



ALBION ST - SITE B MANCHESTER

DESIGN & ACCESS STATEMENT

LRW-8158-L(00)133C | JANUARY 2022

PREPARED FOR

ARROWSMITH MANAGEMENT LTD

LeachRhodesWalker
Architects

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1.0 Introduction

1.0 Introduction

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 B, which we refer to as 'The Slot Site'.

This site is proposed for a mixed use scheme of office use over 2 storeys and residential accommodation of 2 bedroom apartments on the upper floors.

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

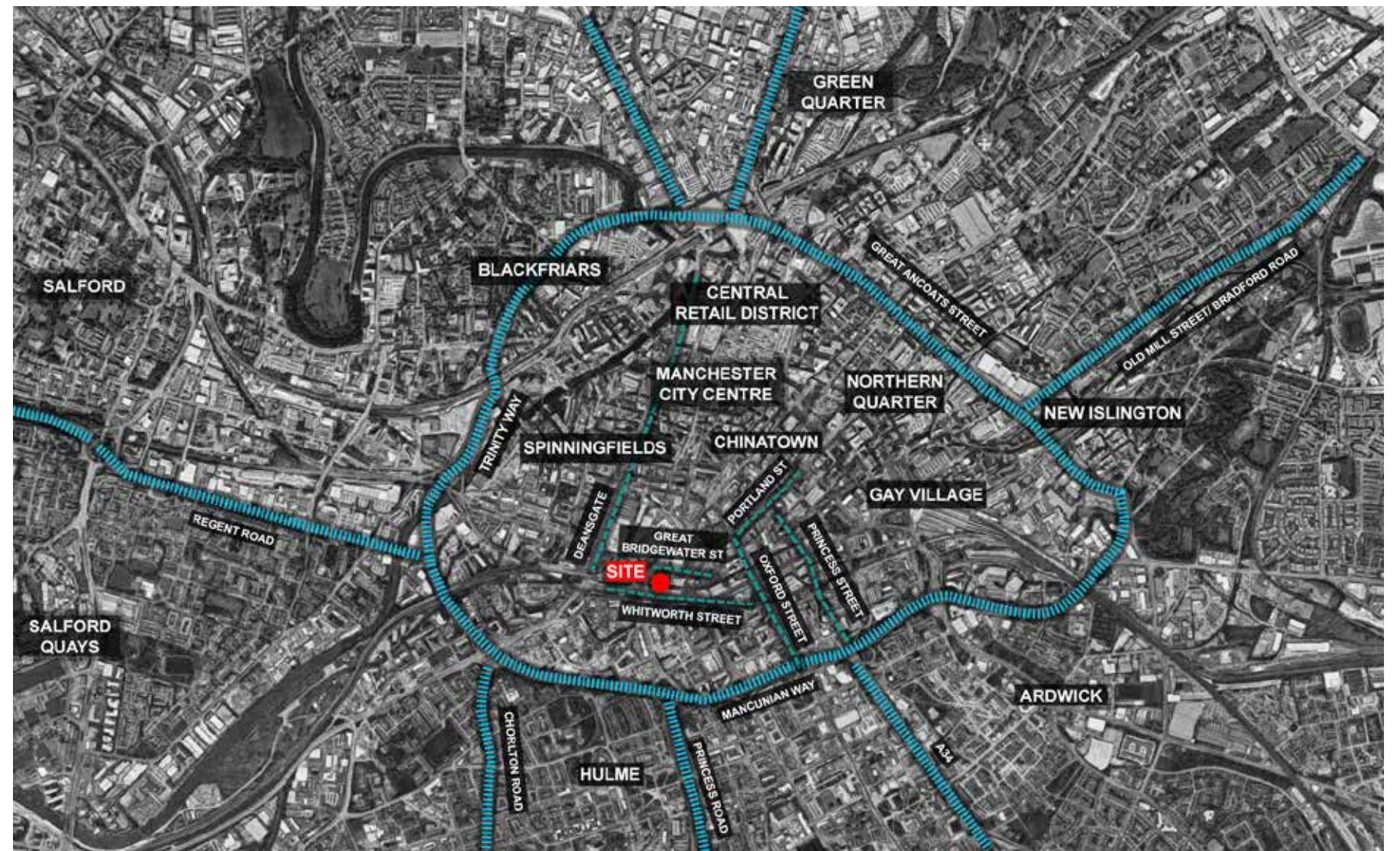
4.0 Site Analysis

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

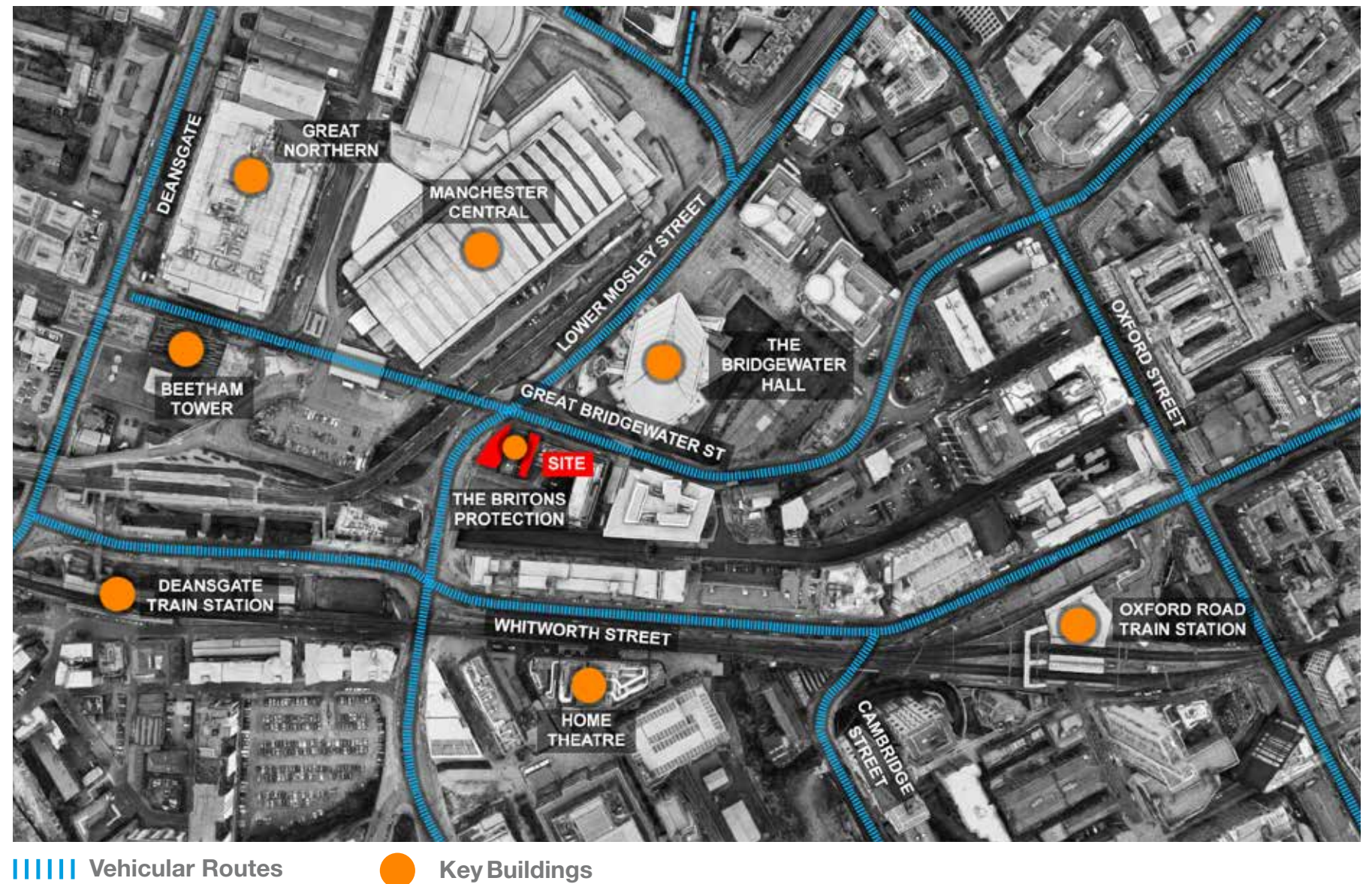
The two sites both sit with limited frontage to Great Bridgewater Street, and with frontage to the 'side street', Trumpet Street.

