



ALBION ST - SITE A MANCHESTER

DESIGN & ACCESS STATEMENT

LRW-8158-L(00)122D | JANUARY 2022

PREPARED FOR

ARROWSMITH MANAGEMENT LTD

LeachRhodesWalker
Architects

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1.0 Introduction

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1.1 Introduction

This design and access statement has been prepared in support of two planning applications for two sites, very close together. We have been designing the two sites in parallel, both of which are owned by the same client. In that respect, Sections 2 through to 5 of this Design and Access Statement cover site analysis applicable to both of the sites, and Section 6 onwards relates to either Site A (the site to the West of the Britons Protection Public House) or Site B (the site between the Britons Protection Public House and the Jurys Inn Hotel).

In this D and A, Sections 6 onwards relates to Site A, which we refer to as 'The Tower Site'.

This site is proposed for residential accommodation in a striking and elegant building over 26 storeys. The building will add a high quality building to Manchester skyline with fantastic residential apartments all for 2 bedroom apartments.

2.0 Team

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2.0 Team

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3.0 Meetings and Consultations

3.0 Meetings and Consultations

Meetings and Consultation

As part of the design evolution, we have had a positive dialogue and meetings with the planning officers to resolve the design of the scheme to ensure it meets the aspirations of the Local Authority, and fits comfortably within its context. In addition to this, we have consultation with the public, representatives from the Britons Protection and Jurys Inn.

We have listed below the most recent meetings and consultations for this scheme.

Meetings with Manchester City Council

- Friday 27th November 2020
- Monday 19th April 2021
- Thursday 17th May 2021
- Wednesday 15th September 2021

Local Ward Members

- Wednesday 10th November 2021

Preapplication Public Consultation Period

- Tuesday 16th November 2021 to Wednesday 8th December 2021

Public Consultation (Person Drop In Event)

- Thursday 25th November 2021

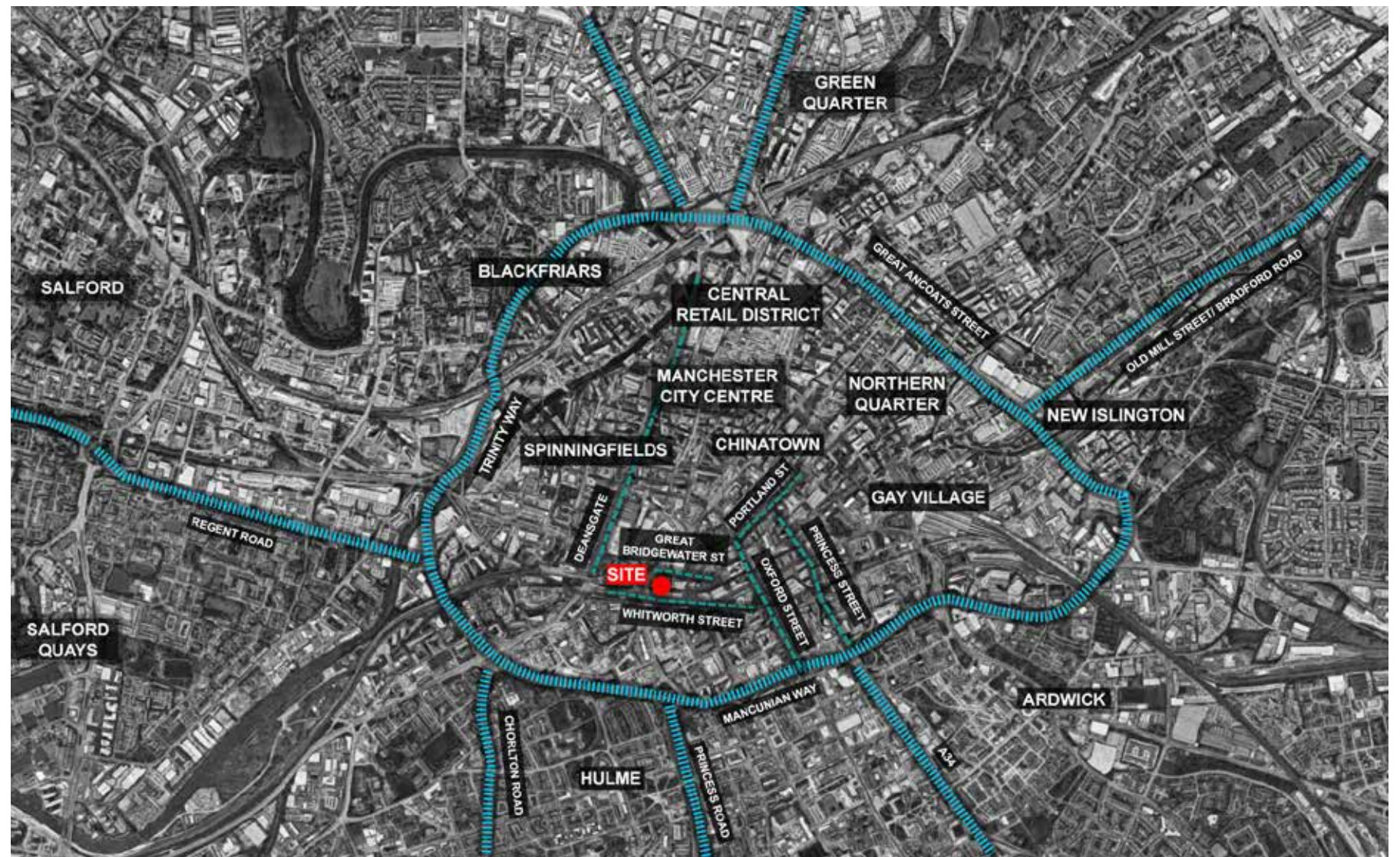
4.0 Site Analysis

4.0 Site Analysis

Wider Urban Context

The two sites sits within the city centre core, on the southern side of the city, within the orbital inner ring road (Mancunian Way) and in a established part of the city centre. The site is a stepping stone from the Rochdale Canal, and sits between the traditional city centre at Piccadilly extending down to St Peters Square, and near the emerging new part of the city centre, towards First Street, and between Deansgate and around Whitworth Street.

As such it sits comfortably within area of change within the city centre where new old buildings have emerged, adjoining existing buildings, and where many existing sites have been and are being redeveloped.



4.0 Site Analysis

Site Location

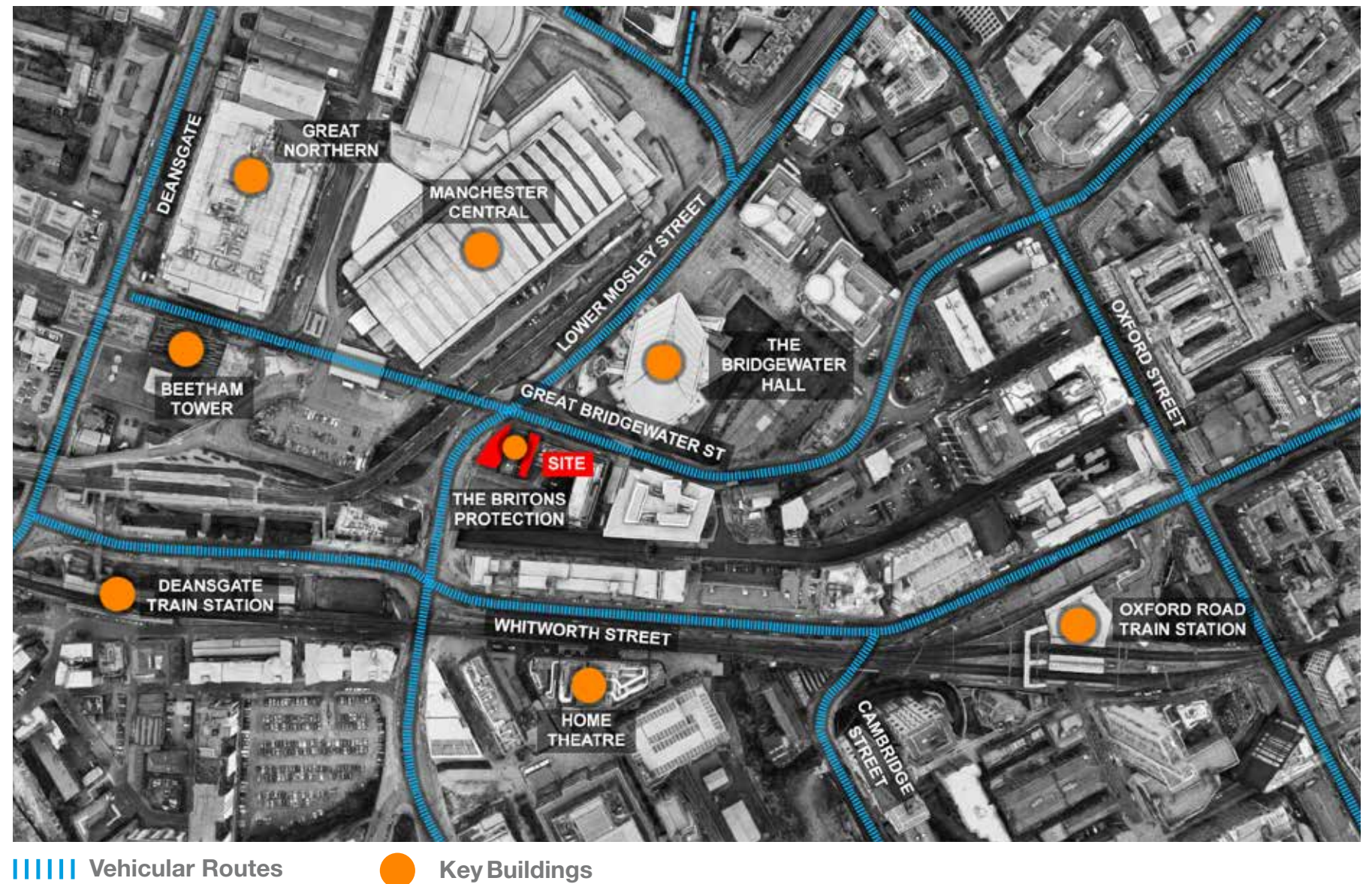
The two sites both sit with limited frontage to Great Bridgewater Street, and with frontage to the 'side street', Trumpet Street.

They sit to each side of the Britons Protection Public House.

Site A, has the most presence as it faces outwards to the West onto Albion Street, with its longest and curved frontage facing outwards. It has a side street frontage to Trumpet Street and virtually no frontage to Great Bridgewater Street where the site narrows to a point.

Site B is a long thin lozenge, and is only circa 5m wide and sits between the Jurys Inn Hotel and the Britons Protection.

The nature of the proposals for each site would be expected to be very different as Site A has the potential to be prominent, and sits on an important corner where the urban grain changes direction and there is a prominent street junction, whereas Site B is largely hidden and is in effect a slither between two land ownerships, with only 5m of frontage facing to trafficked external streets.



4.0 Site Analysis

Building Uses

The buildings around is of a mixture of uses, with greater residential uses being developed as there is a drive towards city centre living. There are no immediately adjacent 'sensitive' uses in terms of overlooking as no residential sits in close proximity. The pub garden sits adjacent and whilst this is not sensitive to overlooking per se, care needs to be taken to maintain its enclosed nature and location.



4.0 Site Analysis

Building Heights

The sites sit within a block of buildings that at its western edge form an important route into and out of the city. This importance has been marked by the fact that the recently constructed buildings of the Hacienda, rise to a taller end, as does Axis on the opposite side of the street at 29 storeys.

To the West and South, this part of the city has emerged as a tall building zone with buildings rising to 67 storeys, and the Beetham Tower at 47 storeys.

Site A has the opportunity to mark this prominent north south route into and out of the city and also mark the edge of the tall building zone.



Low Height (1 to 3 Storeys)
Medium Height (4 to 6 Storeys)

Tall Height (7+ Storeys)

No. Storeys

4.0 Site Analysis

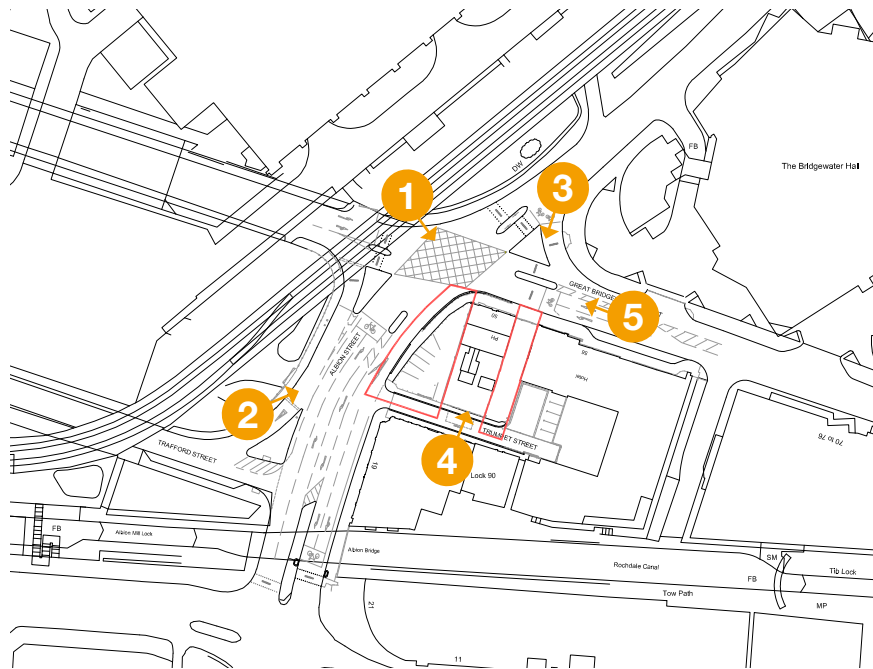
Building Heights

This image shows clearly, when looking from the city centre, the cluster of taller buildings to the West and South of the site, and the Jurys Inn and Britons Protection sitting to the East of this cluster.



4.0 Site Analysis

Existing Site Photos



Key Plan



View 1



View 2



View 3



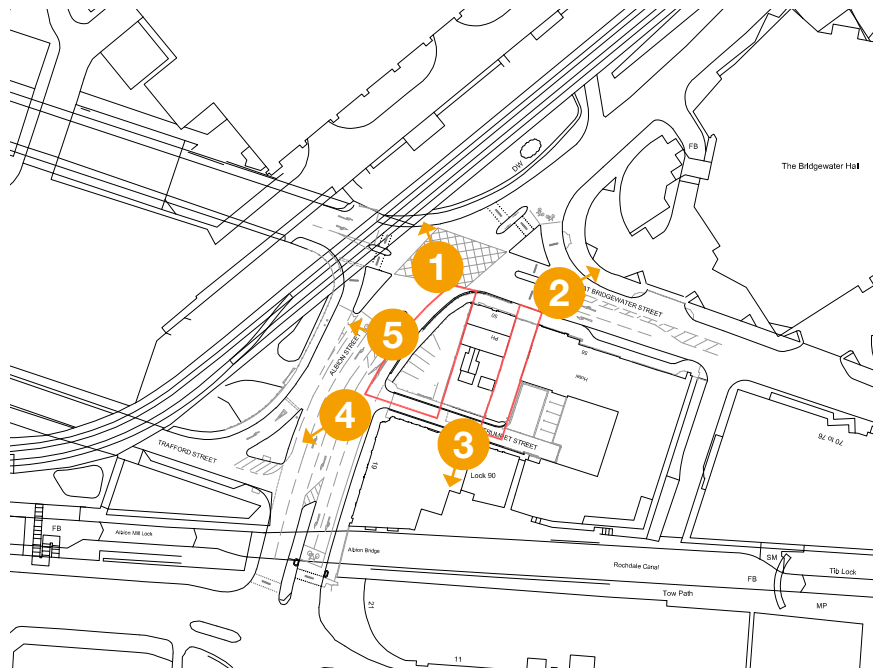
View 4



View 5

4.0 Site Analysis

Existing Contextual Buildings



Key Plan



View 1 - Looking from Great Bridgewater Street toward Manchester Central



View 2 - Looking from the site towards Bridgewater Hall



View 3 - Looking from the site towards Albion Chambers



View 4 - Looking from the site towards Axis



View 5 - Looking West from the site towards the Viaducts and Beetham Tower beyond.

4.0 Site Analysis

Immediate Building Facades Facing Site

There is an interesting theme of buildings around this site, where many of the buildings have curved facades, roofs or footprints.



Manchester Central Roof



Energy Centre



Bridgewater Hall



4.0 Site Analysis

Site Constraints

Site bound by three streets

Site A - This site faces 3 streets and presents an external frontage to Albion Street as the main widest frontage, to Great Bridgewater Street, which is the main approach from the City Centre, and the corner facing South to Trumpet Street, which at lower levels is screened but upper floors will be visible in longer range views towards the site.

Site B - This site faces two streets, Great Bridgewater Street and Trumpet Street. The Great Bridgewater Street frontage sits adjacent to the Jurys Inn Hotel and is very slim sandwiched between the Jurys Inn Hotel and the Britons Protection. The southern face to Trumpet Street faces a narrow street already enclosed by building.

Single access behind site and limited space for parking

Both Sites A and B are accessed by vehicles from Trumpet Street and this is the only practical point of access for cars. As such car parking is proposed from these streets.

Site split by Britons Protection creating narrow sites

Sites A and B are both extremely narrow sites, separated by the Britons Protection. Site A at its widest is 15m wide, and at its narrowest is 2.7m wide. Site B is 5.6m wide. Site A is 28.3m deep and Site B is 26.1m deep. As such any development of the site will have a very small building footprint.

Busy roads and proximity to tramline

Both Sites A and B are highly visible from surrounding roads, particularly Site A which is visible both from the West as well as from vistas looking from the North (City Centre) and the South (First Street). Site B is much less visible nestling aside the Jurys Inn Hotel, and given its footprint almost impractical for development.



4.0 Site Analysis

Site Opportunities

Opportunity to create a gateway building on a focal corner

The corner tower site occupies a prominent corner site visible to 3 surrounding streets but perhaps more importantly is at the termination of vistas looking North or South from or to the city and occupies a position that can reinforce this string route into and out of the city centre. It also occupies a point on that journey that lacks activity and street elevation presence, to encourage pedestrian movement, and as such can help to support and encourage better connectivity along this route. Site B, the slot site reads alongside this corner site and can contribute to this destination however is more part of the streetscene than a dominant site for a taller building.

Limited ground floor frontage to preserve view of Britons Protection

The Britons Protection is a distinctive local building. However, its main architectural reference point is its white façade facing North. Historically, it had a building along its western gable which screened it from view from the West, apart from when looking face on from the North. There is an opportunity with any new development to add and reinforce its presence to the West by limiting the extent of ground floor footprint of new development, which will allow the pub to be prominent and visible from the West and the North, reinforcing and establishing its place in the street, as well as making it more prominent for visitors and local way-finding.

Termination of vistas in/out of city

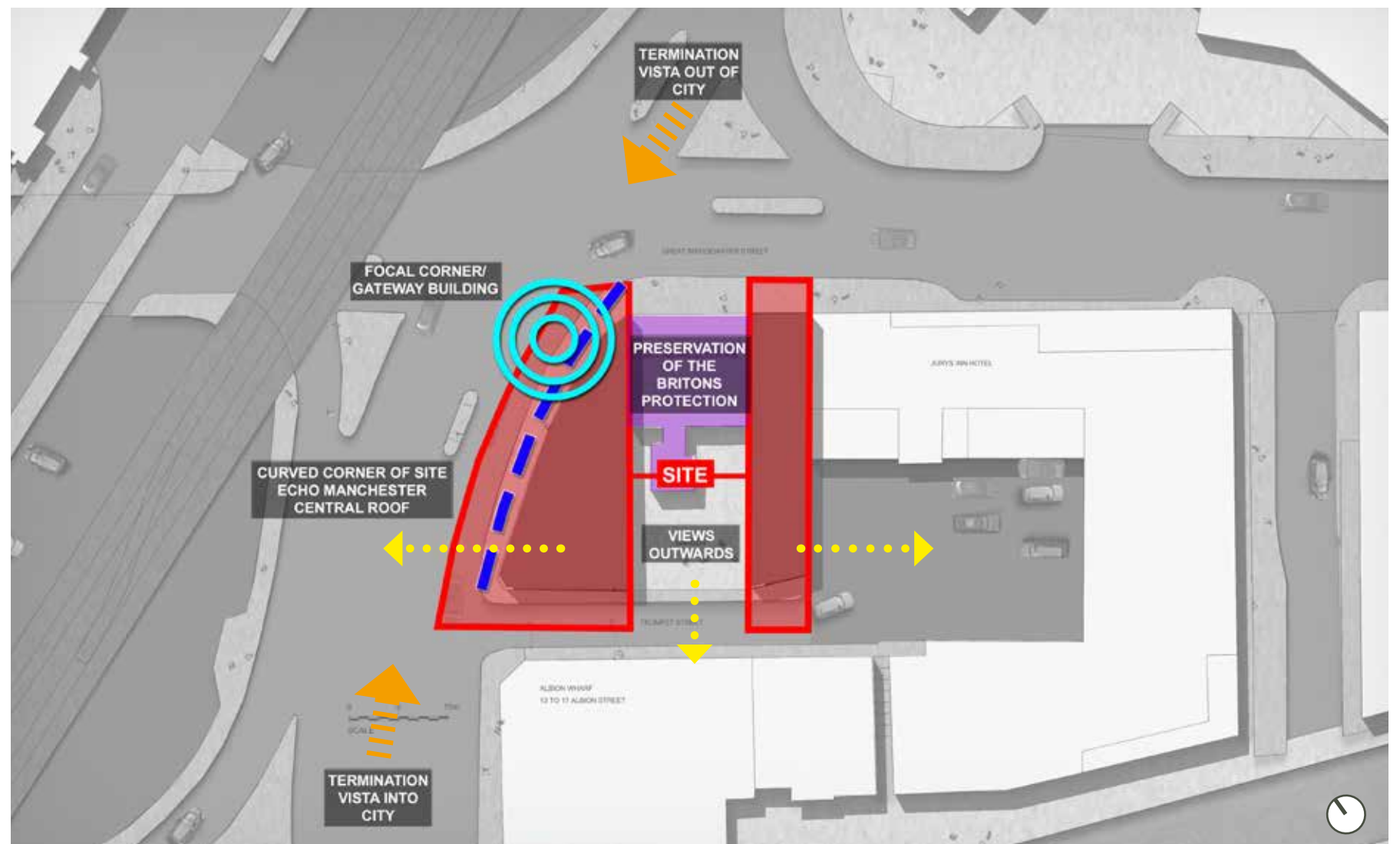
The North/South route in and out of the city, make a turn at the Albion Street junction where it meets Great Bridgewater Street. There is an opportunity to mark this turning point with a taller building, which also reinforces this change in the grain of the city streets/geometry.

