# ST.MICHAEL'S Manchester
## Section 73 **Design+Access** Statement

**September, 2021**

hodder+partners SOM

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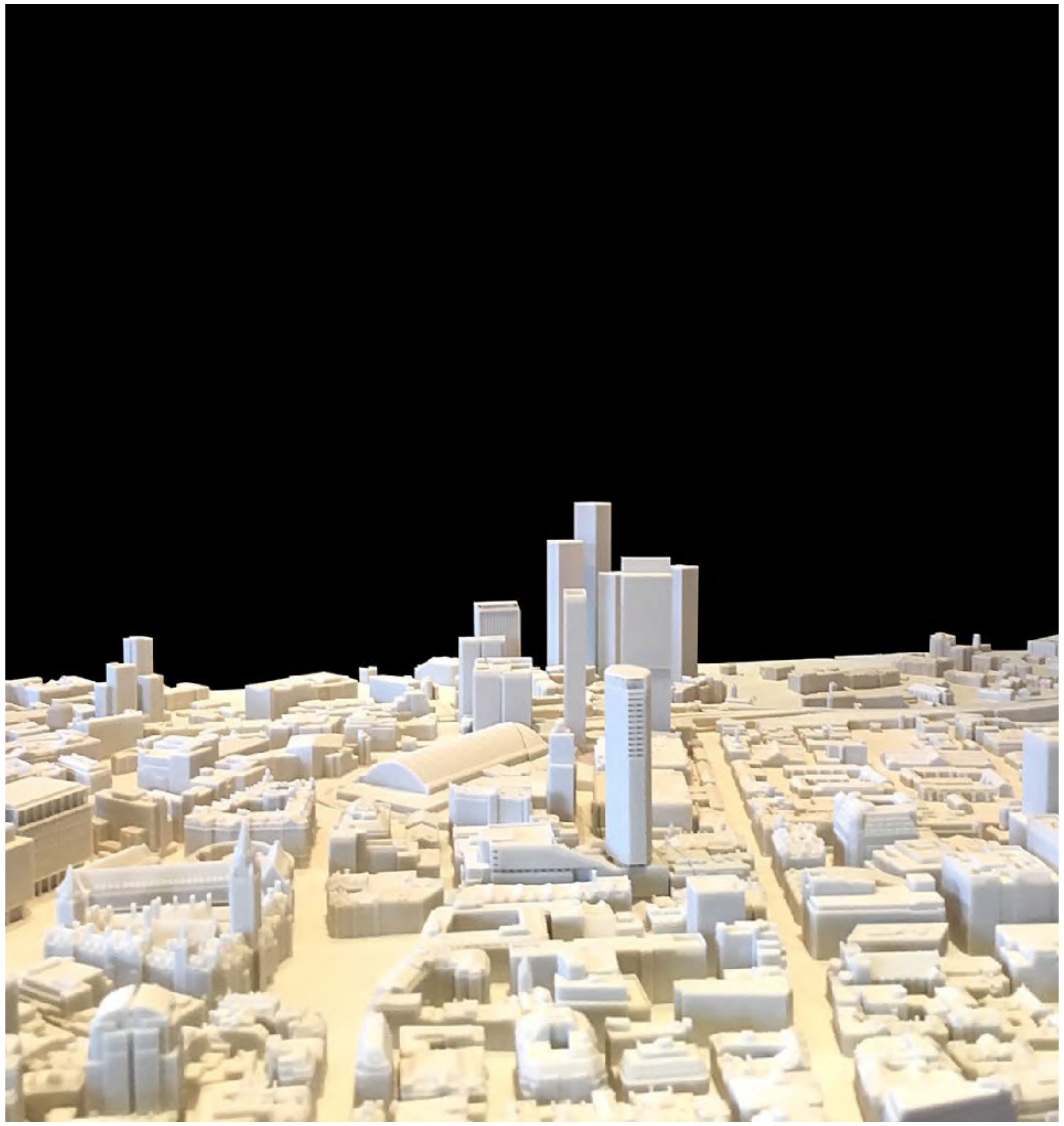
Note: reports included separately



Deansgate Conservation Area - Proposed Site

# Introduction

1.0

## Design and Access Statement

1.1

This Design and Access Statement has been prepared by Skidmore, Owings & Merrill (Europe) LLP ('SOM') on behalf of the applicant, Jackson's Row Developments Limited. It accompanies a planning application submitted to Manchester City Council (the 'LPA') under Section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 125549/JO/2019 as amended by 127950/NMC/2020, which approved the comprehensive redevelopment of a site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre. The development is known as 'St Michael's' and is referenced as such throughout this statement.

Since planning permission for the development was granted on 20th June 2018, the wider team has progressed the design to an advanced stage as the scheme moves towards construction works commencing on site.

Through the detailed design process, a number of relatively minor technical issues have arisen with the original scheme which have resulted in a number of proposed minor alterations to some aspects of the scheme, which the applicant would wish to progress. These changes are considered to require amendments to the planning approvals for the original scheme. It is important to stress from the outset that the fundamental scheme principles, such as the layout, uses, and height of the tower are unaltered, and viewed in the context of the overall scheme, are considered to be minor.

This document is designed to supersede the original Design and Access Statement compiled by Hodder and Partners Architects. Sections 3 to 9.10 describe the context and evolution of the development, as described in the Hodder and Partners Design and Access Statement (November 2017). This SOM Design and Access Statement retains the explanation of the design process for the approved scheme, which was based upon the thorough analysis of the local context. This included assessing and understanding the townscape and heritage context of the site and surroundings. The result was a scheme based upon coherent design principles and a design, contextually appropriate to the area. Sections 1, 2, and 9.11 onwards have been updated to describe and illustrate the scheme as now proposed.

The proposed changes to the approved scheme are described in the 'Section 73 Supplementary Design Report, September 2021' prepared by SOM.

## Application for Planning Permission

1.2

The development comprises the partial demolition of existing buildings and development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works. The application proposal comprises up to 181 residential apartments, 9 Levels of commercial office, 5 retail units, up to 191 5* hotel rooms and associated accommodation, a replacement synagogue, new public realm, 54 car parking spaces, and 400 cycle spaces.

## Project Team

1.3

| | |
|---|---|
| Client | Jackson’s Row Development Limited |
| Project Manager | Zerum |
| Architect | Hodder + Partners |
| Architect | Skidmore, Owings & Merrill |
| Interior Designer | Bowler James Brindley |
| Interior Designer | Skidmore, Owings & Merrill |
| Structural Engineer | Skidmore, Owings & Merrill |
| MEP Engineer | Hoare Lea |
| Civil Engineer | Curtins |
| Landscape Architect | Planit IE |
| Fire Consultant | Design Fire Consultants |
| Acoustic Consultant | Hoare Lea |
| Wind Analysis | WSP |
| Facade Access Consultant | WSP |
| Access Consultant | Peter Connell Associates |
| Principal Designer | RLB |
| Planning Consultant | Zerum |
| Heritage Consultant | Stephen Levrant Heritage Architecture |
| Environmental Impact Assessment | WSP |
| Synagogue Architect | Fairhursts |

2.0

# Planning Statement and Application Documents

**Please see Separate Report by Zerum**

- Section 73 Revision Statement, prepared by Zerum
- Section 73 Supplementary Design Report, prepared by Skidmore, Owings & Merill
- Planning application form and certificates, prepared by Zerum
- Design & Access Statement, prepared by Skidmore, Owings & Merill
- Planning & Tall Building Statement, prepared by Zerum
- Regeneration Statement, prepared by Deloitte
- Heritage Significance Statement, prepared by Steven Levrant Heritage Architecture
- Heritage Impact Statement, prepared by Steven Levrant Heritage Architecture
- Demolition Justification Statement, prepared by Zerum
- Flood Risk Assessment, prepared by WSP
- Drainage Strategy, prepared by WSP
- Transport Statement, prepared by WSP
- Framework Travel Plan, prepared by WSP
- Environmental Standards Statement, including Energy Statement, prepared by Watergrove
- Waste Management Strategy and pro-forma, prepared by WSP
- Ventilation Strategy, prepared by WSP
- TV Reception Survey, prepared by GTech
- Statement of Community Involvement, prepared by Counter Context
- Addendum to the Statement of Community Involvement, prepared by Counter Context
- Crime Impact Statement, Prepared by Greater Manchester Police

- Environmental Statement Volume 1 - Main Text, prepared by WSP
    Chapter 1 – Introduction
    Chapter 2 – Description of the Site and Surrounding Area
    Chapter 3 – Description of the Proposed Development
    Chapter 4 – Consideration of Alternatives
    Chapter 5 – Approach to EIA
    Chapter 6 - Noise and Vibration
    Chapter 7 – Socio Economics
    Chapter 8 - Townscape and Visual
    Chapter 9 - Built Heritage
    Chapter 10 – Wind
    Chapter 11 - Daylight, Sunlight and Overshadowing
    Chapter 12 – Archaeology
    Chapter 13 - Cumulative Effects
    Chapter 14 – Summary of Environmental Commitments

- Environmental Statement Volume 2 – Appendices, prepared by WSP (unless stated) comprising;
    Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment
    Appendix 2.2: Biodiversity Assessment (including bat surveys)
    Appendix 2.3: Preliminary Geotechnical and Environmental Assessment
    Appendix 2.4: Air Quality Report
    Appendix 5.1: EIA Scoping Report
    Appendix 52.: Scoping Note
    Appendix 6.1: Acoustic Terminology
    Appendix 6.2: Noise and Vibration Guidance
    Appendix 6.3: Construction and Operational Assessments
    Appendix 6.4: Noise Survey Data
    Appendix 7.1: Socio-Economic glossary
    Appendix 8.1 :Townscape Baseline and Effects (prepared by Planit-ie)
    Appendix 8.2 :TVIA Baseline and Effects (prepared by Planit-ie)
    Appendix 8.3 : Kinetic view tracks (prepared by Planit-ie)
    Appendix 8.4 : TVIA Figures (prepared by Planit-ie)
    Appendix 8.5 :Views (prepared by Planit-ie)
    Appendix 10.1: Site terrain Adjustment
    Appendix 10.2: Contour Plots for Individual Wind directions
    Appendix 10.3: Contour Plots
    Appendix 10.4: CFD Technical Assumptions
    Appendix 11.1: External Daylight and Sunlight Receptors
    Appendix 11.2: Detailed External Daylight and Sunlight Results
    Appendix 11.3: Detailed internal daylight & sunlight results
    Appendix 11.4: Internal Overshadowing Results
    Appendix 11.5: Glossary
    Appendix 11.6: External Overshadowing Analysis
    Appendix 12.1: Archaeological Desk Based Assessment
    Appendix 12.2: Written Scheme of Investigation

- Environmental Statement Volume 3 - Non-Technical Summary, prepared by WSP
- Environmental Statement Technical Summary, prepared by WSP

Jackson's Row
Strategic Regeneration Framework
December 2015
JACKSON'S ROW

Strategic Regeneration Framework for Jackson's Row - approved December 2015

### Jackson's Row

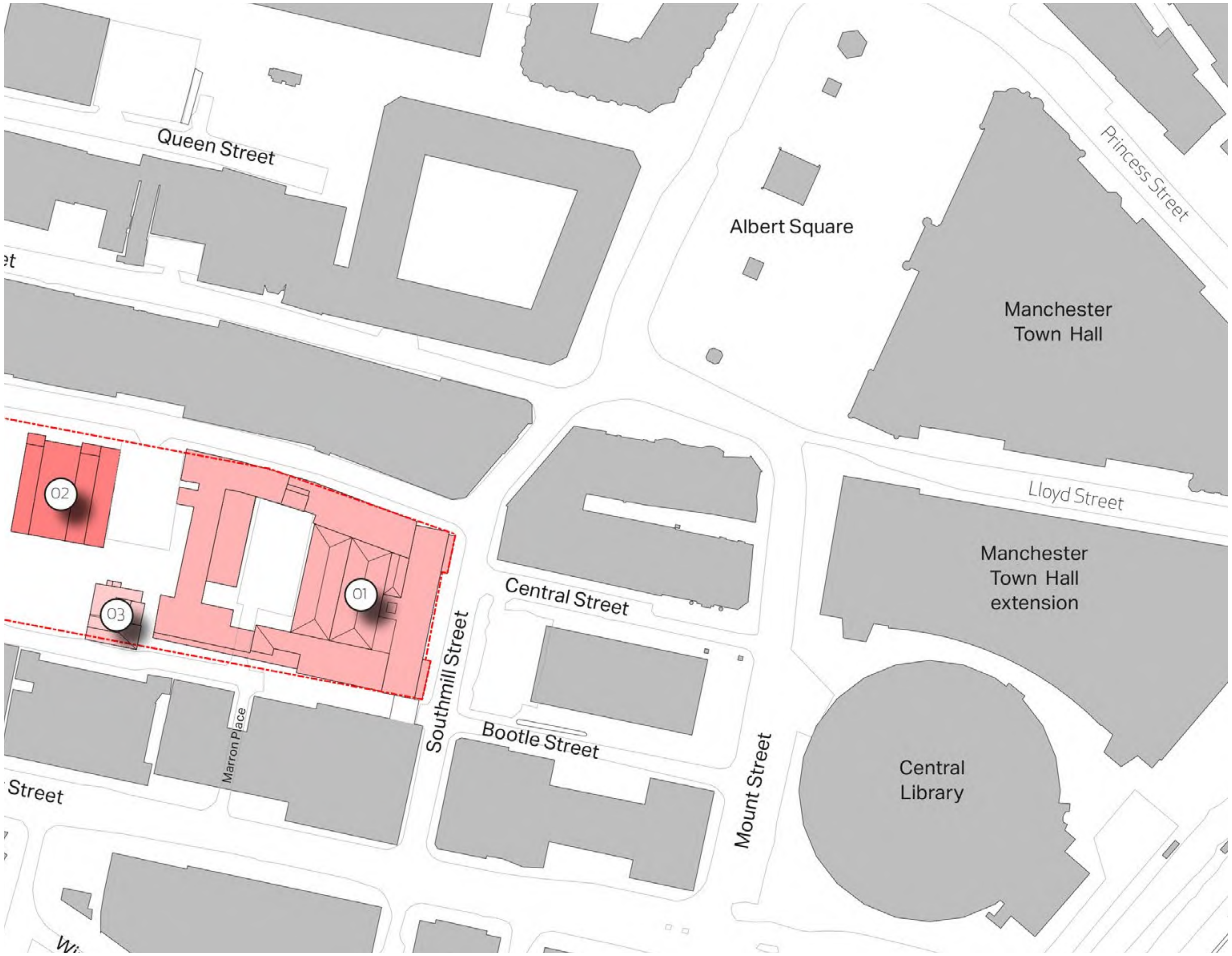
This Strategic Regeneration Framework (SRF) is intended to guide the future development of the Jackson's Row/Bootle Street site in a manner that reflects its physical and locational characteristics and the significance of the opportunity that has been identified. This site has been identified as a major regeneration opportunity that can deliver a range of positive economic, social and environmental benefits for the city centre and the wider Manchester city region. The framework sets out a series of key physical and policy considerations before recording broad development principles. It identifies the site's pivotal location as a unique opportunity to deliver a range of uses as a catalyst for the wider regeneration of this areas. It is intended that this should guide future development proposals within the parameters identified.

The draft regeneration framework was submitted to Manchester City Council's executive in autumn 2015. Following a period of public consultation with key stakeholders and other interested parties, a final version of the document was submitted to the city council's executive and approved in December 2015. Now approved, it should be noted that it will be a material consideration in determining any future planning applications for the development of the site.

*Extract from MAKE Design and Access Statement*

# The Site and Surrounding Context

## Site Description


Queen Street
Albert Square
Princess Street
Manchester Town Hall
Lloyd Street
Manchester Town Hall extension
Central Street
Southmill Street
Bootle Street
Mount Street
Marron Place
Central Library
Street
01
02
03

The site is in a strategic location at the heart of the city centre, in close proximity to the town hall and Albert Square. This prime location is adjacent to the Civic Quarter, the Central Business District, Spinningfields and, in the future, St John's.

The area consists of multi-phase streets with buildings of varied ages and architectural styles. The quality of these varies widely but does include some individual buildings of high quality. There is a high concentration of high Gothic-style buildings a short distance from the site, including Manchester Town Hall, John Rylands Library, Lloyd's House and Lawrence Buildings, along with seven listed statues, as well as a series of large early 20th-century civic and commercial buildings, such as the Midland Hotel and Central Library, which occupy large footprints close by.

The site is bounded by Jackson's Row to the north, Bootle Street to the south and Southmill Street to the east. The site incorporates a number of buildings, including Bootle Street Police Station, Manchester Synagogue, the Sir Ralph Abercromby pub and car parking space.

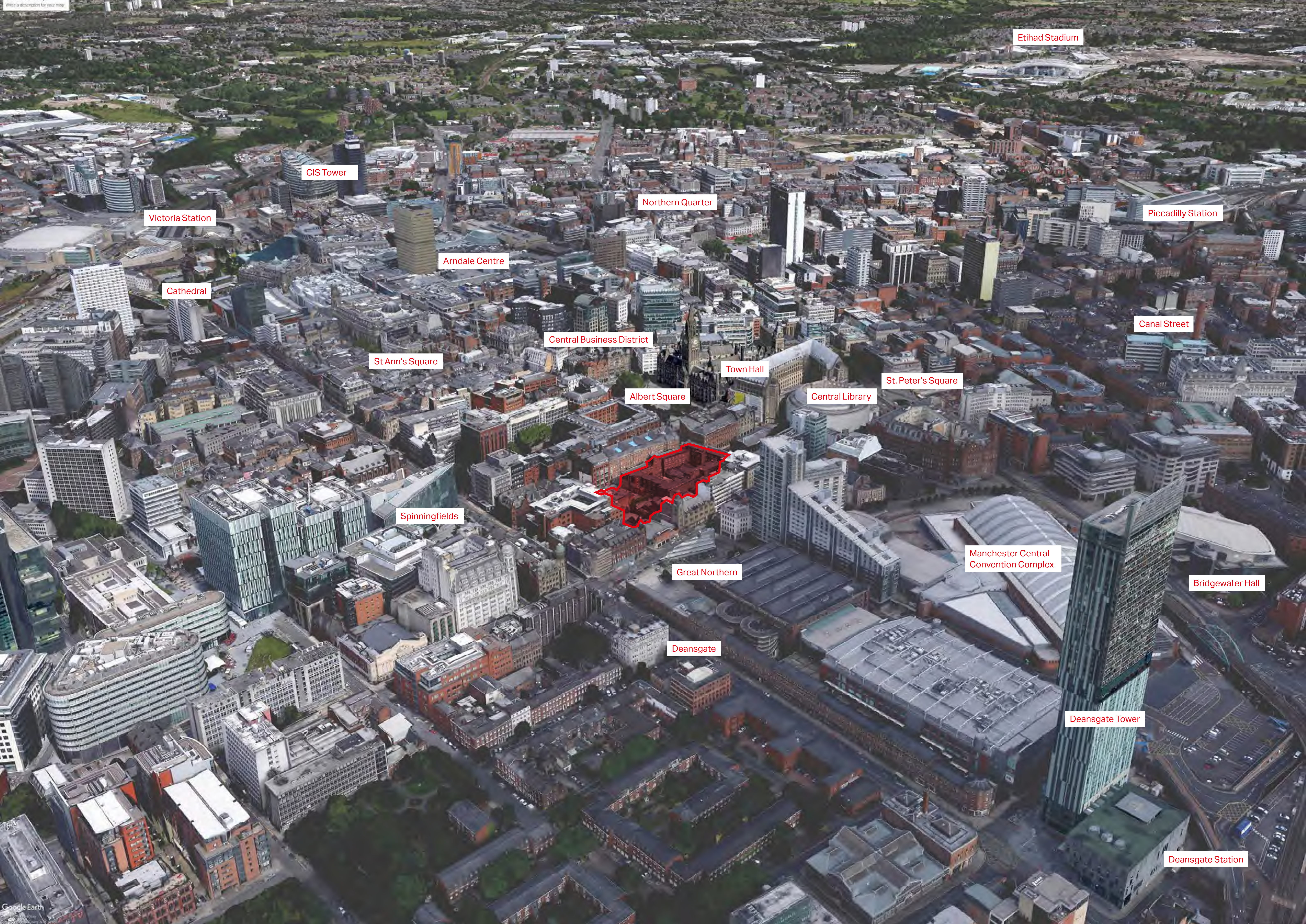
The site is surrounded by key pedestrian routes that follow the existing 'urban grid', including Deansgate/Spinningfields and Cross Street/Albert Square/St Peter's Square. The site therefore plays an important potential role in adding to and reinforcing such routes.

The following pages describe the site's context in relation to regeneration initiatives, connectivity, heritage, site history, topography, microclimate, scale, uses, activity and streetscape. A thorough understanding of such considerations was gained prior to defining the opportunity presented by the site and commencing design work.

Key to existing site plan

01 Police headquarters and station building
02 Manchester Reform Synagogue
03 Sir Ralph Abercromby public house

*Extract from MAKE Design and Access Statement*


Write a description for your map
Etihad Stadium
CIS Tower
Northern Quarter
Victoria Station
Piccadilly Station
Arndale Centre
Cathedral
Canal Street
Central Business District
St Ann's Square
Town Hall
St. Peter's Square
Albert Square
Central Library
Spinningfields
Manchester Central
Convention Complex
Great Northern
Bridgewater Hall
Deansgate
Deansgate Tower
Deansgate Station
Google Earth

## Regeneration Context 4.2

The site occupies a strategic location in relation to a number of key regeneration initiatives. The inactive nature of the application site and its surrounding streets effectively act as a barrier and an inhibitor to movement between these initiatives. The development of the site presents the opportunity to enhance connectivity between existing city districts and the surrounding regeneration zones.

The Civic Quarter – Manchester Central Regeneration Framework states that the major challenges existing in this city centre area include poor-quality public realm and a legacy of vacant, obsolescent or under-used buildings, many of which date from the 1960s and 70s. The potential of the Civic Quarter will be unlocked by four major 'placemaking' capital projects that are already completed or committed to:

+ The refurbishment of the Town Hall complex and Central Library, which has revitalised the civic core of the city, acting as a benchmark for future public investment and a catalyst for further regeneration;

+ The ongoing transformation of St Peter's Square and its public realm to complement the Town Hall refurbishment and create the conditions to attract additional investment to the area;

+ The development and expansion of Manchester Central Conference Centre into a world-class convention destination served by world-class hotels and top-class service facilities; and

+ The creation of an international standard transport interchange at Manchester Central/Deansgate, which will improve connectivity, perception and the sense of arrival.

It is envisaged that significant public sector and infrastructure improvements will provide the catalyst for new private and third-party investment. Key private sector-led projects include:

+ One St Peter's Square – a new 25,000m2 office building that is a key component of the revitalisation of St Peter's Square and removed a significant eyesore;

+ Two St Peter's Square – a 15,000m2 office development that will add to the regeneration of the eastern frontage of St Peter's Square;

+ Landmark – the replacement of the former Odeon cinema with a new office building to provide over 16,500m2 of new space;

+ Dickenson House – adjacent to One St Peter's Square and Landmark, providing a 5-storey office extension to the existing building;

+ Theatre Royal – redevelopment and refurbishment of a landmark building to provide additional hotel facilities for the Radisson;

+ London Scottish House – a new high-quality office building to visually improve the environment around the Manchester Central Piazza;

+ 10-12 Whitworth Street West - a 38-storey residential tower adjacent to First Street North; and

+ Axis - a 28-storey residential development situated on a prominent site that frames the southern gateway and lies adjacent to Manchester Central, the Deansgate Castlefield Interchange and First Street.

Spinningfields is Manchester's European business district. It is a new high-quality quarter to house the city's financial and professional services sector, developed through a partnership between Manchester City Council and Allied London. The site (12 hectares/30 acres) has been comprehensively redeveloped, incorporating 3 hectares (7.4 acres) of world-class public realm to complement the signature buildings developed by leading international architects. Spinningfields is commercially led, with office accommodation supported by mixed uses, providing civic, residential, hotel, leisure and retail space to create a lively and dynamic destination.

The Central Business District (CBD) forms the commercial core and is situated in close proximity to a number of major regeneration initiatives. It is the focus for the largest regional concentration of financial and professional services in the UK, and along with areas such as Spinningfields and First Street is crucial to providing a diversified commercial product in the city centre. Over the past ten years, the CBD has undergone significant planned investment on a number of key sites, revitalising the commercial core. Linkages within and between the CBD and other city centre areas is a priority for the city council to improve connectivity and promote the expansion of the city's commercial core. Regeneration and strategic investment in the Civic Quarter will provide the platform for an expansion of the CBD towards the southern gateway.

The Corridor Manchester Strategic Development Framework covers the Oxford Road Corridor area and is recognised as a key element in the delivery of the Manchester: Knowledge Capital vision. 'Corridor Manchester' contains a unique vibrancy made up by a significant concentration of prestigious academic, research and teaching institutions, including:

+ The University of Manchester, Manchester Metropolitan University and the Royal Northern College of Music
+ The Central Manchester and Manchester Children's Hospitals NHS Trust

+ Manchester Science Park and the delivery of the Manchester Science City Programme

+ Whitworth Art Gallery and Manchester Museum

+ Central Library, which houses the Contact Theatre, the Manchester Academy and the Dancehouse Theatre

St.John's is the proposed redevelopment of a 6 hectare site in central Manchester that was formerly the site of Granada Television. The proposed vision for this mixed use development includes:

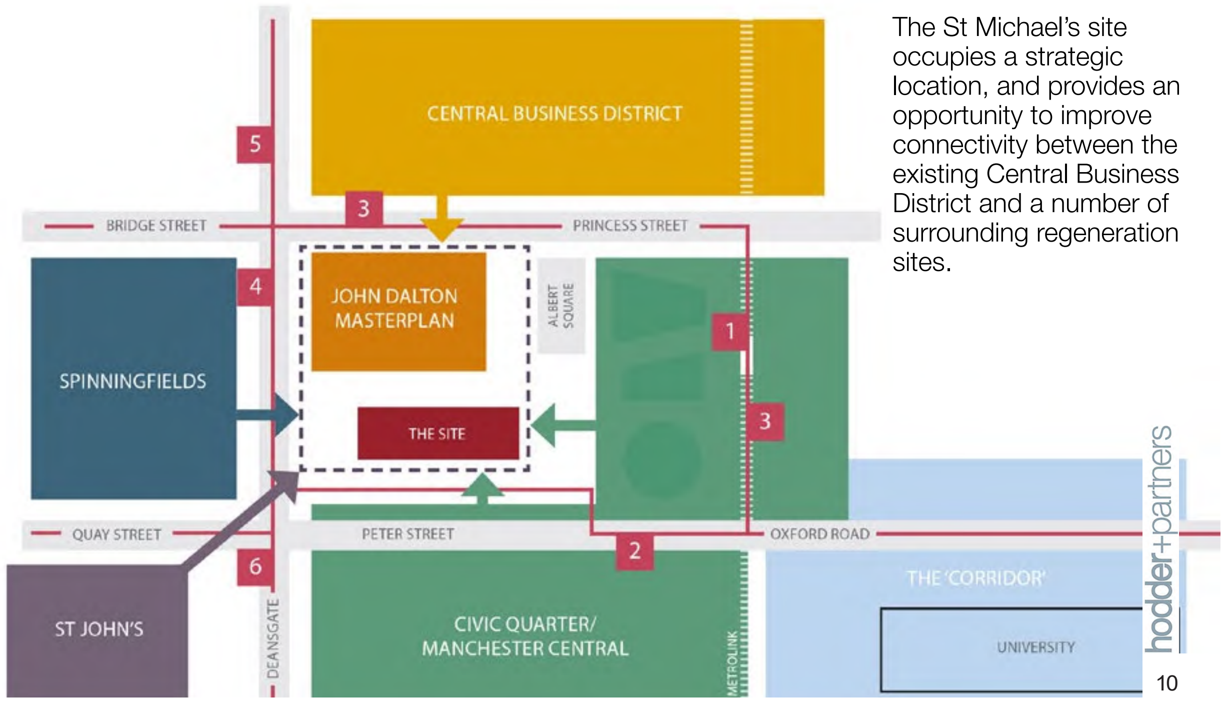
+ 2,400 new homes comprising a variety of low and highrise residential apartments.

+ Contemporary workspace and studio space aimed at creative new industries, start-ups and collaborative working.

+ Three new hotels, both corporate and leisure.

+ Dedicated arts, culture and entertainment buildings.

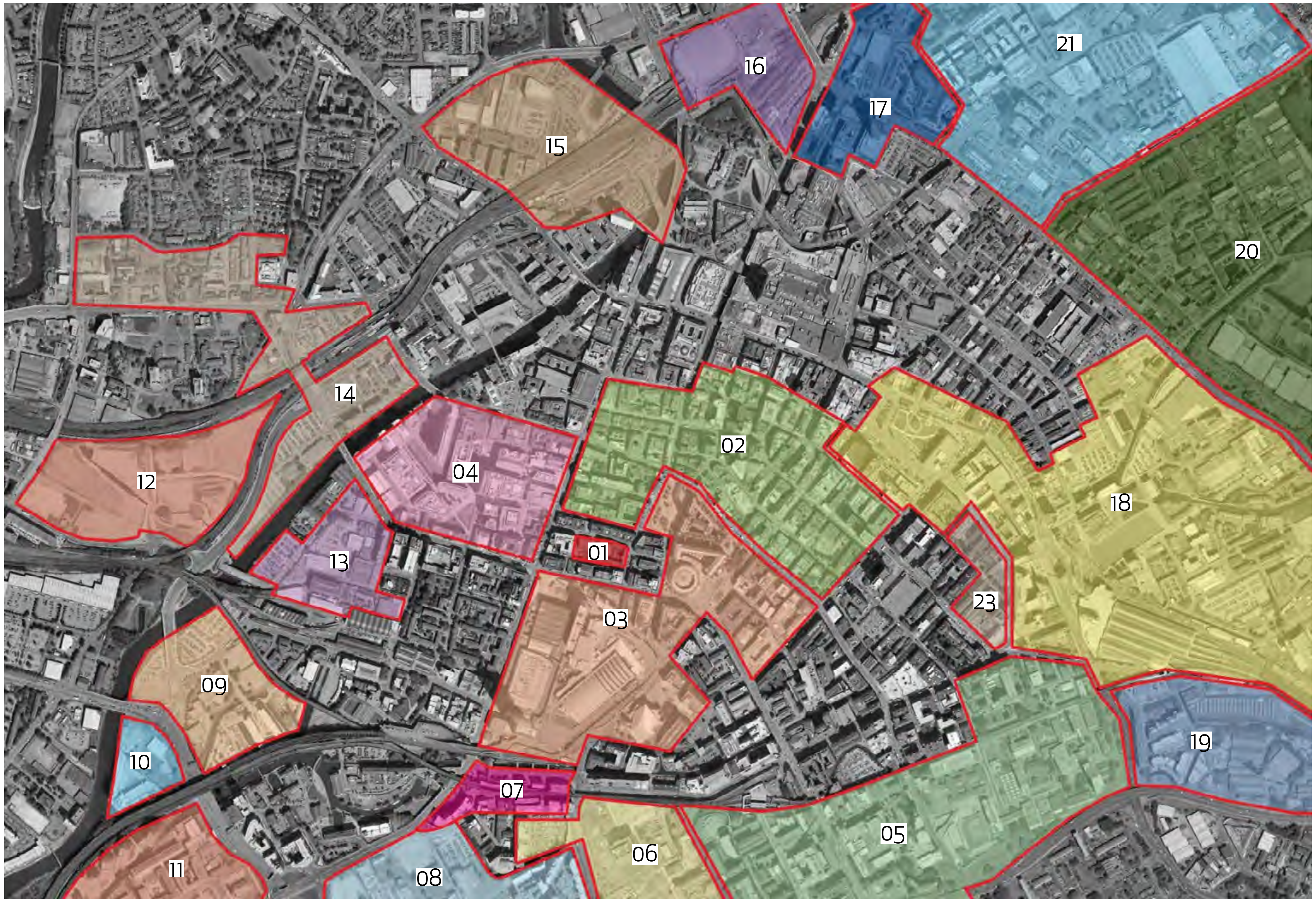
+ Public realm and green spaces, including the formation of a new riverside park and gardens.



The St Michael's site occupies a strategic location, and provides an opportunity to improve connectivity between the existing Central Business District and a number of surrounding regeneration sites.

*Extract from MAKE Design and Access Statement*

## Regional Centre Regeneration Sites 4.3



*Extract from MAKE Design and Access Statement*

John Dalton Street Masterplan

In the adjacent streets to the north of the site, moves are afoot to breathe new life into Lincoln and Brazennose Square through the comprehensive redevelopemnent of the buildings that lie between Deansgate, John Dalton Street and Albert Square. These buildings are in multiple ownserships, but the City Council has brought them together to produce a masterplan to guide the design and delivery of an emerging new city quarter sandwiched between Spinngfields, the Central Business District and the Civic Quarter.

Subsequently, the draft City Centre Strategic Plan moves the proposed site, Lincoln Square and Brazennose Square from the CBD to the expanded Civic Quarter, and states that the area is “pivotal to the next phase of growth.”

The block between Jackson’s Row and Bootle Street may well hold the key to unlocking this new quarter, serving as a catalyst for the wider regeneration of the city block running from John Dalton Street to Peter Street and defining and reconnecting the ‘new middle’ of the city.

1. Application site
2. Central Business District
3. Civic Quarter/Manchester Central
4. Spinningfields
5. Corridor Manchester
6. First Street
7. Whitworth Street West
8. Great Jackson Street
9. Water Street
10. Vie
11. St George’s
12. Middlewood Locks
13. St John’s
14. Salford Central/New Bailey
15. Greengate
16. Victoria Station
17. NOMA
18. Piccadilly HS2
19. Mayfield
20. Ancoats/New Islington
21. New Cross
22. Lower Irk Valley

## Public Transport and Connectivity 4.4

Investment in transport and connectivity, driven by the enhanced Manchester Central-Deansgate interchange and Metrolink Second City Crossing, ensures that this city centre area, including the proposed site, has excellent links to public transport and the capacity to accommodate future growth in this part of the city.

In addition to the new interchange, the area is supported by exisiting connection, including:

+ An improved Metrolink station in St Peter's Square and Deansgate Castlefield;

+ Access vie Deansgate railway and metro stations to cross-country and local routes;

+ Oxford Road and Salford Central railway stations, with both local and regional services, and improvements proposed as part of the Northern Hub scheme;

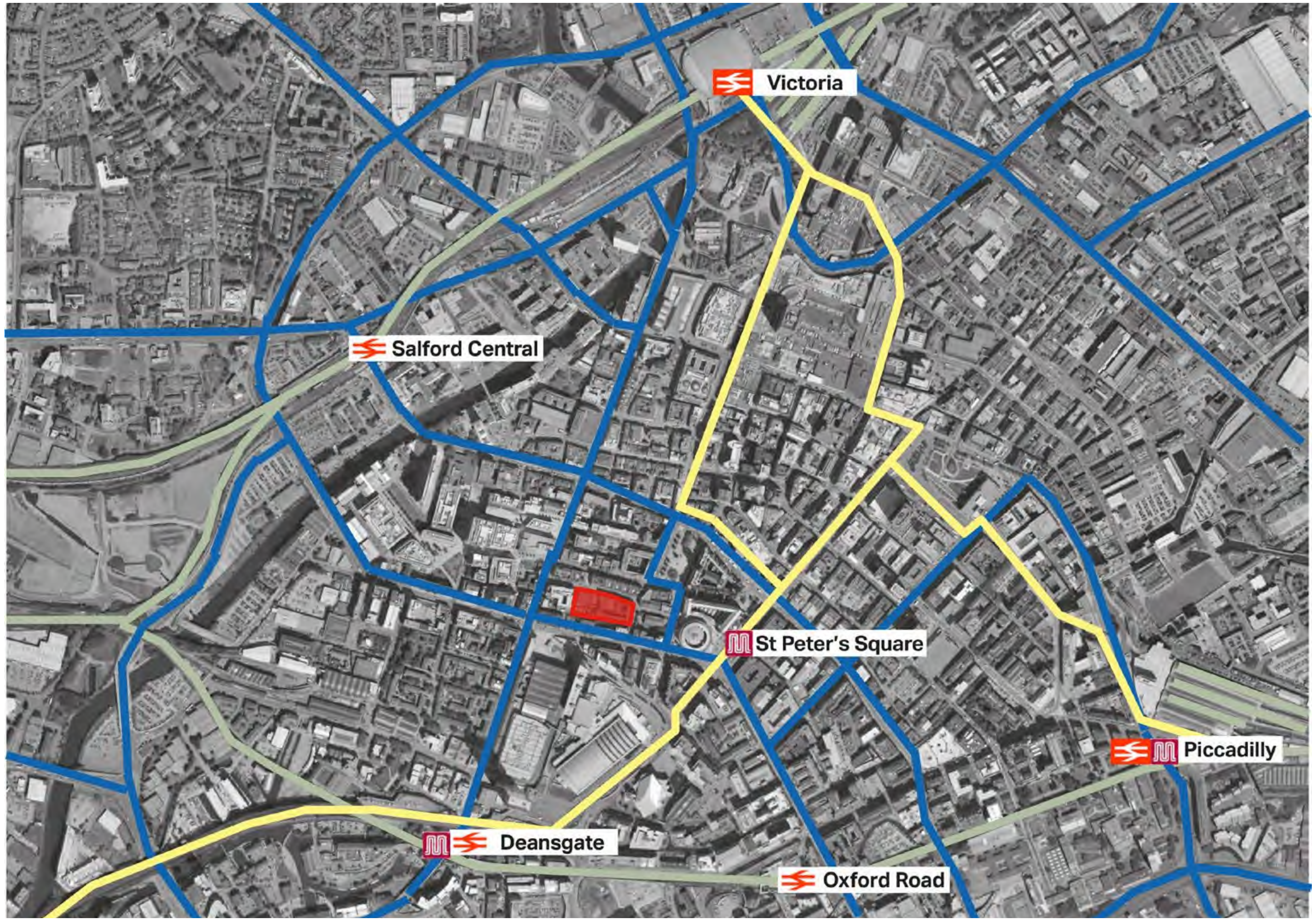
+ The second Cross-City Metrolink route, which will further stregthen the connectivity of the Jackson's Row site;

+ The Oxford Road Rapid Bus Transport systems, a key priority of Corridor Manchester;

+ Access to the strategic highway network and enhanced linkages to Manchester Airport;

+ Excellent city centre car parking, notably in Manchester Central and Great Northern; and

+ The recently completed Ordsall Chord, a key part of the Northern Hub and improving east-west links.


Victoria
Salford Central
St Peter's Square
Piccadilly
Deansgate
Oxford Road

Metrolink routes
Train routes
Primary vehicular routes
Metrolink station
National railway station
Regional railway station

*Extract from MAKE Design and Access Statement*

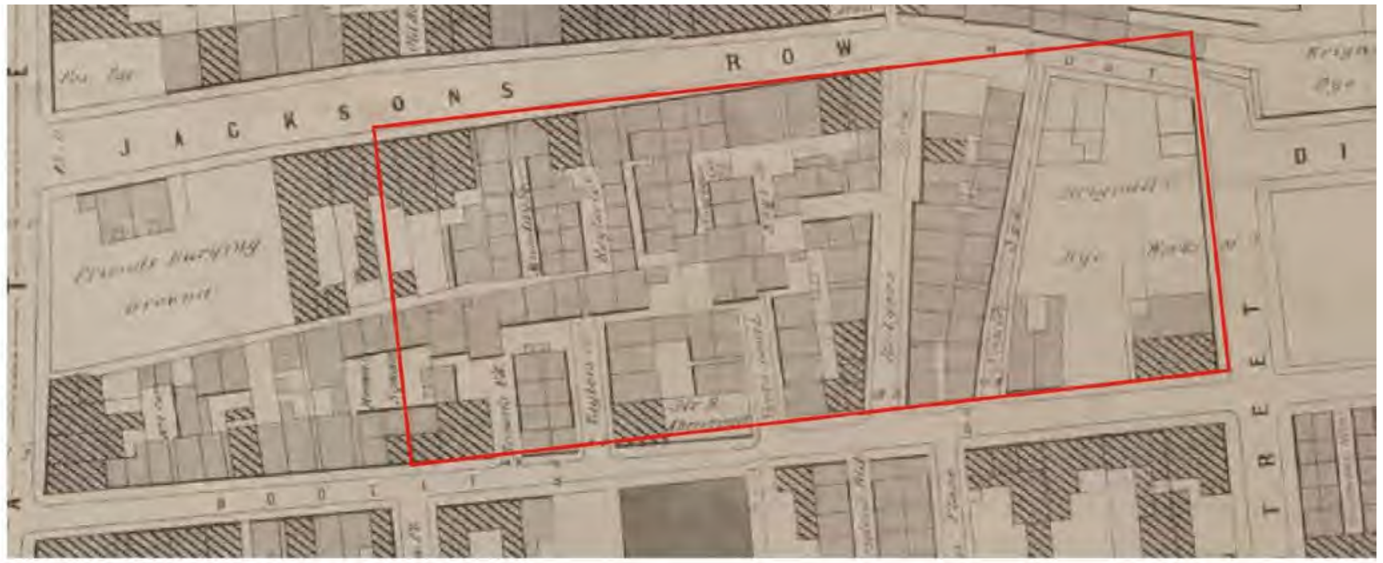
## Site History 4.5

The site area was mostly built up by 1787 with tightly packed 18th-century slum dwellings. The north side of Bootle Street was also built up with slums, while the majority of the eastern end was undeveloped.

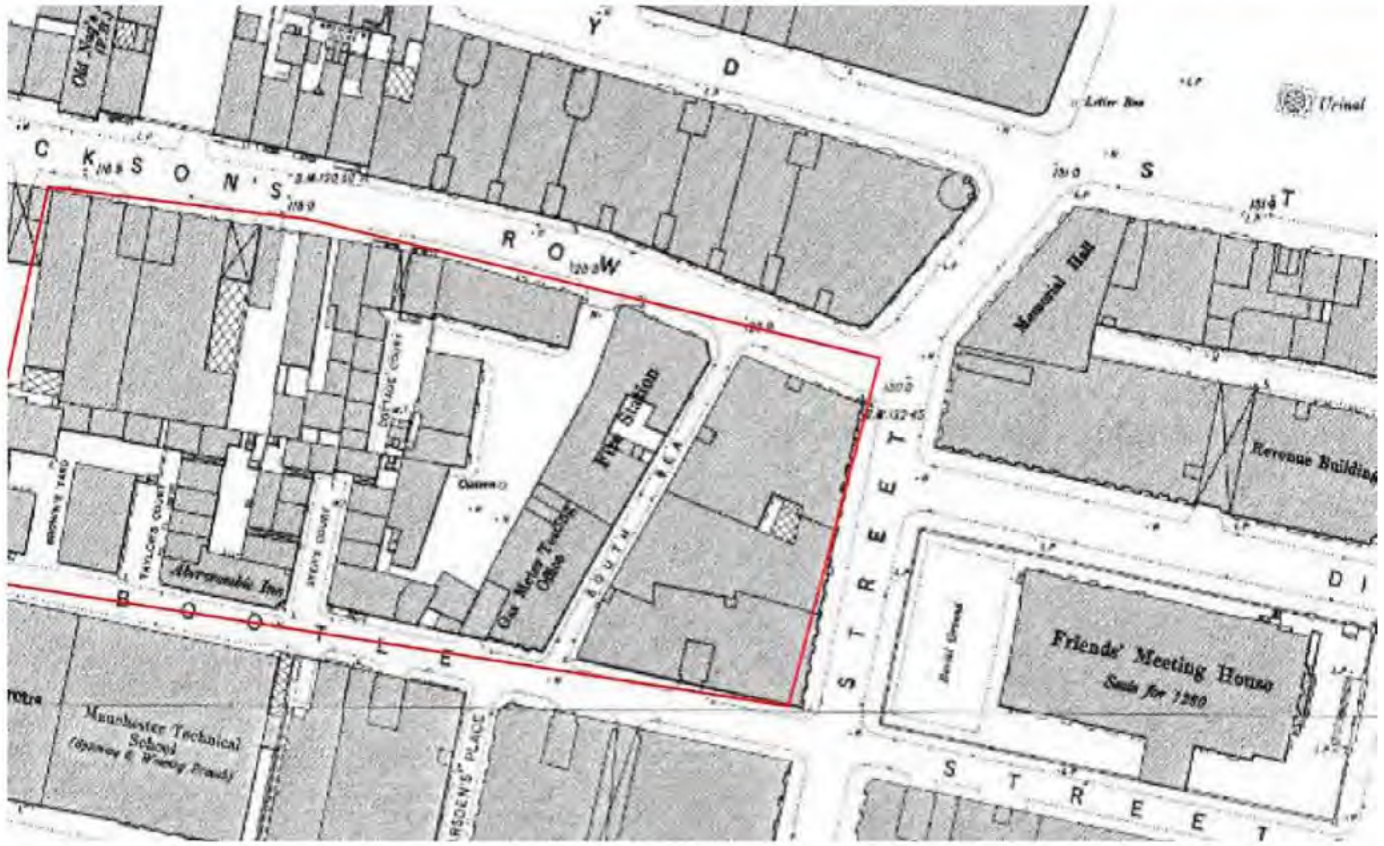
By the mid-19th century, the open land within the immediate area had been fully occupied by terraced slums and back-to-back courts, with a Quaker church and churchyard occupying the western end of Jackson's Row as a burial ground. This southern end of Deansgate remained partially occupied by slums until the 1880s, when the majority of the buildings facing Deasngate, and some leading off into more minor roads such as Bootle Street and Jackson's Row, were replaced with non-domestic buildings like office blocks, small-scale industrial sites and shops.

The site of the Jackson's Row Synagogue is situated where the former No.1 Court, Munday's Square, Royle's Square, Brown's Yard and Cottage Court were once positioned from the early 19th and early 20th centuries. No.1 Court backed onto a small back lane called Bootle Alley, which ran between Jackson's Row and Bootle Street. Bootle Alley was originally partially located at the rear of the Jackson's Row Synagogue site.

It is unknown when these back-to-back houses were demolished, but some of the courts were removed by the late 1880s and replaced with small-scale industrial sites, while other courts were removed during the nationwide slum clearances of the early 1930s. This would have coincided with the construction of the poilce headquarters between 1934 and 1937.


JACKSONS ROW
Friends Burying Ground
Dye Works
BOOTLE STREET

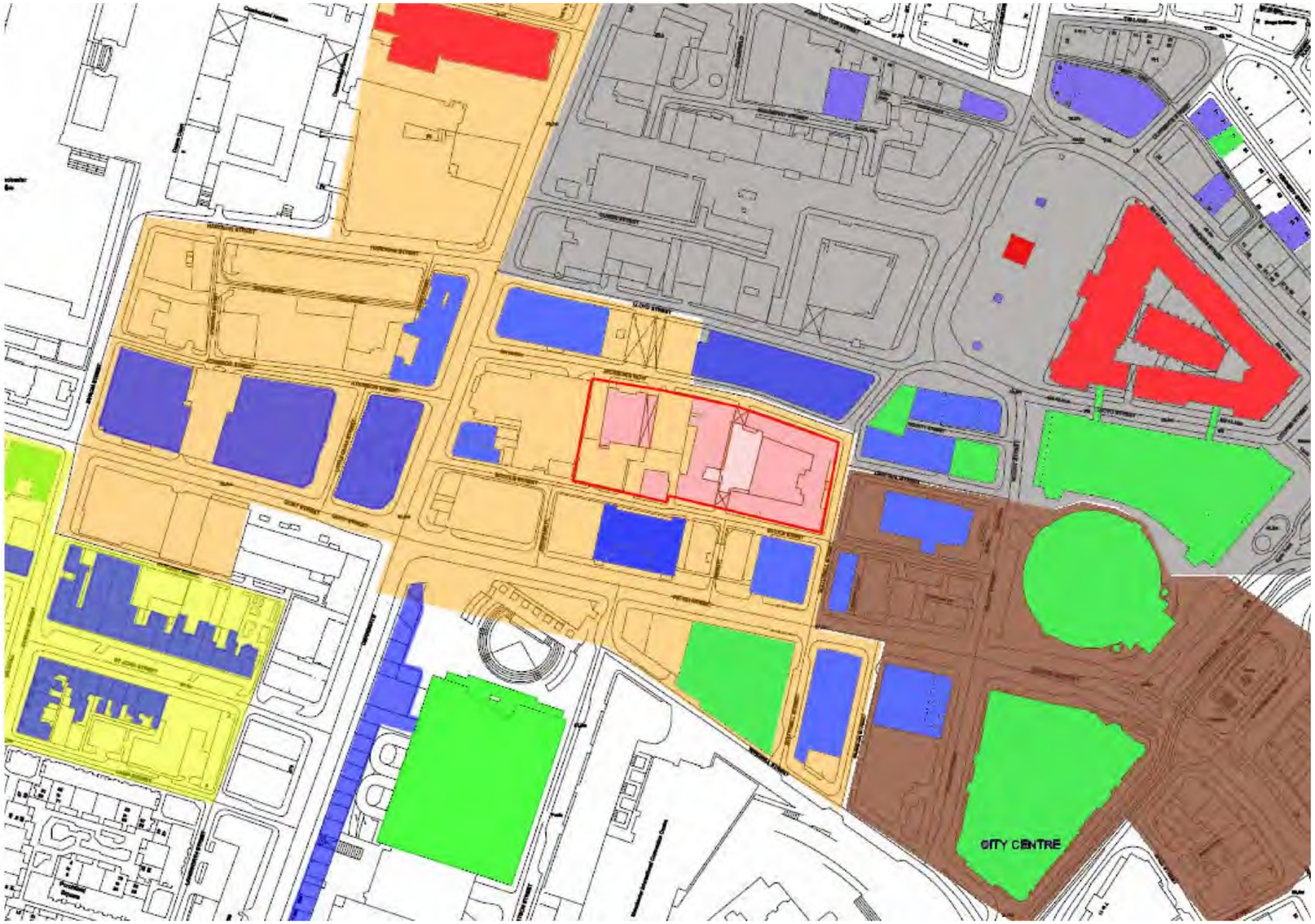
1850 – By the mid-19th century, the site was heavily developed. The dense urban form of the area consisted of residential back-to-back housing and commercial premises. The large urban block to the east end was a dye works.


JACKSONS ROW
Fire Station
Gas Meter Testing Office
Abercromby Inn
SOUTH SEA STREET
BOOTLE STREET
Memorial Hall
Revenue Building
Friends' Meeting House
Seats for 1200
Burial Ground
Manchester Technical School
Urinal
Letter Box

1891 – By the end of the 19th century, the number of residential premises had been reduced as commercial pressures increased. There is now a fire station and gas meter testing office within the site, and the former dye works site has been redeveloped. The Abercromby pub has been extended into the former commercial building to the west.

## Heritage - Conservation Areas and Listed Buildlings 4.6

The site is located with the Peter Street/Deansgate Conservation Area. Surrounding the site are a number of listed buildings and conservation areas, as illustrated in the following diagram. Please refer to the separate Heritage Statement for further detail and analysis.



🟧 Peter Street/Deansgate Conservation Area

🟨 St John Street Conservation Area

🟫 Albert Square Conservation Area

⬜ St Peter's Square Conservation Area

🟦 Grade II-listed buildings

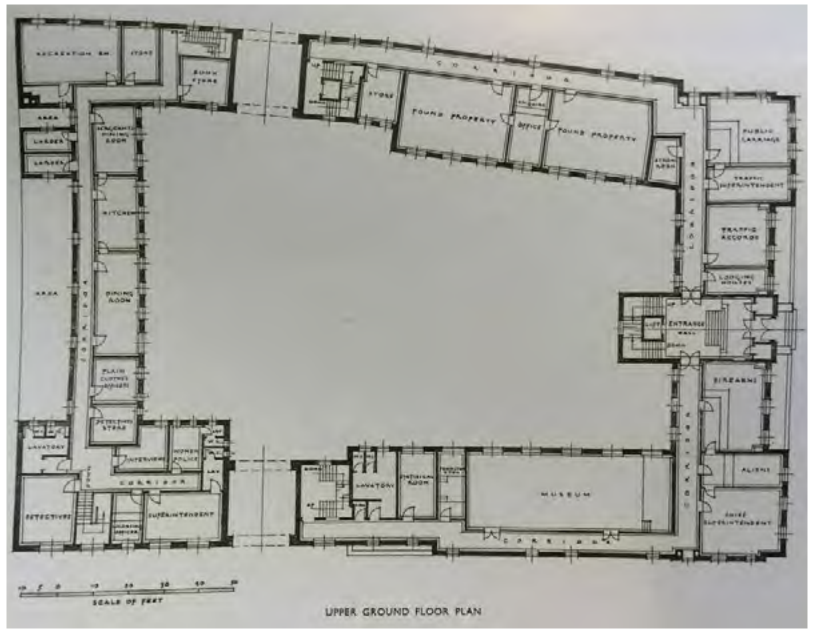
🟩 Grade II* buildings

🟥 Grade I buildings

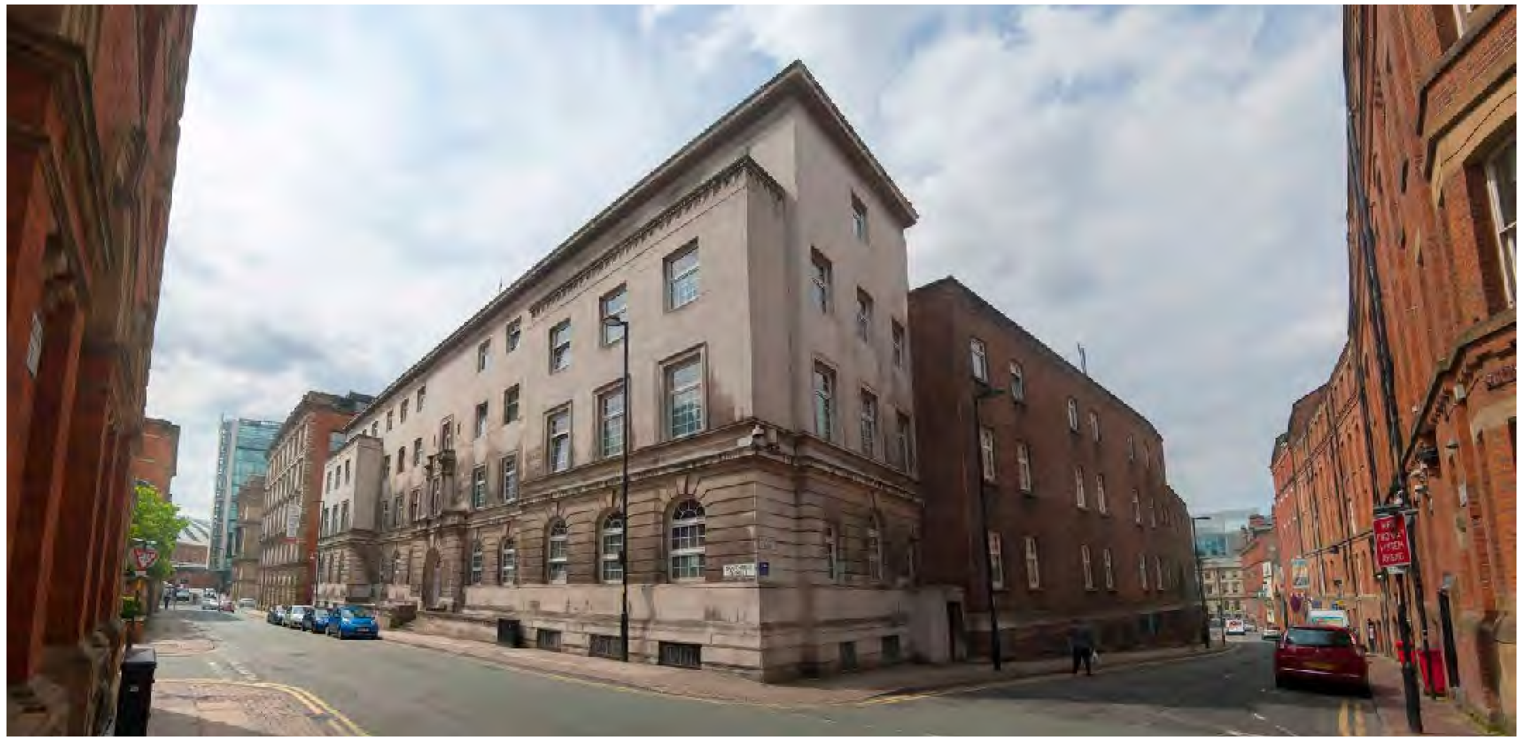
*Extract from MAKE Design and Access Statement*

1937 - View east along Bootle Street

1937 - Inner courtyard with entrance from Jackson's Row in the location of the former street South Sea



Original ground floor plan



2015 - Existing Southmill Street/Jackson's Row elevation

## Police Headquarters and Station Building 4.7

The new City Police headquarters were officially opened at 2.30pm on 16 July 1837 by The Right Honourable, the Lord Mayor of Manchester, Alderman Joseph Toole, JP. The new police complex was designed by Manchester City Architect Noel Hill FRIBA, MTPI (1893-1985). The building, along with all fittings, furniture and decorative schemes, was designed by Manchester's City Architects Department.

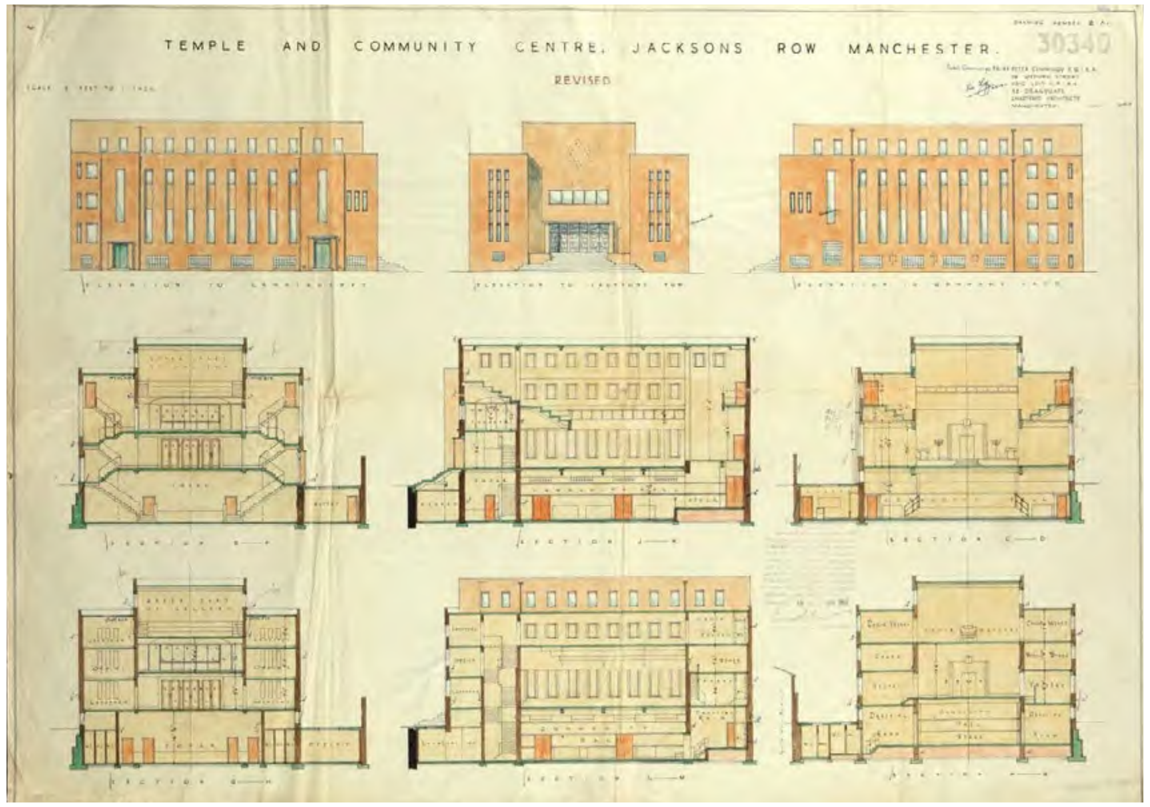
The buildings accommodated two primary uses: a home for the new headquarters of Manchester City Police and a home for Section 'A' Division. The main front of the building faced onto South Street (now known as Southmill Street). This front section of the buildings formed the headquarters; the rear part of the building formed 'A' Division, with a partially roofed-over central courtyard - partly used for police vehicles - connecting the two halves.

The entire building was constructed of fire-proof construction, with all external walls constructed from brick. The Southmill Street elevation, along with its Bootle Street and Jackson's Row return, were faced with portland stone ashlar. The courtyard elevations were constructed with what was described at the time as a 'golden brown shade' brick, with a brown-glazed brick on the lower parts of both covered, arched side entrances into the courtyard from Bootle Street and Jackson's Row.

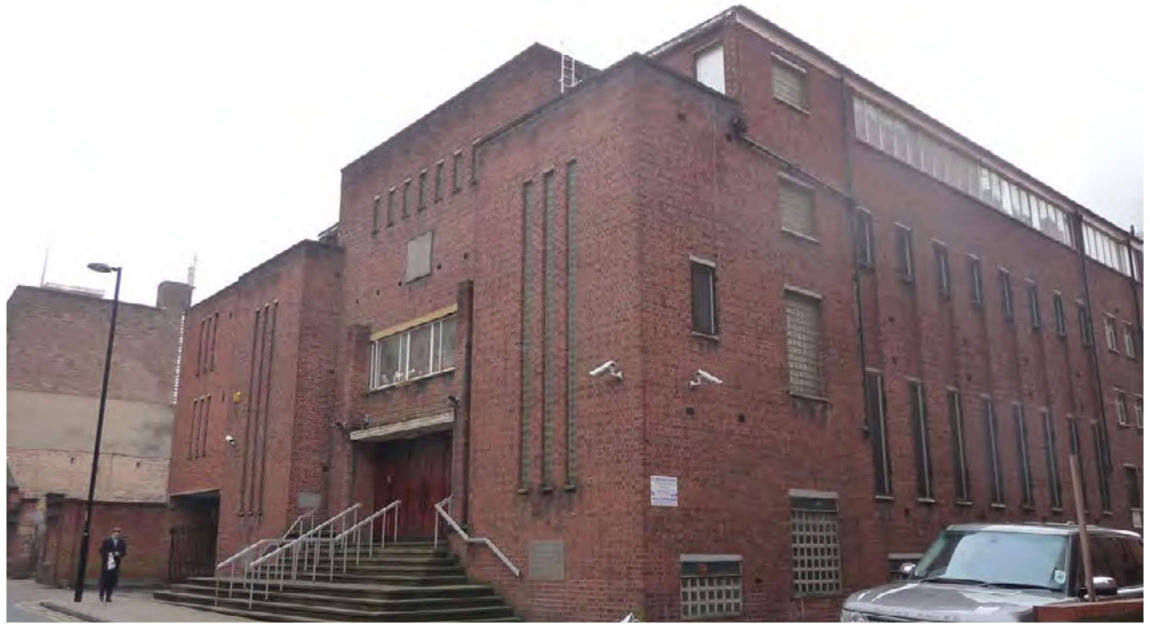
The building has been fully vacant since 2014. Whilst state of the art at the time of construction, the Bootle Street police station is not fit for modern policing and over the past few years the building was slowly decommissioned as the police moved their new divisional headquarters in Newton Heath.

*Extract from MAKE Design and Access Statement*

## Manchester Reform Synagogue 4.8



Original drawings for the post-war Reform Synagogue



2015 – View of the synagogue looking east along Jackson's Row

The need for the Jackson's Row Reform Synagogue arose from the German bombing of Manchester during the Second World War. The Park Place Synagogue was destroyed on 1 June 1940, during aerial bombing. A new site was chosen in Jackson's Row on a plot that was also destroyed during the same enemy action.

The congregation negotiated for compensation from the War Damage Commission, and when a bomb-damaged site in Jackson's Row became available, it was purchased in 1949 with an award, in part by the War Damage Commission. On 18 May, 1952, the site was consecrated in the presence of the civic heads of Manchester and Salford, and the building was opened on 29 November, 1953, in the presence of the Lord Mayor of Manchester and Mayor of Salford.

Manchester-based architects Peter Cummings and Eric Levy FRIBA designed the new Jackson's Row Synagogue. The main entrance is located at the top of radiating steps on the northern elevation. The building is constructed from rough brown/red brick using English bond, and was originally designed and constructed to be symmetrical, though was later altered with the addition of an extension to the east and west. Above the large central transom lights, which display Jewish symbolism in etched glass, is a large granite Torah to the centre.

The eastern elevation is somewhat obscured by a later 2-storey extension that attempts to match the original building in terms of a matching design and brick, all be it in Stretcher bond. It is two floors above a driveway to the back of the building and conceals the original east elevation, thus detracting from its original symmetry.

Internally, the main Synagogue Hall is approached via a simple entrance foyer and two staircases. The hall itself is lined with simple varnished panelling, with original stained-glass windows at ground, first and second floors. Those to the ground floor are the most decorative, while those above reduce in detail. Original geometric brass lighting is located on both the walls and ceilng of the main hall. There is a large central Ark of grey/green marble with brass door, and two bespoke timber menorahs.