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

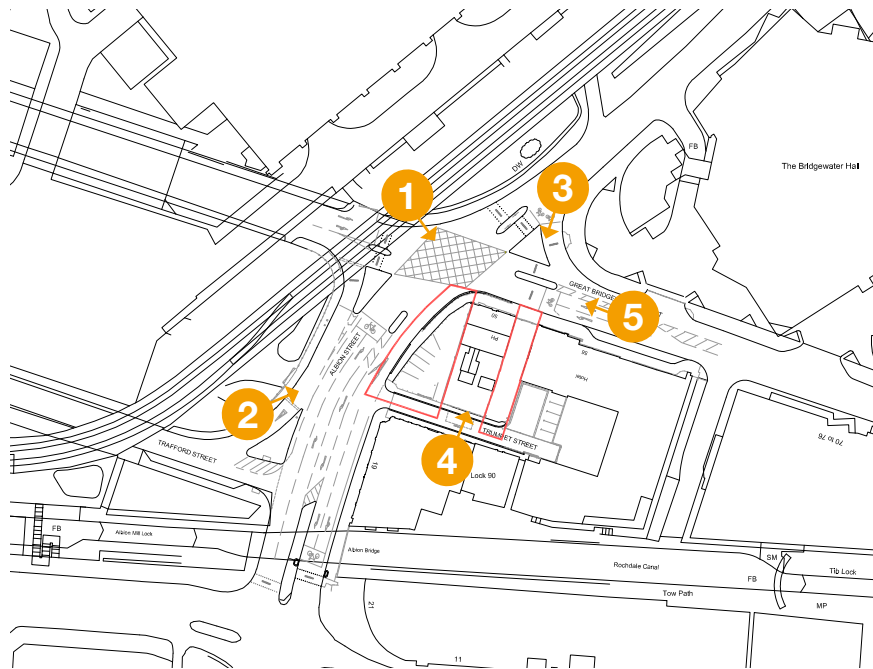
Building Heights

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



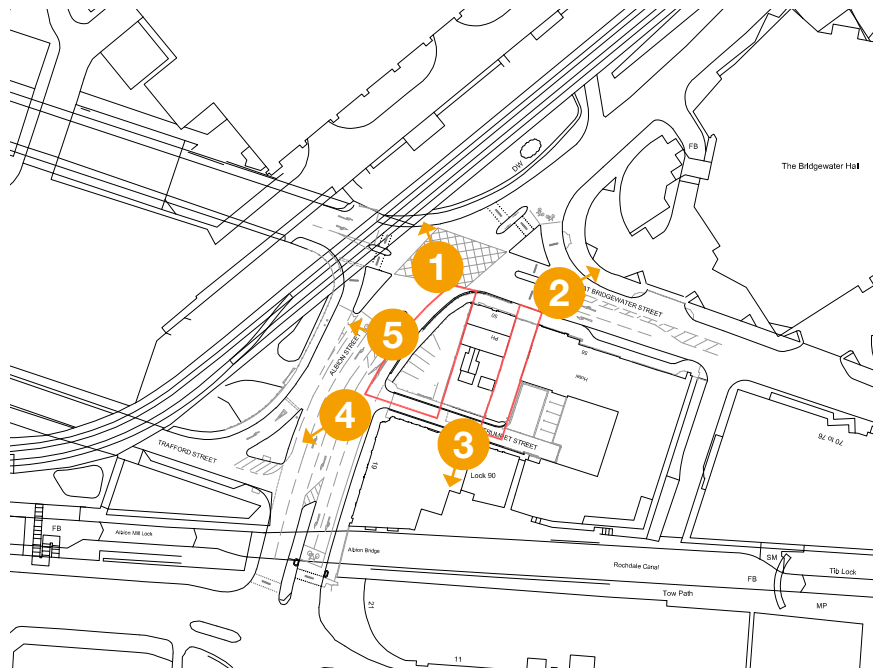
View 4



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. There is an opportunity to infill an element of 'dead' street frontage with an active building between the pub and the Jurys Hotel, which is unlikely to be developed in isolation due to the inefficient nature of the site. This will bring forward animated frontages, high quality facades and new employment space.

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

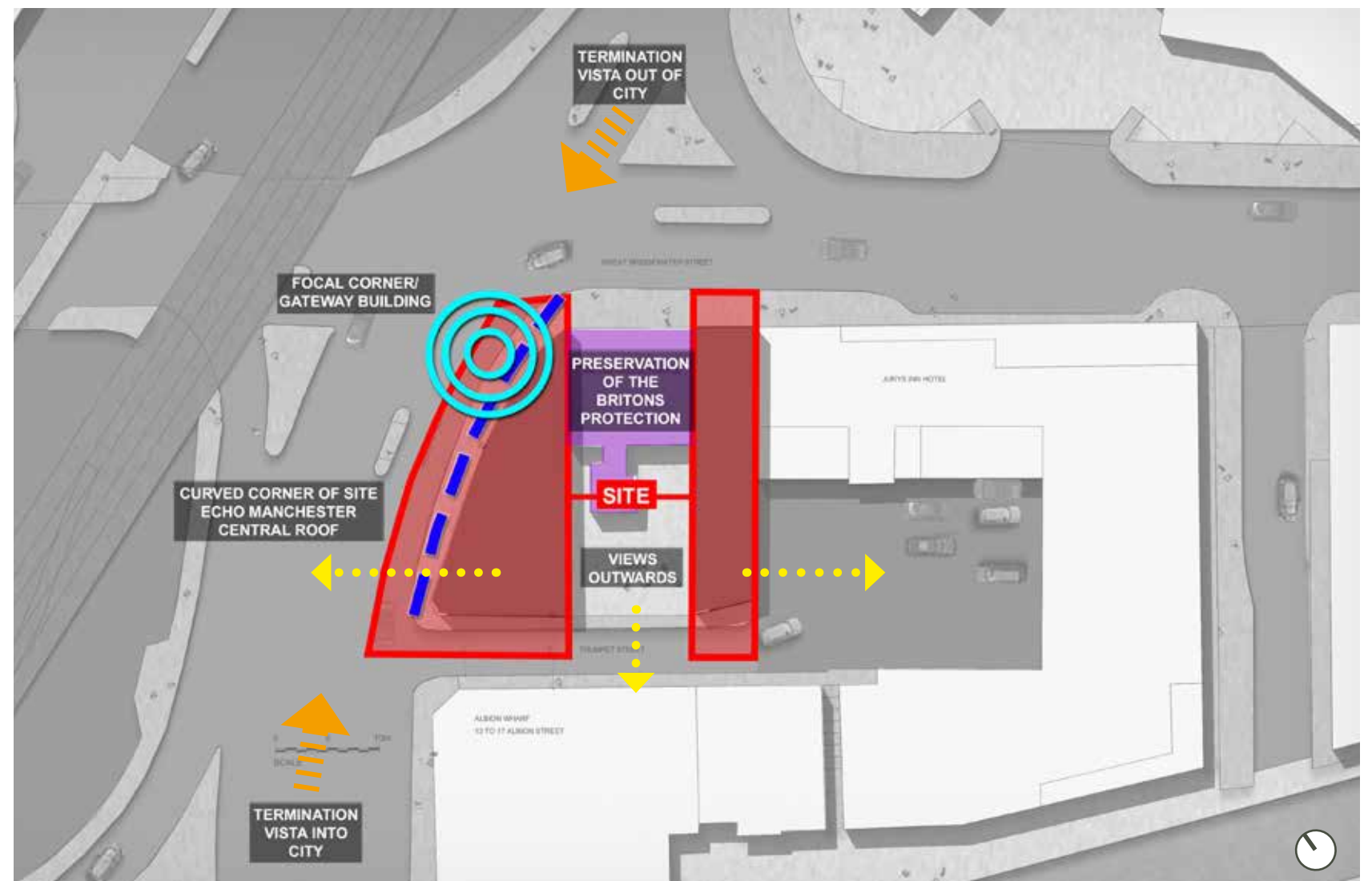
The North/South route in and out of the city, make a turn at the Albion Street junction where it meets Great Bridgewater Street. There is an opportunity to mark this turning point with a taller building, which also reinforces this change in the grain of the city streets/geometry.

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

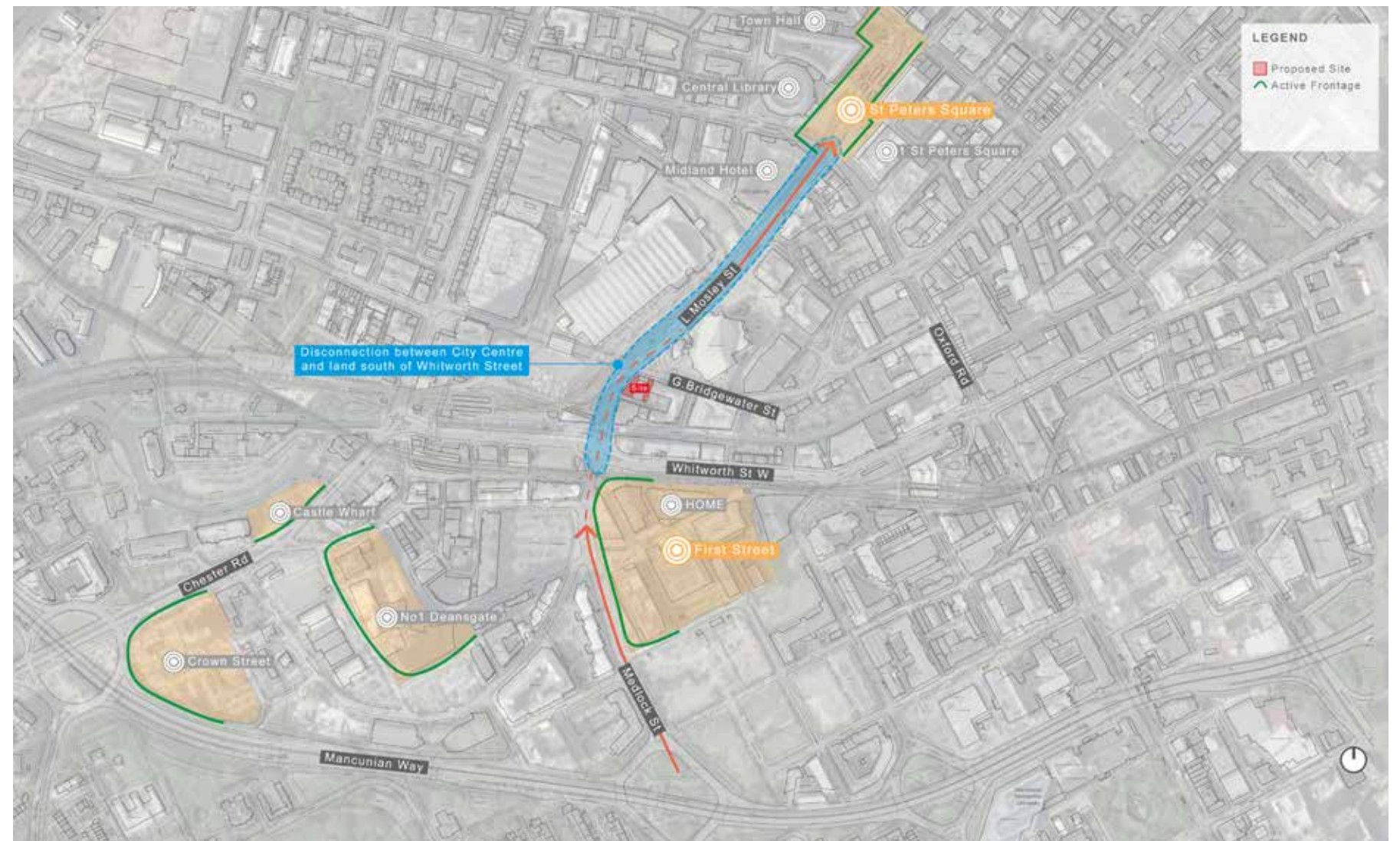
5.0 Design Principles and Development

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.