Curved corner of site responds to the Manchester Central roof

There are many curved building forms at this junction, and these reflect the character of this location. From the Manchester Central's roof, to the corner of the Hacienda, to the Bridgewater Hall and Energy Centre opposite. The geometry of the site in plan has several curves meeting this point, and to celebrate and reflect that geometry, and to form a dynamic architectural form, there is an opportunity to follow that gentle curve of the street along Albion Street on Site A to echo the references locally.

Slender building with views in 3 directions

Site A because of its exposed nature at the 'end' of the street, has an opportunity to create a dynamic site shape – that being a narrow triangle with its longest site curved, and as a result offers views out in 3 directions – North, South and West. This can form a really exciting piece of architectural form, rather than the rectangular blocks that have emerged elsewhere in the city.



Termination Vista into the City



Termination Vista out of the City

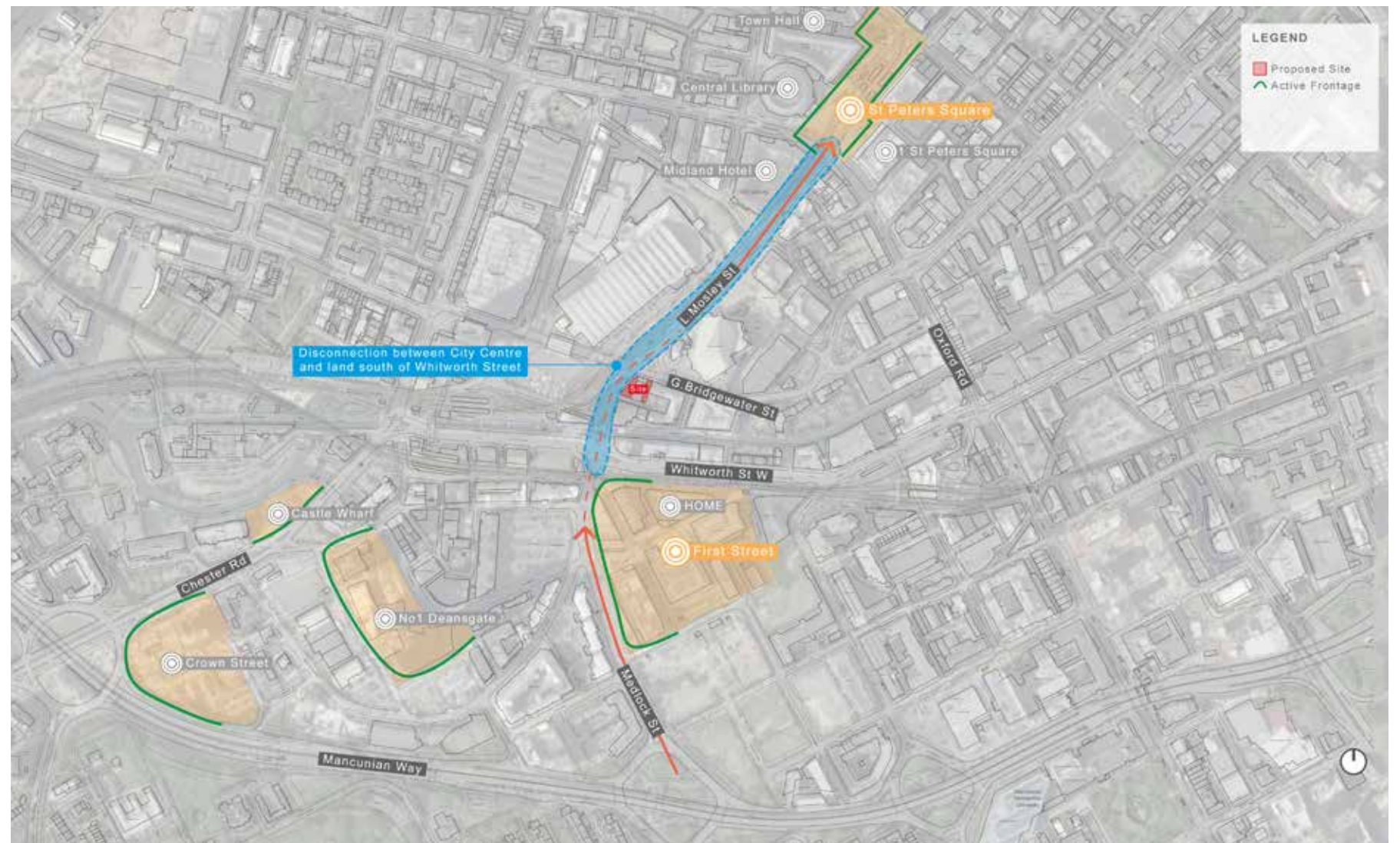
5.0 Design Principles and Development

5.0 Design Principles and Development

Stepping Stone

At present there is a disconnection between the key route into the city centre from the South (via Princess Parkway) and Mosley Street, which effectively stops at St Peter's Square.

Much of the new development work that has happened at First Street and to the South of the railway viaduct, is not visually or physically connected to the city centre and St Peter's Square.

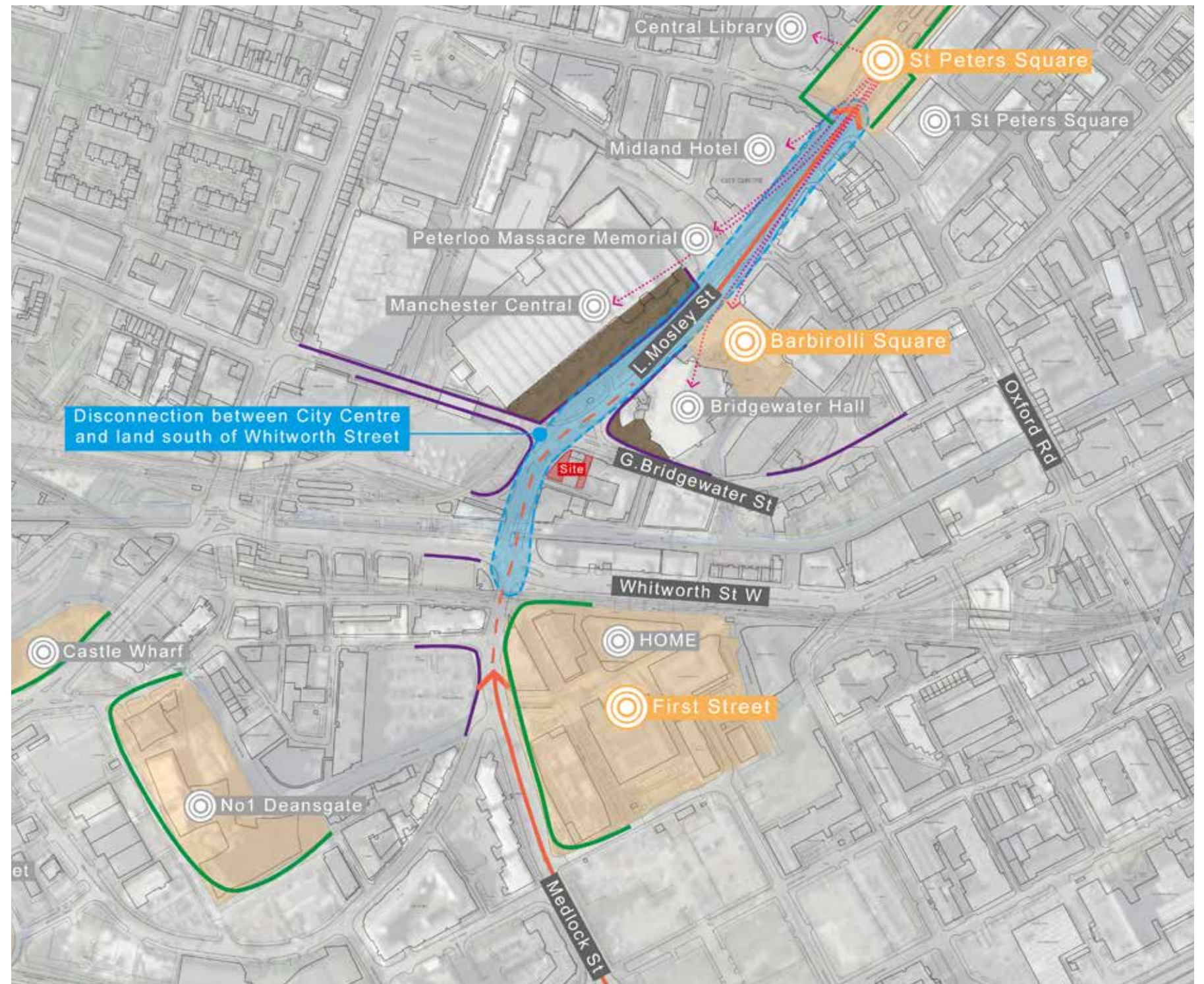


5.0 Design Principles and Development

Stepping Stone

There is an area of inactive frontage, and without physical references that stretches from the corner of Peter House and the Midland Hotel along Lower Mosley Street, to the railway viaducts on the B6469/ Whitworth Street West.

Whilst Barborolli Square offices, the Midland Hotel and the Bridgewater Hall, act as a stepping stone, these are destination routes. There is a stretch of inactive space between the Peterloo Memorial and the Axis on Rochdale Canal. One side borders the edge of Manchester Central and the other borders the service yard to the Bridgewater Hall.



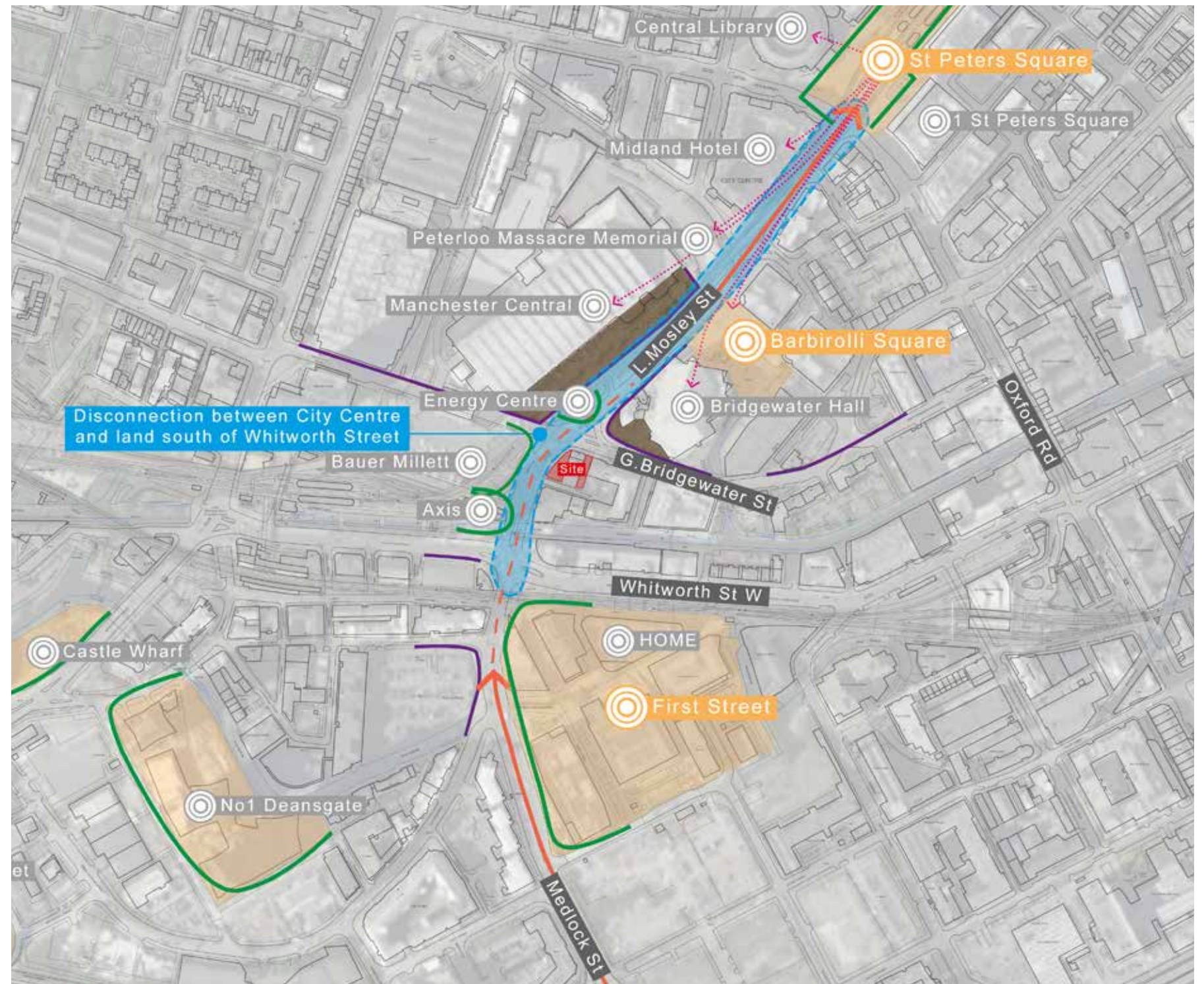
5.0 Design Principles and Development



5.0 Design Principles and Development

Stepping Stone

The improvements to the streetscene with the new energy centre at the Great Bridgewater Street/Albion Street junction, has started to alleviate this. However, there is no visual reference to draw the eye, or any activity visible that can promote this clearly. It has under utilised the connection between Lower Mosley Street and Medlock Street, and with pedestrians down towards the newly developed quarter to the south of the city centre.



5.0 Design Principles and Development

Stepping Stone

As such Albion Street/Apex Tower as it is called, provides a strong visual and physical connection to repair that connection, and the only real opportunity (alongside the works ongoing at the Bauer Millett site) along that route from the city centre to re-connect the two parts of the city. Not only that but it will bring the Britons Protection into play as part of that connection, leaving it visually exposed and prominent at pedestrian level.

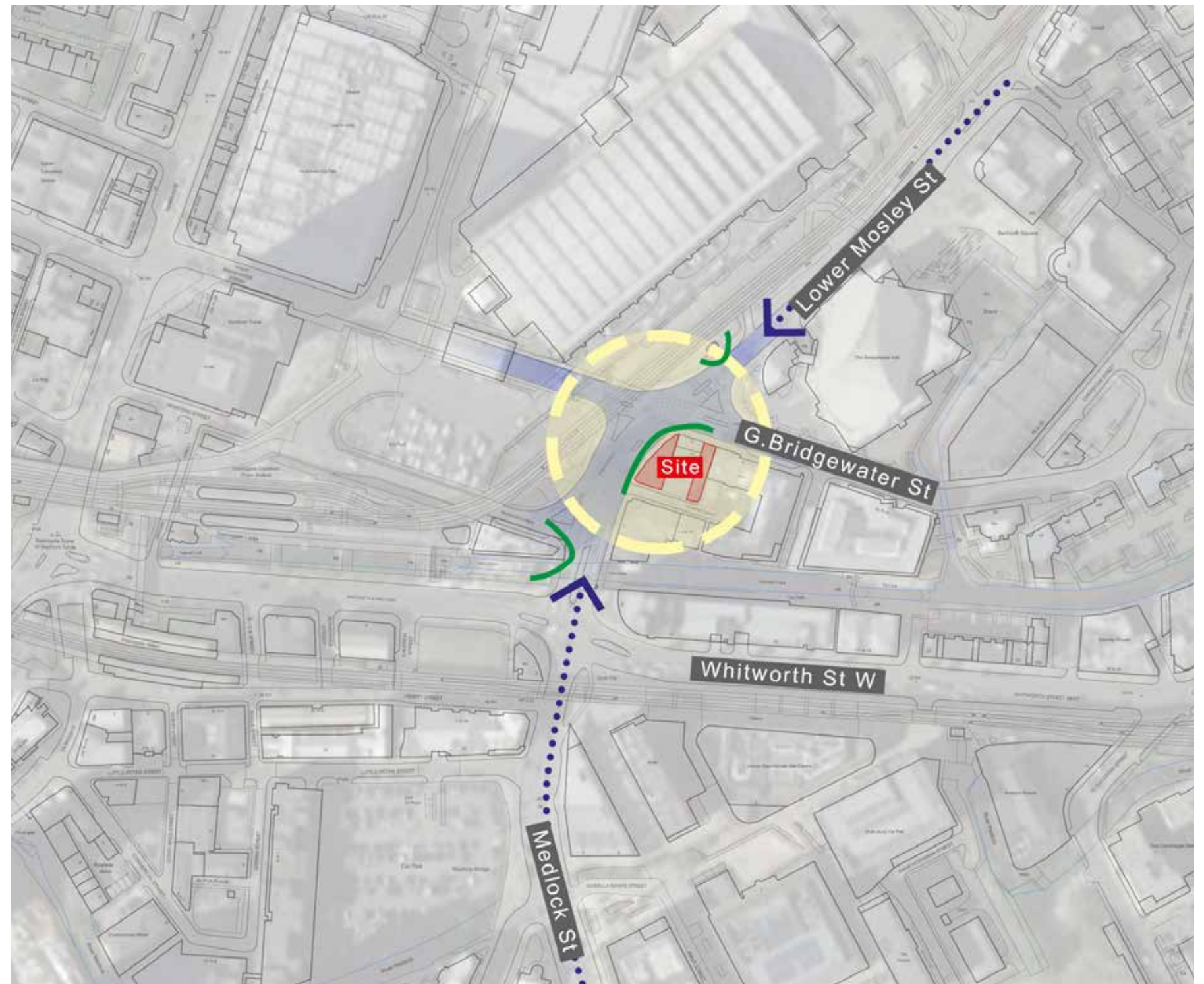
There is also the fact that new highway works around the city centre, has meant that there is little traffic that actually enters and passes through the Great Bridgewater Street/Lower Mosley Street junction, which was designed for significantly greater vehicular flow.



5.0 Design Principles and Development

Stepping Stone

The combined opportunity of a strong termination to the Lower Mosley Street vista, and the overly traffic dominated design of this junction, could lead to the opportunity to reduce the traffic domination, and create new public realm, further reinforcing this connectivity at street level, and providing an improved pedestrian experience to promote the North/South Link.



5.0 Design Principles and Development

Site History

2002

Initially an option with the Britons Protection relocated to make the site larger was explored. 16 Storeys were proposed with a glass facade to Albion Street and a solid element facing towards the existing pub.



5.0 Design Principles and Development

2004

An option to retain the Britons Protection in its existing location was explored. The footprint was contained to the boundary of Albion Street and the existing pub. 6 Storeys were presented but the density of the development screened the pub beyond and lacked presence both from and to the city.

The complex shape, the limited floor space, and the small footprint made this proposal unviable and hence was never progressed.



5.0 Design Principles and Development

2015

An option to retain the Britons Protection in its existing location was explored further while creating an iconic structure at this major arterial route into and out of the city.

The proposal elegantly straddled the existing heritage asset and revealed the existing facades of surrounding buildings from the street level. The view to Jurys Inn Hotel was maintained, as well as the finer aspects of the brick facade to the heritage asset on the site. The design was intended to welcome the future of the city while respecting the past. The building would be a combination of steel and glass facade facing Albion Street, with a masonry element to its opposing and balancing counterpart.

This proposals was considered to be too great an impact on the Britons Protection and was not supported by the city and thus, was not progressed.



6.0 Use and Amount

6.0 Use and Amount

Accommodation Schedule

The proposal seeks planning approval for a residential development with associated landscaping and ancillary accommodation. All apartments have been designed to Nationally Described Space Standards. A summary of the scheme is listed below:

Floor	2 Bed
Ground	0
Lower Mezzanine	0
Upper Mezzanine	0
2nd - 25th	72

Total Apartments 72

72 Residents Cycles
6 Visitors Cycles (3 Sheffield Stands)
2 Electric Charging Car Spaces

7.0 Layout

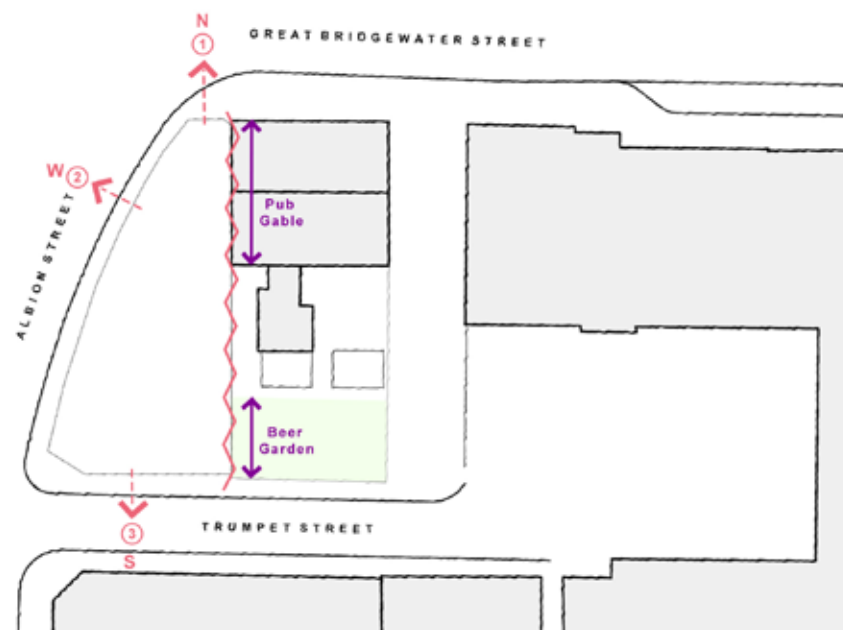
7.0 Layout

Site Layout

The principals of the building layout have been established by the nature of the small site (i.e its so small its very difficult to do anything other than to fill it), but also in how the building relates to the street edges, the adjacent public house and the way the site will be viewed from wider viewpoints. The key approaches acting as a marker coming North or South, into or out of the city, and its location connecting to different parts of the city.

The site has 3 external frontages and a long frontage (facing East) adjoining the Britons Protection Public House (see 1, 2 and 3 below). The Britons Protection boundary is effectively a party wall (and historically until recently occupied by a 3-4 storey building), and is part occupied by the existing pub's gable wall, and in part by an enclosed beer garden, already with a perimeter boundary screening wall in place.

The other 3 boundaries (North, South and West) are all open to the highway, with the West being the most prominent and outward facing aspect, and the North and South being small frontages, forming effectively a triangular site.