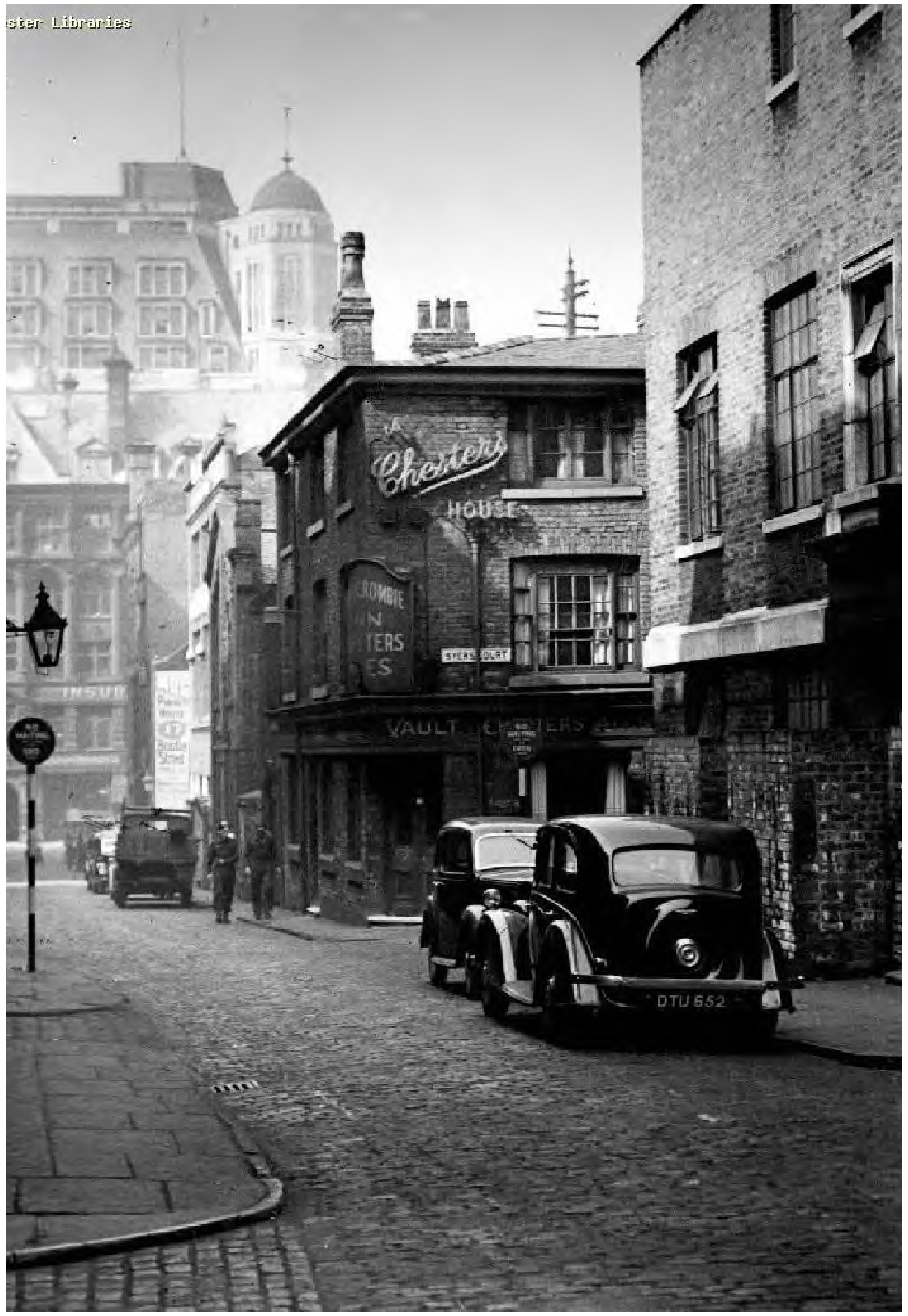
The existing building is in a poor dilapidated state and not fit for purpose.

## 4.9 Sir Ralph Abercromby Public House

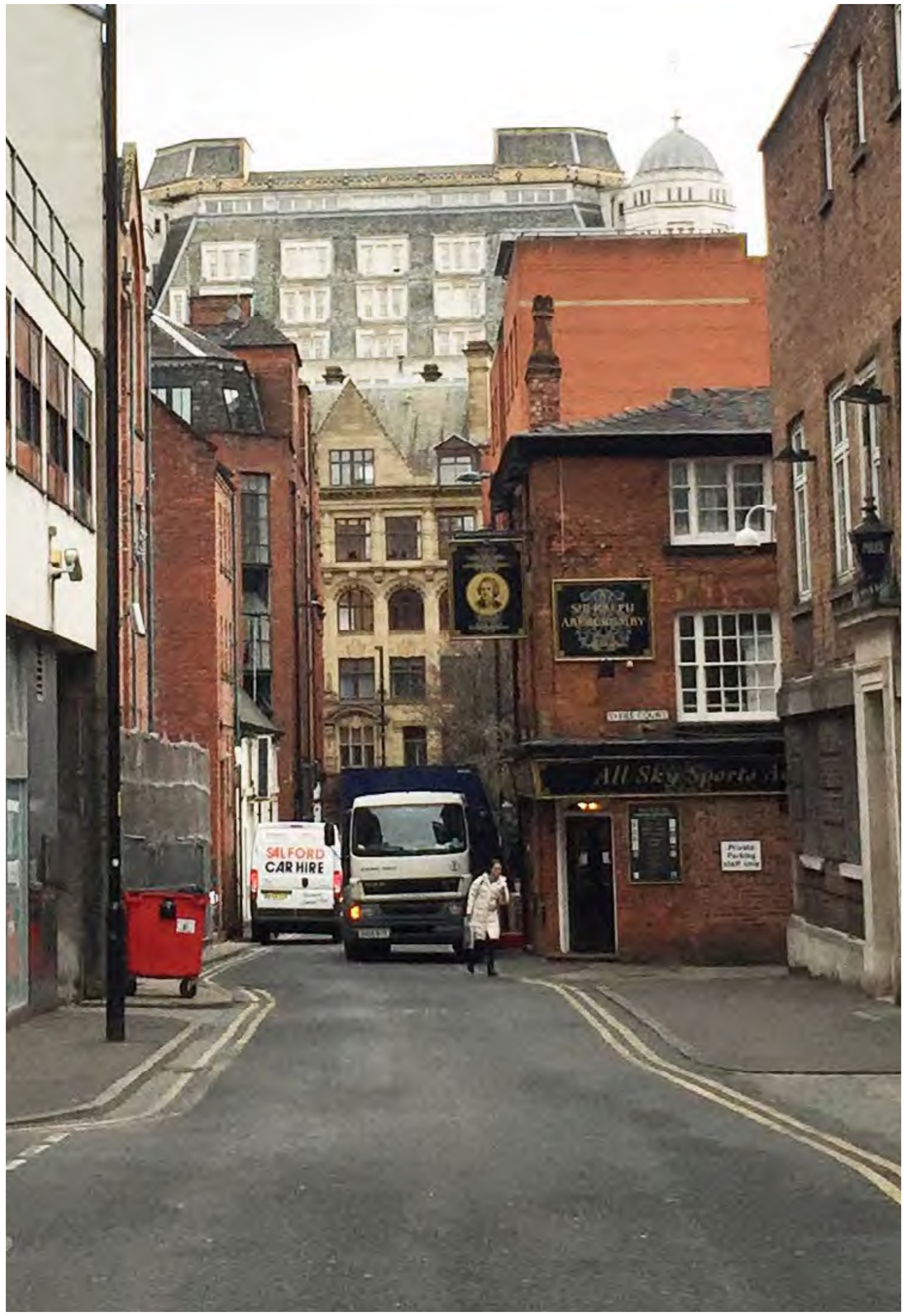
The Sir Ralph Abercromby public house is thought to have been constructed during the early decades of the 19th century. The building historically stood in an area of slum dwellings and small-scale industry. It first appears marked on a street plan as a public house in 1848, and appears to have always been known by the same name.

Syers Court originally contained three terraced back-to-back dwellings, each one room deep. A narrow entry led from the street and into a rear paved yard that originally contained the fronts of eight back-to-back dwellings, all facing into the yard and the rear of the Sir Ralph Abercromby. At some point during the early 20th century, and pre-1952, No. 1 was opened out into the adjoining Abercromby, providing extra floor space. The remaining back-to-back dwellings were demolished, leaving the central yard at the beer garden for the public house.

The west and north elevations have been substantially rebuilt, probably following bomb damage during the Second World War, which appears to have blown out the rear of the buidling. No original features remain on these two elevations; later ground-floor extensions accommodating a modern kitchen and toilets substantially altered that the floor plan and any remaining original elements.



1946 - Looking west along Bootle Street towards Deansgate



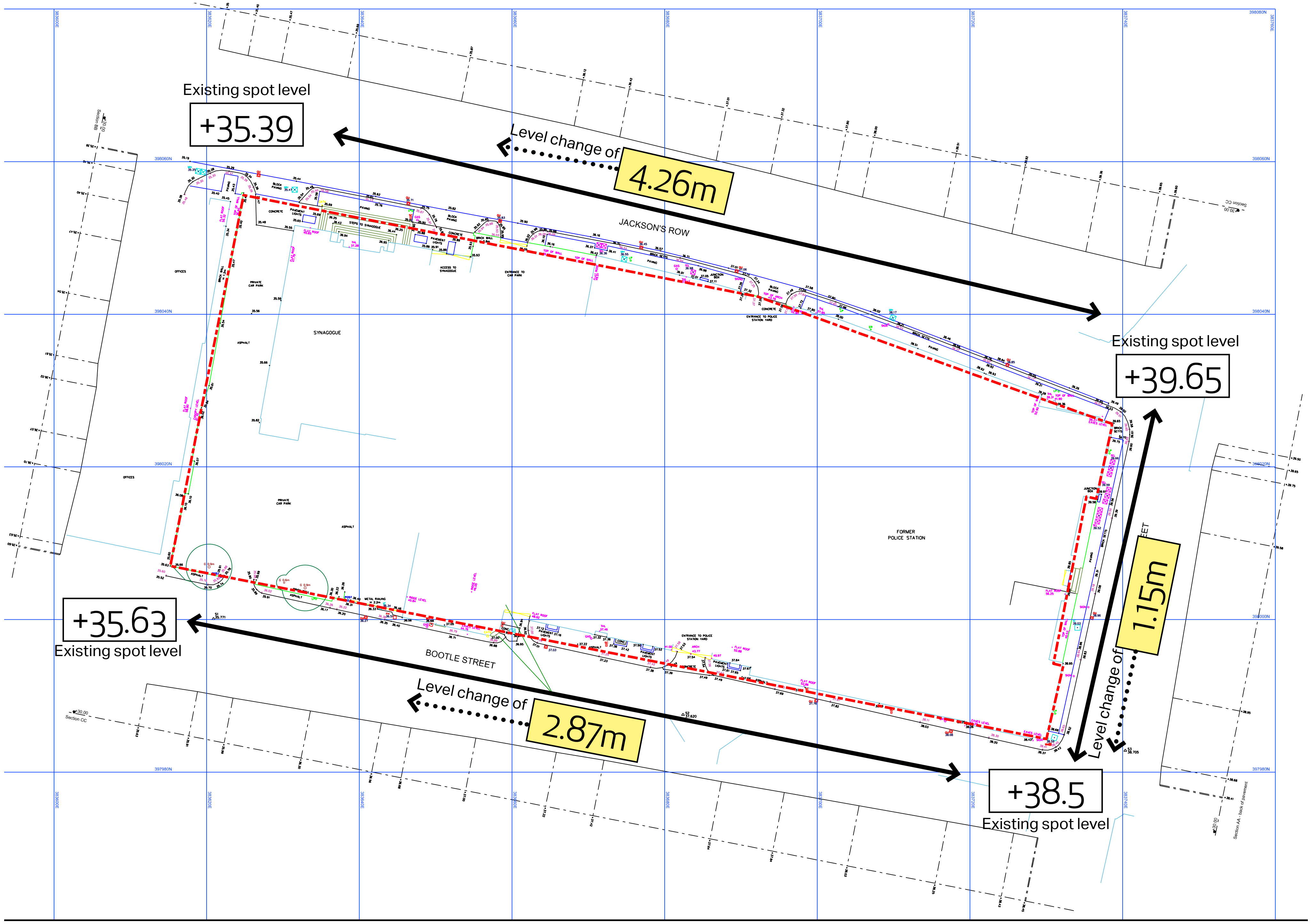
2015 - Looking west along Bootle Street towards Deansgate

*Extract from MAKE Design and Access Statement*

## Topography of the Site

### 4.10

The existing streets that surround the site include some significant level changes. The junction of Jackson’s Row and Southmill Street is the high point from which the levels fall away, dropping towards Deansgate. The level change along the Jackson’s Row elevation is the most extreme where it varies by more than 4m. Due consideration will need to be given as to how any future buildings touch the ground, integrate with the significant level changes of the existing streets, and provide accessible buildings and spaces for all.


Existing spot level
+35.39
Level change of
4.26m
JACKSON'S ROW
Existing spot level
+39.65
SYNAGOGUE
FORMER POLICE STATION
1.15m
Level change of
+35.63
Existing spot level
BOOTLE STREET
Level change of
2.87m
+38.5
Existing spot level

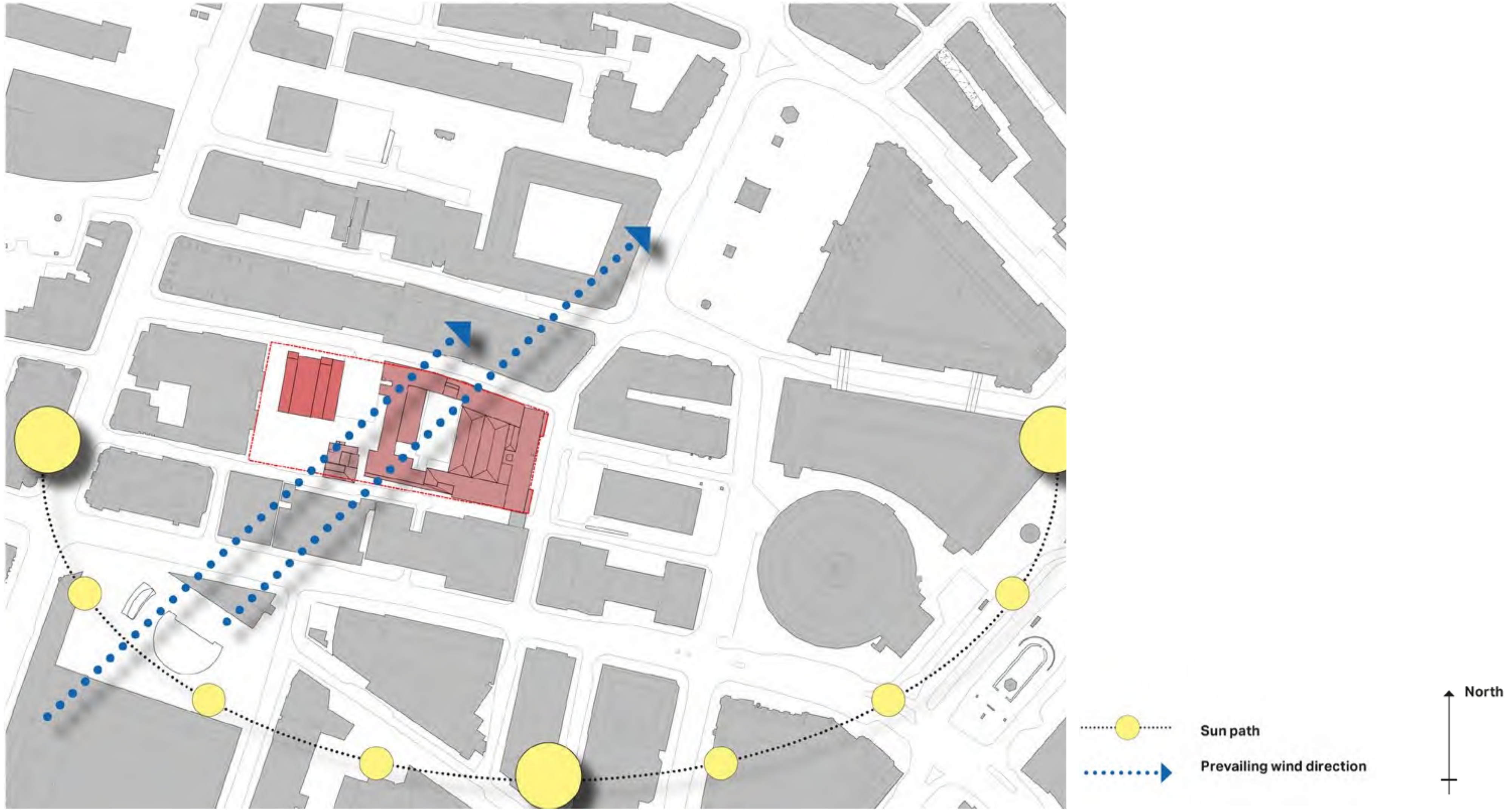
Existing level survey of the site with extents of level change highlighted

View down Jackson’s Row

View up Jackson’s Row

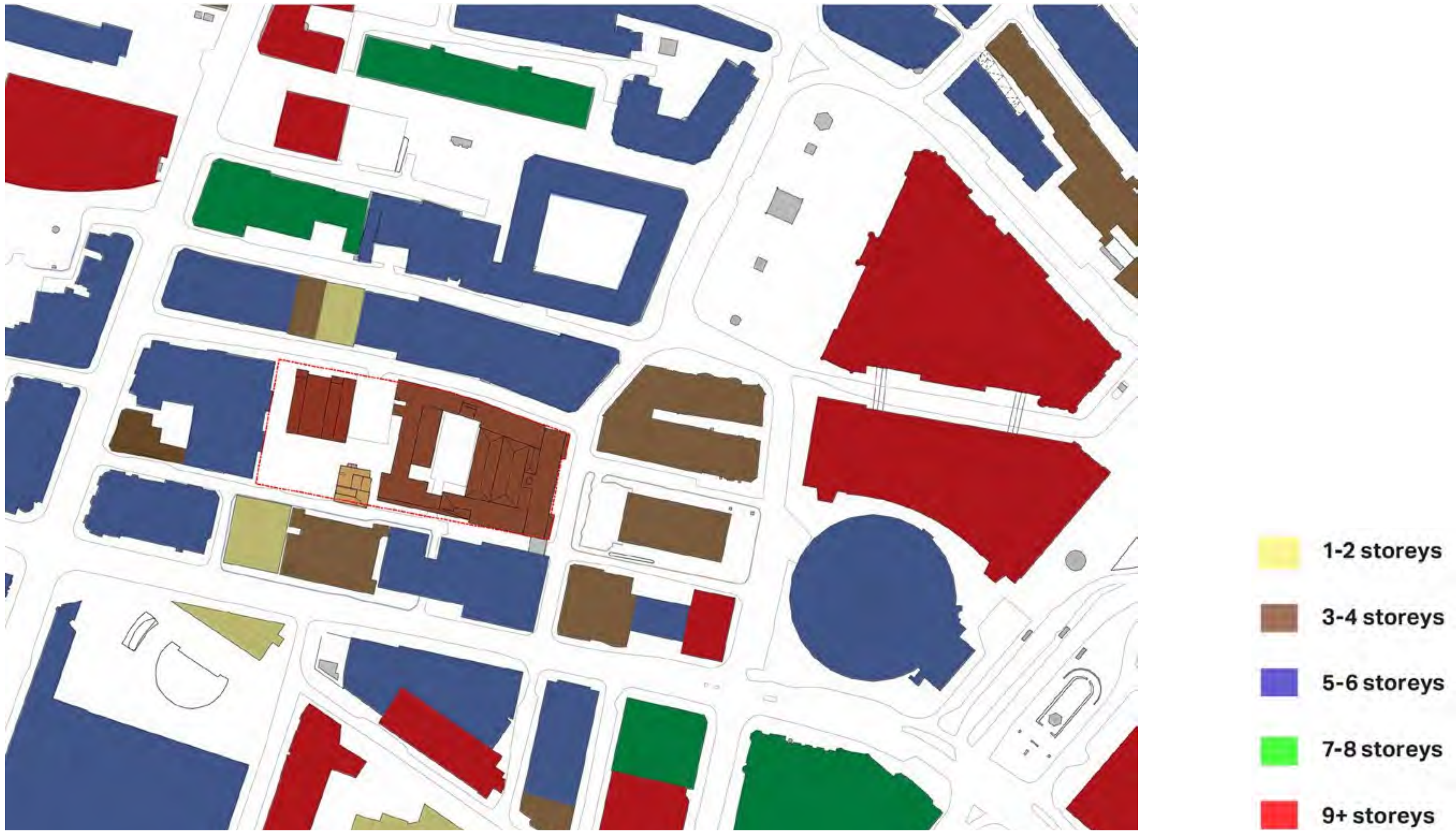
*Extract from MAKE Design and Access Statement*

## Microclimate

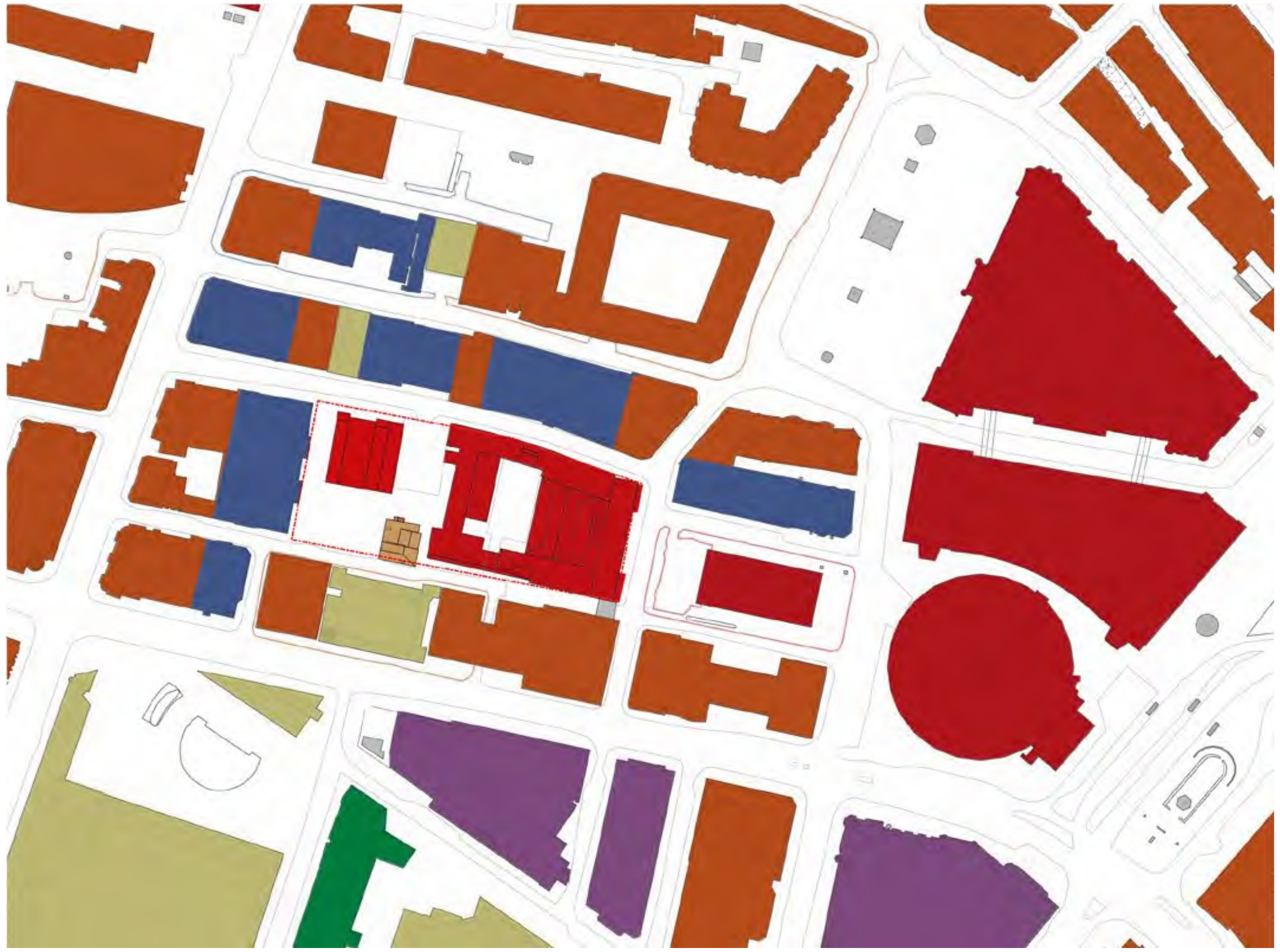

Sun path
Prevailing wind direction
North

## Existing scale

The predominant building height in the area is approximately 6 storeys. Increased heights of up to 25 storeys exist around the public spaces at Albert Square, St Peter's Square, Great Northern Square and Hardman Square.


1-2 storeys
3-4 storeys
5-6 storeys
7-8 storeys
9+ storeys

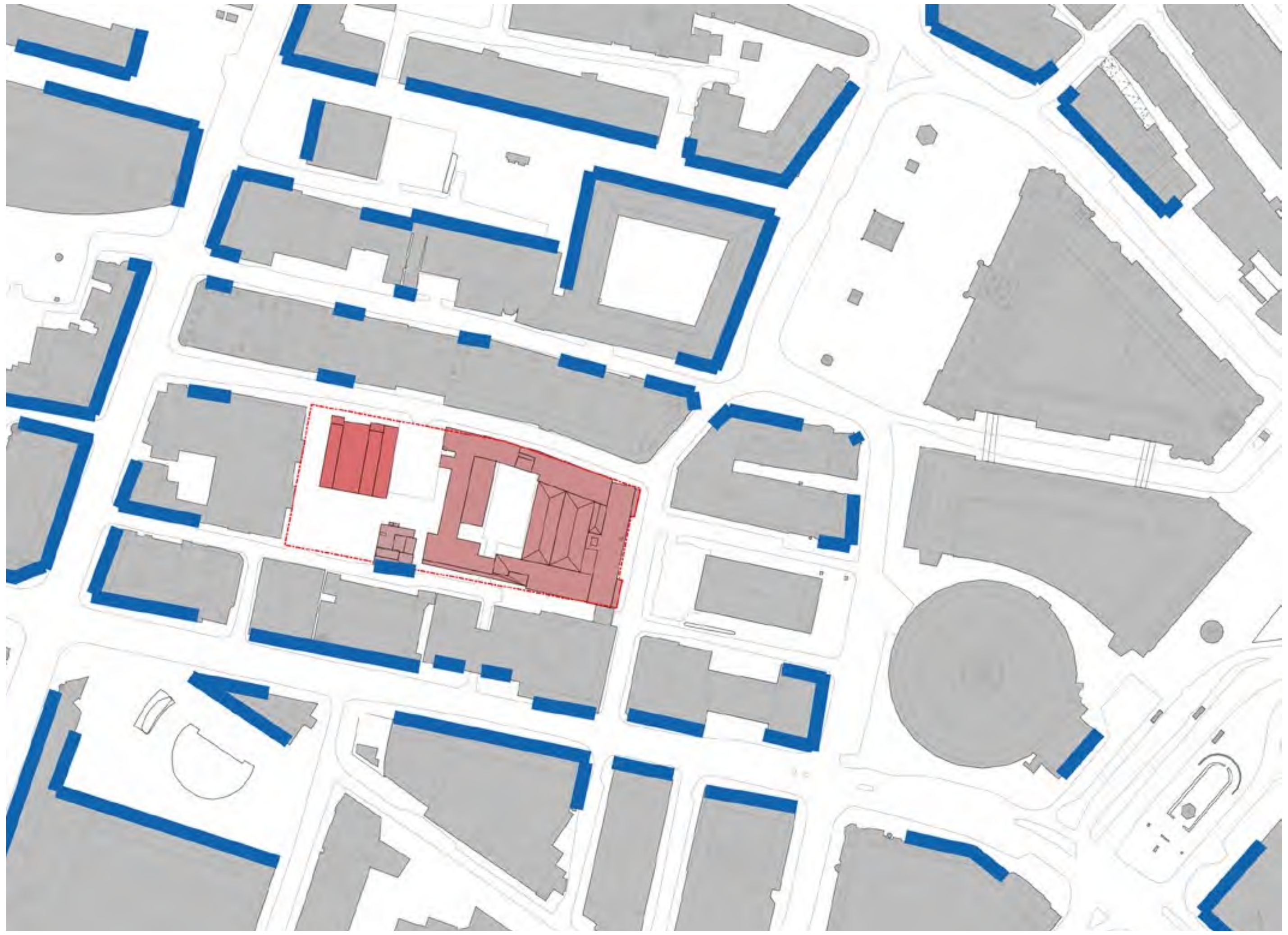
*Extract from MAKE Design and Access Statement*



- 🟨 **Retail/leisure**
- 🟧 **Retail with office above**
- 🟦 **Office**
- 🟩 **Residential**
- 🟥 **Civic**
- 🟪 **Hotel**

## Existing users

The primary use within the site area is office, and the majority of buildings have retail/commercial uses on the ground floor. Hotels are located on Peter Street. There is minimal residential within this area of the city; the Great Northern Tower is the closest, at several streets to the south. The lack of residential further reduces footfall to the surrounding streets in the evenings and at weekends, when the offices are closed.



▬ **Active ground floor**

*Extract from MAKE Design and Access Statement*

## Existing street activity

There are minimal active frontages within the streets that define the site edges. This further highlights these routes as backstreets with poor connectivity and low levels of footfall. The police station has been vacant for a number of years and therefore has no interaction with the surrounding streets. The synagogue is used intermittently through the week, with most activity from the surface car parking

## Existing Streetscape - Inactive and Unwelcoming 4.12

The immediate area surrounding the site lacks a sense of identity. The major routes through it are fairly drab and uninviting, with many frontages being the rear of buildings, refuse areas, fire escapes etc. The existing streets are ones to avoid rather than use and celebrate.

Photo sequence 1-9 captures the journey from Albert Square to Southmill Street to Jackson's Row, passing the proposed site and carrying on to Deansgate. Photo 10-11 is along Bootle Street past the Sir Ralph Abercromby pub.

The journey illustrates how the edge to Albert Square includes active bar and restaurants frontage. However, as one moves off the square, the character of the streets changes, with limited active frontage. Pedestrian footfall is low, and activity is not found again until Deansgate is reached.

01

02

03

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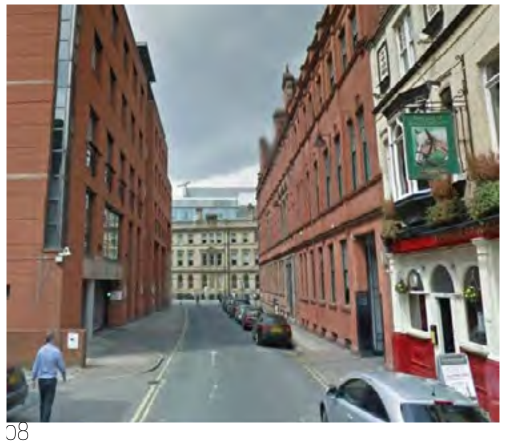
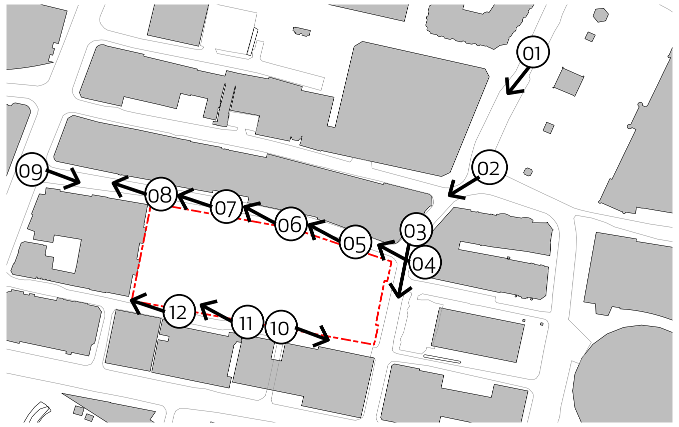

08

09

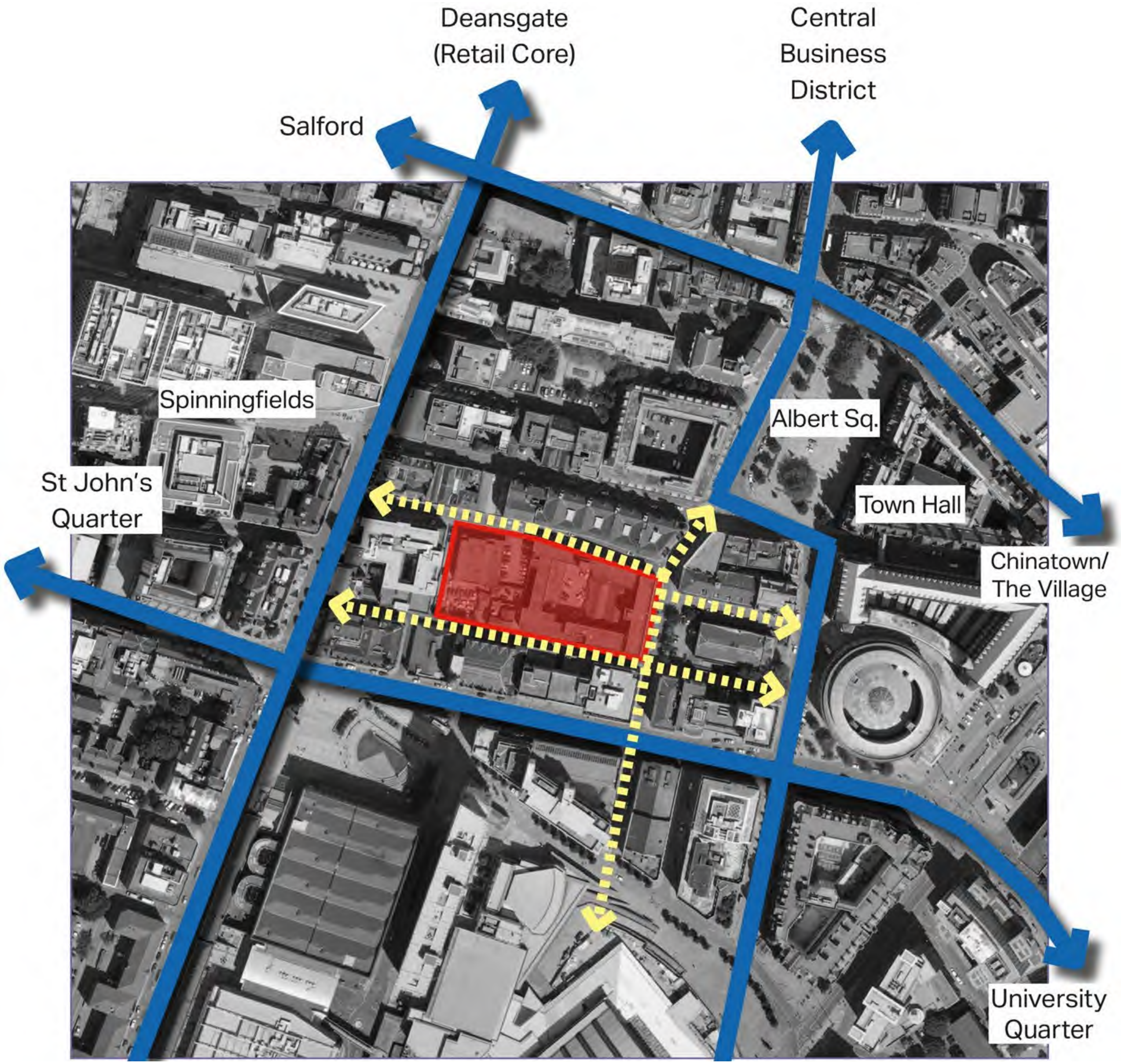
10

11

12



Extract from MAKE Design and Access Statement


Deansgate
(Retail Core)
Central
Business
District
Salford
Spinningfields
St John's
Quarter
Albert Sq.
Town Hall
Chinatown/
The Village
University
Quarter

*Extract from MAKE Design and Access Statement*

## The Opportunity 4.13

While the site is in a city centre location, Jackson's Row, Southmill Street and Bootle Street see very little footfall, and are consequently under-used, with little active frontage to attract people.

While other city centre streets could be described in the same manner, the site and its immediate surroundings represent a concentration of inactivity, reinforced by the former police station use, which wasn't a 'destination' for the public. The perception has been that there is very little of interest in the area and few reasons to visit it.

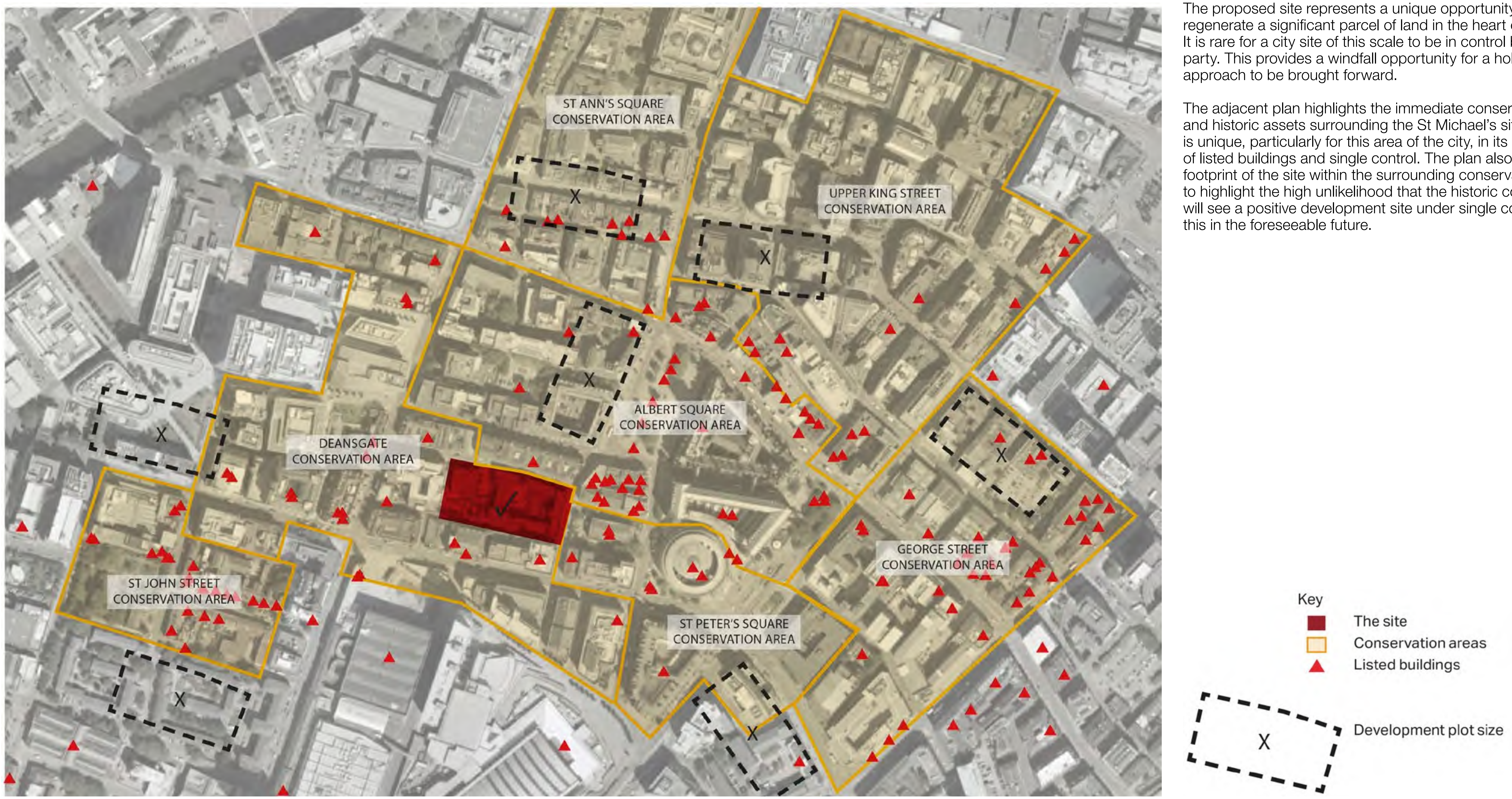
The current characteristics of the site contrast with the significance it has as a development opportunity, surrounded by a number of major city centre regeneration projects and other planned investments. The opportunity to regenerate and reactivate the existing street frontages will reconnect this area with the surrounding primary city centre routes and places to create a new destination for Manchester.

In addition to improved physical linkages, the site's unique location, connecting the strategic investment priorities that surround it, would enable a high-end mixed use development to further reinforce and complement the surrounding land uses.

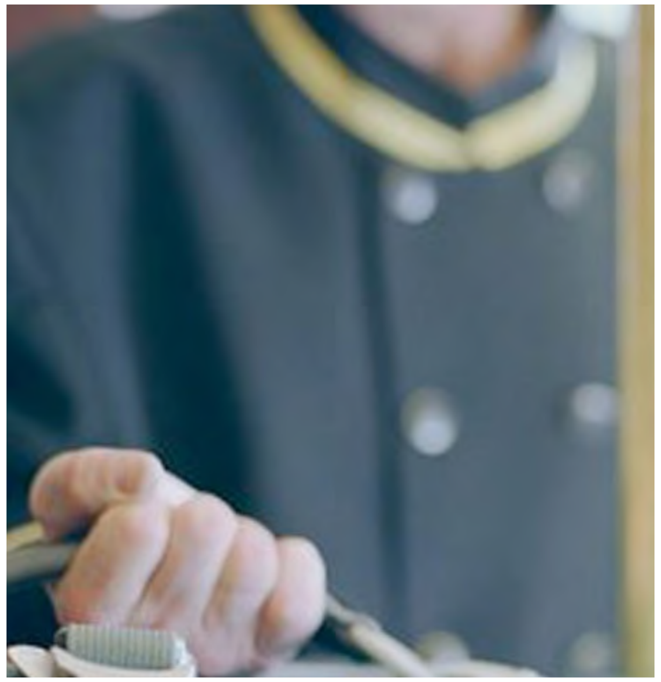
## A Unique Opportunity

The proposed site represents a unique opportunity to regenerate a significant parcel of land in the heart of the city. It is rare for a city site of this scale to be in control by a single party. This provides a windfall opportunity for a holistic design approach to be brought forward.

The adjacent plan highlights the immediate conservation areas and historic assets surrounding the St Michael's site. The site is unique, particularly for this area of the city, in its scale, lack of listed buildings and single control. The plan also overlays the footprint of the site within the surrounding conservation areas to highlight the high unlikelihood that the historic core of the city will see a positive development site under single control such as this in the foreseeable future.


ST ANN'S SQUARE CONSERVATION AREA
UPPER KING STREET CONSERVATION AREA
ALBERT SQUARE CONSERVATION AREA
DEANSGATE CONSERVATION AREA
ST JOHN STREET CONSERVATION AREA
ST PETER'S SQUARE CONSERVATION AREA
GEORGE STREET CONSERVATION AREA
X
✓
Key
The site
Conservation areas
Listed buildings
Development plot size

Extract from MAKE Design and Access Statement



*Extract from MAKE Design and Access Statement*

## Introduction

The provision of a new synagogue facility was the starting point and catalyst for this development. The existing building is in a poor and dilapidated state which does not meet the requirements of its congregation and subsequently is not fit for purpose. This issue has been recognised by the Synagogue for a number of years with plans for regeneration first discussed in 2003. This involved an assessment of many options with the preference being to remain on site with new facilities. For viability and practicality reasons the Synagogue identified the need to redevelop their site with a mixed use facility to subsidise the construction of a new synagogue as part of a larger development. In realising this vision the synagogue entered in to a development partnership with key members of the client team. (Further detail of this can be found within the supporting Regeneration Statement).

With Greater Manchester Police vacating the Bootle Street Police Station the opportunity for the wider regeneration of a combined site was identified by the Client. Following discussions with Manchester City Council, the owners of the Police Station site, and the other associated adjoining land owners, the Client was able to bring each of the pieces together to enable the holistic regeneration of the combined sites.

## Objectives:

Early consultation with Manchester City Council established a number of key objectives for the project that would assist with the ongoing growth of the city:

+ Create a new destination for Manchester that celebrates this windfall site and provides a new landmark development in the heart of the city

+ Provide a mix of uses to create a distinct sense of place, ensuring life and activity on weekdays, weekends and evenings.

+ Create new public spaces and activities to the street edges that increase footfall and in turn reconnect the streets with the heart of the city centre.

Further to this, a number of core development uses were identified. The following sets out the proposed use, why the city requires this use, why this location is appropriate for the use, and, where appropriate the required scale for the use to make it functionally and financially viable.

## Core development uses

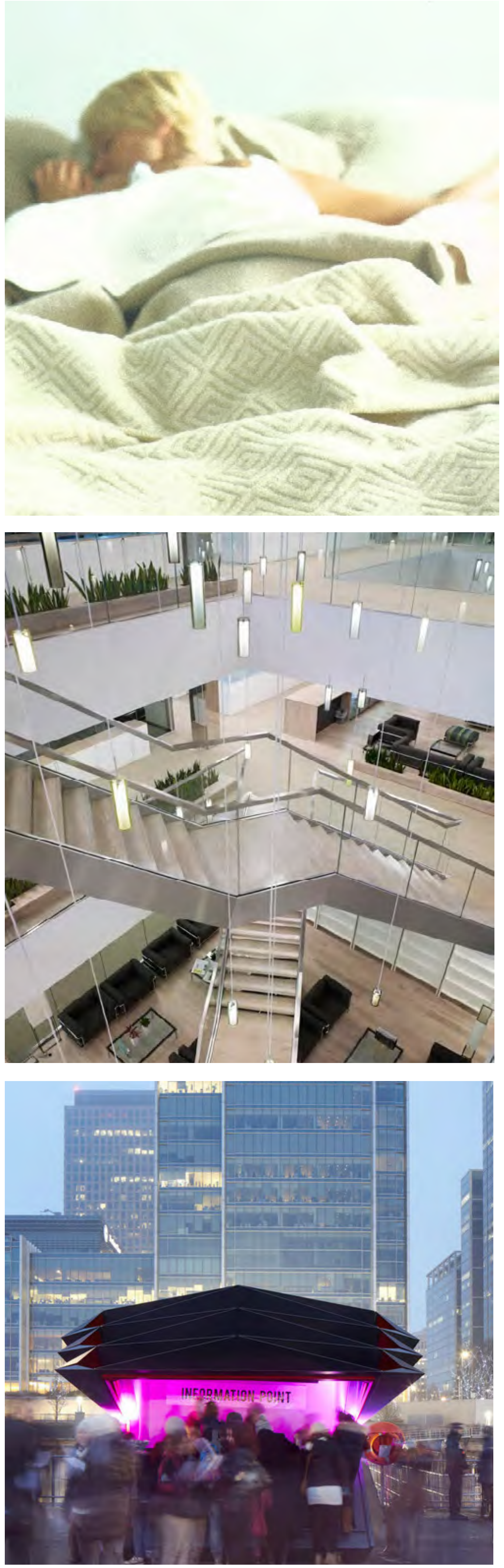
**Manchester Reform Synagogue**
+ **Requirement**: The existing building is in a dilapidated state and no longer fit for purpose. A new bespoke synagogue facility is required to retain the congregation within the city centre for future generations.
+ **Location**: The synagogue is to remain in the city centre, utilising the footprint of its current site, with frontage to Jackson's Row.
+ **Scale**: A bespoke facility is proposed, with central double-height, column-free, sanctuary, a multipurpose hall, and supporting meeting, study and admin rooms.

**Premium five-star hotel**
+ **Requirement**: The city has a shortage of hotel beds and a significant undersupply of 5-star hotel rooms and associated hotel facilities (such as conference, meeting and function facilities) within the city centre. Premium hotel accommodation is required for the city's tourism and leisure markets to grow and compete with those in comparable national and international cities.
+ **Location:** The city centre location is in close proximity to the conference district and the existing higher-end hotels on Peter Street. Its adjacency to Town Hall and the CBD make it a unique location capable of attracting and accommodation a five-star hotel operator.
+ **Scale**: A five-star hotel operator will require a minimum of 200 hotel rooms and generous front-of-house spaces supported with high-quality conference, business and leisure facilities. Back-of-house facilities will need to be sized for 24-hour support.

Early engagement with the City Council identified its desire for premium five-star hotel to be provided on this site.

**Placemaking/public realm**
+ **Requirement:** New public realm and green space is required that is inclusive and inviting, brings permeability, and activates the site and surrounding streets.
+ **Location**: The activation of the street edges will reconnect the existing streets back into the city, creating a new destination and serving as a catalyst for the area's regeneration.

This is at the heart of the city's wider objectives, whereby a site of this size and scale has the opportunity to open itself up to the public and give something back to the city - animated, active, vibrant, permeable spaces connecting with the existing streetscape to create a destination for all. The provision of public open space is to create a new 'Place' within the city, for the city, offering more than just buildings on a street.



Extract from MAKE Design and Access Statement

# Developing the Opportunity

5.0

## Supplementary Development Uses

5.1

In addition to the core uses, a number of supplementary uses are required to make the development financially viable and also to provide a wider range of uses to create a viable new destination in the city centre.

Market needs assessments were undertaken in tandem with financial development appraisals by the client team to determine a number of complementary uses specific for the site and its unique city centre location. These appraisals have informed the proposed mix and scale of supplementary uses required for a financially viable development in accordance with the city's objectives for the site's regeneration.

**Premium residential**

+ **Requirement:** There is a shortage of residential development within the city centre; the limited supply was delivered during the last financial cycle. There is an identified gap in the residential market for larger units - these are currently of limited stock in the heart of the city, and are required to attract and retain the leaders, entrepreneurs and captains of industry integral to its ongoing growth.

+ **Location**: The prime central location, in close proximity to areas of employment and leisure, can offer a true city living lifestyle to residents. This can be further enhanced by the incorporation of a mixed use development in which hotel and leisure facilities can enhance the lifestyle experience of residents

+ **Scale:** A minimum of 175 premium apartments at a range of sizes are required. All apartments are to be sized at a minimum in accordance with the emerging Manchester Residential Quality Guidelines and national housing design standards.

**Grade A office space**

+ **Requirement**: Manchester needs at least a further 3,000,000ft$^2$ of office space over the next decade; a constrained supply results in a predicted 1,500,000ft$^2$ shortfall (Savills, Dec 2015). Failure to meet demand could not only inhibit the growth prospects of local businesses as rent rises but also make it harder to attract new companies to the city.

+ **Location**: The central location of the site and its adjacency to the CBD make it an ideal address for premium office space. As part of a mixed use development, the additional leisure and retail facilities will provide desirable amenity for future tenants.

+ **Scale**: A critical mass of flexible office accommodation in excess of 147,000ft$^2$, (13,600m$^2$) is proposed.

**Retail/leisure space**

+ **Requirement**: Manchester requires an ongoing expansion of its leisure offering to continue having the strongest offering in the North of England and to meet increasing demand from tourism and economic growth
+ **Location**: The location can support those who live and work within a mixed use development, and create a new leisure destination for visitors.
+ **Scale**: A wide range of retail/leisure offerings is proposed to maximise active frontages to the surrounding streets.

**Pages 29-40 outline the options Make Architects identified for the redevelopment of the site**

## Exploring the retention of the existing buildings 6.1

### Part retention of existing buildings

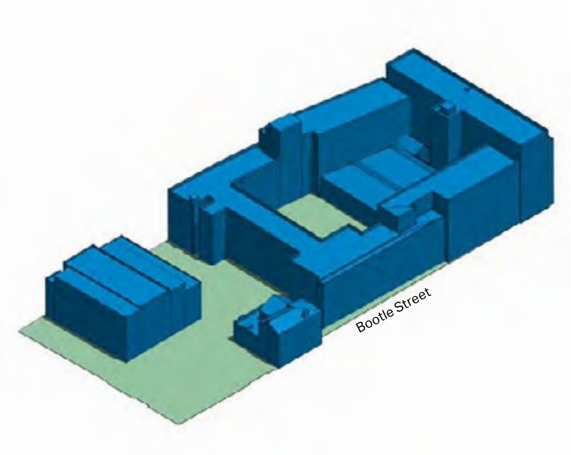
The following studies provide a narrative to the project team's approach to testing, evolving and developing options for the redevelopment of the site. Acknowledging the heritage assets that exist on the site was the starting point with options explored as to how the existing buildings could be retained and re-used, in full and in part. The following provides an overview of the wide range of options that have been explored and appraised, their ability to provide the development uses, and the wider project objectives for regeneration this part of the city. An assessment of the pros and cons for each option follows these pages.

## Option 1: Retain all existing buildings

Retain all existing buildings.
Refurbish existing police station to become either:

- Hotel: c. 100 rooms
- Residences: c. 45 x 2-bed apartments
  20 x 1-bed apartments
  Total: 65 apartments

Lobbies, facilities and retail at ground floor level

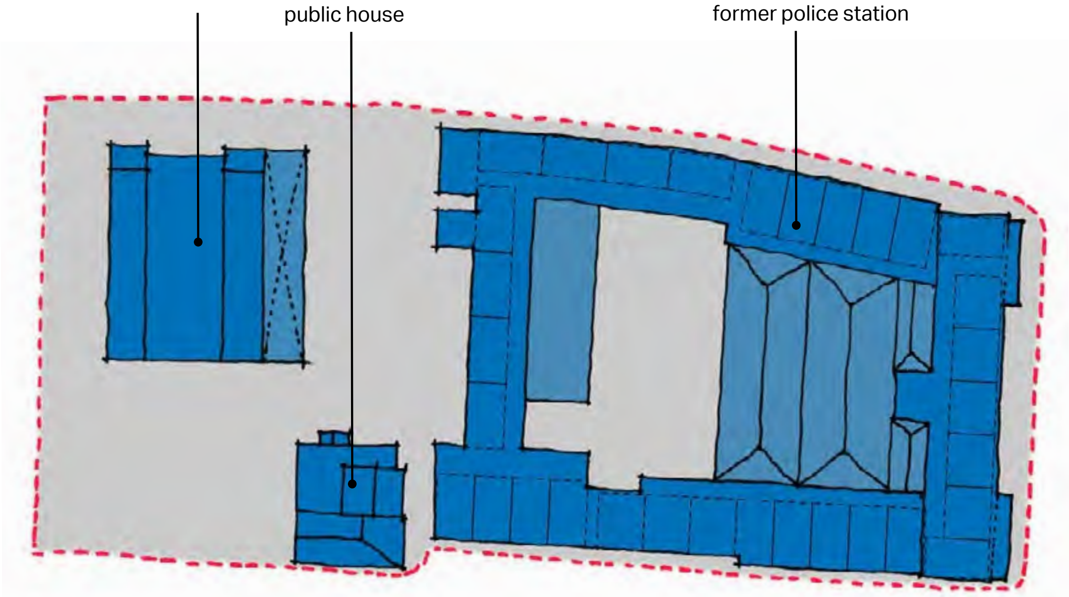


3D view

Retain synagogue

Retain Sir Ralph Abercromby public house

Retain and redevelop former police station



Plan

## Option 2: Retain the pub and police station buildings

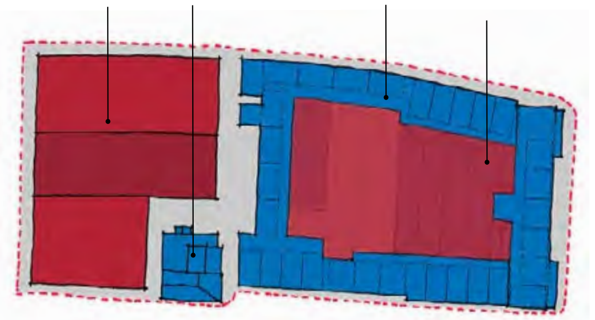
- Retain and refurbish former police station.
- Retain Sir Ralph Abercromby public house.
- Demolish MRC Synagogue.
- Replace MRC Synagogue with new 8-storey building to tie in with height of adjacent 201 Deansgate.

Demolish synagogue and construct new-build

Retain Sir Ralph Abercromby public house

Retain and redevelop former police station

Potential to infill existing courtyard with new-build addition



Plan

**New-build**

MRC Synagogue on ground floor and level 1

Levels 2–8 either:
- Office accommodation (c. 12,000$m^2$ GIA) or
- Residential apartments (c. 8,400$m^2$ GIA)

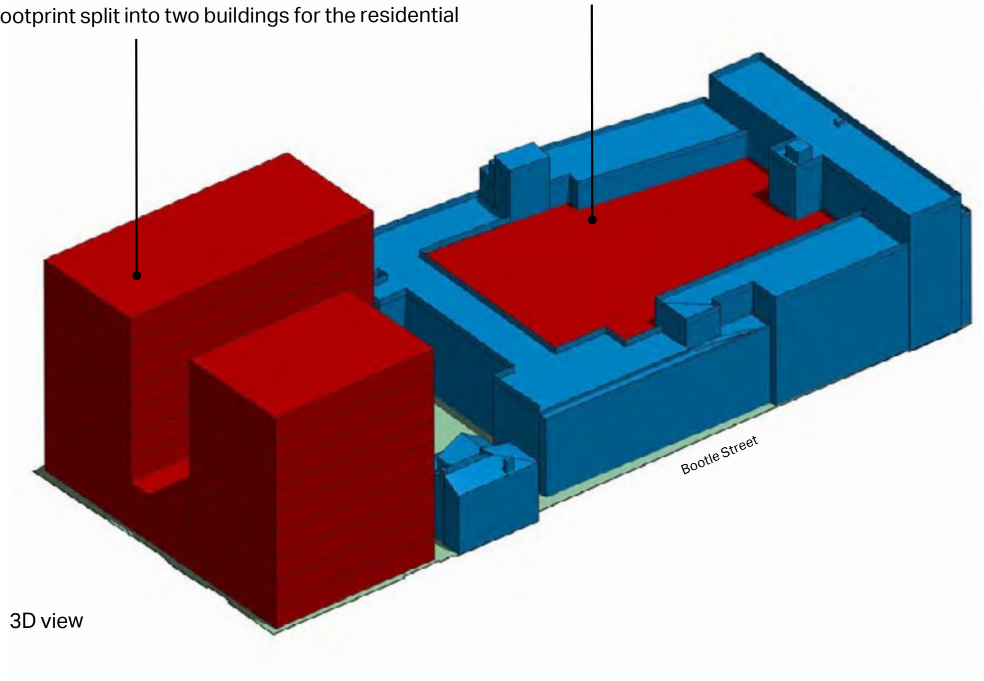
(Note: footprint split into two buildings for the residential option)

**Refurbish and extend**

Lobbies, facilities and retail on ground floor

Levels 1–3: hotel rooms (c. 100 rooms)

Potential to infill open courtyard with additional hotel facilities and retail offerings



3D view

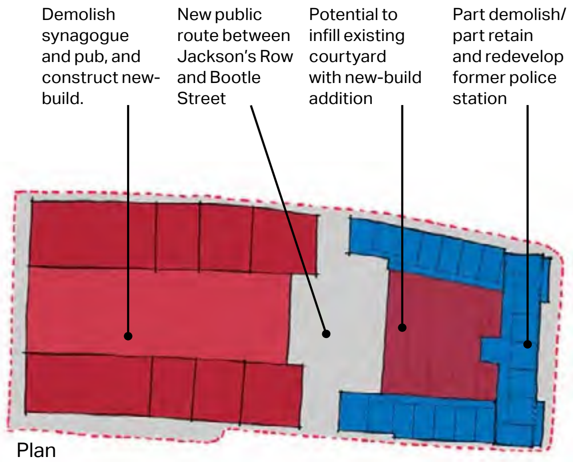
🟦 Retained
🟥 New-build

*Extract from MAKE Design and Access Statement*

## Part retention of existing buildings

### Option 3: Part retention of police station

- Demolish MRC Synagogue and Sir Ralph Abercromby public house.
- Replace with a new-build stepping in height from 5 storeys up to 8 storeys, connecting the height of the partly retained former police station with the height of neighbouring 201 Deansgate.
- Partly demolish/partly retain the former police station, utilising the central courtyard.


Demolish synagogue and pub, and construct new-build.
New public route between Jackson's Row and Bootle Street
Potential to infill existing courtyard with new-build addition
Part demolish/ part retain and redevelop former police station

Plan

**New-build**

MRC Synagogue on ground floor and Level 1

Entrance lobbies and retail at ground floor

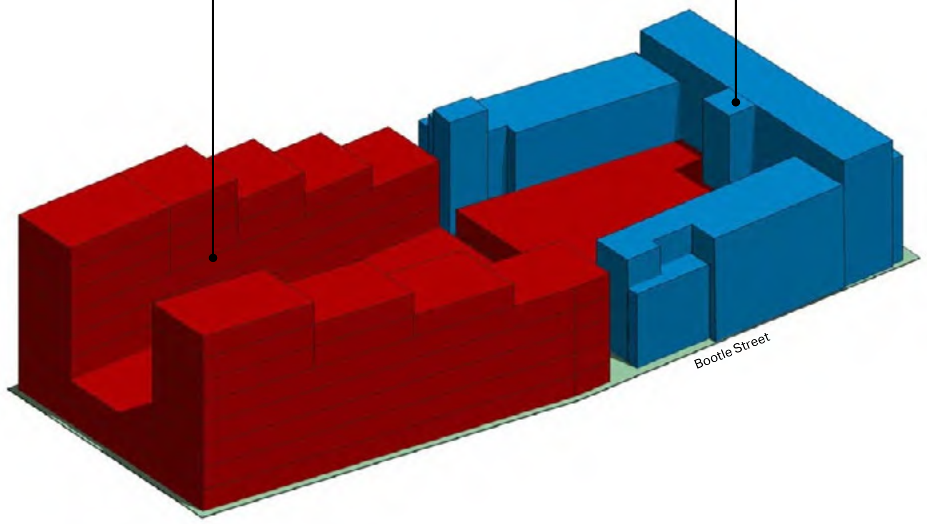
Levels 2–8 either:
- Office accommodation (c. 12,700m$^2$ GIA) or
- Residential apartments (c. 8,600m$^2$ GIA)

**Refurbish and extend**

Lobbies, facilities and retail on ground floor

Levels 1–3: hotel rooms (c. 60 rooms)

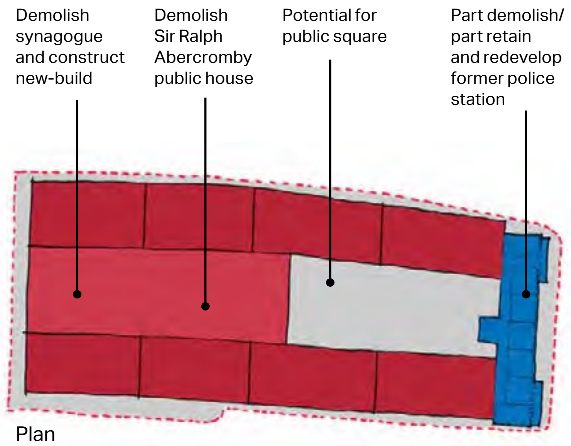
Potential to infill open courtyard with additional hotel facilities and retail offerings


Bootle Street

3D view

### Option 4: Retention of police station building to Southmill Street

- Demolish MRC Synagogue and Sir Ralph Abercromby public house.
- Replace with a new-build stepping in height from 5 storeys up to 8 storeys, connecting the height of the partly retained former police station with the height of neighbouring 201 Deansgate.
- Partly demolish the former police station, retaining only the stone-clad building facing Southmill street.


Demolish synagogue and construct new-build
Demolish Sir Ralph Abercromby public house
Potential for public square
Part demolish/ part retain and redevelop former police station

Plan

**New-build**

MRC Synagogue on ground floor and Level 1

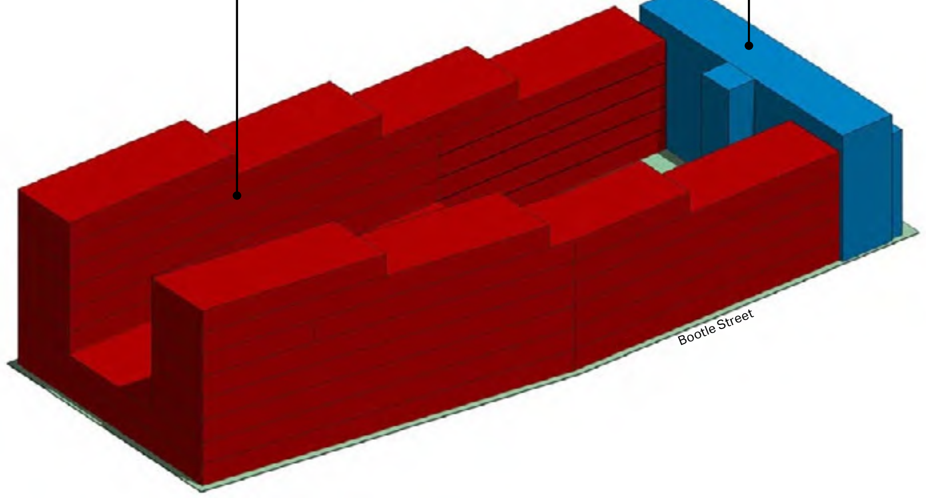
Entrance lobbies and retail at ground floor

Levels 2–8 either:
- Office accommodation (GIA n/a as functionally the very long thin fllorplates are impractical for office use) or
- Residential apartments (c. 15,000 m$^2$ GIA)

**Refurbish**

Lobbies and facilities on ground floor

Levels 1–3: hotel rooms (c. 21 rooms)


Bootle Street

3D view

🟦 Retained

🟥 New-build

*Extract from MAKE Design and Access Statement*

## Increased massing to north of site

- Utilising a 3D model, the team was able to establish that if the new-build massing to the northern end of the site (as per Option 3) were increased to a 13-storey high point, it would still have minimal visibility above the existing buildings when viewed from key locations at Albert Square and St Ann's Square.
- This option includes demolishing the MRC Synagogue and Sir Ralph Abercromby public house, and partly demolishing/partly retaining the former police station, utilising the central courtyard.

