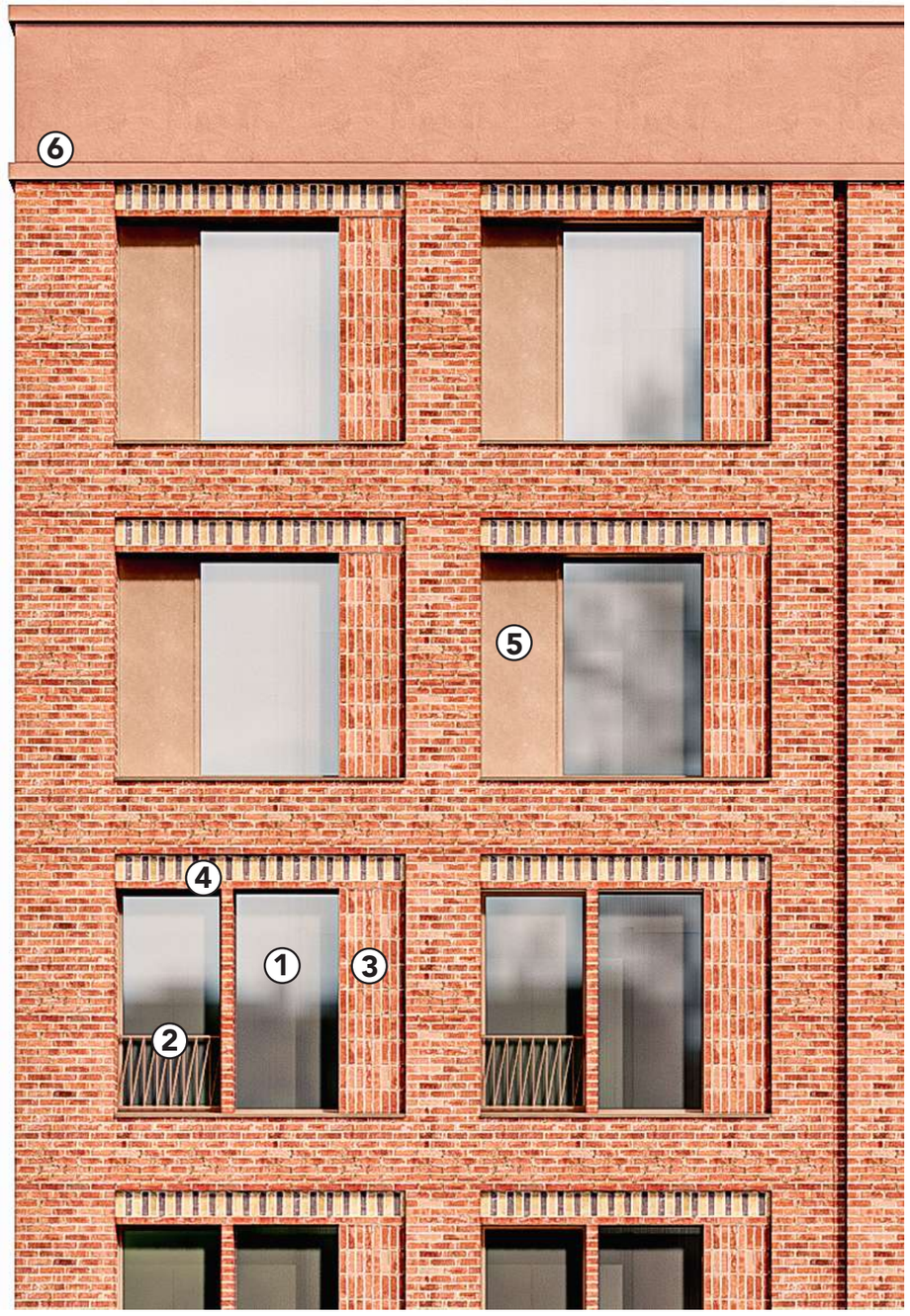
1. Aluminium window system, with limited transoms and divisions to maximise light and views
2. Juliet balconies, to allow natural purge ventilation at lower floors
3. Stack bond brick set back, providing facade depth and articulation
4. Decorative brick lintel, referencing the dispensary
5. Solid perforated open-able window panel, providing natural vent to upper floors
6. Precast pigmented concrete crown and datum











Bay Study, Base Design

1. Precast base and datum
2. Recessed brick, to differentiate a more domestic scale
3. Recessed front door, deeper recess to provide sufficient cover over entrance
4. Aluminium window system, set back in a full brick reveal
5. Planter, creating defensible space to the ground floor apartments
6. Aluminium door system, to create a large open entrance
7. Chamfered precast toward entrance











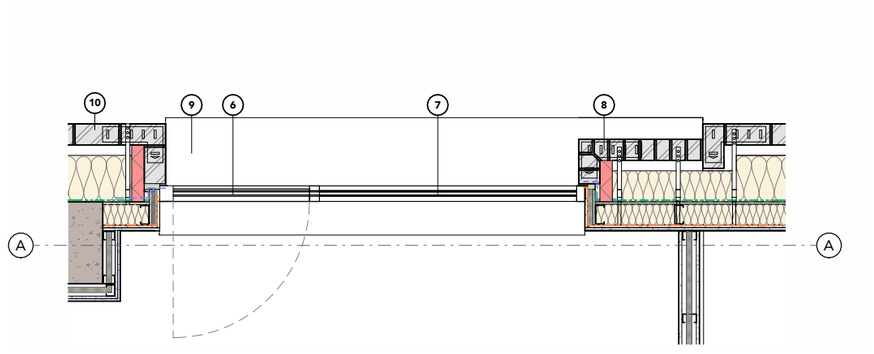
Bay Study and Elevational Strategy

After adding the developed window bays to a typical grid using the facade principles stated within the facade concept diagrams; a typical bay is created which shows how the proportions of the buildings work in 3 main zones.

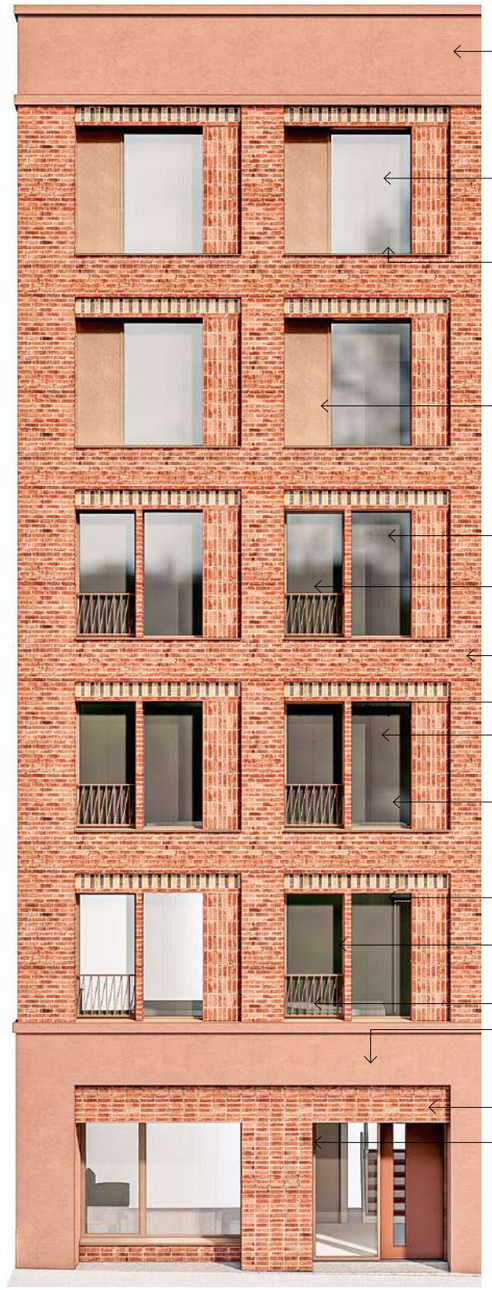
Zone 1 is the ground floor and features double bay openings with pigmented concrete surrounds which ground the building and provide opportunities for defensible planting and privacy