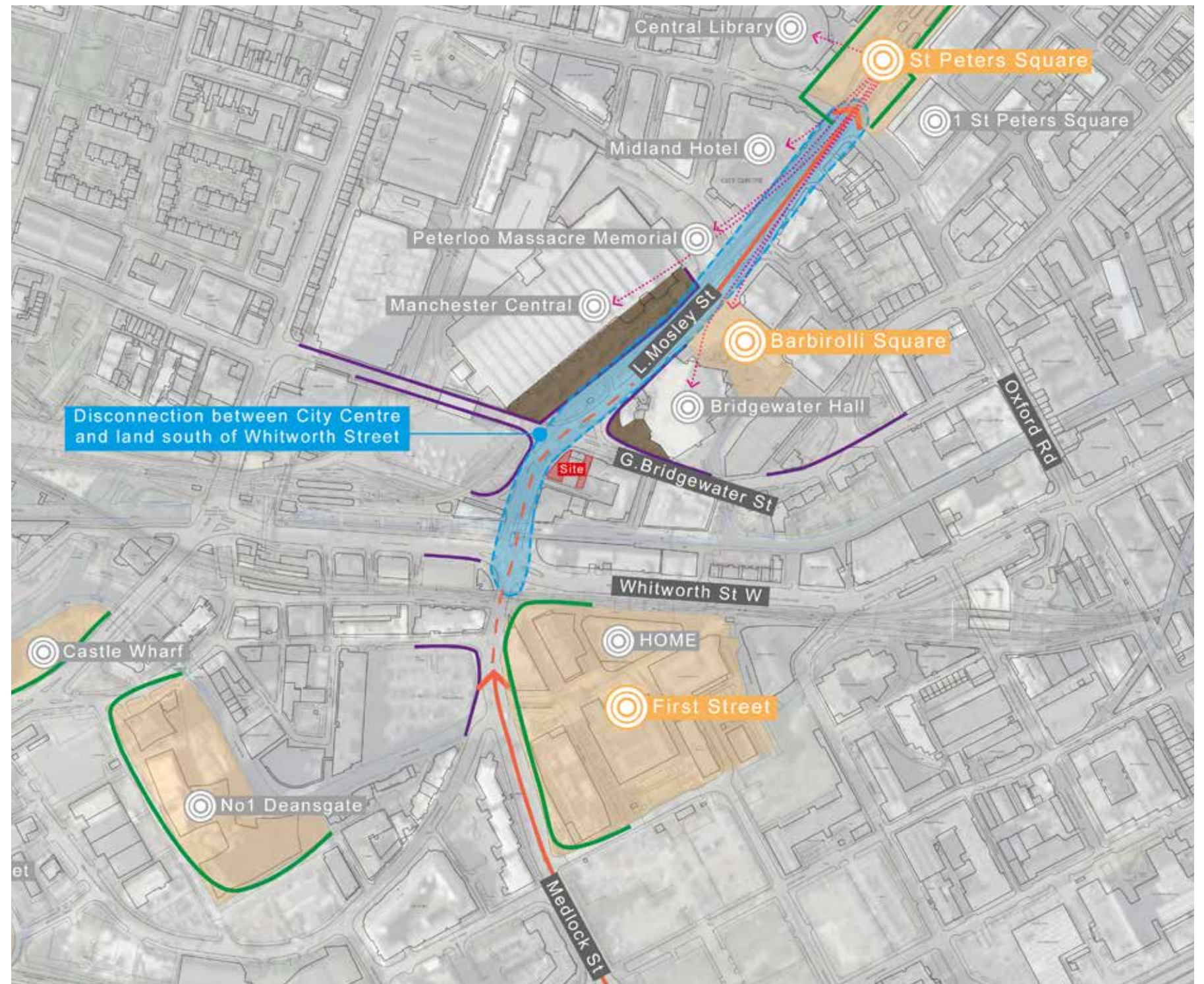


5.0 Design Principles and Development

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.



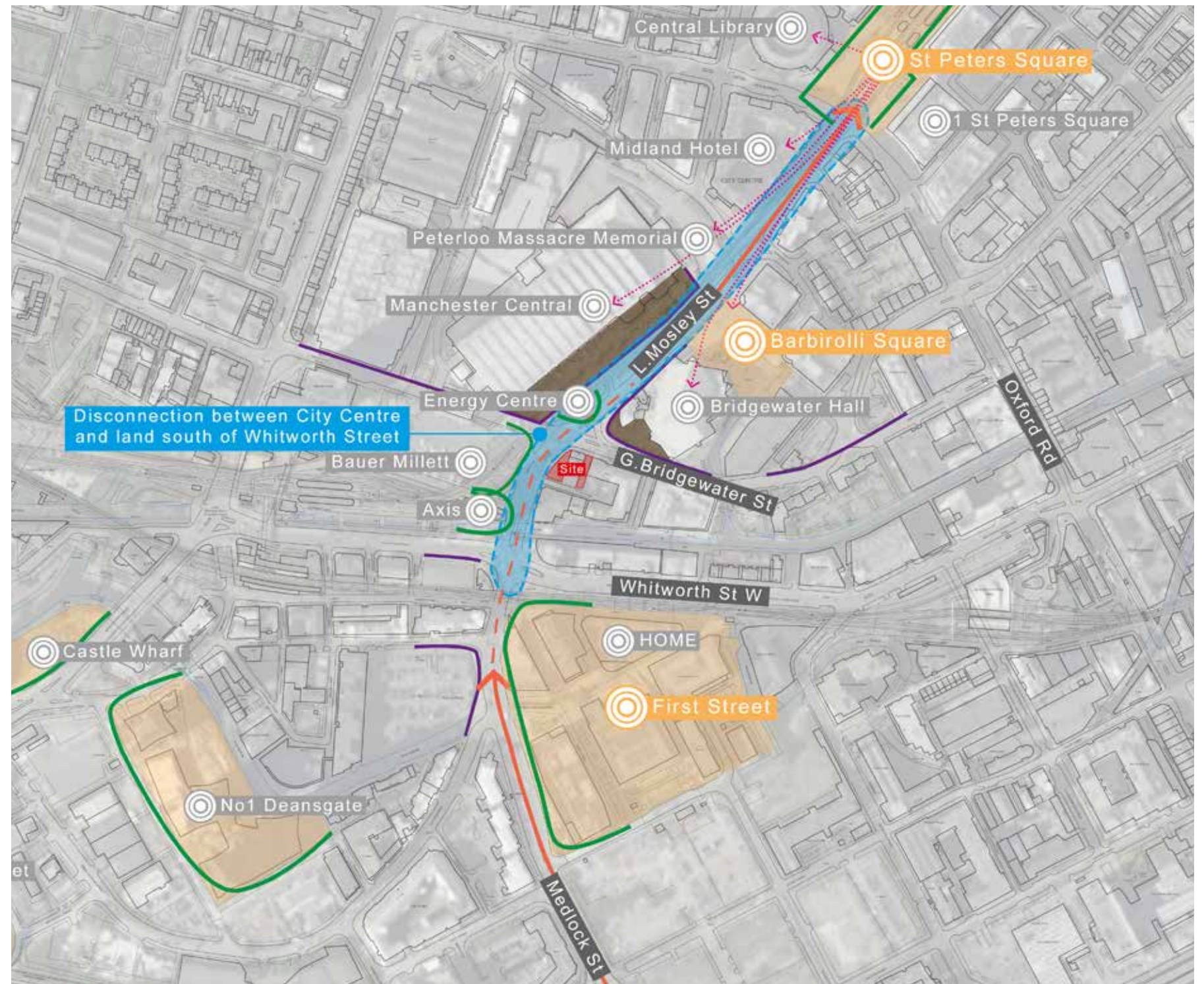
5.0 Design Principles and Development



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.