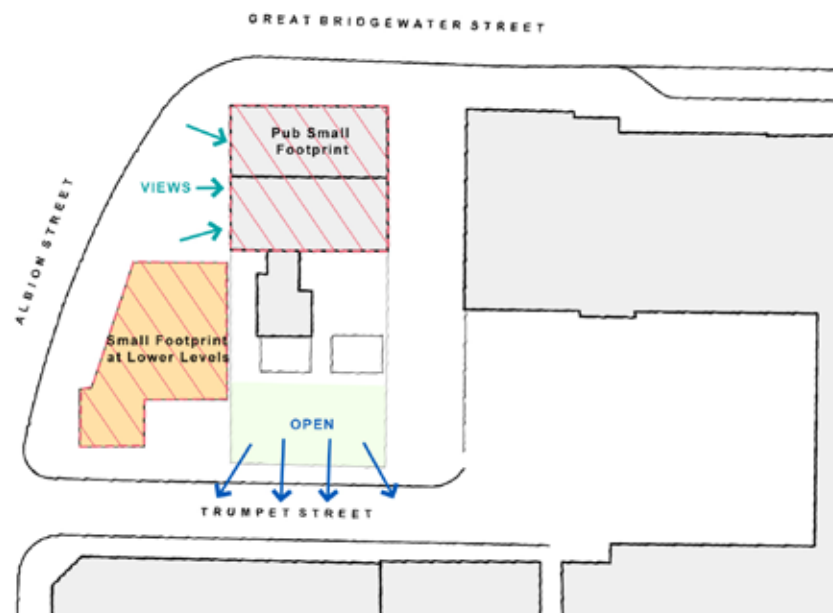
Site Plan

The building site layout is designed to work at two different levels.

The first of these two levels relate to the lower levels of the building. At ground (and the first 3 levels) the site layout is small, maximising the public realm and positioning any built form away from the Britons Protection leaving this to stand alone in its own right.

This 'open' and small element of the site built form, reflected by a small footprint layout is effectively continued up the building, at human scale levels, to the height of the Britons Protection roof – which is for 3 storeys of the proposal.

In this way, the way the building is perceived in relation to the Britons Protection is one with space and openness allowing the Britons Protection breathing space around the building (the listed element), but also open at the rear over 3 levels to minimise enclosure of the pub's garden – one could argue that this is already an enclosed public house beer garden, in a city centre urban environment.



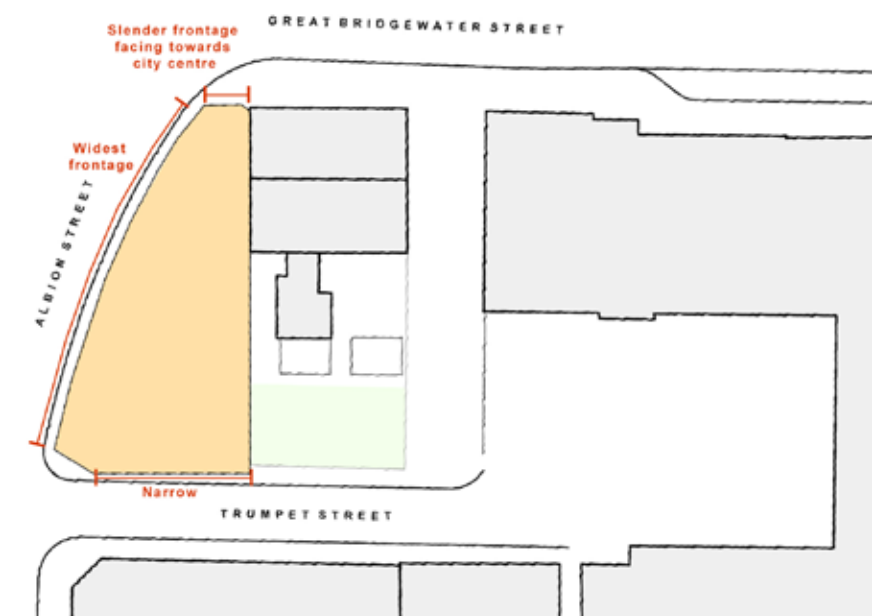
Lower Level Plan

However, as one moves away from the immediate local environment, the views of the Britons Protection are hidden, and one perceives the site very differently as reads the larger scale buildings that sit around the site and in close proximity.

The second of these levels at which the site layout works, is at these upper levels, where we have moved away from the relationship with the Britons Protection, the

footprint (still a very small footprint) extends out to the full extent of the site and oversails the footpaths.

These upper levels form an elegant triangular layout (with a curved west facing edge) that points its narrowest end back towards the city centre (and noticeably has its shortest face adjacent to the main elevation of the Britons Protection) and has its widest face, facing West, towards the large scale and large footprint taller buildings. It has a slim narrow facade to the triangle facing South.

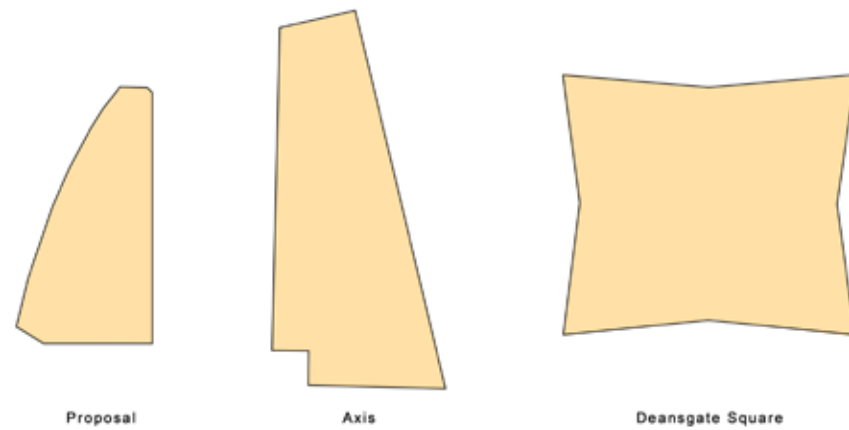


Upper Level Plan

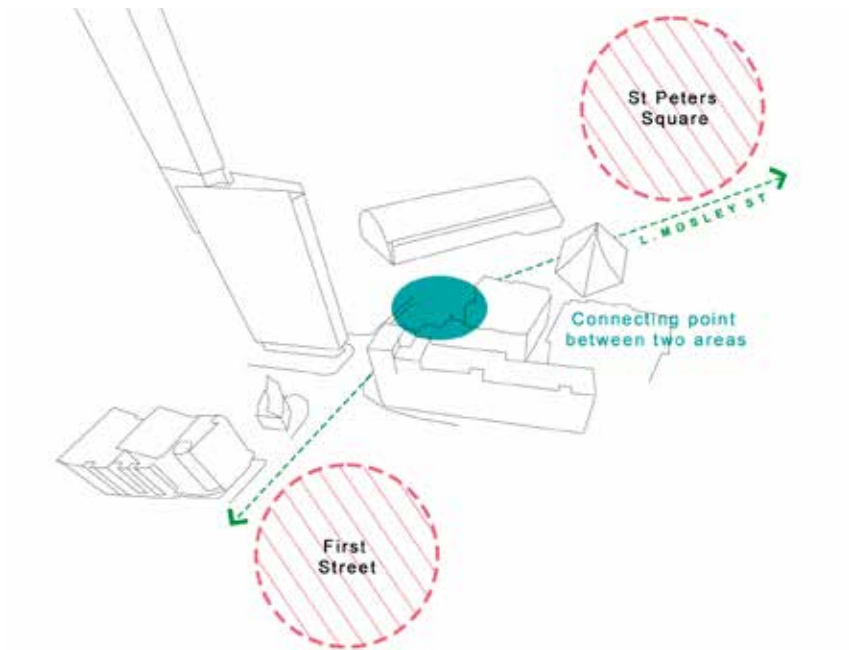
In this way, the main approach views (North or South) present a very narrow aspect and slender elegant building.

7.0 Layout

Coupled with this configuration, the building footprint and layout presents a significantly smaller footprint than the other taller buildings nearby. This building has only 3 apartments per floor, and only one at each end (one end being a point), thus marks not only a scale (height) step down from the cluster of taller buildings to the West and South, but also marks a significant narrowing of form and layout compared to those significantly (compared to this) larger footprint buildings. See similar footprints nearby for comparison.



This elegant footprint marks, as would a pin dropped into the site, this important stepping stone (refer to Section 5) location on the journey that needs repair between St Peters Square and First Street.



7.0 Layout

Basement Floor

In order to minimise any impact on accommodation at ground floor we have located sprinkler tanks in a new basement level. This sits well away from the existing adjacent building to minimise any impact on adjacent foundations.



7.0 Layout

Ground Floor

Ground floor is left with minimal accommodation to ensure that the bulk of the site is left clear for public realm space and to allow the adjacent public house to be highly visible. Entrance hall, concierge, staff welfare and vertical circulation greet visitors and residents, and to Trumpet Street, two car spaces and a new sub station are provided. There is limited building frontage to the existing beer garden to maximise light into that area.

This footprint rises over 3 storeys, and accommodates a triple height entrance hall, and above the sub station some ancillary accommodation.



7.0 Layout

First Floor (Technical Floor)

At effectively fourth floor above the Britons Protection roof, the footprint widens and rather than fill the ground floor we have taken this first floor to accomodate the ancillary uses of the building such as refuse bins and cycles, and some plant space.



7.0 Layout

Typical Floor (2-5,10-13,18-21)

From 2nd floor to the roof we have repetitive floor plates, which moves any new residential accommodation away from street level (noises when windows are open) and allows better view out from the site into the City Centre and over adjacent buildings. These floor accommodate 3 generous 2 bed apartments and a dedicated circulation core with 2 lifts. One firefighting and one general use.

All windows look outwards the North, West and South and no windows overlook the adjacent Britons Protection beer garden so privacy is maintained.



7.0 Layout

Typical Floor (6-9,14-17,22-25)

All of the upper floors are repeated throughout, at every four levels, the external windows and ventilation grilles shift to create a dynamic and interesting facade.



7.0 Layout

Roof

The roof level is dedicated to M&E equipment and PV panels for renewable energy.



7.0 Layout

Indicative Apartment Visuals



7.0 Layout

Indicative Apartment Visuals



8.0 Scale and Massing

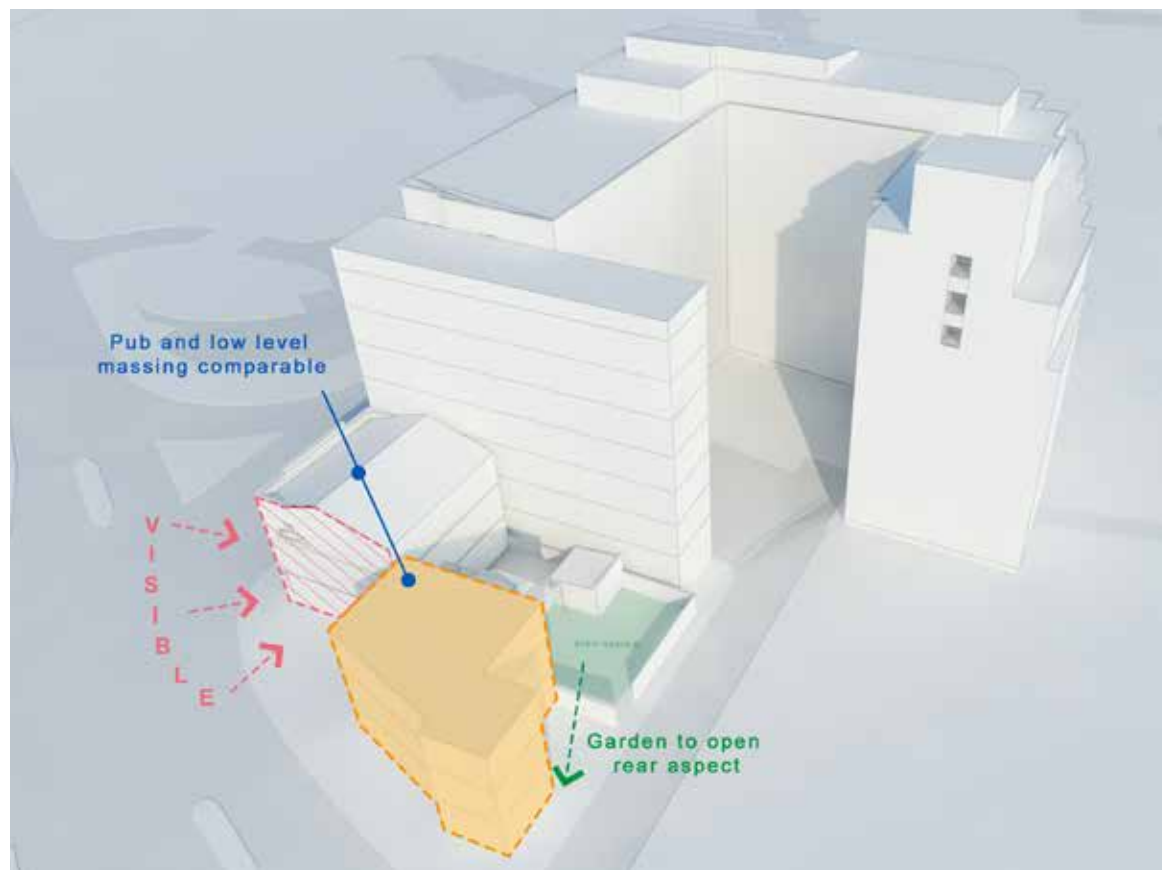
8.0 Scale and Massing

Overview

The building occupies a small footprint which has a straight edge to the Britons Protection, and a longer curved face towards Albion Street and a shorter straight edge to Trumpet Street.

The building scale and massing has been established as a very small footprint at the lower levels where it adjoins the public house ensuring the pub is visible from 2 directions, and with the main larger footprint building component starting above the 3rd floor and effectively above where the Britons Protection is seen.

This scale at ground and the 2 levels above where the building will be perceived 'in view' with the existing public house, is very slight, and the taller and wider element of the building mass 'floats' above this level, and at the height of the pub's roof.



Lower Levels



Upper Levels

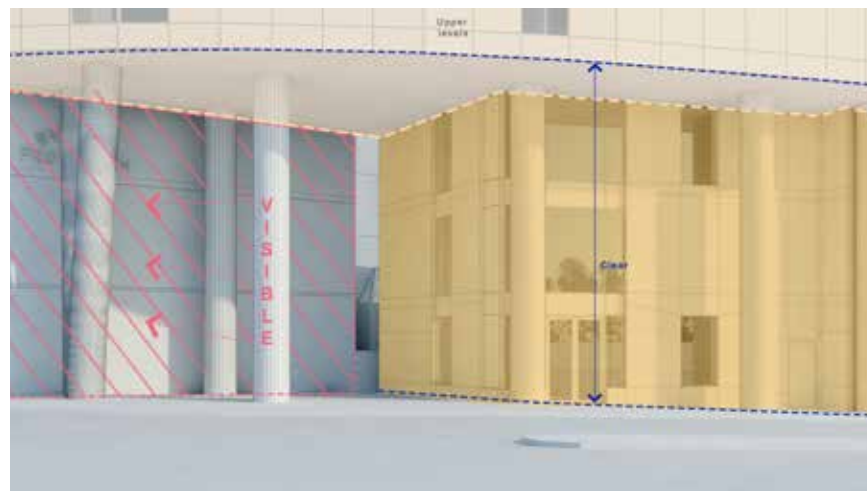
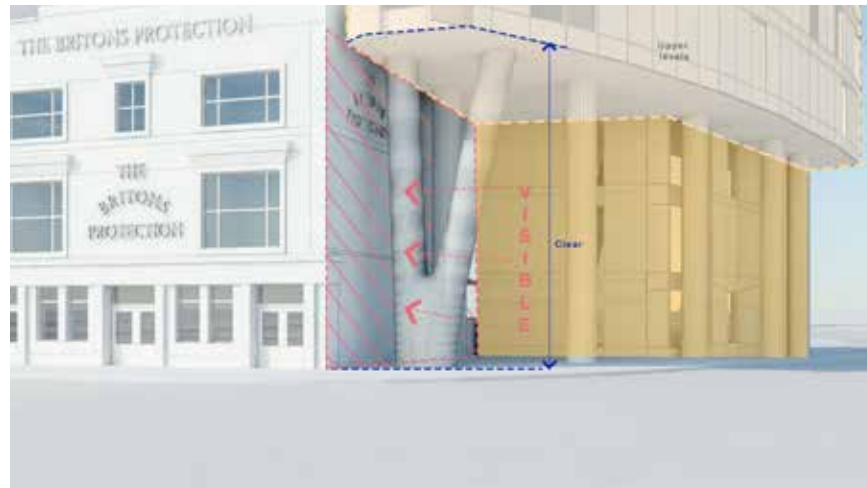
8.0 Scale and Massing

Illustrative View



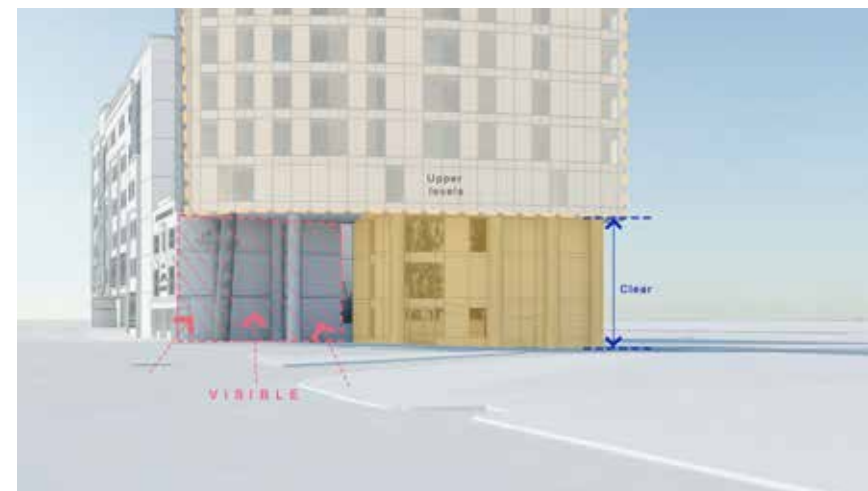
8.0 Scale and Massing

In this way, when near the building and when the pub is more prominent, the new massing is very slight and this leaves the public house visible in its own right with greater presence. In longer range views where one moves further away, where the public house is much less significant in the streetscene, the taller and slightly wider element above, is visible.



Short Range Views

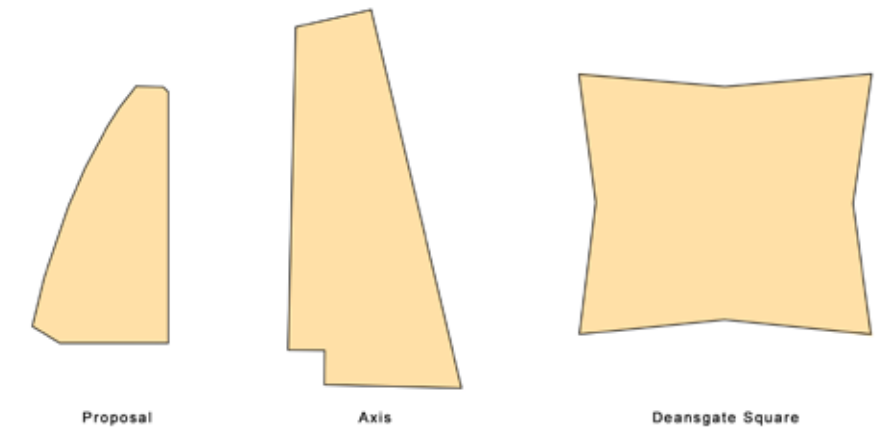
In this way, the scale and massing in close range views and at low level is diminutive whereas in longer range views and above the 3rd floor, above the pub level, the massing expands.



Long Range Views

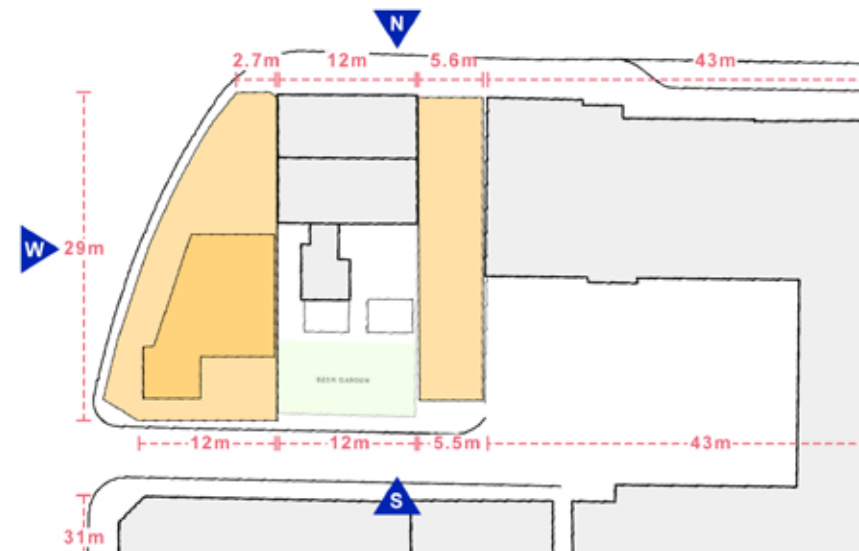
Regardless of this step in scale and massing between lower and upper levels, it is important to note that the larger upper floor footprint is still very small. It is the footprint of only 3 apartments and a circulation core, whereas usual apartment buildings are a minimum of 6 to 8 apartments.

For instance, if you were to compare Axis opposite which has 8 or 6 apartments depending on typical floor and one of the Renaker buildings at Deansgate Square which has 8 apartments per typical floor, the building is a very slender small scale footprint. As such the combination of this small footprint and height makes its scale and massing very delicate and slim, compared to any other taller buildings either consented or built around it, reiterating that reduction in scale on this site.