Albert Square view

St Ann's Square view

### Option 5a: Residential to 13-storey new-build

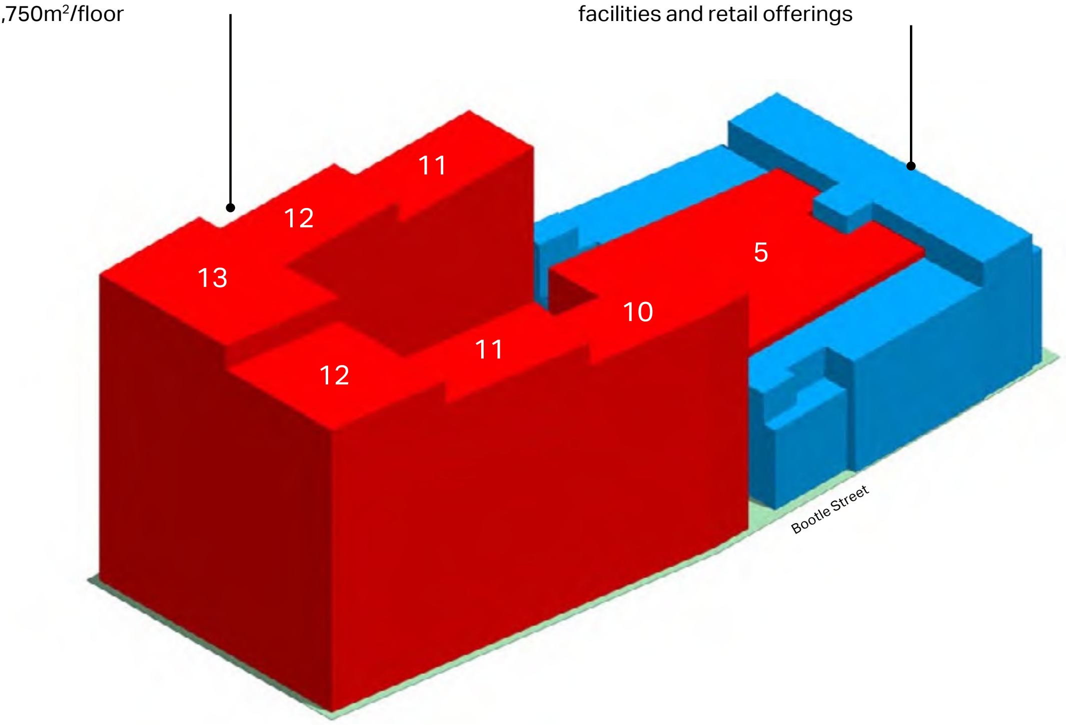
**New-build**

Shallower building to allow for well-lit spaces for living
- Total residential area in 13-storey building: 17,500m² GIA
- 2 podium levels for synagogue and entrances at 2,750m²/floor

**Refurbish and extend**

Lobbies, facilities and retail on ground floor
Levels 1–3: hotel rooms (c. 60 rooms)

Potential to infill open courtyard with additional hotel facilities and retail offerings



3D view

### Option 5b: Office to 13-storey new-build

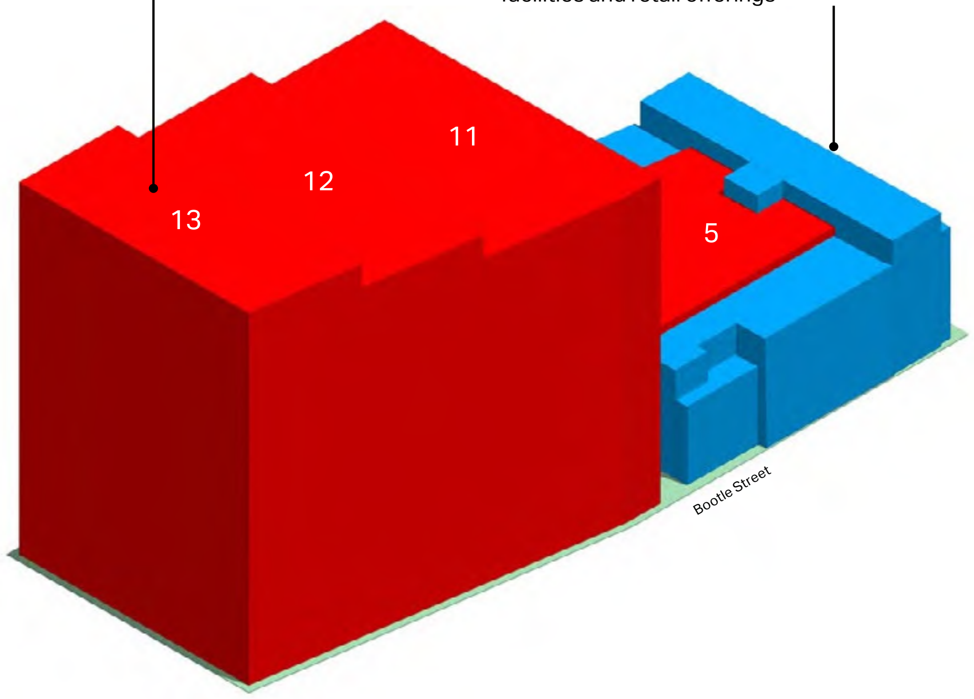
**New-build**

Deeper building to maximise office floor area
- Total office area in 13-storey building: 27,000m² GIA
- 2 podium levels for synagogue and entrances at 2,750m²/floor

**Refurbish and extend**

Lobbies, facilities and retail on ground floor
Levels 1–3: hotel rooms (c. 60 rooms)

Potential to infill open courtyard with additional hotel facilities and retail offerings

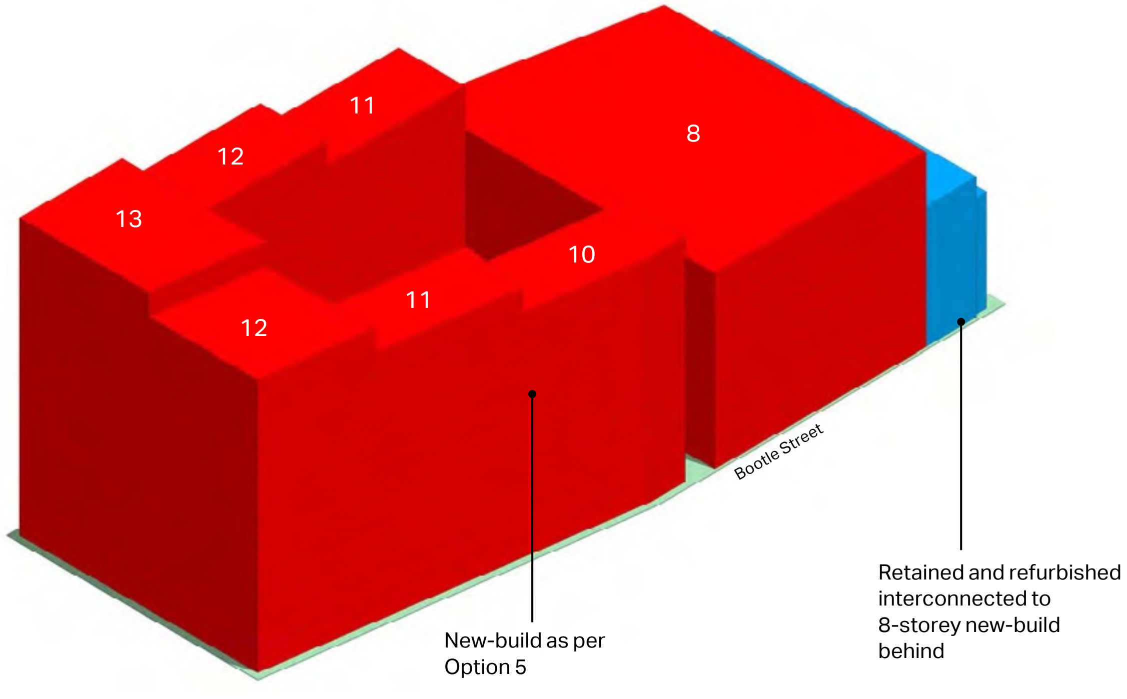


3D view

*Extract from MAKE Design and Access Statement*

## Exploring the retention of the existing buildings 6.1

### 13-storey option + 8- storey police station building


13
12
11
8
10
11
12
Bootle Street

New-build as per Option 5

Retained and refurbished interconnected to 8-storey new-build behind

- 13 stories stepped to 11 stories is the maximum height of a new-build to the north of the site to minimise visual impact from key view points, as per Option 5.
- If only the stone-clad building to Bootle Street was retained, a new-build behind up to 8 stories could have minimal visual impact from Albert Square

### Option 6a: Hotel use to part retained and part new-build on police station

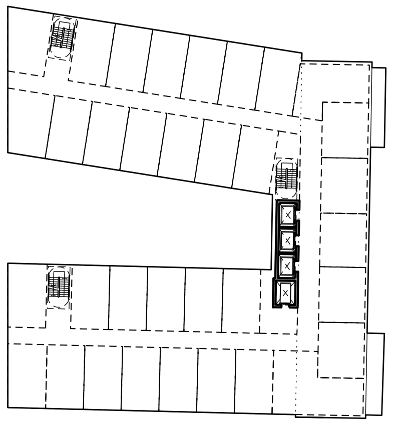
Ground floor is occupied by lobby, restaurant and spa

Levels 1–3: 34 hotel rooms per floor

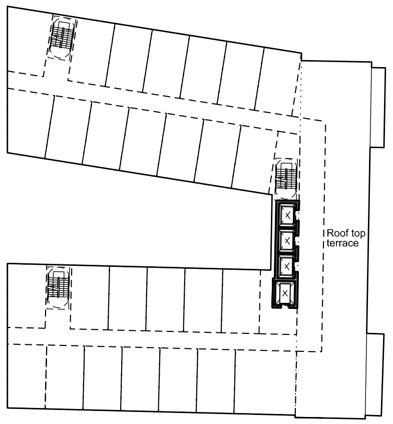
Levels 4–7: 27 hotel rooms per floor

Levels 1–7 total: 210 hotel rooms (or 200 rooms + bar/ restaurant space)

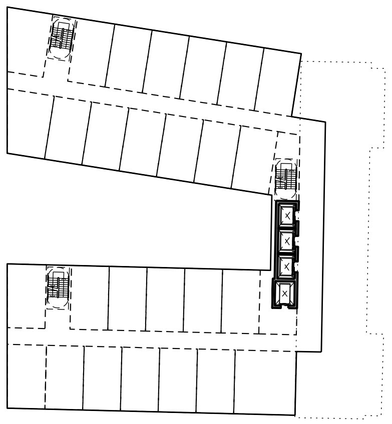
Building to the north of the site as per Option 5



Levels 1–3


Roof top terrace

Level 4



Levels 5–7

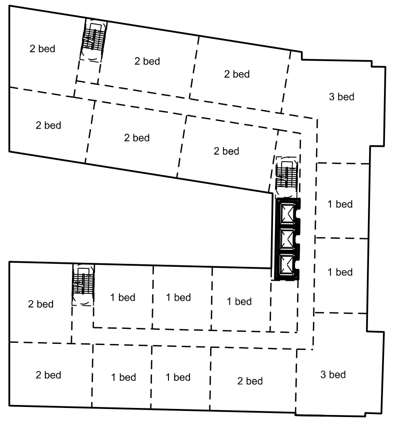
### Option 6b: Residential use to part retained and part new build on police

Ground floor is occupied by lobby and retail units

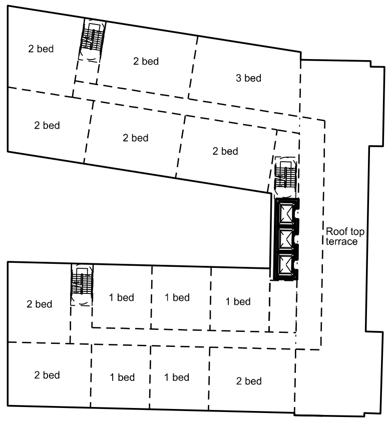
Levels 1–7 apartment mix:
1-bed: 41
2-bed: 59
3-bed: 10

Total: 110 apartments

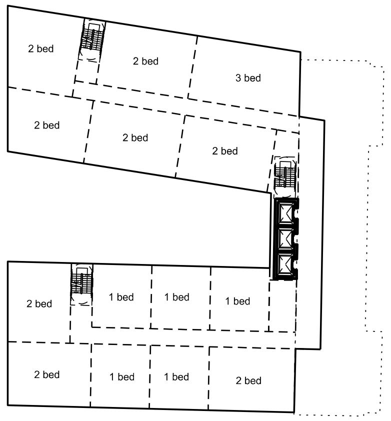
Building to the north of the site as per Option 5


2 bed
2 bed
2 bed
3 bed
2 bed
2 bed
2 bed
1 bed
1 bed
2 bed
1 bed
1 bed
1 bed
2 bed
1 bed
1 bed
2 bed
3 bed

Levels 1–3


2 bed
2 bed
3 bed
2 bed
2 bed
2 bed
Roof top terrace
2 bed
1 bed
1 bed
1 bed
2 bed
1 bed
1 bed
2 bed

Level 4

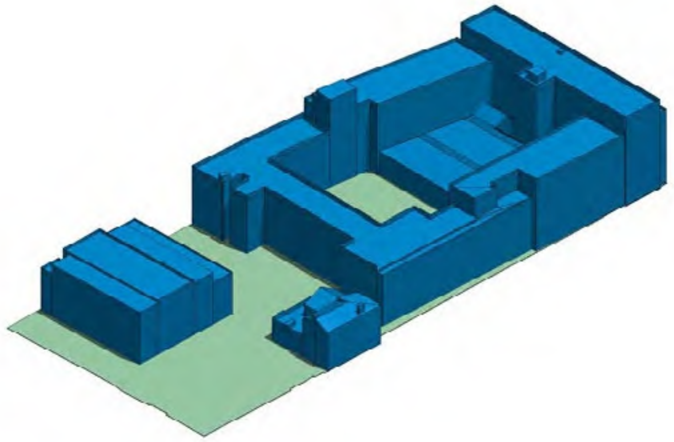

2 bed
2 bed
3 bed
2 bed
2 bed
2 bed
2 bed
1 bed
1 bed
1 bed
2 bed
1 bed
1 bed
2 bed

Levels 5–7

*Extract from MAKE Design and Access Statement*

## Appraisal of initial studies

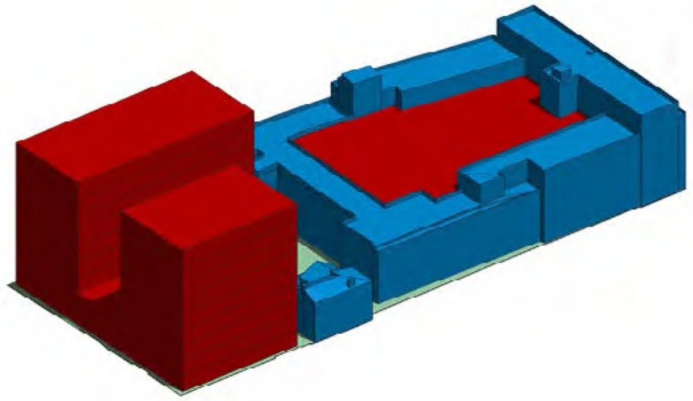
Options 1 to 4 - redevelopment options with massing not exceeding the height of 201 Deansgate and stepping down to height of the existing police station



1) Retain and reuse existing buildings.

Pros
- All existing buildings, which are positive elements in the conservation area are retained and refurbished.

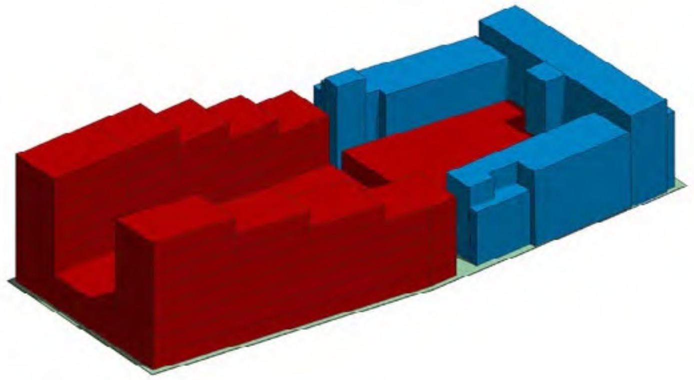
Cons:
- Conservation of the police station to hotel use could create a quirky boutique hotel, but is too small and too constrained to meet the requirements of a five-star operator. It would not be able to provide 200 rooms and difficult to incorporate a large scale conference facility.
- Conversion of the police station to residential use is possible, but the existing building and its former use heavily constrain the ability to provide apartments of the quality and quantity to meet the identified need.
- Conversion of the police station to Grade A office space is not feasible, hence why the police has relocated.
- There would be no new facility for the synagogue to meet the modern-day needs of its congregation. Refurbishment of the existing facility is financially unviable without development to subsidise it.
- The complete retention of the exiting buildings does little to activate the existing street edges. There is no new public realm and no permeability of the site. It gives nothing back to the city and subsequently will have a minimal effect in reconnecting this area with the city and providing a catalyst for regeneration.



2) Retain and reuse police station and pub. Redevelop the synagogue site.

Pros
- The police station and the pub are retained and refurbished.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.

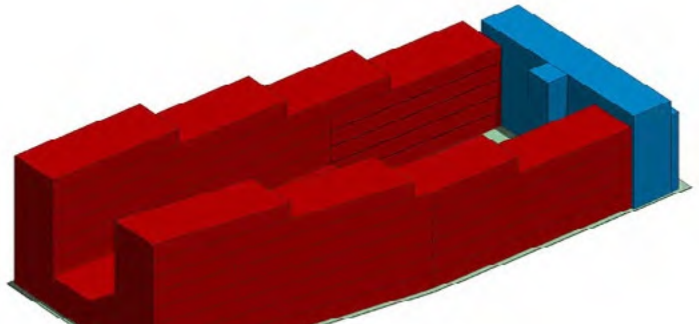
Cons:
- Conservation of the police station to hotel use could create a quirky boutique hotel, but is too small and too constrained to meet the requirements of a five-star operator. It would not be able to provide 200 rooms and difficult to incorporate a large scale conference facility.
- Conversion of the police station to residential use is possible, but the existing building and its former use heavily constrain the ability to provide apartments of the quality and quantity to meet the identified need.
- Conversion of the police station to Grade A office space is not feasible, hence why the police has relocated.
- Development of the synagogue site for office use could generate good-sized flexible floor plates, but its address midway down an inactive Jackson's Row and limited views out of the office floors would make it undesirable for tenants requiring Grade A space.
- Development of the synagogue site for residential use is compact and high-density, with low-quality streetscape views out and potential overlooking. The entrance located midway down an inactive Jackson's Row is an undesirable address for premium residences.
- The retention of the police station does little to activate the existing street edges. There is no new public realm and no permeability of the site. It gives nothing back to the city and subsequently will have a minimal effect in reconnecting this area with the city and providing a catalyst for regeneration.



3) Retain and reuse police station up to arches, and redevelop the rest of the site.

Pros
- The main elements of the police station retained and refurbished.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- The 2 new-build blocks fronting the existing streets could accommodate a significant quantum of residential use. Some of this could also connect with the hotel to increase room numbers.
- The new building elements could include active uses at the ground floor to activate the existing streets.

Cons:
- Conservation of the police station to hotel use could create a quirky boutique hotel, but is too small and too constrained to meet the requirements of a five-star operator.
- Conversion of the police station to residential use is possible, but the existing building and its former use heavily constrain the ability to provide apartments of the quality and quantity to meet the identified need.
- Conversion of the police station to Grade A office space is not feasible, hence why the police has relocated.
- The new residential blocks are low-rise, with poor-quality street views out and potential overlooking. The address on an inactive Jackson's Row is undesirable for premium residential.
- The new-build massing is not suitable for an office. The gap between the new-build blocks could be infilled, but this would create deep-plan floorplates within an existing tight streetscape, which would be undesirable as a Grade A office.
- The pub is demolished, as is the synagogue.
- The retention of the police station does little to activates the existing street edges. The inclusion of a central public space would create some permeability, but it is very inward-focused, giving little back to the city. This will have a minimal effect in reconnecting this are with the city and



4) Retain and reuse police station's Southmill Street elevation, and redevelop the rest of the site.

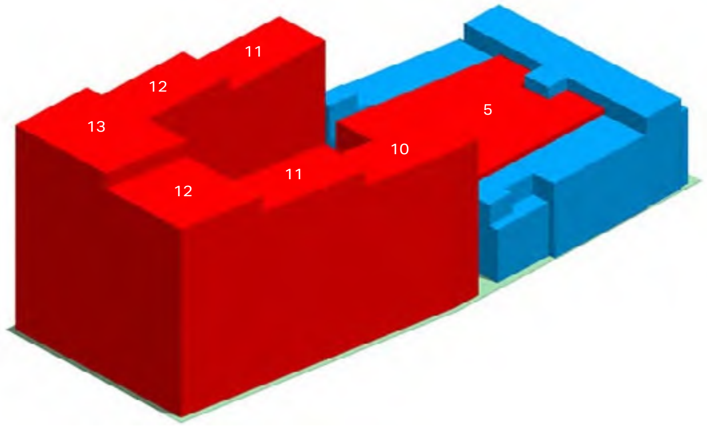
Pros
- The stone facade of the police station to Southmill Street is retained and refurbished. A new-build addition to the rear could support the refurbishment for the hotel or residential use.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- The 2 new-build blocks fronting the existing streets could accommodate a significant quantum of residential use. Some of this could also connect with the hotel to increase room numbers.
- The perimeter block of the development could include a new public space within the centre of the site.
- The new building elements could include active uses at the ground floor to activate the existing streets.

Cons:
- The new residential blocks are low-rise, with poor-quality street views out and potential overlooking. The address on an inactive Jackson's Row is undesirable for premium residential.
- The new-build massing is not suitable for an office. The gap between the new-build blocks could be infilled, but this would create deep-plan floorplates within an existing tight streetscape, which would be undesirable as a Grade A office.
- The pub, the synagogue and the majority of the police station are demolished.
- The retention of the police station facade building still forms a solid, impermeable edge to the main approach of the site, with minimal opportunity for activation of the key corner where Jackson's Row and Southmill Street meet. Its retention makes the development all about this elevation, leaving the other streets secondary. The inclusion of a central public space would create some permeability, but it is very inward-focused, giving little back to the city. This will have a minimal effect in reconnecting the city and providing a catalyst for regeneration.

*Extract from MAKE Design and Access Statement*

## Appraisal of initial studies

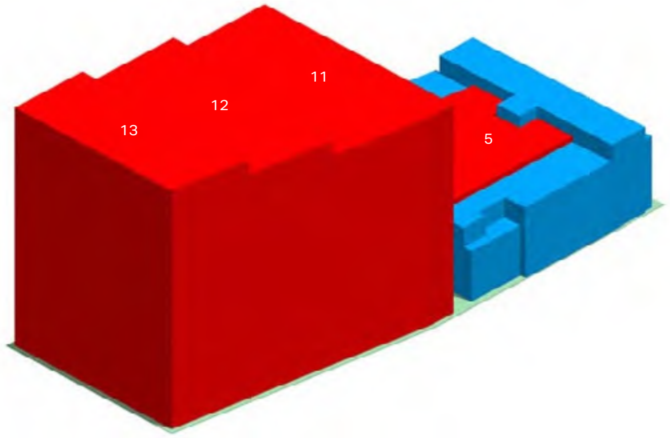
Options 5 and 6 – massing set out so visual impact from Albert Square is minimised, with building heights not raising above the view of the existing surrounding buildings



5a) Retain and reuse police station as a hotel, with residential new-build at an increased massing.

Pros
- The main elements of the police station are retained and refurbished.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- The stepped massing of the new-build element could meet the brief's area requirement for residential with great views and terraces in the upper-level apartments.
- The new-build elements could include active uses at the ground floor to activate the existing streets.

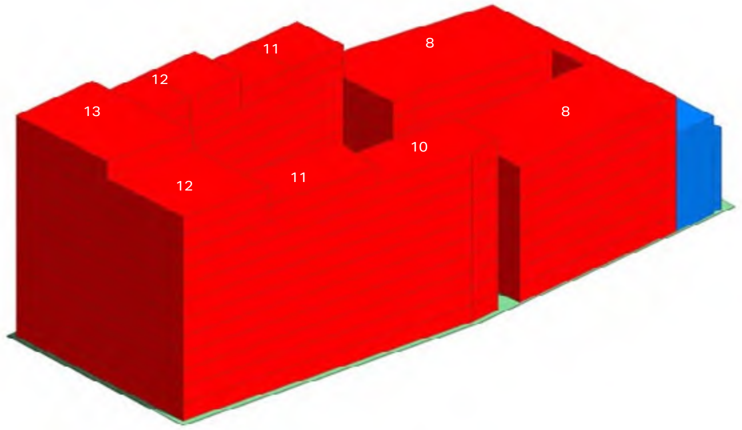
Cons:
- No office space is included.
- Conversion of the police station to hotel use could create a quirky boutique hotel, but is too small and too constrained to meet the requirements of a five-star operator. It would not be able to provide 200 rooms and difficult to incorporate a large scale conference facility.
- The lower levels of the new-build residential have poor-quality street views out and potential overlooking. The deep inner courtyard is compact and may lack direct sunlight. The interface with the existing 201 Deansgate building could be difficult at the lower levels, with no views available. The address on an inactive Jackson's Row is undesirable for premium residential.
- The pub and synagogue are demolished.
- The retention of the police station does little to activate the existing street edges. The inclusion of a central public space would create some permeability, but it is very inward-focused, giving little back to the city. This will have a minimal effect in reconnecting this area with the city and providing a catalyst for regeneration.



5b) Retain and reuse police station as a hotel, with office new-build at an increased massing.

Pros
- The main elements of the police station retained and refurbished
- The synagogue site redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- Potential for large scale flexible office floorplates within the new build. Upper levels will have great views over the city.
- The new-build elements could include active uses at the
- ground floor to activate the existing streets.

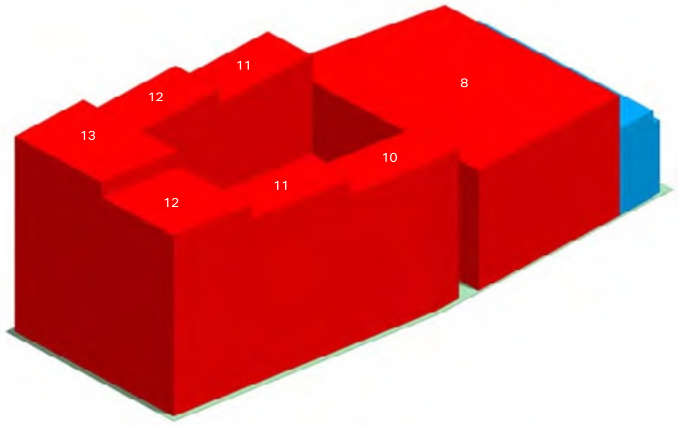
Cons:
- No residential space is included.
- Conversion of the police station to hotel use could create a quirky boutique hotel, but is too small and too constrained to meet the requirements of a five-star operator. It would not be able to provide 200 rooms and difficult to incorporate a large scale conference facility.
- The lower levels of the new-build office have poor- quality street views out and potential overlooking. The deep-plan floorplates on the lower levels may lack natural light due to the surrounding tight streets and the blank elevation as it faces into the existing 201 Deansgate building. The entrance located midway down an inactive Jackson's Row makes an undesirable address for Manchester's premium residences.
- The pub and synagogue are demolished.
- The retention of the police station does little to activate the existing street edges. The inclusion of a central public space would create some permeability, but it is very inward-focused, giving little back to the city. This will have a minimal effect in reconnecting this area with the city and providing a catalyst for regeneration.



6a) Retain and reuse Southmill Street elevation. Hotel and residential are new-build.

Pros
- The stone facade of the police station to Southmill street is retained and refurbished. A new-build addition to the rear would support the refurbishment for the inclusion of a high-quality hotel and support spaces.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- The stepped massing of the new-build element could meet the brief's area requirement for residential with great views and terraces in the upper-level apartments.
- The new-build elements could include active uses at the
- ground floor to activate the existing streets.

Cons:
- No office space is included.
- The lower levels of the new-build residential have
- poor-quality street views out and potential overlooking. The deep inner courtyard is compact with little direct sunlight. The interface with the existing 201 Deansgate building could be difficult at the lower levels, with no views available.
- The pub, the synagogue and the majority of the police station are demolished.
- The retention of the police station facade still forms a solid impermeable edge to the main approach of the site, with minimal opportunity for activation of the key corner where Jackson's Row and Southmill Street meet. Its retention makes the development all about this elevation, leaving the other streets secondary. The buildings retain the city block, but there is no permeability and no public realm. It is very inward- focused, giving little back to the city, and does not realise the wider objectives or potential for this site to be a catalyst for the area's wider regeneration.



6b) Retain and reuse Southmill Street elevation. Office and residential are new-build.

Pros
- The stone facade of the police station to Southmill street is retained and refurbished. A new-build addition to the rear would support the refurbishment for the inclusion of flexible Grade A office floorplates.
- The synagogue site is redeveloped to incorporate a new bespoke synagogue at the base of the new building.
- The stepped massing of the new-build element could meet the brief's area requirement for residential with great views and terraces in the upper-level apartments.
- The new-build elements could include active uses at the ground floor to activate the existing streets.

Cons:
- No hotel space is included.
- The lower levels of new-build residential have poor- quality street views out and potential overlooking. The deep inner courtyard is compact and may lack direct sunlight. The interface with the existing 201 Deansgate building could be difficult at the lower levels, with no views available.
- The pub, the synagogue and the majority of the police station are demolished.
- The retention of the police station facade still forms a solid impermeable edge to the main approach of the site, with minimal opportunity for activation of the key corner where Jackson's Row and Southmill Street meet. Its retention makes the development all about this elevation, leaving the other streets secondary. The buildings retain the city block, but there is no permeability and no public realm. It is very inward- focused, giving little back to the city, and does not realise the wider objectives or potential for this site to be a catalyst for the area's wider regeneration.

*Extract from MAKE Design and Access Statement*

## Conclusion of initial studies

**Summary**:

- The options exploring the retention of the existing buildings all create an impermeable city block, a groundscaper, an inwards-looking development that is about the redevelopment of the immediate site only. They give little back to the city, with no new public realm encouraging activity and footfall as part of a wider regeneration strategy for this forgotten part of the city.
- The options do not achieve the developments areas required to deliver the full extent, mix and quantity of uses identified for the site to make it viable, and each amount to undesirable and highly compromised development proposals.

In conclusion, the retention of each of the existing buildings inhibits the opportunity to open up the site with areas of public realm, activity and permeability as a catalyst for the wider regeneration of this area. Even the retention of just the police station facade still forms a solid, impermeable edge to the main approach of the site, with minimal opportunity for activation of the key corner where Jackson's Row and Southmill Street meet. This is very much a by-product of being part of a purpose built police station where the facade is very solid, defensive and unwelcoming as a requirement for the function it was designed to serve. Additionally, the quantum and mix of development as set out in the project brief are not achieved by any of the retention options.
Therefore, we believe the existing buildings should be demolished to enable the true potential of this unique site to be realised.

**The existing buillldings:**
In addition to the summary above, we believe the following points should be considered when appraising the merits of the existing buildings:

**The police station:**

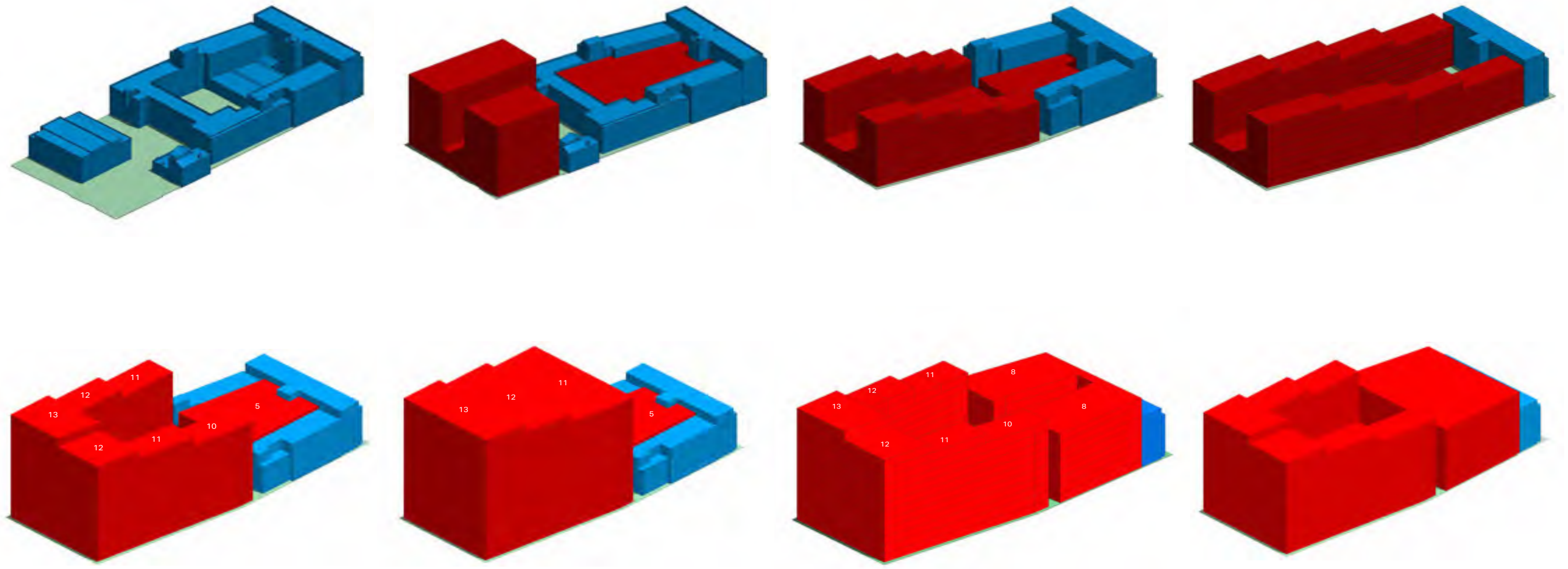
- The police station building was constructed in 1937 for the sole use as a police headquarters. The very nature of the building defensive and uninviting. It forms a solid barrier to this part of the site.
- The conversion of the building for an alternative use such as office, hotel or residential is physically possible, but the end product would be heavily compromised by the constraints of the existing building.
- The retention of the Bootle Street facade (a folly that references the past) with new buildings and spaces set behind would still form a barrier both physically and visually to the site, and would not encourage connection through Southmill Street from Albert Square. The retention of just the facade as a folly in reference to the past seems unjustified given its low heritage significance as identified within the Heritage Assessment.
- The building is not listed. The Heritage Assessment deems it of low importance and supports its demolition in recognition of the public benefits that the site can provide.

**The Sir Ralph Abercromby pub:**

- The heritage assessment confirms that the building has been heavily altered over the years, with the north and west elevations rebuilt following WW2 bombing with none of the original features retained. Ground floor extensions for kitchens and WCs were added in later years. Internally, it has been heavily refurbished.
- The building is not listed. The Heritage Assessment deems it of limited importance and supports its demolition in recognition of the public benefits that the site can provide.
- While the physical bricks and mortar of the existing building are of little heritage importance, we would acknowledge that a public house has been present on Bootle Street for many years and therefore has a social function.
- There is the opportunity for the new development to create a new home for the Abercromby pub on Bootle Street. This would provide a lasting legacy for the Abercromby pub for future generations. This provides an opportunity for the existing jobs of the landlord and the current staff are to be retained including through the construction period. Integration within the wider development will provide financial stability to ensure the legacy of a pub on Bootle Street lives on. Discussions to implement are ongoing.

**Manchester Reform Synagogue**

- The existing synagogue building is in a dilapidated state and is no longer fit for purpose.
- While an extensive refurbishment could extend the life of the existing building, the costs of doing so are extensive and unviable for the owners.
- Historically, the redevelopment of the synagogue site was initiated by the synagogue congregation, whereby a larger-scale development of its land would fund the inclusion of a new synagogue building as part of a larger development.
- It is critical for the congregation to remain in the city centre, and therefore the redevelopment of their land is the only financially viable option for them. Without the redevelopment, the building will only fall further into disrepair, and the city centre congregation will disband.
- The building is not listed. The Heritage Assessment deems it of low importance and supports its demolition in recognition of the public benefits that the site can provide. The interior fittings were identified as being of principal interest and the new building is aspiring to reuse these.



*Extract from MAKE Design and Access Statement*

## Masterplan concept 6.2

### Space, places then buildings

The ambition for the urban regeneration of the Jackson's Row area is to create a 'sense of place' that is a lively, attractive and safe environment for the benefit of the future occupants and visitors.

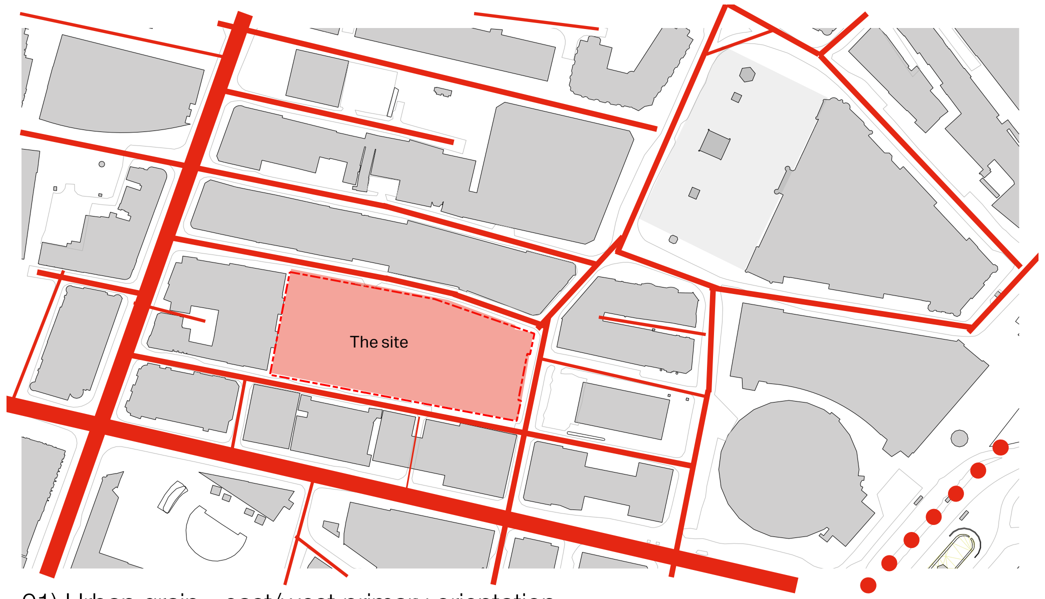
We believe the design process starts with the creation of carefully planned spaces and places that form linkages and connections with the existing city. It is this process that defines the appropriate locations for buildings.

01 - The existing urban grain of the city centre streetscape is predominantly east/west, with weak north/south linkages. The streets that surround the site currently have very low footfall and no permeability between Jackson's Row and Bootle Street.

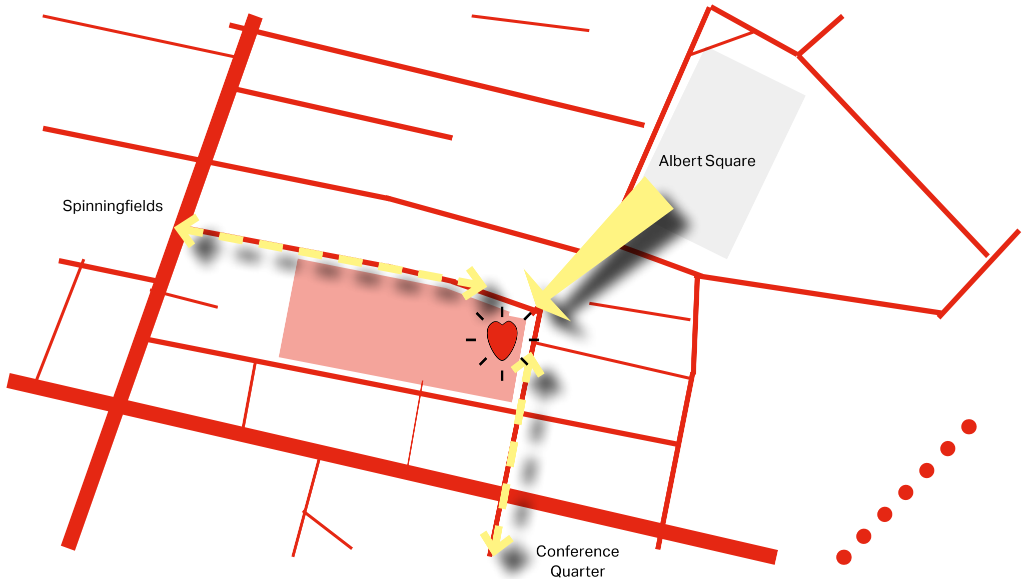
02 - The proximity of the site to Albert Square gives the north-east corner a premium address. The opportunity is to draw the connection with Albert Square into the heart of the site, connecting the full site and not just the top corner.
Activating the streets that surround the site will also improve connections to Deansgate, Spinningfields and the Civic Quarter.

03 - The creation of a new public gateway square will draw people into the heart of the site, with this new public space becoming the premium address. Buildings could be located to reinforce the existing streets and define the edges of the square.

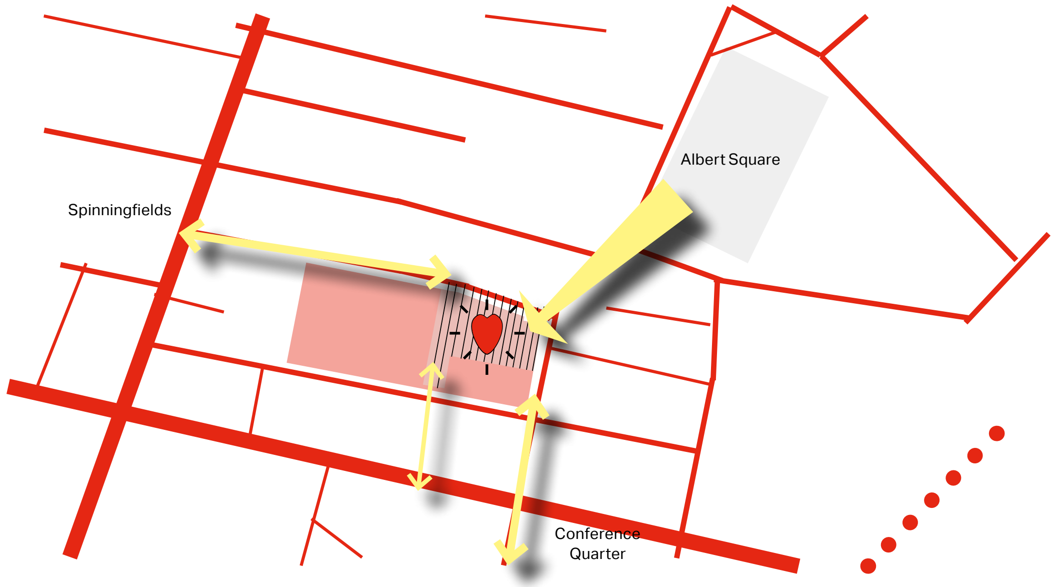
04 - The creation of a second public space connected to the gateway square would increase permeability through the site connecting Jackson's Row and Bootle Street. There's opportunity for the second public space to be south-facing.



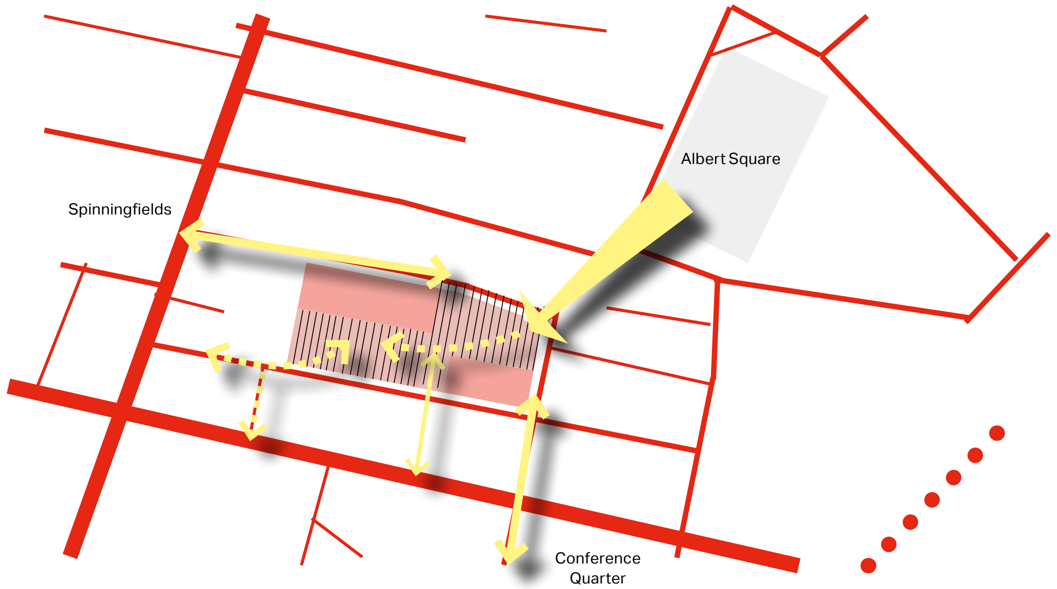
01) Urban grain - east/west primary orientation



02) A well-connected premium address and public destination



03) Reinforcing the street edges to define a new public square



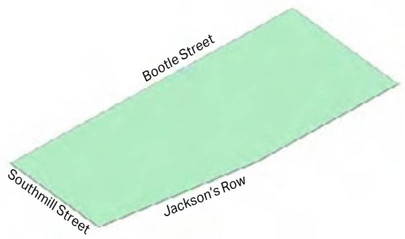
04) A series of connected public spaces

*Extract from MAKE Design and Access Statement*

## Evolution of the form

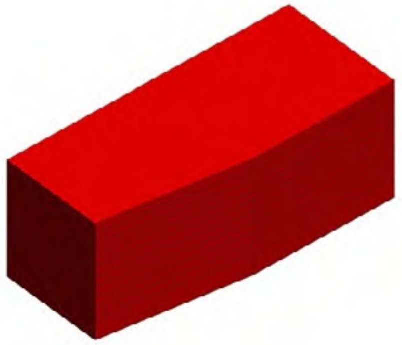
A range of massing options were developed to define the most suitable response to the site and location, from dense low-rise options to high-rise options that give back areas of the site for public use.

Each of the options are of the same quantum, illustrating that if you develop less of the site to give back areas for public spaces, the height of the buildings need to increase accordingly.



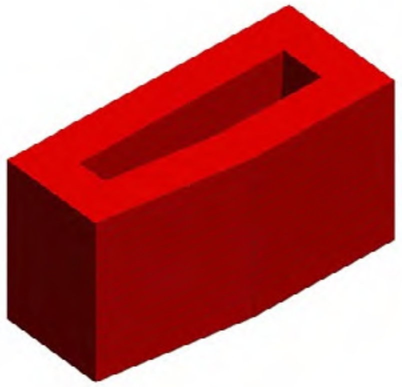
1 Site

2 - We calculated that the site would need to be extruded over approximately 10 floors to deliver the complete mix and quantum of uses as set out in the project brief, which has been developed to identify a realistic and viable development proposal. Note, this massing is obviously unfeasible as a building, as the floorplates are too large and too deep, resulting in unfunctional space with little natural light.



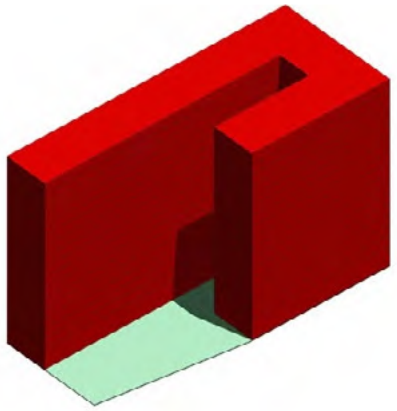
2 Extruded site (10 floors)

3 - If a central atrium was carved into the extruded mass of the site, the depth of the floorplates would become more usable, with views and natural light from both the outer street and the inner atrium elevations. To retain the brief quantum, however, the height has to be increased to offset the loss of area from introducing the central atrium. This perimeter city block form has similar characteristics to earlier retention options in that it gives little back to the city, but is of an increased scale to accommodate the full requirements of the project brief. It is a groundscraper. The height of the central atrium is challenging, and the quality of natural light to the lower levels is likely to be poor.



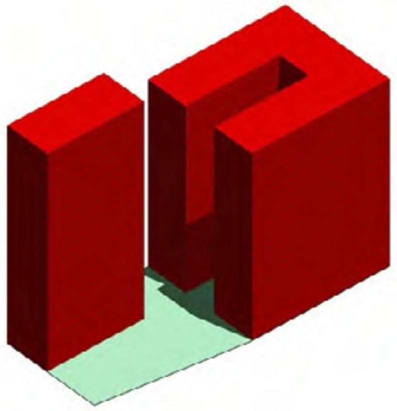
3 Donut-shaped massing (15 floors)

4 - The cutting away of the perimeter block opens up the inner atrium to be more externally facing, improving views and the quality of natural light to the floorplates. The cut out of the building creates a new public space for the existing streets to flow into and the building to interact with and view onto. The height of the building needs to increase to redistribute the area lost from cutting away the corner.



4 U-shaped massing (17 floors)

5 - The breaking of the massing in to 2 buildings would generate a new route through the site. Splitting the massing also increases the area of facade, providing more light and views to the inner floorplates. The height increases again to redistribute the area lost from introducing the gap between the buildings.

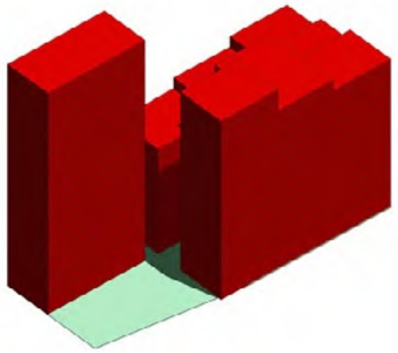


5 Split U-shaped massing (up to 20 floors)

*Extract from MAKE Design and Access Statement*

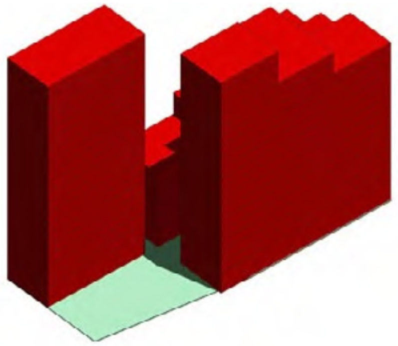
## Massing studies

6 - Introducing single-storey steps articulates the form, with the lowest point at the south of the building. It increases the quality of natural light and views to the upper floors, and forms opportunities for terraces. The large-scale lower floors are still constrained in terms of quality of views and levels of natural light.



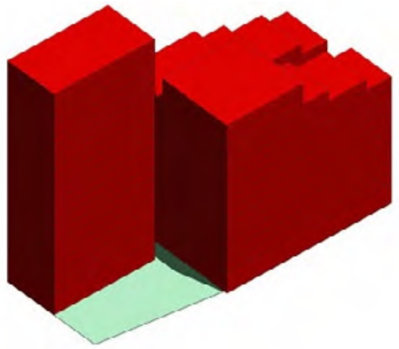
6 Tower and stepped massing

7 - Introducing double-storey steps to further exaggerate the articulation of the form, with the low point at the south, generates an increased area of elevation with good-quality views and natural light. The increased size of the steps does, however, require the height to increase to retain the constant quantum of area. The interface between the proposed massing and the existing 201 Deansgate building is problematic, as it prevents views and natural light to the lower levels.



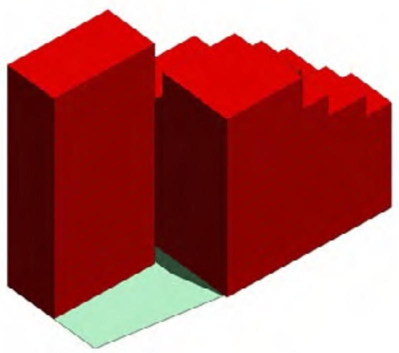
7 Tower & double stepped massing (up to 20 floors)

8 - This changes the direction of articulation so the building steps down towards 201 Deansgate. The deep floorplates require a central atrium to get natural light into the heart of the plan.



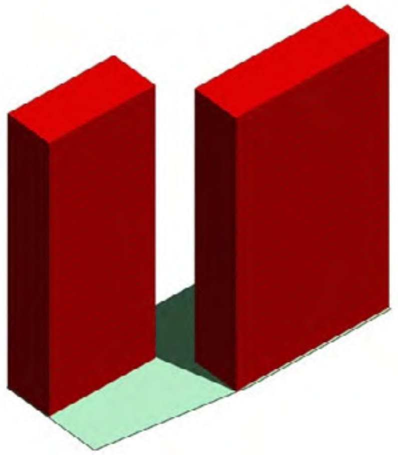
8 Tower and stepped massing (up to 20 floors)

9 - Stepping the massing down in larger modules achieves a similar height at the boundary with the adjacent 201 Deansgate. The lower levels struggle for both natural light and views out even with a central atrium, resulting in low- quality, compromised space.



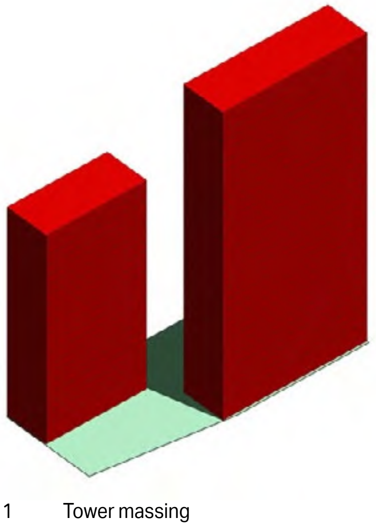
9 Tower and double-stepped massing (up to 20 floors)

10 - Further breaking the massing to create two rectilinear forms with optimum floorplate depths maximises views and natural light. The forms are offset to minimise overlooking between the two buildings. The reduction in floorplate sizes requires the heights to increase to retain the required quantum of development area. However, at the ground floor, a second public space is created. The public spaces are connected and provide permeability through the site.



10 Tower massing (25 floors and 25 floors)

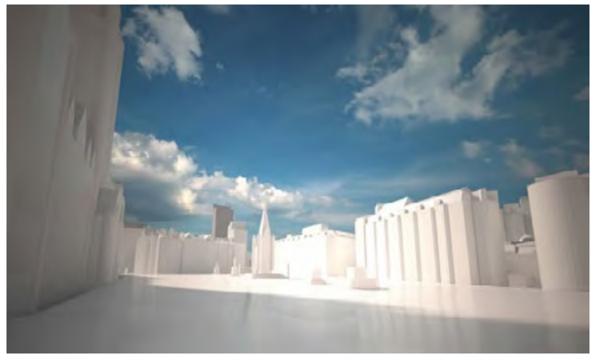
11 - The heights of the two towers can be offset against each other. The variation in height between the two forms enhances their visual dynamic when viewed from different angles within the city scape.

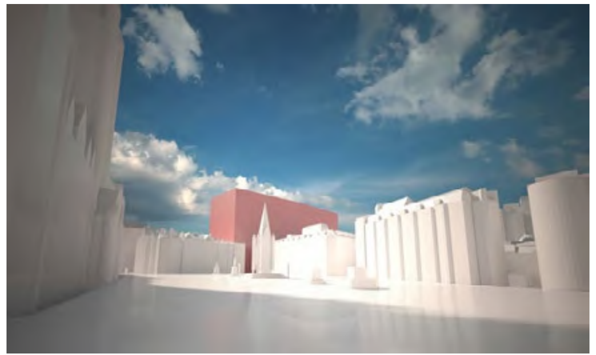


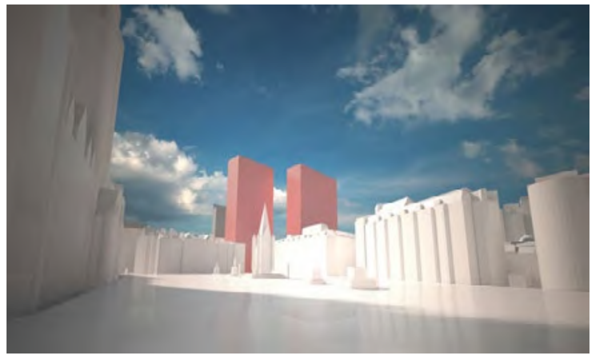
11 Tower massing (20 floors and 30 floors)

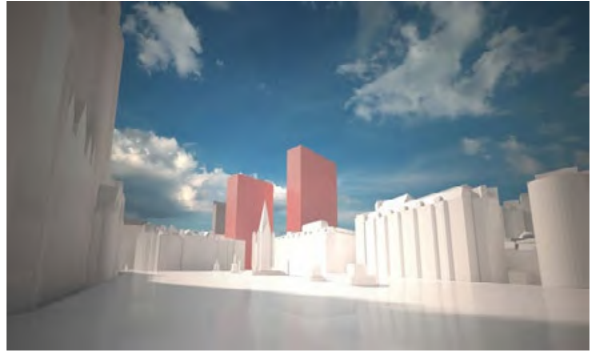
*Extract from MAKE Design and Access Statement*

## View from Albert Square

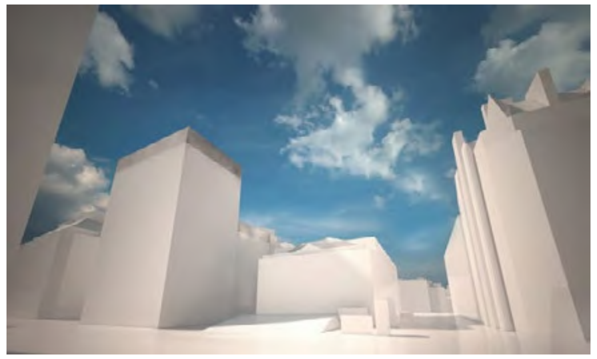

Existing view

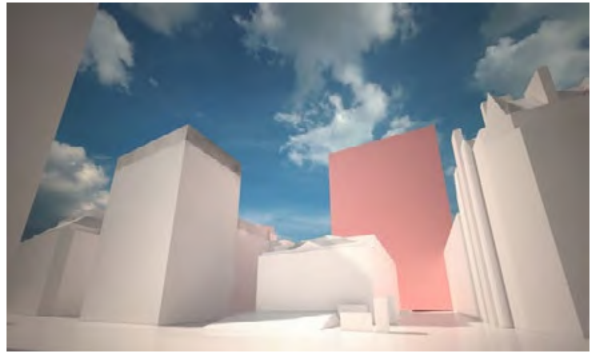

15-storey building across the full height

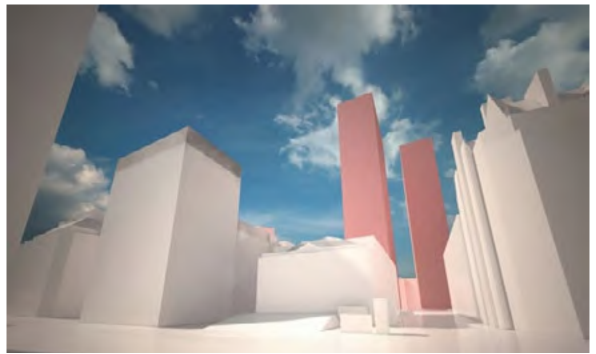

25 and 25-storey high points

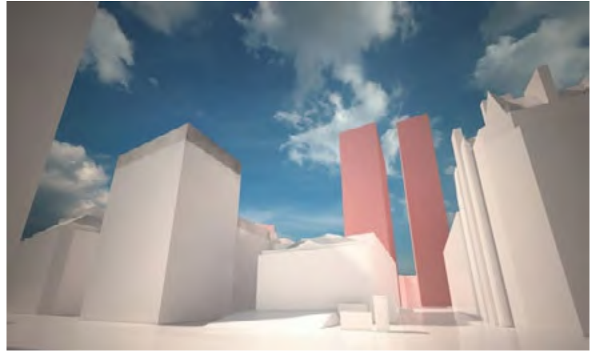

20 and 30-storey high points

## View from Central Street

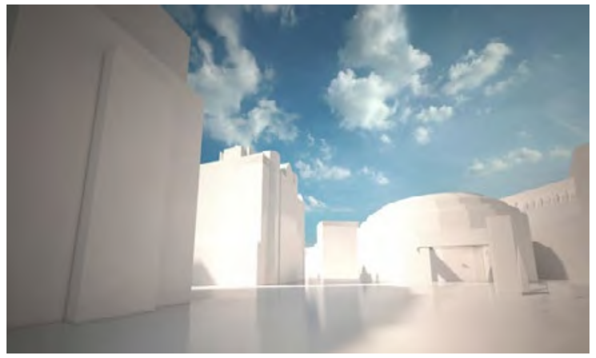

Existing view

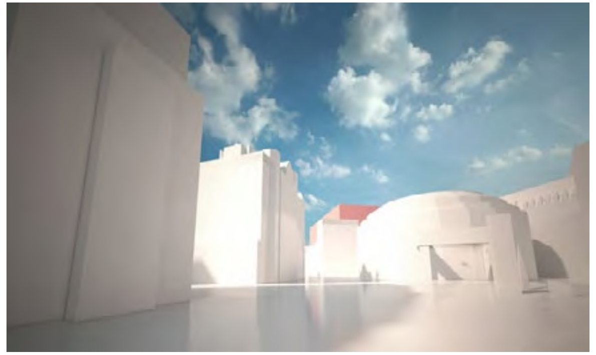

15-storey building across the full height

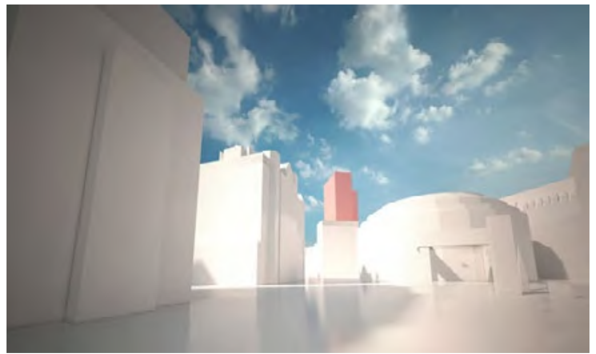

25 and 25-storey high points

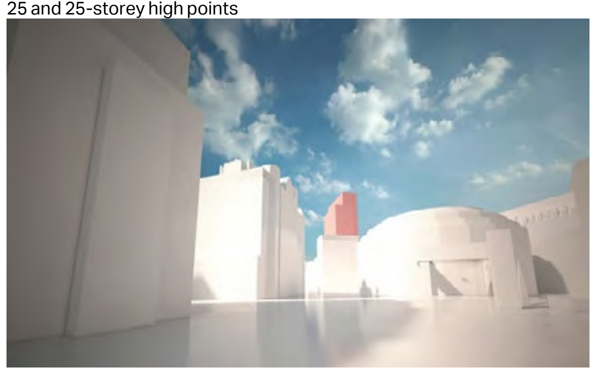

20 and 30-storey high points

## View from St Peter's Square

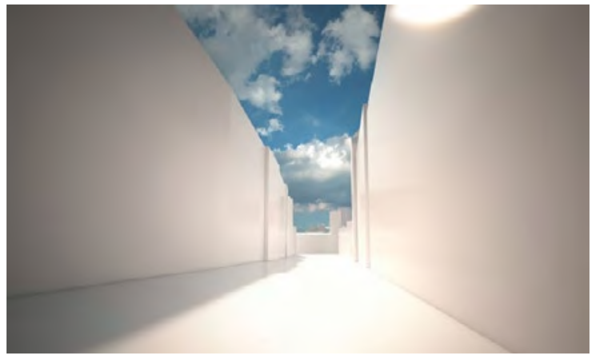

Existing view

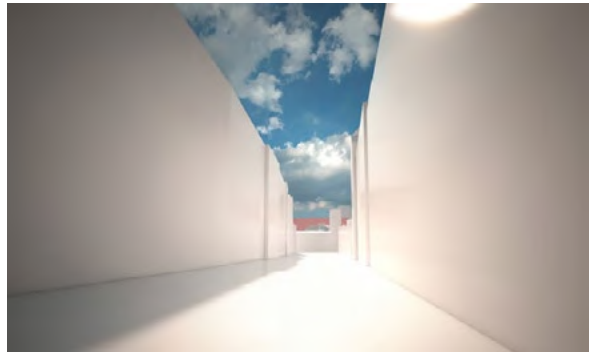

15-storey building across the full height

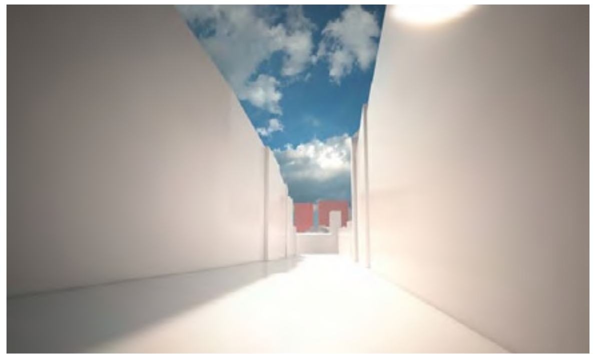

25 and 25-storey high points

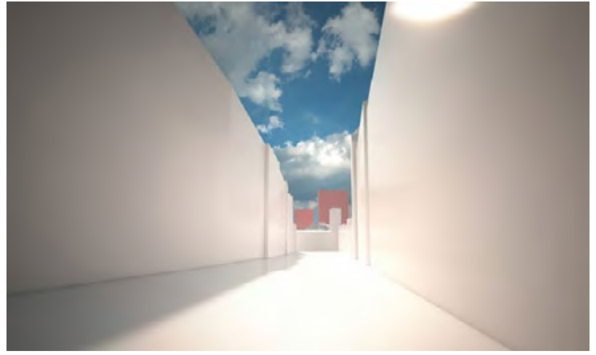

20 and 30-storey high points

## View from St Ann's Square


Existing view


15-storey building across the full height


25 and 25-storey high points


20 and 30-storey high points

A number of key city views were explored during the design process to review the impact of incorporating a building of scale on the site. This considered a 15-storey groundscraper (as per Option 2 on the previous page) against a pair of towers of similar and different heights (as per Options 10 and 11).