Zone 2 is floors 1-3 and feature ‘two part’ windows with a central brick pier and juliets, creating the illusion of two windows side by side in a similar manner to the Dispensary

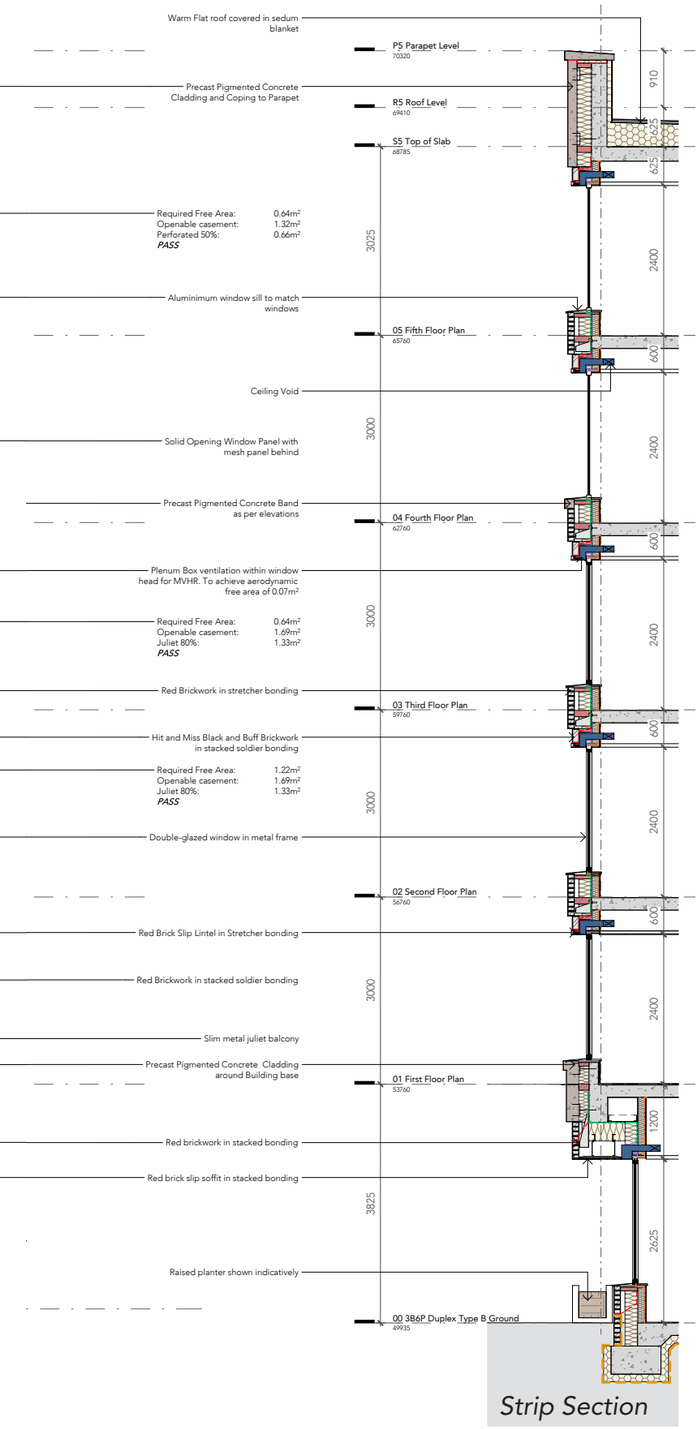
Zone 3 features simple, transomless windows with a mesh openable panel for purge ventilation purposes. This reads as a smaller window and helps define the hierarchy of the proposals and elevation