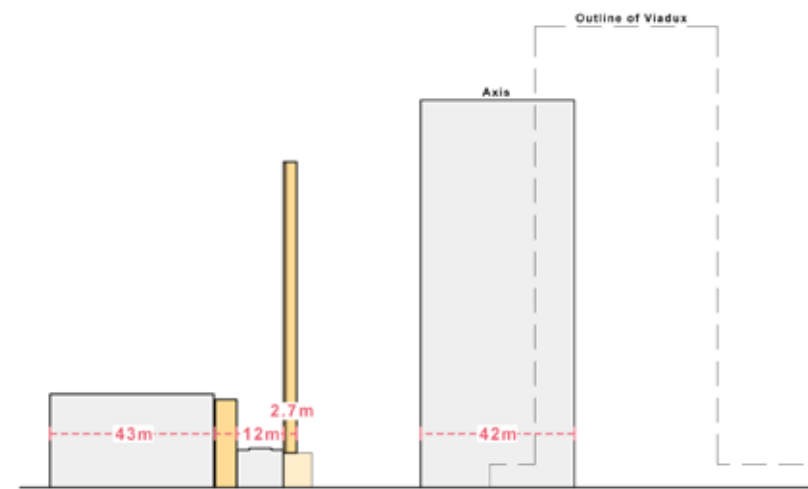


8.0 Scale and Massing

A further consideration in relation to the scale and massing proposed relates to the way the building is perceived, depending on how it is approached.

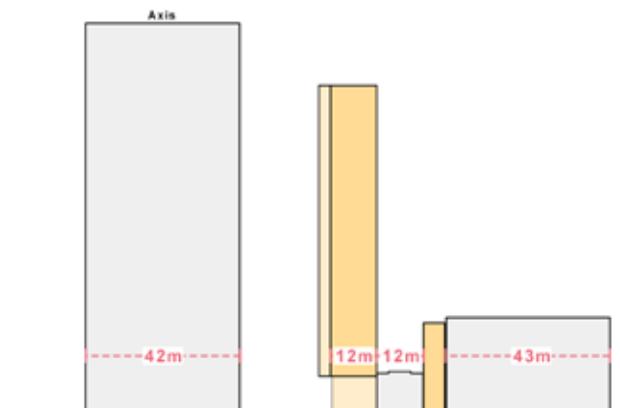


Plan



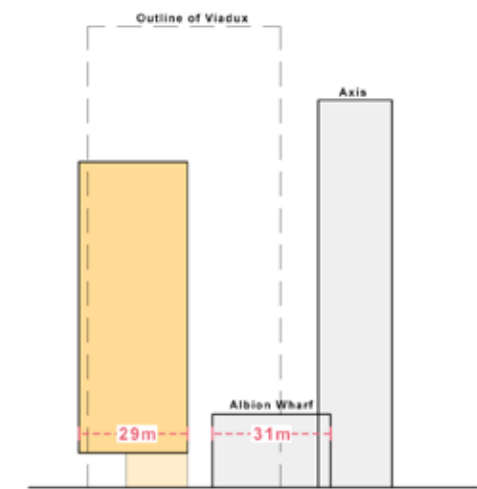
Northern View

In the view/elevation where the public house main facade is prominent, and the wide Jurys Inn Hotel is also in view, the building and the site, narrows to a point. Looking from the North, the Jurys Inn is 43m wide, the Britons Protection frontage is 12m wide, and here the building width adjacent to the pub frontage is 2.7m wide. So where you perceive the pub main prominent white façade in view, you see very limited building width of the proposal. This clearly diminishes the apparent scale and massing.



Southern View

When considering the view from the South (its worth noting that this massing is screened by adjacent buildings until one moves some distance away) is also very narrow with the width of the proposed building being 12m wide compared to the pub at 12m wide and Axis for example at 42.2m wide.



Western View

The widest outward facing aspect of the site and hence the proposed building is to the West (noting that the lower levels are narrow and it is only at the upper floors above the pub level that are wider) is one where the Britons Protection is not prominent at all. Here the gable wall of the pub was historically screened by buildings. At this aspect the building is 29m wide, which is only the width of the site, and also this is only the same width as the Jurys Inn site, and interestingly the same width as Albion Wharf. As such the building width in this view is in keeping with the scale/width of the surrounding buildings.

8.0 Scale and Massing

Returning to the lower floors, the relationship to the public house and the new building has been set out in this and other parts of this D and A.

However, there have been several comments about the beer garden to the rear. It cannot be ignored that this pub garden (arguably more of a yard than a 'garden') is already enclosed by a substantial building to the East, to immediate neighbours to the South that are only 7.4m away, and by whatever development may take place on the 'Tower' site we are referring to here.

By far the most prominent proximity and that which affect daylight more in this 'garden', is the south facing aspect. In this respect we are not changing that aspect at all.

We do recognise we are building to the East and West boundaries, however the change in proximity to the East (covered separately) is by a building of similar scale to what is there now, and only moving 5m from where it is now, and provides visual screening and improved privacy to the 'garden', is not a significant change.

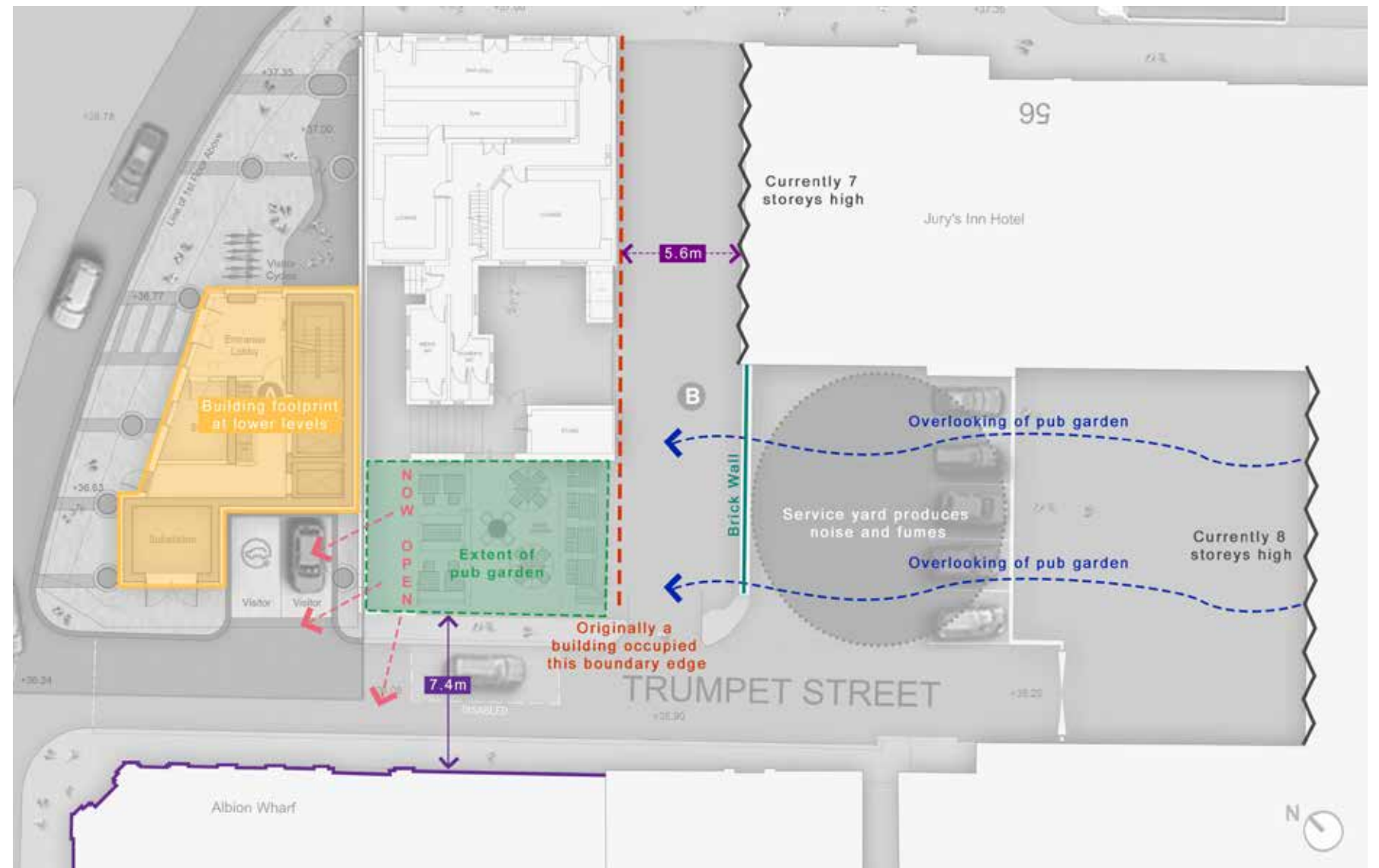
It arguably is already enclosed (and overlooked to the East) and we believe the enclosure we are offering simply provides greater privacy.

To the West this 'garden' is being framed by the new 'Tower'.

We do not perceive (and this statement is supported by the daylight report) that the massing to the East is a problem, and to the West, whilst it is recognised that there is no building there, historically and only 30 years ago, a building lined this boundary and any new building of any scale (say the Jurys Inn height) would enclose this space.

However, to alleviate the perceived impacts on the 'garden' we have modified the scheme. In the same way we have minimised the ground floor and 2 floors above, to allow the public house to be visible, we have removed the proposed rear flank wall that faced the beer garden, and could be argued to 'enclose it' and now left this area open over 3 storeys, so this feeling of enclosure is minimised.

This adjustment to the scale and massing at this lower level will create a more open aspect on this western edge of the public house site and should open up views looking West. These would be lost should even a modest scheme be delivered along this boundary.



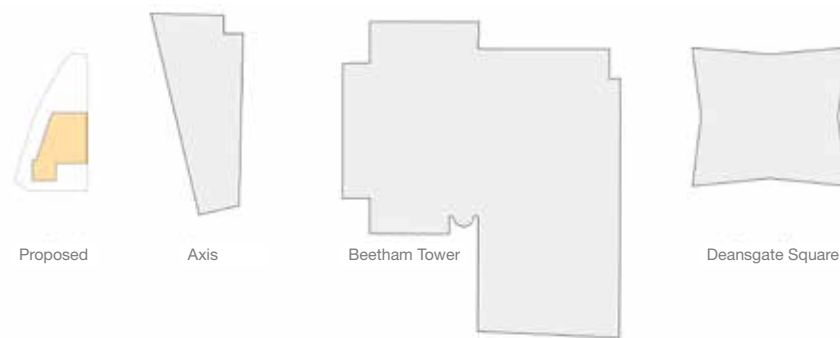
8.0 Scale and Massing

We have discussed a lot about the relationship of the pub, but the relationship of scale and massing, whilst it needs to recognise the pub as its immediate neighbour, needs to also recognise the surrounding wider context, and respond to that.

The scale and massing of the Jurys Inn which sits very prominently next to the site is a significant mass. Albion Wharf is a large footprint, and slightly further away, the Hacienda, Manchester Central and The Bridgewater Hall and Axis are all much larger footprints and vary in heights but are very different from that of the public house.

It is fair to say that the Britons Protection is perhaps the odd one out in scale, and massing, even compared to other historic buildings nearby, and as a result, our relationship with it is one that should bridge the gap between it and the wider context, and clearly the wider context is all much larger than the existing public house.

In that respect there is already a precedent (not immediately adjacent that is recognised) of large scale buildings sitting nearby to the lower scale public house, which is part of what provides interest and contrast in a city centre streetscene.



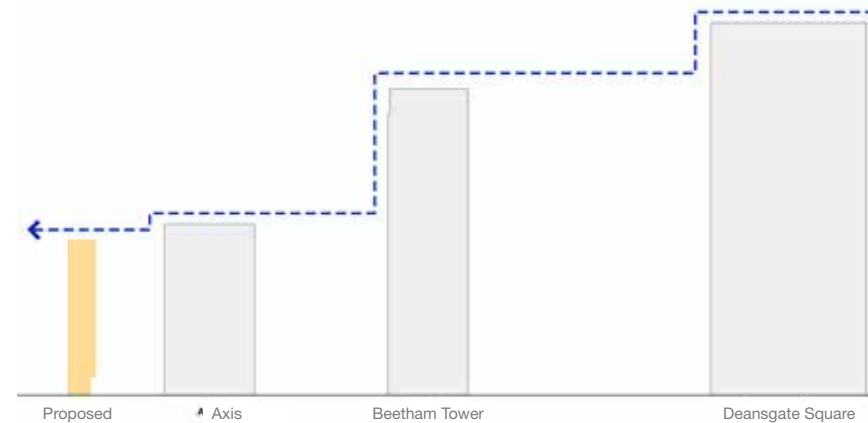
Comparison of Nearby Building Footprints

In terms of the scale and massing itself. Clearly a very small footprint and a tall building results in a very slender building.

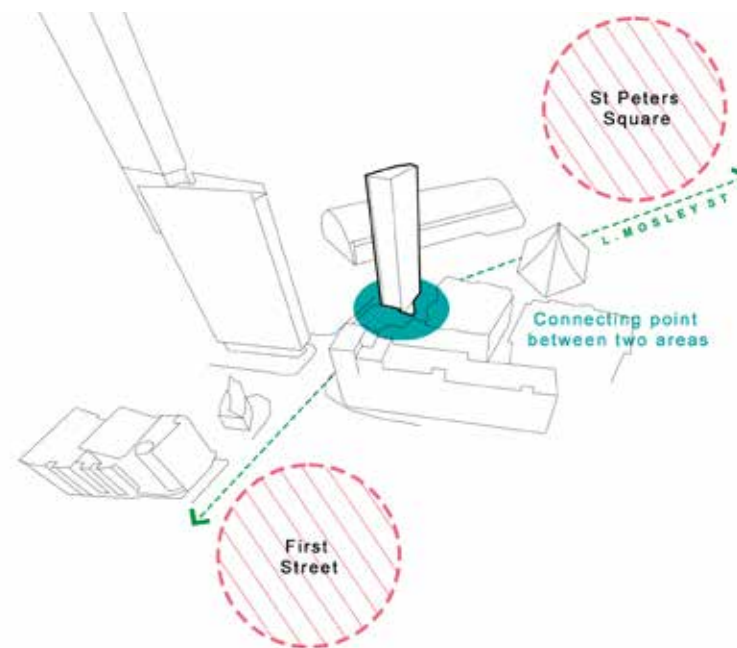
As already mentioned most of the scale and mass occurs above normal pedestrian eye level, but nevertheless, it is by its nature elegant and slender, and whilst 'tall' in comparison to its immediate neighbour, it is not tall in relation to the wider cluster of tall buildings, or bulky in any way compared to the mass of the Jurys Inn for instance.

When compared in pure height terms, the proposal is close on half the height

of the Deansgate Square towers, and below the height of all the approved tall buildings in close proximity. It can clearly be seen to be stepping down as one moves away from the tall building cluster to the west and south of the site, and acting as a transition in scale and footprint from the larger blocks to the south and west.



However that's not to say the building scale and massing should be diminutive. The approach of this building needs to respond to its context (which it does – both large and small context) but it is also a slender marker on the eastern edge of the tall building cluster, that serves to direct users of the city centre travelling north and south between First Street and the traditional city core of St Peter's Square, and Lower Mosley Street.



The elegant slender side when looking down Lower Mosley Street and from St Peter's Square, acts as a marker on this route in and out of the city centre, and thus its scale and massing serves a wider city role in orientating and directing people through the city, and marking with a slender footprint, a change in scale.

The relationship with the public house is a local 'immediate' relationship, not a wider city one, and the building does both by responding in scale and massing at a human level when approaching the public house, and at the same time in a wider one, at the upper floors marking this important point on the journey north south and east west across the city.

8.1 The Britons Protection Pub Garden

Overview

As one can see the beer garden is located at the rear of the site, immediately adjoining Trumpet Street (a quiet service road/cul de sac).

It is already an enclosed space by virtue of the white painted walls surrounding it, but more importantly the large red brick buildings that wrap around it seen in the photos. Many of these overlook the garden reducing its privacy.

The main seating area/outside area is at the far end of the site, and is only 7.2 metres deep, with its widest aspect open to Trumpet Street. It has a mixture of seating and several covered areas. The beer garden itself is wide to the rear boundary (12m) and not particularly deep (7m).



This will mean any proposed framing around its edges will have limited impact (bar improving the sense of enclosure) on the main open aspect (which it receives direct sunlight from) is to the south where the space is wide, and untouched by this proposal.

That southern aspect is already partially enclosed by the 4-5 storey buildings that sit opposite it on Trumpet Street. No changes are being proposed to the southern aspect which is where the 'openness' is currently felt - see view looking out below.



View Looking South

To the West of the garden is Site A, proposed for a slender tower, and beyond this site is Albion Street, a busy main road into the city. Hence this western edge will almost certainly suffer from traffic noise, but when a new building is built here, this completed western edge will improve the tranquillity of the beer garden, buffered from the roadway beyond.

As a result of changes since the public consultation, the proposed new built form that sits alongside the garden, on this western edge, only constructs an element of solid wall for 2.2m of the length of the 7.2m deep beer garden.

So this western edge will only have any 'human level' enclosure for 30% of its length and the western aspect towards Trumpet Street is now 'opened up for views out' as we have relocated the accommodation from there towards Albion Street.

This mean the beer garden will not feel 'enclosed' or cramped along this currently open western edge, and views will now be possible outwards towards the West.



8.1 The Britons Protection Pub Garden

What should also be considered is that historically there was a 3 to 4 storey building along this western edge which would have completely enclosed the beer garden on this side. To assist in illustrating the benefits/improvements from a continuous wall along the boundary, the following 4 images identify the changing aspect from the historic gable to our revised proposals, and what would be seen from the beer garden.

View from beer garden, to the west within the following scenarios.



1. Historic gable wall sat until late 1980s - see aerial photo on the next page



2. As existing (Viadux being built)



3. The proposed scheme prior to public consultation



4. The proposed scheme post public consultation

8.1 The Britons Protection Pub Garden

It is worth noting that until the late 1980s (it is clear the building was there until at least then as the photo below shows) there was a building party wall along the pubs western boundary that would have blocked this view we are now leaving open – see following photo.



Aerial View - Taken in 1939

In a similar manner, on the pub gardens eastern edge, where we are proposing a new building, there was also an existing similar scale block to that on the Western edge, which would have completely enclosed the beer garden. So whilst the current sites each side are open, the historical nature of the pub beer garden was one that was enclosed on both sides. Therefore we are returning the pub and its garden to its historical setting. Refer to aerial photo and photo below from 1970.



Street View - Taken in 1970

When considering the impact of the new building that will sit to the east of the pub garden, setting aside that historically there was a building there enclosing it, it is worth noting that this 'empty site' is only 5m wide. On the far edge of that empty site sits the Jurys Inn hotel which reaches 7 storeys. Thus the existing garden and pub already has almost immediately adjacent a 7 storey building. Beyond that, the hotel rises to 8 storeys, and includes at low level, its service yard and parking and looking back at the pub garden are a significant number of bedroom windows that overlook the pub garden – refer to the photo below.



So to the beer gardens eastern edge, it currently has a large 8 storey building, has noise and disruption from the hotel servicing and has bedroom windows overlooking the space.

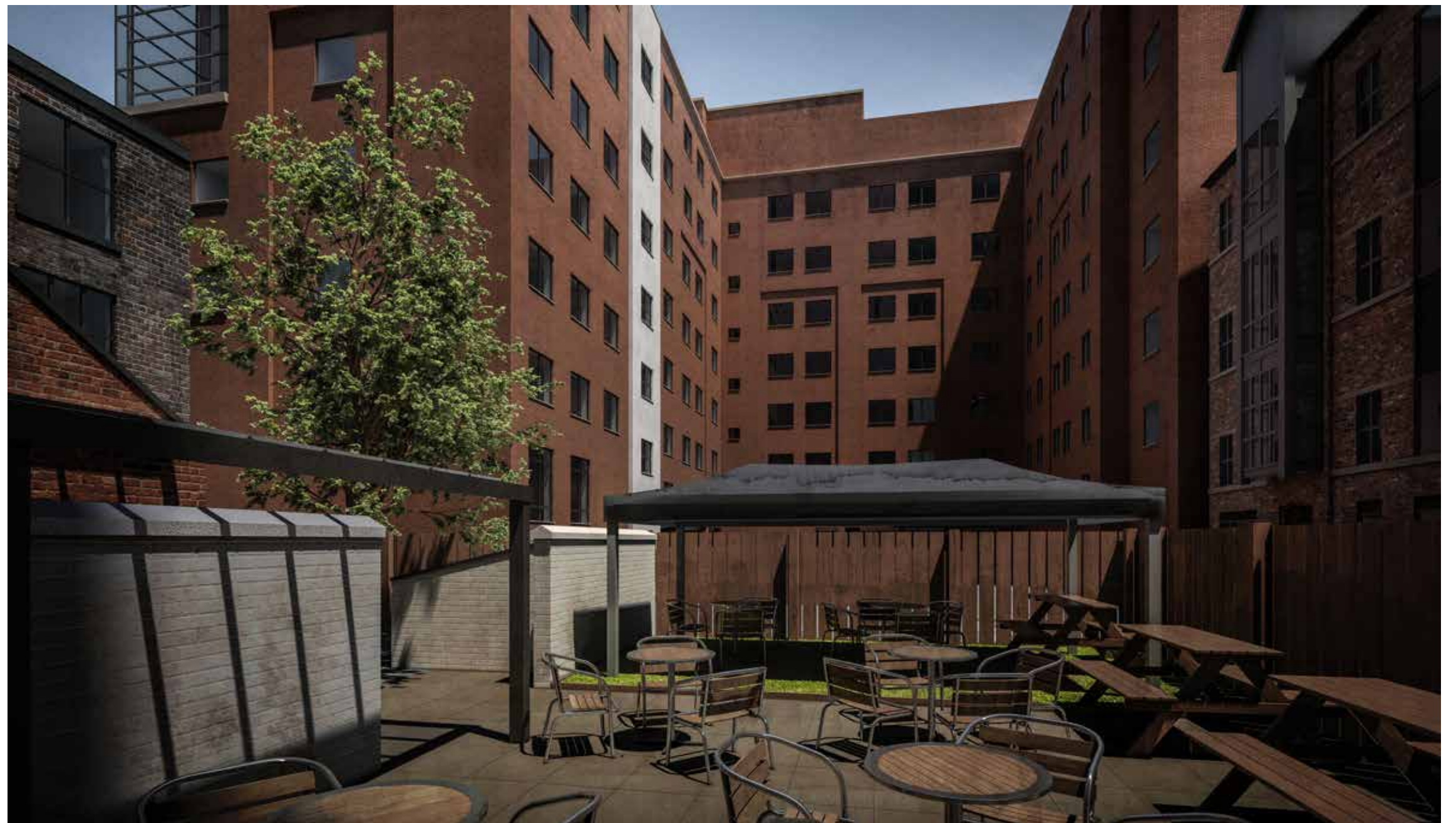
One would find it difficult to argue that if that was what was being proposed along the pub gardens edge, then it would be very unpopular and undesirable as a boundary treatment – and by inserting the historic enclosure of a building back on this eastern boundary edge, we take those issues away.