Note: Images are for illustrative purposes only and are not verified views.

*Extract from MAKE Design and Access Statement*

## Scale Comparisons 6.4

### Evaluation

As demonstrated within the earlier studies, a building of scale is required to accommodate the full extents of the project brief, including the required mix of uses and quantum of development.

A building of scale could be a single city block that wraps the perimeter of the site – a groundscraper, which would create the most compact mass of the required area. Alternatively, the massing could be articulated as towers, which would increase the heights of the buildings but also give back 50% of the site to public realm.

Both options create buildings of scale that will be clearly visible from key view points within the city and on the skyline. We believe the towers to be the appropriate approach, as they will make a positive addition to the skyline and give space back to the city at the ground floor.

### Option A
### A single city block
### 15 storeys

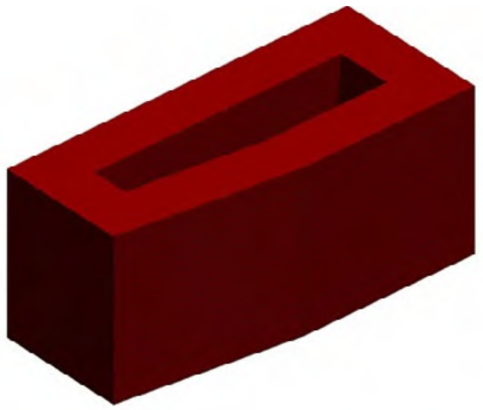
✗

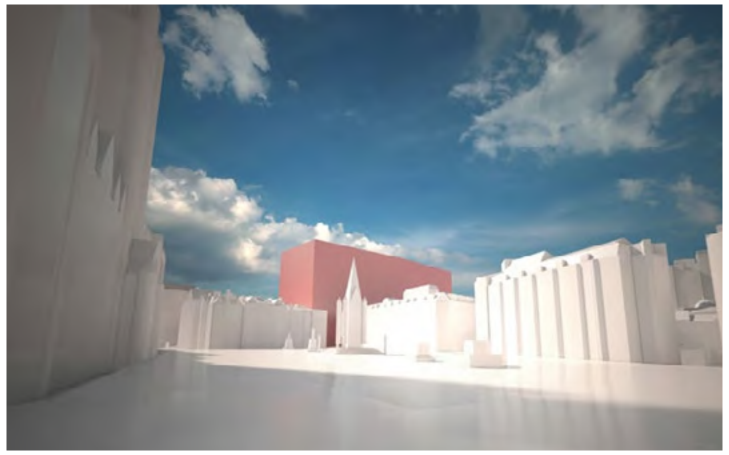
In its most compact and dense configuration, a perimeter city block building sized to accommodate the full extent of the project brief will be in the order of 15 storeys.

In this configuration, the massing is of an increased scale in comparison to the immediately adjacent buildings, and therefore is clearly visible when viewed from key locations within the city.

This arrangement fills the site and gives nothing back to the city in terms of public realm. There is no visual or physical permeability through the site.

The inner atrium courtyard space will receive limited levels of natural light at the lower levels, have poor views out and be heavily overlooked. Courtyard blocks would not typically be so tall and would have a larger inner atrium space, but this is not possible in this instance due to the size and shape of the site.





### Option B
### Two towers
### 20 storeys and 30 storeys

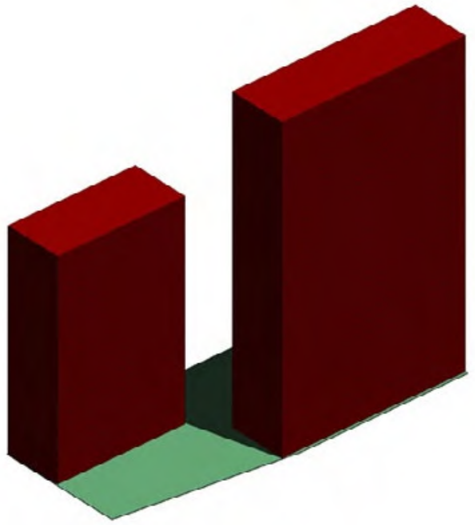
✓

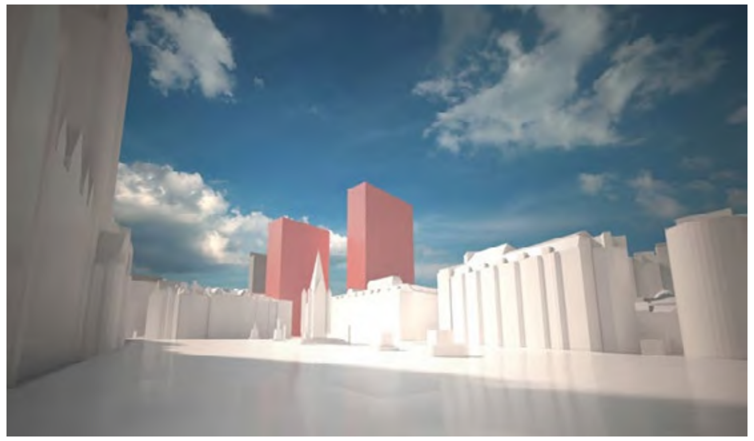
This arrangement stacks the massing vertically and opens up generous public spaces at the ground floor. In giving space back at the ground floor, the reduced building footprints are required to be constructed higher to accommodate the required development area as set out in the brief.

Giving space back to the city at the ground floor will encourage activity and permeability of the site. New public spaces and routes for all will re- energise this part of the city, increasing footfall and reconnecting with the surrounding areas.

The varying heights and the gap between the towers makes the reading of the forms dynamic when viewed from different locations within the city. From some views, they read as a pair of towers clearly separated; from others, the forms merge to read as a single element.

The size and shape of the rectilinear floorplates are ideally proportioned for each of the uses set out in the brief. The public spaces provide relief around the buildings from the dense city streets, permitting views and natural light. The offsetting of the forms minimises overlooking and offers great views at high levels.





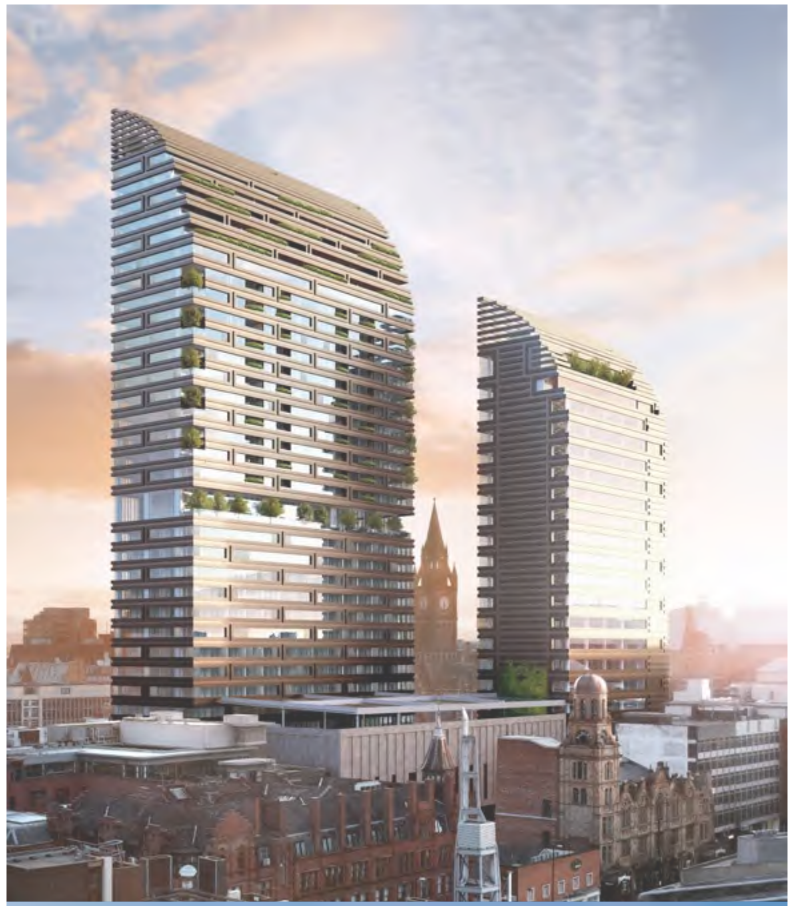
*Extract from MAKE Design and Access Statement*

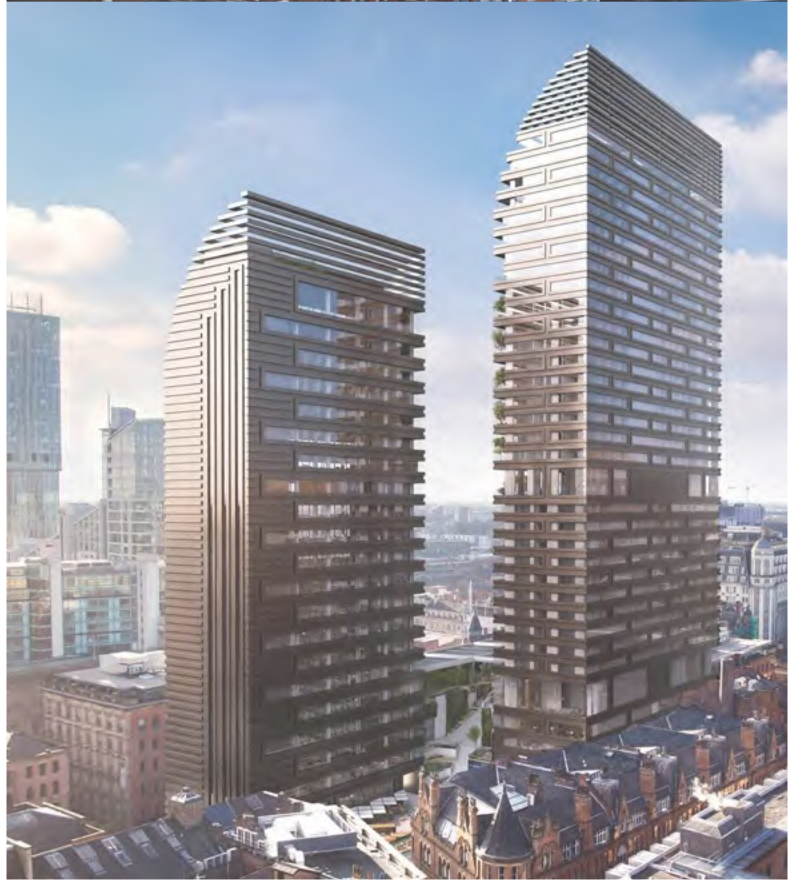
# Design Evolution

*Previous Proposal: View from St Peter's/Central Library*

*Previous Proposa;: View from Albert Square*

*Previous Proposal: View towards St Anne's Square*





WELCOME TO
**ST.MICHAEL'S** 01
Previous Scheme

View towards the town hall

The garden stage

St. Michael's Square

The steps

View from New Cathedral Street

Page as appears in St. Michael's Manchester Design and Access Statement; November 2017

The original planning application was validated on 24 January 2017.

The proposals received adverse comments from Historic England and member of the public which may be summarised thus;

+ The demolition of all the existing buildings
+ Negative impact on the heritage assets and conservation area.
+ Density of the two towers.
+ The dark colour of the façade.
+ Lack of activation at street level.
+ The poor quality of design.

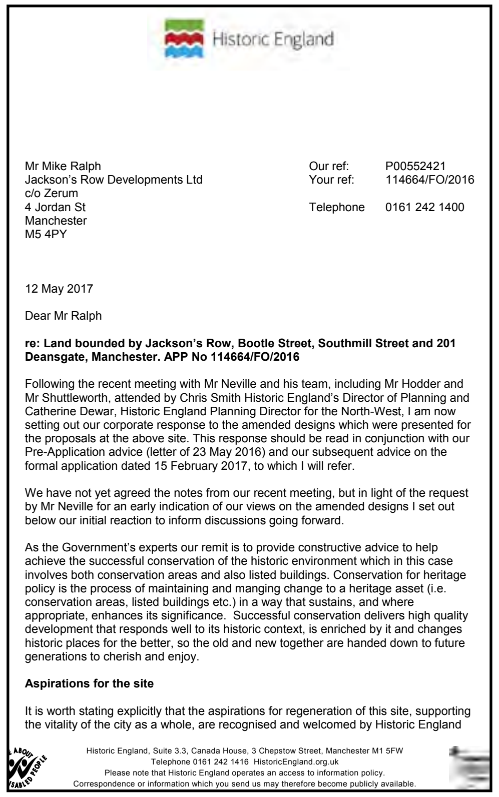
In February 2017, Hodder+Partners was asked to offer an independent review of the design of the two towers which formed part of the application. In so doing, Historic England's Advice Note 4 'Tall Buildings', published December 2015, and in particular, Paragraph 4.8, which offers guidance on a range of design criteria that should be considered in assessing design quality, was referenced, namely;

a. Scale
b. Form and massing
c. Proportion and silhouette
d. Facing materials
e. Detailed surface design
f. Relationship to other structures
g. Impact on streetscape and near views
h. Impact on cityscape and distant views
i. Impact on the skyline

Paragraph 4.9 goes on to state that all buildings need to set exemplary standards in design because of their scale, mass, wide impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an area and respond to local character and history (NPPF paragraphs 58 and 64).

Our report in response outlined 6 action points;

+ Investigate a deeper plan arrangement with central cores to Tower B, effectively reducing its length and its apparent mass to the north and south, increasing the distance between the two towers. (The note does not assess the impact of this suggestion on the ballroom, Synagogue and structure, the implications of which are unknown).
+ Optimise the space occupied behind the Building Management Unit (BMU) screen and thereby its height above the plant room level.
+ Examine the concept of a robust podium surmounted by the two towers.
+ Investigate a finer grain to the elevations.
+ Develop and more accurately reflect the expression of the crown to both towers.



Mr Mike Ralph
Jackson's Row Developments Ltd
c/o Zerum
4 Jordan St
Manchester
M5 4PY

Our ref: P00552421
Your ref: 114664/FO/2016

Telephone 0161 242 1400

12 May 2017

Dear Mr Ralph

**re: Land bounded by Jackson's Row, Bootle Street, Southmill Street and 201 Deansgate, Manchester. APP No 114664/FO/2016**

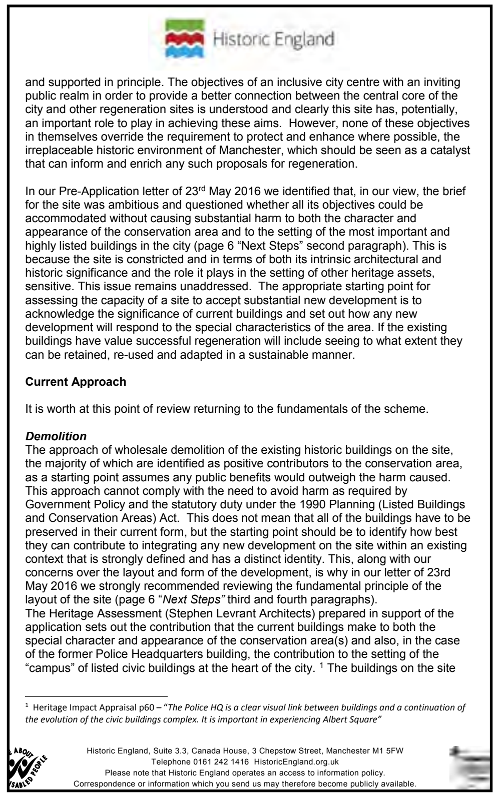
Following the recent meeting with Mr Neville and his team, including Mr Hodder and Mr Shuttleworth, attended by Chris Smith Historic England's Director of Planning and Catherine Dewar, Historic England Planning Director for the North-West, I am now setting out our corporate response to the amended designs which were presented for the proposals at the above site. This response should be read in conjunction with our Pre-Application advice (letter of 23 May 2016) and our subsequent advice on the formal application dated 15 February 2017, to which I will refer.

We have not yet agreed the notes from our recent meeting, but in light of the request by Mr Neville for an early indication of our views on the amended designs I set out below our initial reaction to inform discussions going forward.

As the Government's experts our remit is to provide constructive advice to help achieve the successful conservation of the historic environment which in this case involves both conservation areas and also listed buildings. Conservation for heritage policy is the process of maintaining and manging change to a heritage asset (i.e. conservation areas, listed buildings etc.) in a way that sustains, and where appropriate, enhances its significance. Successful conservation delivers high quality development that responds well to its historic context, is enriched by it and changes historic places for the better, so the old and new together are handed down to future generations to cherish and enjoy.

**Aspirations for the site**

It is worth stating explicitly that the aspirations for regeneration of this site, supporting the vitality of the city as a whole, are recognised and welcomed by Historic England



and supported in principle. The objectives of an inclusive city centre with an inviting public realm in order to provide a better connection between the central core of the city and other regeneration sites is understood and clearly this site has, potentially, an important role to play in achieving these aims. However, none of these objectives in themselves override the requirement to protect and enhance where possible, the irreplaceable historic environment of Manchester, which should be seen as a catalyst that can inform and enrich any such proposals for regeneration.

In our Pre-Application letter of 23rd May 2016 we identified that, in our view, the brief for the site was ambitious and questioned whether all its objectives could be accommodated without causing substantial harm to both the character and appearance of the conservation area and to the setting of the most important and highly listed buildings in the city (page 6 "Next Steps" second paragraph). This is because the site is constricted and in terms of both its intrinsic architectural and historic significance and the role it plays in the setting of other heritage assets, sensitive. This issue remains unaddressed. The appropriate starting point for assessing the capacity of a site to accept substantial new development is to acknowledge the significance of current buildings and set out how any new development will respond to the special characteristics of the area. If the existing buildings have value successful regeneration will include seeing to what extent they can be retained, re-used and adapted in a sustainable manner.

**Current Approach**

It is worth at this point of review returning to the fundamentals of the scheme.

***Demolition***
The approach of wholesale demolition of the existing historic buildings on the site, the majority of which are identified as positive contributors to the conservation area, as a starting point assumes any public benefits would outweigh the harm caused. This approach cannot comply with the need to avoid harm as required by Government Policy and the statutory duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act. This does not mean that all of the buildings have to be preserved in their current form, but the starting point should be to identify how best they can contribute to integrating any new development on the site within an existing context that is strongly defined and has a distinct identity. This, along with our concerns over the layout and form of the development, is why in our letter of 23rd May 2016 we strongly recommended reviewing the fundamental principle of the layout of the site (page 6 "*Next Steps*" third and fourth paragraphs).
The Heritage Assessment (Stephen Levrant Architects) prepared in support of the application sets out the contribution that the current buildings make to both the special character and appearance of the conservation area(s) and also, in the case of the former Police Headquarters building, the contribution to the setting of the "campus" of listed civic buildings at the heart of the city. [1] The buildings on the site

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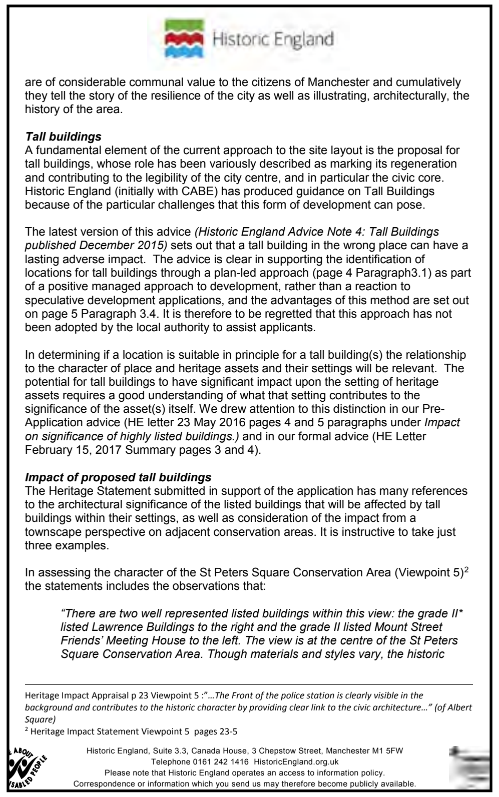
[1] Heritage Impact Appraisal p60 – *"The Police HQ is a clear visual link between buildings and a continuation of the evolution of the civic buildings complex. It is important in experiencing Albert Square"*



are of considerable communal value to the citizens of Manchester and cumulatively they tell the story of the resilience of the city as well as illustrating, architecturally, the history of the area.

***Tall buildings***
A fundamental element of the current approach to the site layout is the proposal for tall buildings, whose role has been variously described as marking its regeneration and contributing to the legibility of the city centre, and in particular the civic core. Historic England (initially with CABE) has produced guidance on Tall Buildings because of the particular challenges that this form of development can pose.

The latest version of this advice *(Historic England Advice Note 4: Tall Buildings published December 2015)* sets out that a tall building in the wrong place can have a lasting adverse impact. The advice is clear in supporting the identification of locations for tall buildings through a plan-led approach (page 4 Paragraph3.1) as part of a positive managed approach to development, rather than a reaction to speculative development applications, and the advantages of this method are set out on page 5 Paragraph 3.4. It is therefore to be regretted that this approach has not been adopted by the local authority to assist applicants.

In determining if a location is suitable in principle for a tall building(s) the relationship to the character of place and heritage assets and their settings will be relevant. The potential for tall buildings to have significant impact upon the setting of heritage assets requires a good understanding of what that setting contributes to the significance of the asset(s) itself. We drew attention to this distinction in our Pre-Application advice (HE letter 23 May 2016 pages 4 and 5 paragraphs under *Impact on significance of highly listed buildings.)* and in our formal advice (HE Letter February 15, 2017 Summary pages 3 and 4).

***Impact of proposed tall buildings***
The Heritage Statement submitted in support of the application has many references to the architectural significance of the listed buildings that will be affected by tall buildings within their settings, as well as consideration of the impact from a townscape perspective on adjacent conservation areas. It is instructive to take just three examples.

In assessing the character of the St Peters Square Conservation Area (Viewpoint 5)[2] the statements includes the observations that:

> *"There are two well represented listed buildings within this view: the grade II* listed Lawrence Buildings to the right and the grade II listed Mount Street Friends' Meeting House to the left. The view is at the centre of the St Peters Square Conservation Area. Though materials and styles vary, the historic*

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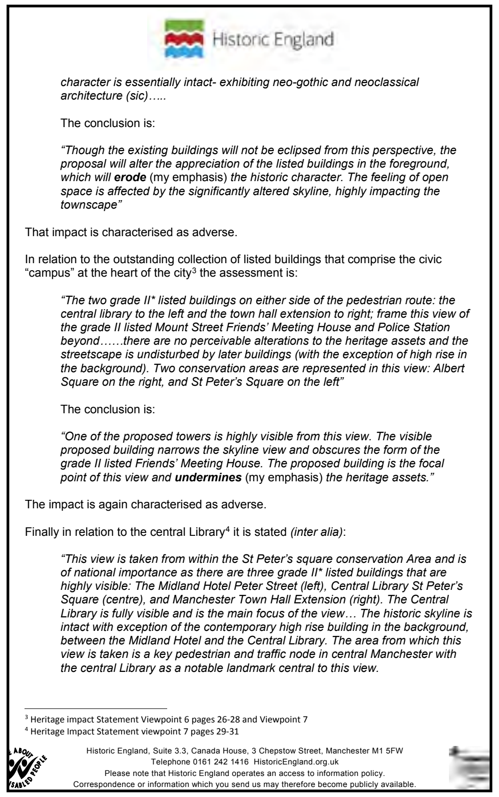
Heritage Impact Appraisal p 23 Viewpoint 5 :"*…The Front of the police station is clearly visible in the background and contributes to the historic character by providing clear link to the civic architecture…" (of Albert Square)*

[2] Heritage Impact Statement Viewpoint 5 pages 23-5



> *character is essentially intact- exhibiting neo-gothic and neoclassical architecture (sic)…..*
>
> The conclusion is:
>
> *"Though the existing buildings will not be eclipsed from this perspective, the proposal will alter the appreciation of the listed buildings in the foreground, which will* **erode** (my emphasis) *the historic character. The feeling of open space is affected by the significantly altered skyline, highly impacting the townscape"*

That impact is characterised as adverse.

In relation to the outstanding collection of listed buildings that comprise the civic "campus" at the heart of the city[3] the assessment is:

> *"The two grade II* listed buildings on either side of the pedestrian route: the central library to the left and the town hall extension to right; frame this view of the grade II listed Mount Street Friends' Meeting House and Police Station beyond……there are no perceivable alterations to the heritage assets and the streetscape is undisturbed by later buildings (with the exception of high rise in the background). Two conservation areas are represented in this view: Albert Square on the right, and St Peter's Square on the left"*
>
> The conclusion is:
>
> *"One of the proposed towers is highly visible from this view. The visible proposed building narrows the skyline view and obscures the form of the grade II listed Friends' Meeting House. The proposed building is the focal point of this view and* ***undermines*** (my emphasis) *the heritage assets."*

The impact is again characterised as adverse.

Finally in relation to the central Library[4] it is stated *(inter alia)*:

> *"This view is taken from within the St Peter's square conservation Area and is of national importance as there are three grade II* listed buildings that are highly visible: The Midland Hotel Peter Street (left), Central Library St Peter's Square (centre), and Manchester Town Hall Extension (right). The Central Library is fully visible and is the main focus of the view… The historic skyline is intact with exception of the contemporary high rise building in the background, between the Midland Hotel and the Central Library. The area from which this view is taken is a key pedestrian and traffic node in central Manchester with the central Library as a notable landmark central to this view.*

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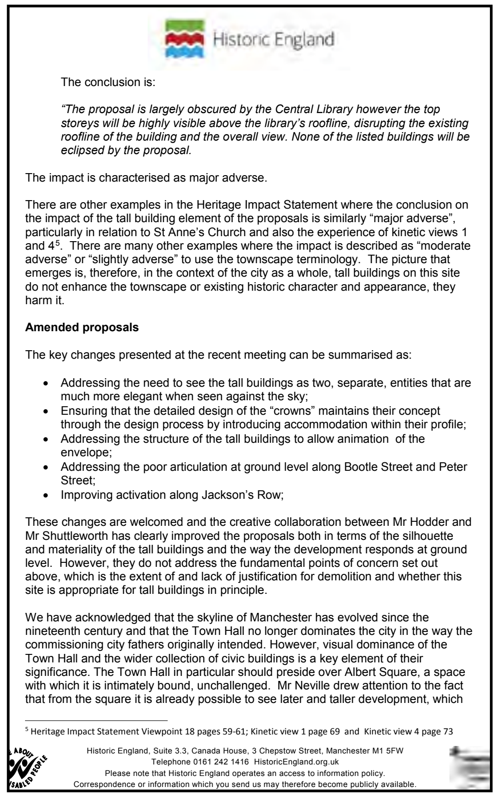
[3] Heritage impact Statement Viewpoint 6 pages 26-28 and Viewpoint 7

[4] Heritage Impact Statement viewpoint 7 pages 29-31



> The conclusion is:
>
> *"The proposal is largely obscured by the Central Library however the top storeys will be highly visible above the library's roofline, disrupting the existing roofline of the building and the overall view. None of the listed buildings will be eclipsed by the proposal.*

The impact is characterised as major adverse.

There are other examples in the Heritage Impact Statement where the conclusion on the impact of the tall building element of the proposals is similarly "major adverse", particularly in relation to St Anne's Church and also the experience of kinetic views 1 and 4[5]. There are many other examples where the impact is described as "moderate adverse" or "slightly adverse" to use the townscape terminology. The picture that emerges is, therefore, in the context of the city as a whole, tall buildings on this site do not enhance the townscape or existing historic character and appearance, they harm it.

**Amended proposals**

The key changes presented at the recent meeting can be summarised as:

- Addressing the need to see the tall buildings as two, separate, entities that are much more elegant when seen against the sky;
- Ensuring that the detailed design of the "crowns" maintains their concept through the design process by introducing accommodation within their profile;
- Addressing the structure of the tall buildings to allow animation of the envelope;
- Addressing the poor articulation at ground level along Bootle Street and Peter Street;
- Improving activation along Jackson's Row;

These changes are welcomed and the creative collaboration between Mr Hodder and Mr Shuttleworth has clearly improved the proposals both in terms of the silhouette and materiality of the tall buildings and the way the development responds at ground level. However, they do not address the fundamental points of concern set out above, which is the extent of and lack of justification for demolition and whether this site is appropriate for tall buildings in principle.

We have acknowledged that the skyline of Manchester has evolved since the nineteenth century and that the Town Hall no longer dominates the city in the way the commissioning city fathers originally intended. However, visual dominance of the Town Hall and the wider collection of civic buildings is a key element of their significance. The Town Hall in particular should preside over Albert Square, a space with which it is intimately bound, unchallenged. Mr Neville drew attention to the fact that from the square it is already possible to see later and taller development, which

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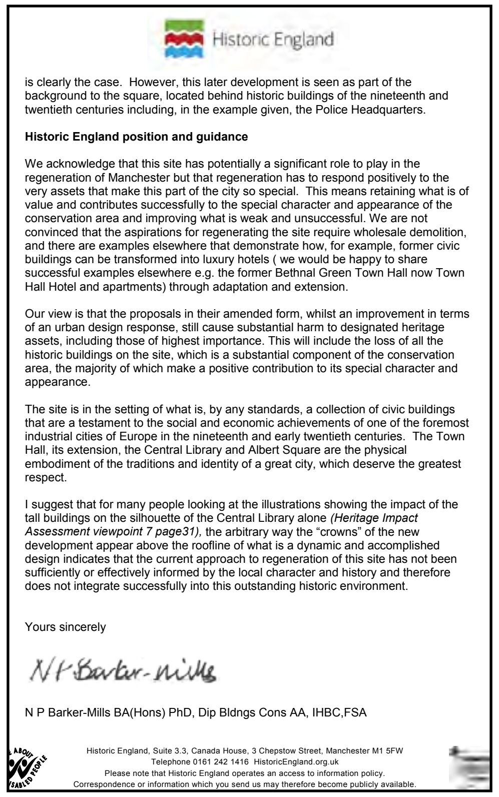
[5] Heritage Impact Statement Viewpoint 18 pages 59-61; Kinetic view 1 page 69 and Kinetic view 4 page 73



is clearly the case. However, this later development is seen as part of the background to the square, located behind historic buildings of the nineteenth and twentieth centuries including, in the example given, the Police Headquarters.

**Historic England position and guidance**

We acknowledge that this site has potentially a significant role to play in the regeneration of Manchester but that regeneration has to respond positively to the very assets that make this part of the city so special. This means retaining what is of value and contributes successfully to the special character and appearance of the conservation area and improving what is weak and unsuccessful. We are not convinced that the aspirations for regenerating the site require wholesale demolition, and there are examples elsewhere that demonstrate how, for example, former civic buildings can be transformed into luxury hotels ( we would be happy to share successful examples elsewhere e.g. the former Bethnal Green Town Hall now Town Hall Hotel and apartments) through adaptation and extension.

Our view is that the proposals in their amended form, whilst an improvement in terms of an urban design response, still cause substantial harm to designated heritage assets, including those of highest importance. This will include the loss of all the historic buildings on the site, which is a substantial component of the conservation area, the majority of which make a positive contribution to its special character and appearance.

The site is in the setting of what is, by any standards, a collection of civic buildings that are a testament to the social and economic achievements of one of the foremost industrial cities of Europe in the nineteenth and early twentieth centuries. The Town Hall, its extension, the Central Library and Albert Square are the physical embodiment of the traditions and identity of a great city, which deserve the greatest respect.

I suggest that for many people looking at the illustrations showing the impact of the tall buildings on the silhouette of the Central Library alone *(Heritage Impact Assessment viewpoint 7 page31),* the arbitrary way the "crowns" of the new development appear above the roofline of what is a dynamic and accomplished design indicates that the current approach to regeneration of this site has not been sufficiently or effectively informed by the local character and history and therefore does not integrate successfully into this outstanding historic environment.

Yours sincerely

N P Barker-Mills

N P Barker-Mills BA(Hons) PhD, Dip Bldngs Cons AA, IHBC,FSA

Historic England letter dated 12th May 2017

+ The structural arrangement of the cores should be reviewed to introduce a greater degree of glazing to the east and west elevations. In particular, there should be greater transparency as the building engages with Southmill Street. In this regard, the treatment to the restaurant lobby at the corner of Southmill Street and Bootle Street is unfortunate.

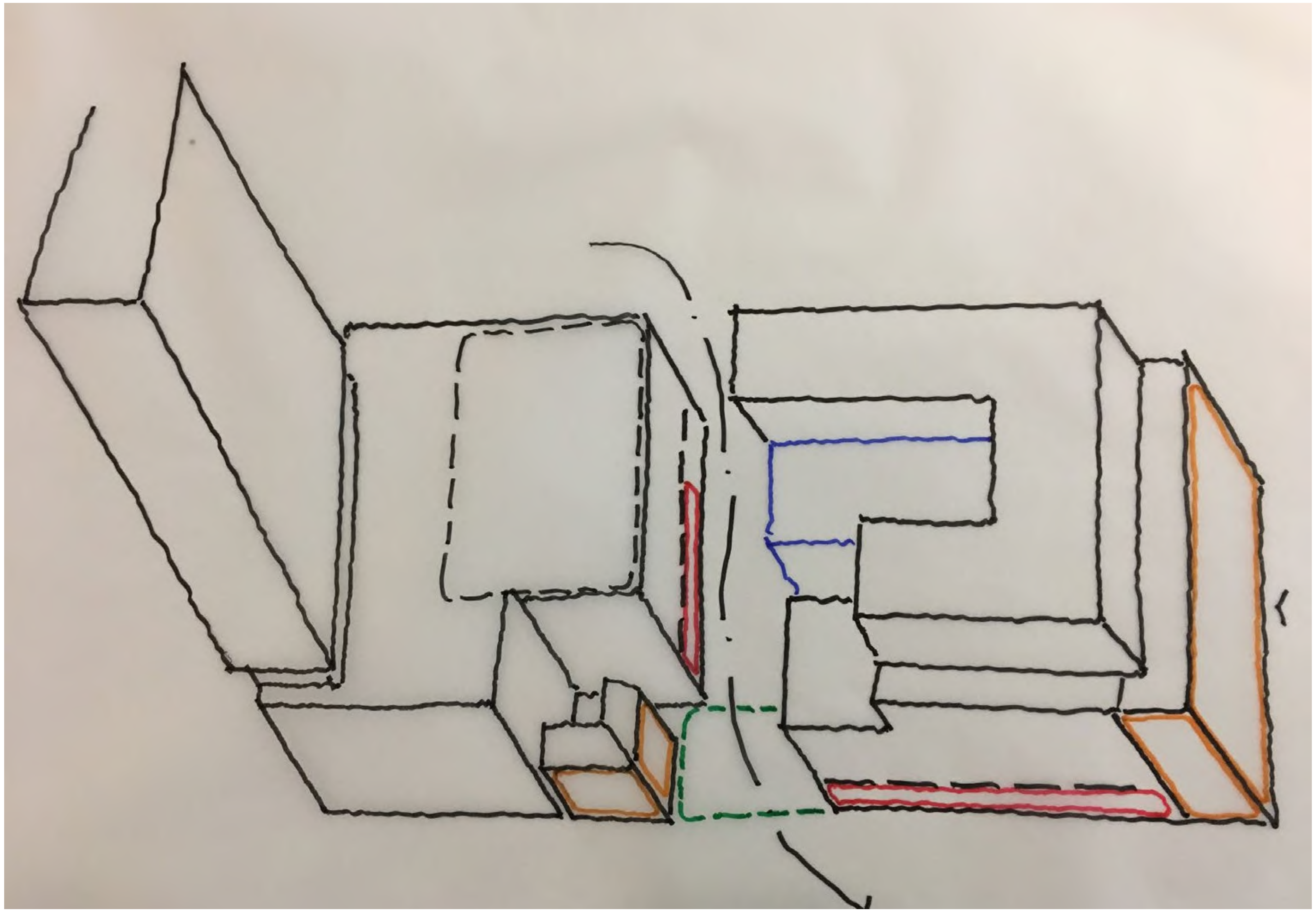
It concluded by stating that;

*'The opportunity for a significant development for St. Michael's is a unique one for the City. Manchester's Core Strategy 2012 Policy EN2: Tall Buildings states that tall buildings will be supported where it can be demonstrated that they 'Are of excellent design quality…'. Whilst supportive of the strategy, I am not convinced that the proposed towers as currently designed to attain that standard.'*

In March 2017, the Jackson's Row Partnership requested of the Local Planning Authority that the application be put on hold pending a review.

The resultant amended designs were presented to Historic England on 3 May 2017 and by way of a letter dated 12 May 2017 (see opposite) it concluded;

*'Our view is that the proposals in their amended form, whilst an improvement in terms of an urban design response, still cause substantial harm to designated heritage assets, including those of highest importance. This will include the loss of all the historic buildings on the site, which is a substantial component of the conservation area, the majority of which make a positive contribution to its special character and appearance.'*



Concept sketch of new strategy

At the request of the client, Hodder+Partners met with Historic England on 22nd May 2017 to discuss a new strategy for the development of the site. Our evaluation of the buildings on the site concludes that the Portland stone frontage to the police station and the Sir Ralph Abercromby pub make a contribution to the conservation area and should be retained. The austere facades of the brick 'wings' to Jackson's Row and Bootle Street, are one of the reasons that the respective streets are hostile and inactive. Alterations to the wings to redress this would be so significant that their retention is simply not possible. Similarly, the Synagogue is not a 'street-making' building, with poor and unsafe spaces around it, and its demolition and replacement will support the wider regeneration of St. Michael's.

**Quantum of Development**

The regeneration of St Michael's, the ambition and the quality demanded of it's context necessitates the quantum of development. The site can support the quantum; the issue with the previous proposals was the manner in which it was distributed around the site. The new strategy of a mid-rise, street-defining podium, surmounted by a single tall building is contextually a more appropriate way of developing the site.

The prime location of this site at the heart of the city core provides a unique opportunity for a number of building uses that would not work in other parts of the city. These include:

A premium five-star hotel – The city centre location is in close proximity to the conference district and the existing higher end hotels on Peter Street. Its adjacency to the town hall and the CBD make it a unique location able to attract and accommodate a five-star hotel operator.

Residential – This is an opportunity to provide high-end living accommodation within the heart of the city centre, which is currently in short supply. The central location facilitates quality above and beyond anything currently available in the city. Integration as part of a mixed use development with a five-star hotel and leisure facilities will further enhance the lifestyle opportunity specific to the site and enable the highest level of quality to be achieved.

Office – There is an ever-increasing demand for premium office space within the city. This well-connected, central location, adjacent to the CBD, is a desirable address for premium office space.

Synagogue – Manchester Reform Synagogue wants to stay in its city centre location to retain its existing congregation and build on it for the future.

# Design Evolution

Public spaces – The inclusion of a new public square will bring permeability and activation to the site and the surrounding streets. The activation of the edges will reconnect the existing streets back into the city, creating a new destination and serving as a catalyst for the regeneration of this area.

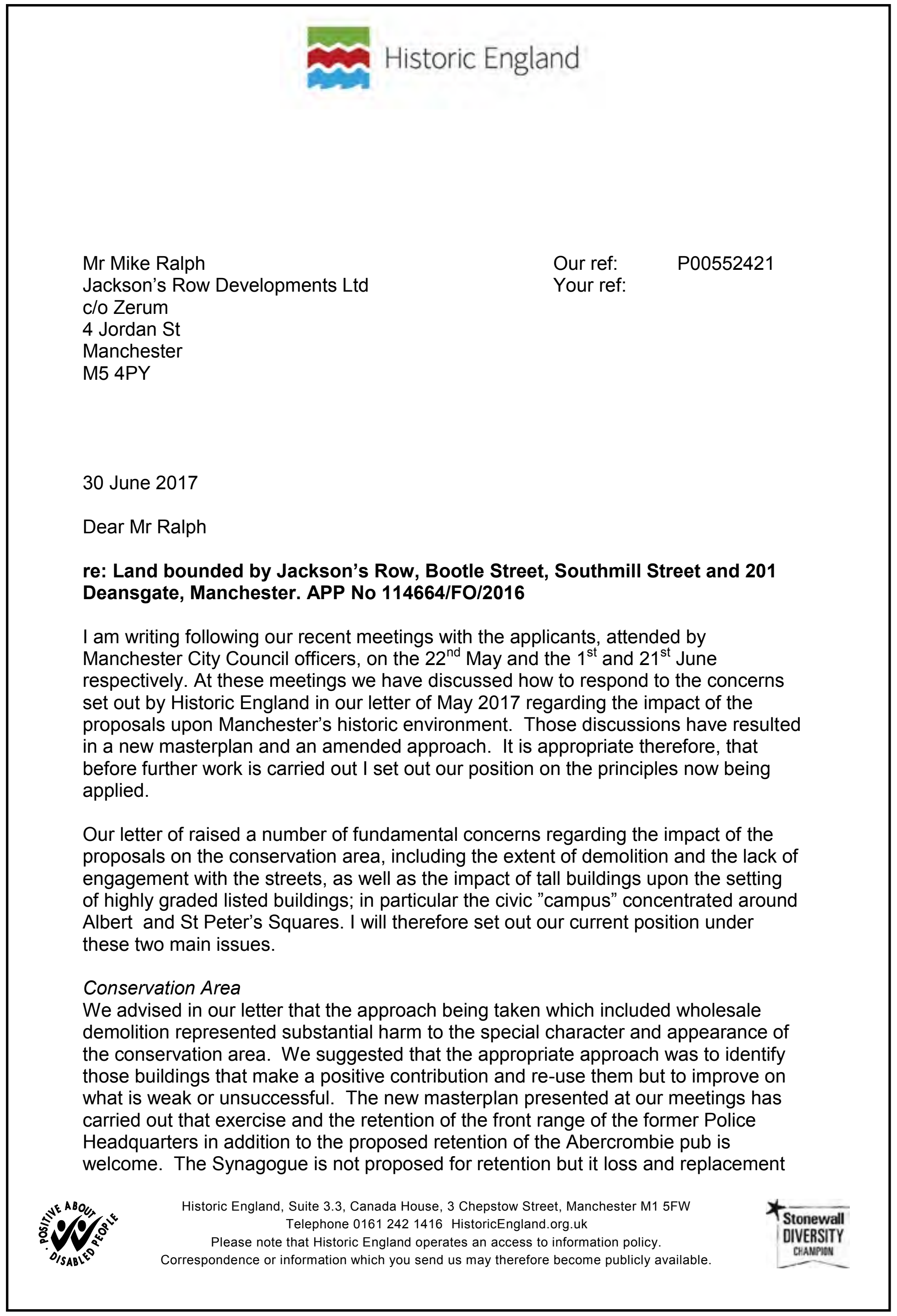
The mix of uses will increase the activity timeline for the area, ensuring weekday and weekend, day and evening use.

The essential connectivity between the new synagogue, hotel ballroom, hotel and residences (that will receive the same service provision as hotel bedrooms) generates a tall building. This is located at the west end of the site, at topographically the lowest point, and furthest away from the civic core. It takes the form of a 6 storey street-defining podium (in which are entrances, food and beverage spaces, and the large span spaces of the Synagogue and hotel ballroom) surmounted by the 34 storey tower, which is oriented in a north/south direction presenting its narrow elevation to St. Ann's Square.

A new square creates a place for the retained pub, whilst allowing pedestrian connections from Spinningfields/Deansgate to Manchester Central via Manon Place.

The podium increases in scale to 10 storeys with a partial 11th storey towards the civic core and contains the Grade A commercial space whose floor plates are generated from city centre market demands. The offices, in turn, abut the retained police station frontage, its core allowing connectivity between the two. The police station frontage is converted to a boutique hotel, and a new delicate glazed pavilion at roof level affords restaurant and bar facilities.

Extending across the roof of the podium is a managed, publicly accessible amenity space with a 'feature' staircase connecting the two levels.



Historic England

Mr Mike Ralph
Jackson's Row Developments Ltd
c/o Zerum
4 Jordan St
Manchester
M5 4PY

Our ref: P00552421
Your ref:

30 June 2017

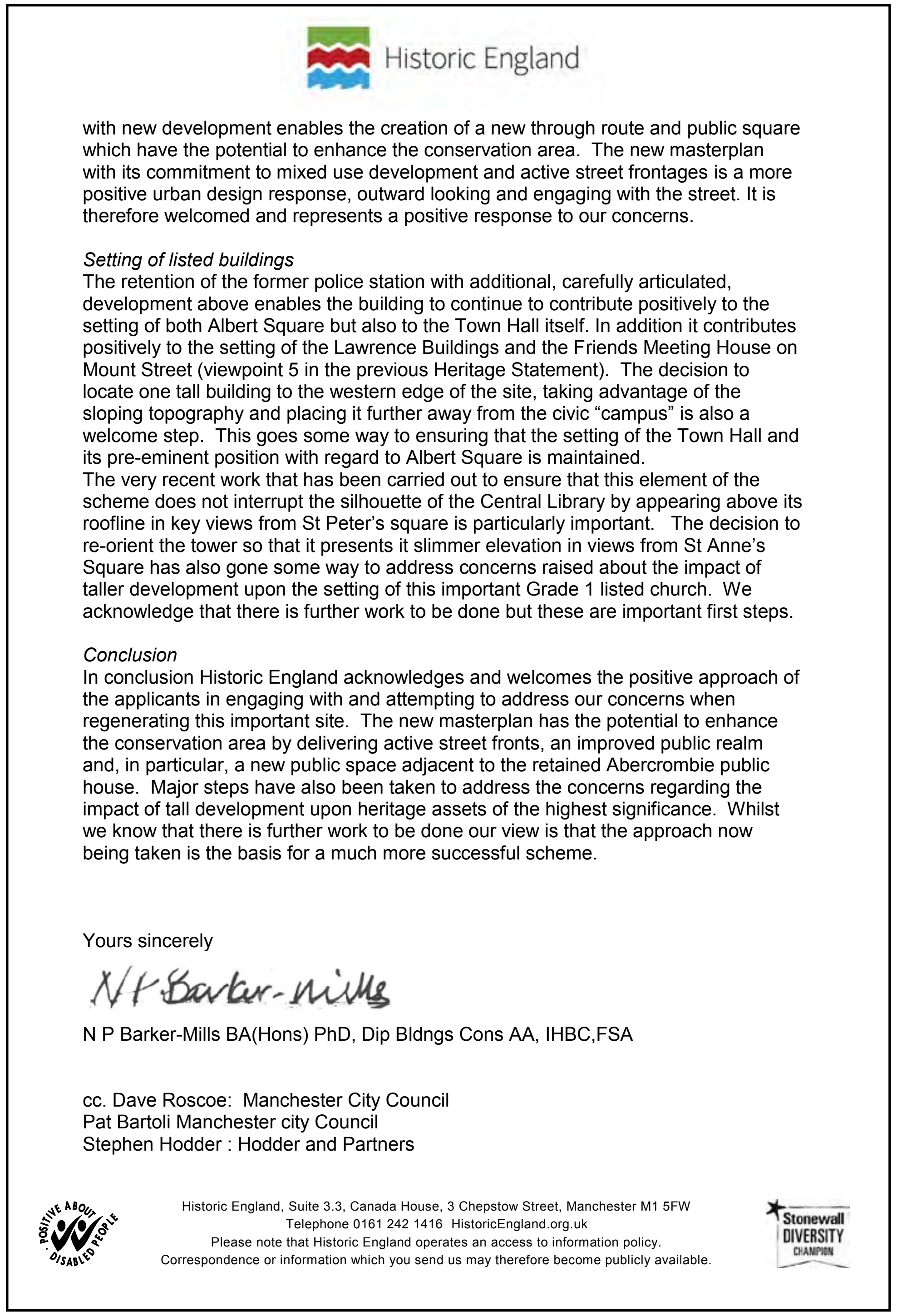
Dear Mr Ralph

**re: Land bounded by Jackson's Row, Bootle Street, Southmill Street and 201 Deansgate, Manchester. APP No 114664/FO/2016**

I am writing following our recent meetings with the applicants, attended by Manchester City Council officers, on the 22nd May and the 1st and 21st June respectively. At these meetings we have discussed how to respond to the concerns set out by Historic England in our letter of May 2017 regarding the impact of the proposals upon Manchester's historic environment. Those discussions have resulted in a new masterplan and an amended approach. It is appropriate therefore, that before further work is carried out I set out our position on the principles now being applied.

Our letter of raised a number of fundamental concerns regarding the impact of the proposals on the conservation area, including the extent of demolition and the lack of engagement with the streets, as well as the impact of tall buildings upon the setting of highly graded listed buildings; in particular the civic "campus" concentrated around Albert and St Peter's Squares. I will therefore set out our current position under these two main issues.

*Conservation Area*
We advised in our letter that the approach being taken which included wholesale demolition represented substantial harm to the special character and appearance of the conservation area. We suggested that the appropriate approach was to identify those buildings that make a positive contribution and re-use them but to improve on what is weak or unsuccessful. The new masterplan presented at our meetings has carried out that exercise and the retention of the front range of the former Police Headquarters in addition to the proposed retention of the Abercrombie pub is welcome. The Synagogue is not proposed for retention but it loss and replacement



with new development enables the creation of a new through route and public square which have the potential to enhance the conservation area. The new masterplan with its commitment to mixed use development and active street frontages is a more positive urban design response, outward looking and engaging with the street. It is therefore welcomed and represents a positive response to our concerns.

*Setting of listed buildings*
The retention of the former police station with additional, carefully articulated, development above enables the building to continue to contribute positively to the setting of both Albert Square but also to the Town Hall itself. In addition it contributes positively to the setting of the Lawrence Buildings and the Friends Meeting House on Mount Street (viewpoint 5 in the previous Heritage Statement). The decision to locate one tall building to the western edge of the site, taking advantage of the sloping topography and placing it further away from the civic "campus" is also a welcome step. This goes some way to ensuring that the setting of the Town Hall and its pre-eminent position with regard to Albert Square is maintained.
The very recent work that has been carried out to ensure that this element of the scheme does not interrupt the silhouette of the Central Library by appearing above its roofline in key views from St Peter's square is particularly important. The decision to re-orient the tower so that it presents it slimmer elevation in views from St Anne's Square has also gone some way to address concerns raised about the impact of taller development upon the setting of this important Grade 1 listed church. We acknowledge that there is further work to be done but these are important first steps.

*Conclusion*
In conclusion Historic England acknowledges and welcomes the positive approach of the applicants in engaging with and attempting to address our concerns when regenerating this important site. The new masterplan has the potential to enhance the conservation area by delivering active street fronts, an improved public realm and, in particular, a new public space adjacent to the retained Abercrombie public house. Major steps have also been taken to address the concerns regarding the impact of tall development upon heritage assets of the highest significance. Whilst we know that there is further work to be done our view is that the approach now being taken is the basis for a much more successful scheme.

Yours sincerely

N P Barker-Mills

N P Barker-Mills BA(Hons) PhD, Dip Bldngs Cons AA, IHBC,FSA

cc. Dave Roscoe: Manchester City Council
Pat Bartoli Manchester city Council
Stephen Hodder : Hodder and Partners

Historic England letter dated 30th June 2017

In summary, one of the drivers for the strategy is a consideration of the sensitivity of the context, the listed buildings and their setting. It is predicated on;

+ Combining a mix of uses on a single site that work well together to create a new destination in the city centre.
+ Retention of the Police station frontage and Sir Ralph Abercromby pub, to maintain the character of the Conservation Area and in response toe comments from the public.
+ Creation of a pedestrian through route, to link business and leisure areas of the city to key public spaces of the civic campus.
+ Creation of a new public square within the podium and proposed ground floor retail to activate the ground plane.
+ Massing of the two towers of the previous scheme becomes a single tower and podium.
+ Location of the tower at the extreme west and lowest part of the site, in order to reduce impact on the heritage assets of the civic quarter.
+ Rotation of the tower element 90 degrees; orientates outlook of apartments to east/west axis, minimising the visual impact to St. Ann's square.
+ A mid rise office building with large floor plates behind the police station frontage.
+ Using the roof scape as a managed public amenity space, connecting the tower and office podium.

The response was encouraging but it was agreed that the success of the strategy would be dependent upon;

**+ The interface with the Police Station**
**+ The interface with the Sir Ralph Abercromby pub.**
**+ The perceived height of the buildings when viewed from St. Peter's Square**

Following development of this strategy, following a further meeting on 21 June, Historic England responded on 30 June 2017 stating;

*'In conclusion Historic England acknowledges and welcomes the positive approach of the applicants in engaging with and attempting to address our concerns when regenerating this important site. The new masterplan has the potential to enhance the conservation area by delivering active street fronts, an improved public realm and, in particular, a new public space adjacent to the retained Abercrombie public house. Major steps have also been taken to address the concerns regarding the impact of tall development upon heritage assets of the highest significance. Whilst we know that there is further work to be done our view is that the approach now being taken is the basis for a much more successful scheme.'*

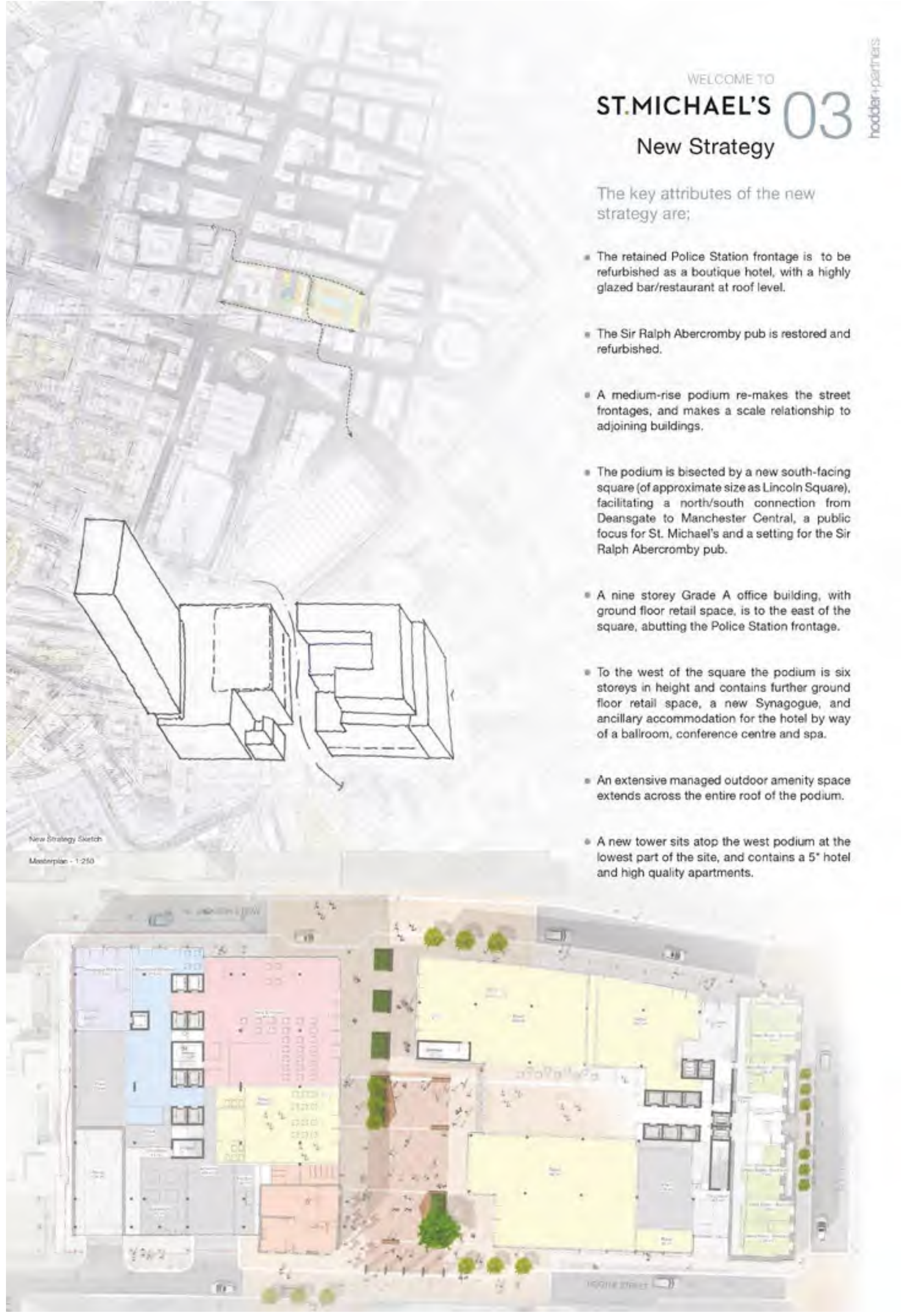
*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

# Public Consultation

## 8.0

The revised strategy was presented to the public by Hodder + Partners and other team members on 12th July 2017 in the Central Library, and on line. 182 feedback forms were completed. The exhibition received more than 400 attendees with 84% of the responses expressing written support to a varying degree, in comparison with 70% opposition to the previous scheme.

Hodder + Partners have responded to and tested feedback received from both the public and Manchester City Council as well as multiple consultants involved in the development of this project. One of the key aspects to the new scheme was not just the retention of the existing assets on site, that have profound value to the public, but to also enhance these in a manner that not only boosts the character of the city centre but increases the functionality and use of the site.


WELCOME TO

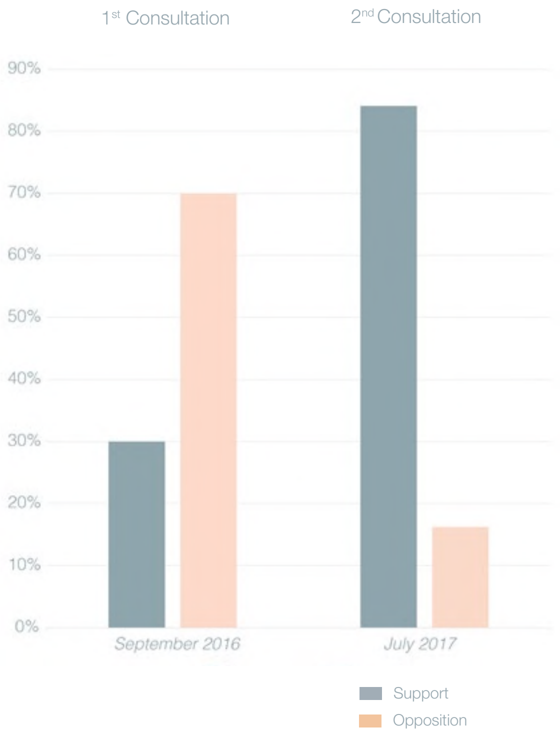
**ST.MICHAEL'S** 03

New Strategy

The key attributes of the new strategy are;

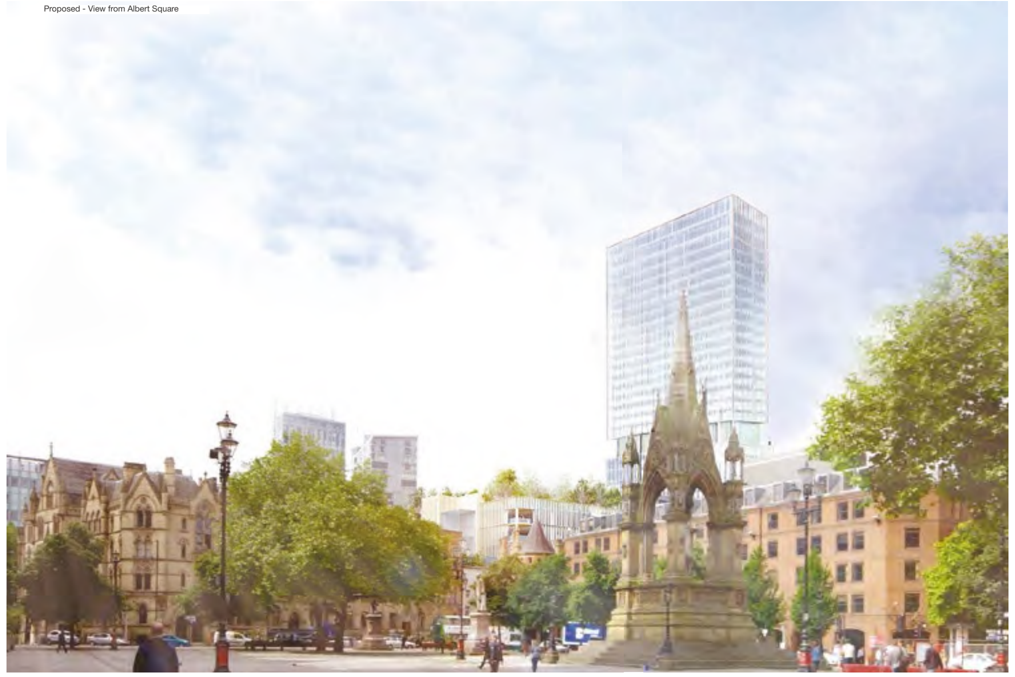
- The retained Police Station frontage is to be refurbished as a boutique hotel, with a highly glazed bar/restaurant at roof level.
- The Sir Ralph Abercromby pub is restored and refurbished.
- A medium-rise podium re-makes the street frontages, and makes a scale relationship to adjoining buildings.
- The podium is bisected by a new south-facing square (of approximate size as Lincoln Square), facilitating a north/south connection from Deansgate to Manchester Central, a public focus for St. Michael's and a setting for the Sir Ralph Abercromby pub.
- A nine storey Grade A office building, with ground floor retail space, is to the east of the square, abutting the Police Station frontage.
- To the west of the square the podium is six storeys in height and contains further ground floor retail space, a new Synagogue, and ancillary accommodation for the hotel by way of a ballroom, conference centre and spa.
- An extensive managed outdoor amenity space extends across the entire roof of the podium.
- A new tower sits atop the west podium at the lowest part of the site, and contains a 5* hotel and high quality apartments.

*Extract from public consultation boards in July 2017*



*Extract from public consultation boards in July 2017*

The July 2017 consultation showed a positive shift in public response.



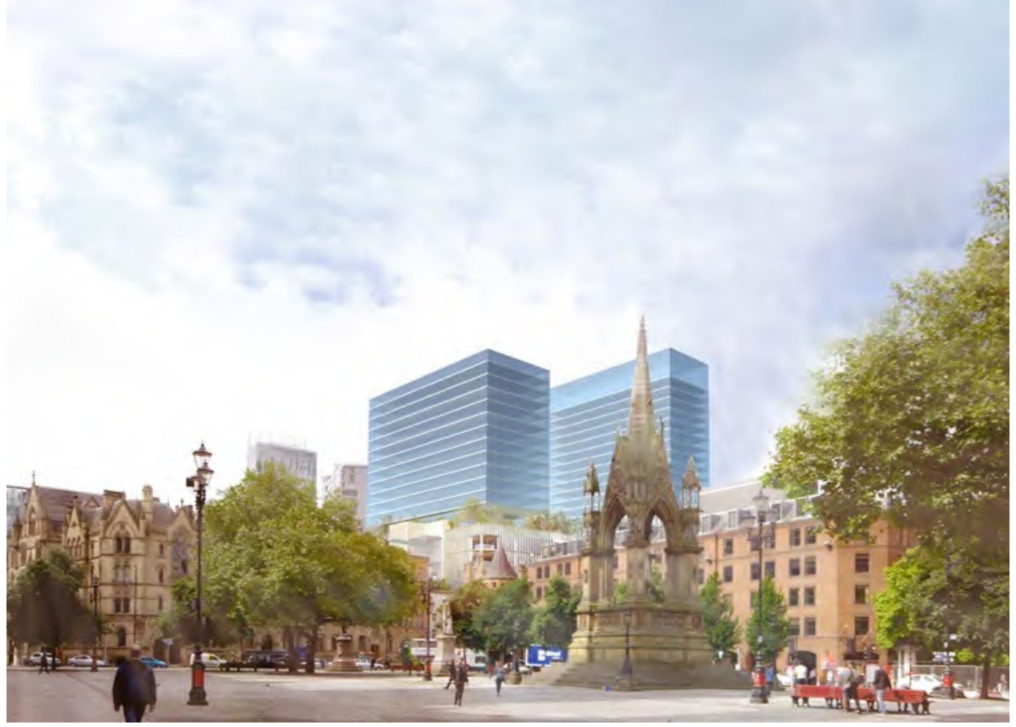
*Extract from public consultation boards in July 2017*

*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

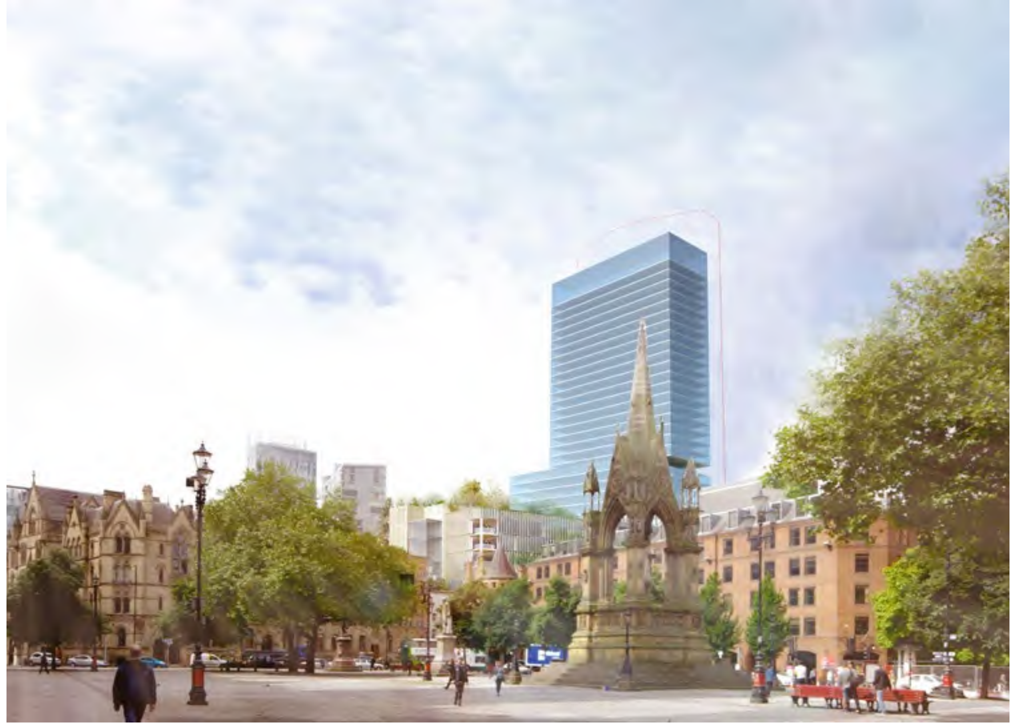
## Public Consultation

One suggestion was fragmenting the tower into two smaller midrise towers. Our assessment of this suggestion is that not only does this impose a greater impact on the heritage assets by proximity, it presents an unacceptable interface with the retained police station frontage, one of the three tests suggested by Historic England of the new strategy.