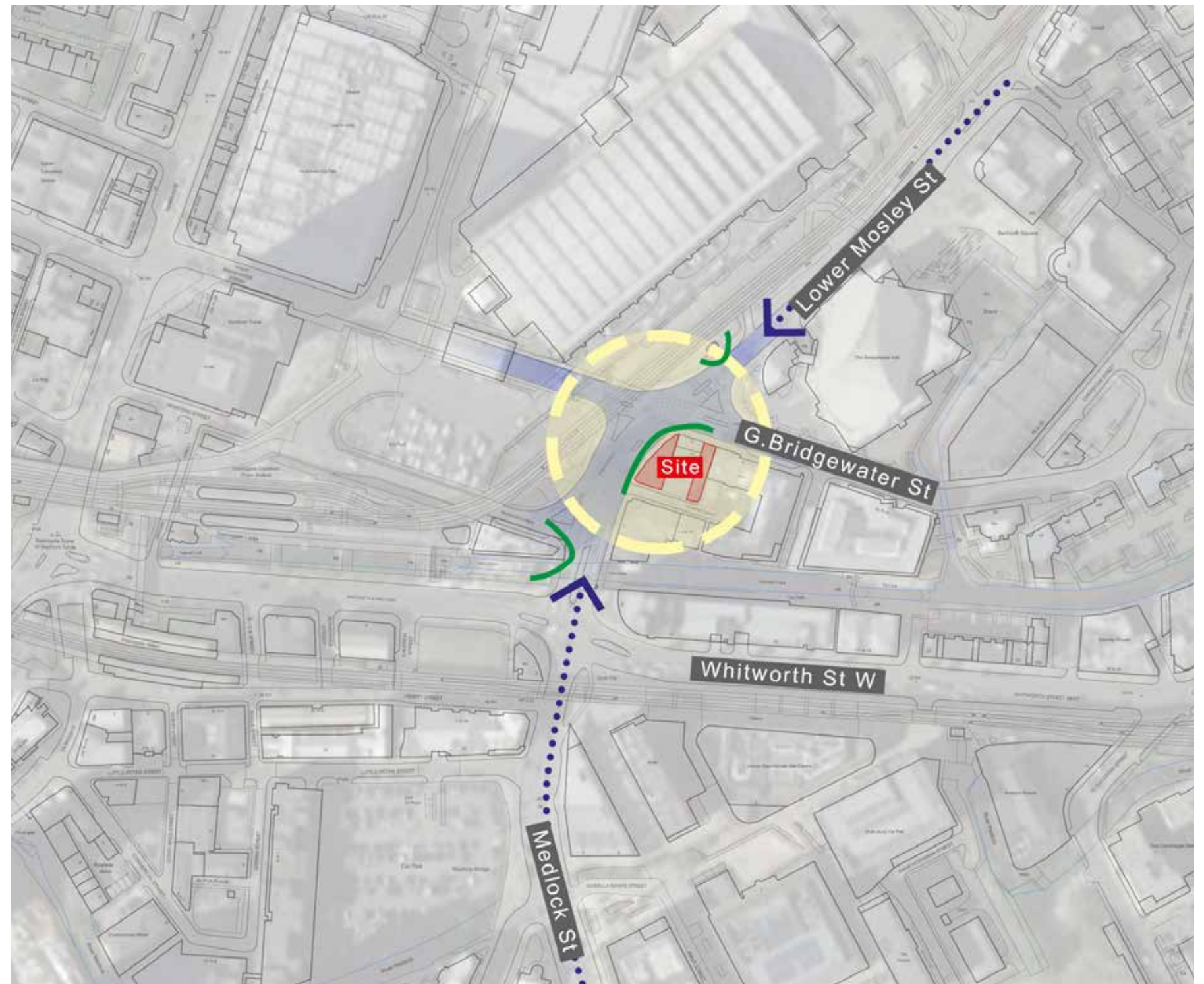
There is also the fact that new highway works around the city centre, has meant that there is little traffic that actually enters and passes through the Great Bridgewater Street/Lower Mosley Street junction, which was designed for significantly greater vehicular flow.



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 an office and 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
1st - 2nd	Offices
2nd - 4th	4

Total Apartments **4**
Total Office Area **152sqm / 1,636sqft**

- 2 Bike Hooks (1 per Office Floor)
- 4 Bike Hooks (1 per Residential Floor)
- 1 Electric Charging Car Space

7.0 Layout

7.0 Layout

Site Layout / Ground Floor

The site is a very narrow rectangular site, that nestles between the Jurys Inn Hotel and the Britons Protection Public House.

It has limited external frontage only having main street frontage to Great Bridgewater Street and 'rear frontage' to the cul de sac of Trumpet Street.

This very linear nature of the site with only external frontage suitable for windows facing these two streets dictates the site layout.

Therefore the building naturally would accommodate a vertical circulation core in the centre, with outward facing rooms to north and south.

Entry for pedestrians is from the Great Bridgewater frontage and for vehicles (only room for one car space) is at the rear, along with servicing.

The ground floor is given over to an entrance hall, and ancillary space for bins and plant.



7.0 Layout

Typical Floor Plans

The upper floors have been split between offices and residential, with the core cleverly designed with access control to give access either to the office floors or the residential floors.

The building accommodates two floors of offices at the lower levels with one two bed apartment per floor for the 4 floors above.

Plant is located at roof level along with PV's.



1st to 2nd Floor



3rd to 6th Floor



Roof

8.0 Scale and Massing

8.0 Scale and Massing

Overview

Unlike the 'Tower Site' (Site A), which occupies a prominent corner at the end of long range vista's, this site nestles between the Jurys Inn at 7 storeys and the Britons Protection at 3 storeys. It is nestled into the street, which is generally only seen on oblique views, albeit when one stands at the junction of Albion Street and Great Bridgewater Street, more of the site is visible. The Jurys Inn is visually 6 storeys of brickwork, with an inset top floor.

To the rear on Trumpet Street the Jurys Inn has an additional lower storey taking it to 8 storeys at the rear, and as one moves East an additional floor is added for plant making it 9 storeys at its highest point and for the full extent of the eastern façade that faces this site.

The proposals match the overall height of the Jurys Inn in height terms when viewed from Great Bridgewater Street, with 7 storeys of accommodation when

viewed from Great Bridgewater Street.

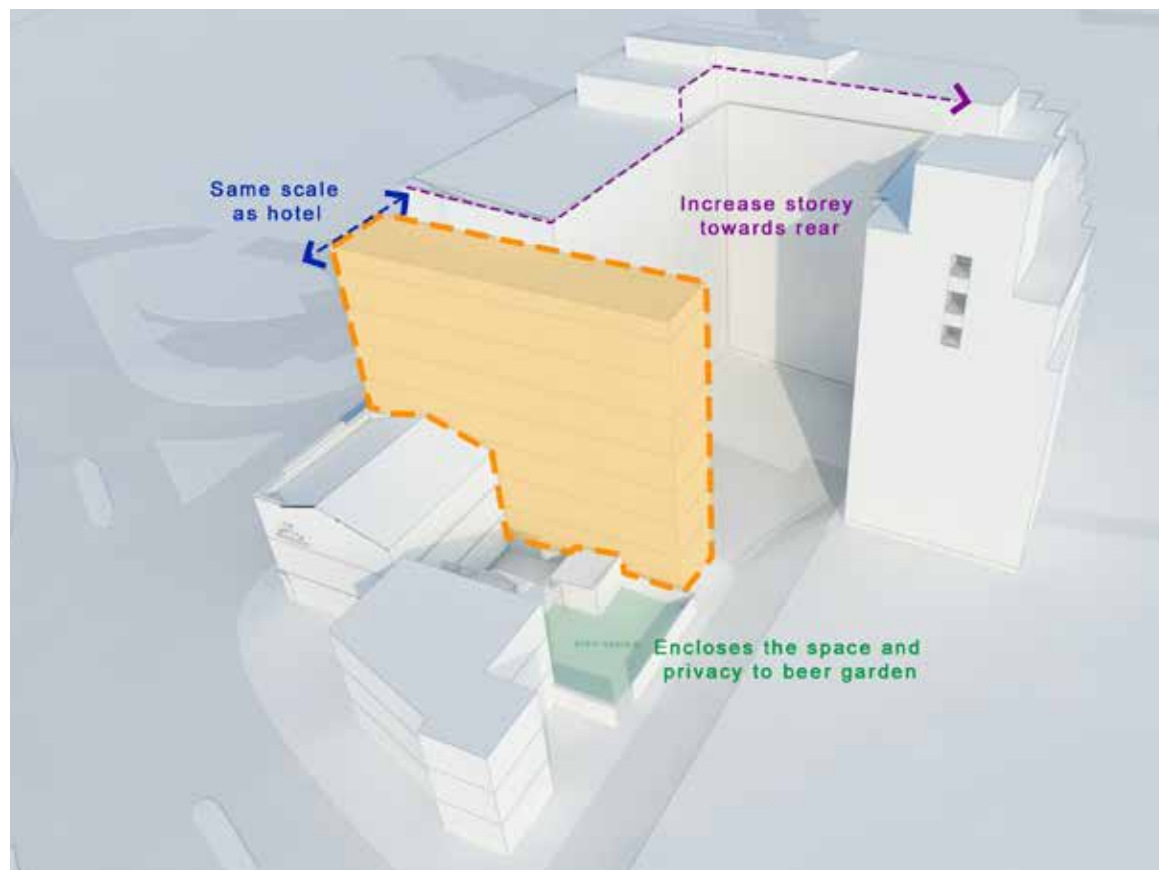
This allows the building to site comfortably between the two existing buildings, and that scale follows through to Trumpet Street where the adjacent Jurys Inn doesn't drop in scale.

Further articulation of the proposed building front to back is not considered appropriate as the adjacent Jurys does not step in scale from front to back (it in fact visually becomes taller) and the floor plans are so narrow on the proposed site that it would be uneconomic to step the building.

The vertical face alongside the Britons Protection beer garden helps to enclose this space, without harming views out, or daylight impacts (covered separately)

and indeed improves privacy as the Jurys Inn windows can no longer overlook the beer garden.

The building itself uses it materiality of contrast between solid materials and glassy materials as one rises up the building to break down this scale, when viewed from the street. This is covered in the appearance section.



Aerial



Great Bridgewater Street

9.0 Appearance

9.0 Appearance

Overview

This building is part of the new family of buildings proposed for the two sites, which as we have said is two development sites being bought forward together, but under separate applications.