8.1 The Britons Protection Pub Garden

Therefore to mitigate the noise and fumes from the hotel parking and servicing, and to prevent overlooking from the existing hotel windows, what is being proposed is a screen wall that will assist in enclosing the space. This will be in a high quality terracotta façade, and this new boundary will significantly reduce, or eliminate noise and fumes from the service area and parking as well as prevent any overlooking from the hotel window.

What is also proposed since the public consultation, is adding a Mural to the wall, highly visible from the pub garden, which more appropriately commemorates the Peterloo massacre (refer to later section).

See the following images.



View from Existing Pub Garden

8.1 The Britons Protection Pub Garden



View from Historic 1970s Building Party Wall in Place

8.1 The Britons Protection Pub Garden



How the pub garden could look with the proposed building and indicative mural in place

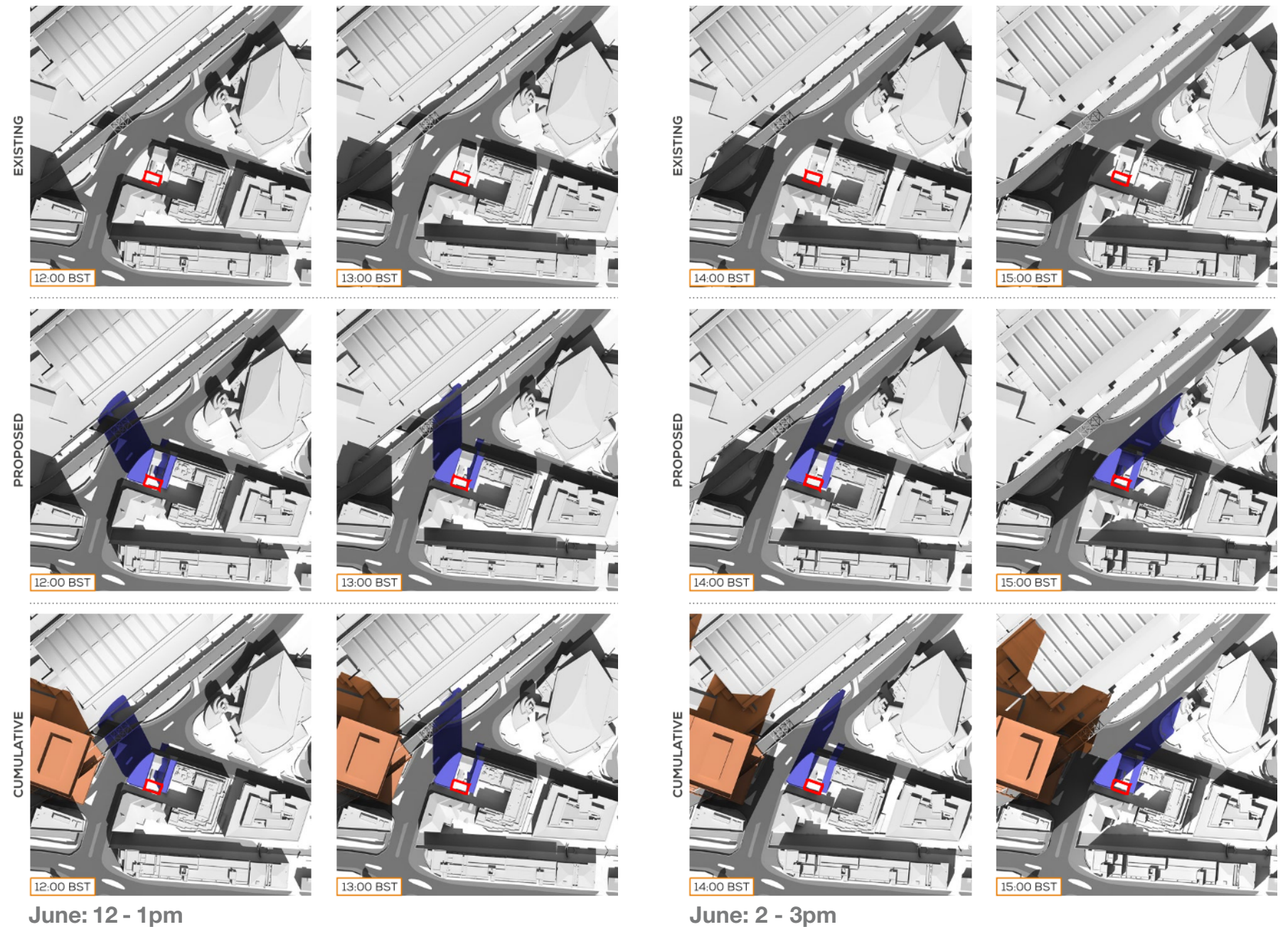
8.1 The Britons Protection Pub Garden

Having reviewed the impacts compared to the historical enclosure of the space and the benefits re-enclosing the space can bring, if we can now assess the key issue of daylight impacts (covered separately in another report by GIA). Rather than delving into the details, which is in the GIA study, can we look at the real impacts.

Despite the enclosure of the space being proposed, the daylight assessment doesn't show an unacceptable reduction in daylight levels in the garden. In the summer the change is deemed to be almost imperceptible, which is the key time of year the beer garden gets used for outdoor seating and enjoyment.

There is a (not valid) view that we will affect the western daylight/sunlight impacts. However we have run our study with the consented Viadux scheme as it is proposed (and currently being built) and that new building will affect the beer garden. The study work we have undertaken, illustrates that with our scheme in place, it does not make the impacts of Viadux any worse. That meaning the new building we propose on site A will not impact the beer garden from a daylight/sunlight impact, beyond that post the completion of Viadux.

Therefore if the impacts that would affect the garden on the western boundary are already present, then there is a benefit (both historically and from surrounding impacts of traffic) to reverting to a high quality façade enclosing this beer garden.



8.1 The Britons Protection Pub Garden

Already mentioned are the proposed changes that have stemmed from listening at the public consultation. This involves the reduction of flank wall along the pub garden edge (already mentioned) but also to suggest a new significant mural, seen from the beer garden. This can complement the existing painting within the pub.

This can successfully flank the eastern wall and can commemorate the Peterloo sacrifice, and can be visible from the pub garden.

Currently there is some writing on a wall externally and some posters on a wall below the tent structure, and we believe a more permanent high quality piece of artwork outside flanking the eastern edge, can better recognise the pubs place in history, and enhance the experience within the beer garden.



Existing Murals and Descriptive Text

The plan below suggests a potential location and size of mural that could be commissioned by a local artist.

The mural could reinforce the pub as a more significant local landmark in the City with a representation in the same way Guernica is recognised worldwide as a major artwork of significance in history.



Site B - West Elevation



'Guernica' by Pablo Picasso

A further on consideration which we would welcome exploring with the pub owners is the colour of the walls around the pub garden. The pub already recognises that painting the walls white brightens the space, and as such we could explore that rather than a red terracotta, perhaps a light off white terracotta tile could be used at the lower levels facing the garden to further brighten the space above the current pub wall height.

The pub could also perhaps grow some green wall type trellis against this softening their garden even more and creating a more inviting space and a higher quality pub garden within the City.

Our clients (who will be permanent neighbours in their offices in the Site B office accommodation) have attempted to engage with the pub owners seeking ways in which the garden can be improved in addition to our proposed changes, and we welcome that dialogue expanding and continuing.



Illustrative View from Pub Garden

9.0 Appearance

The appearance of the building has been designed in relation to its neighbours, historical references and its position within the city and the emerging buildings built and being built around it.

This area of the city is dominated by 'red' buildings. Albion Wharf, the Hacienda, and the Jurys Inn all in red brick sit adjacent. Slightly wider afield, the City Road Inn Pub, Manchester Central, adjacent rail viaducts, and the Great Northern Warehouse are again all in red brick.

Wider afield some significant buildings such as the Midland Hotel, the new buildings adjacent to the Great Northern are in terracotta, and the Bridgewater Hall and elements of Manchester Central utilise red sandstone.

The INNSIDE hotel at First Street utilises a red ceramic panel.

There are also many new contemporary buildings around the site such as the Beetham Tower, Deansgate Square towers, Axis and so on and these predominantly use significant areas of glass, and metal panels, in neutral tones.



The Beetham Tower: A combination of elegantly designed glazed curtain walling, moveable glass panels and steel.



The Midland Hotel: A combination of elegant to the upper level and a sculptured polished buff stone podium with wrought iron detailing



Manchester Central: A combination of old multi-brick with red sandstone base and a steel and glass vaulted structure.



Bridgewater Hall: A combination of metal panels with red sandstone punctured with steel and glass.

As such it was decided to keep the design simple in a way that complements and respects the surrounding materials and utilise a simple palette of 3 materials.

This approach was done in a way was split in two. Both vertically as well as east and west.

At ground level and the lower 3 floors where the building is seen in the context of the public house and other lower level red brick buildings, the predominant materials are red terracotta, with glazing.

However, at the upper floors where longer range views are seen, and the building relate more to the cluster of taller buildings around it, to use terracotta and glass panels, interspersed with perforated metallic panels.

Red terracotta which is durable and high quality is used for blank walls, and glazing for windows and 'look a like' panels, and a limited areas of perforated metallic panels for ventilation through the facades.

The appearance concentrates on the lower 3 levels in red terracotta, and glazing to complement the surrounding red brick buildings.



9.0 Appearance

9.0 Appearance

The upper levels that face outwards and follows the curve of Albion Street is fully glazed, with the full height opening windows, behind the perforated panels. The curved façade lends itself to the glazed frontage as these can be faceted to create the long sweeping curve.

This faces the direction of the newer more contemporary buildings and reflects those when looking towards the site.

The flank wall (facing East) to the pub was chosen to be in red brown terracotta to provide a high quality façade, and relate to the red brown brick of the pub, but importantly for wider townscape reasons, where views look from the East towards the Grade II* Listed Manchester Central, a red brown complimentary ‘wall’ is seen when looking towards these historic ‘red brown brick/stone/terracotta’ assets. This was an important design point which was discussed, accepted and agreed with Historic England.

The combination of these high quality materials, deliberately chosen for their historical reference and carefully positioned across the facades, create a high quality elegant façade, broken in scale and direction by the disposition of these materials.



9.0 Appearance

Proposed Materials

The palette of materials is described under the appearance section and comprises of a combination of glass and perforated metallic panels, and terracotta. These materials relate to the context and the historical as well as emerging materiality in and around the site.



Quality
Simplicity
Purity
Layered
Facade
Continuity of
Materials

9.0 Appearance - Elevations



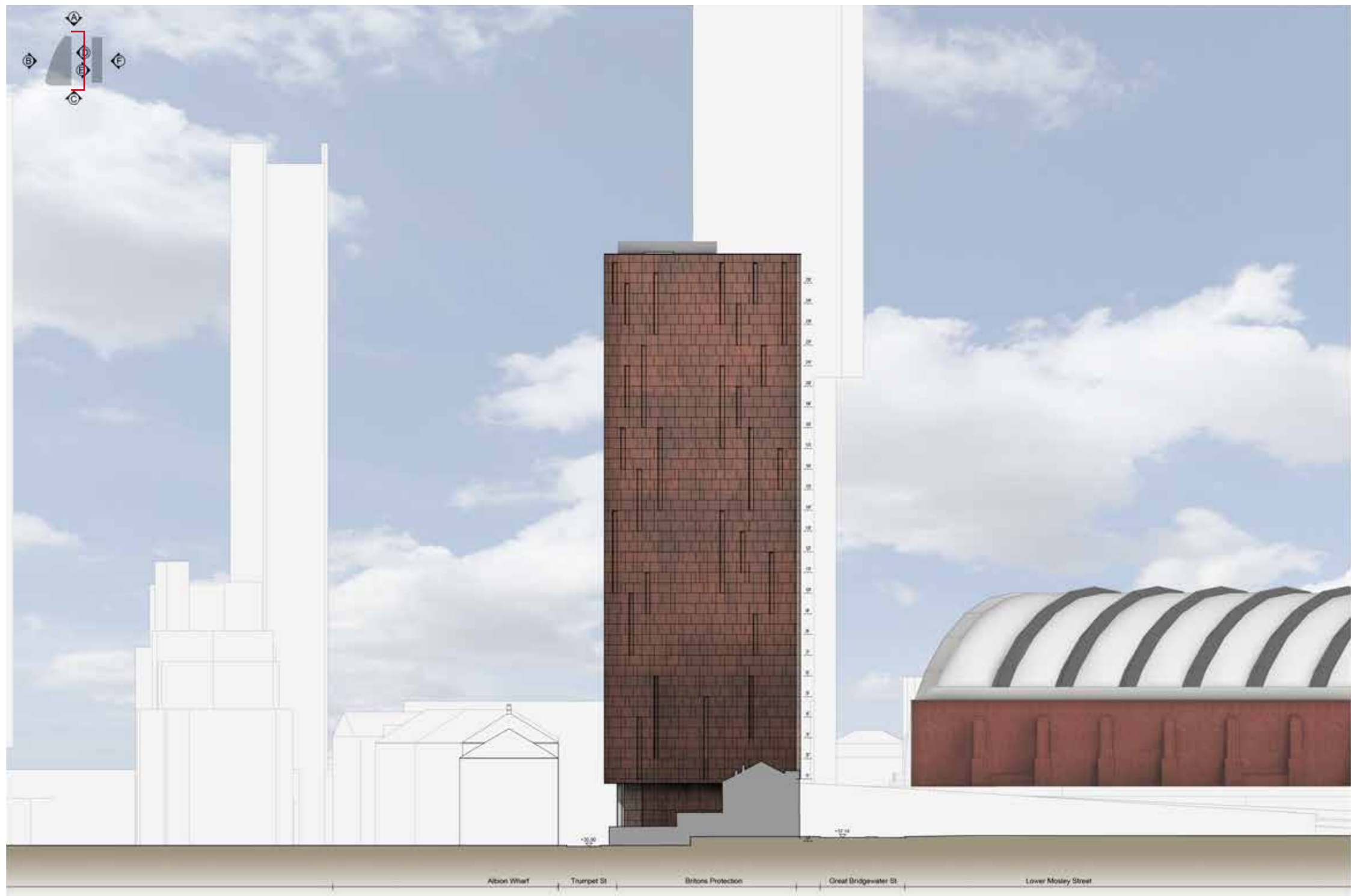
9.0 Appearance - Elevations



9.0 Appearance - Elevations

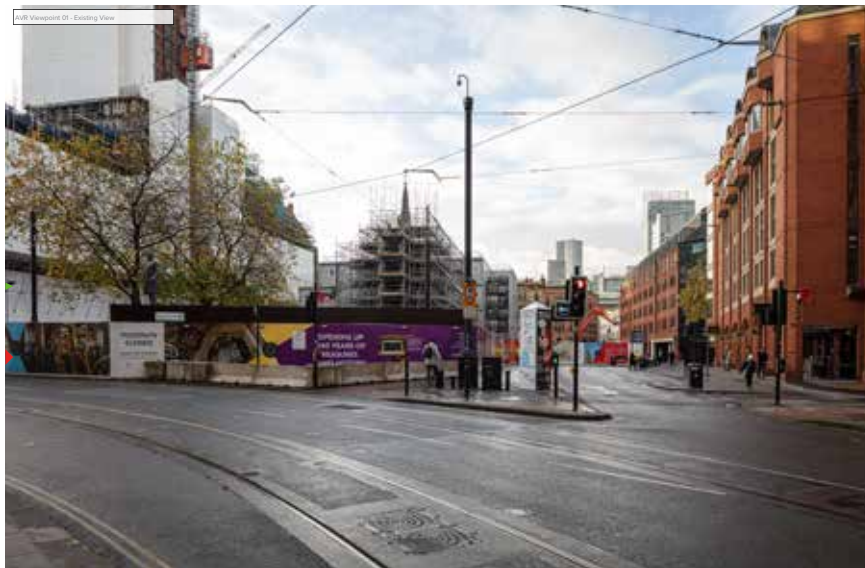


9.0 Appearance - Elevations



9.0 Appearance

Accurate Visual Representation (AVR)