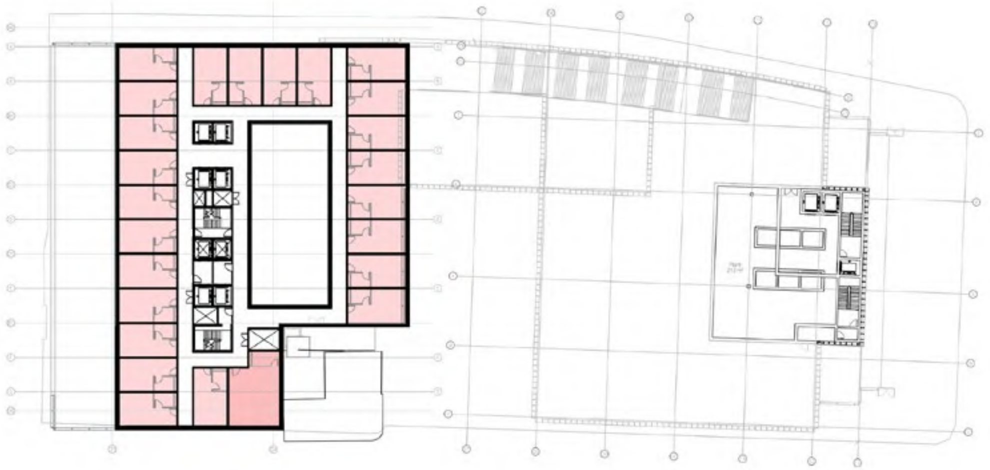
An alternative suggestion was to reduce the height of the tall building by 5 storeys by arranging the hotel bedrooms around an internal atrium. This has significant structural complications for the hotel ballroom and synagogue, and whist these can be reconciled, the loss of rooftop garden is considered undesirable. Furthermore the visual impact of the preferred tall building arrangement relative to this suggestion is negligible (shown in outline).



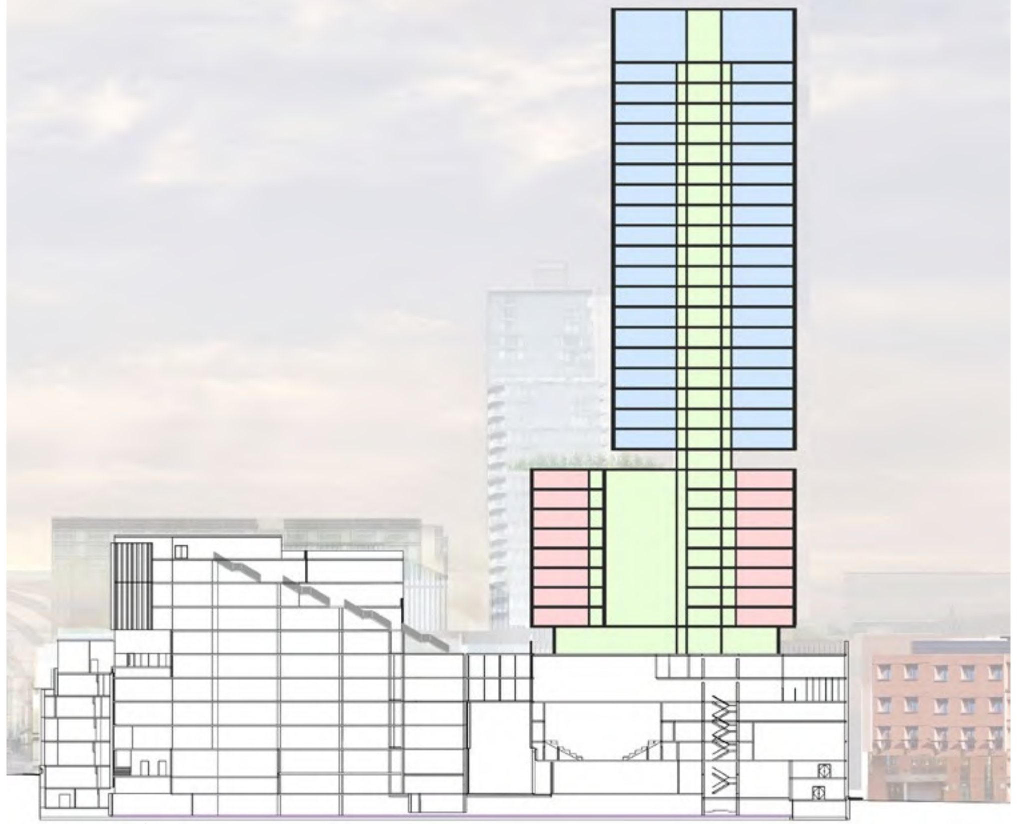
*Two towers*



*Lower tower with wider base*



*Lower Tower_Plan 1:1000*



*Lower Tower_Section 1:1000*

*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

# Public Consultation

A second consultation showing design development, and in particular the tall building design, was held at the Royal Exchange on 23rd August. The consultation was to illustrate the design development following the earlier consultations and feedback, and in particular the design of the tall building.

Again feedback forms were available for people to provide comments on the proposals, with consultation slides also exhibited online after the event.

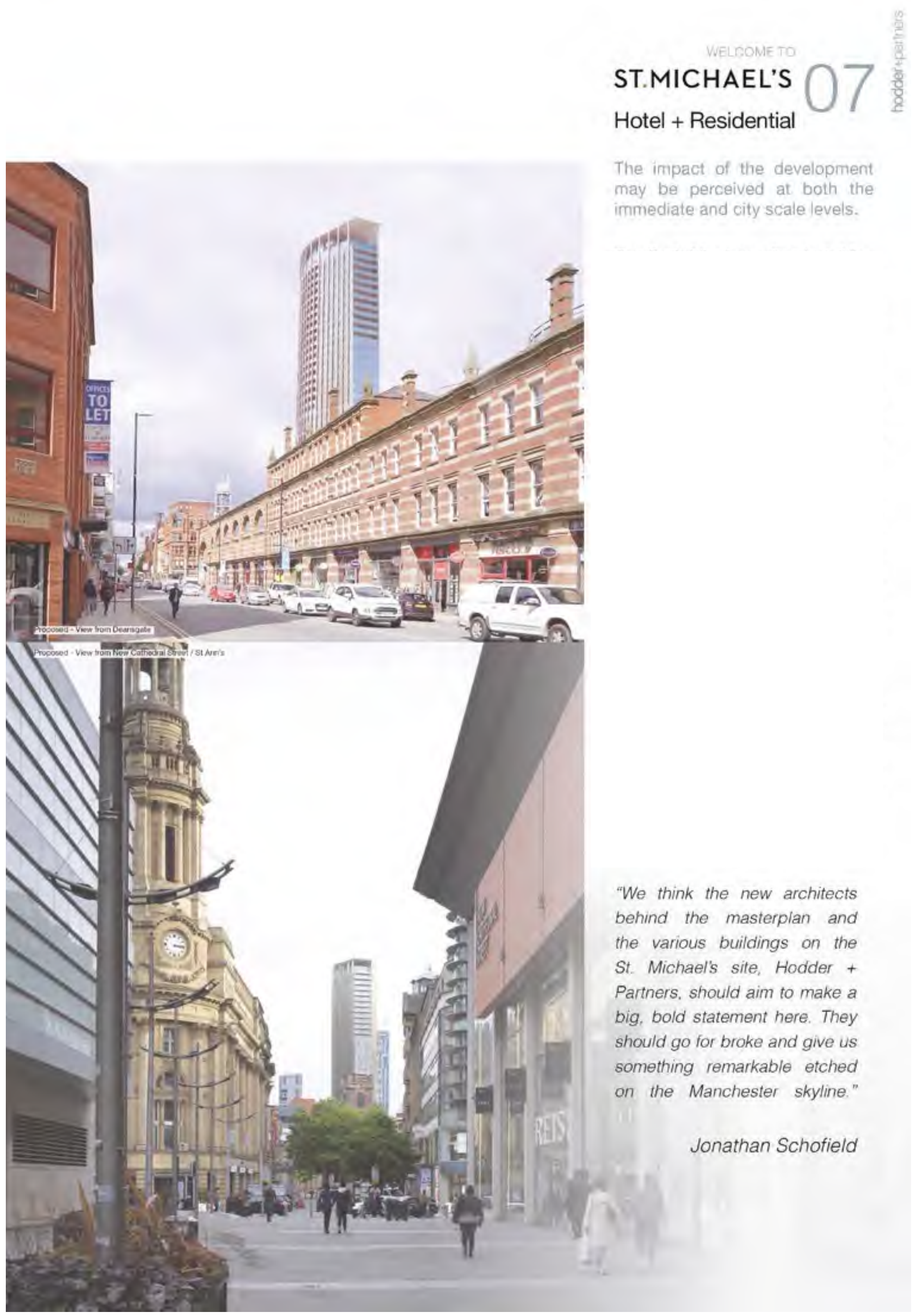
195 people visited the exhibition, and 119 feedback forms were completed and submitted on the day.

Only 28% of respondants expressed opposition to the proposals, to a varying degree.

Key support from the public consultations included the following comments on the proposal

- + Comment that the new design, including the re-orientation of buildings on the site, makes the new proposals preferable to the previous iterations.
- + Support for curved shape of design. Comment that this design is preferable as it softens the skyline and appears more slender.
- + Support for proposed cladding design and colours. Comment that the selection is appropriate to surroundings.

It was suggested that the design appears safe, the tower could appear bolder and more distinctive, an idea that drove further investigations of the design.


WELCOME TO

**ST.MICHAEL'S** 07

Hotel + Residential

The impact of the development may be perceived at both the immediate and city scale levels.

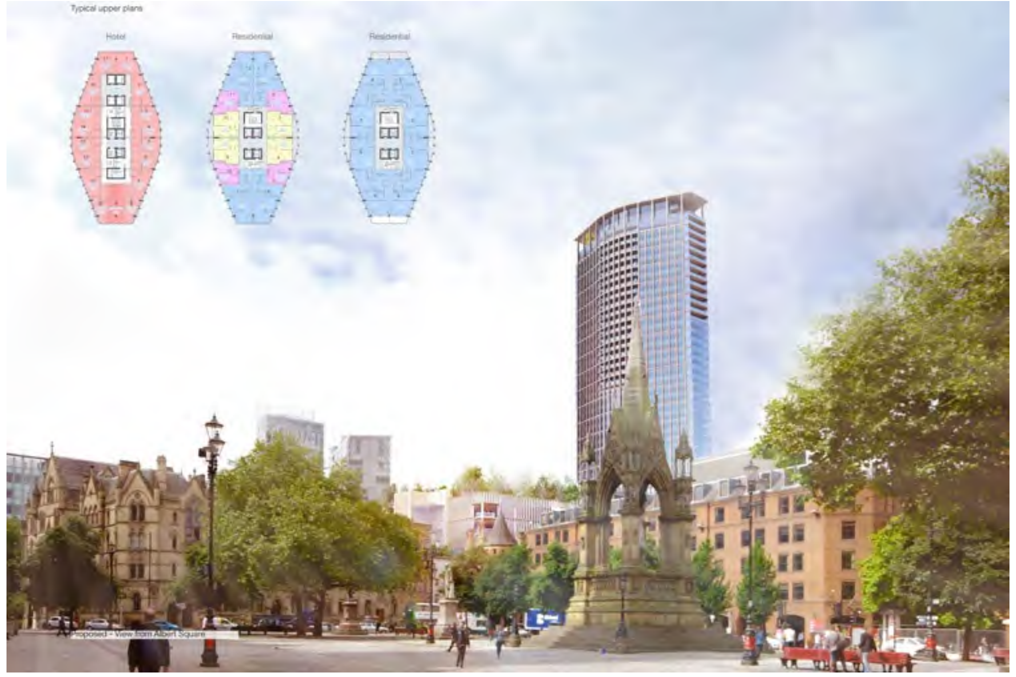
*"We think the new architects behind the masterplan and the various buildings on the St. Michael's site, Hodder + Partners, should aim to make a big, bold statement here. They should go for broke and give us something remarkable etched on the Manchester skyline."*

*Jonathan Schofield*

hodder+partners
Proposed - View from Deansgate
Proposed - View from New Cathedral Street / St Ann's

*Extract from public consultation boards in August 2017*

*Make Architects_Previous visual from St. Peters Square*



*Extract from public consultation boards in August 2017*

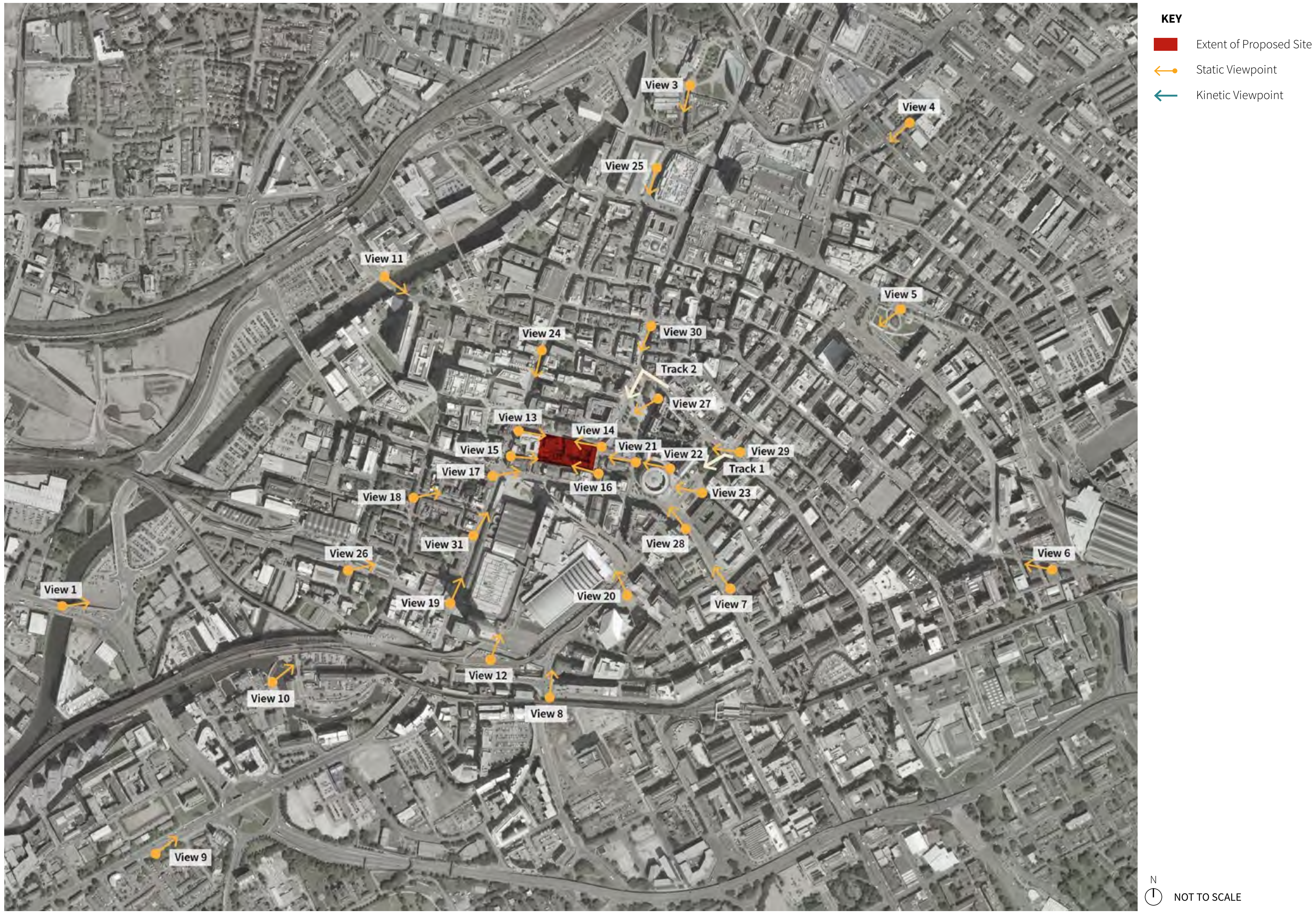
*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

# Design Development

Jackson's Row and Bootle Street, and indeed St. Michael's as a whole, represent potentially significant urban links between the commercial district of Spinningfields and the civic core and Manchester Central. Although St Michael's is not directly located along a major road it's surrounded by smaller roads that act as secondary pedestrian routes through the city. These smaller routes have the potential to bring passers by into the site as long as a unique and sought after destination is created.

Key attributes of the new strategy are:

- The retained Police Station frontage is to be refurbished, with a highly glazed addition at roof level.
- The Sir Ralph Abercromby pub is restored and refurbished.
- A medium-rise podium activates the street frontage, and makes a scale relationship to adjoining buildings.
- The podium is bisected by a new south-facing square (of approximate size as Lincoln Square), facilitating a north/ south connection from Deansgate to Manchester Central, a public focus for St. Michael's and a setting for the Abercromby.
- A 10 storey Grade A office building, with ground floor retail space, is to the east of the square, abutting the Police Station frontage.
- To the west of the square the podium is six storeys in height and contains further ground floor retail space, a new Synagogue, and ancillary accommodation for the hotel by way of a ballroom, conference centre and spa.
- An extensive managed outdoor amenity space extends across the entire roof of the podium.
- A new 34 storey tower sits atop the west podium at the lowest part of the site (40 storeys in total) and contains a 5* hotel and high quality apartments.


KEY
🟥 Extent of Proposed Site
Static Viewpoint
Kinetic Viewpoint
View 3
View 4
View 25
View 11
View 5
View 24
View 30
Track 2
View 27
View 13
View 14
View 21
View 15
View 22
View 29
View 17
Track 1
View 16
View 18
View 23
View 31
View 28
View 26
View 6
View 1
View 19
View 20
View 7
View 12
View 10
View 8
View 9
N
NOT TO SCALE

Viewpoints (Viewpoint 1, 3, 31)

## Tall Building 9.1

The opportunity for such a prime city centre site of this scale, in single control, is a rare windfall for the urban regeneration of the city. We agree with the belief articulated in December 2016's Design and Access Statement that the development should be optimised and the realisation of the opportunity celebrated within the constraints of it's sensitive context.

This city centre location is a unique opportunity to provide tall buildings that redefine the city centre on the everchanging Manchester skyline. While there are a number of emerging tall buildings located on the periphery of the city centre, by the ring road, this is not a location that would suit the uses identified on page 31.

The tower will create a visual identity on the skyline, and will cement the regeneration of this area and create a new destination in the heart of the city. The addition of buildings of scale in this prime central location will always generate a mix of impacts on its surrounding context. The appropriateness of the height is effectively a product of providing new open space, placemaking, improved permeability for the development of this site and the wider regeneration of this area, and viability. Pragmatically, it is also an output of the brief in which the synagogue, hotel ballroom, hotel and residences must be interconnected for maximum benefits.

The scale, form and massing of the tower has been developed with consideration given to the visual impact at a local level and also within a wider city context. In conjunction with Historic England and the City Council Planning team, a range of short, medium and long-range views from key points in and around the city have been established for the testing of the visual impact of the proposed design. The diagram opposite sets out the location of these key points. Please refer to the separate townscape and visual impact assessment (Environmental Statement chapter 9) for comparative existing and proposed views from the identified key points.

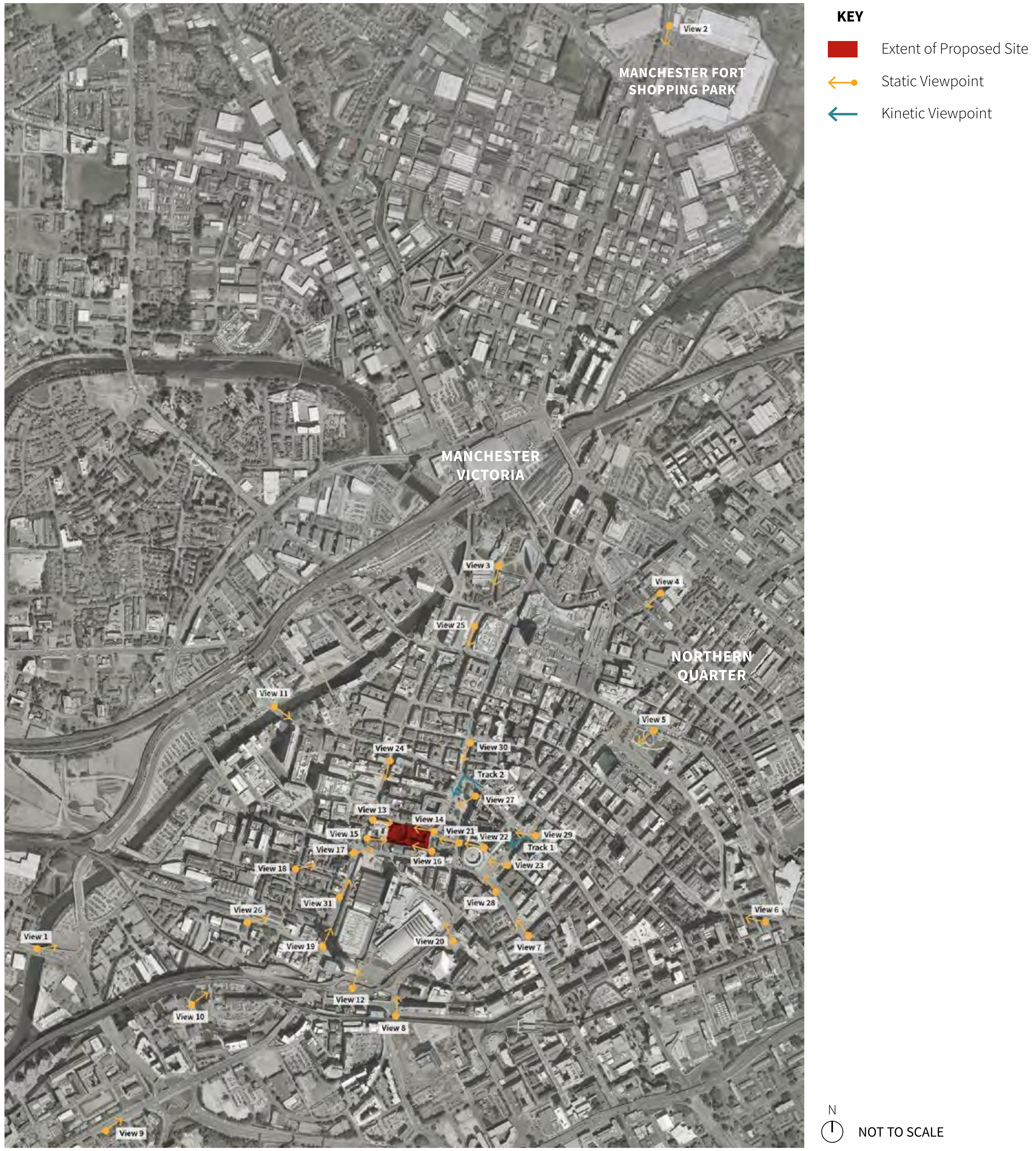
The Historic England Advice Note on Tall Buildings acknowledges that towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well designed tall buildings can make a positive contribution to urban life. Past examples show us that

## Design Development

### Tall Building

they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.
We believe the positive contributions and benefits of the proposed development by way of design quality, sustainability, placemaking and regeneration benefits support the inclusion of a building of scale in a tower configuration in this location at the core of the city centre, and is therefore in full compliance of Policy EN2 of Manchester City Council's Core Strategy.

(Please see the Planning and Tall Building Statement produced by Zerum for more information).


KEY
🟥 Extent of Proposed Site
Static Viewpoint
Kinetic Viewpoint
MANCHESTER FORT SHOPPING PARK
View 2
MANCHESTER VICTORIA
View 3
View 4
View 25
NORTHERN QUARTER
View 11
View 5
View 24
View 30
Track 2
View 27
View 13
View 14
View 21
View 22
View 29
View 15
View 17
Track 1
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View 23
View 18
View 31
View 28
View 26
View 6
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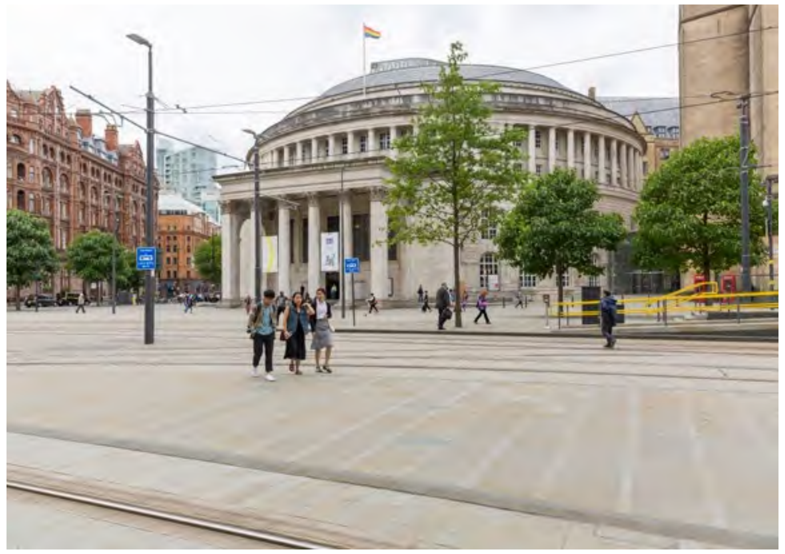
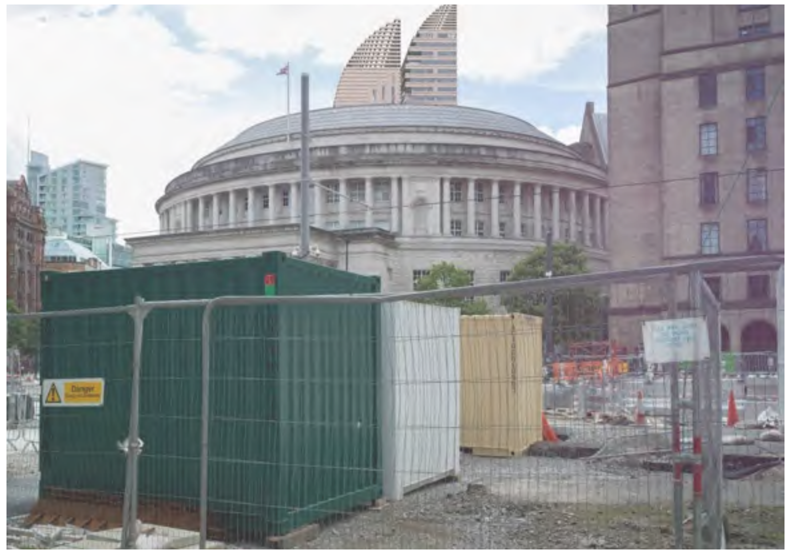
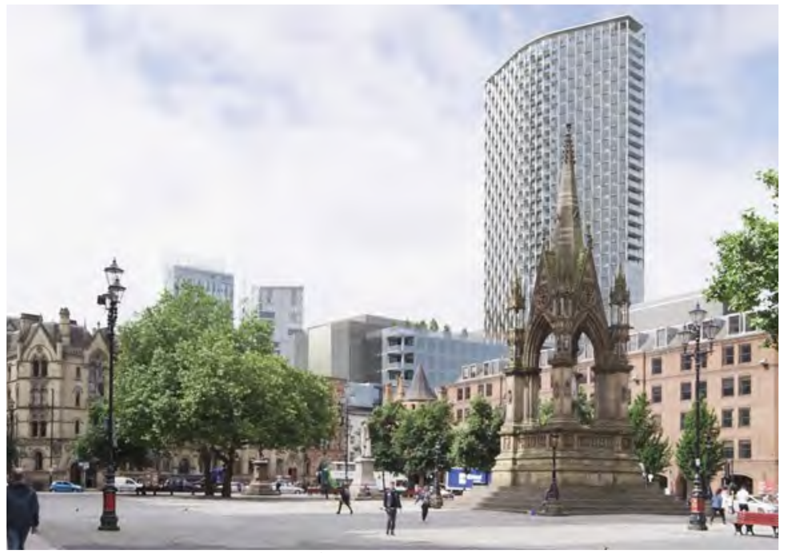
NOT TO SCALE

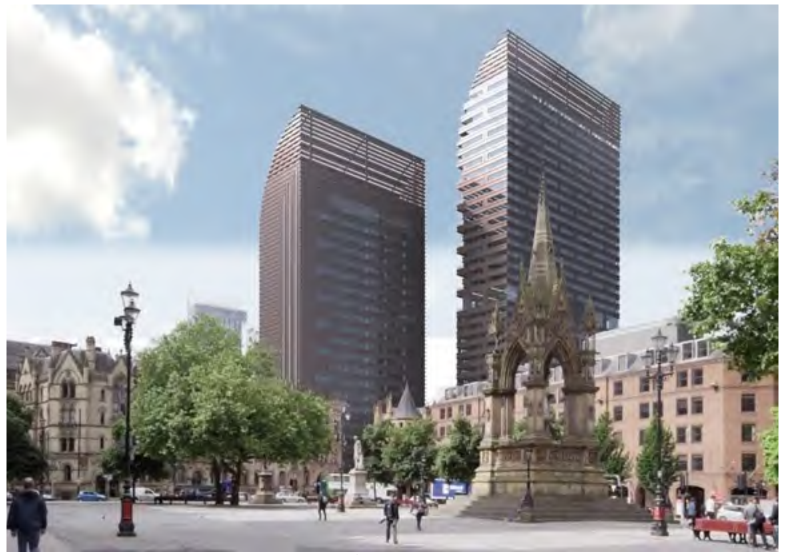
Long Distance Viewpoint (Viewpoint 2)

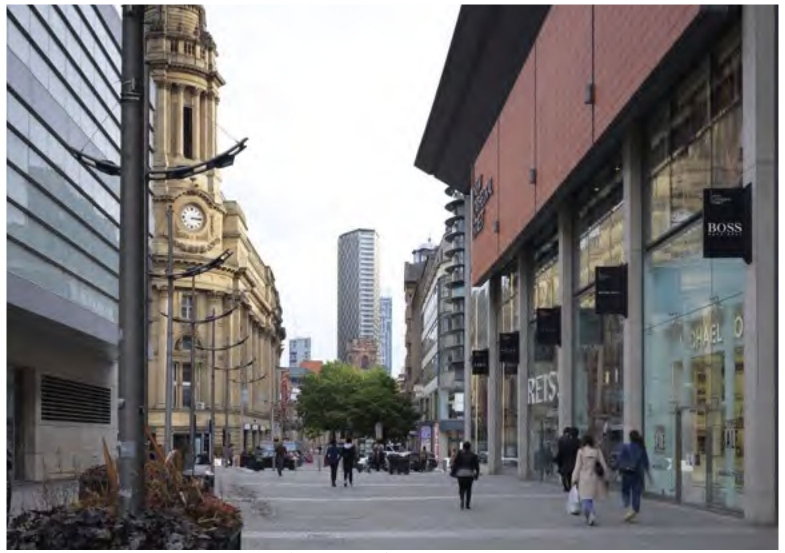
*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

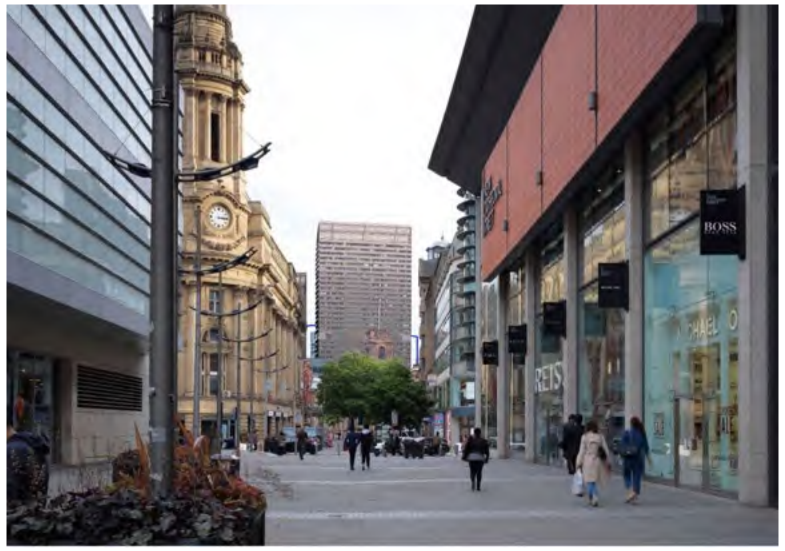

New Proposal: View from St Peter's/Central Library


Previous Proposal: View from St Peter's/Central Library


New Proposal: View from Albert Square


Previous Proposa;: View from Albert Square


New Proposal: View towards St Anne's Square


Previous Proposal: View towards St Anne's Square

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# Design Development

9.0

## Interfaces and impact

9.2

The impact of the development may be perceived at both the immediate and city scale. The following paragraphs provide our responses to the key scheme requirements set by Historic England, and move on to explain how the revised scheme addresses the concerns raised with the original scheme during consultation.

### Interface with the Police Station

The office building is a medium-rise building, and not only of an appropriate scale as it interfaces with the retained Police Station frontage, but also in response to its relationship with adjoining buildings, and those surrounding the civic core. The office building is articulated from the Police Station, the articulations affording a public entrance to the rooftop amenity space and delivery bay to Jackson's Row and Bootle Street, respectively. The returns, exposed from the demolition of the brick wings, will be clad in dressed Portland stone. The bar/restaurant that sits on top of the frontage is a lightweight, fully glazed pavilion set back from the cornice adding a regressive layer to the primary Portland stone facade and its bays. The core to the office building is set back further and is clad in bronze anodised aluminium and Okalux Okatech with an bronze anodised mesh interlayer to differentiate it from the foreground layers.

### Interface with the Sir Ralph Abercromby pub

The south west corner of the office building is 'eroded' at its interface with the new square, providing outdoor amenity terraces and making a scale relationship with the retained pub. The hotel and residential podium wraps around the pub's north and west elevations (the elevations that were historically embedded). This enclosure seeks to give emphasis to the pub within the urban fabric, in much the same way as the relationship between Monroes and our Motel One on London Road. Additionally, the podium's expression is fragmented and detailed to articulate the uses, particularly the fire escape stair (that are so often hidden from view).

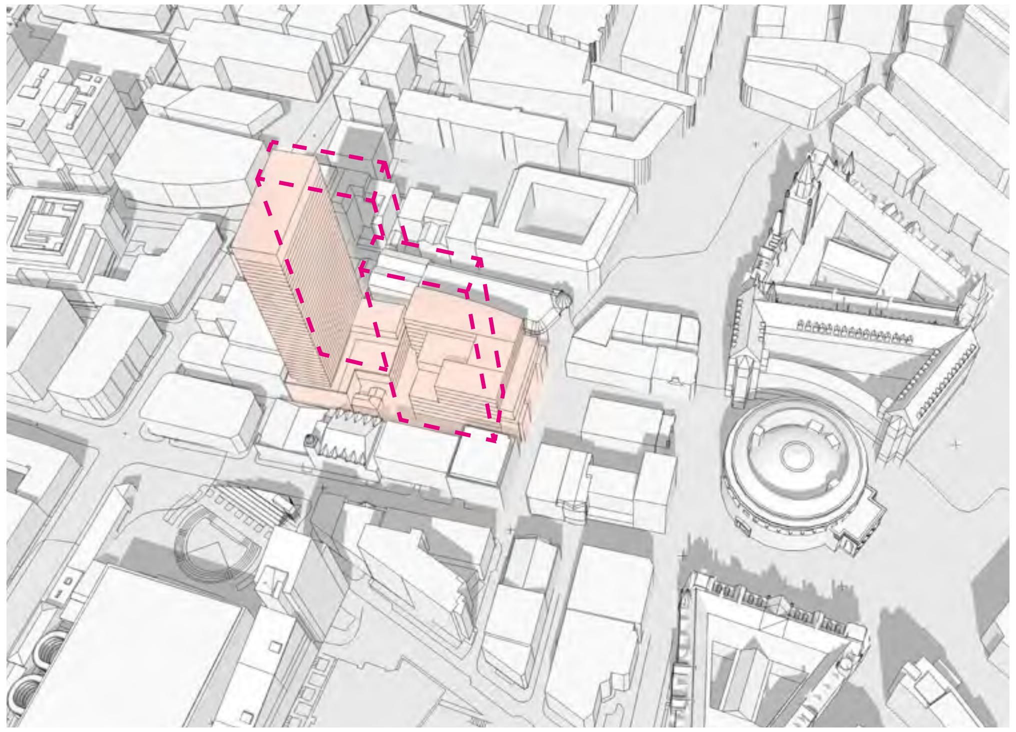
### Perceived height of the buildings when viewed from St. Peter's Square

The tower is located at the extreme west of the site, at topographically the lowest point of the development site. It is further away from the civic core and in the background. Furthermore, it has been rotated through 90 degrees so as to present a more appropriate elevation to Albert Square and Deansgate. This orientation presents the building's slender north elevation to St. Ann's Square. Thus the open aspect from New Cathedral Street, and the juxtaposition to St. Ann's Church in the foreground is respected. Its location on the site, and its reduced height, is such that its projection above the roof line and pure form of Vincent Harris' Central Library when viewed from St. Peter's Square is minimised.

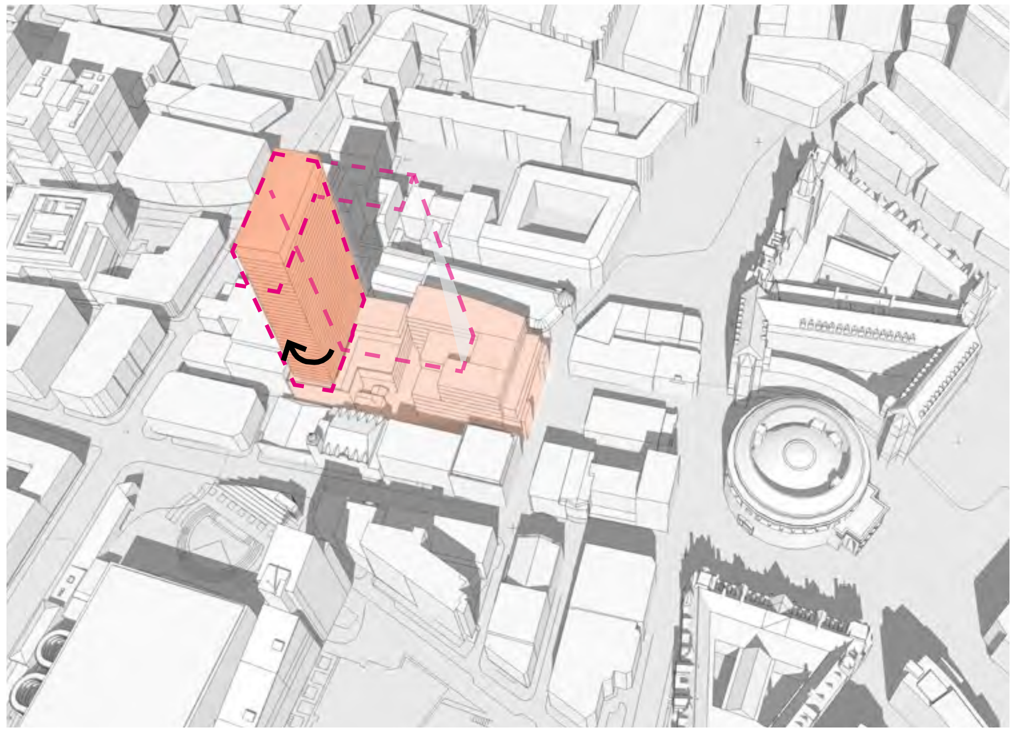
(Please refer to Heritage Architecture's 'Heritage Report: Impact Assessment').

## The density of the two towers 9.3

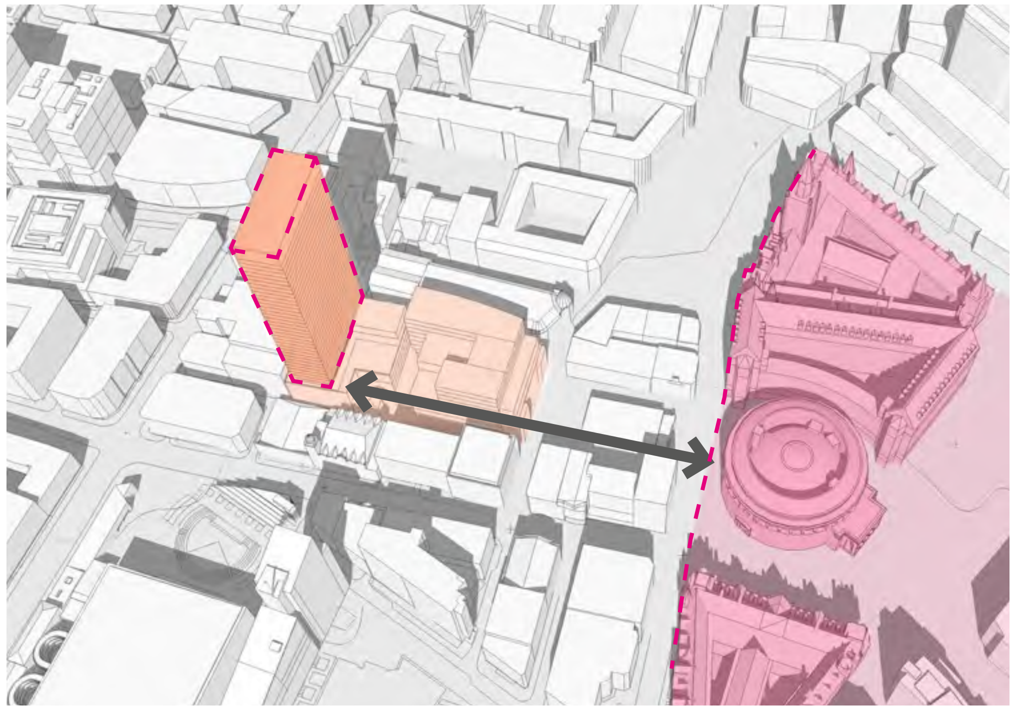
It is recognised that the juxtaposition of the two towers of the previous proposal would have resulted in a coalescence of the two above the existing roof scape. Particularly when viewed from a distance, presenting an impenetrable 'wall' of built form from key vantage points. The new proposal comprises a single elegant and well-proportioned tower whose impact on the city has been given the fullest consideration in line with the advice given by Historic England.



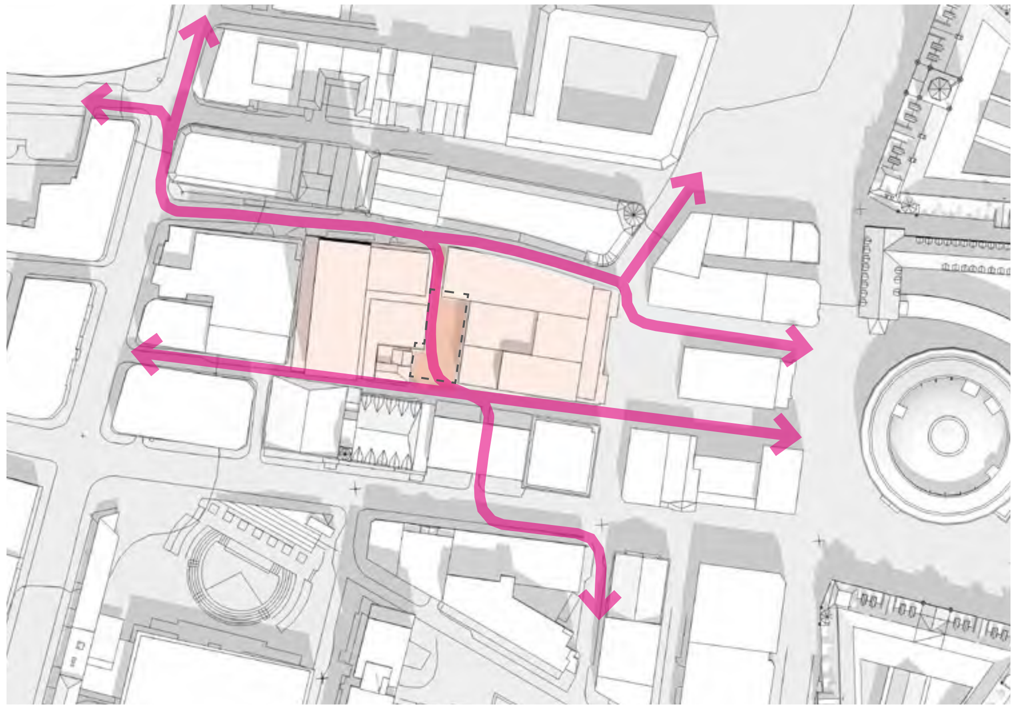
*1. Mass of the previous two towers becomes a single tower and podium*



*2. Tower rotated 90 degrees, orientating apartments east and west.*



*3. Tower is moved further away from the Civic Campus*

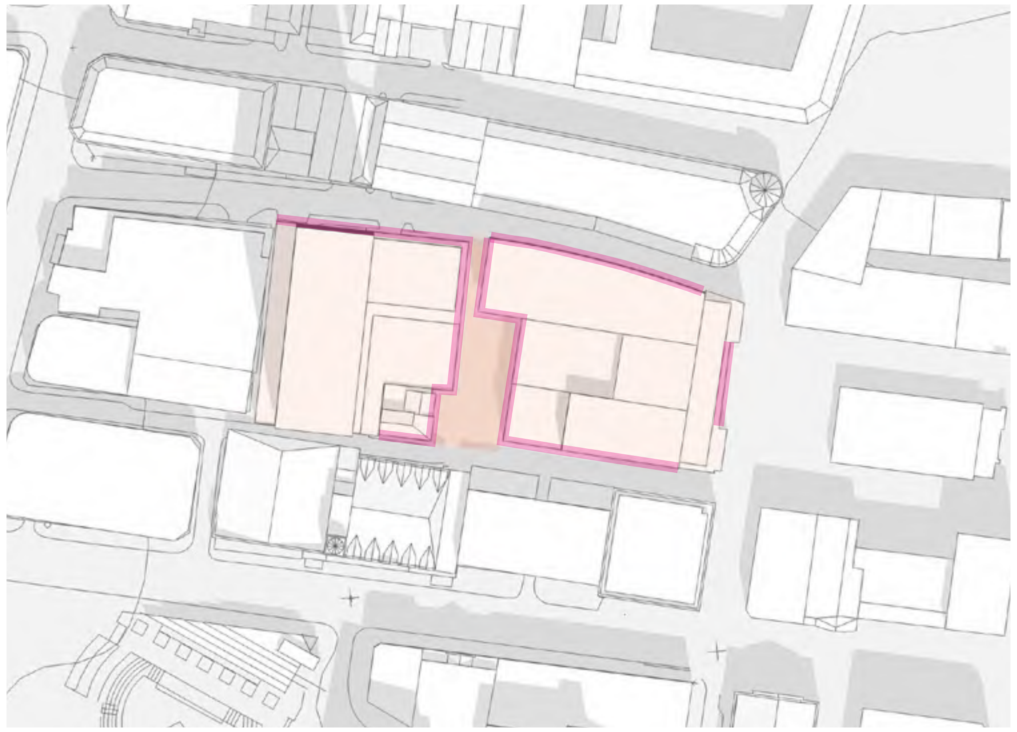


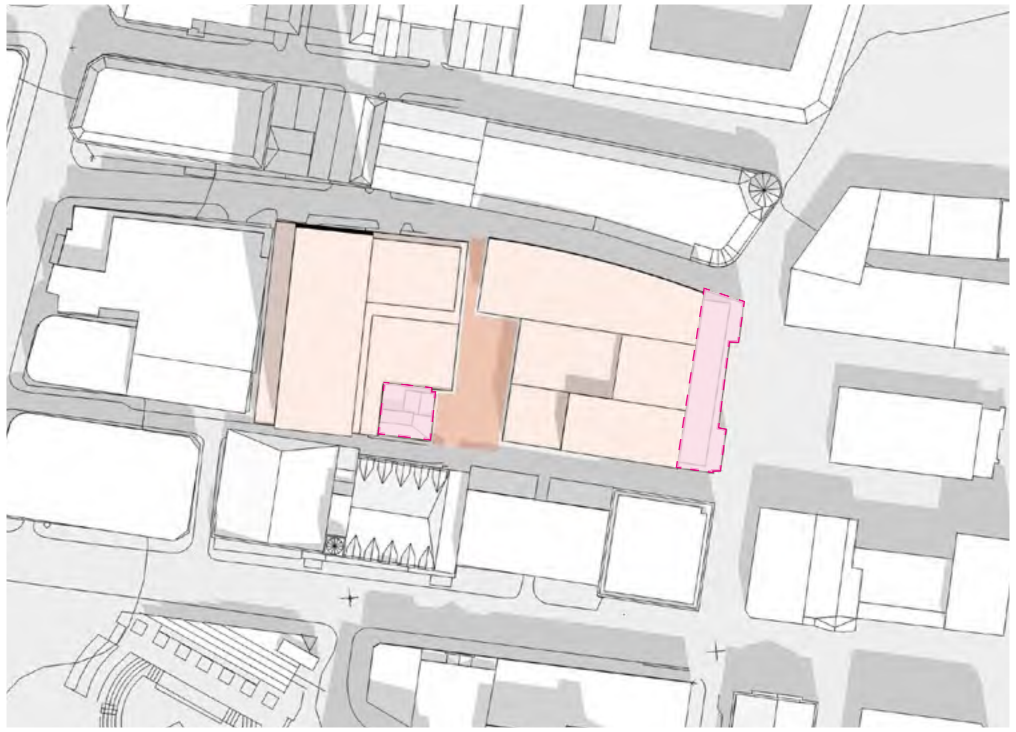
*4. Pedestrian through route created with amenity square*

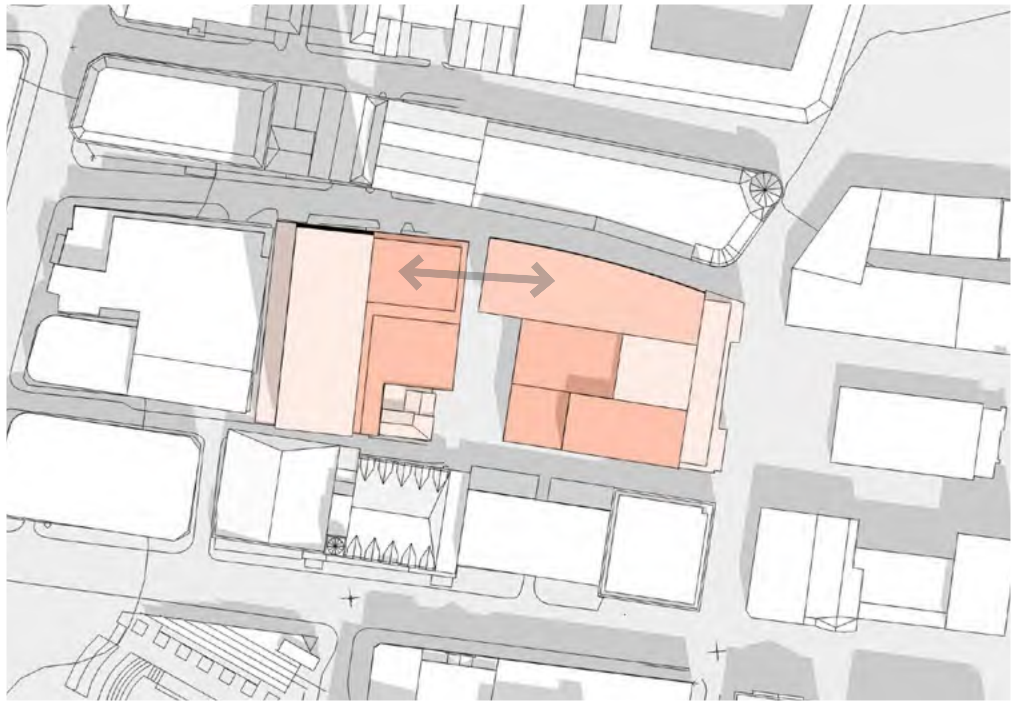
## A lack of activation at street level 9.4

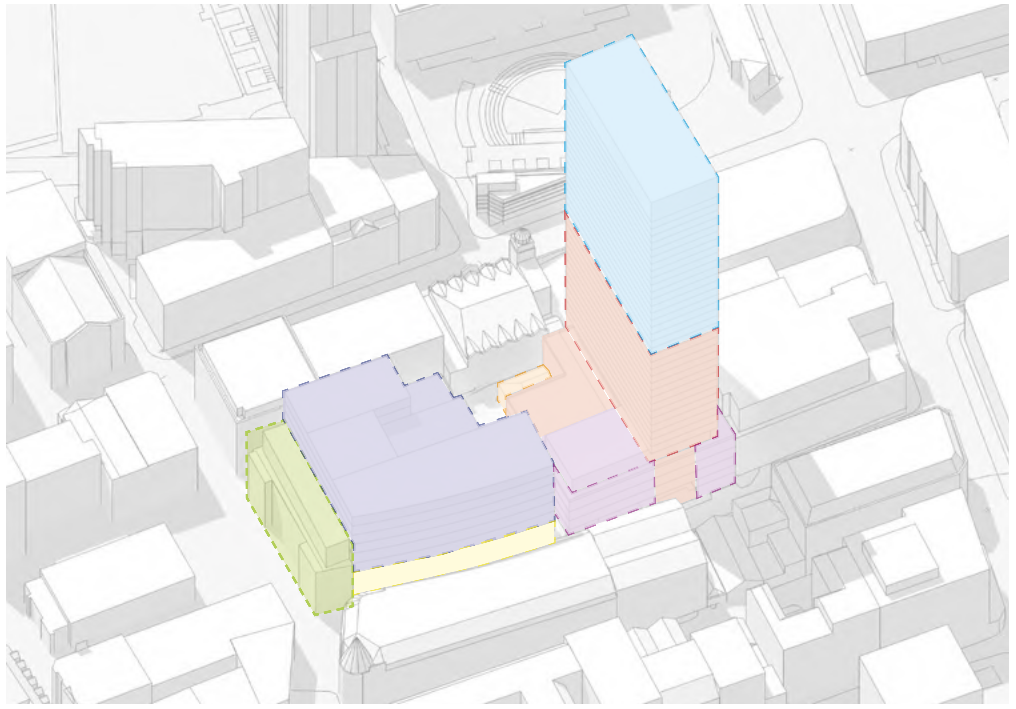
Jackson's Row and Bootle Street should be far more than streets for servicing adjoining buildings, and metered car parking. The new proposals, by way of entrances to the hotel, Synagogue, and residential apartments, together with extensive retail frontage, will bring active uses to these streets and the 'ripple impact' will be enormous, both socially and economically.

The active frontage of the development will amount to 90% of the perimeter of the site. The new south-facing square will be another public space with the city's growing infrastructure for people, a space that will be activated by the shops that front onto it, the entrance to the major new office building, and a new space to dwell. But not a static space, a vibrant space that will physically connect diagonally from Deansgate to Manchester Central.


5. Creating a new square and increasing the amount of active frontage at ground floor


6. Retaining the Police Station frontage and Sir Ralph Abercromby pub


7. Using the roof as connected amenity space


8. Overall mix of use and Integrating the Jackson's Row Synagogue

Uses

- 🟪 Synagogue
- 🟥 5 * Hotel
- 🟧 Pub
- 🟩 Boutique Hotel
- 🟨 Retail
- 🟦 Residential
- 🟦 Office

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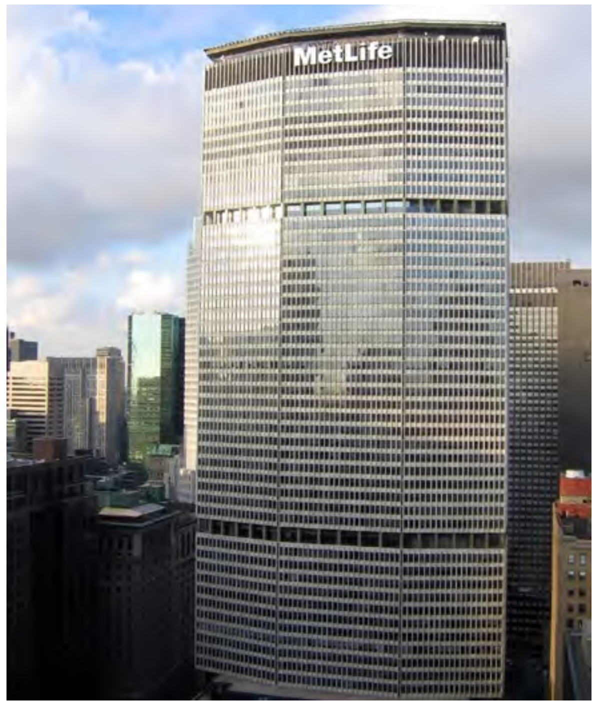
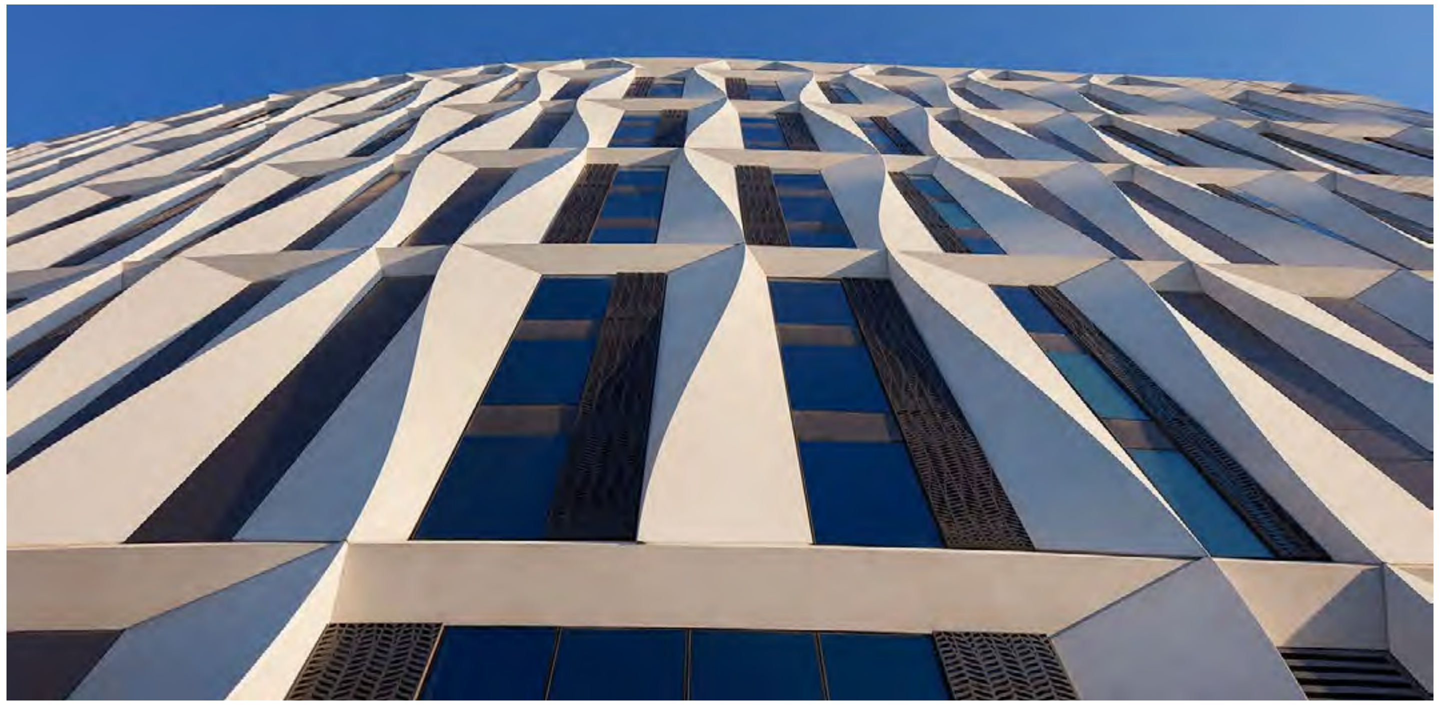
Centre Point, London

Tour Total / Barkow Leibinger, Berlin

Pirelli Tower, Gio Ponti, Italy



MetLife, New York



Tour Total / Barkow Leibinger, Berlin

## The design must be of high quality 9.5

The new proposals represent a different approach to the regeneration of St. Michael's. They seek to make a positive contribution to the conservation area, and to an under-used and often overlooked part of the city centre. The urban design strategy addresses the key concerns raised previously. The design retains those buildings that also contribute, whilst demolishing those that do not.

Reduction of impact, street activation, connectivity, integration with the city's fabric, detail, colour and how people will engage with the development have all been primary considerations. We believe these proposals now realise the high quality we all aspire to, and this is reflected in the turn around in support for the proposals during public consultation.

The following precedents highlight key design aspects of the tower facade promoting a facade that does not turn its back on the public and reflects a bold aesthetic.

The overall mass of the scheme makes contextual links to its surroundings, the podiums respond directly to adjacent building heights and engage with users at different levels. The tower adds a positive contribution to Manchester's skyline.