Window Head Detail



Strip Elevation

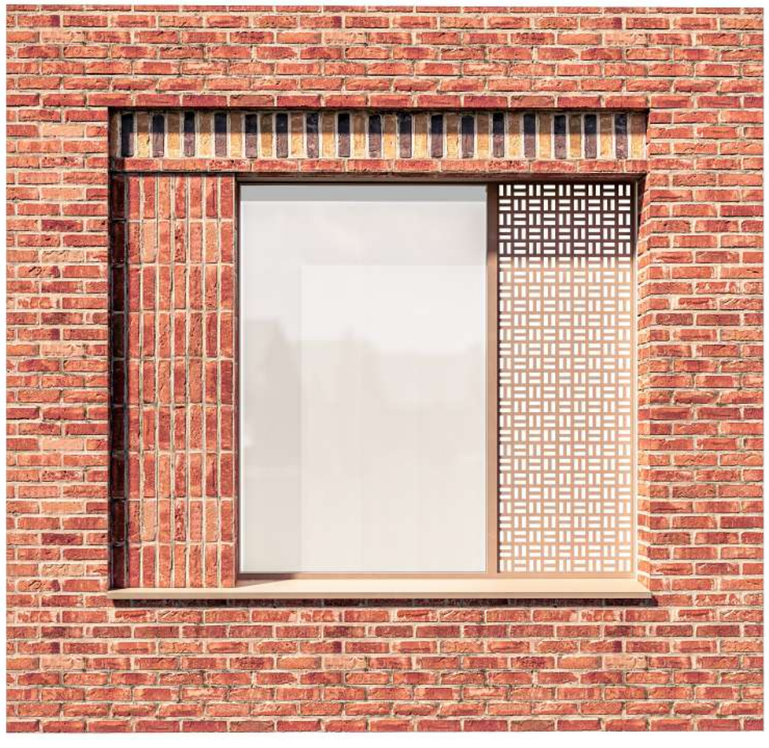


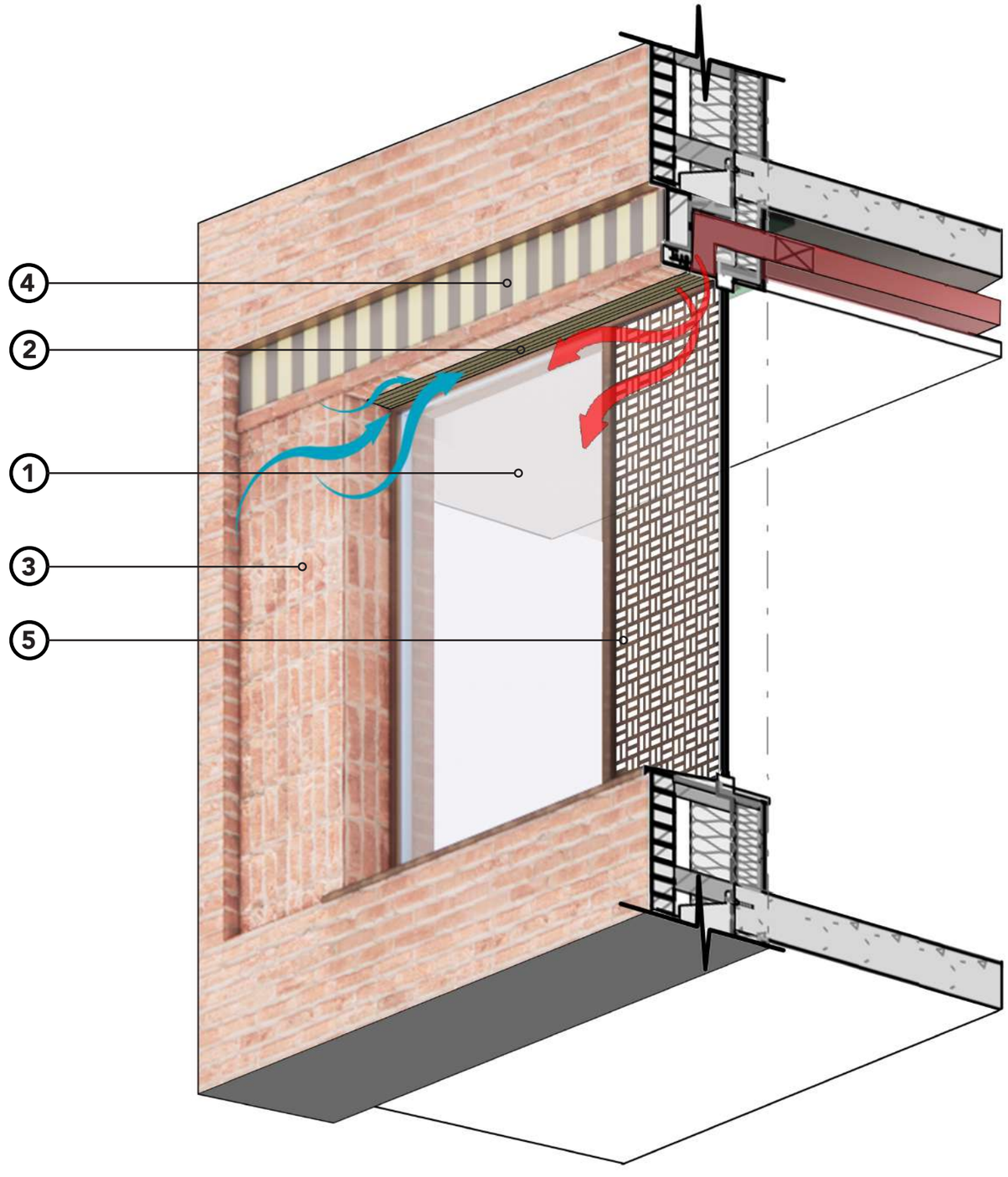
Strip Section

Typical Window Bay

It is important for the design concept to technically resolve and develop the typical window bay detail, as this is primary element on the facade. The proposed window has been tested to comply with the internal layouts and ventilation requirements.

1. Create Generous Simple Aluminium window designs which avoid transoms
2. Remove visible extract louvres on windows by integrating them into the head detail through the use of plenum box
3. Stack bond brick side panels, providing facade depth and articulation where smaller bedroom windows are required
4. Decorative polychromatic brick lintel created using alternating brick soldier coursing, referencing the ancoats dispensary
5. Solid open-able window panel, providing natural ventilation to upper floors







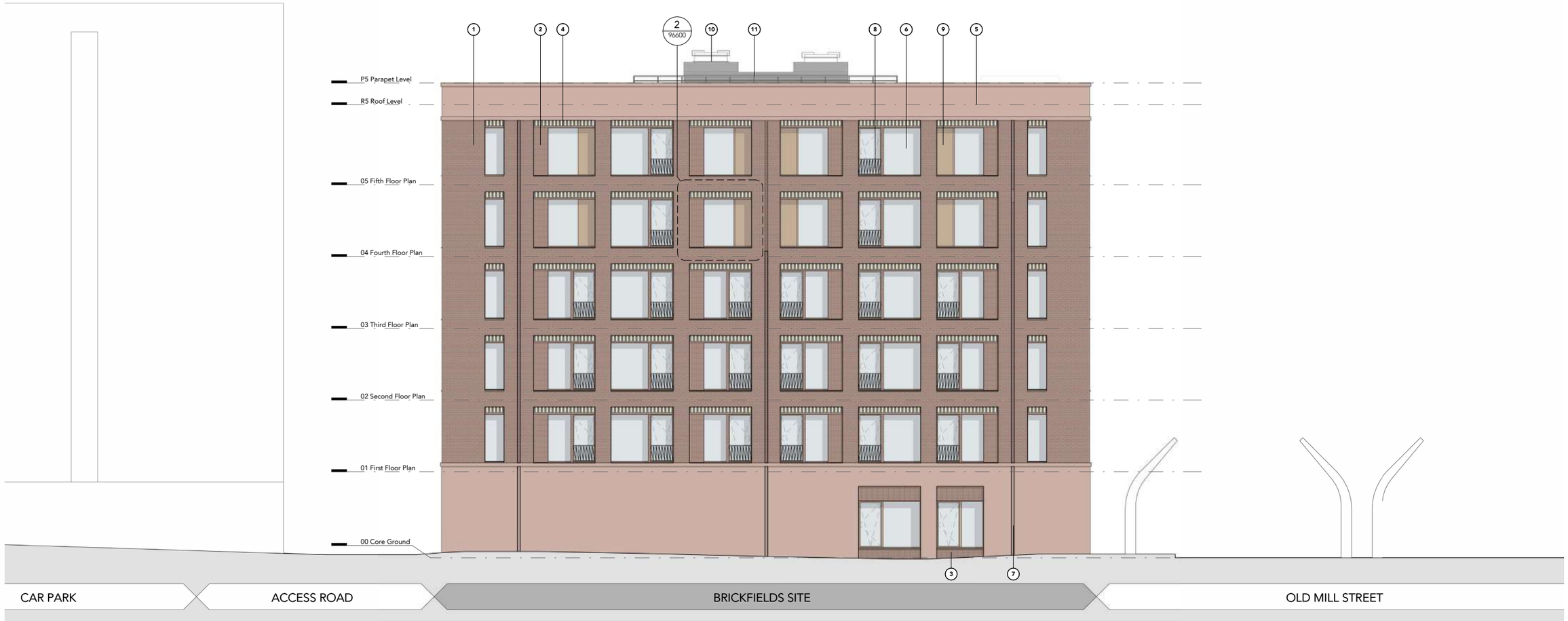
Old Mill Street Elevation



Lampwick Lane Elevation

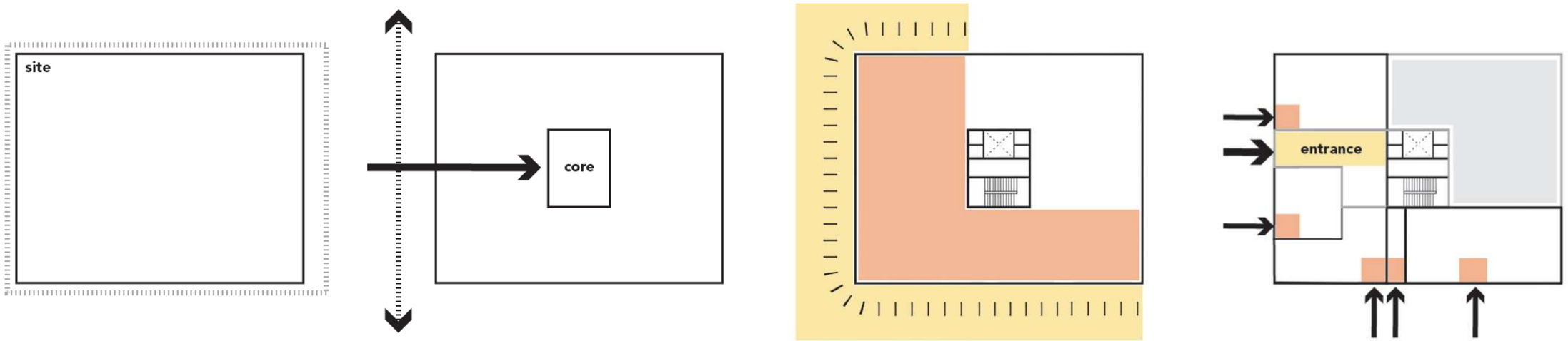


Rear Elevation



Side Elevation - North West

Ground floor concept



Optimised footprint

The concept is driven by the site footprint of approximately 25 × 28m, with an emphasis on maximising spatial efficiency within a constrained plot.