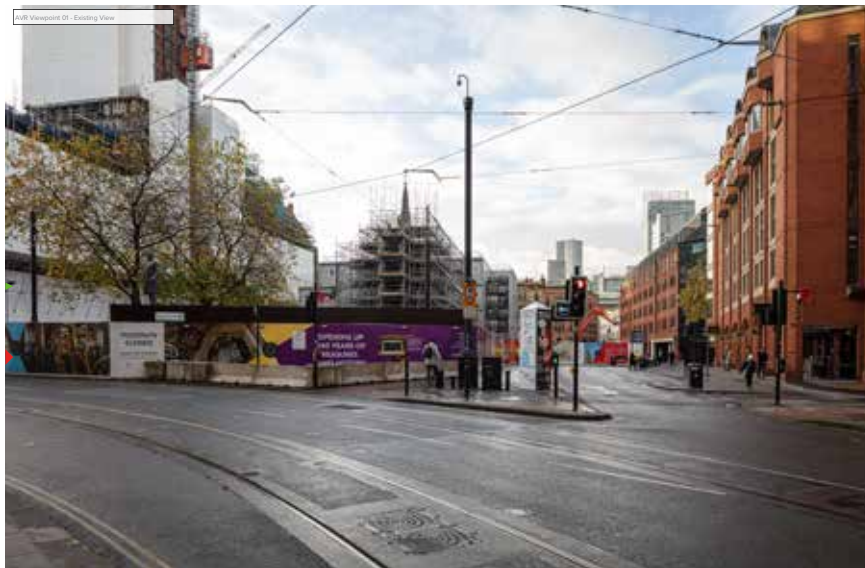
Existing View



View 1 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



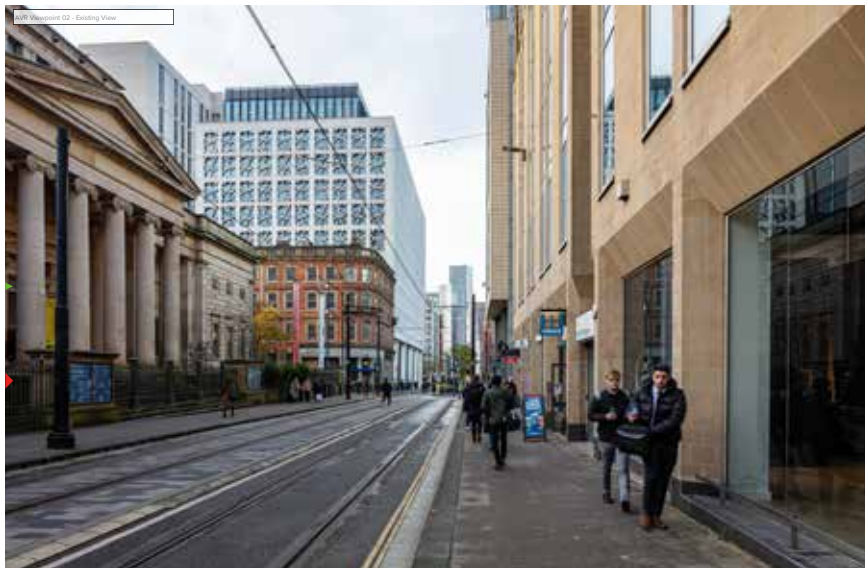
Existing View



View 1 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



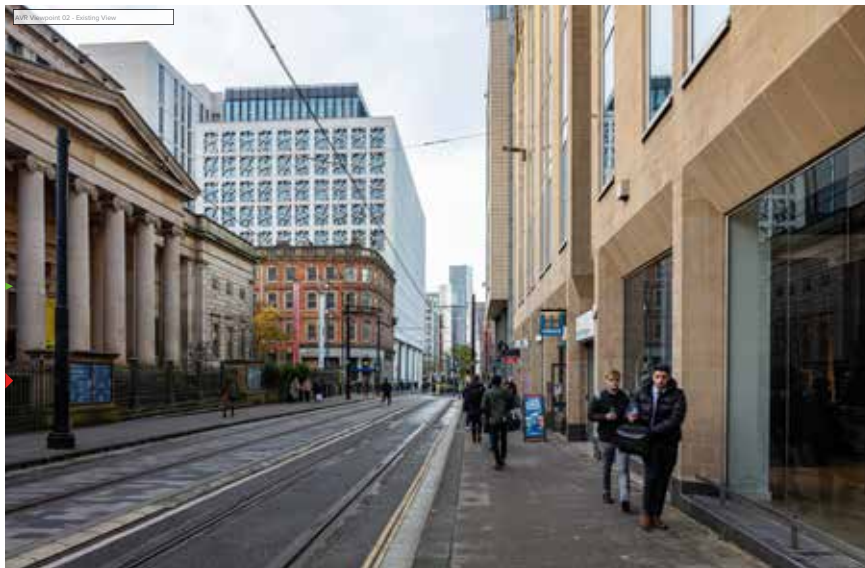
Existing View



View 2 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



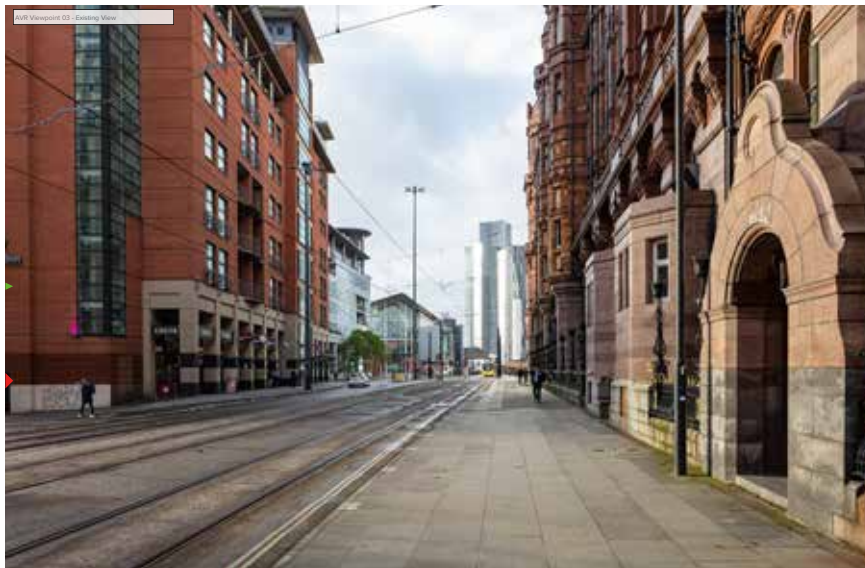
Existing View



View 2 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



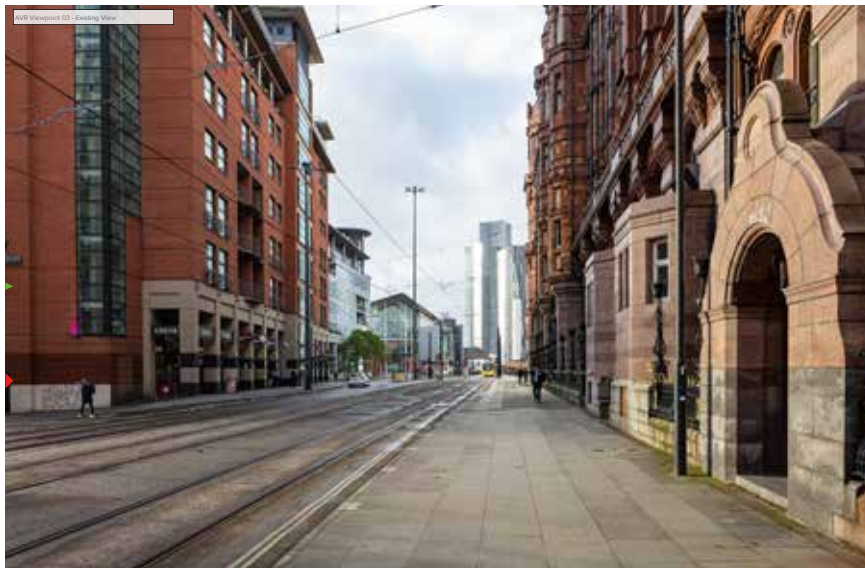
Existing View



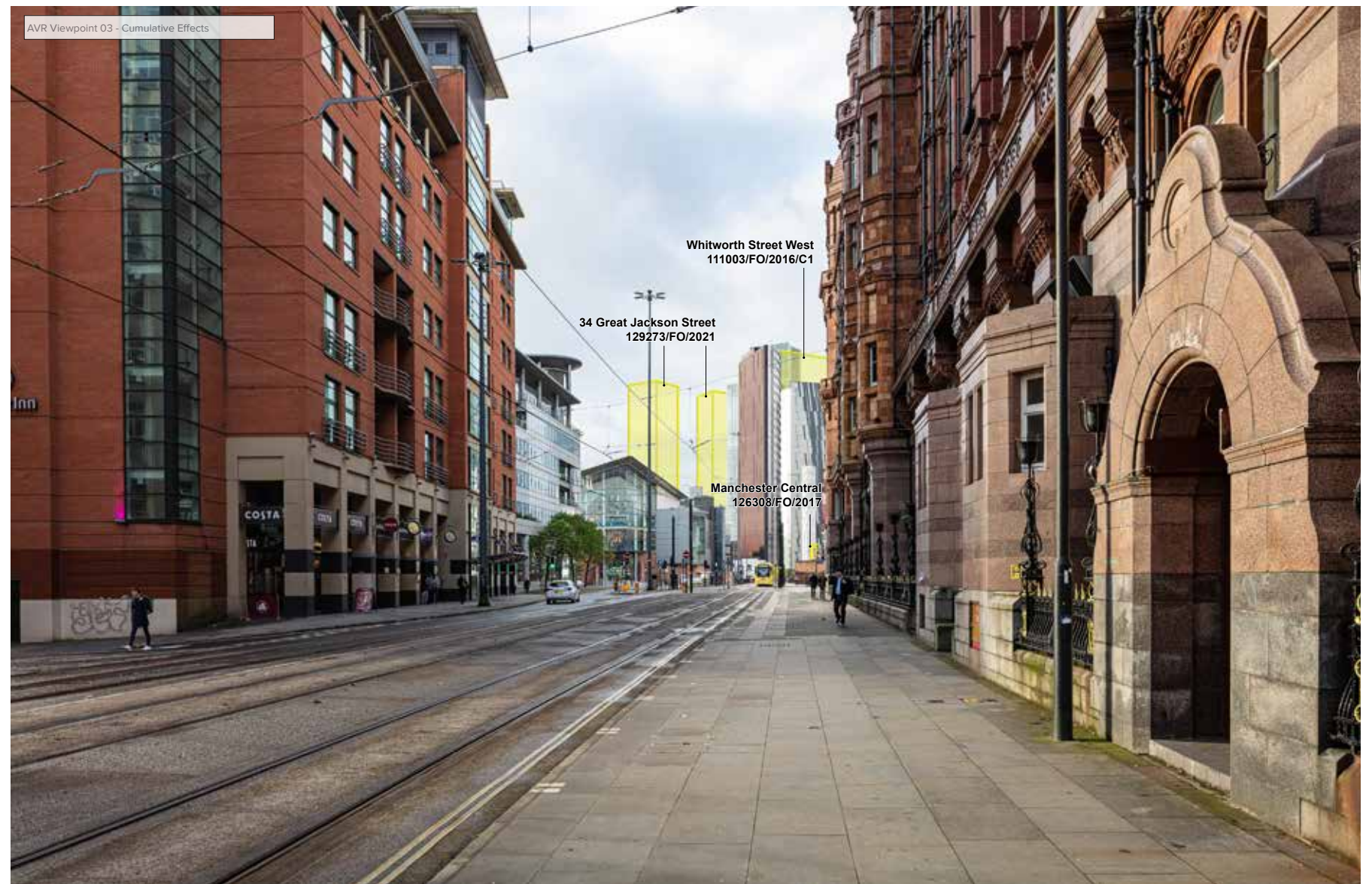
View 3 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



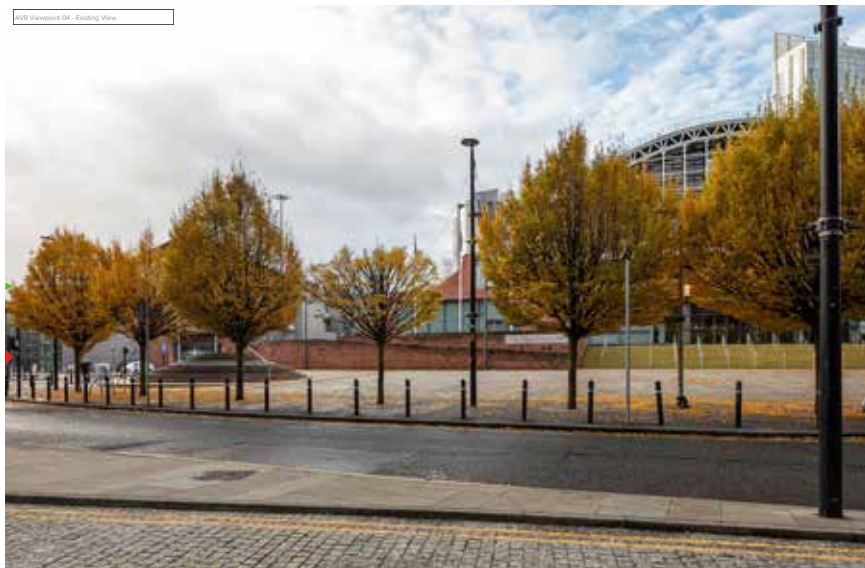
Existing View



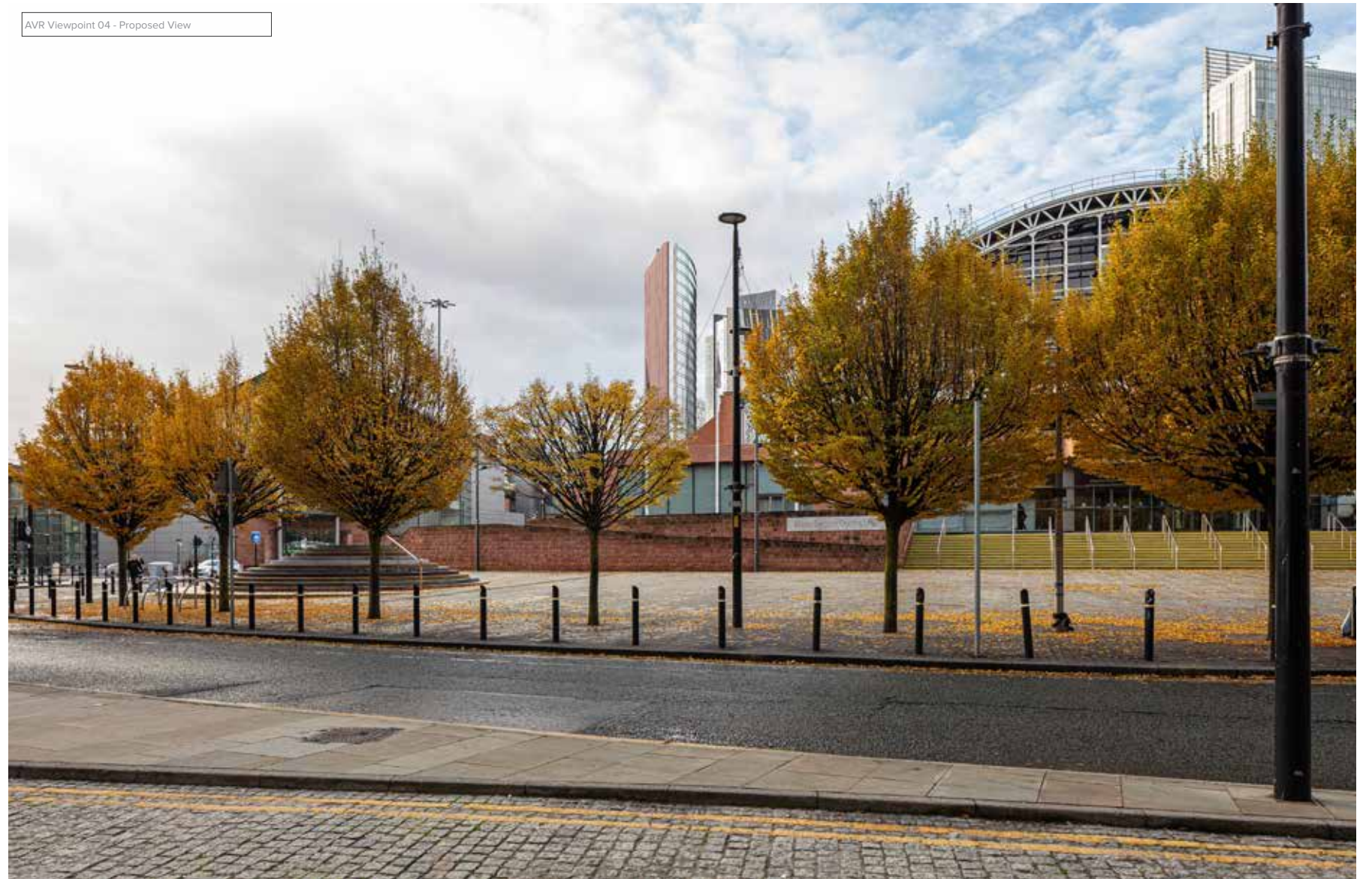
View 3 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



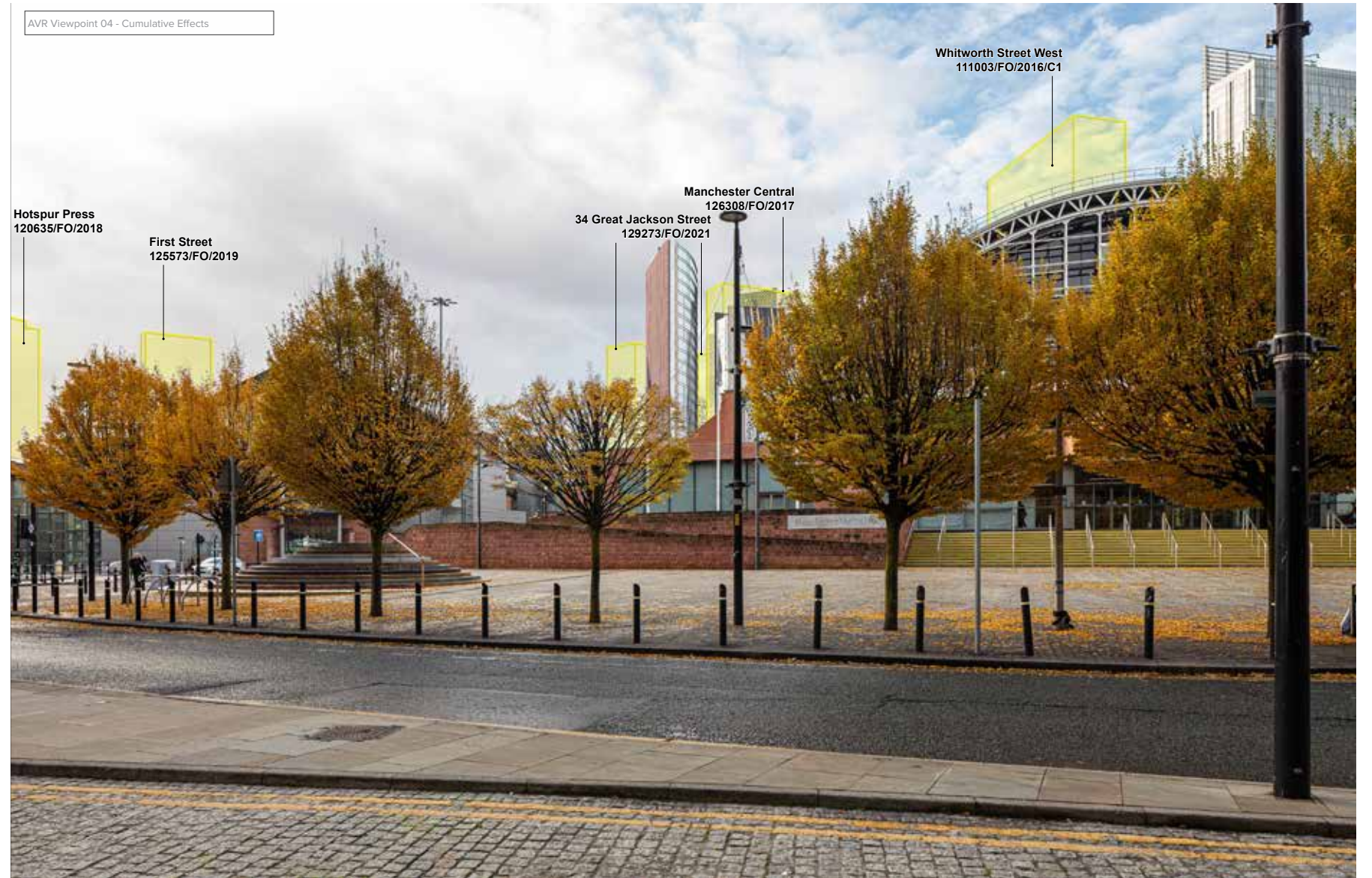
View 4 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



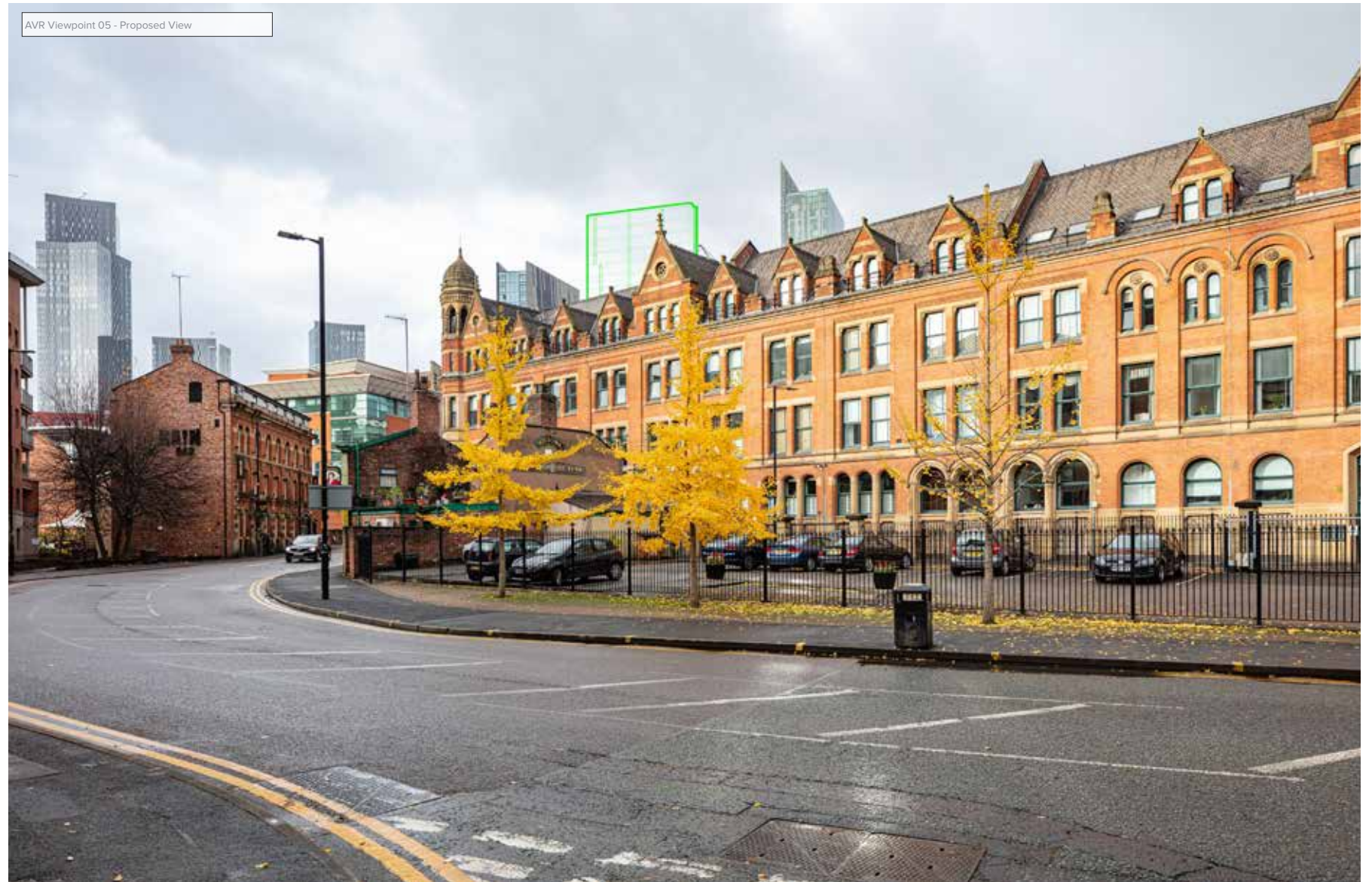
View 4 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 5 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 5 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



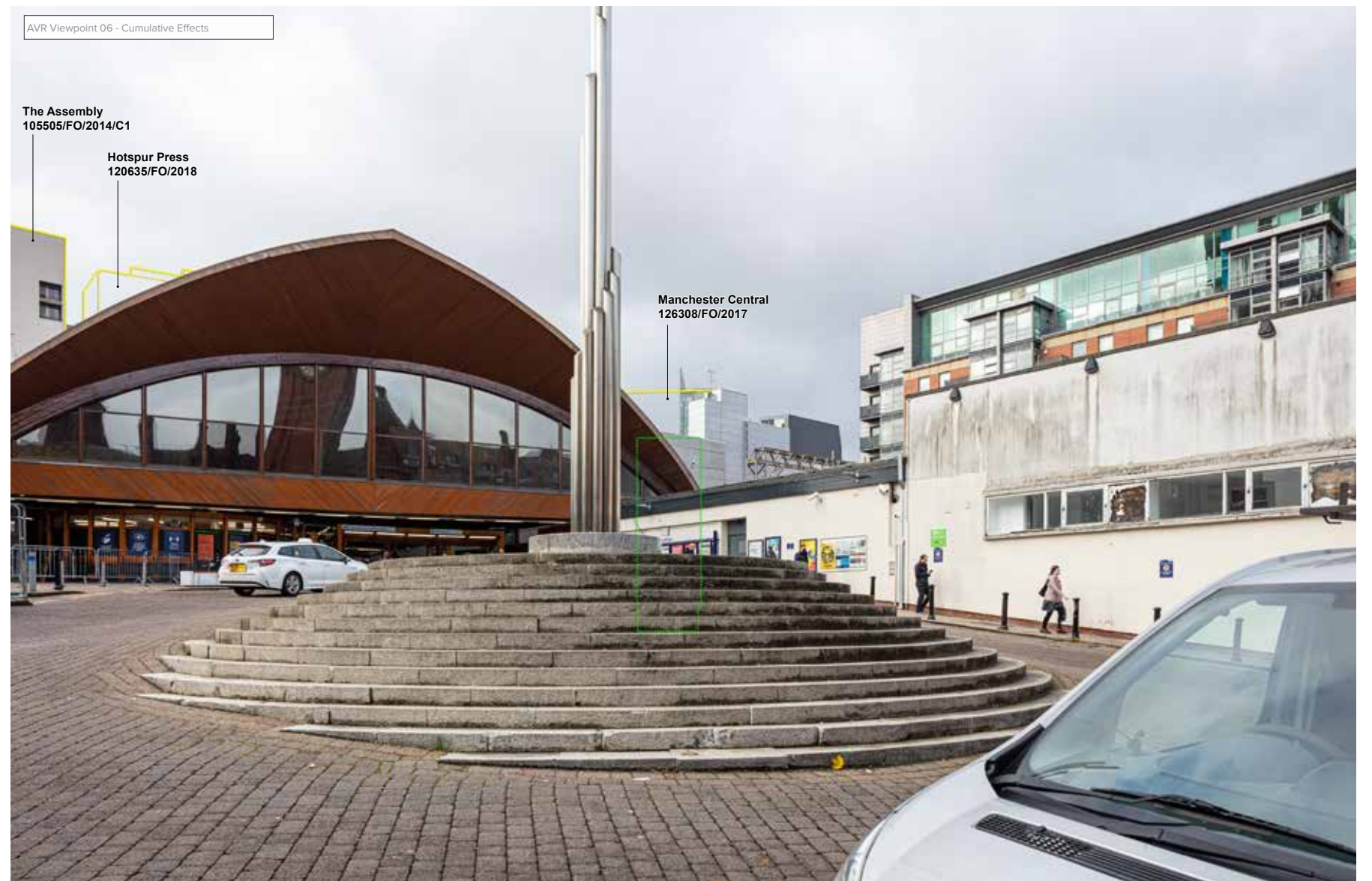
View 6 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 6 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 7 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 7 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