As such the appearance and logic of the materiality follows that of the 'Tower site' – Site A.

However this site only has very limited external street facing frontage as already identified. As a result of this we are making these external frontages predominantly glazed, to allow light and views in and out from the accommodation behind, and then the flank walls – the party walls between the Jurys Inn and The Britons Protection – are solid without windows or with very limited glazing.

Therefore the proposals resolve to have quite transparent glassy ends, framed by terracotta, and then these flank walls which are solid, are layered in overall height and broken down by the terracotta coursing, to reduce the apparent scale of the buildings.

To give this appearance of the building stepping down in scale between the Jurys Inn and the Britons Protection, the facades have used terracotta panels at the lower 5 levels, effectively mid way between the pub (3 storeys) and the Jurys Inn (7 storeys), and then fully glazed the top 2 storeys.

In this way the building sit comfortably between the two sites and presents an active, high quality and outward looking façade to the streets onto which it sits.



9.0 Appearance

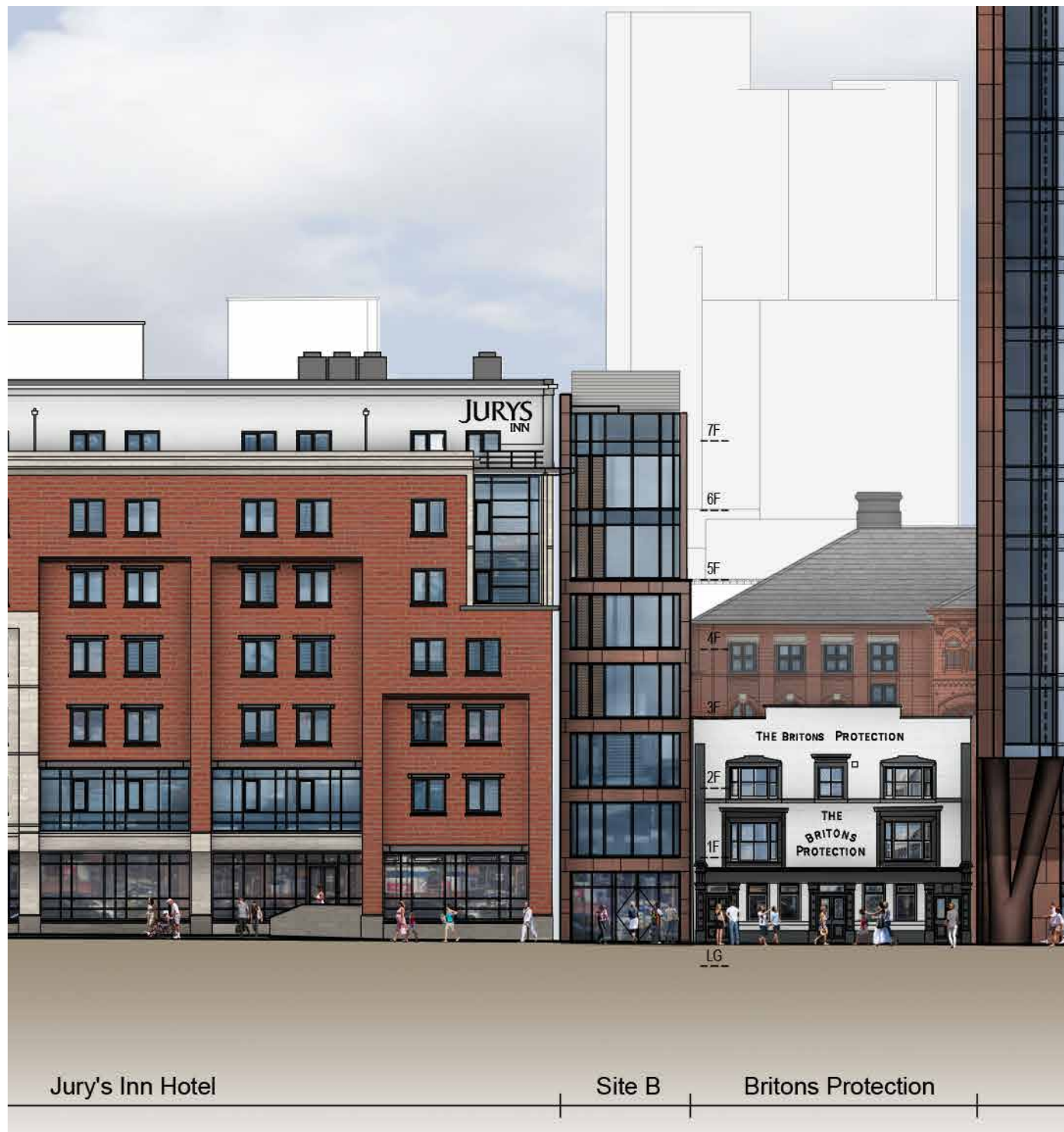
Proposed Materials

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.

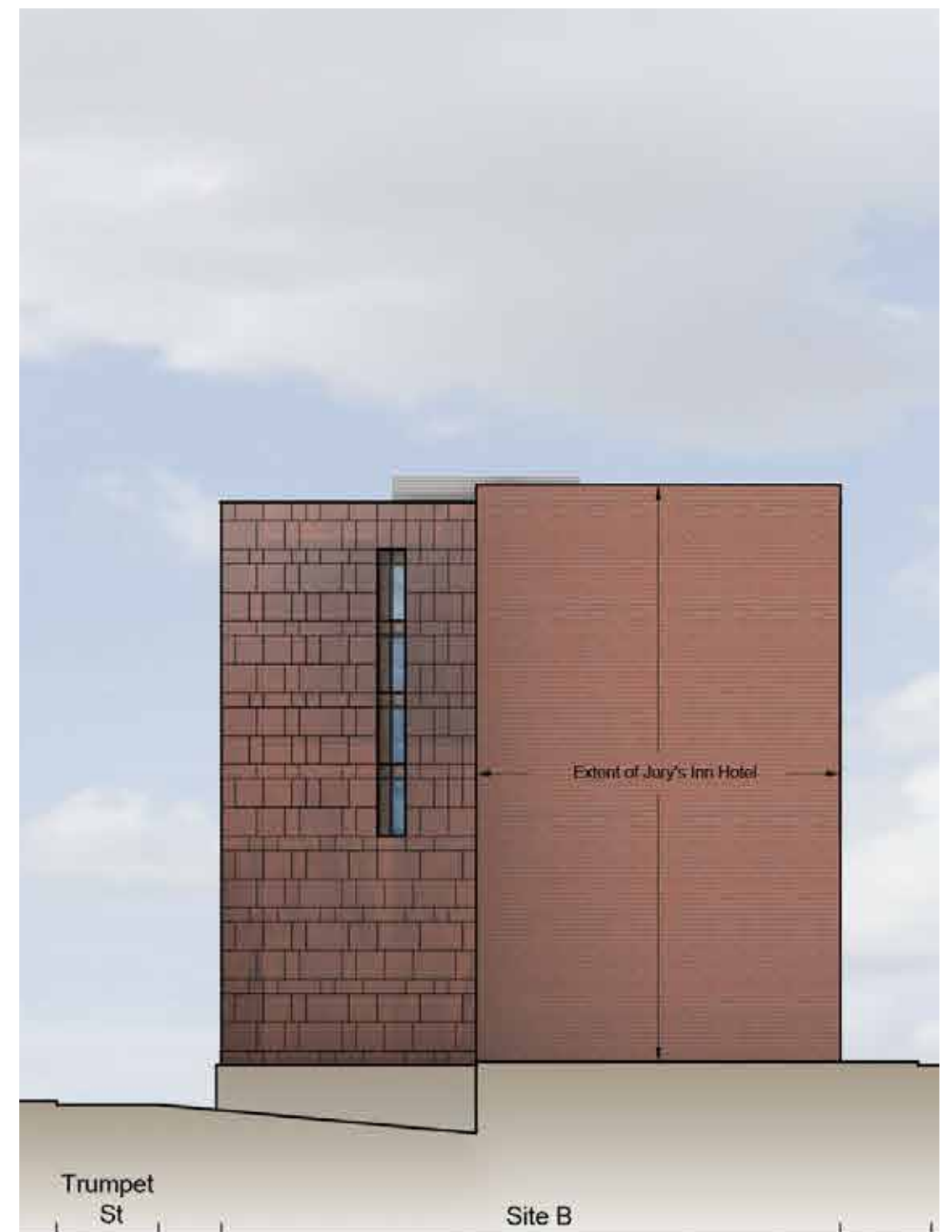
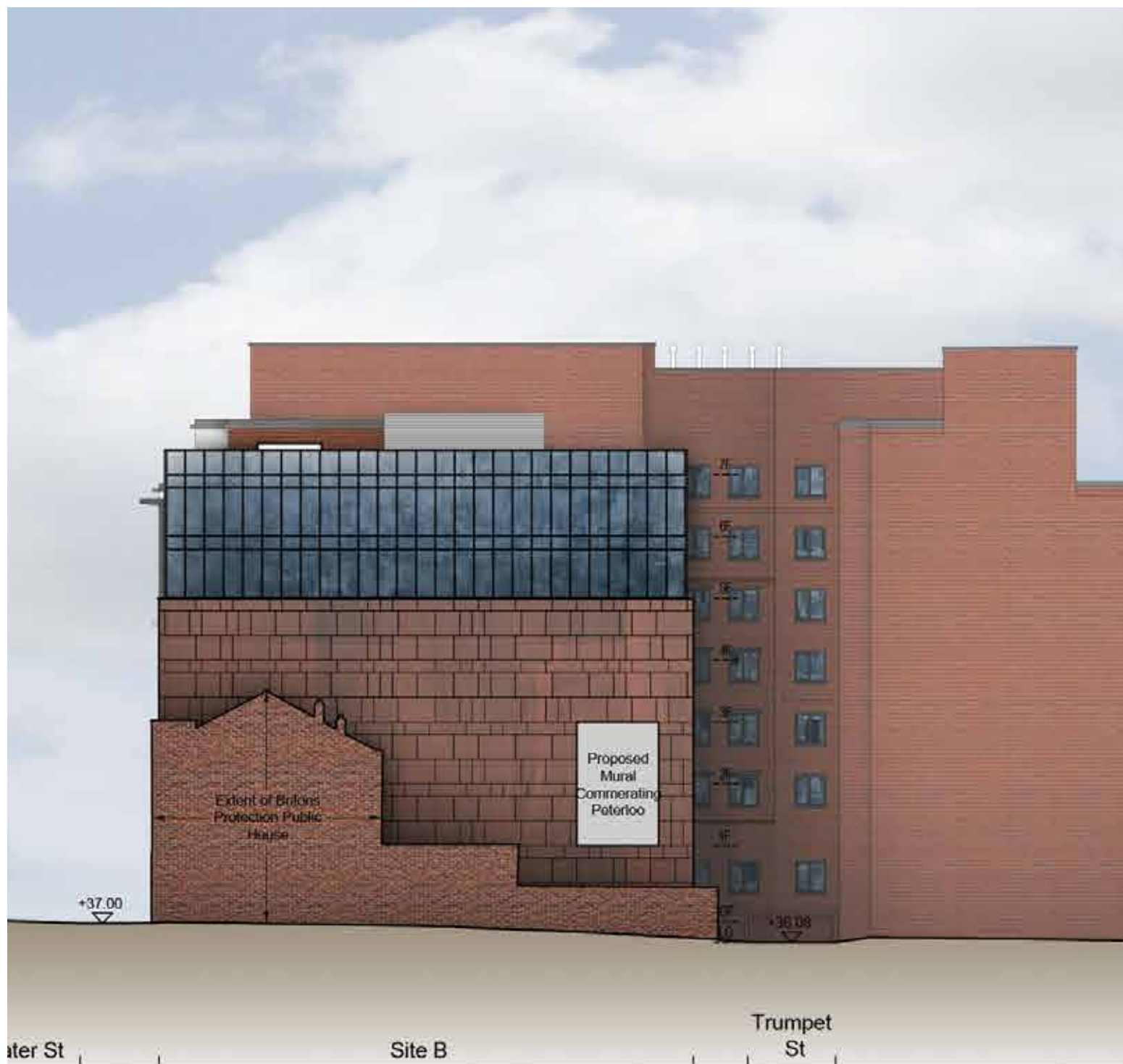