Centralised core and entrance

A centralised circulation strategy is established, with the core located at the centre and the main entrance aligned along the primary footway. This creates clear, legible movement through the building, allowing active spaces to wrap the façade.

Active frontage

Facing Old Mill Street, a key pedestrian route, the building brings its most active uses to the forefront. This reinforces street activation and expresses life at ground floor level. Semi-private terraces and apartments are also added to lampwick lane to further increase activation.

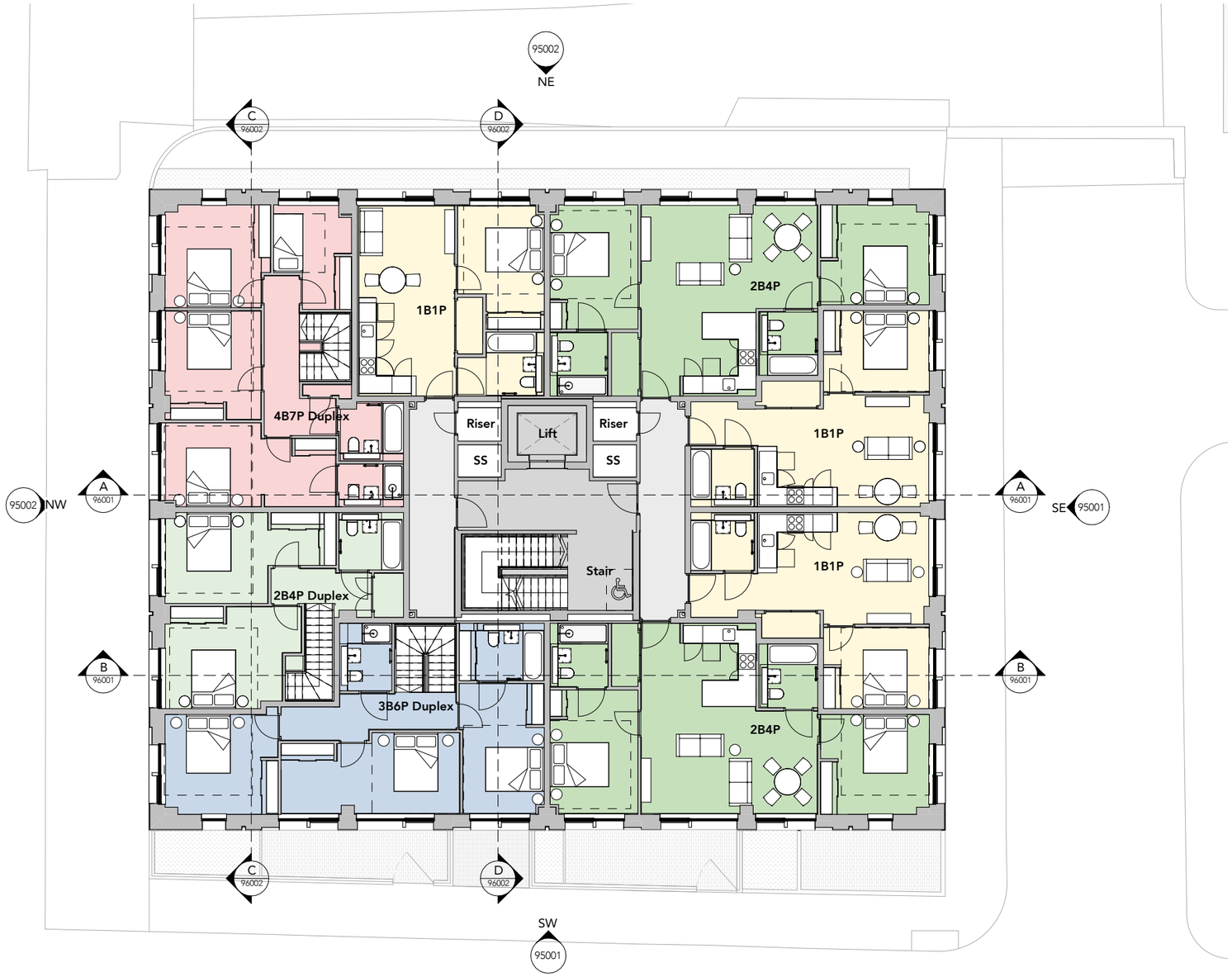
Front doors onto street

Front doors address Old Mill Street and continue around the building edges. Recessed entrances introduce a more domestic character, relating to the neighbouring low-rise housing

Ground floor plan



First floor plan



ACCOMMODATION SCHEDULE

GROUND FLOOR	2B4P – 1 Unit 2B4P Duplex – 1 Unit 3B6P Duplex - 1 Units 4B7P Duplex - 1 Unit
FIRST FLOOR 1st Floor	1B2P – 3 Units 2B4P – 2 Units
TYPICAL FLOORS 2nd - 5th Floor	1B1P – 4 Units (x4) 2B4P – 4 Units (x4)