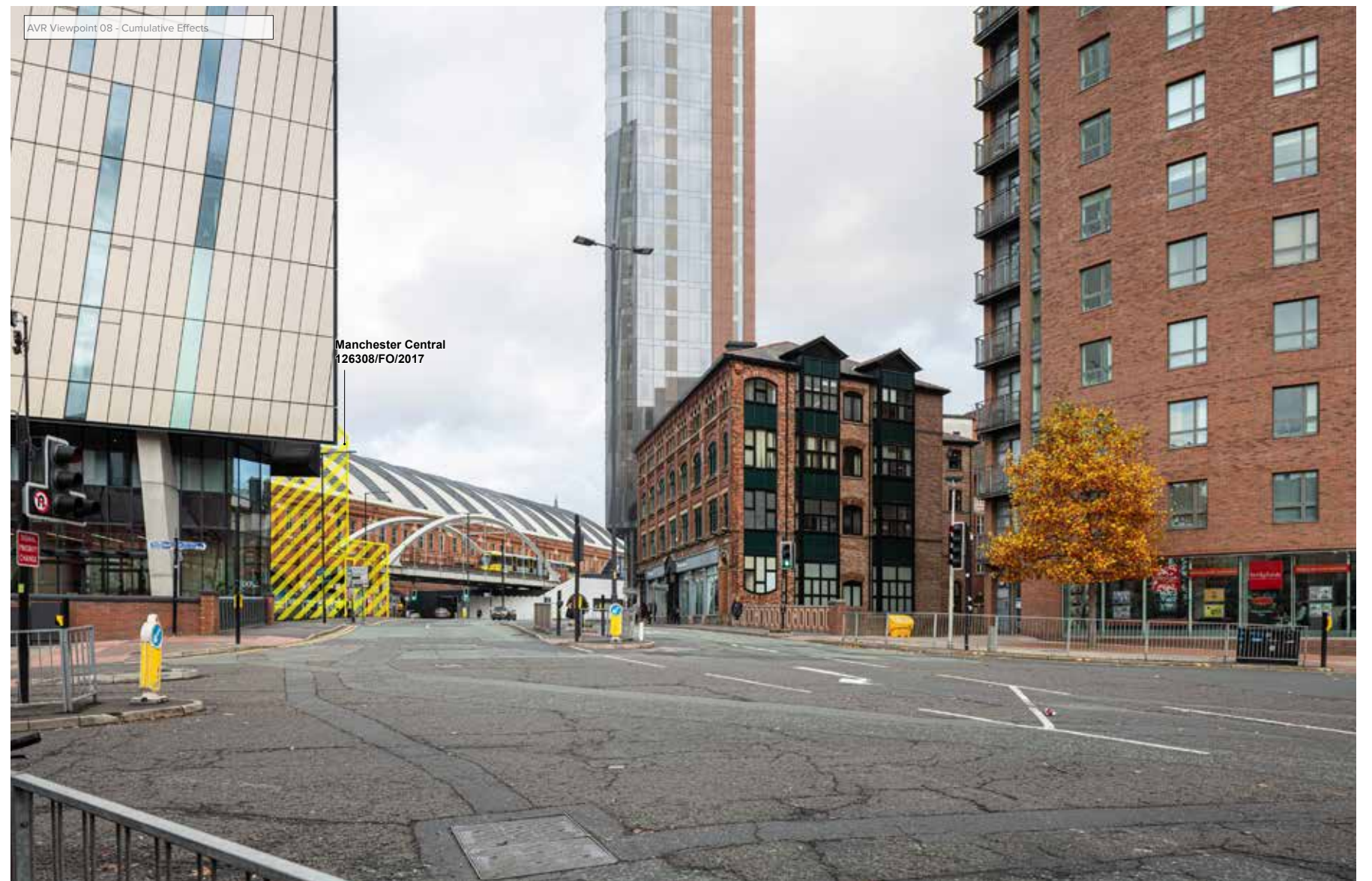
View 8 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 8 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



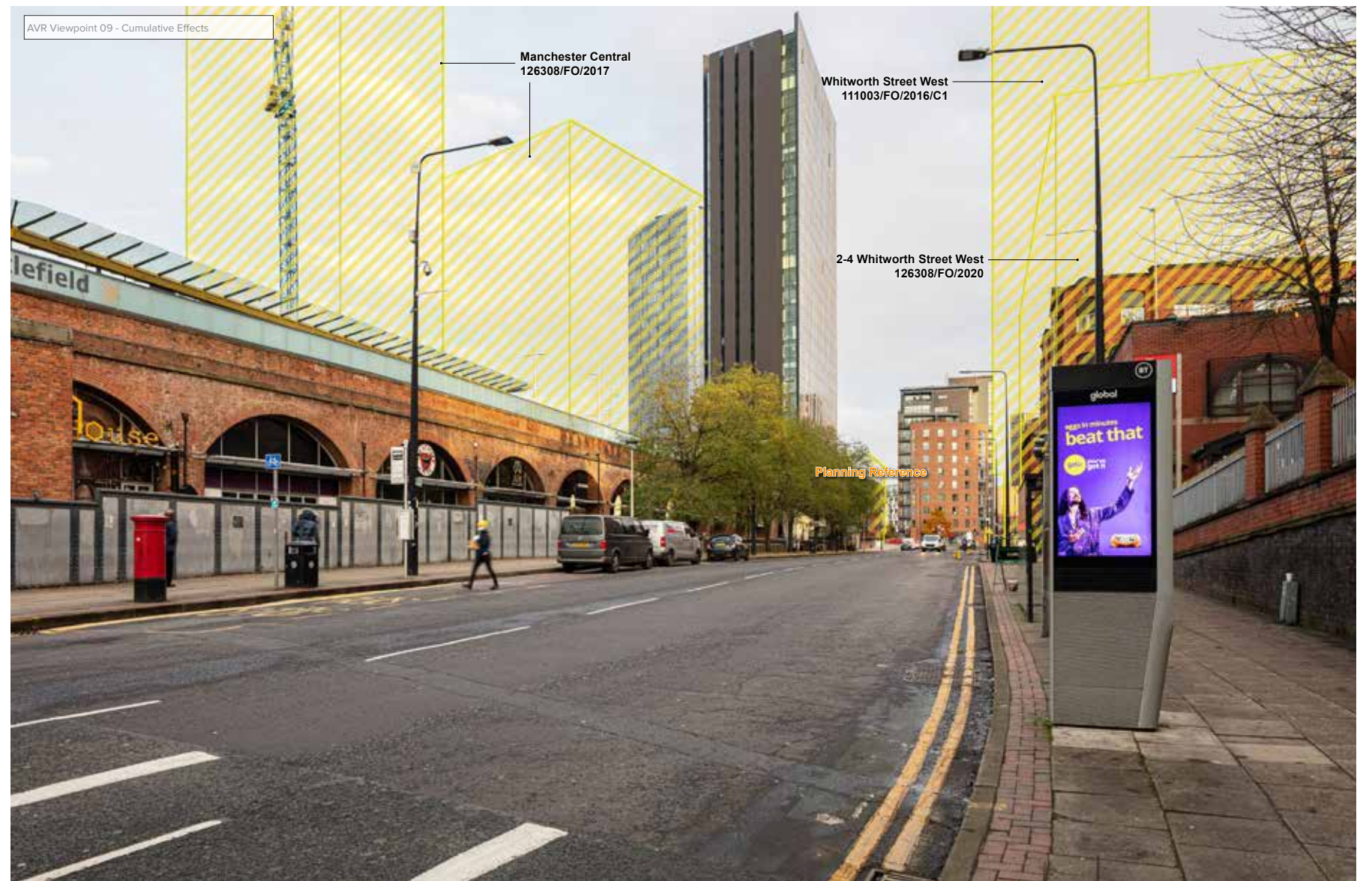
View 9 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 9 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 10 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 10 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



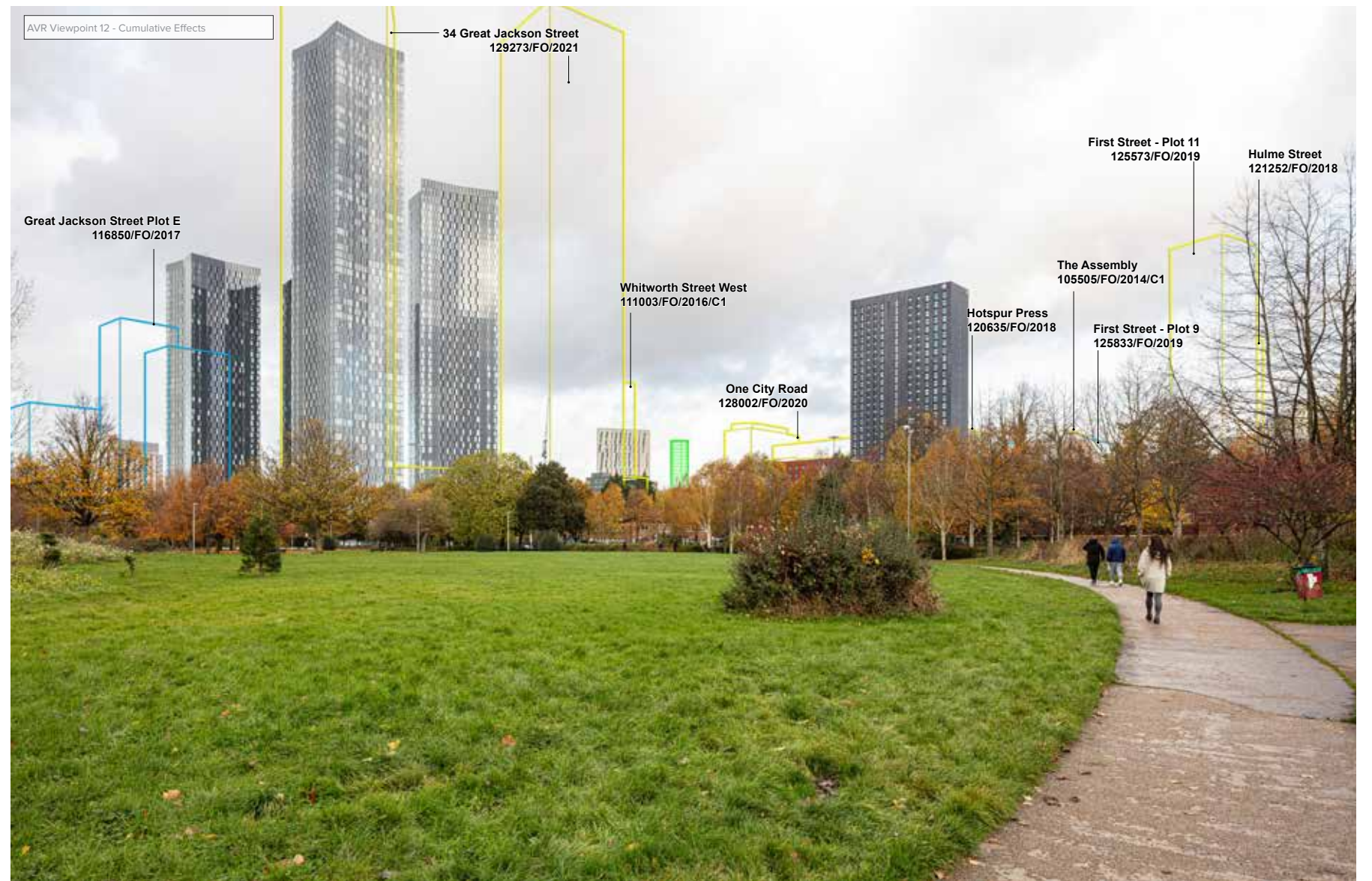
View 11 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



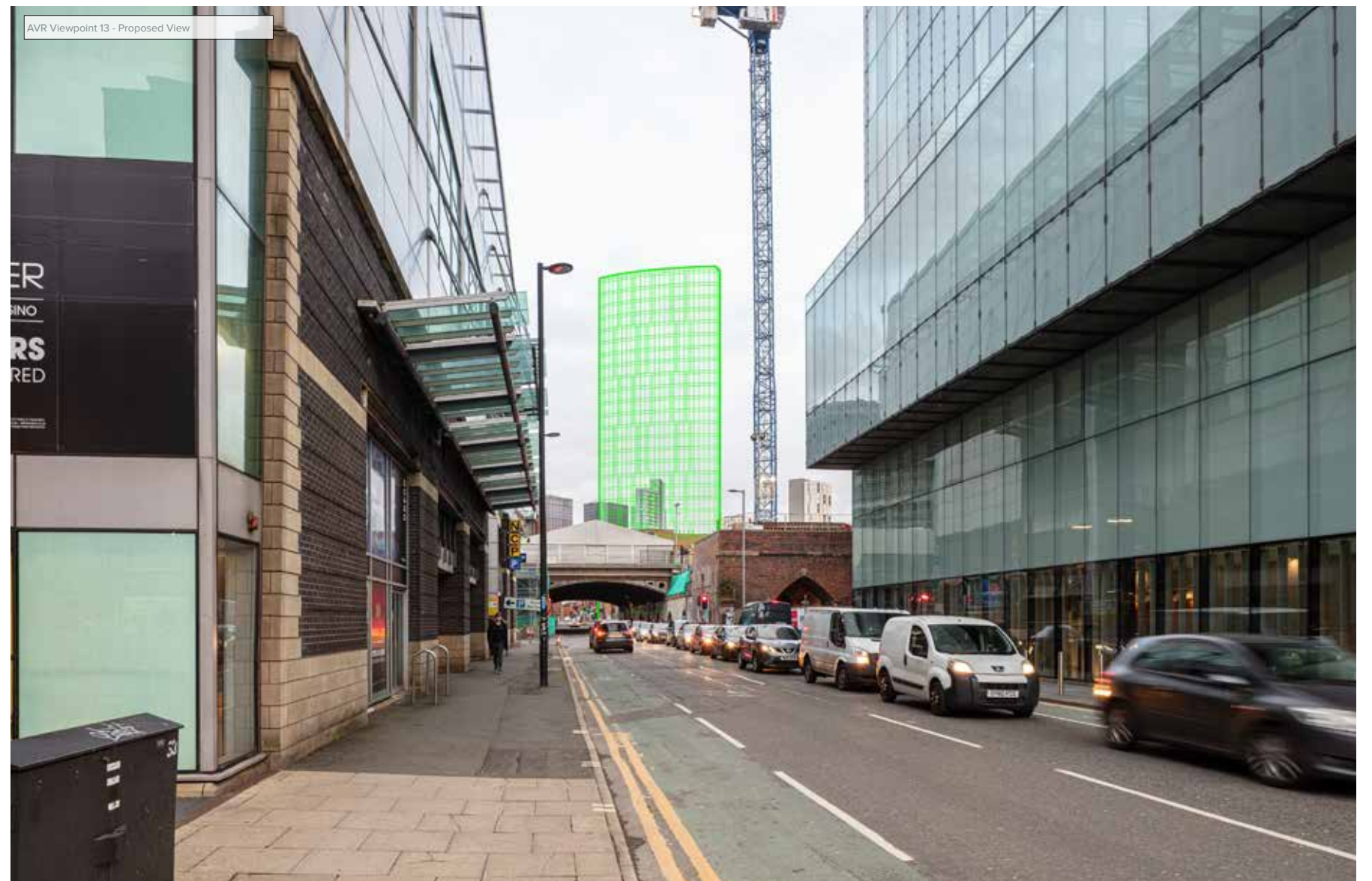
View 11 - Cumulative

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



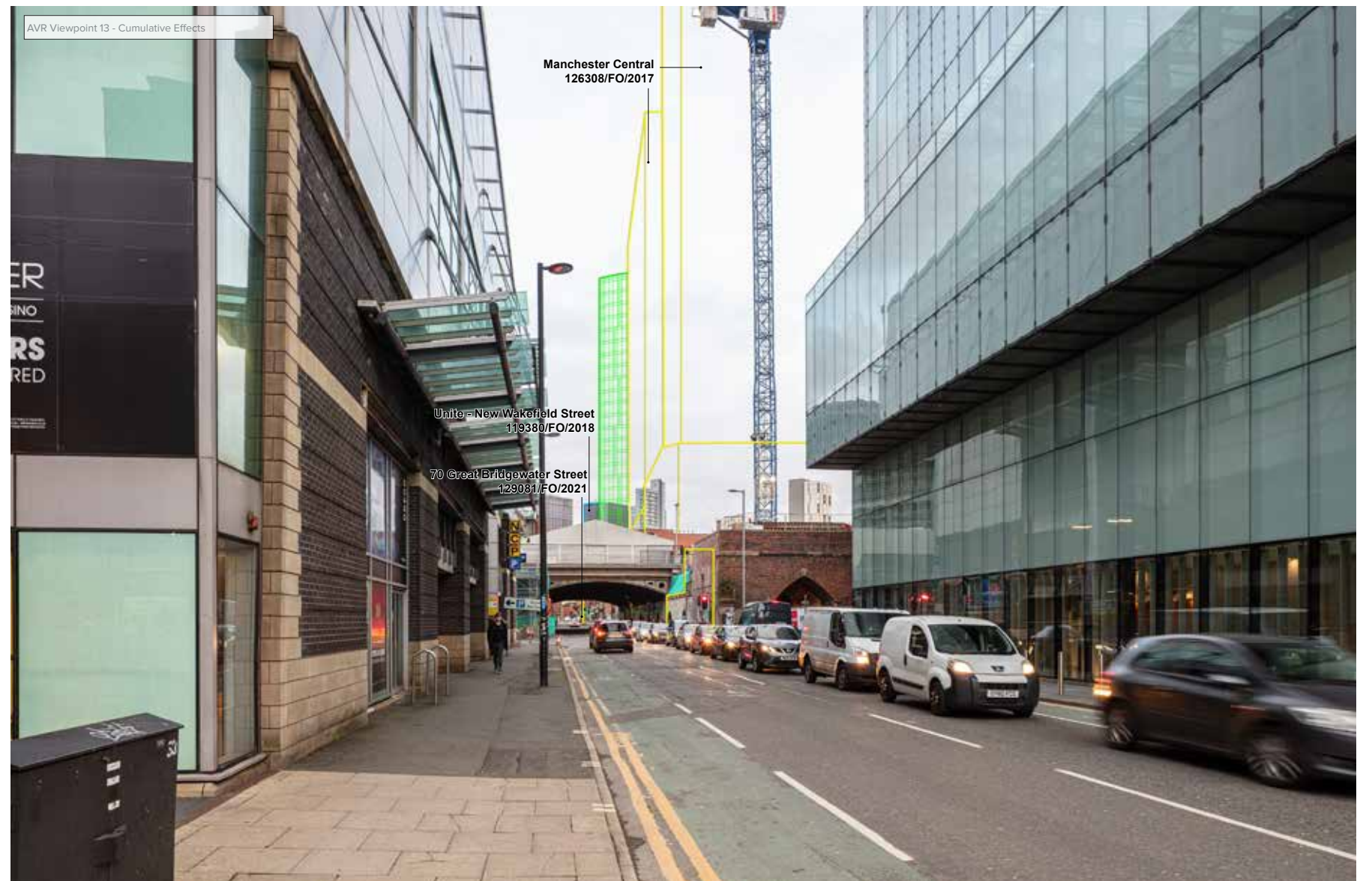
View 12 - Proposed

9.0 Appearance

Accurate Visual Representation (AVR)



Existing View



View 12 - Cumulative

10.0 Access

10.0 Access

The site is on a busy junction bounded by Great Bridgewater Street and Albion Street making highly accessible by foot, car, cycle and public transport.

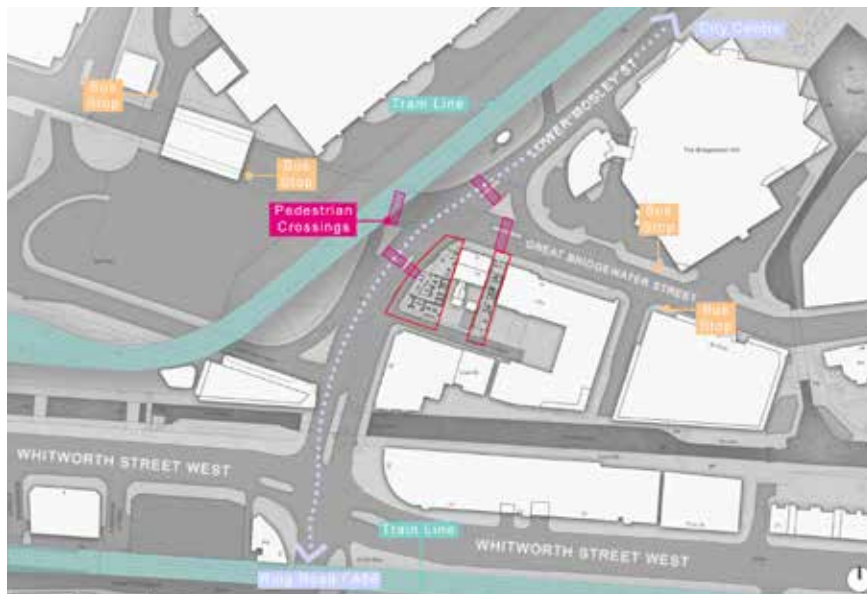
The building entrance is located on Albion Street directly opposite the pedestrian crossing. The secondary exit / access located further down Albion St is for a means of escape and potentially maintenance / servicing access when required.

The development aims at encouraging and increasing the use of this sustainable method of transportation. The residents' cycle store is located on first floor, which provides a total of 72 bicycle spaces (100%), there are 3 bicycle stands for visitors located externally giving a total of 6 bicycle spaces.

There are a variety of methods of public transport in close proximity of the site facilitating excellent linkages in / out and around the city.

Within walking distance from the site is Deansgate Rail Station, Deansgate and St Peter's Square Tram Station, all having direct routes to Manchester Piccadilly Rail Station and from there, fast connections around the country.

There are several bus routes around the site accessible by foot and within walking distance to Oxford Road, one of the busiest bus corridors in Europe, with over 20 different bus services at regular intervals.