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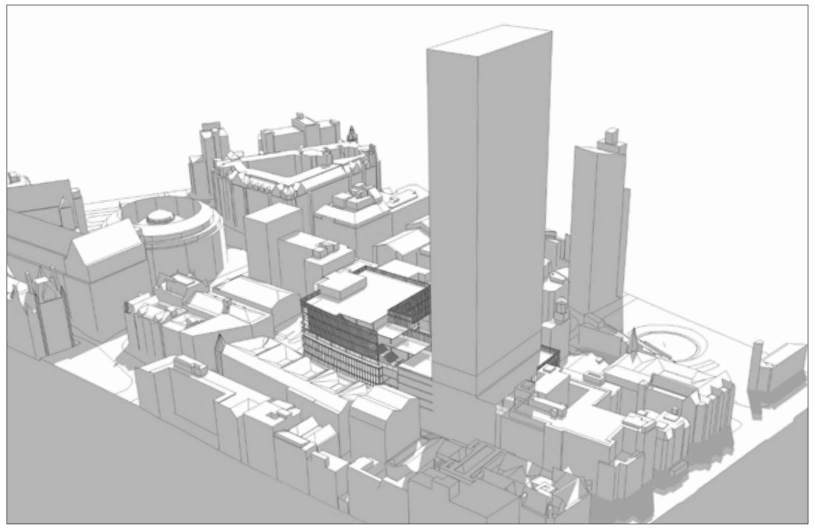
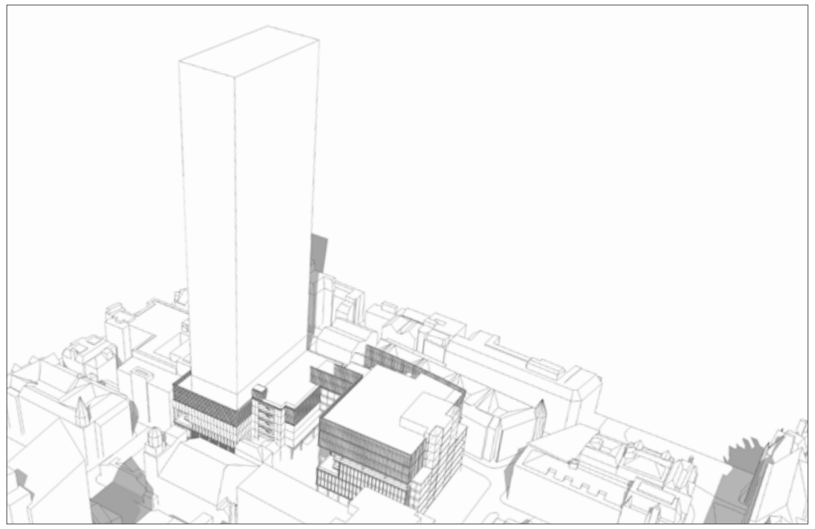
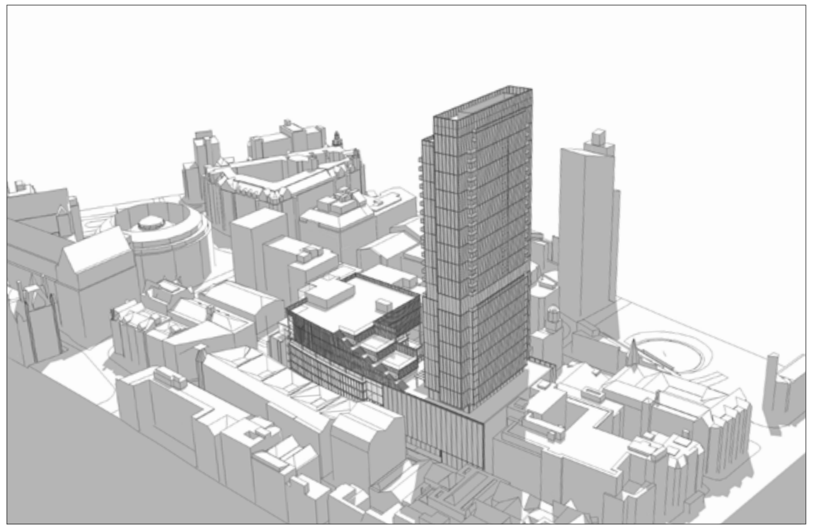


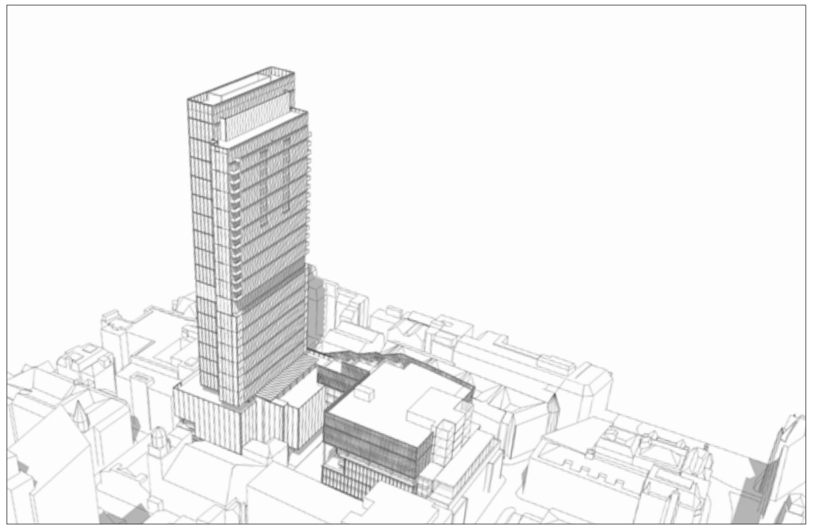
*1. View from North West of site*



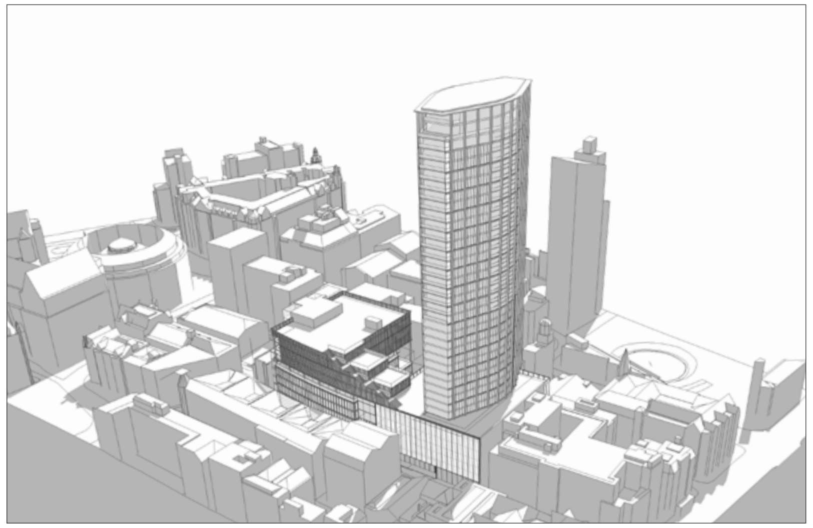
*1. View from South East of site*



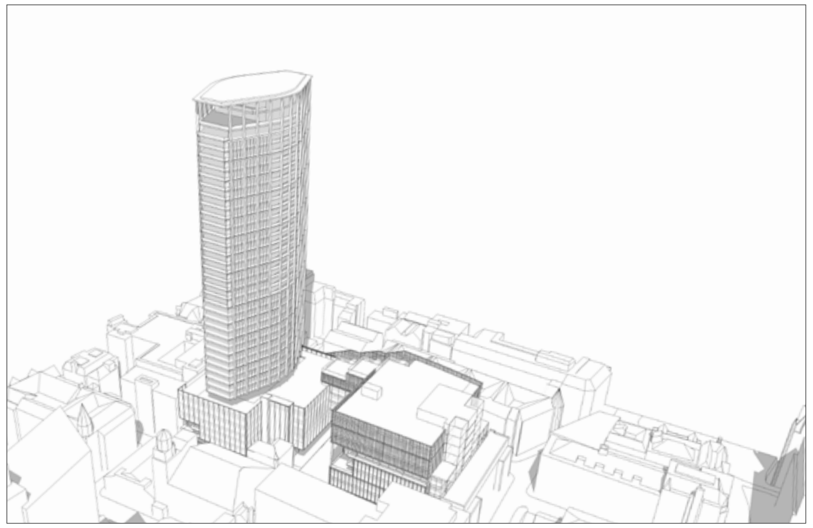
*2. View from North West of site*



*2. View from South East of site*



*3. View from North West of site*



*3. View from South East of site*

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# Design Development

9.0

## The Podium

9.6

The massing of the office podium reaches 10 storeys with a partial 11th floor, stepping back symmetrically from the symmetrical Police Station frontage on Southmill Street, allowing its façade to be appreciated in contrast to its contemporary extension. The podium mass at the base of the tower reaches 6 storeys, in keeping with building heights along Jackson's Row. Grand steps and adjoined terraces connect the tower and office roofscapes through a series of amenity terraces.

## The Tower

9.7

The form of the tower has been honed, not only in response to its setting, but also to provide a distinctive silhouette in the context of the Manchester skyline – a recognisable identity for St Michael's quarter.

The initial rectangular form illustrated in figure 1 was fractured into a series of layers expressing two banks of accommodation to each side of a central corridor (figure 2). This layering broke down the mass of the building, created a slender profile when viewed from St Anne's Square and responded to the requirement to lower the overall height of the building relative to the roofscape of Central Reference Library, when viewed from St Peters Square. The core was positioned in the centre of the Deansgate elevation, to one side of the central corridor.

By centralising the core, it was possible to wrap accommodation to the entire perimeter of the tower, optimising on views and natural light, whilst accommodating the required quantum of hotel rooms and apartments within a distinctive, elegant form (figure 3). The curve of the façade is a compositional tool used to foreshorten its overall width and to create a façade that does not turn its back on any part of the city. When viewed obliquely, its designed to curve and fade, presenting a very slender profile to St Anne's Square.

## Development of the Tower Expression 9.8

The elevational expression of the tower has undergone a number of iterations.

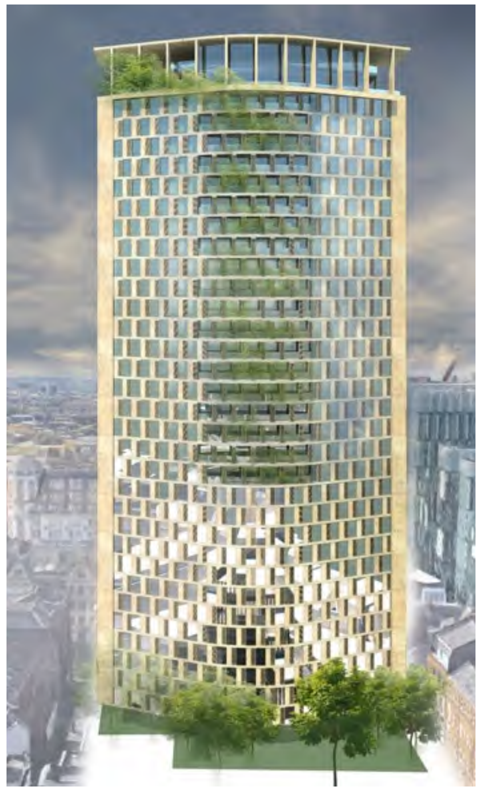
Option 1
- Elegant simplicity to the vertical expression of the facade.
- Unique, particular and original to Manchester.
- Verticals compress and extenuate the curve of the façade allowing the form to clearly read.
- End balconies integrated into elegant expression of tower blade end.
- Purge ventilation integrated into vertical piers.

Option 2
- Derivation of option 1, expanded over two floors.
- Diagonal staggered panels detract from 'lozenge' form of the building.
- Purge ventilation to residential units difficult to integrate into facade.

Option 3
- Elegant simplicity to the vertical expression of the facade.
- Unique, particular and original to Manchester.
- Verticals compress and accentuate the curve of the façade allowing the form to clearly read.
- End balconies integrated into elegant expression of tower blade end.
- Purge ventilation integrated into vertical piers.

Option 4
- The façade has a corporate/commercial expression.
- The horizontal grain of the elevation will increase the apparent width of the building.
- Will have to integrate purge ventilation panels which are currently not shown.
- Conflicts with the expression of the podium.
- Horizontal emphasis is visually quite heavy, could attract similar adverse comments as previous scheme.
- Size of solid aspect will obscure views over the city.

Option 3 was elected for development, its vertical expression being more appropriate for the building form.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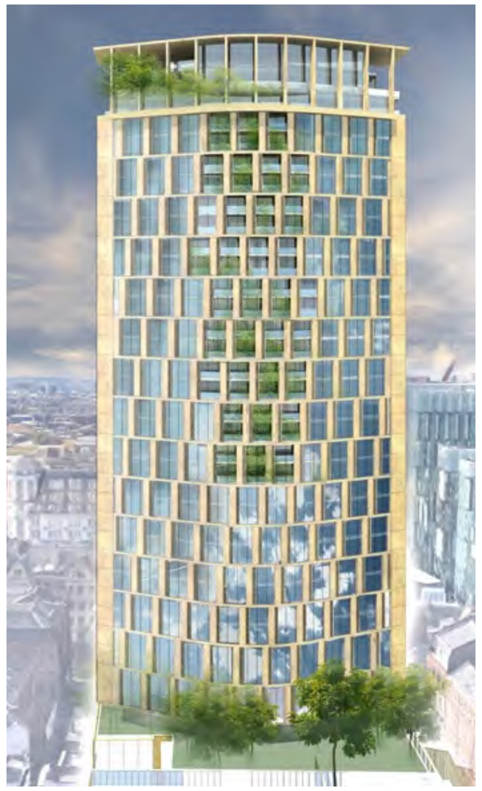
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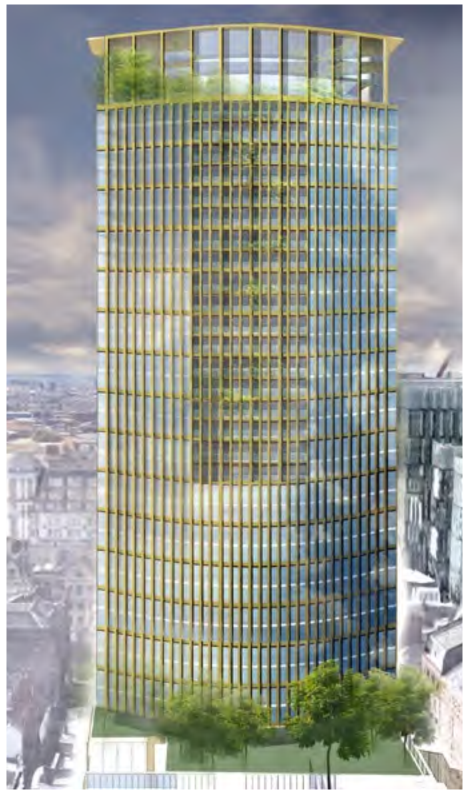
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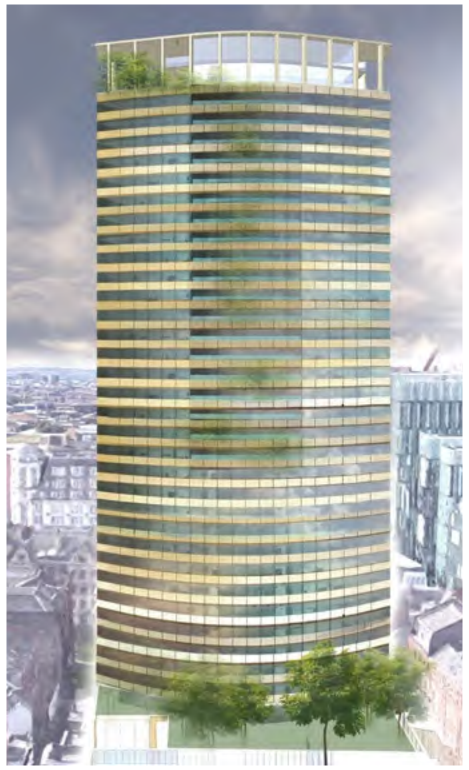
4

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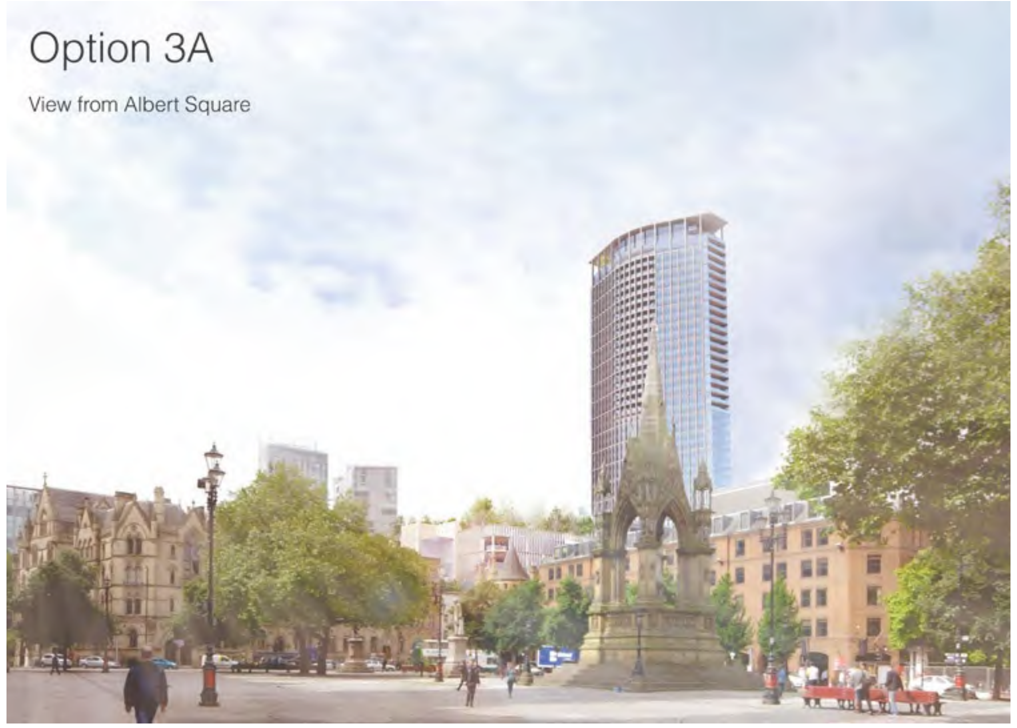
## Development of the Tower Expression 9.8

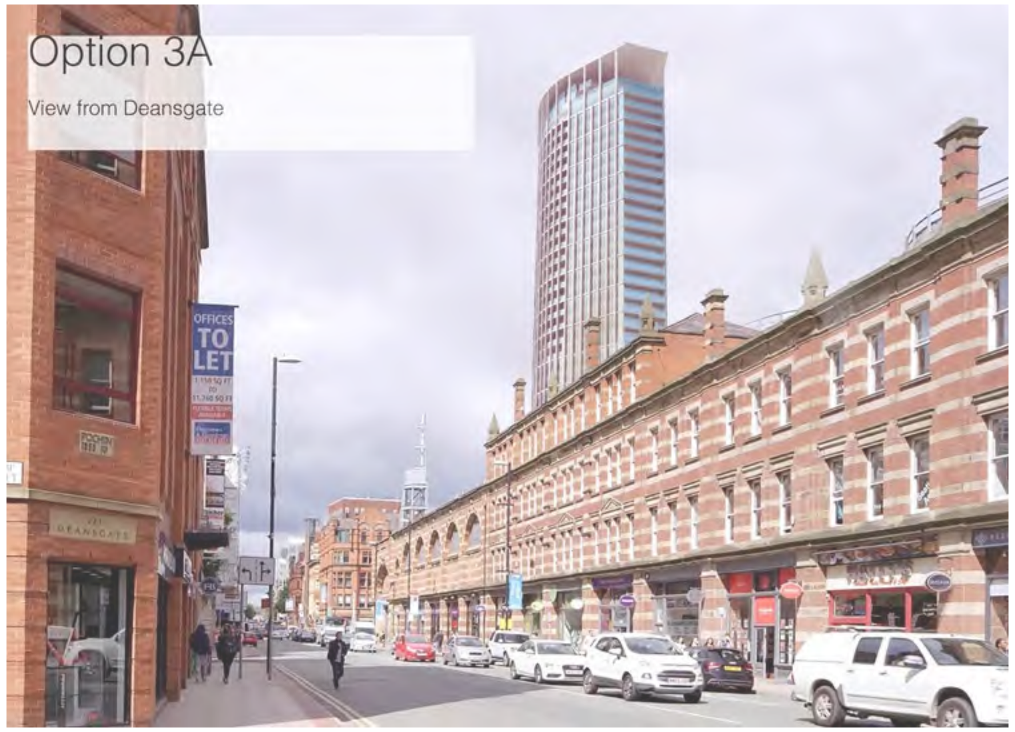
Following the decision to develop Option 3, we investigated three variations.

Option 3A
- + Evenness of piers emphasises dynamic shape of the tower.
- + Appropriate vertical expression and proportion that integrates well with the podium expression.
- + Generous amounts of glazing offering excellent views of the city.
- + 60/40 glazing/solid ratio optimising solar gain and thermal insulation.
- + The opportunity for natural ventilation to be introduced via piers, allowing clean expression of glazing.



Option 3A

View from Albert Square

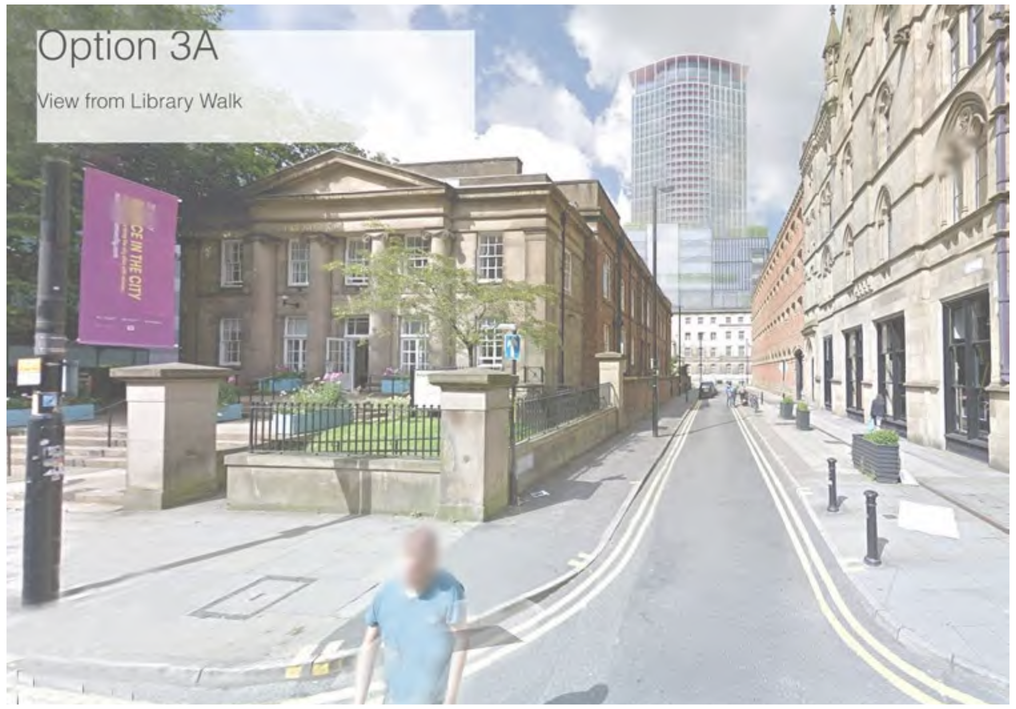


Option 3A

View from Deansgate

Option 3A

View from Ann's Square



Option 3A

View from Library Walk

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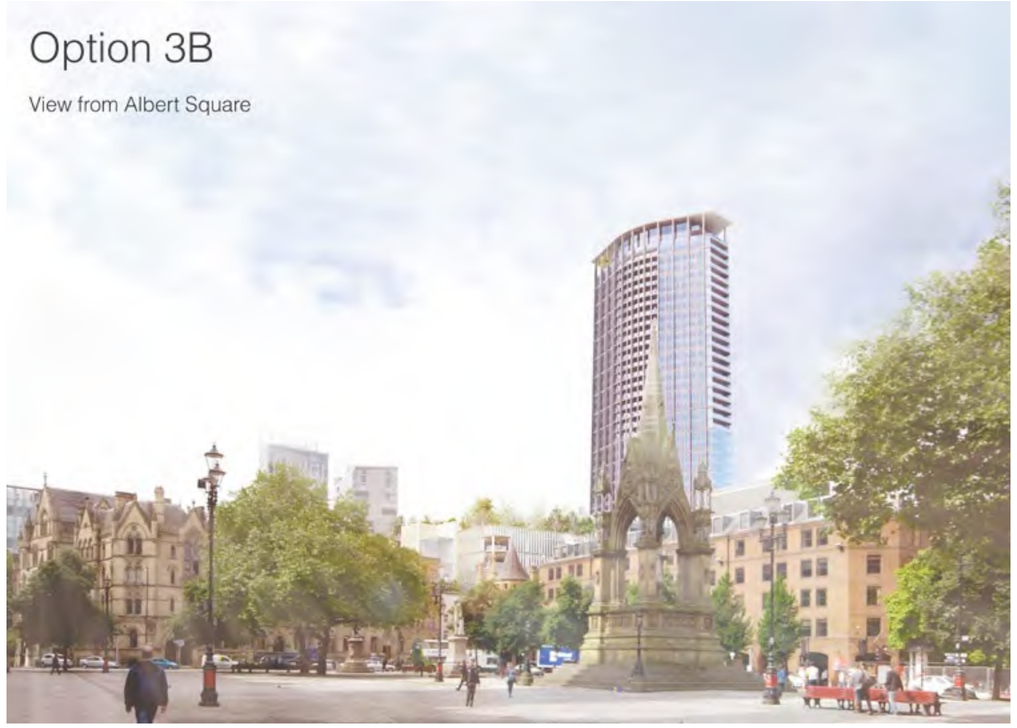
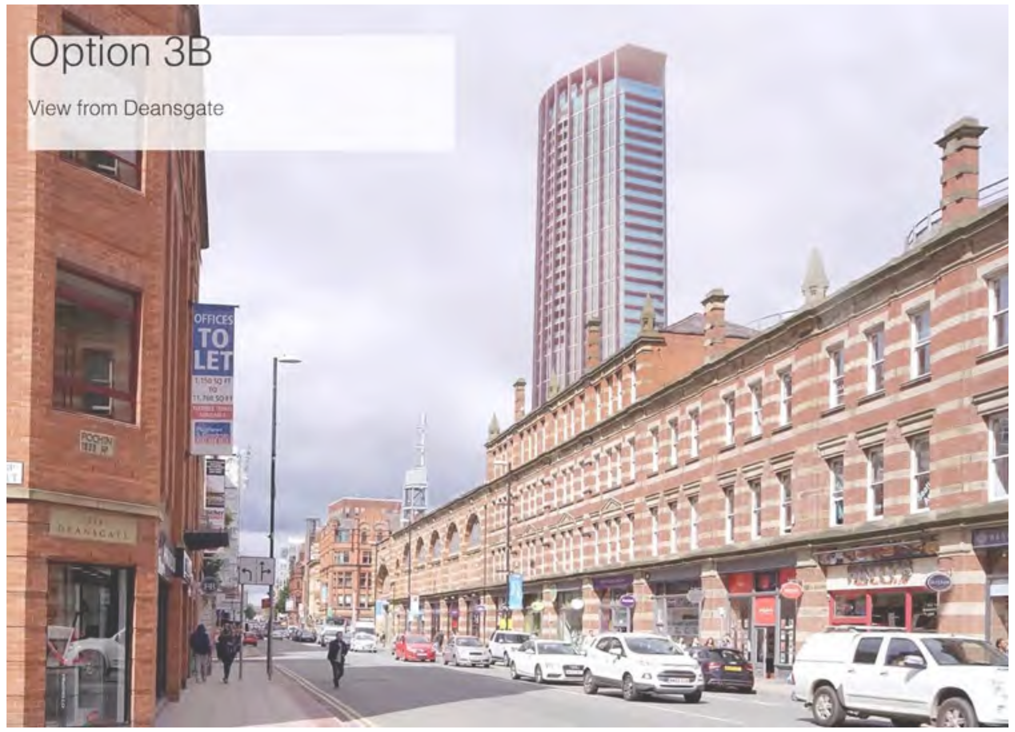
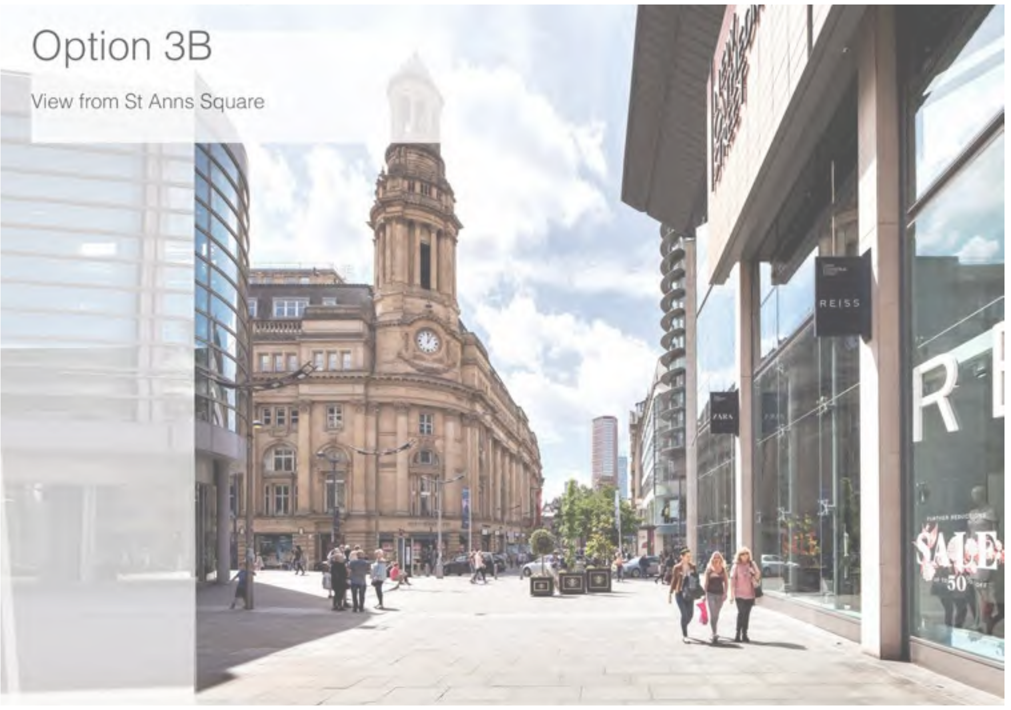
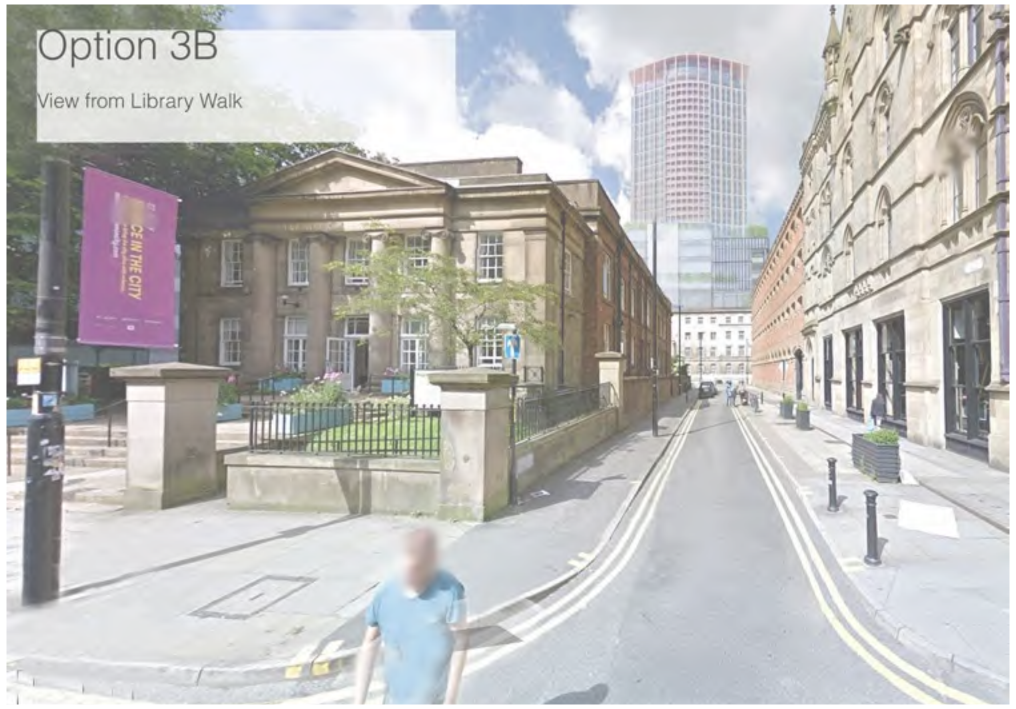

Option 3B
View from Albert Square


Option 3B
View from Deansgate


Option 3B
View from St Anns Square


Option 3B
View from Library Walk

## **Development of the Tower Expression** 9.8

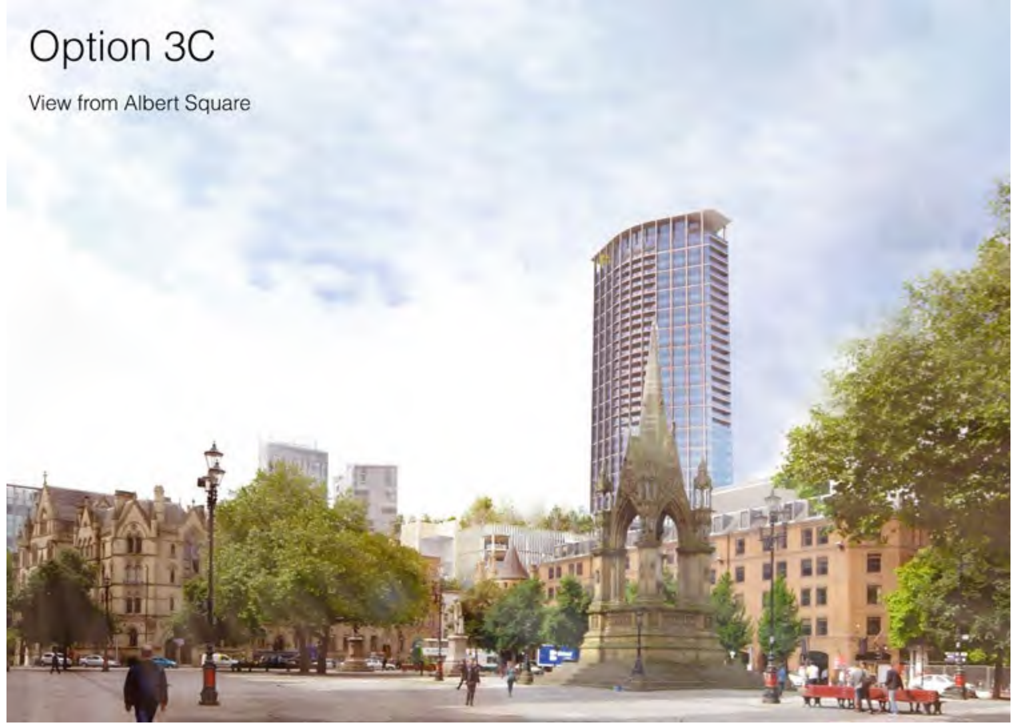
Option 3B

+ Appropriate vertical expression and proportion that integrates well with the podium.
+ 60/40 glazing/solid ration optimising solar gain and thermal insulation.
+ Increased pier spacing of 4.5m means bedrooms and living rooms will not have access to purge ventilation in via the piers. Opening windows will have to be introduced, disturbing the clean lines of Option 3A.
+ The proporation of the windows are well integrated with the facade.

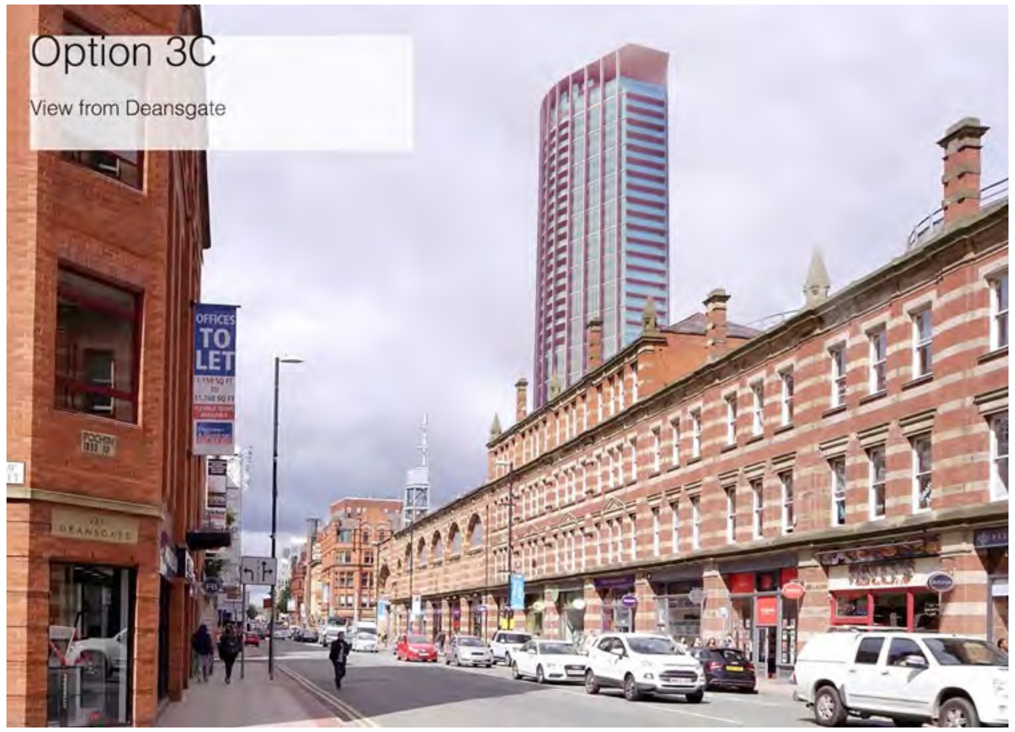
## Development of the Tower Expression 9.8

Option 3C

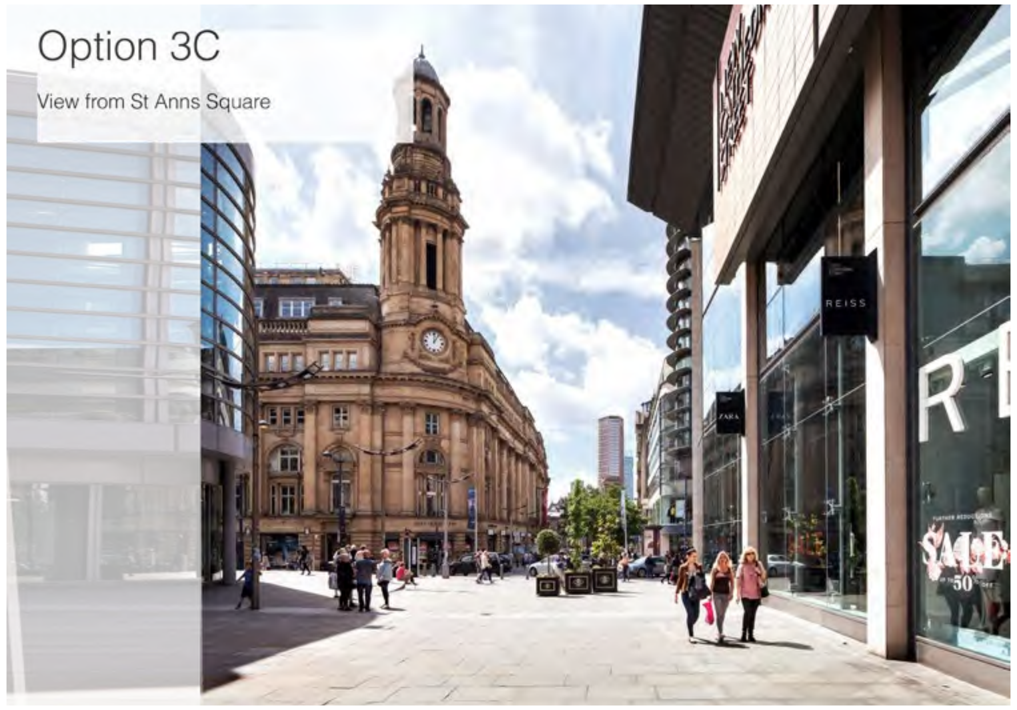
- + Square windows proportion creates a grid pattern that does not integrate well with the expression of the podium.
- + Generous amount of glazing offers views of the city.
- + Increased ratio of glazing increases risk of overheating via solar gain.
- + Increased pier spacing of 4.5m means bedrooms and living rooms will not have access to purge ventilation via the piers. Opening windows will have to be introduced.


Option 3C

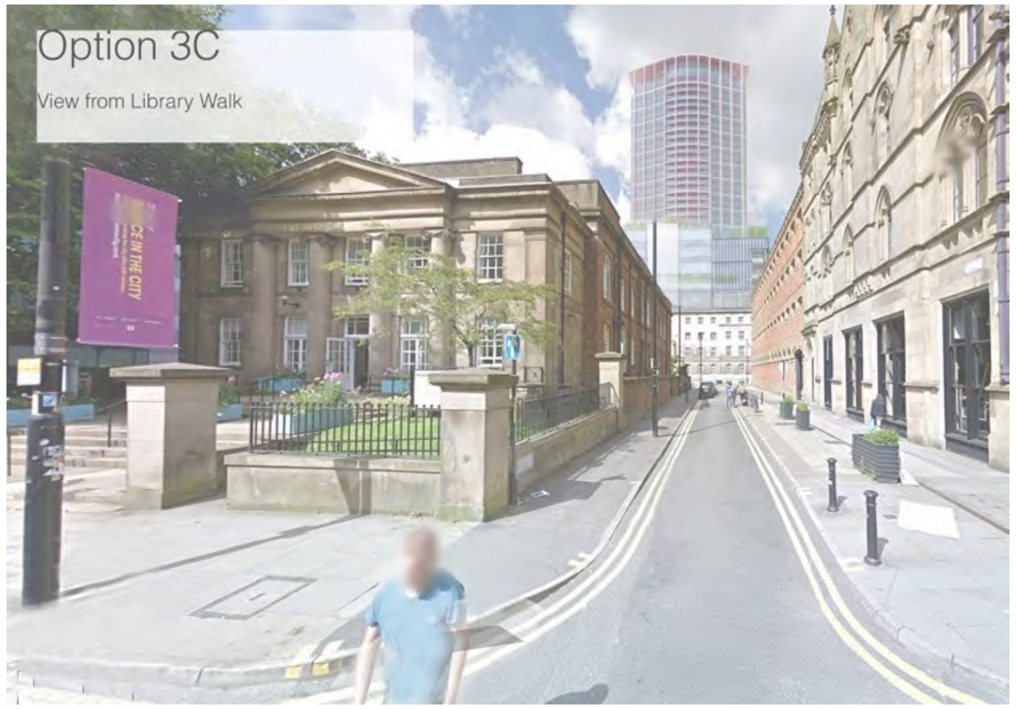
View from Albert Square


Option 3C

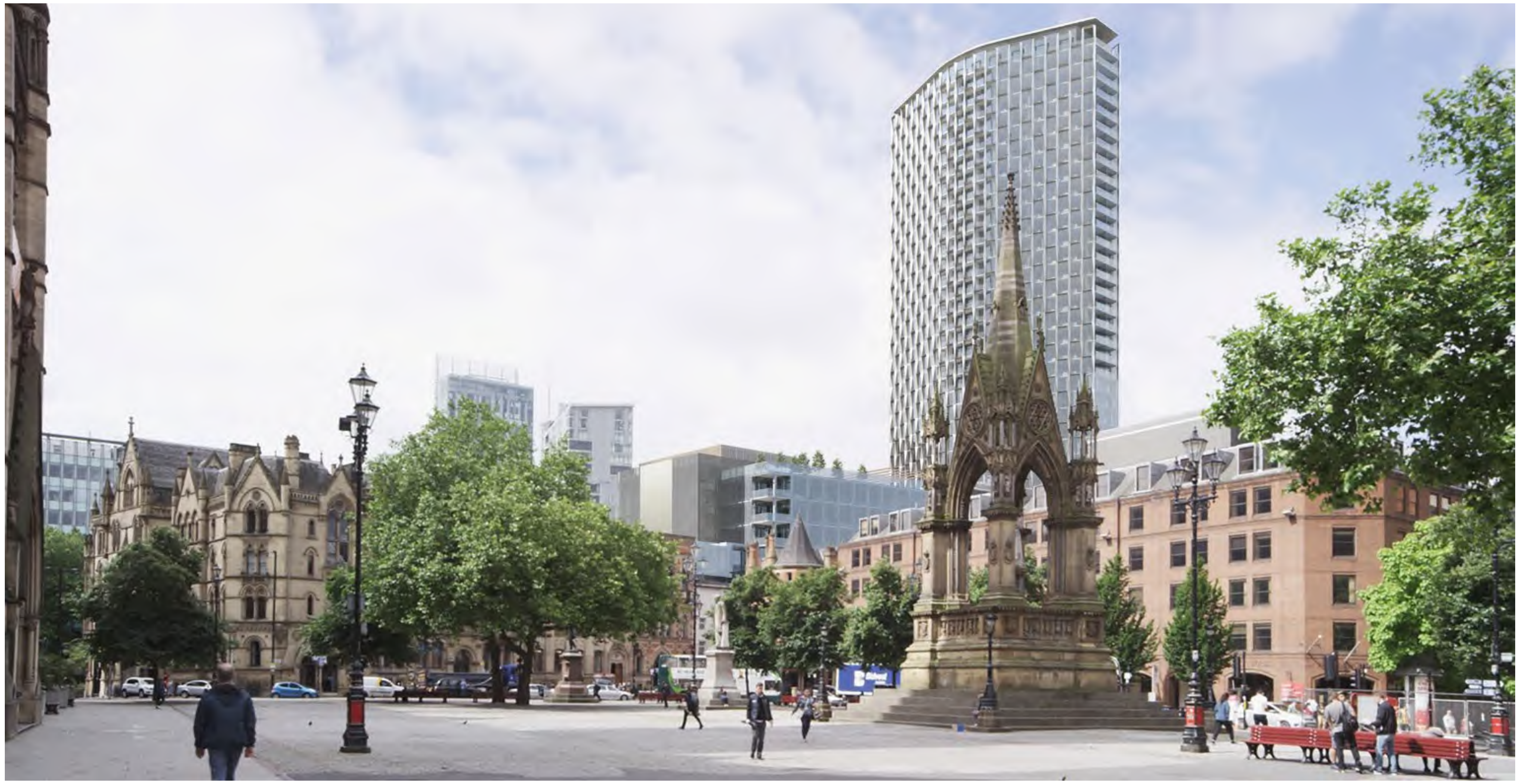
View from Deansgate


Option 3C

View from St Anns Square


Option 3C

View from Library Walk



View from Albert Square

## Development of the Tower Expression

9.8

Option 3A was elected for further development as the frequency of the vertical piers and integrated purge ventilation panels afforded more flexibility in apartment layouts.

In particular the gridded elevational expression was considered to be a 'static' expression, the client/partnership seeking a more dynamic and active elevational treatment. In addition, there was a general view that the 'crown' to the buildling needed further development.

The concluding design sculpts and facets the piers which, together with the anodised finish, will afford an ever changing fenestration pattern with differing light conditions, and at different times of the day. The sculpted piers extend into the penthouse, which culminates with a floating, planar roof.

## Podium Expression

A pre-cast concrete colonnade runs along the length of the office building to Jackson's Row, widening the pavement and providing shelter to pedestrians whilst containing retail entrances. The colonnade continues into the hotel podium, to unify the elevation, creating a constant plinth line along Jackson's Row, through the new public space and along Bootle Street. The sculpted form of the tower is repeated in the podium, extending to four floors above the colonnade plinth, giving an integrity and solidity to the podium when viewed tangentially down the street, and maintaining a scale relationship with adjoining buildings.

The office floor plate above this is indented to separate the massing of the upper floors of the office building from the street scale of the podium level. The upper floors of the office are formed in fully glazed curtain walling, silicon bonded externally, to give a light weight expression against the sky, contrasting with and giving emphasis to, the solidity of the podium below.

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# Design Development

9.0

## Materiality

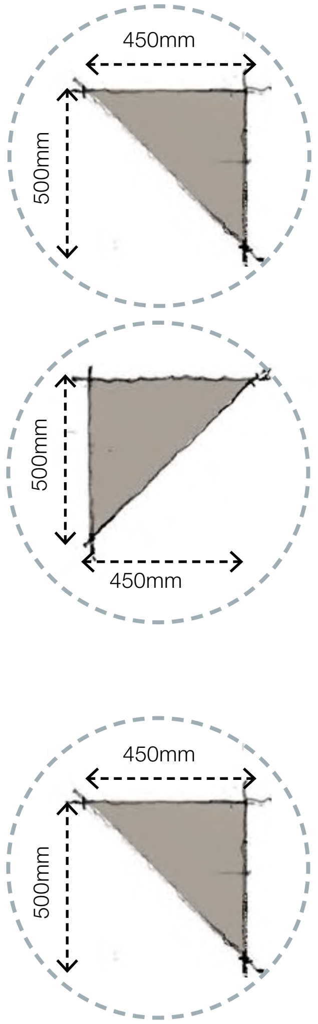
9.9

Acid etched precast concrete was intially considered for the cladding. But there were concerns that the profiles would cause visually unacceptable staining and not commensurate with the quality ambition for the development. Additionally, the imposed weight on the structure, particularly on the tall building and it's cantilevers was unacceptable.

As a contingency the building facade is to be constructed from a thermally broken, high-performance unitised cladding system that spans from floor to floor. The solid areas of the cladding are to be aluminium rainscreen panels. This is a lightweight solution and can be prefabricated in large quantities as part of a modular unitised system, ideal for tall buildings. It's a tried-and-tested technology that can be executed to a very high quality.

It is a contemporary technology entirely appropriate to adding a 21st century building to the city's make-up. We propose the metal panels to be of a bronze anodised finish. The bronze tone will reference and harmonise with the colours of the built environment found within the local area. The use of an anodised finish will give the bronze tone a warm and reflective visual appearance that is responsive to natural light. This is far superior to any applied finish, which at this scale can be visually very flat.

The preferred colour for the anodised finish on St Michael's is Analok 543 Bronze as identified below. Its tone changes depending on the time of day and direction of sunlight. In some lights, it appears as a bright bronze, but in others it appears darker. The changing hue is something that will add to the interest of the finish (see page 49).



*Sculptured Mullion A (3100mm x 450mm)*

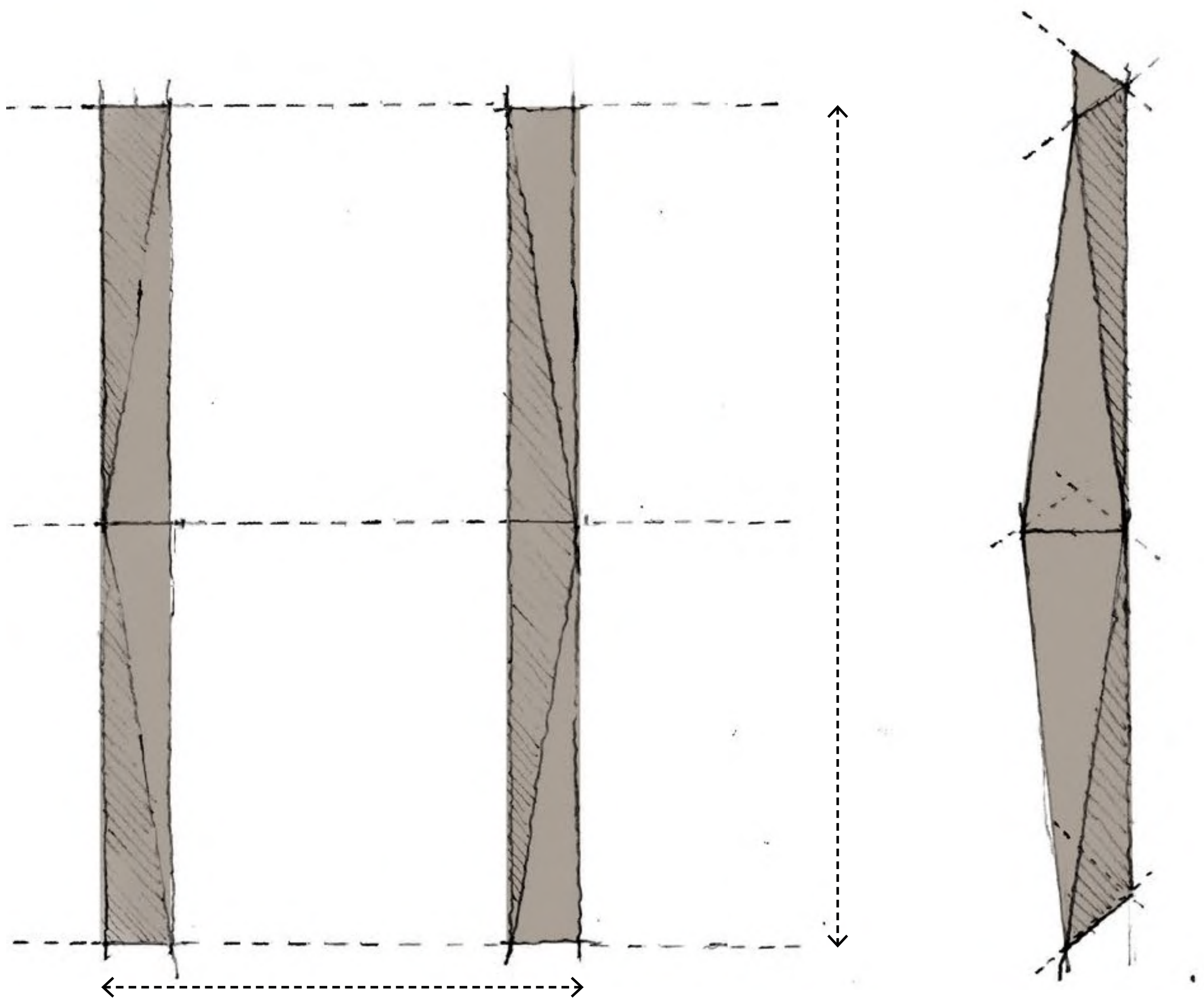
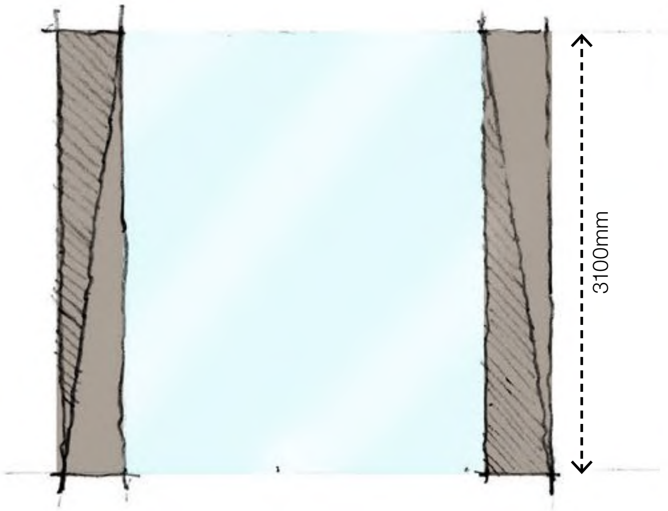
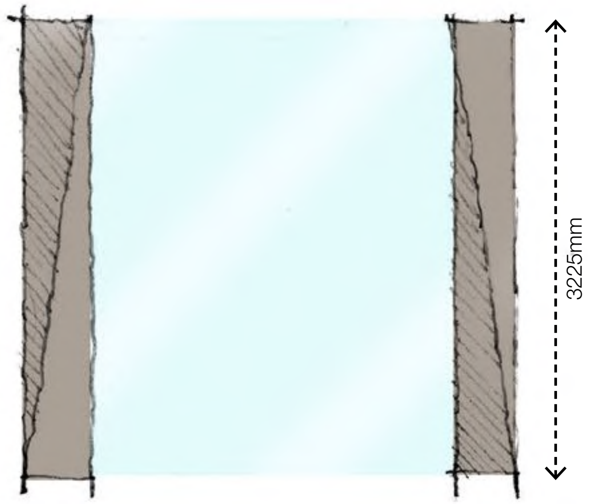


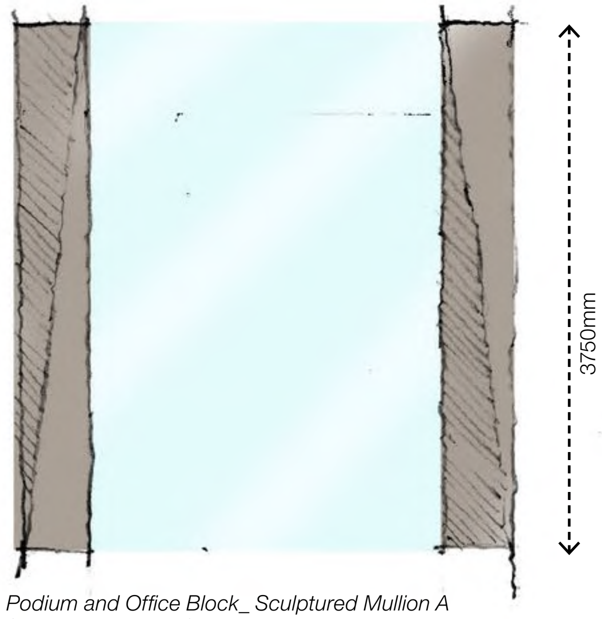
*Diagram of sculpted mullion detail*



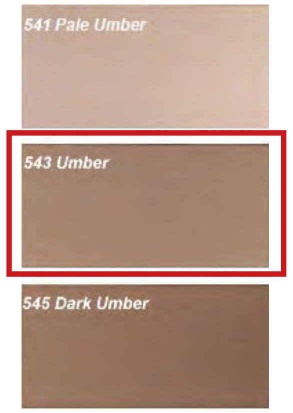
*Tower (Hotel section)_Sculptured Mullion A (3100mm x 450mm)*



*Tower (Residential section)_Sculptured Mullion A (3225mm x 450mm)*

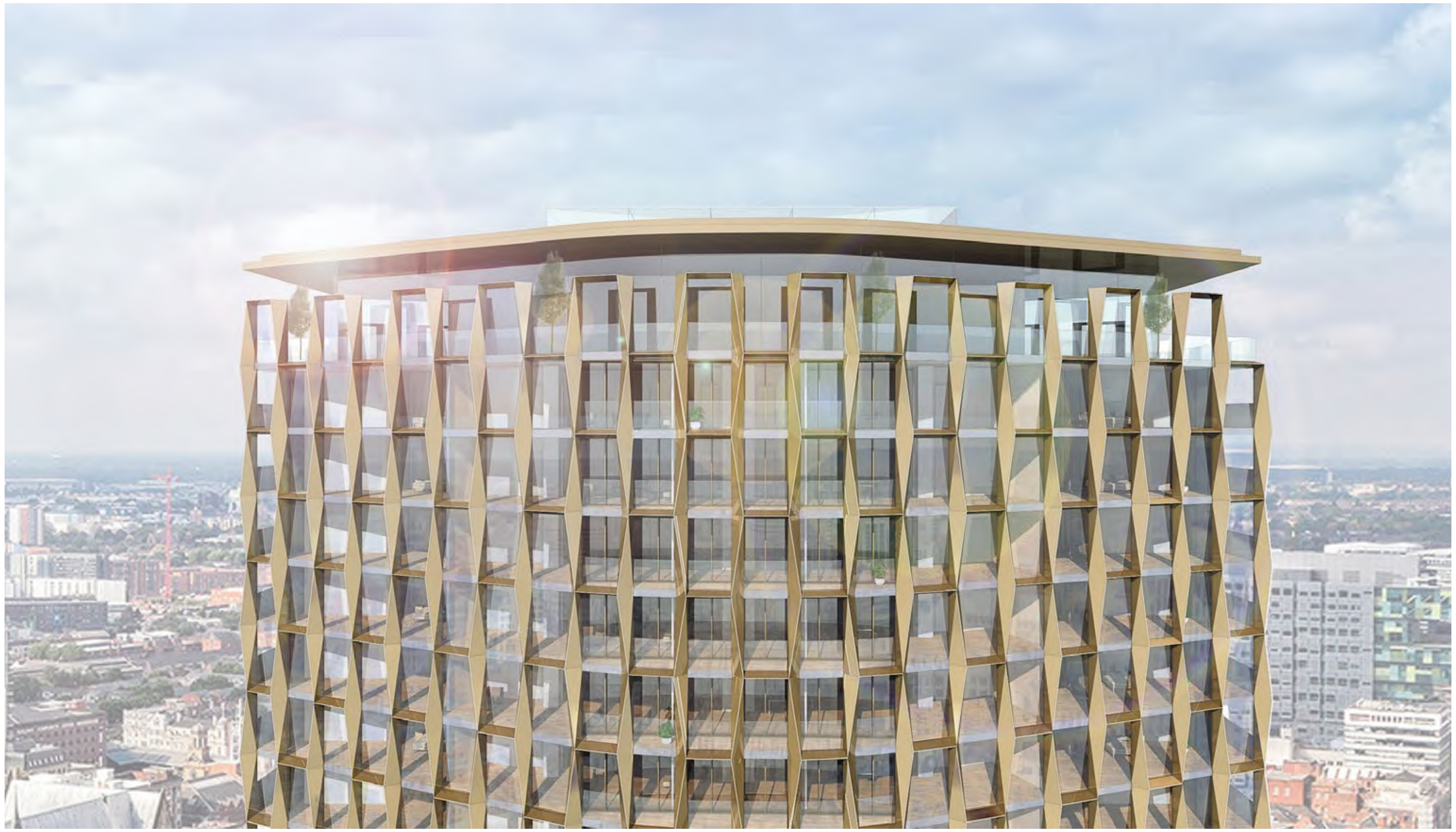


*Podium and Office Block_ Sculptured Mullion A (3750mm x 450mm)*

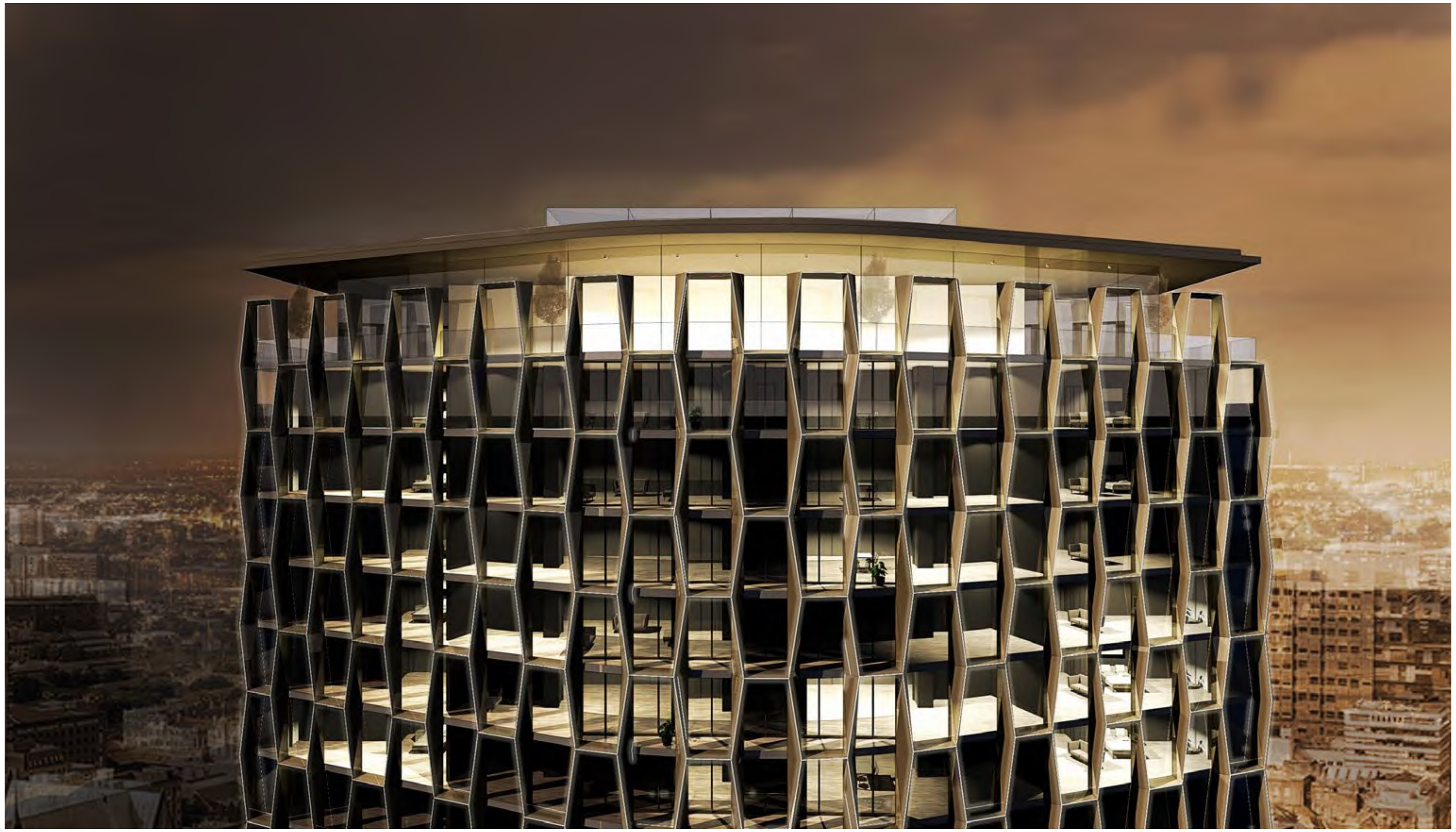


*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

## Materiality 9.9


*Day time visual representation of the tower*

*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*



*Nightime visual representation of the cladding*

*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

## Benefits of anodising over applied finishes

9.10

The 'living' quality of its natural metallic sheen, combining texture with colour, guarantees a creative interaction between the surfaces and shapes of the building and the constantly changing light conditions through the day and across the different seasons. This dynamic effect unique to anodising brings the finish of the facade to life.

Anodising is a process of finishing on aluminium in which the visual appearance of the metal is changed. It is an electrochemical process that converts the surface of the metal into its oxide. The oxide 'film' is grown by immersing the aluminium in a bath of diluted sulphuric acid and passing a current between the aluminium (the anode) and the cathode. The 'film' that is produced is porous, hard and transparent, and can be coloured in various ways. The bronze colours proposed are created electrolytically by depositing cobalt metal into the porous 'film'. By increasing the amount of cobalt deposited, shades of bronze from pale bronze right through to black can be achieved. Anodising is a proven technology and has been used in the construction industry for more than 60 years. The process gives a tough finish because of the following qualities;

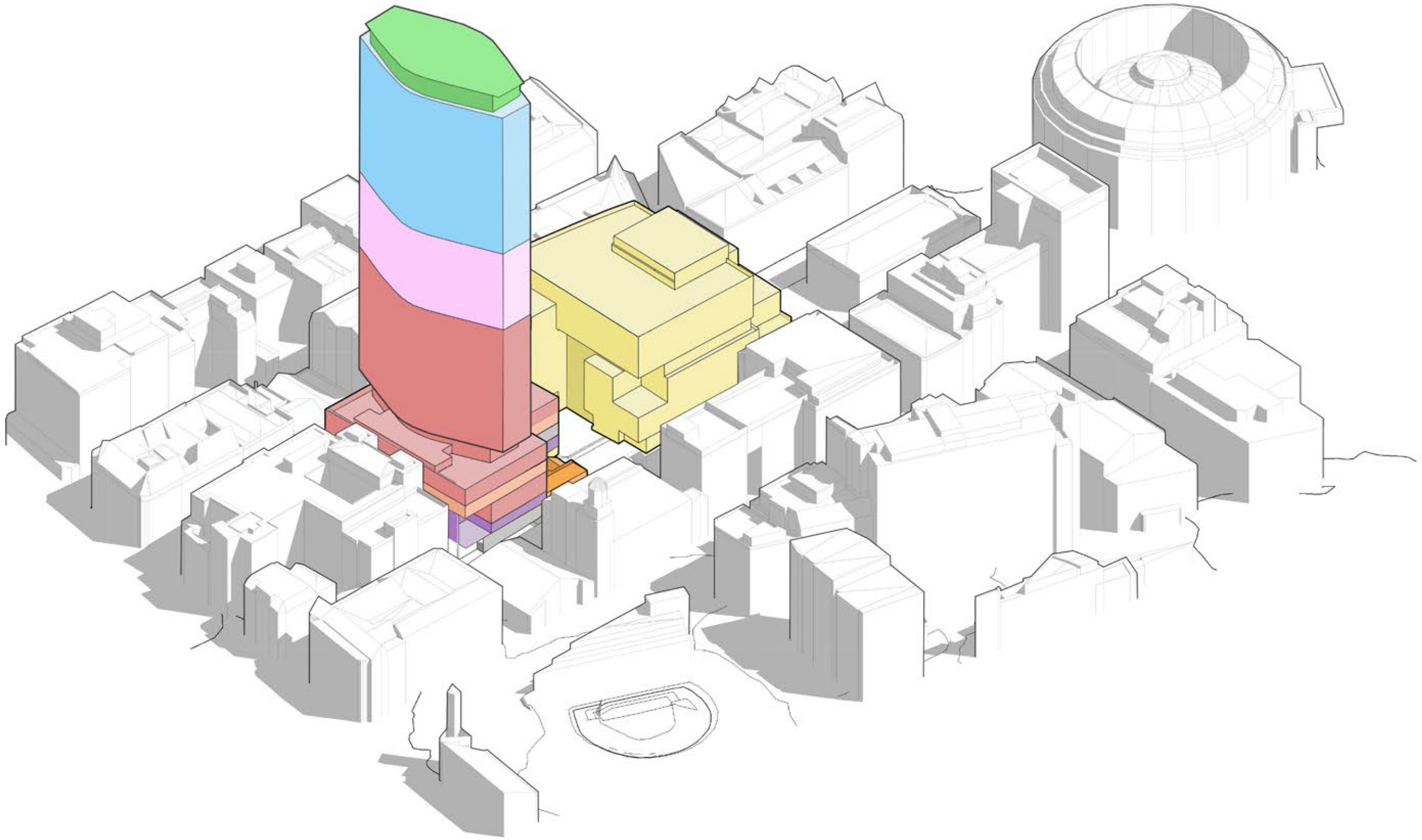
+ Proven durability – There are buildings more than 50 years old showing the longevity of the finish.
+ Integral finish – The anodic film is integral with the metal and not an applied finish. This means there are no possible adhesion or joint corrosion problems, or susceptibility to surface corrosion.
+ Fade-free – Light scatter within the surface of the metal produces the visual colours. This method of production ensures the colours obtained are fade-free.
+ Abrasion resistance – Abrasion and scratch resistance on anodising is superior to other applied coatings. Additionally, the integral finish prevents chipping and flaking of the finish, reducing the need for maintenance.
+ Sustainability – Aluminium, with its exceptional recyclability, minimal maintenance and proven lifetime performance, successfully responds to the need for environmentally friendly and sustainable solutions.