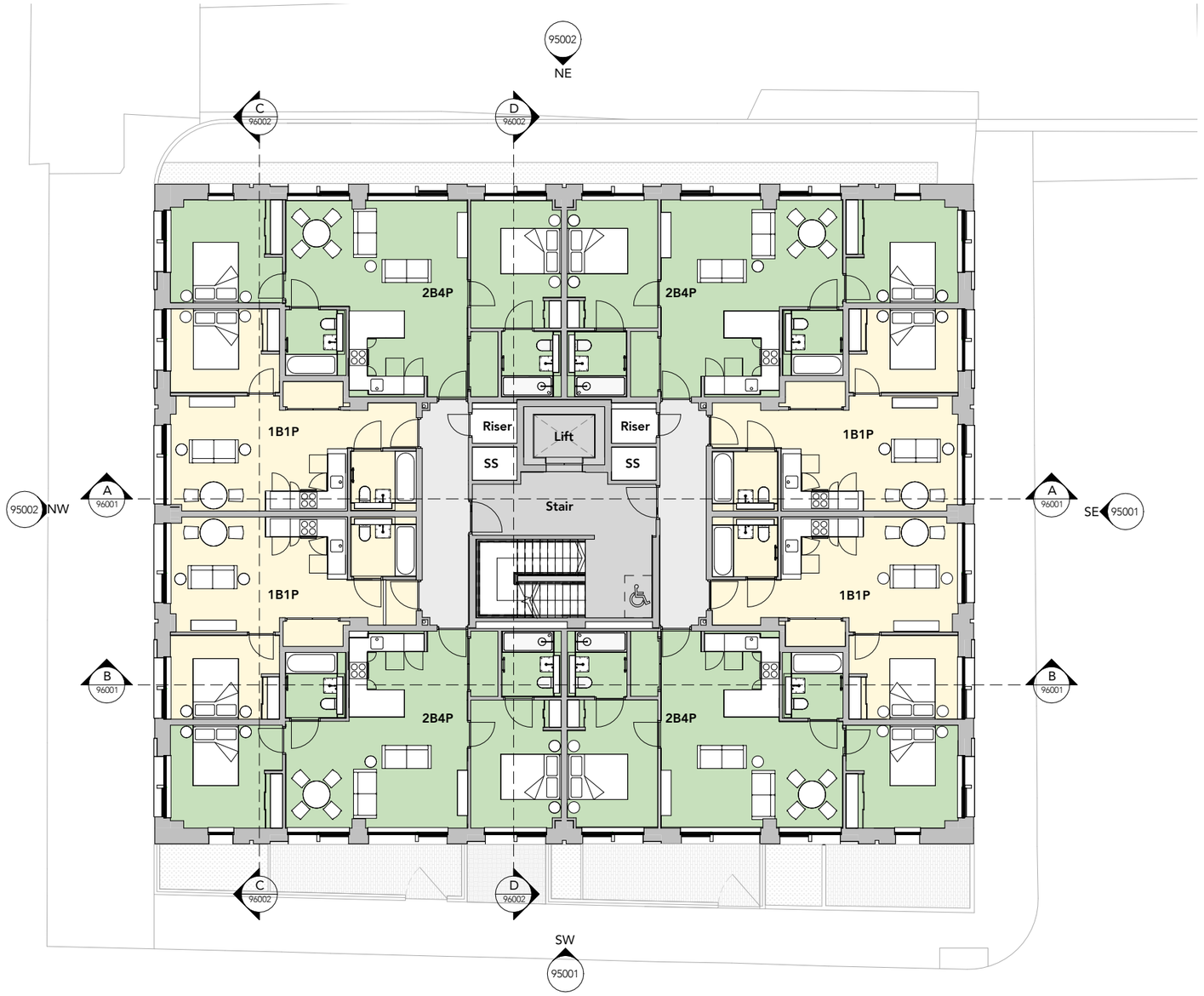
ACCOMMODATION MIX

- **1B1P – 19 (46%)** → **1 bed**
- **2B4P – 19 (46%)**
- **2B4P Duplex – 1 (2%)** → 49% **2 Beds**
- **3B6P Duplex– 1 (2%)** → **3 Beds**
- **4B7P Duplex– 1 (2%)** → **4 Beds**

SCHEME | 41 TOTAL HOMES

Apartment Type	NDSS Required Area	Achieved Area
1 Bed 1 Person (1B1P)	39m²	41m²
2 Bed 4 Person (2B4P)	70m²	70-88.9m²
2 Bed 4 Person (Duplex)	79m²	79m²
3 Bed 6 Person (Duplex)	102m²	106m²
4 Bed 7 Person (Duplex)	115m²	127m²

Typical floor plan



Accomodation schedule

Level	1B1P	2B4P	2B4P Duplex	3B6P Duplex	4B7P Duplex	Total Units
00	-	1	1	1	1	4
01	3	2				5
02	4	4	-	-	-	8
03	4	4	-	-	-	8
04	4	4	-	-	-	8
05	4	4	-	-	-	8
Totals	19	19	1	1	1	41
	46.3%	48.8%		2.4%	2.4%	



View approaching Brickfields along Old Mill Street



View approaching the city centre along Old Mill Street



View Looking towards Lampwick Lane elevation and Stubbs Mill



View Looking down Lampwick Lane towards Old Mill Street

4 Design Strategies

Movement & Access

The primary entrance is located on Old Mill Street, in which residents, delivery drivers and residents will use to access the building and wider flats. A secondary entrance which acts as the fire escape route is situated along lampwick lane, providing direct access to the stair core.

Secure cycle and bin storage is accessible from both the a protected lobby internally and externally to the rear of the building, reducing conflicts with pedestrian movement at the principal entrance. Direct internal access between the cycle store and residential areas enhances convenience and security.

All entrances feature level thresholds and access control measures to support inclusive access and user safety (see Chapter 4.6: Inclusive Design).

Ground-floor duplex apartments benefit from private street entrances within large recesses in compliance with M4(2) requirements which provide privacy and a distinct residential character. These homes are not internally connected to the main building and access communal facilities, including cycle storage and post boxes, via the external entrances.

KEY

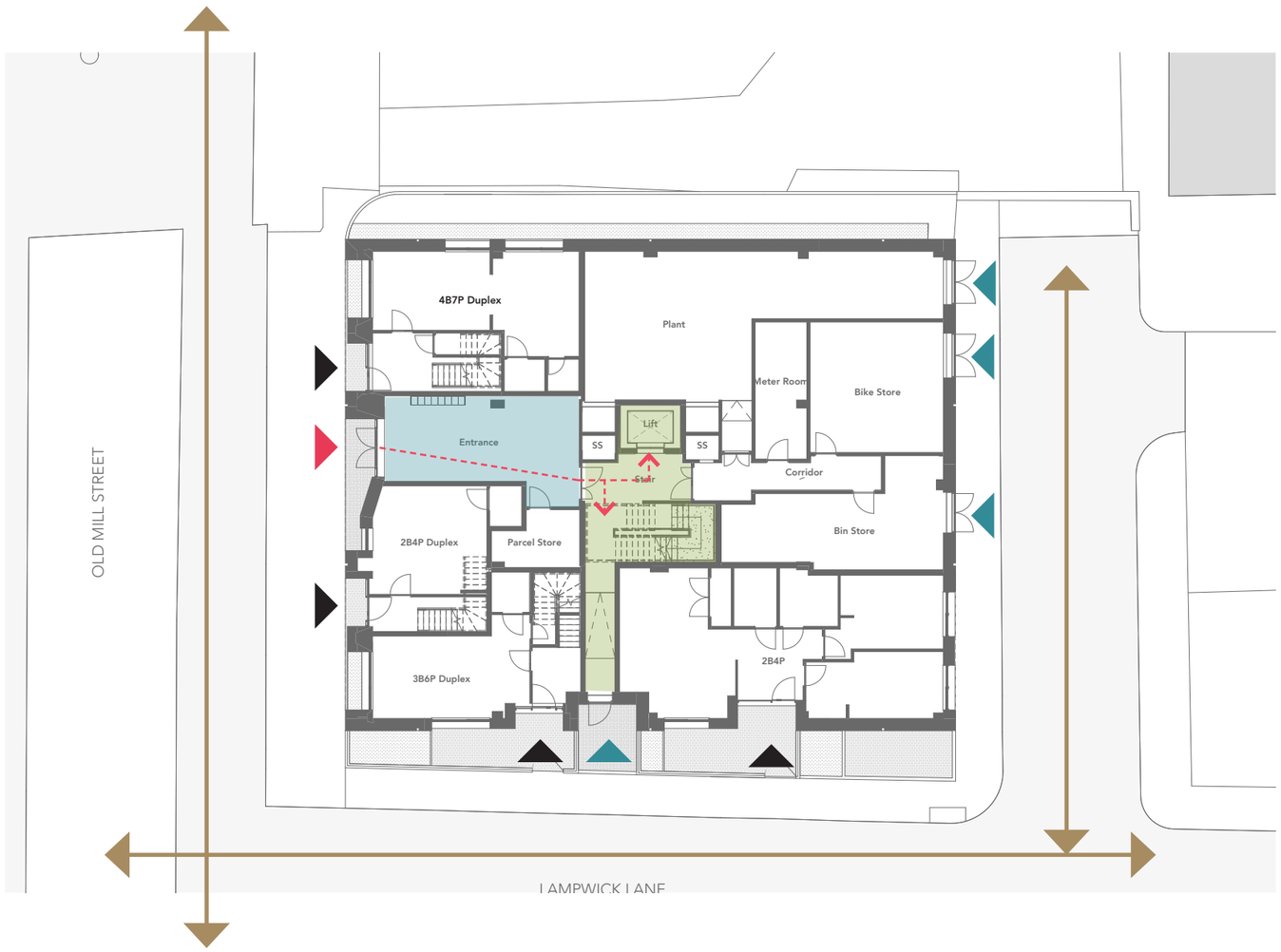
Vehicle Routes

Main Entrance

Private Entrances

Services Entrances

Main Resident route to upper floors





Cycle Storage and Service Vehicular Access

Residents can access the refuse store from the ground floor via a protected lobby directly accessible off the main stair core. This ensures a convenient and inclusive access for all residents. It has strategically been located opposite the cycle store at the back of the building for direct external access of the rear access road.