Quality
Simplicity
Purity
Layered
Facade
Continuity of
Materials

9.0 Appearance - Elevations



9.0 Appearance - Elevations



9.1 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 pub's 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 garden's 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 garden's 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.

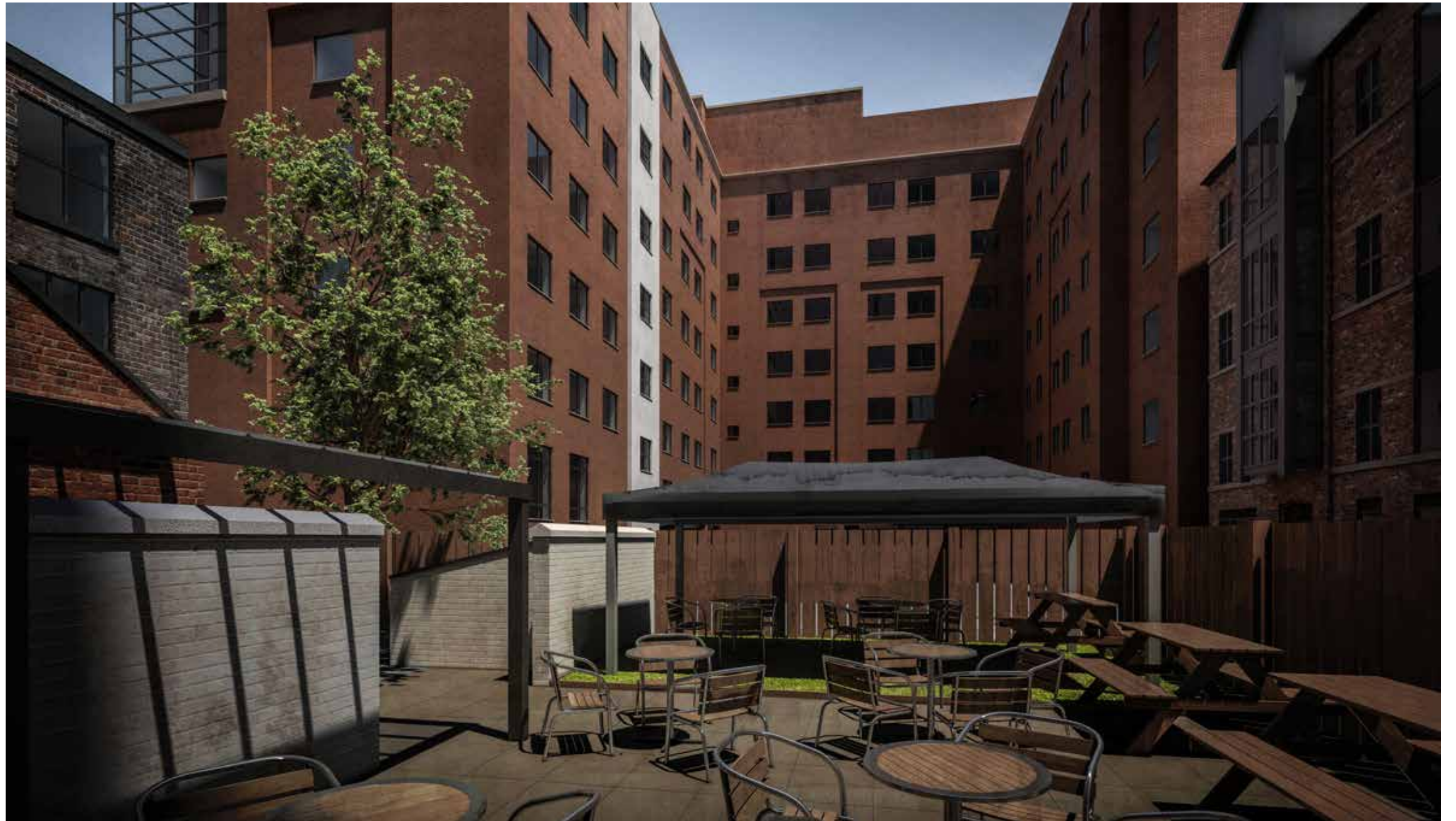
One would find it difficult to argue that if that was what was being proposed along the pub garden's edge, then it would be very unpopular and undesirable as a boundary treatment – and by inserting the historic enclosure of a building back on this eastern boundary edge, we take those issues away.

9.1 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

9.1 The Britons Protection Pub Garden



View from Historic 1970s Building Party Wall in Place

9.1 The Britons Protection Pub Garden



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

9.1 Appearance - Mural

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

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.