*Page as appears in St. Michael's Manchester Design and Access Statement; November 2017*

*The document has been updated from this point onwards in connection with the Section 73 application.

# Design Development

9.0



Visual representation of the scheme

## Amount

9.11

The scheme proposes the following use:

Residential and hotel (Classes: C1, C3) Commercial (Classes: A1, A3, A4, A5, and B1) and Places of Worship (classes D1 & D2). As part of the Manchester Core Strategy, the site was specified as a location for commercial, residential and leisure use whilst retaining its existing civic functions. The proximity of the site to local amenities, transport and other services within the city centre makes the site eminently suitable for the uses mentioned above. Due to the location of the site the integration of a new public space will enhance the connection between Albert Square and Great Northern Square both. The inclusion of commercial enterprise and activation of the street frontage along the streetscape will also create stronger links between both Deansgate and Southmill Street.

Up to 181 apartments

Up to 191 5* hotel rooms

9 Levels of Office Space

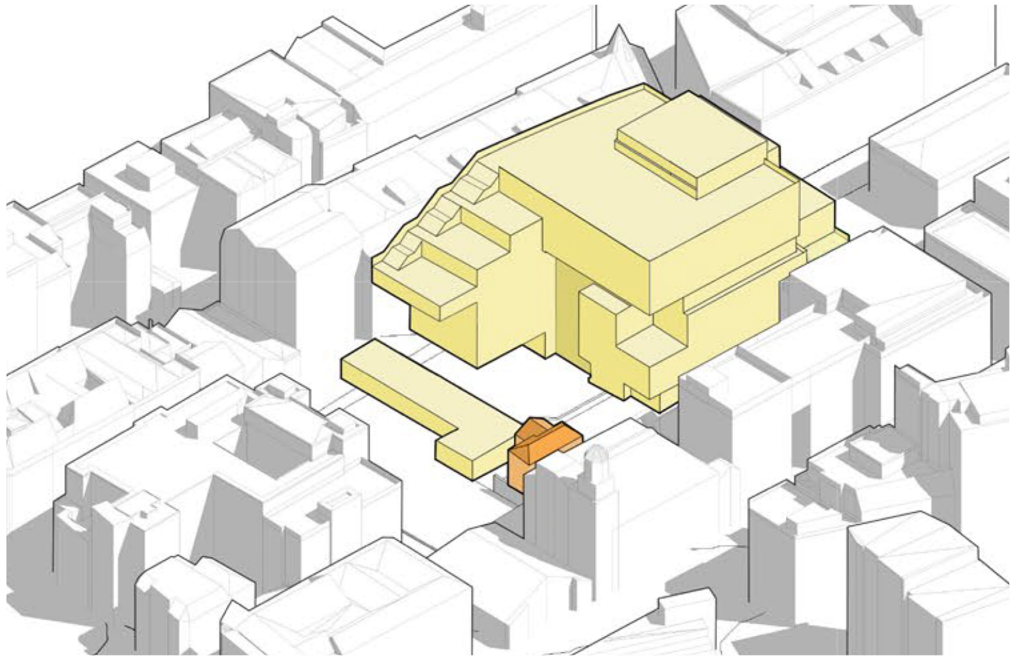
Synagogue

5 Retail Units

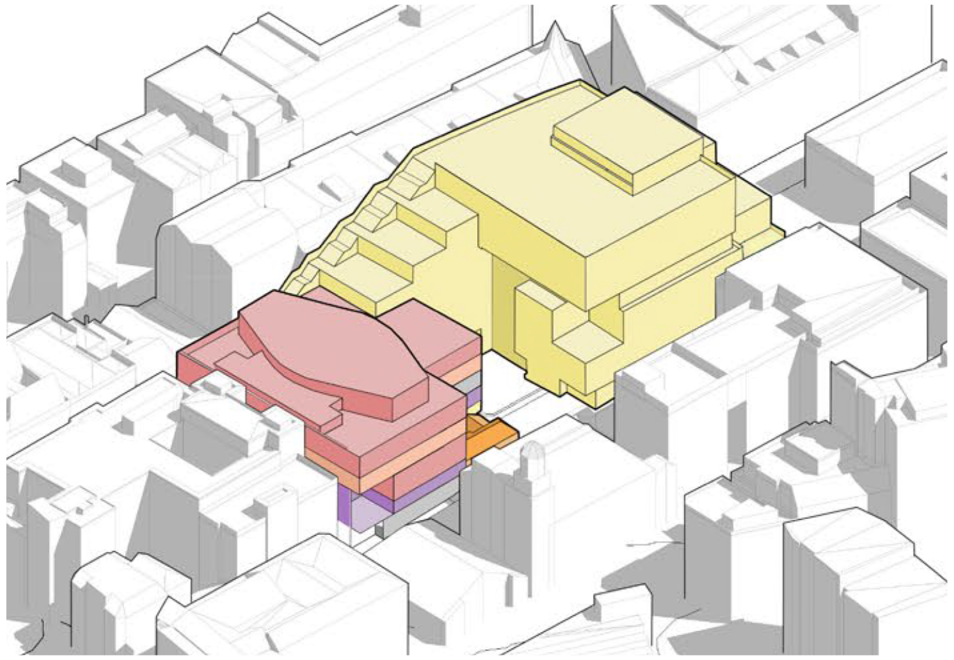
400 cycle parking spaces

54 parking spaces

8 motorcycle spaces



Visual representation of the scheme



Visual representation of the scheme

Entrances and Uses

🟪 Synagogue

🟥 5 * Hotel

🟧 Pub

🟩 Penthouse

🟨 Commercial (Offices + Retail)

🟦 Residential 2 Beds

🟧 Conference

🟪 Residential 1&2 Beds

## Amount 9.11

The Proposed Scheme consists of two mixed use blocks, known as Blocks A and B, located around a new street level public square.

This allows Block A to form the podium of a proposed tower while Block B will incorporate a new publicly accessible terrace at roof level. The podium of Block A will also incorporate roof top amenity space. The blocks will be linked with a feature landscape stair, connecting the roof garden at the base of the tower with the roof terrace above Block B.

The street level public square will create a new public route through the north/south axis of the Site.

### St Michael’s Accommodation Schedule

Police Station

| Level Description | Overall Level | Level AOD | Floor to Floor | Terrace (NIA m2) | | | | | | | | | | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basement | BOH | 34270 | 3230 | | | | | | | | | | | | 342 |
| LG | Office (Level G) | 37500 | 1600 | | | | | | | | | | | 306 | 310 |
| G | Entry Lobby | 39100 | 2100 | | | | | | | | | | | 41 | 41 |
| UG | Office (Level 1) | 41200 | 3700 | | | | | | | | | | | 306 | 310 |
| L1 | Office (Level 2) | 44900 | 3700 | | | | | | | | | | | 363 | 373 |
| L2 | Office (Level 3) | 48600 | 3700 | | | | | | | | | | | 366 | 378 |
| L3 | Office (Level 4) | 52300 | 3700 | 25 | | | | | | | | | | 334 | 352 |
| L4 | Office (Level 5) | 56000 | 3700 | | | | | | | | | | | 262 | 264 |
| L5 | Office (Level 6) | 59700 | 3000 | | | | | | | | | | | 262 | 264 |
| **Total** | | | | **25** | | | | | | | | | | **2240** | **2634** |
| **Total Sqft** | | | | **269** | | | | | | | | | | **24102** | **28342** |

Office

| Level Description | Overall Level | Level AOD | Floor to Floor | Retail (NIA m2) | Office (NIA m2) | Roof Garden Lobby (NIA m2) | Back of House / Service (NIA m2) | Terrace (NIA m2) | Roof top Terrace (NIA m2) | Total Roof Terrace (NIA m2) | Roof Top Plant (GIAm2) | | | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basement | B1 | 32800 | 3700 | | | | | | | | | | | | |
| Lower Ground | LG | 36500 | 1000 | 535 | 312 | | | | | | | | | 847 | 914 |
| Upper Ground | UG | 37500 | 3700 | 322 | | 71 | 313 | | | | | | | 706 | 933 |
| Office | 1 | 41200 | 3700 | | 1177 | | | | | | | | | 1177 | 1593 |
| Office | 2 | 44900 | 3700 | | 1743 | | | | | | | | | 1743 | 2165 |
| Office | 3 | 48600 | 3700 | | 1862 | | | | | | | | | 1862 | 2284 |
| Office | 4 | 52300 | 3700 | | 1813 | | | 45 | | | | | | 1813 | 2234 |
| Office | 5 | 56000 | 3700 | | 1819 | | | 45 | | | | | | 1819 | 2244 |
| Office | 6 | 59700 | 3700 | | 1589 | | | 276 | | | | | | 1589 | 2009 |
| Office | 7 | 63400 | 3700 | | 1858 | | | | 285 | | | | | 1858 | 2300 |
| Office | 8 | 67100 | 3700 | | 1742 | | | | 76 | | | | | 1742 | 2195 |
| Office | 9 | 70800 | 3980 | | 1643 | | | | 88 | | | | | 1643 | 2057 |
| Retail and Roof Terrace | 10 | 74780 | 4100 | 450 | | | | 365 | 778 | 1143 | | | | 450 | 872 |
| Plant | Plant | 78880 | 3000 | | | | | | | | 1185 | | | | 1185 |
| **Total m2** | | | | **1307** | **15558** | **71** | **313** | **731** | **1227** | **1143** | **1185** | | | **17249** | **22985** |
| **Total Sqft** | | | | **14063** | **167404** | **764** | **3368** | **7866** | **13203** | **12299** | **12751** | | | **185599** | **247319** |

## Amount 9.11

### St Michael's Accommodation Schedule

Pub

| Level Description | Overall Level | Level AOD | Floor to Floor | Retail (NIA m2) | Back of House (NIA m2) | | | | | | | | | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Half Basement | B1 | 34770 | 2330 | | 88 | | | | | | | | | 88 | 101 |
| Ground Floor | LG | 37100 | 2680 | 166 | | | | | | | | | | 166 | 181 |
| First Floor | 1 | 39780 | 2640 | 104 | | | | | | | | | | 104 | 116 |
| Second Floor | 2 | 42420 | 2640 | 65 | | | | | | | | | | 65 | 74 |
| **Total m2** | | | | **335** | **88** | | | | | | | | | **423** | **472** |
| **Total Sqft** | | | | **3605** | **947** | | | | | | | | | **4551** | **5079** |

Podium

| Level Description | Overall Level | Level AOD | Floor to Floor | Retail (NIA m2) | Hotel (NIA m2) | Residential (NIA m2) | Synagogue (NIA m2) | Conference (NIA m2) | Back of House (NIA m2) | Roof top total space (NIA m2) | | | | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lower Basement | B2 | 29700 | 3100 | | | | | | | | | | | | 2059 |
| Basement | B1 | 32800 | 3700 | | | | | | | | | | | | 4403 |
| Ground Level | UG | 36500 | 4700 | 479 | 119 | 87 | 212 | | 481 | | | | | 1378 | 1674 |
| Mezzanine | 0M | 37800 | 3400 | | | | | | | | | | | | 149 |
| Synagogue | 1 | 41200 | 3480 | | | | | | | 66 | | | | | 1623 |
| Synagogue/Hotel BOH | 2 | 44680 | 3810 | | | | | | 194 | | | | | 194 | 1431 |
| Hotel Spa | 3 | 48490 | 3850 | | 519 | | | | 250 | | | | | 769 | 1430 |
| Hotel Conference | 4 | 52340 | 3730 | | | | | 1596 | | | | | | 1596 | 2000 |
| Plant/Hotel BOH | 5 | 56070 | 3830 | | | | | | 350 | | | | | 350 | 1314 |
| Hotel Bar / Roof Garden | 6 | 59900 | 4525 | | 658 | | | | 42 | 676 | | | | 700 | 1352 |
| **Total m2** | | | | **479** | **1296** | **87** | **212** | **1596** | **1317** | **742** | | | | **4987** | **17435** |
| **Total Sqft** | | | | **5154** | **13945** | **936** | **2281** | **17173** | **14171** | **7984** | | | | **53660** | **187601** |

Block A and Tower

Block A is located to the west of the Site, it will be formed of 6 storeys which act as a podium for a new Tower consisting of an additional 34 storeys. The Block will include a mix of uses between levels 01 to 06; these will consist of food and beverage space, a new Manchester Reform Synagogue and the conference and spa facilities for a 5 star hotel. The Tower will then provide a mix of rooms for the hotel up to level 18 with the remaining levels providing a range of residential apartments. Level 06 of Block A will support the Skylobby of the Hotel and contain a roof garden. The included retail use will face the new public square created between the two blocks, whilst the Synagogue and Residential Apartments will each have a dedicated entrance opening onto Jackson's Row. The hotel will also have a public access directly from Jackson's Row. The existing Sir Ralph Abercromby pub will be kept to the south east of the block. Support spaces for the Synagogue, Hotel and Residential include car parking and bike storage provided with basement access on Bootle Street.

Retail

Retail use will be provided within Block A at two locations to the east of the Block. It will be directly accessible from the new public square.

Hotel

The hotel will contain 12 floors of guest rooms, with up to 18 rooms per floor. The Skylobby will be located on Level 06. There will be a total of up to 191 hotel rooms. The hotel has a drop off located along Jackson's Row with direct level access from the same point in to the ground level of the hotel where the entrance lobby and reception are located. The hotel spa/gym facilities are located at Levels 02/03. The conference centre is located at Level 04 and includes a flexible ballroom/function space, pre-function support spaces and a range of meeting rooms.

Residential

In the Tower, 22 floors from Levels 19 to 40 will contain up to 181 residential apartments.

## Amount 9.11

### St Michael's Accommodation Schedule

Tower

| Level Description | Overall Level | Level AOD | Floor to Floor | Hotel Rooms (28-34m2) | Hotel Rooms Accessible (40m2) | Hotel Suite (63-78m2) | Hotel Suite (112m2) | | | | | | Units Per Floor (no.) | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hotel Rooms | 7 | 64425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 8 | 67425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 9 | 70425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 10 | 73425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 11 | 76425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 12 | 79425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 13 | 82425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 14 | 85425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 15 | 88425 | 3000 | 14 | 2 | 1 | | | | | | | 17 | 591 | 972 |
| Hotel Rooms | 16 | 91425 | 3000 | 7 | 2 | 3 | 1 | | | | | | 13 | 611 | 972 |
| Hotel Rooms | 17 | 94425 | 3000 | 6 | 2 | 2 | 2 | | | | | | 12 | 614 | 972 |
| Hotel Rooms | 18 | 97425 | 3600 | 9 | 2 | 1 | 1 | | | | | | 13 | 583 | 972 |
| **Total m2** | | | | **148** | **24** | **15** | **4** | | | | | | **191** | **7127** | **11664** |
| **Total Sqft** | | | | | | | | | | | | | | **76687** | **125505** |

Tower

| Level Description | Overall Level | Level AOD | Floor to Floor | Type A Studio (38m2) | Type B 1 Bed (52m2) | Type C 2 Bed (80m2) | Type D 2 Bed (88m2) | Type E 2 Bed (85m2) | Type F 2 Bed (124m2) | Type G 3 Bed (221m2) | Penthouse (m2) | | Units Per Floor (no.) | NIA (m2) | GIA (m2) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential 1 & 2 Beds | 19 | 101025 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 682 | 927 |
| Residential 1 & 2 Beds | 20 | 104125 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 1 & 2 Beds | 21 | 107225 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 1 & 2 Beds | 22 | 110325 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 1 & 2 Beds | 23 | 113425 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 1 & 2 Beds | 24 | 116525 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 1 & 2 Beds | 25 | 119625 | 3100 | 4 | 4 | 2 | 2 | | | | | | 12 | 695 | 927 |
| Residential 2 Beds | 26 | 122725 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 27 | 125825 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 28 | 128925 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 29 | 132025 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 30 | 135125 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 31 | 138225 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 32 | 141325 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 33 | 144425 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 34 | 147525 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 Beds | 35 | 150625 | 3100 | | | 2 | 2 | 4 | | | | | 8 | 713 | 927 |
| Residential 2 & 3 Beds | 36 | 153725 | 3100 | | | | | | 2 | 2 | | | 4 | 709 | 893 |
| Residential 2 & 3 Beds | 37 | 156825 | 3100 | | | | | | 2 | 2 | | | 4 | 709 | 893 |
| Residential 2 & 3 Beds | 38 | 159925 | 3100 | | | | | | 2 | 2 | | | 4 | 709 | 893 |
| Residential 2 & 3 Beds | 39 | 163025 | 3250 | | | | | | 2 | 2 | | | 4 | 709 | 893 |
| Residential Penthouse | 40 | 166275 | 3025 | | | | | | | | 1 | | 1 | 770 | 899 |
| Residential Penthouse | 40M | 169300 | 3325 | | | | | | | | | | | | 212 |
| **Total m2** | | | | **28** | **28** | **34** | **34** | **40** | **8** | **8** | | | **181** | **15588** | **20442** |
| **Total Sqft** | | | | | | | | | | | | | | **167727** | **219956** |

### Block B

Block B is located to the east of the Site. It comprises the retention of the Portland Stone building of the former Police Station which fronts on to Southmill Street, and a new-build development which will be 10 storeys high, with a partial 11th floor and plant level. The new block's principle use will be for commercial office, with dual aspect floor plates located from Plan Levels 01 through to 09. The entrance for the office space will open onto the new public square whilst the remainder of the ground floor will consist of food and beverage units opening onto the street level public square, Jackson's Row and Bootle Street. The publicly accessible roof terrace at Plan Level 10 will be accessed by lift via a dedicated, public entrance direct from Jackson's Row. The renovated police station will be integrated into the office floorplates.

### Retail/Restaurant/Bars

Retail, restaurant and bar use will also be provided within Block B at three locations. To the north of the block there will be one unit, accessible via the new public square, and the other at the south of the block will also be accessible via the new public square. A top floor bar and restaurant will be provided above the existing Police Station. This location provides views over Manchester Town Hall and the City beyond.

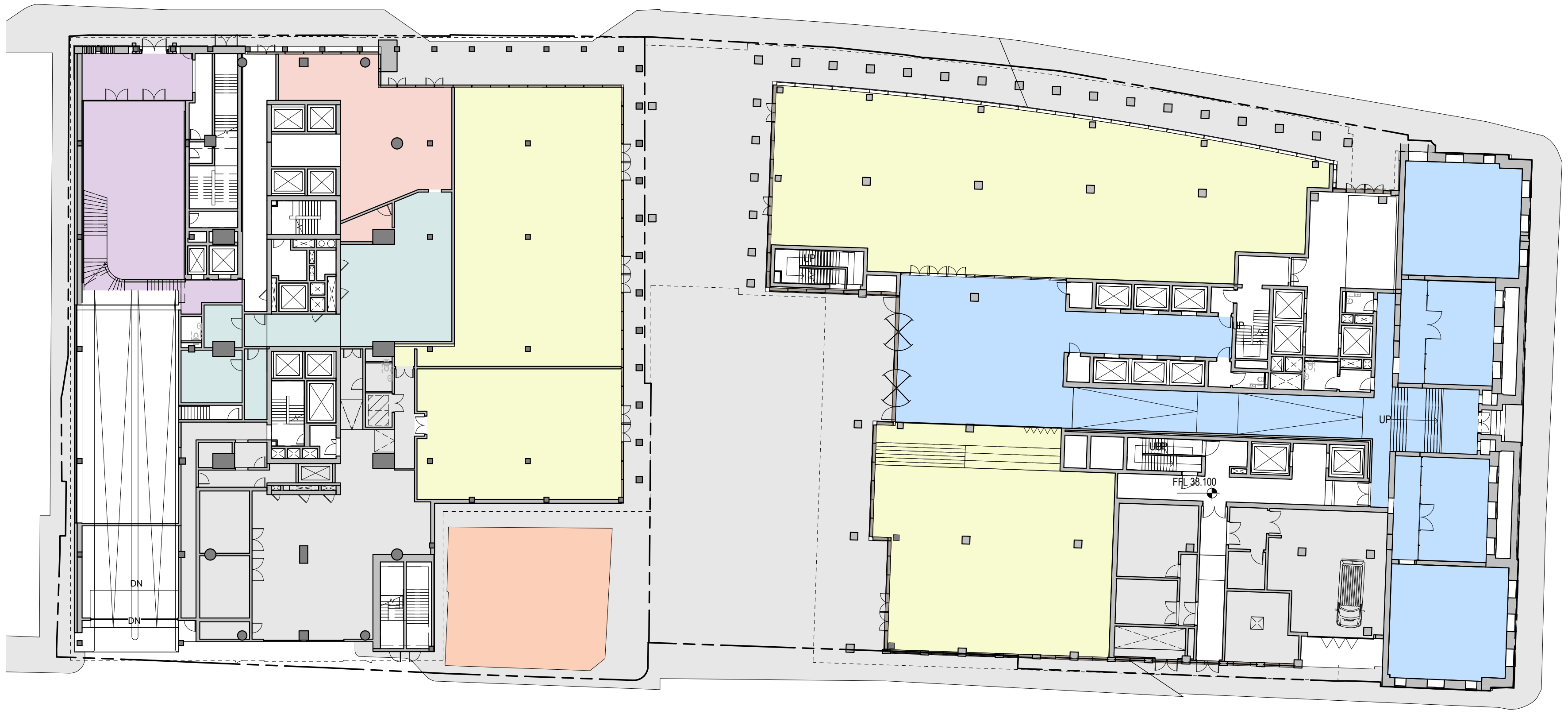
### Office

Within Block B, there will be a ground entrance accessible to the new public square with 9 levels of office space above (Plan Levels 01 to 09). Additional access is provided from Southmill Street, creating an interior connection through the former Police Headquarters to the public square. Each level will be capable of multi-tenancy splits. Each office floor will have WC and lift facilities for office users provided in accordance with British Council for Offices (BCO) guide to specification.

# Drawings

**Layout**

Ground Level (00)



Within this plan the ground level footprints of both blocks can be seen showing the circulation route from north to south of the Site. Open space with landscaping and seating will create the south facing square in the centre of the site, which will be an area of public open space.

Block A to the west of the site will contain, moving clockwise from the north west corner, secure entrances to the synagogue and residential apartments along Jackson's Row, both will lead to ground floor lobbies and connect with separate secure lift/stair access. The hotel entrance will be to the north of the block this will house a reception area and access to lifts and stairs. The east of the block will house retail space also opening onto the new public square. The Sir Ralph Abercromby pub will remain at the south east corner of the block with substation/deliveries and car park having access routes from Bootle Street to the south of the block. The west of the block will contain a plant room. The delivery strategy is discussed in more detail in the access and servicing section, later in this report.

The hotel reception area is linked to a residential concierge area which includes a secure access controlled point to the residential lifts. Residents can then choose to access the building via the dedicated secure residential entrance or via the manned hotel lobby, from which they can access hotel facilities.

Block B to the east of the public square contains ground floor retail accommodation to each side of the main entrance to a new Grade A office building. Retail units at ground level are accessed directly from the new public square. The office entrance area will be connected to retail units with a secure line providing access controls to the office lifts.

The Portland Stone element of the Police Station fronting Southmill Street is retained and integrated into the office building. A recessed glazed link forms a negative slot between the new office building and retained police station, and contains a delivery bay from Bootle Street and a dedicated entrance to the roof top venue from Jackson's Row. Three large lifts directly serve the roof level.

🟪 Synagogue
🟥 Hotel
🟦 Office
🟨 Retail
🟩 Residential
🟧 Pub

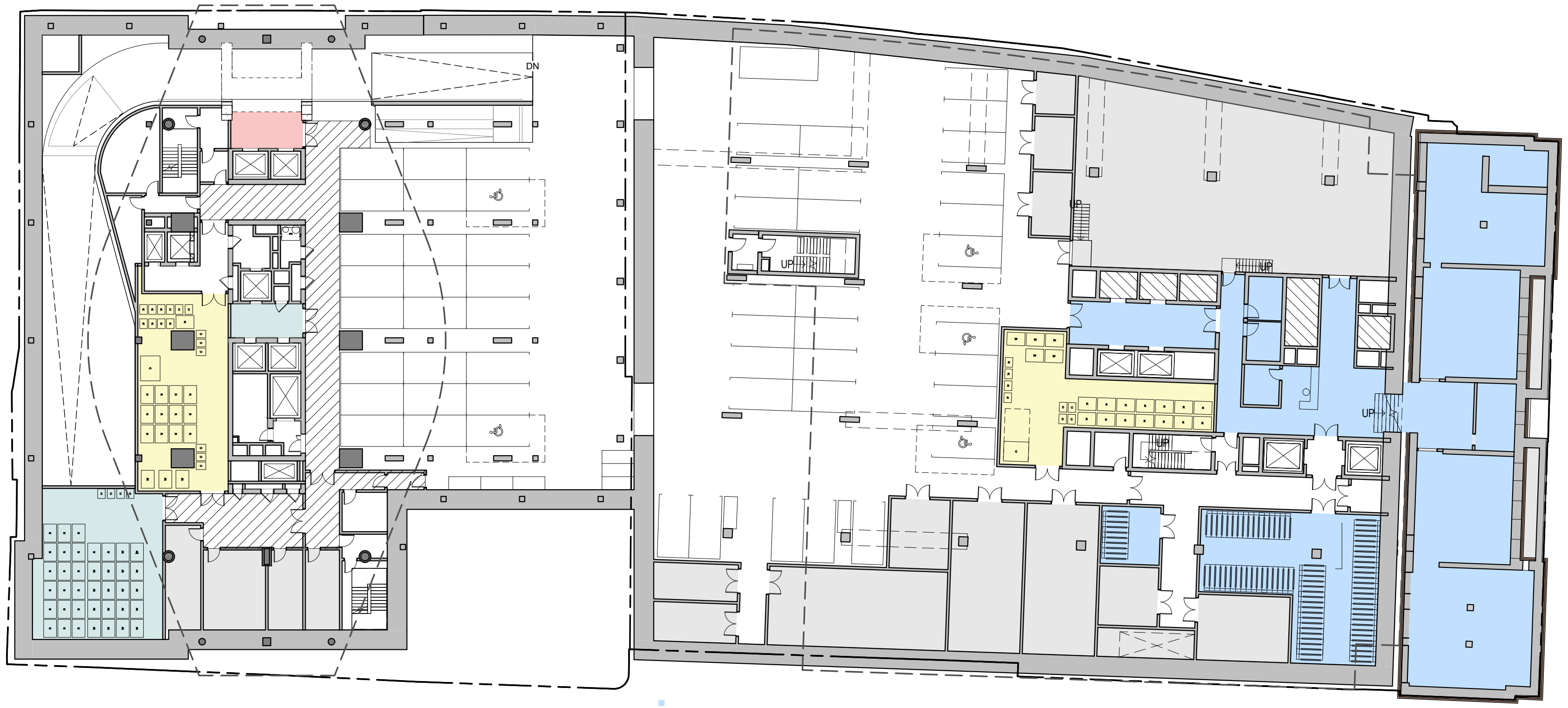
## Drawings

### Layout

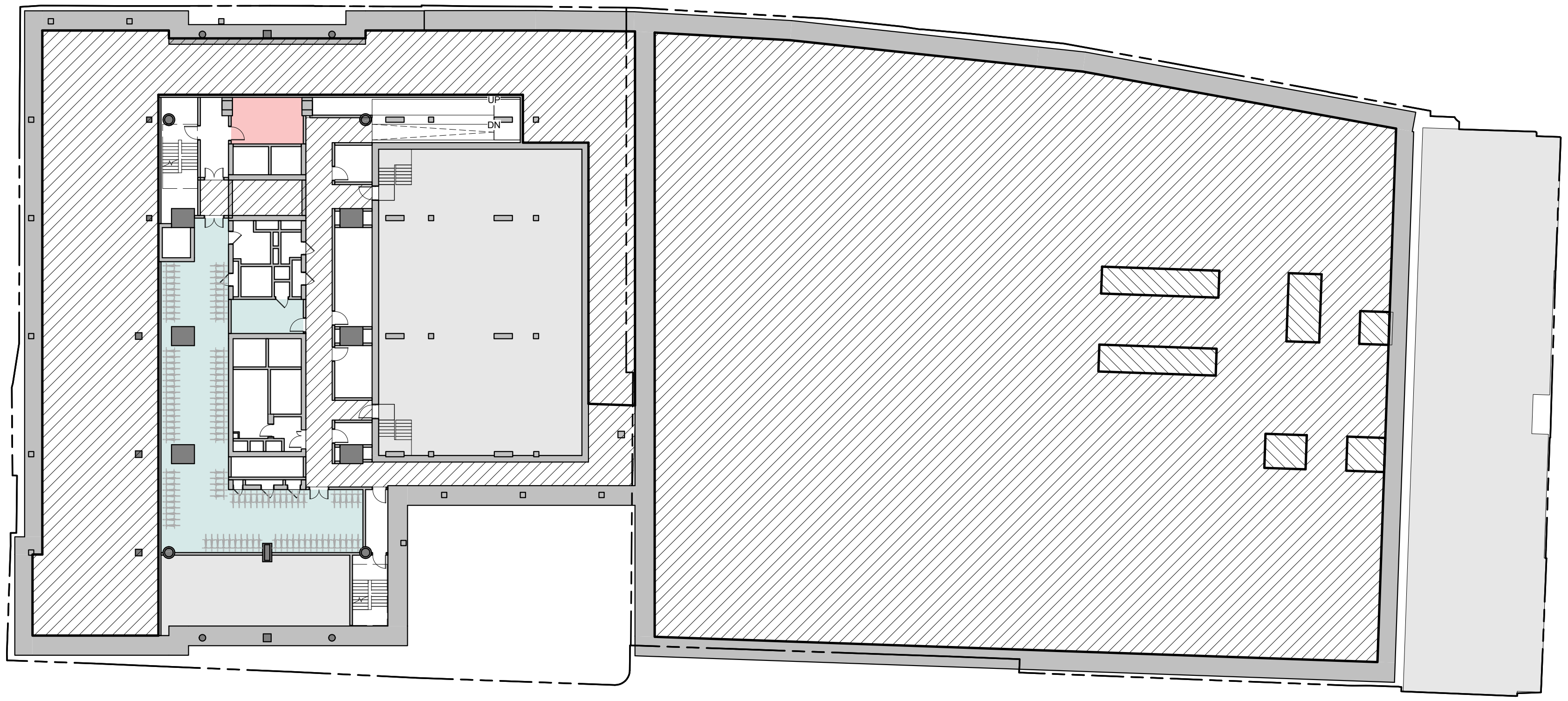
Basement Level

The Basement B1 Floor Level has ramped access to the Bootle Street exit on the south west of the site and extends below ground across the entirety of the site. The main body of the level houses car parking spaces with ramped access to the lower Basement Levels, which contain additional car parking spaces. In the west of the floor are bins and cycle storage for the hotel and residential apartments. To the east is cycle storage for office users as well as a series of plant rooms. The basement level of the former police headquarters provides changing facilities and showers for users of the office building.

The Basement B2 Level has parking spaces for additional cycles, as well as storage and tank rooms.

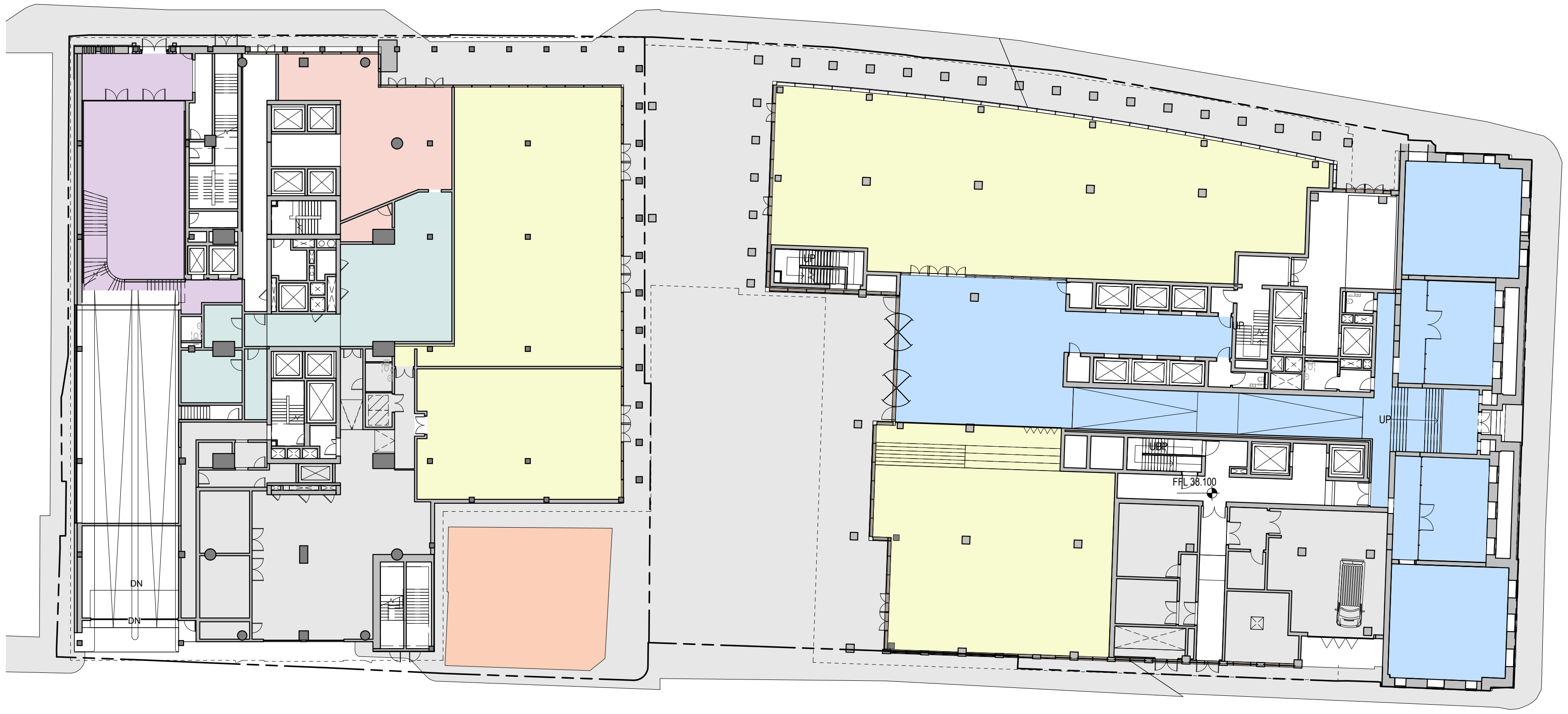


*Basement Level B1 Plan 1:600*

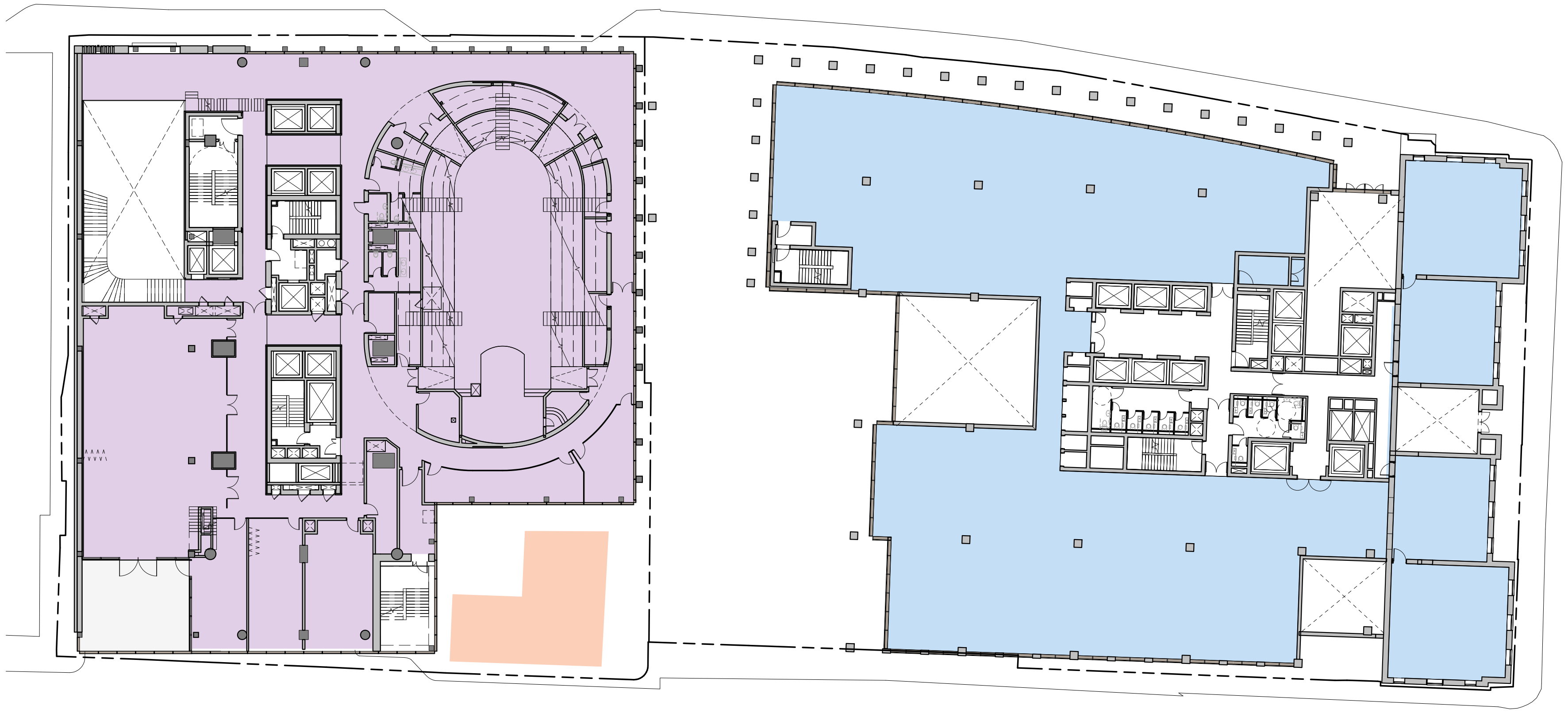


*Basement Level B2 Plan 1:600*

🟪 Synagogue
🟥 Hotel
🟦 Office
🟨 Retail
🟩 Residential
🟧 Pub



*Ground Level 00 Plan  1:600*



*Level 01 Plan  1:600*

## Drawings

### Layout

Ground Level (00)

Block A contains entrances for the Synagogue, Hotel, and Residential programs with access from Jackson's Row, as well as access to the basement levels from Bootle Street. Retail Units are accessed from the public plaza.

Block B contains entrances for the Office Lobby and retail units from the public plaza.

The Sir Ralph Abercromby, the existing pub, can be accessed from Bootle Street.

### Layout

Level 01

Block A contains the Main Lobby, Hall, W.C Facilities and Offices for the synagogue as well as the lower level to the synagogue sanctuary. To the south east is the upper floor to the Sir Ralph Abercromby pub.

Block B contains high ceilings for the retail units, and a double height lobby for the Office block and office accommodation. The former Police Headquarters is incorporated into the office space.

🟪 Synagogue
🟥 Hotel
🟦 Office
🟨 Retail
🟩 Residential
🟧 Pub

# In Detail

11.0

## Hotel

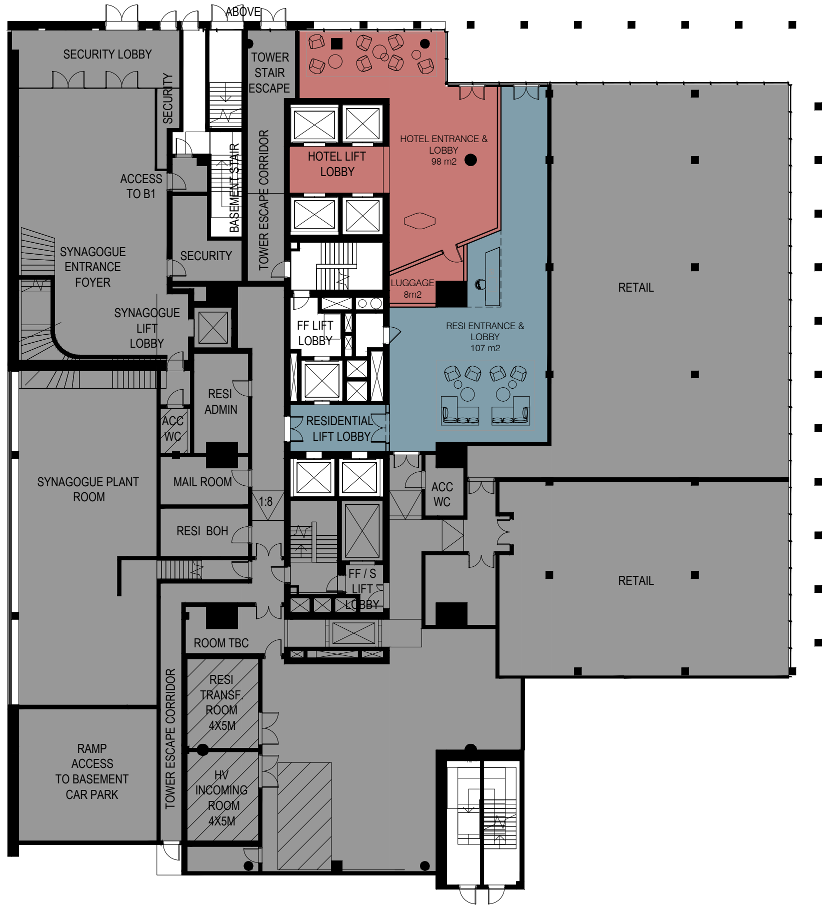
11.1

The Hotel is located to the West of the site and extends at interval points from Basement to Level 18. The hotel has a dedicated entrance from Jackson's Row where users can access all of the facilities via the allocated lifts. Facilities located within the podium include lobby/check-in, spa, hotel lounge/living area, and bar/restaurant. The hotel has a sky lobby and roof garden on the 6th floor of the podium. The tower element continues above this and houses hotel rooms on the twelve floors above the podium.

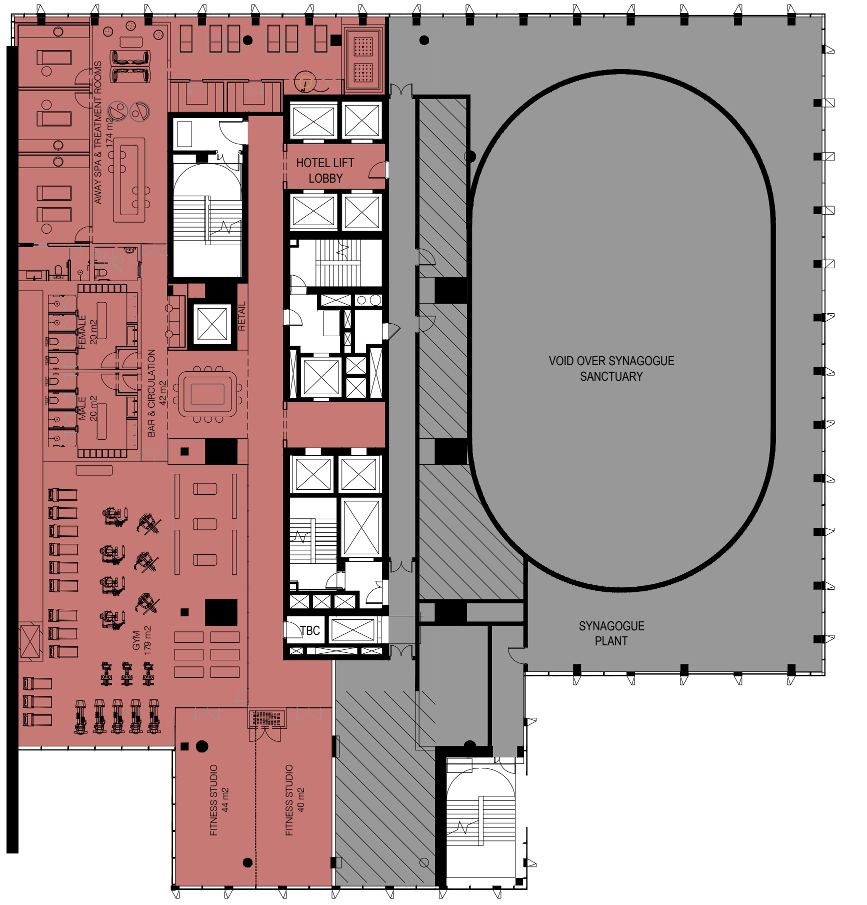
The building consists of 40 floors containing hotel and residential accommodation including a spa and conference facilities. The hotel occupies the lower levels of the building and contains up to 191 keys over 12 levels.

The hotel will share an entrance with the residents at ground floor level, this will be a managed entrance with full time concierge. This will allow residents to share benefits with the hotel guests and get the most out of the hotel's facilities.

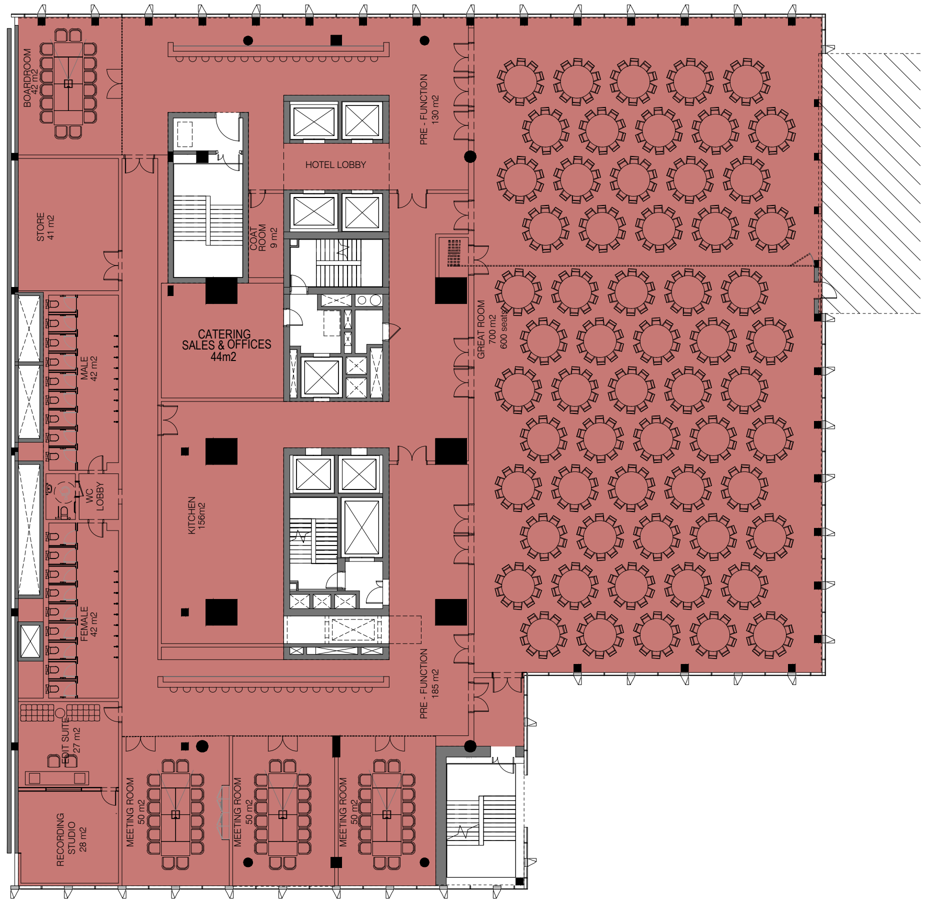
There will be a provision of accessible guest rooms within each hotel level, these are defined as rooms over 36m2 with room for a 1500mm turning circle entrance. All corridor widths in the hotel will be 1500mm.


ABOVE
SECURITY LOBBY
SECURITY
TOWER STAIR ESCAPE
HOTEL ENTRANCE & LOBBY 98 m2
HOTEL LIFT LOBBY
ACCESS TO B1
BASEMENT STAIR
TOWER ESCAPE CORRIDOR
SYNAGOGUE ENTRANCE FOYER
SECURITY
LUGGAGE 8m2
SYNAGOGUE LIFT LOBBY
FF LIFT LOBBY
RESI ENTRANCE & LOBBY 107 m2
RETAIL
RESI ADMIN
ACC WC
RESIDENTIAL LIFT LOBBY
SYNAGOGUE PLANT ROOM
MAIL ROOM
1:8
ACC WC
RESI BOH
FF / S LIFT LOBBY
RETAIL
ROOM TBC
RESI TRANSF. ROOM 4X5M
RAMP ACCESS TO BASEMENT CAR PARK
TOWER ESCAPE CORRIDOR
HV INCOMING ROOM 4X5M

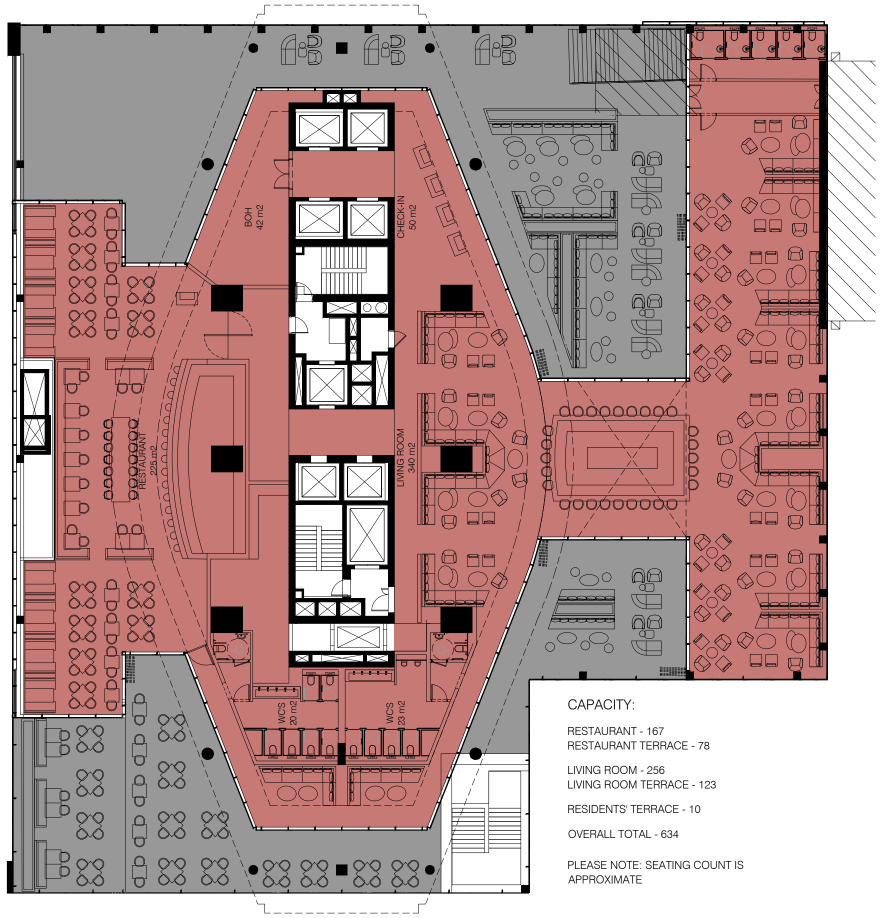
**LEVEL 00**


AWAY SPA & TREATMENT ROOMS 174 m2
HOTEL LIFT LOBBY
RETAIL
FEMALE 20 m2
MALE 20 m2
BAR & CIRCULATION 42 m2
VOID OVER SYNAGOGUE SANCTUARY
GYM 179 m2
TBC
SYNAGOGUE PLANT
FITNESS STUDIO 44 m2
FITNESS STUDIO 40 m2

**LEVEL 03**


BOARDROOM 42 m2
PRE - FUNCTION 130 m2
HOTEL LOBBY
STORE 41 m2
COAT ROOM 9 m2
GREAT ROOM 700 m2 600 seats
CATERING SALES & OFFICES 44m2
MALE 42 m2
WC LOBBY
KITCHEN 156m2
FEMALE 42 m2
PRE - FUNCTION 185 m2
EDIT SUITE 27 m2
RECORDING STUDIO 28 m2
MEETING ROOM 50 m2
MEETING ROOM 50 m2
MEETING ROOM 50 m2

**LEVEL 04**


BOH 42 m2
CHECK-IN 50 m2
RESTAURANT 225 m2
LIVING ROOM 340 m2
WC'S 20 m2
WC'S 23 m2

CAPACITY:

RESTAURANT - 167
RESTAURANT TERRACE - 78

LIVING ROOM - 256
LIVING ROOM TERRACE - 123

RESIDENTS' TERRACE - 10

OVERALL TOTAL - 634

PLEASE NOTE: SEATING COUNT IS APPROXIMATE

**LEVEL 06**

**Ground**
Hotel & Residential Entrances & Lift Lobbies

**Level 03**
Away Spa & Treatment Rooms
Gym & Fitness Studios

**Level 04**
Great Room & Pre-Function, 4 Meeting Rooms, Recording Studio, Catering & Sales Office, Kitchen

**Level 06**
Hotel Check-in, Living Room & Restaurant

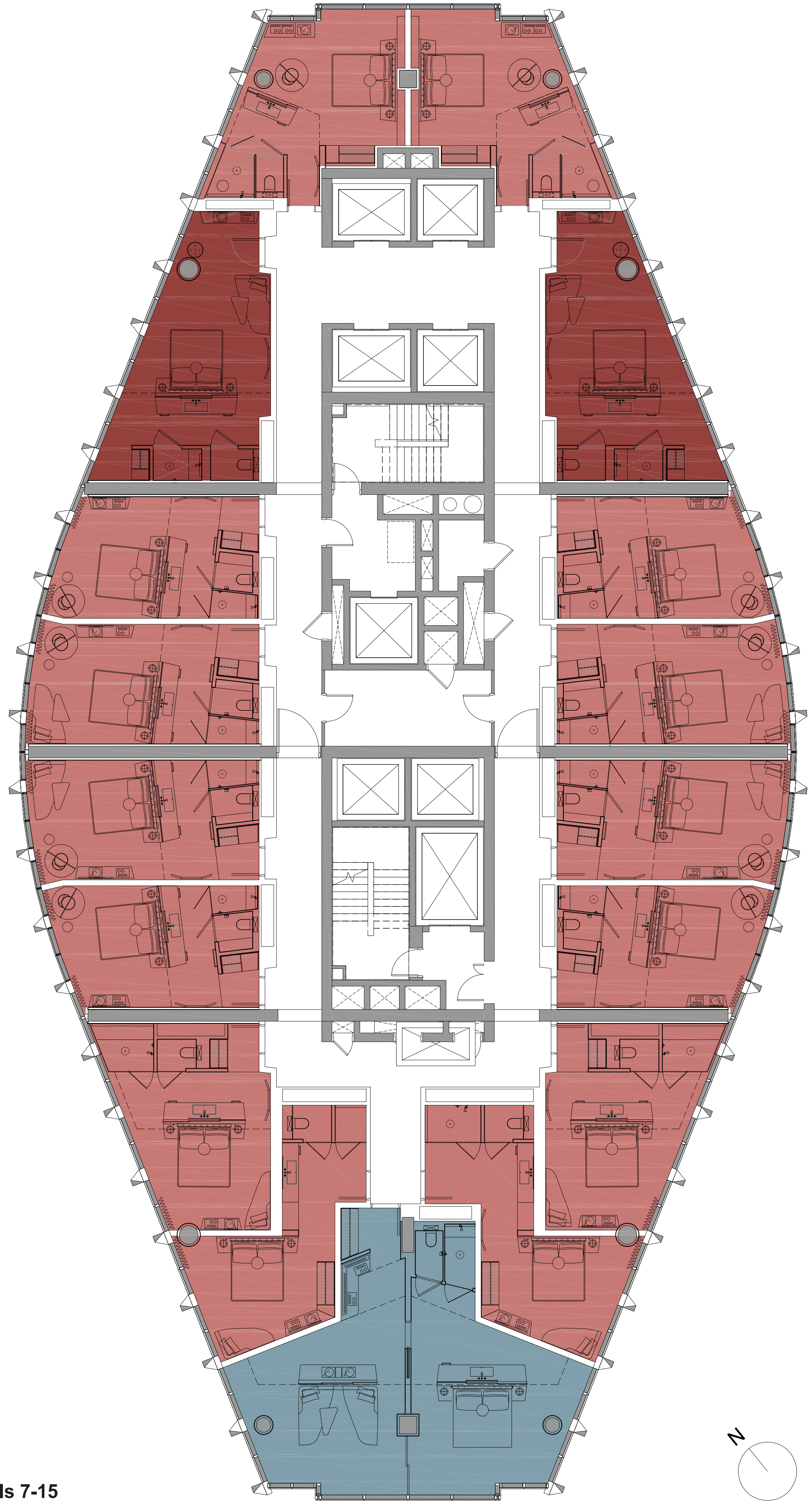
## Hotel 11.1

Layout

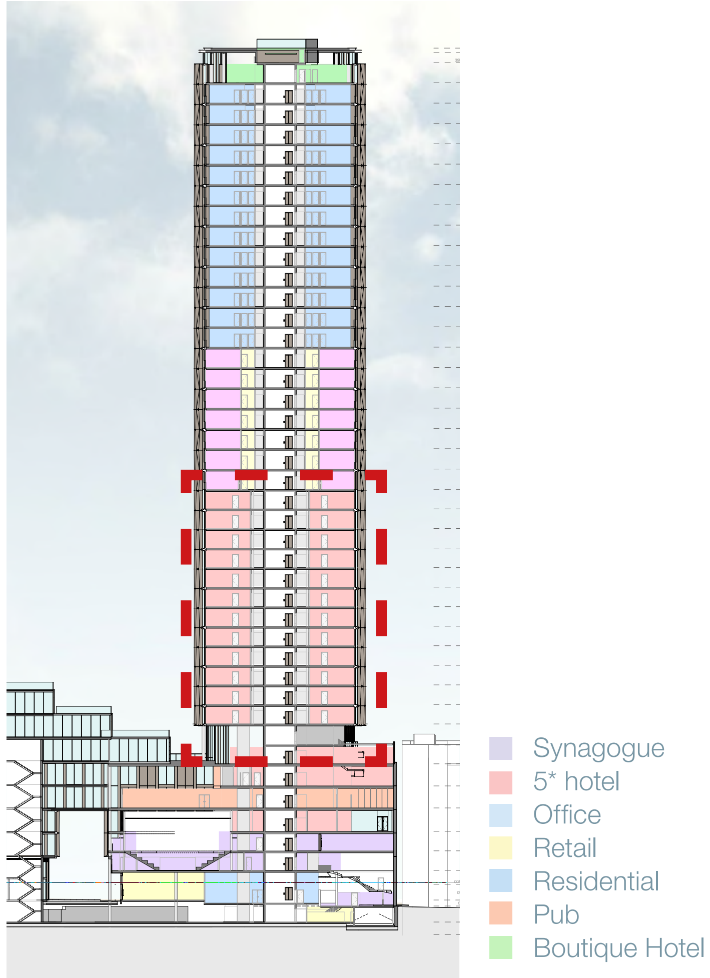
Tower - Typical Hotel Upper

The typical Hotel layout contains 17 guest rooms on the floor. There are hotel lifts and stair access within the tower, as well as service lifts and storage facilities.

Guest Rooms are found on levels 07-18.



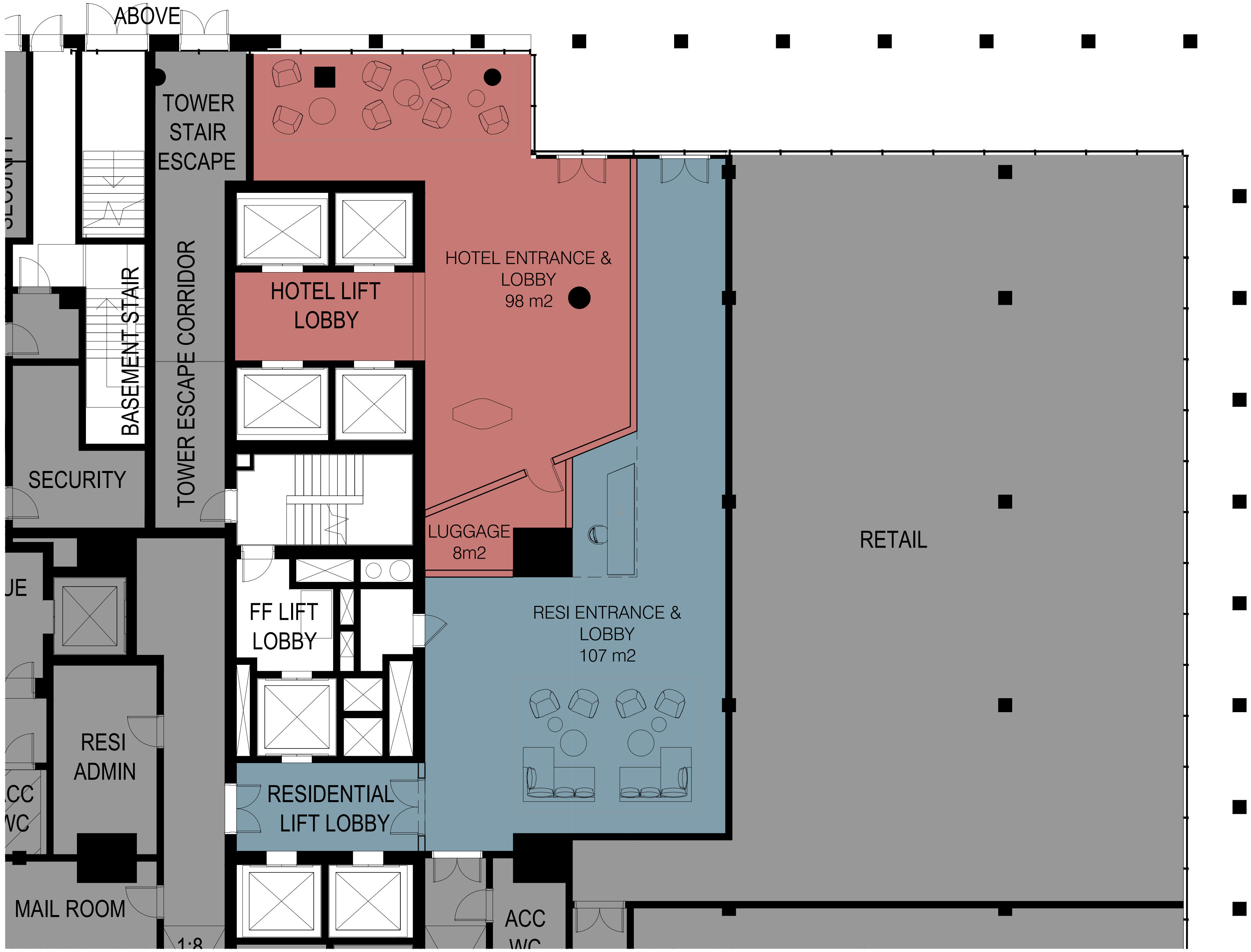
Typical Hotel Floor - Levels 7-15


Synagogue
5* hotel
Office
Retail
Residential
Pub
Boutique Hotel

## Residential 11.2

There are two separate entrances for residents off Jackson's Row. The first is a dedicated residents' entrance which leads directly to the dedicated residents' lifts. It is a private and secure entrance.

The second is a shared entrance with the hotel that allows the resident to take advantage of the hotel's facilities in the manner of a guest. There is a manned concierge desk where someone can receive and store parcels/post as well as a secure door that leads directly to the residents' lifts if required.