On collection day it is proposed that the management team move the bins onto the designated kerbside collection point where they can be conventiently collected by refuse vehicles stopping along Lampwick lane. This proposal avoids the need for Refuse vehicles to perform reverse manouvres in order to collect waste, preventing pedestrians from potential reversing hazards while providing a efficient waste collection process

The ground floor refuse store sizing and layout has been designed in accordance with the requirements of the Manchester City Council Design Guide. The store is appropriately sized to accommodate all required waste and recycling streams, ensuring efficient waste management for the development.

KEY

Bin Store

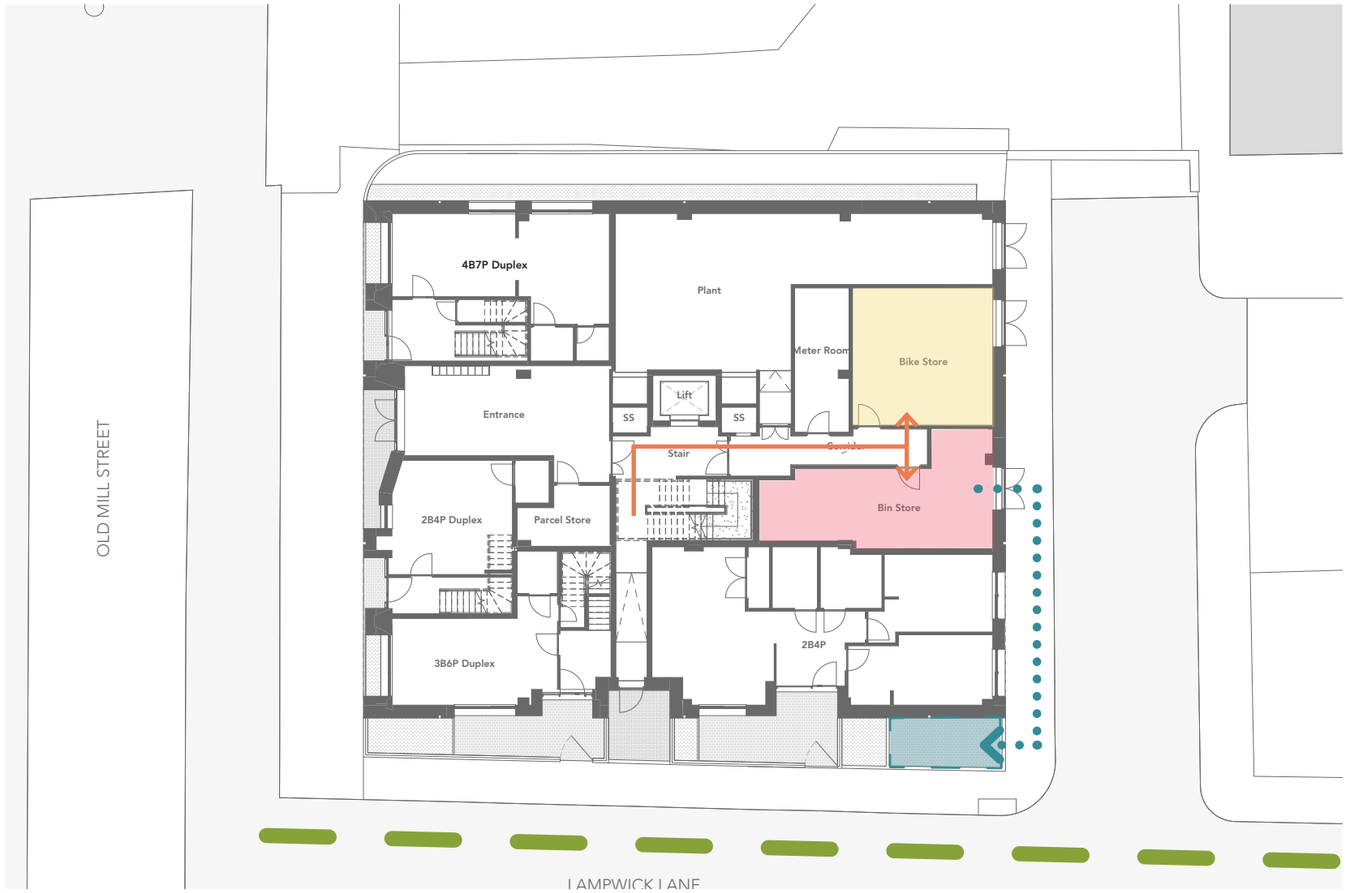
Bike Store

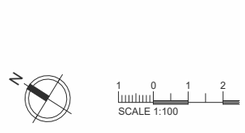
Kerbside Collection point

Residents access route

Bin Drag distance

Refuse Vehicle Route





Deliveries

Although the development is not expected to generate a significant increase in traffic, frequent short-stay deliveries, including takeaways, grocery orders, and parcel deliveries, have been considered within the proposals. It is anticipated that delivery vehicles will temporarily stop on Lampwick Lane for drop-offs, in a similar manner to existing properties in the area. The ground-floor amenity space will provide letterboxes directly adjacent to the front entrance doors. For larger and more valuable parcels, a dedicated parcel store room with controlled access is provided off the main entrance lobby. Residents who receive a parcel will be given a QR code to access the room to avoid theft.

LONG STAY DELIVERIES

Longer-term activities, such as removals, furniture deliveries, and site maintenance, may require a coordinated operational strategy, although Lampwick Lane is expected to accommodate such movements where appropriate.