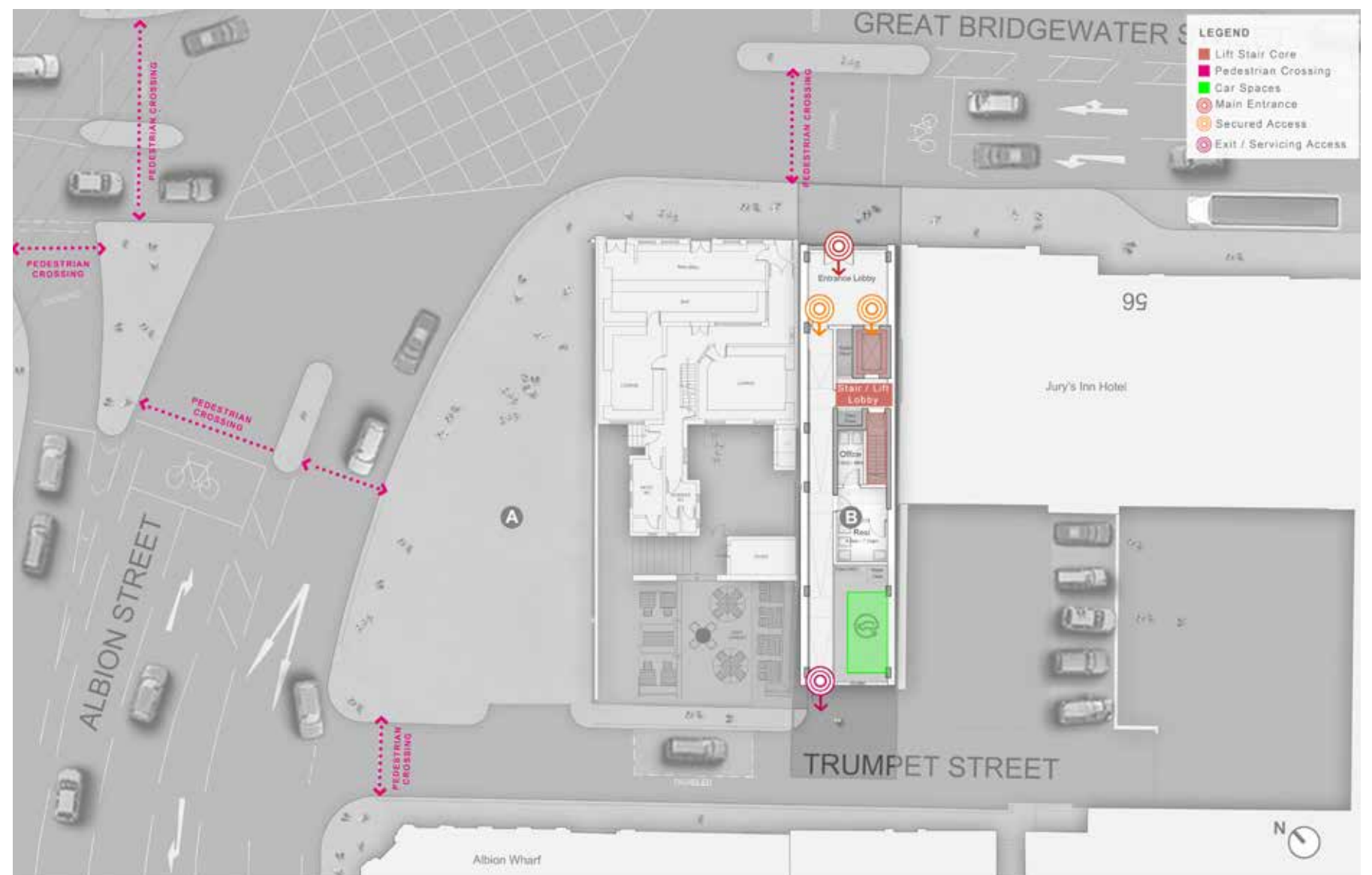
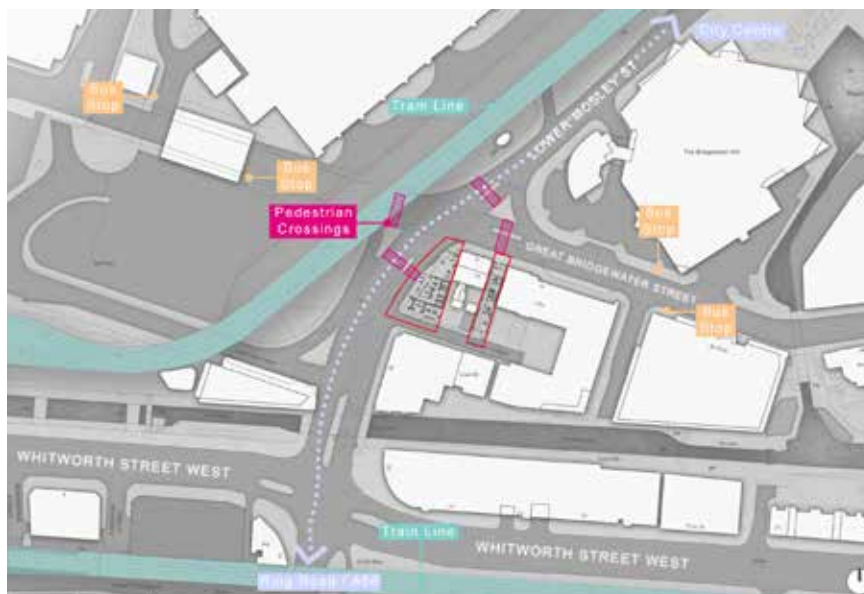
The building entrance is located on Great Bridgewater Street directly opposite the pedestrian crossing. The secondary exit / access is located at the rear on Trumpet Street for a means of escape and potentially maintenance / servicing access when required.

The development aims at encouraging and increasing the use of this sustainable method of transportation. For the offices, we have a 2 bike hooks (1 hook per office floor) and for the residents, 4 bike hooks (1 per residential floor) located within the cupboard space).

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

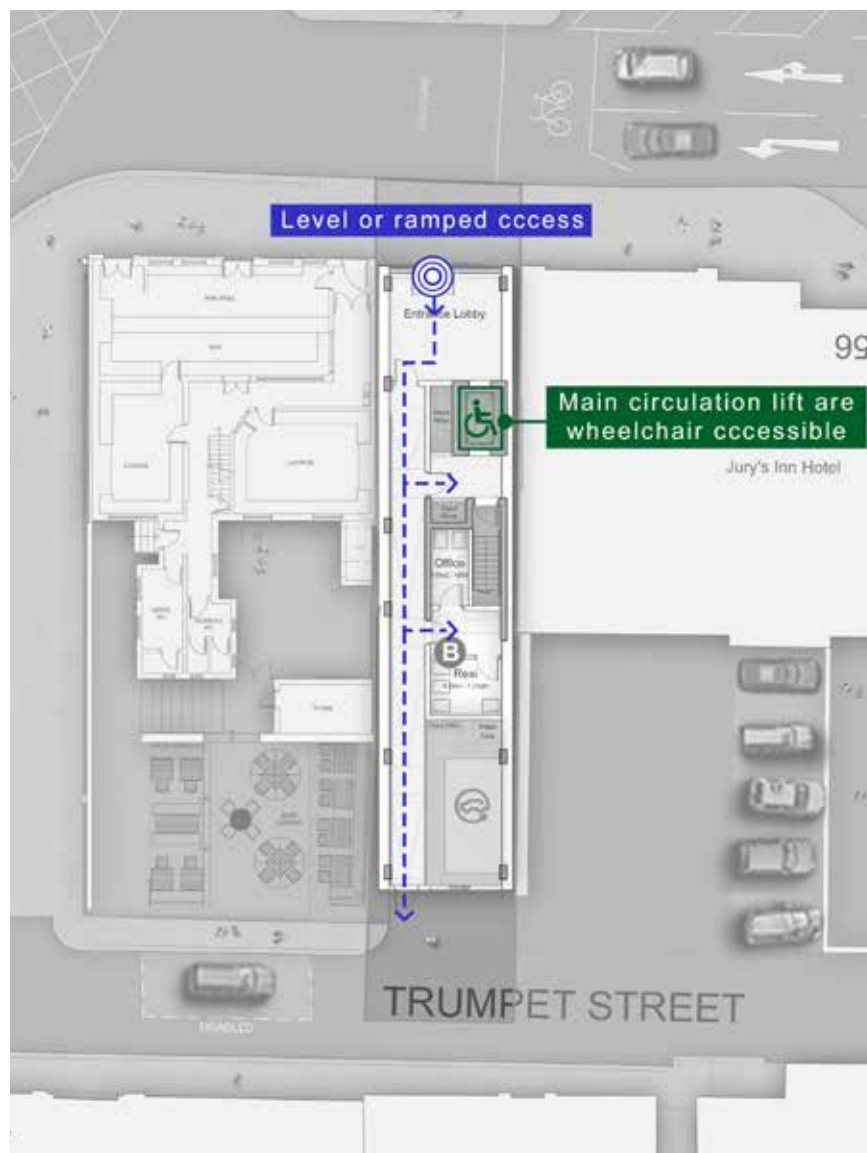
Access into and throughout the building will be via ramped or level access. At ground level, level access is provided into the building and from there to the main circulation lift which are wheelchair accessible.

The lift deposit residents and staff at each floor level and provide access to residents apartments or office space which have no steps or barriers.

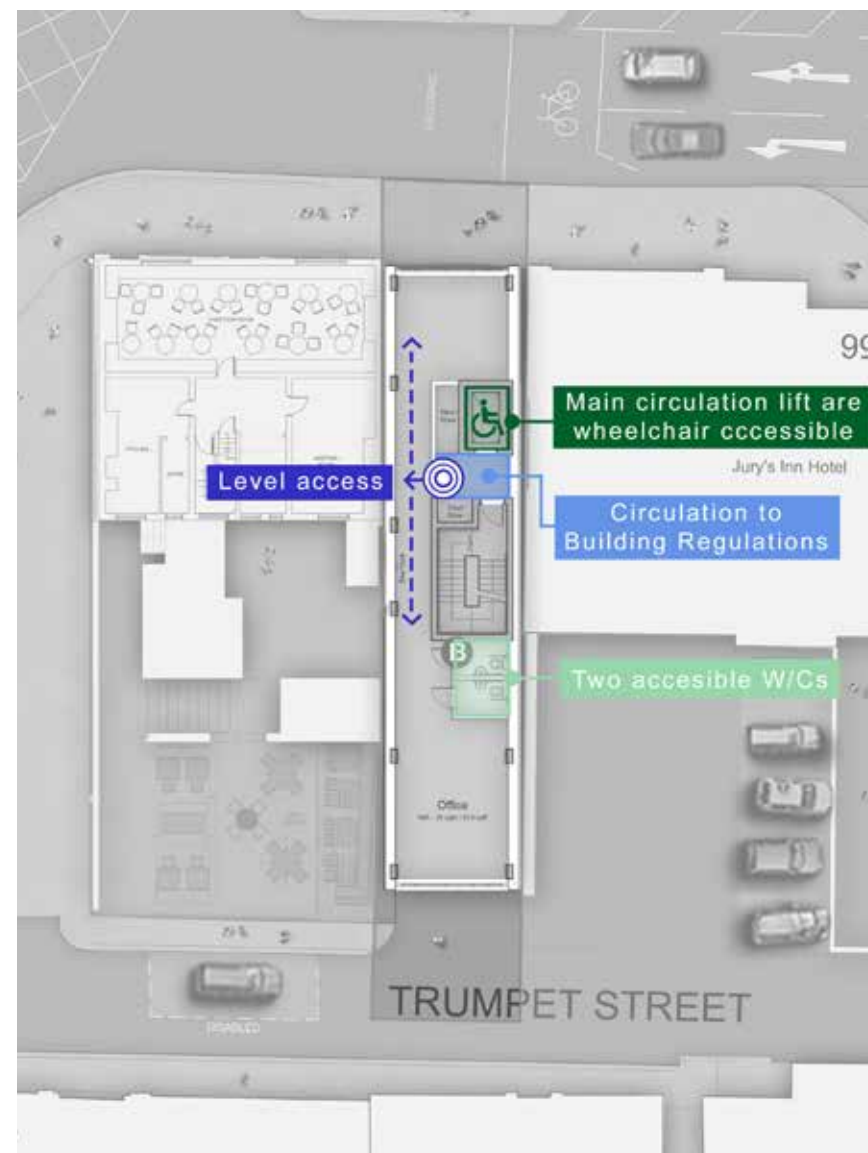
There are two accessible wcs on the first and second floor for office staff.