11.0 Inclusive Access

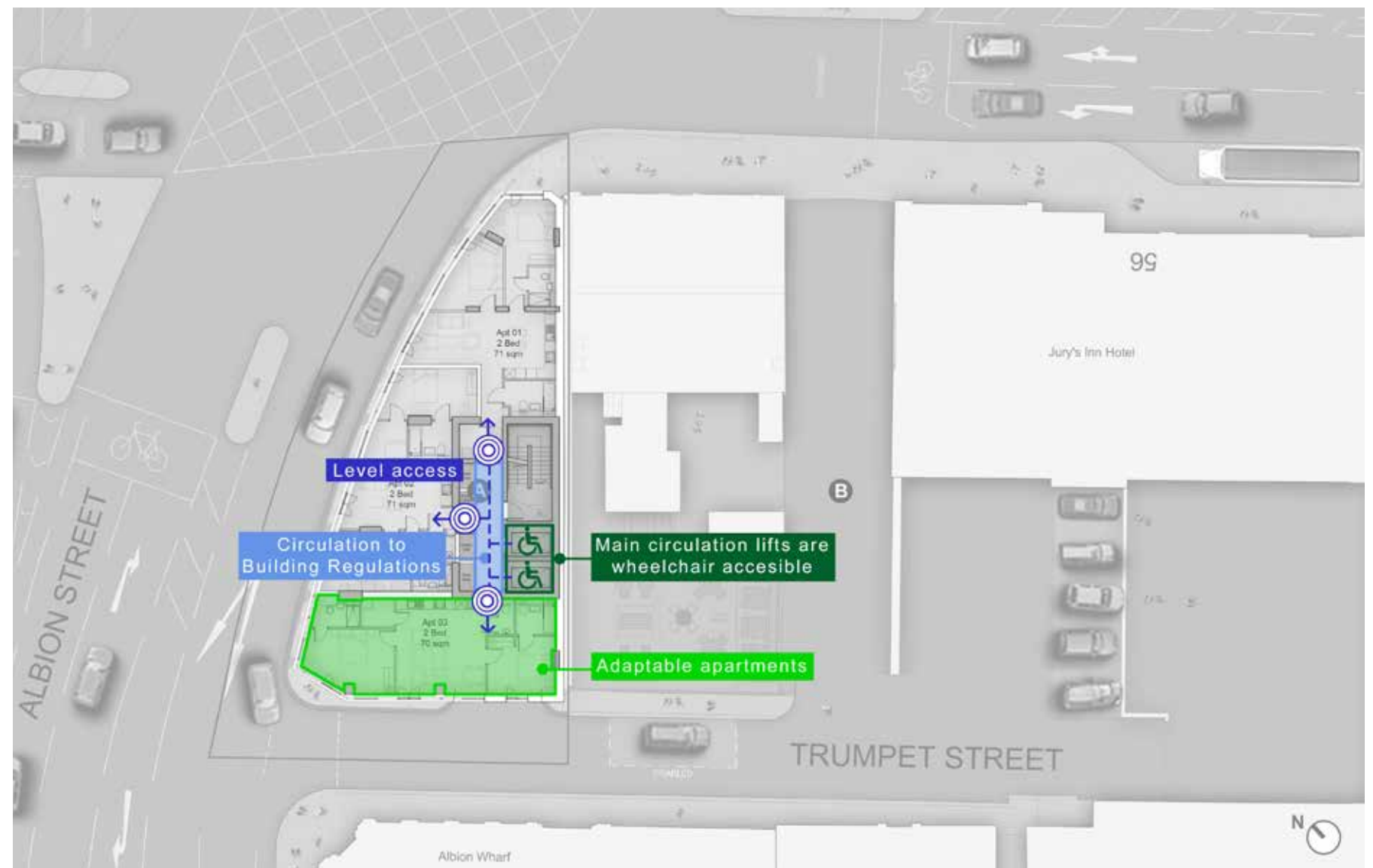
11.0 Inclusive Access

Overview

Access into and throughout the building will be via ramped or level access. At ground floor, level access is provided into the building and from there to the main circulation lifts which are wheelchair accessible. Lifts deposit residents at each floor level and provide access to residents apartments which have no steps or barriers. Apartments and spaces and circulation within the building is designed to Part M of the building regulations and all apartments designed to Part M4(1) of the building regulations. Apartments are adaptable by removal of non-loading bearing partitions to adapt units for accessible use.



Ground Floor



Typical Floor

12.0 Compliance with Manchester Residential Design Guide

Compliance with Manchester Residential Design Guide

“9 components that combine to deliver high quality residential development, through safe, inviting and sustainable neighbourhood where people want to live” (Extracted from Manchester Residential Quality Guidance, March 2017)

Make it Manchester ✓

Appreciate the context and character by creating a landmark which responds to the surrounding context. Blending the old and new by using high quality materials of red stone (historical) and glass/panels (contemporary). Scale and density is appropriate in this location given its surrounding context and prominence.

Make it Bring People Together ✓

Well connected location in the heart of the city centre within easy walking distance.

Make it Animate Streets and Spaces ✓

Clear full height glazing at ground floor creating an inviting and visible place for everyone. The tower (Site A) has a double height ground space to encourage activity and animation at across the site. Entrances are located towards the street to establish and reinforce territory. Single entry points maximises security creating a safe environment for the residents and staff.

Make it Easy to Get Around ✓

The site is highly accessible and well connected. Residents' secure bike storage provides 100% cycle provision encouraging a more sustainable means of transport in and around the city. Visitors are encouraged as well with visitors stands. Electric charging facilities are available on site. Wide footpaths at street level enhances walkability as well as natural surveillance.

Make it Work with the Landscape ✓

This is a tight urban site, and despite that the site gives over a significant area at ground floor for widened pavement and breathing space a tall ground floor level.

Make it Practical ✓

100% cycle provision, Electric Charging facilities, visitors cycle stands encouraging sustainable means of transport.

Make it Future Proof ✓

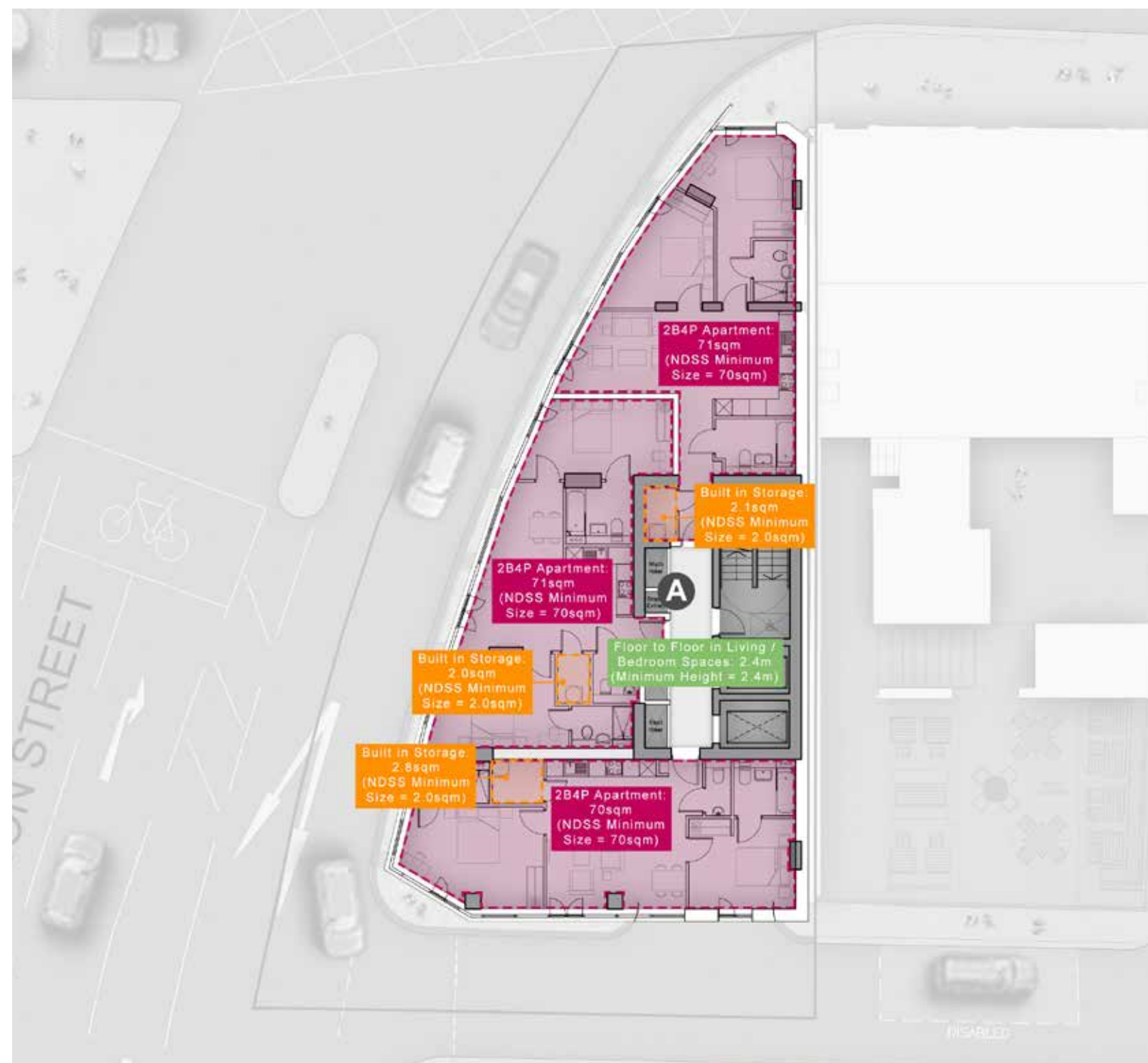
The proposal has been design to adapt to future changes, maximising and encouraging sustainable approaches for residents and staff.

Make it Home ✓

The apartment layouts comply with the areas of the Nationally Described Space Standards with sufficient storage space, excellent circulation, and a minimum of 2.4m height in habitable spaces to maximum daylight.

Make it Happen ✓

The scheme will be of high quality and excellent workmanship.



13.0 Security Strategy

13.0 Security Strategy

Overview

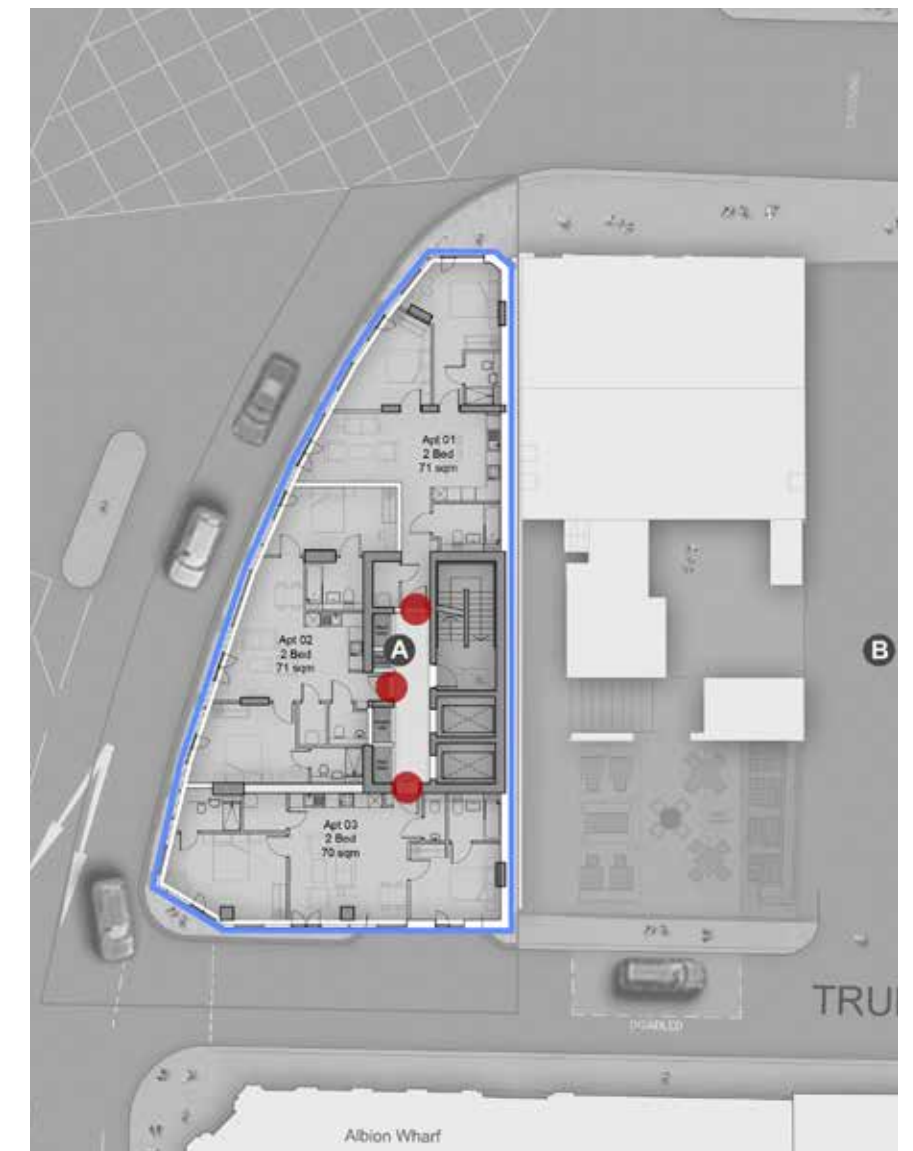
The scheme will be design in accordance with secure by design principals and has been submitted to Greater Manchester Police for a Crime Impact Assessment, and has been supported. From an access strategy point of view, the building is secure at the building face. Entry is controlled through the principal entrance which will have access control in place alongside a intercom and video camera from residents to see who is at the main entry door, and there is proposed to be a concierge on site 24/7 within the reception. The principal point of resident and visitor access is through the main entry door. There is a separate Fire Service access which will be alarmed. From the main entry door, there is then further access control to the lift and stair lobby. Stairs and lifts can be controlled by access control. The technical level at first floor is used by residents and access to the cycles and bin store will be via access control, and all entry doors will be secure and provided with access control for residents use, and management access. At apartment level entry to each apartment will be via a PAS 24 door and will have access control and/or key operated locks. Access control can be utilised to ensure that residents only have access to the ground, technical and their apartment level, to minimise access to other floors.



Ground Floor



First Floor



Typical Floor

14.0 Landscape and External Works

14.0 Landscape and External Works

Deliverable Landscape

The proposals for landscape works currently are proposed for works within the site boundary and potentially to improving the immediately surrounding footpaths around and between the two sites, as illustrated by Layer Studio's landscape plans.



14.0 Landscape and External Works

Wider Transformation Works

Separately however, we have been exploring the potential for improvements to the junction outside the site, that could take place as part of a wider highways and public realm improvement proposal.

These works have been investigated as potential works possible for both the site and the potential benefits for sites and owners nearby, and as such do not form part of the approvals we are seeking as part of this application. They do however show the potential for improvements should the city wish to progress them. Separate discussions on funding of these works needs to take place in the event they are progressed.



14.0 Landscape and External Works



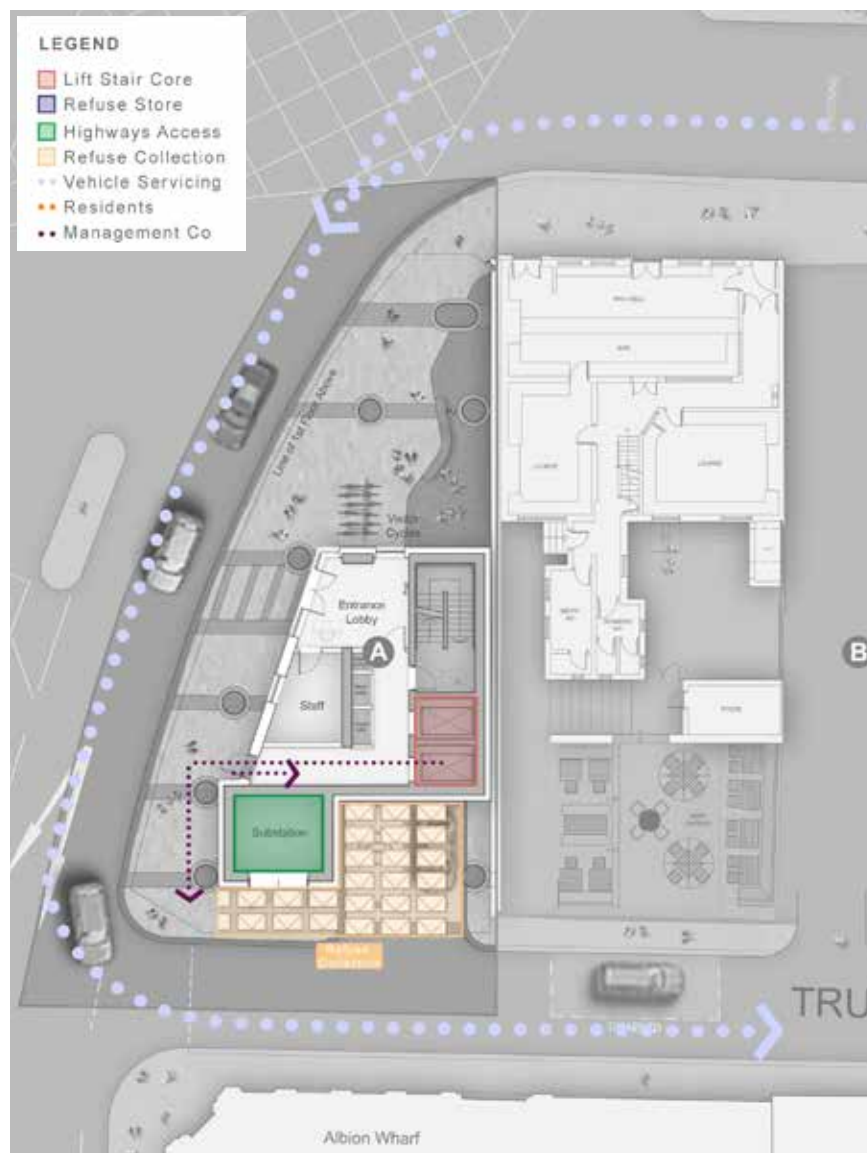
15.0 Servicing and Refuse

15.0 Servicing and Refuse

Overview

The refuse strategy and refuse calculations has been calculated in accordance with the Manchester City Council publication GD04 – Waste Storage and Collection Guidance for New Developments, Version 6, 2017 and Manchester City Council – Residential Quality Guidance. The number of bins needed for each site is has been calculated based on that and is identified on the following page. The refuse strategy for the buildings is set out below for Site A, and is as follows;

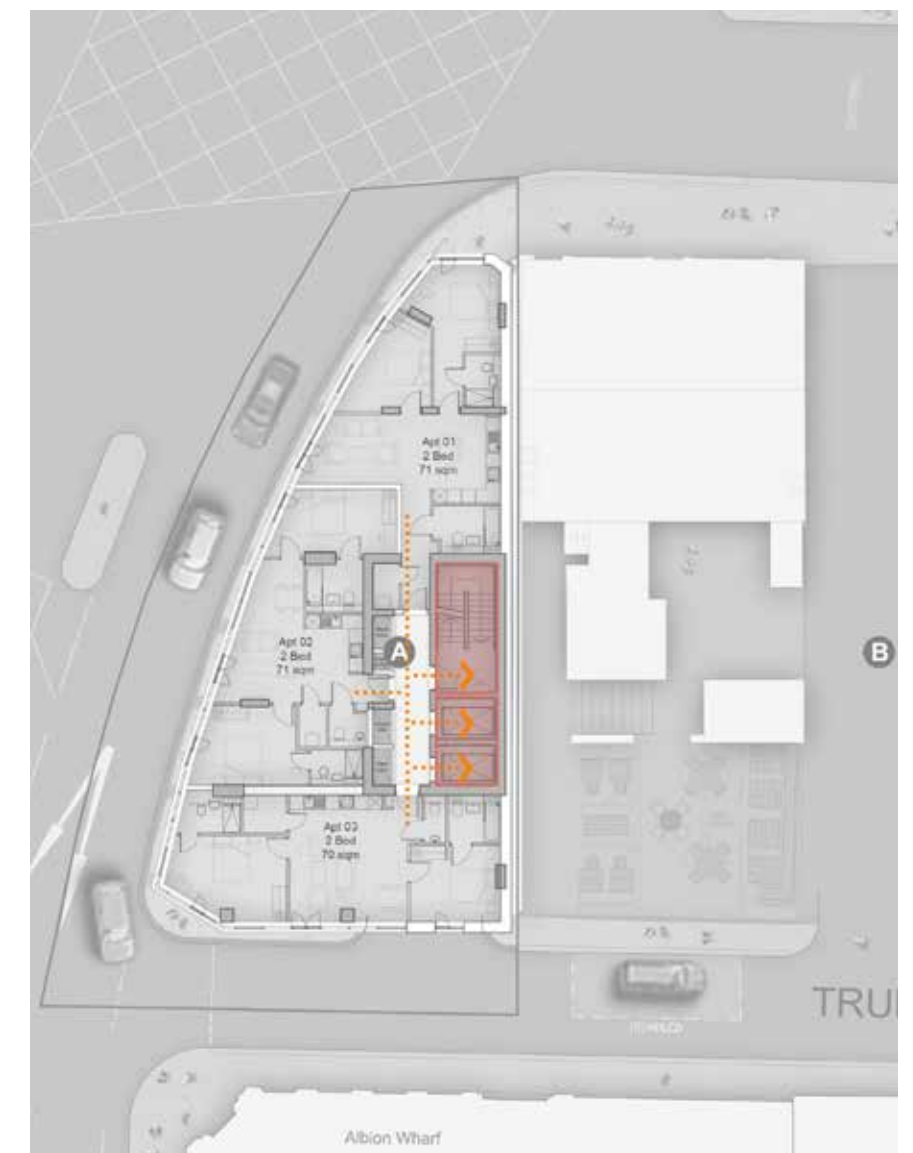
There is a main bin store located at the 'technical level' and residents will take their waste to this bin store on exiting the building. On collection day, the management company will transport bins to an area of hardstanding on Trumpet Street for the refuse operators to collect. Following collection the bins will be returned to the main bin store.



Ground Floor



First Floor



Typical Floor

15.0 Servicing and Refuse

Bin Capacity

The amount of refuse storage has been calculated in accordance with the Manchester City Council publication GD04 – Waste Storage and Collection Guidance for New Developments, Version 6, 2017 and Manchester City Council – Residential Quality Guidance.

For each apartment, we need to provide 0.43sqm of space in the refuse store. The tower has 72 apartments which equates to 30.96sqm.

Each property within the development is eligible to a maximum of 110 litres of refuse materials per week. In addition, each property is eligible to a maximum of 55 litres of pulpable waste and 55 litres of co-mingled materials per fortnight (collected on alternate weeks).

The total number of bins required for the development is illustrated in the table below.

	Refuse	Pulpable	Co-Mingled	Organic
Bins (660L)	12	6	6	2 (240L)

Residents will be able to place different waste in the different bins provided for general waste, cardboard and recycling and also household green waste.

16.0 Aerodrome Safety

16.0 Aerodrome Safety

Overview

We have consulted with Manchester Airport Group (Diane Jackson) with regards to any impacts on the building, with regards to *‘an obstacle; an attraction to birds; light or reflection that might present a visual hazard; interference with radar and other air navigation and communication systems and whether the construction process will present any hazard to aircraft safety.’*





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