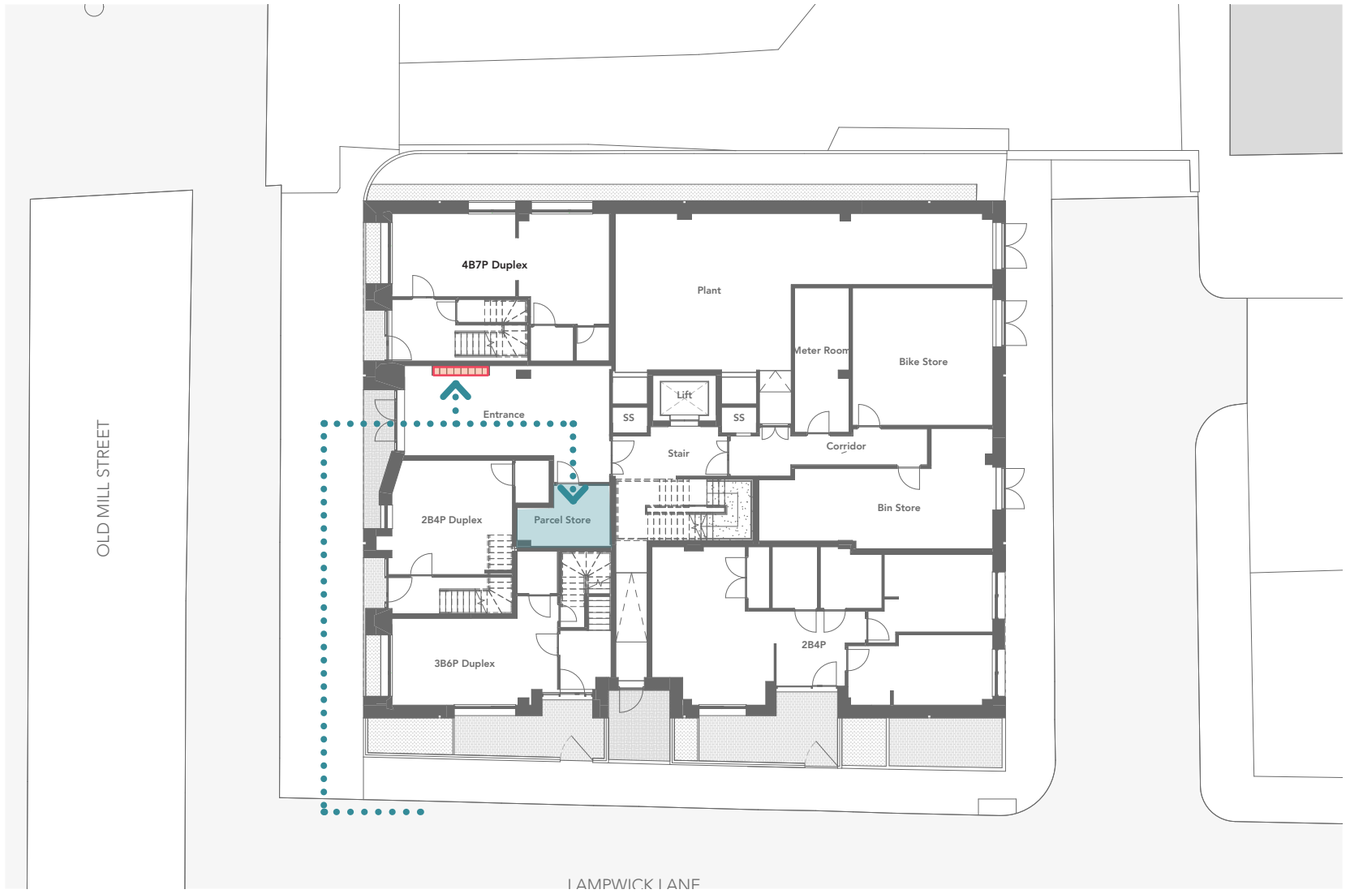
The operational strategy will be developed at a later design stage.

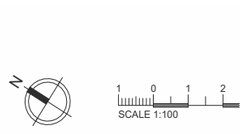
KEY

Parcel Store

Letterboxes

Delivery Access route





Fire Strategy

The development has been designed in accordance with the principles of Approved Document B and BS 9991, informed by the RIBA Stage 3 Fire Strategy prepared by Tenos Ltd, specialist fire engineering consultants.

Fire safety measures include a protected stair core, protected corridors, natural smoke shaft ventilation systems, sprinkler protection throughout, automatic fire detection, and an evacuation lift with refuge provision for assisted evacuation.

The protected staircore provides direct escape to the outside of the building onto lampwick lane, through a protected corridor. This entrance and route can also serve as access routes for the fire service during the event of a fire. The Dry riser inlet conventiently is located within the recess near the corridors entrance to provide a clear firefighting strategy

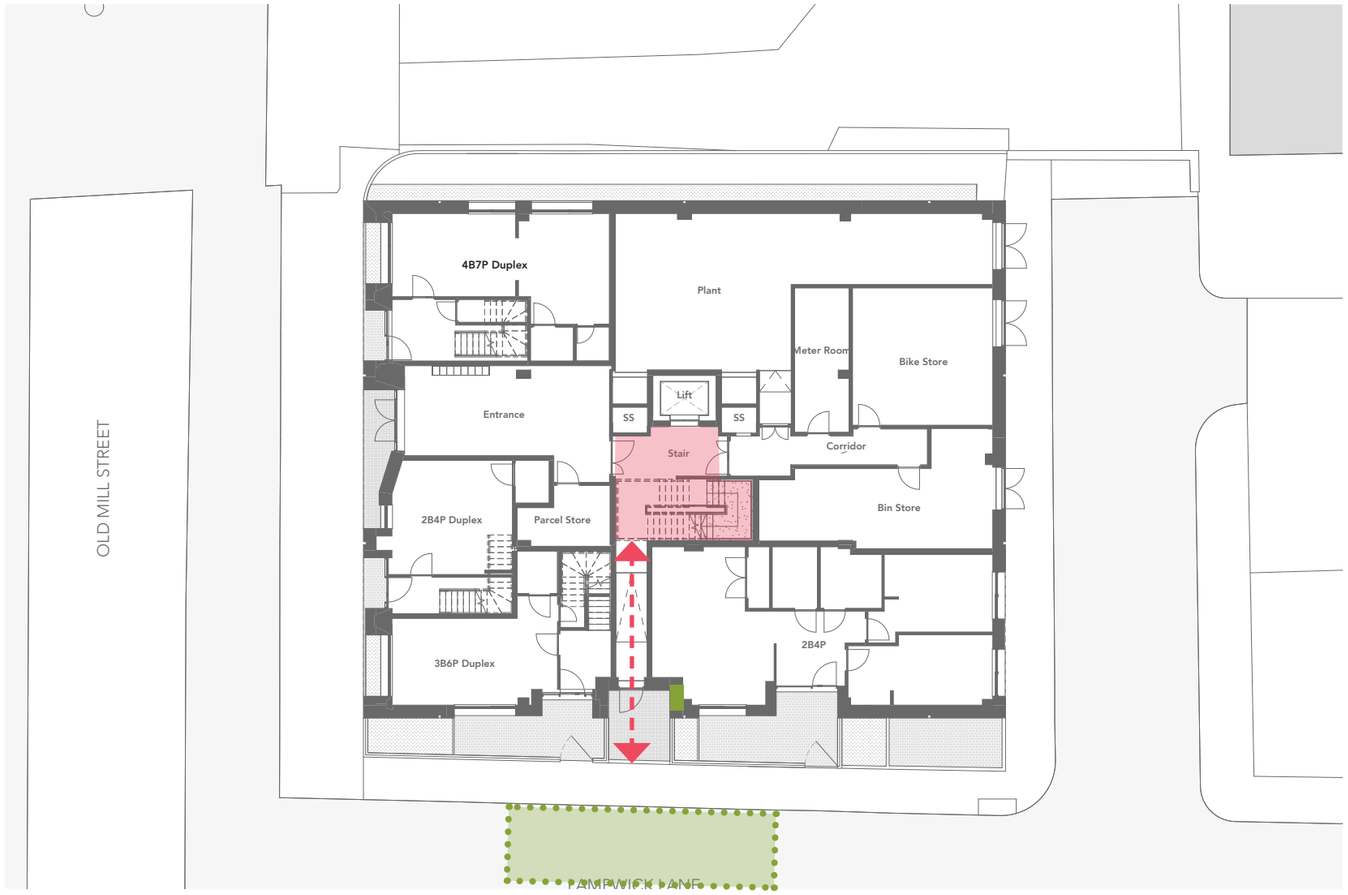
KEY

Stairs

Fire Tender

Fire Rescue access

Dry Riser

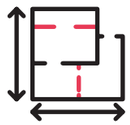


Resilient and Sustainable Design

Sustainable Design Principles

The proposals have been designed using sustainable principles to reduce operational energy. The Building will meet the current Building regulations Part L requirements while SAP results are calculated using latest AVO guidance to avoid overheating. All dwellings are targeted to achieve a EPC B as a minimum.

Some key design items included to reduce operational energy include:



Efficient form factor, reducing energy loss



Appropriately sized windows, balancing lighting requirements while reducing overheating



Generous purge ventilation areas for natural ventilation

More in depth data-driven analysis of the operational energy and sustainable strategy will be detailed in the Energy and Carbon Statement as well as supporting text within the planning statement.