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.

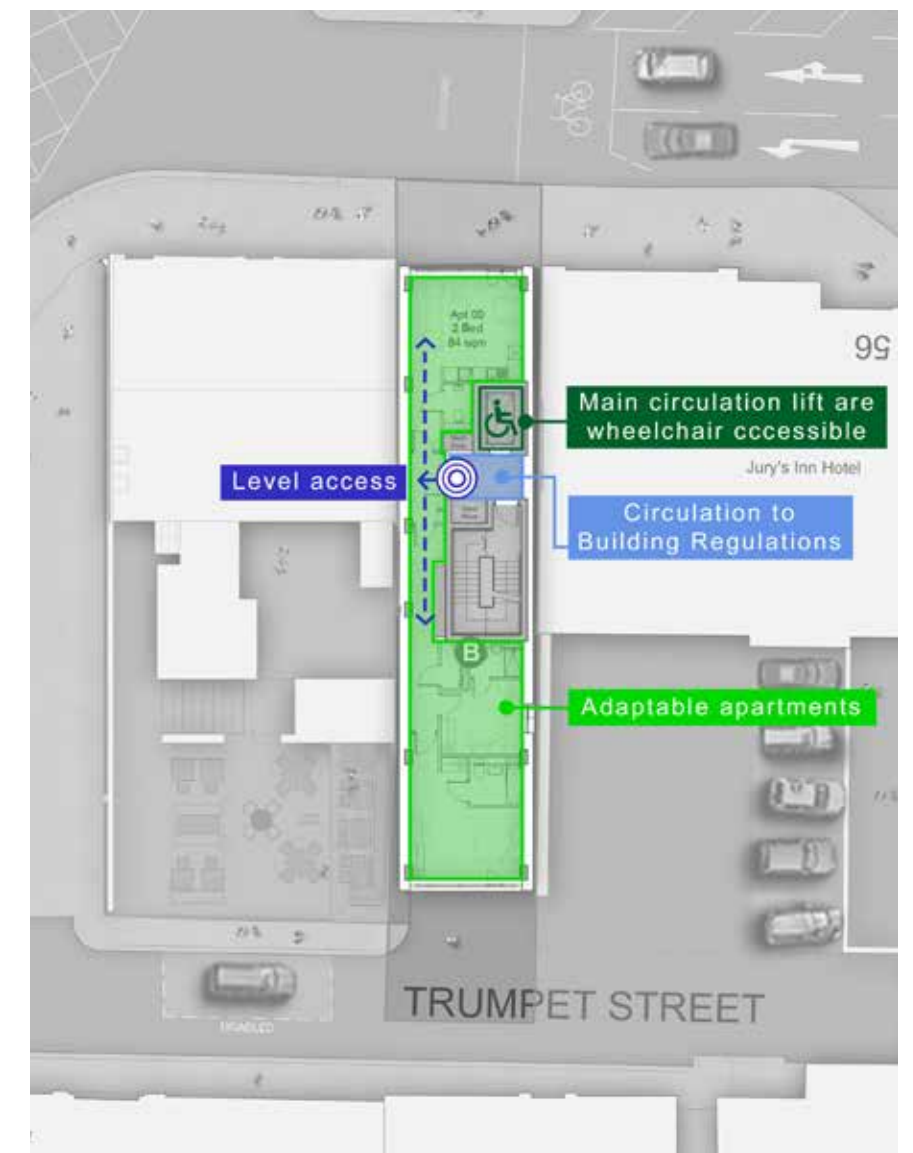
Apartments are adaptable by removal of non loading bearing partitions to adapt units for accessible use.



Ground Floor



First - Second Floor (Office)



Third to Sixth Floor (Residential)

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. 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 can store their bikes on the bike hooks provided in each apartment cupboard providing 100% cycle provision encouraging a more sustainable means of transport in and around the city. A bike hook on 1st & 2nd (2 total) is provided for staff. Visitors are encouraged 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 ✓

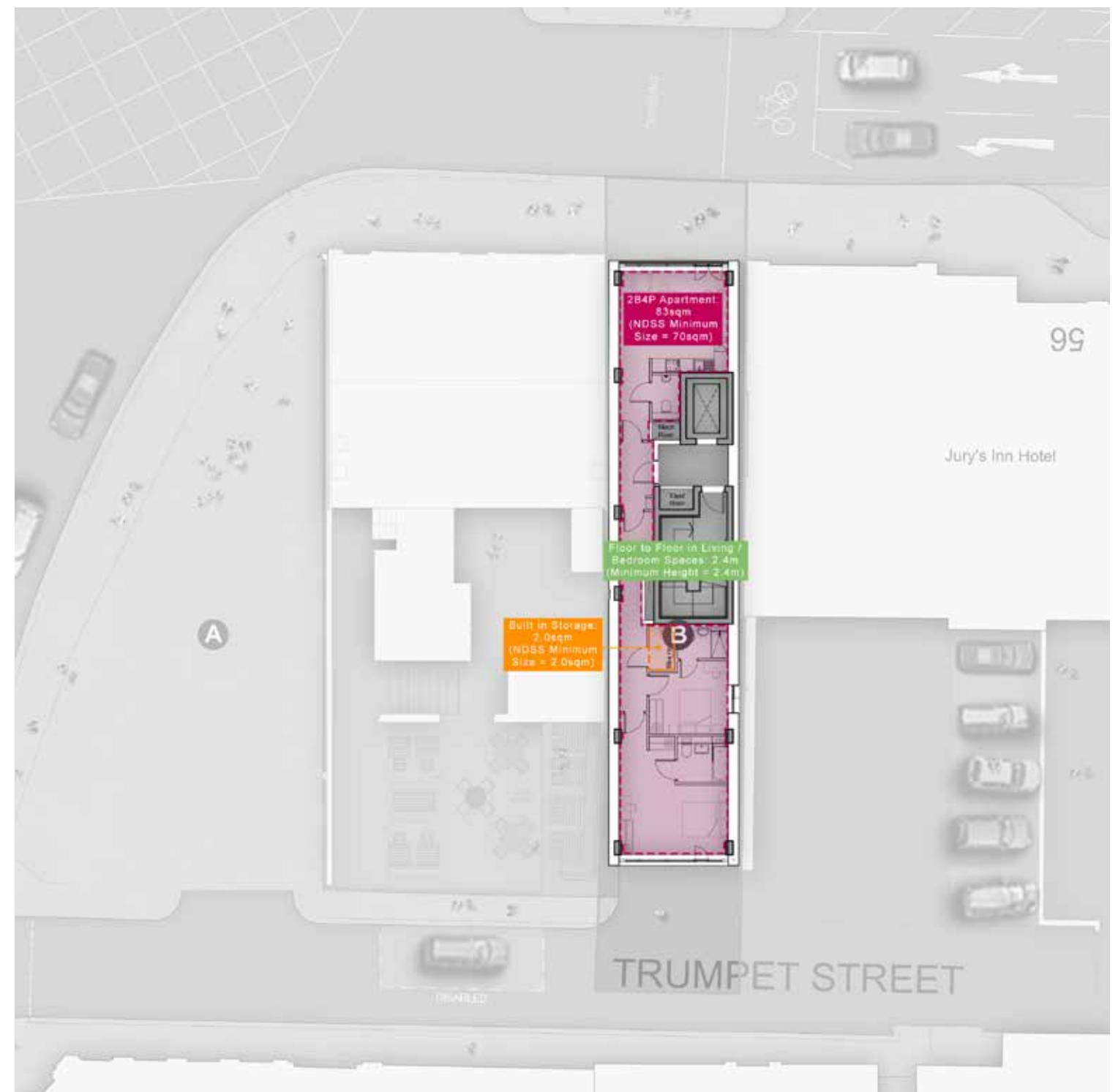
The proposal has been design to adapt to future changes, maximising and encouraging sustainable approaches for residents and staff.

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 has two uses, which will share the main entrance before using the vertical circulation to get each respective use. The control point into the building is at the building principal and rear entrance which will have access control for each use to gain access to the shared entrance space. Visitor entry for each use will be controlled through the principal entrance which will have access control in place alongside a intercom and video camera from residents and office reception (at an upper floor) to see who is at the main entry door, and allow access. From the main entry door, there is then further access control to the lift and stair lobby, which allows access into the lifts and stairs but only exit at either residential floors or office floors depending on the permission granted. In this way office users and visitors can only access the offices and likewise residential users can only access their floor and not other floors. At apartment entry 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. The ground floor areas and the rear will be controlled by CCTV.



Ground Floor



First - Second Floor (Office)



Third to Sixth Floor (Residential)

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 B, and is as follows.

Both the staff and residents bins store is located on the ground floor. 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 bin stores.



Ground Floor



First - Second Floor (Office)



Third to Sixth Floor (Residential)

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 slot site has 4 apartments which equates to 1.72sqm.

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 (240L)	1	1	1	1

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

For the offices, we require 2600L of waste storage per 1000sqm gross floor space. We have provided 2 x 240L bins, which one will be used for recycling.



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