Sustainable principles are not limited to those reducing operational energy. Many design strategies have been implemented to improve renewable energy generation, biodiversity, embodied carbon and drainage. These include:

Perimeter planting to streetscape, improving Biodiversity



Green roof introduced with Sedum blanket and water attenuation



Roof area allocated for PV's for onsite electricity generation



Efficient structural and facade design with multipurpose components, reducing embodied carbon



Ample Cycle storage provided, encouraging sustainable transport

Security Strategy Principles

The proposals have been designed with safety and security as key considerations and have been reviewed by Greater Manchester Police's Design for Security Consultant. The findings are set out within the accompanying Crime Impact Statement.

The redevelopment of the currently vacant site will introduce active frontages and natural surveillance, improving security and activity levels within the area. Measures to be incorporated at the detailed design stage include:



Specification of PAS24 Compliant windows and doors to units on ground floor



Location of defensible planting and planters in front of street-facing windows



Sufficient external lighting to front doors and side elevations

Inclusive Design Principles

The development has been designed in accordance with the principles of Approved Document M and BS 8300, ensuring an inclusive and accessible environment for residents and visitors.

Step-free access is provided at all principal entrances, with lifts serving all residential floors. Internal circulation spaces have been designed to accommodate wheelchair users, including appropriate corridor widths and turning spaces where required.

All apartments are designed to meet the requirements of Building Regulations M4(2) Category 2: Accessible and Adaptable Dwellings, with one ground-floor apartment designed to M4(3)a Category 3: Wheelchair User Dwellings (Adaptable).

Visual contrast between key building elements, together with appropriate lighting, signage and access control measures, supports intuitive navigation and user safety. These measures ensure the development can be comfortably accessed and used by a wide range of residents and visitors.

Cleaning and maintenance

A cleaning and maintenance strategy has been developed to support the long-term management of the building. Ongoing maintenance will be overseen by a dedicated estates team.

1. The façade will be cleaned using a reach-and-wash system from street level, while tilt-turn windows allow safe cleaning from within each dwelling.

2. Lift dimensions have been designed to accommodate maintenance components and standard items of furniture. Areas that cannot be accessed from ground level may require abseiling, with appropriate mansafe systems to be developed at the next design stage.

3. MEP plant, roof access, and rainwater outlets are centrally located within a safety railing to ensure safe access while minimising visibility from street level. Access to plant and roof areas will be restricted to authorised and competent personnel only.

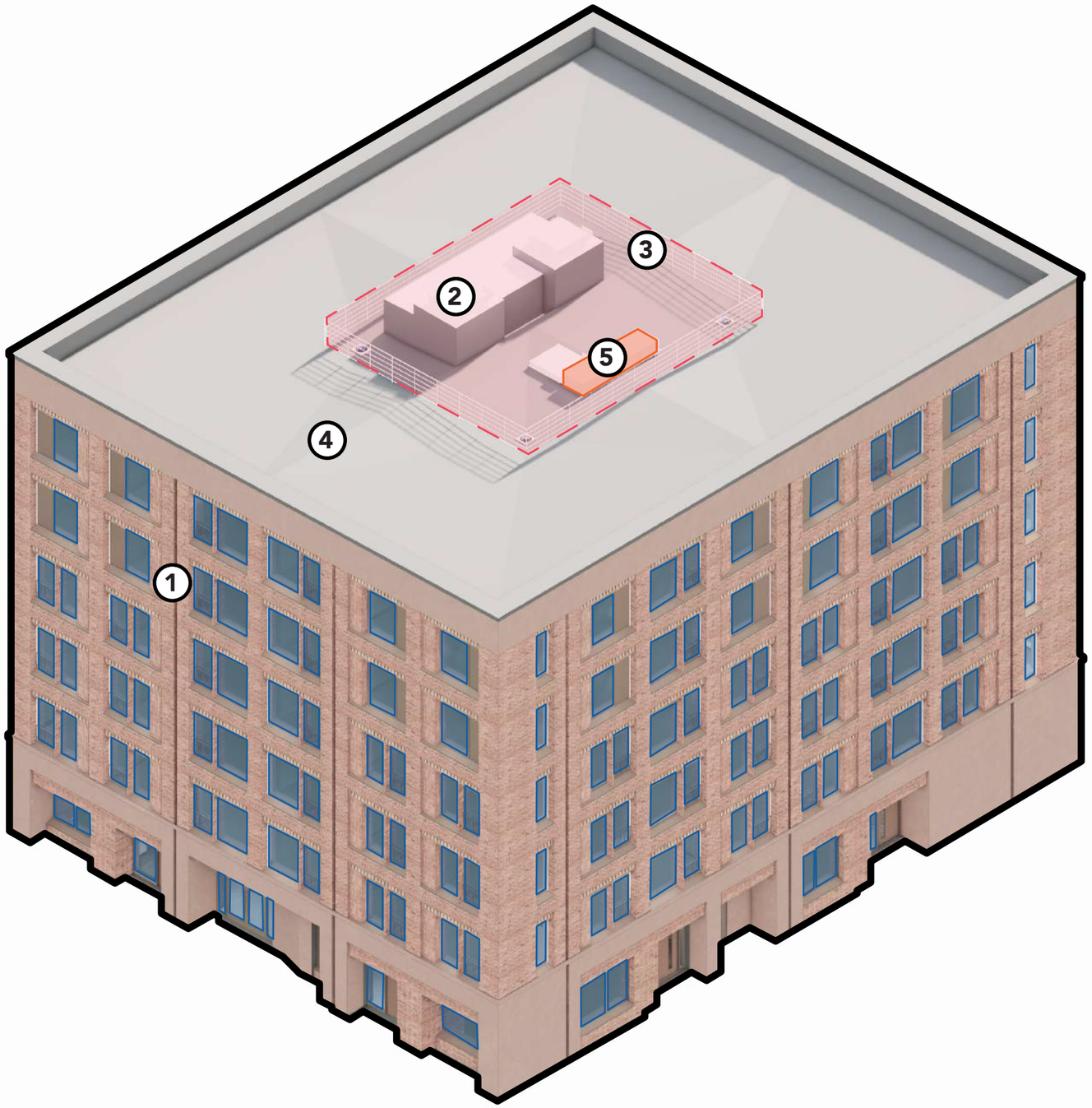
4. The perimeter of the roof will require infrequent roof access (such as sedum roof maintenance) and therefore a mansafe system is proposed for these areas

5. The access ladder is located within a access controlled room to prevent unauthourised access to residents and visitors

KEY

Roof plant enclosure

Assess Hatch



5 Conclusion

Conclusion

The Old Mill Street proposals represent a carefully considered response to the site's context, drawing on the character and vernacular of the surrounding area to inform the building's scale, form and architectural expression. Through a disciplined approach to massing, repetition and materiality, the development establishes a strong and distinctive presence while remaining sympathetic to its setting.

The scheme will deliver 41 high-quality homes in a sustainable and well-connected location, supported by communal amenity spaces, inclusive design principles and a strong focus on resident wellbeing. The redevelopment of this vacant site will enhance the streetscape onto both Old Mill Street and Lampwick Lane, improving natural surveillance, and contribute positively to the ongoing regeneration of the area. The scheme references and is supported by policies S4, H07, L1, and L3.

Overall, the proposals have been rigorously tested and refined to create a high-quality residential development that delivers lasting benefits for both residents and the wider community.

41

Total new homes

1, 2, 3, & 4

Bedroom Units

100%

Accessible and adaptable homes with 1 full wheelchair adaptable dwelling



Thank you

Any questions, please contact
Andy Balmer

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