ABOVE
TOWER STAIR ESCAPE
HOTEL LIFT LOBBY
HOTEL ENTRANCE & LOBBY 98 m2
BASEMENT STAIR
TOWER ESCAPE CORRIDOR
SECURITY
LUGGAGE 8m2
RETAIL
UE
FF LIFT LOBBY
RESI ENTRANCE & LOBBY 107 m2
RESI ADMIN
CC
VC
RESIDENTIAL LIFT LOBBY
MAIL ROOM
1:8
ACC WC

Residential & Hotel Entrances - Level 00

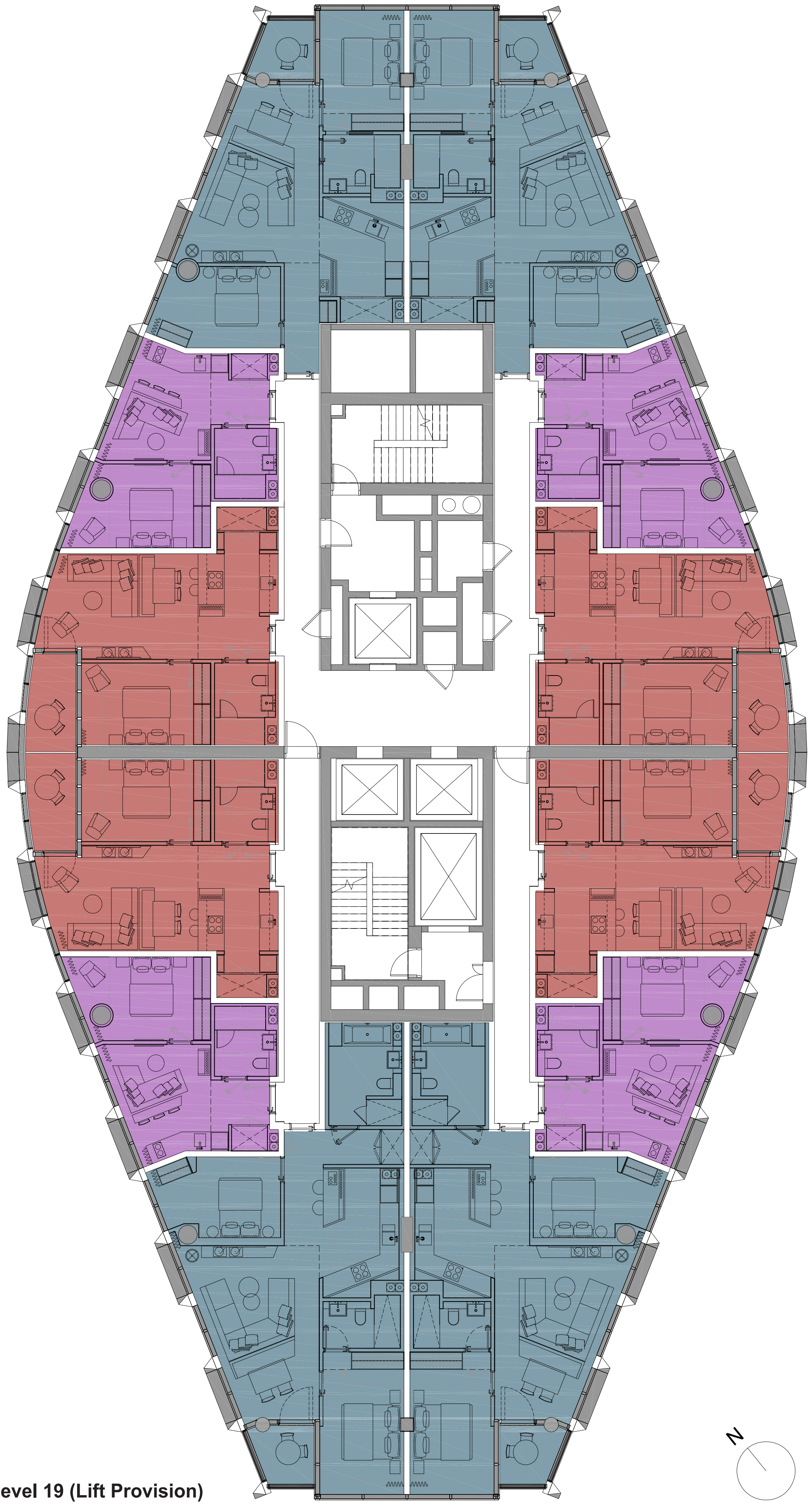
## Residential 11.2

Layout

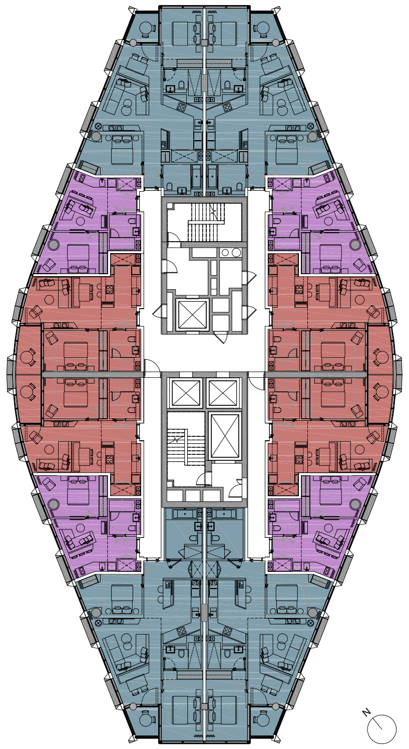
Tower - Typical Residential Upper

The first typical residential layout contains 4 studio apartments, 4 one bedroom apartments and 4 two bed apartments. The 4 one bedroom apartments each contain an associated balcony. The area is serviced with associated stairs, lift and bin chute.

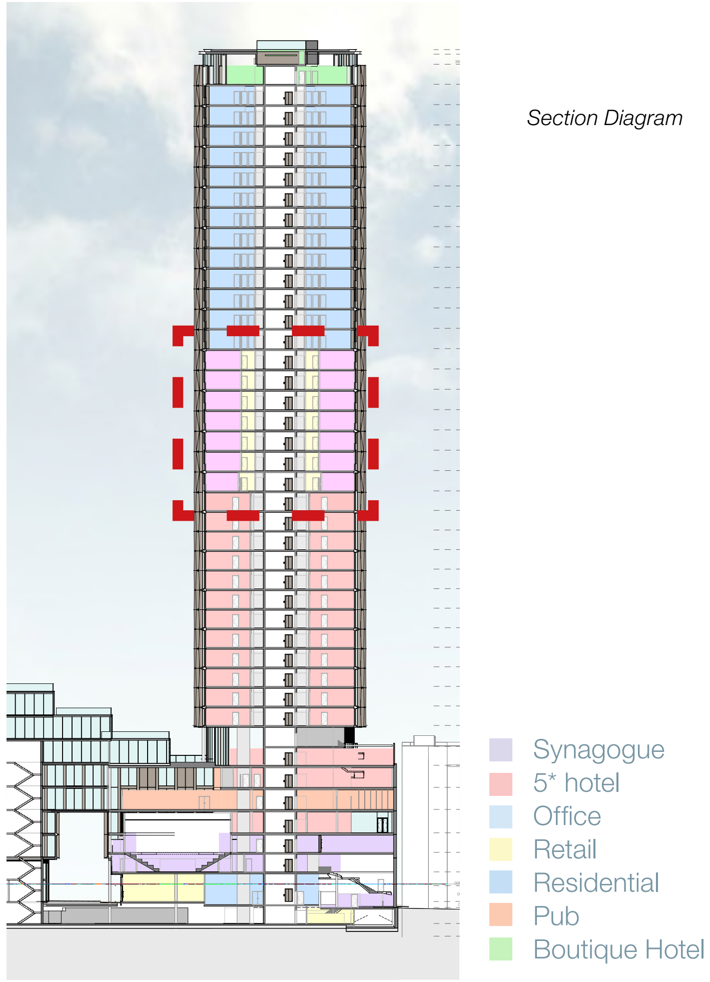
On level 19 the 2 two bed apartments to the north of the tower will be slightly smaller due to accommodating the final overrun off the hotel lifts. The standard repeating floor plan which runs from levels 20 to 25 is the same as 19 except two apartments which extend to include the former lift overrun.

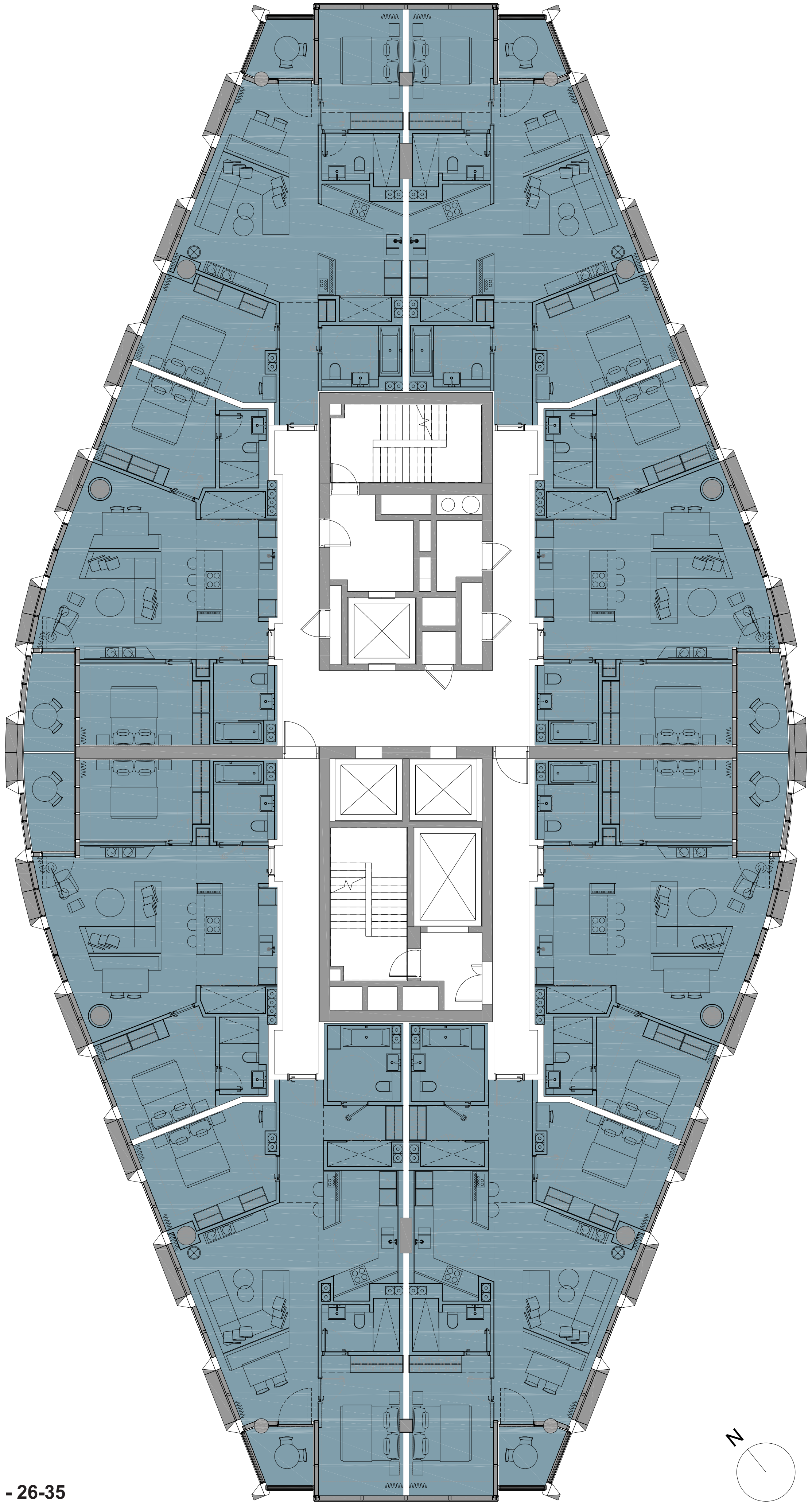


**Residential 1 & 2 Beds - Level 19 (Lift Provision)**

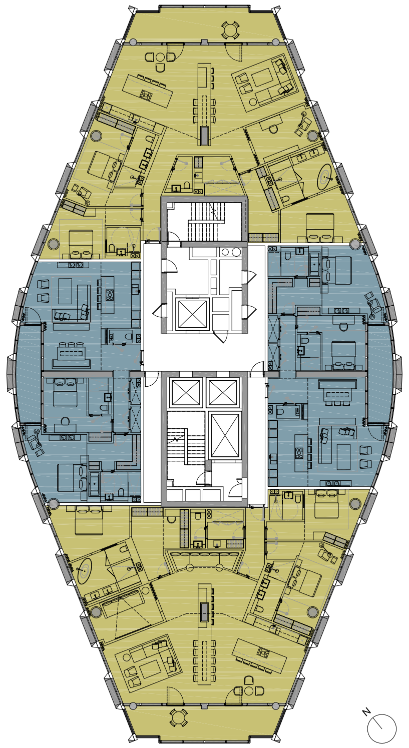


**Residential 1 & 2 Beds**
**Levels 20-25 (Lift Provision)**


Section Diagram
Synagogue
5* hotel
Office
Retail
Residential
Pub
Boutique Hotel



**Residential 2 Beds Levels - 26-35**



**Residential 2 & 3 Beds
Levels 36-39**

## In Detail 11.0

### Residential 11.2

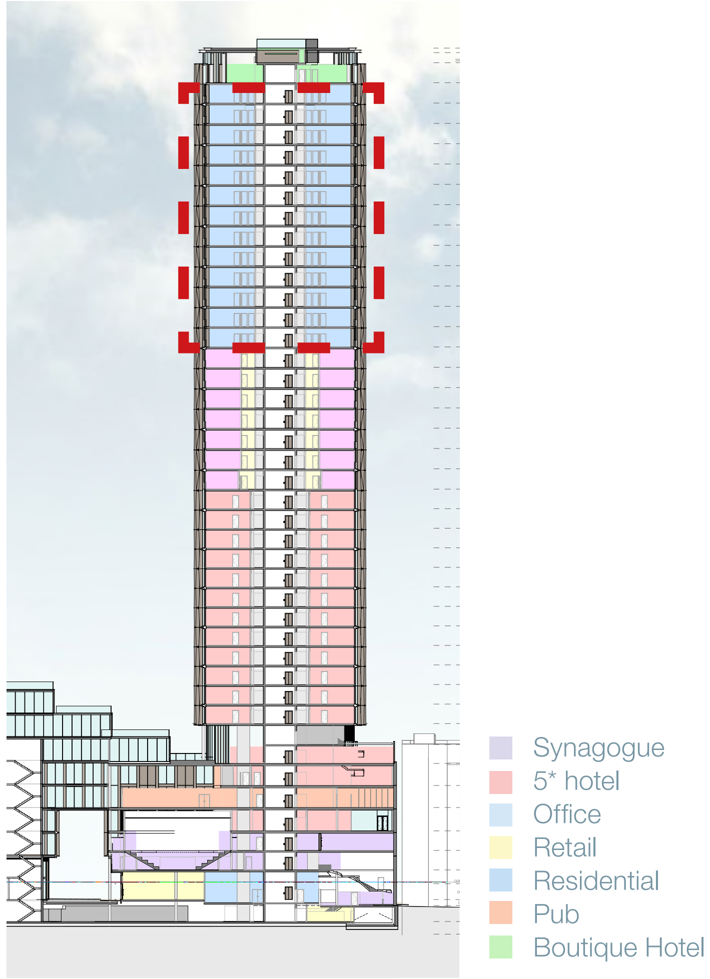
Layout

Tower - Typical Residential Upper

The second typical residential layout has 8 two bedroom apartments with each providing a balcony space. The area is serviced with associated stairs, lift and bin chute.

This layout runs between levels 26-35 with each layout exactly the same as the others.

Floors 36-39 have 2 two bedroom apartments and 2 three bedroom apartments with enlarged terraces.


Synagogue
5* hotel
Office
Retail
Residential
Pub
Boutique Hotel

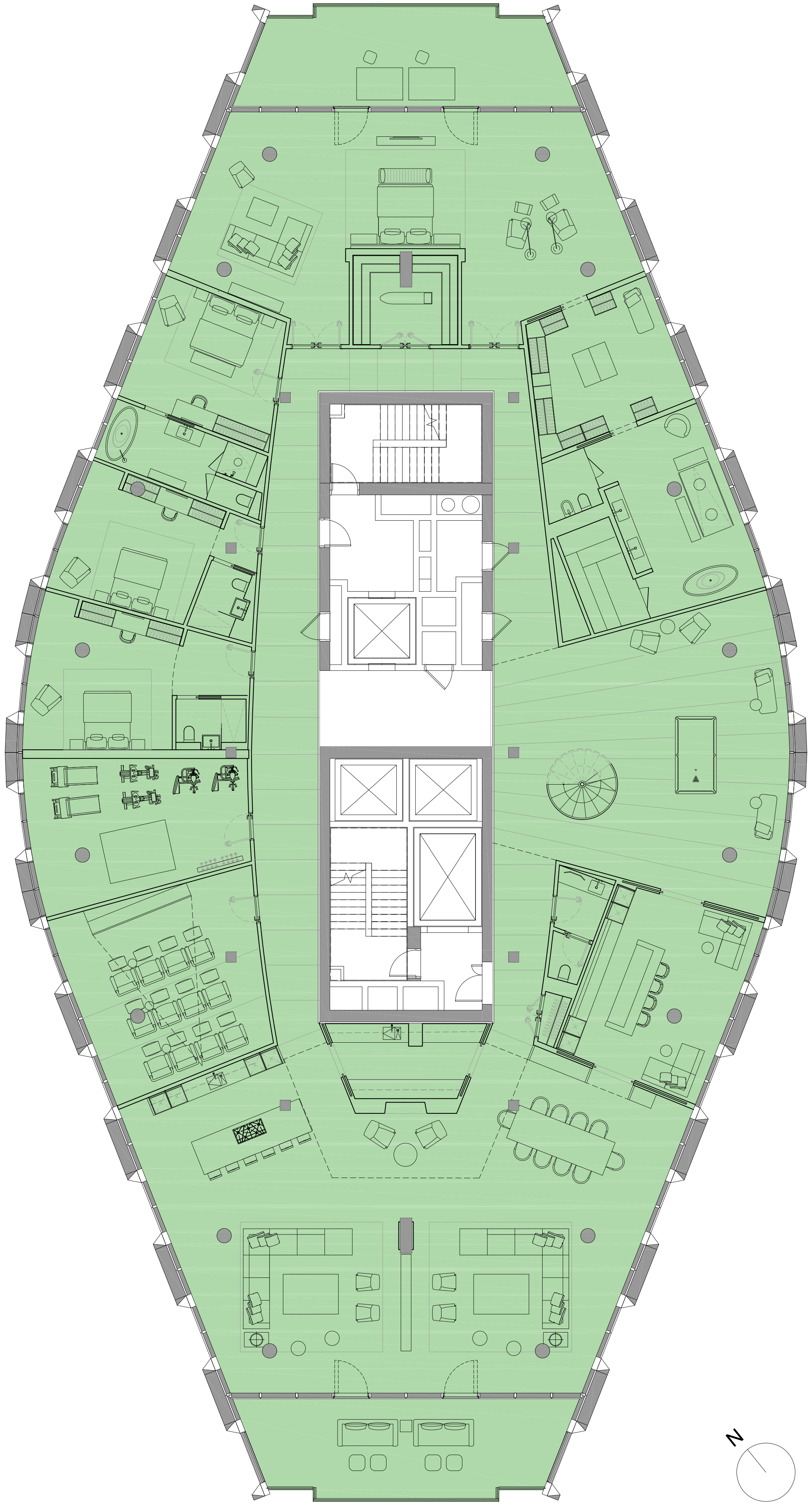
## Layout

## Tower - Penthouse

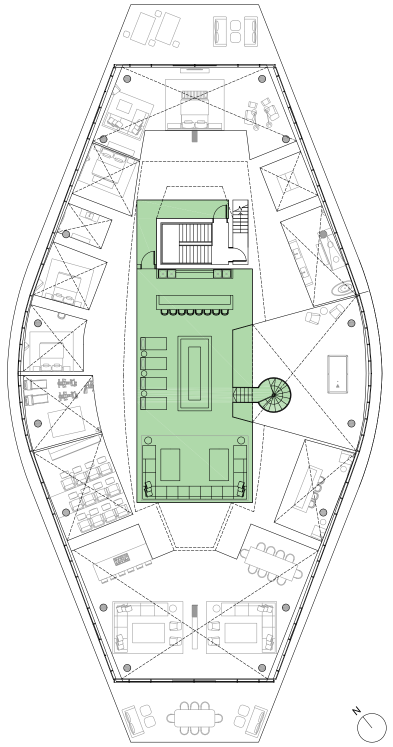
The Penthouse is split over a two levels one acting as a mezzanine level.

The first level contains the penthouse apartment across the entire floor, with associated stair and lift access. There are outdoor terraces at the extreme ends of the apartment.

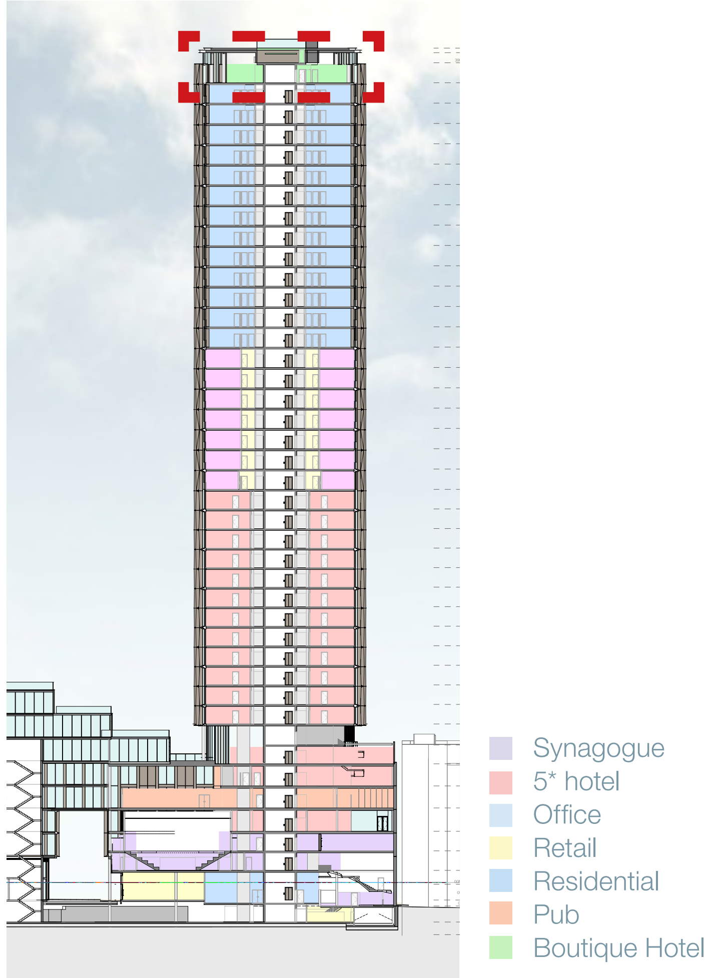
The mezzanine level contains leisure and additional living space for the penthouse apartment, with associated stair access. It has 360 degree views.

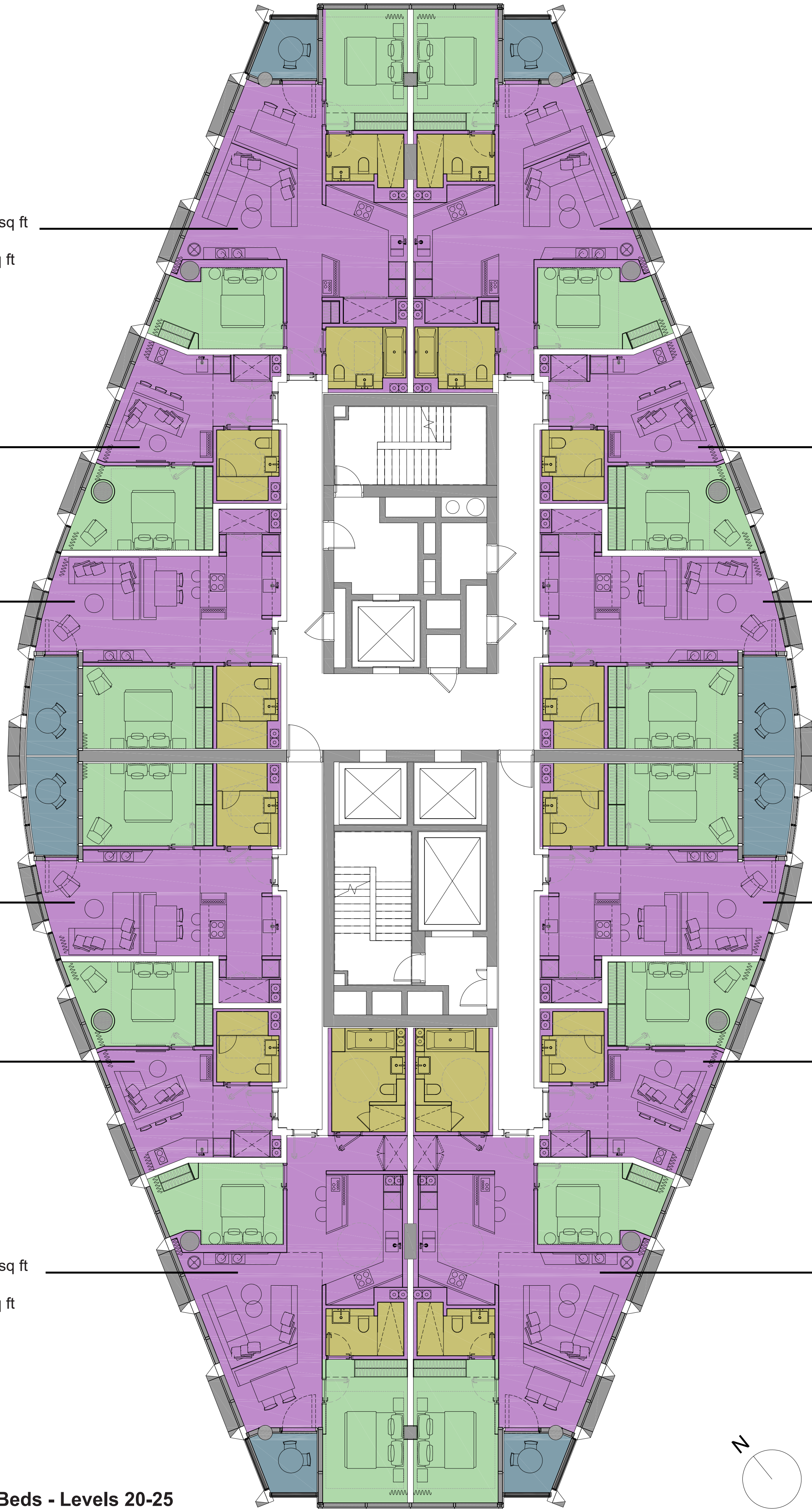


Penthouse - Level 40



Penthouse Mezzanine


Synagogue
5* hotel
Office
Retail
Residential
Pub
Boutique Hotel



**Type C - Two Bed**
Living: 38.7m2 / 416 sq ft
Bedroom 1: 11.8m2 / 127 sq ft
En Suite Bathroom 1: 4.4m2 / 47 sq ft
Bedroom 2: 11.2m2 / 120 sq ft
Family Bathroom 2: 5.3m2 / 57 sq ft

Type C - Two Bed

**Type A - One Bed Studio**
Living: 16.4m2 / 176 sq ft
Bedroom: 13.1m2 / 141 sq ft
Bathroom: 4.7m2 / 50 sq ft

Type A - One Bed Studio

**Type B - One Bed**
Living: 30.0m2 / 322 sq ft
Bedroom: 12.4m2 / 133 sq ft
Bathroom: 5.4m2 / 58 sq ft

Type B - One Bed

Type B - One Bed

Type B - One Bed

Type A - One Bed Studio

Type A - One Bed Studio

**Type D - Two Bed**
Living: 43.3m2 / 466 sq ft
Bedroom 1: 14.2m2 / 152 sq ft
En Suite Bathroom 1: 4.4m2 / 47 sq ft
Bedroom 2: 11.2m2 / 120 sq ft
Family Bathroom 2: 8.8m2 / 94 sq ft

Type D - Two Bed

**Typical Residential 1 & 2 Beds - Levels 20-25**

## Residential 11.2

Layout

Typical Apartment Layouts

Apartment Areas

Type A (Area)- 37.9 sqm

Type B (Area)- 52.0 sqm

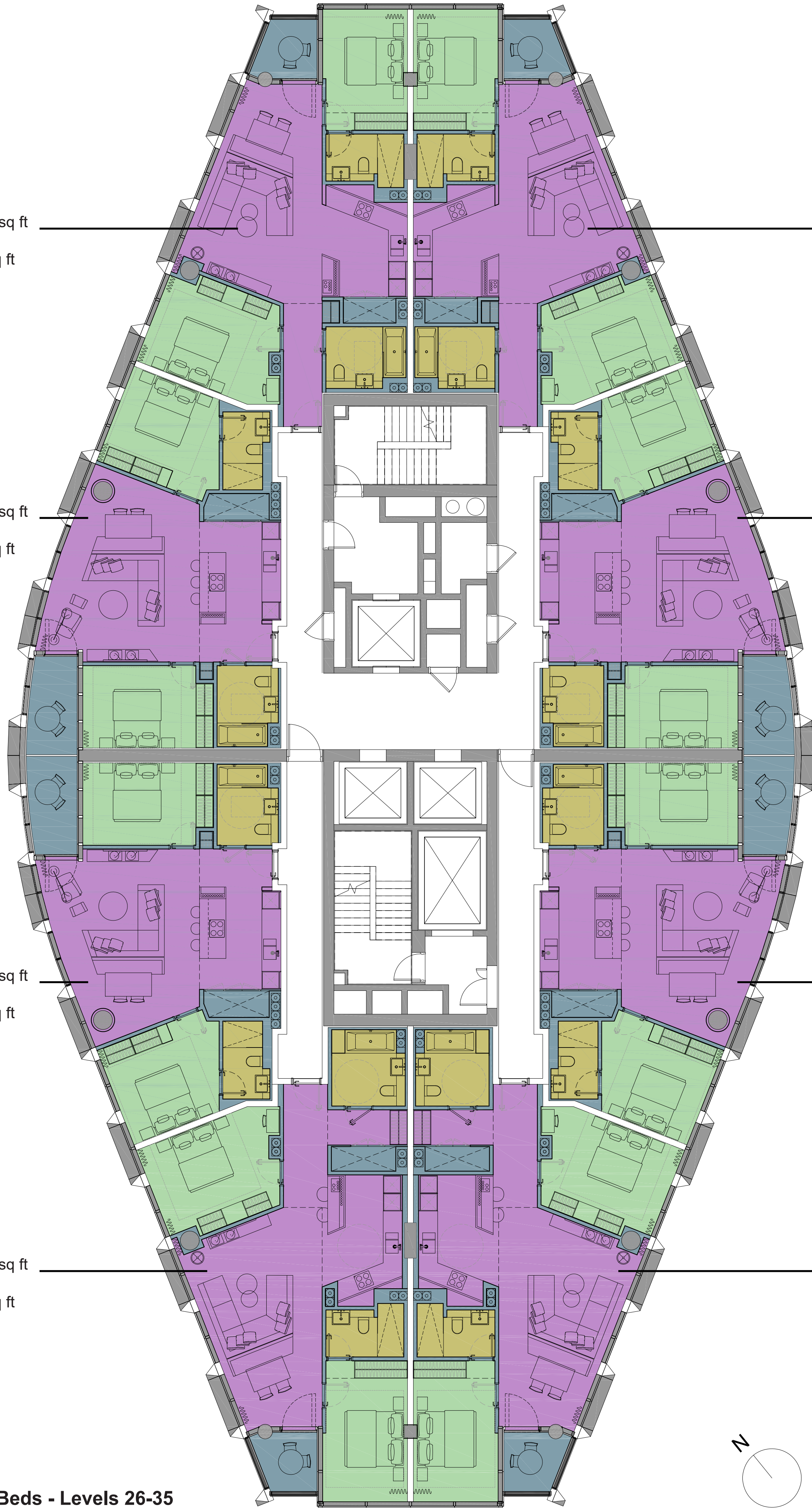
Type C (Area)- 79.6 sqm

Type D (Area)- 88.0 sqm

🟪 Kitchen / Living
🟩 Bedroom
🟨 Bathroom
🟦 Terrace

All apartment layouts are designed to consider the requirements of the Manchester Residential Design Guide.

Apartment layouts will be developed in more detail in the next stage.



Type F - Two Bed
Living: 44.1m2 / 474 sq ft
Bedroom 1: 12.4m2 / 133 sq ft
En Suite Bathroom 1: 4.4m2 / 47 sq ft
Bedroom 2: 15.4m2 / 165 sq ft
Family Bathroom 2: 5.4m2 / 58 sq ft

Type E - Two Bed
Living: 42.6m2 / 458 sq ft
Bedroom 1: 13.1m2 / 141 sq ft
En Suite Bathroom 1: 3.8m2 / 40 sq ft
Bedroom 2: 12.4m2 / 133 sq ft
Family Bathroom 2: 5.4m2 / 58 sq ft

Type E - Two Bed
Living: 42.6m2 / 458 sq ft
Bedroom 1: 13.1m2 / 141 sq ft
En Suite Bathroom 1: 3.8m2 / 40 sq ft
Bedroom 2: 12.4m2 / 133 sq ft
Family Bathroom 2: 5.4m2 / 58 sq ft

Type G - Two Bed
Living: 48.8m2 / 525 sq ft
Bedroom 1: 14.3m2 / 153 sq ft
En Suite Bathroom 1: 4.4m2 / 47 sq ft
Bedroom 2: 15.4m2 / 165 sq ft
Family Bathroom 2: 6.2m2 / 66 sq ft

Type F - Two Bed

Type E - Two Bed

Type E - Two Bed

Type G - Two Bed

**Typical Residential 1 & 2 Beds - Levels 26-35**

Layout

Typical Apartment Layouts

Apartment Areas

Type E (Area)- 84.4 sqm

Type F (Area)- 89.5 sqm

Type G (Area)- 98.1 sqm

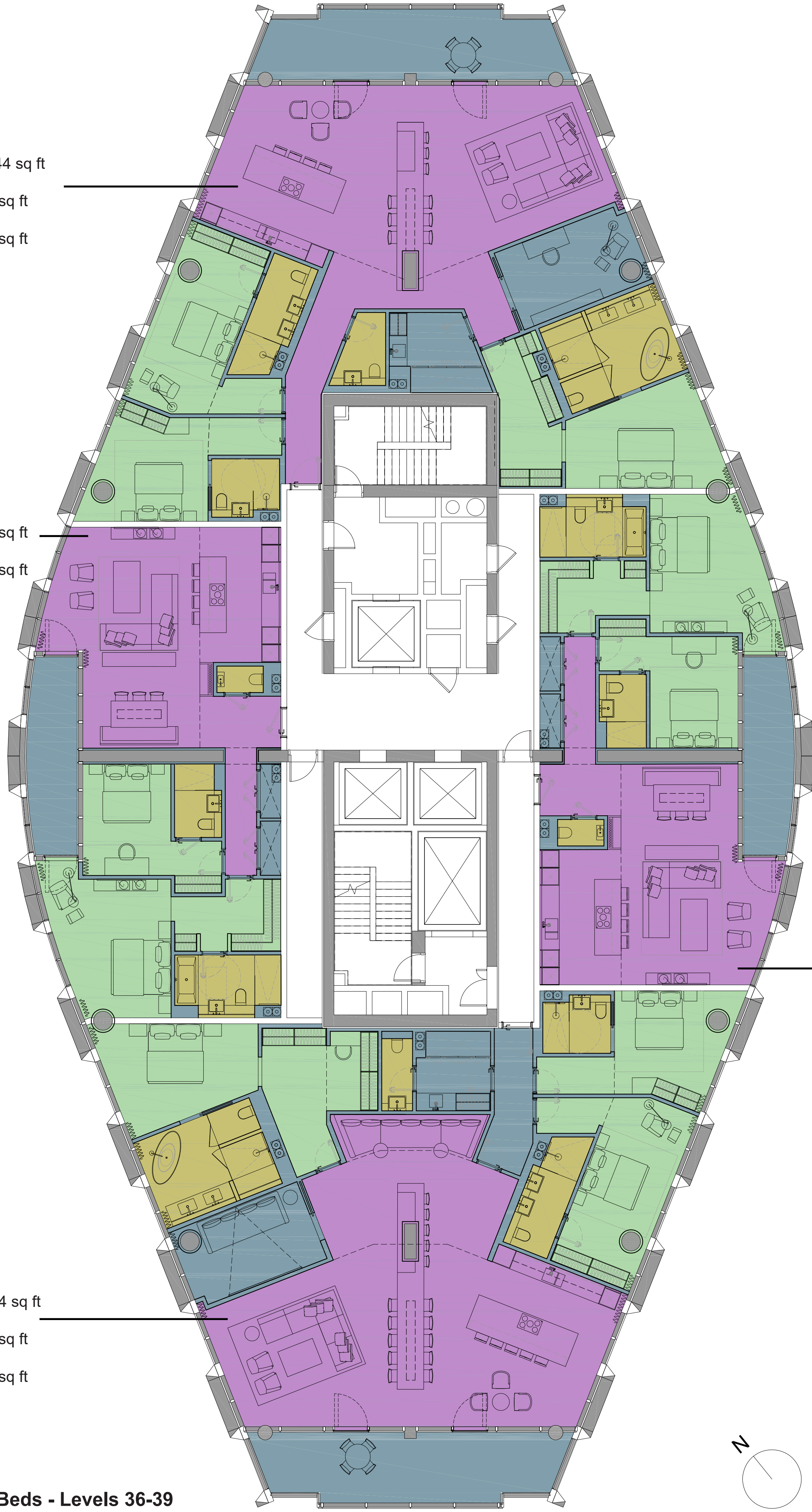
🟪 Kitchen / Living
🟩 Bedroom
🟨 Bathroom
🟦 Terrace

All apartment layouts are designed to consider the requirements of the Manchester Residential Design Guide.

Apartment layouts will be developed in more detail in the next stage.

## Layout

## Typical Apartment Layouts



**Type I - Three Bed**
Living: 93.4m2 / 1005 sq ft
Bedroom 1: 26.6m2 / 286 sq ft
En Suite Bathroom 1: 13.4m2 / 144 sq ft
Bedroom 2: 21.8m2 / 234 sq ft
En Suite Bathroom 2: 6.3m2 / 67 sq ft
Bedroom 3: 18.0m2 / 193 sq ft
En Suite Bathroom 3: 4.3m2 / 46 sq ft
Powder Room: 3.5m2 / 37 sq ft

**Type H - Two Bed**
Living: 58.2m2 / 626 sq ft
Bedroom 1: 27.6m2 / 297 sq ft
En Suite Bathroom 1: 7.0m2 / 75 sq ft
Bedroom 2: 14.7m2 / 158 sq ft
En Suite Bathroom 2: 3.7m2 / 39 sq ft
Powder Room: 1.4m2 / 15 sq ft

**Type J - Three Bed**
Living: 101m2 / 1087 sq ft
Bedroom 1: 31.0m2 / 333 sq ft
En Suite Bathroom 1: 13.4m2 /144 sq ft
Bedroom 2: 21.8m2 / 234 sq ft
En Suite Bathroom 2: 6.3m2 / 67 sq ft
Bedroom 3: 17.9m2 / 192 sq ft
En Suite Bathroom 3: 4.3m2 / 46 sq ft
Powder Room: 2.5m2 / 26 sq ft

Type H - Two Bed

**Typical Residential 2 & 3 Beds - Levels 36-39**

Apartment Areas

Type H (Area)- 124.2 sqm

Type I (Area)- 220.9 sqm

Type J (Area)- 239.5 sqm

🟪 Kitchen / Living
🟩 Bedroom
🟨 Bathroom
🟦 Terrace

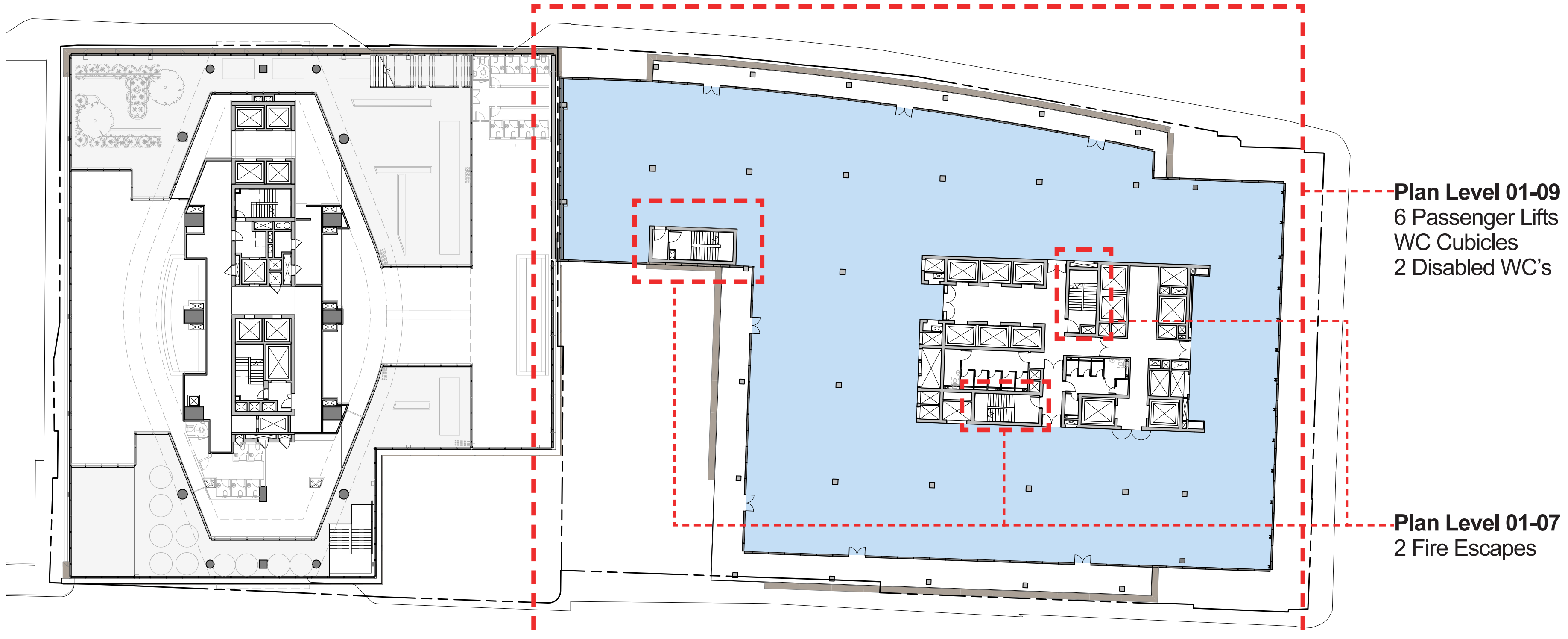
All apartment layouts are designed to consider the requirements of the Manchester Residential Design Guide.

Apartment layouts will be developed in more detail in the next stage.

## Office 11.3

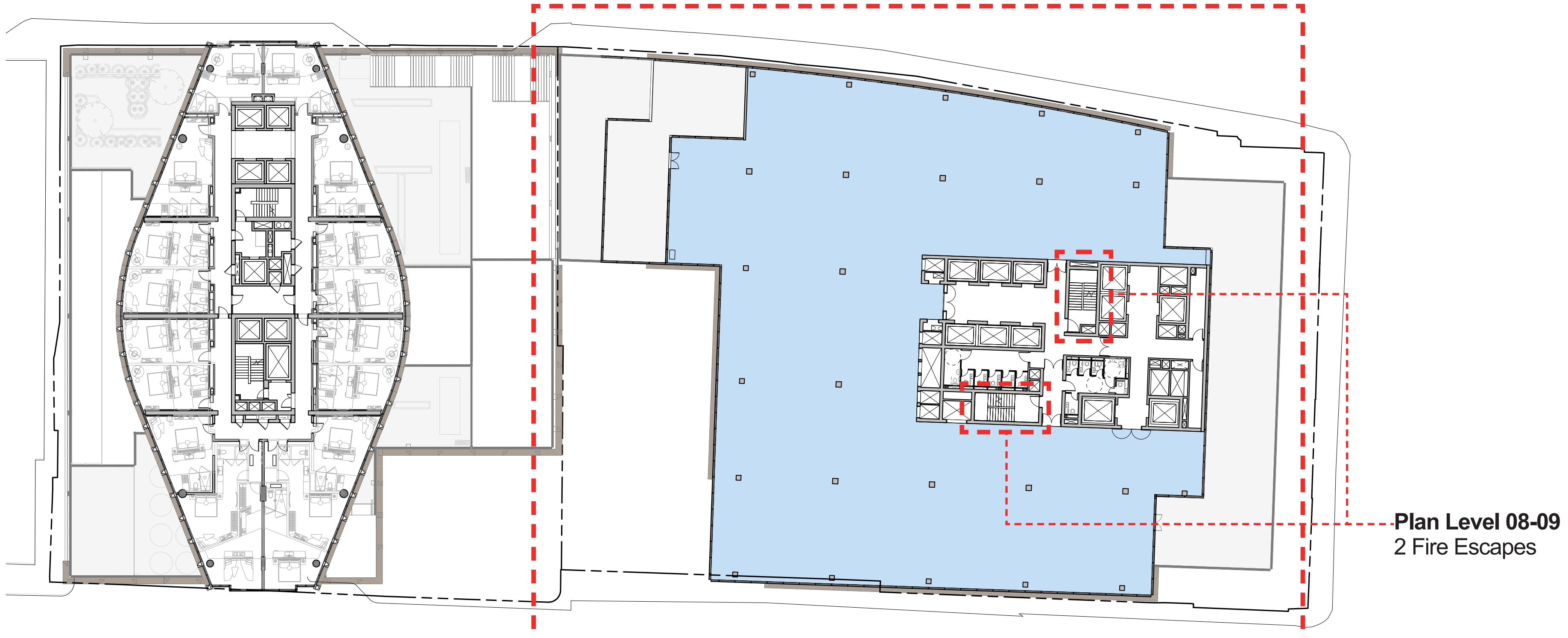
The office accommodation is located to the east of the site. The building contains 9 levels of office accommodation. Each upper floor within the building is level and step free. Access between floors is achieved by means of accessible lifts and stairs. Sanitary facilities have been provided within the core on each level. Each sanitary facilities block consists of male and female facilities which contain ambulant disabled cubicles.

Some office levels have direct access to an external terrace area, including the feature stairs. These will be available to hire for public events.



Plan Level 01-09
6 Passenger Lifts
WC Cubicles
2 Disabled WC’s
Plan Level 01-07
2 Fire Escapes

*Level 06*



Plan Level 08-09
2 Fire Escapes

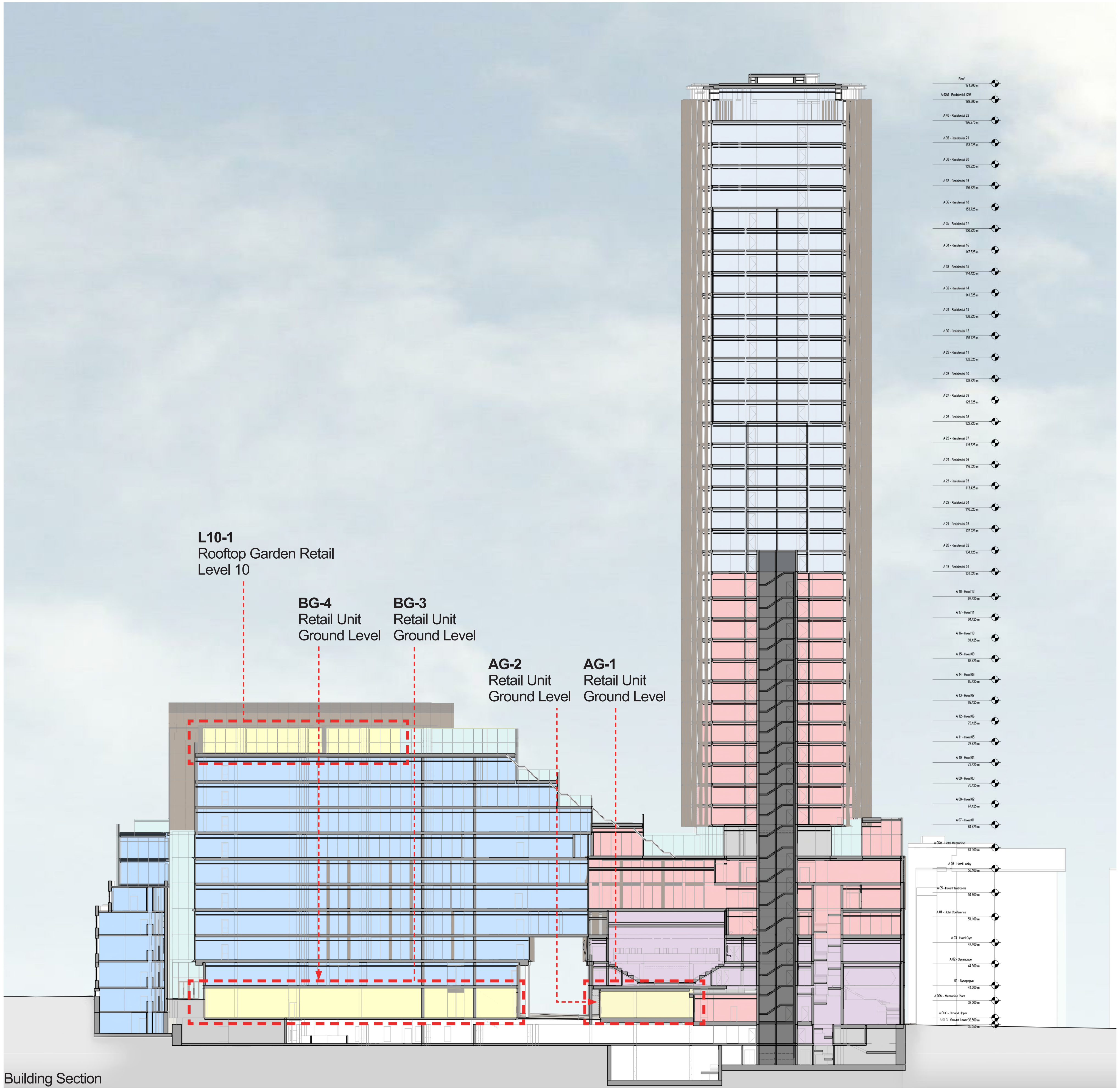
*Level 09*

## Retail/Bar/Restaurant

Retail/Bar/Restaurant Units

Ground Level
(AG-1, AG-2, BG-3, BG-4)
Retail/bar/restaurant units accessed from a separate locations on Jackson's Row and Bootle Street

Level 10 (Office Block, Garden Rooftop)
(L10-1)
Series of food and beverage units above the office floors – elevated location with unique views over Albert Square.


**L10-1**
Rooftop Garden Retail
Level 10
**BG-4**
Retail Unit
Ground Level
**BG-3**
Retail Unit
Ground Level
**AG-2**
Retail Unit
Ground Level
**AG-1**
Retail Unit
Ground Level
Roof 171.600 m
A 40M - Residential 22M 169.300 m
A 40 - Residential 22 166.275 m
A 39 - Residential 21 163.025 m
A 38 - Residential 20 159.925 m
A 37 - Residential 19 156.825 m
A 36 - Residential 18 153.725 m
A 35 - Residential 17 150.625 m
A 34 - Residential 16 147.525 m
A 33 - Residential 15 144.425 m
A 32 - Residential 14 141.325 m
A 31 - Residential 13 138.225 m
A 30 - Residential 12 135.125 m
A 29 - Residential 11 132.025 m
A 28 - Residential 10 128.925 m
A 27 - Residential 09 125.825 m
A 26 - Residential 08 122.725 m
A 25 - Residential 07 119.625 m
A 24 - Residential 06 116.525 m
A 23 - Residential 05 113.425 m
A 22 - Residential 04 110.325 m
A 21 - Residential 03 107.225 m
A 20 - Residential 02 104.125 m
A 19 - Residential 01 101.025 m
A 18 - Hotel 12 97.425 m
A 17 - Hotel 11 94.425 m
A 16 - Hotel 10 91.425 m
A 15 - Hotel 09 88.425 m
A 14 - Hotel 08 85.425 m
A 13 - Hotel 07 82.425 m
A 12 - Hotel 06 79.425 m
A 11 - Hotel 05 76.425 m
A 10 - Hotel 04 73.425 m
A 09 - Hotel 03 70.425 m
A 08 - Hotel 02 67.425 m
A 07 - Hotel 01 64.425 m
A 06M - Hotel Mezzanine 61.100 m
A 06 - Hotel Lobby 58.100 m
A 05 - Hotel Plantrooms 54.600 m
A 04 - Hotel Conference 51.100 m
A 03 - Hotel Gym 47.400 m
A 02 - Synagogue 44.300 m
01 - Synagogue 41.200 m
A 00M - Mezzanine Plant 39.000 m
A 0UG - Ground Upper 36.500 m
A 0LG - Ground Lower 35.550 m

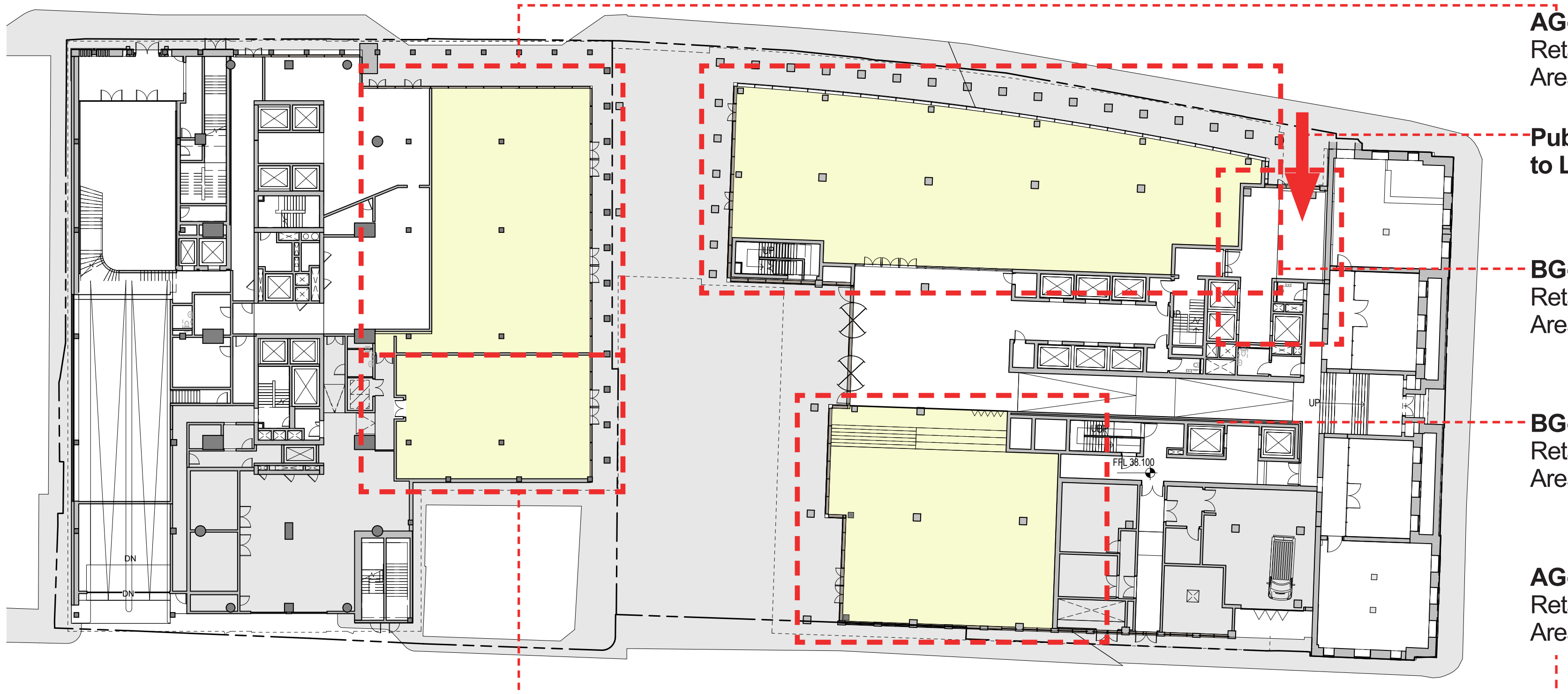
Building Section

# In Detail

## Retail/Bar/Restaurant

### Upper Ground Retail/Bar/Restaurant Units

Retail/bar/restaurant units can be found on Ground Floor, accessed at street level. All outlet entrances will be step free and accessed directly from the street. The accommodation of these retail/bar/restaurant units assists in activating the street frontage and contributing to the public realm.



**AG-1**
Retail Unit
Area: 309sqm

**Public Entrance to Level 10 Retail**

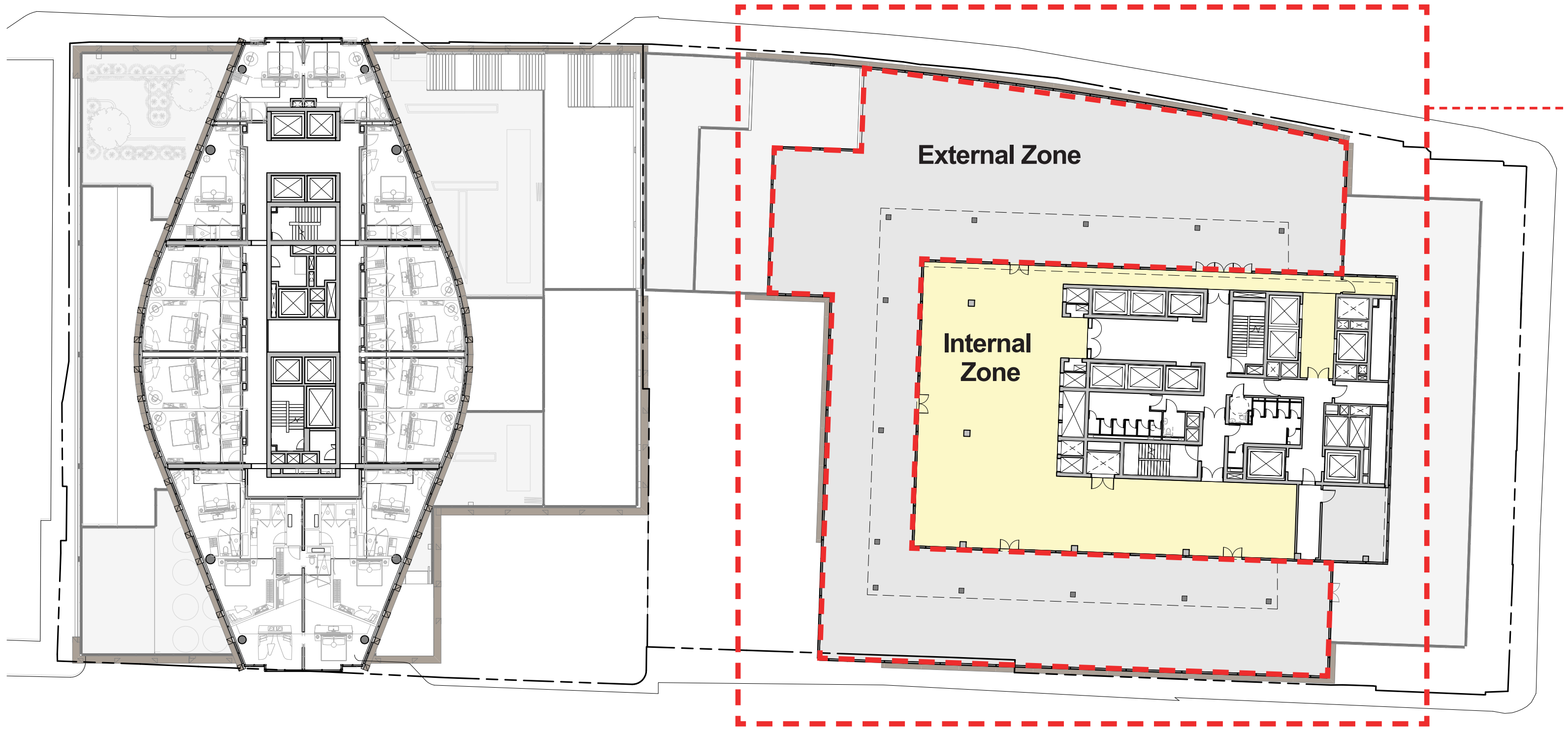
**BG-3**
Retail Unit
Area: 530sqm

**BG-4**
Retail Unit
Area: 320sqm

**AG-2**
Retail Unit
Area: 170sqm

*Ground Level 00*

Level 10 contains a series of external public food and beverage areas. Public access to level ten is by means of the three express lifts contained within the public lift core.



**L10-1**
Rooftop Garden Retail
Area (Internal):420sqm
Area (External):1,028sqm

*Level 10*

## Retail/Bar/Restaurant 11.4

| Unit Name | Unit Level | Unit Area (sqm) | Unit Area (sqft) | Use Class |
|---|---|---|---|---|
| | | | | |
| AG-1 | Ground Level | 309sqm | 3326sqft | A1/A3/A4 |
| AG-2 | Ground Level | 170sqm | 1830sqft | A1/A3/A4 |
| BG-3 | Ground Level | 530sqm | 5,704sqft | A1/A3/A4 |
| BG-4 | Ground Level | 320sqm | 3,444sqft | A1/A3/A4 |
| | | | | |
| L10-1 (Internal) | Level 10 | 420sqm | 4,520sqft | A1/A3/A5 |
| L10-1 (External) | Level 10 | 1,028sqm | 11,065sqft | A1/A3/A5 |

Retail/Bar/Restaurant Units

Opening hours

A1 and A5 uses 6 am to 7pm
(Rooftop uses to open till midnight/2am at weekend.)

A3 uses opening hours 11.30 am to midnight, 2am on weekend

A4 bars, 11.30 to midnight, 2am weekend

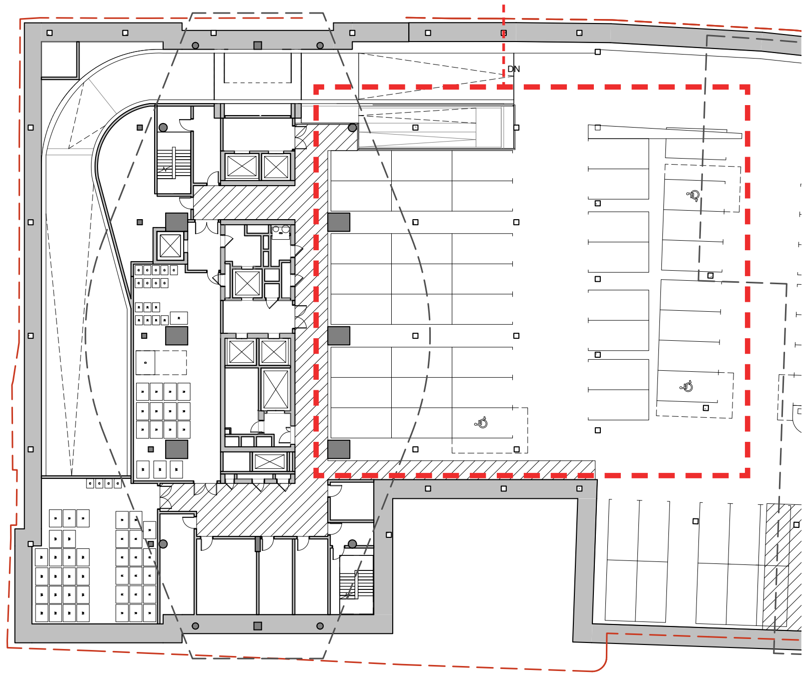
External leisure (to roof and square) noise generating use to finish at 11pm generally, midnight at weekends.

Each unit will be subject to final agreement of opening hours with MCC when the future tenant and definitive use is known.

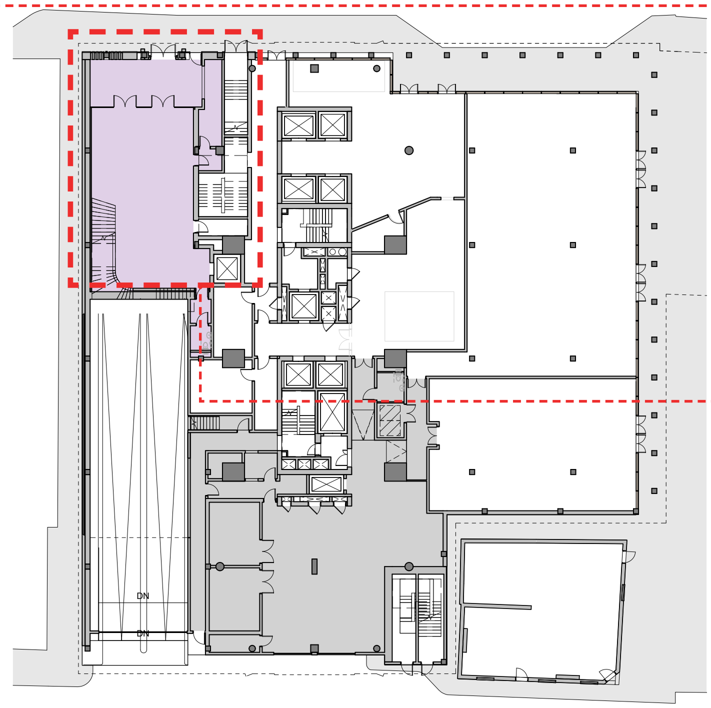
STANDARD NOTE: All area calculations are approximate and need to be verified by a surveyor. They relate to the likely areas of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreement or the like should include due allowance for the increases and decreases inherent in the design development and building processes.

## Synagogue 11.5

The Synagogue is located to the west of the site and extends from Basement to the Second floor of the Podium, covering the majority of Level 01 and Level 02. The space is used to accommodate the main activities of the synagogue and associated facilities. The Synagogue entrance is accessed directly from Jackson's Row. The entrance lobby provides step free access to the upper levels of the Synagogue, by means of two internal lifts and a stair. An additional stair and one lift also serves the Synagogue basement car parking. The entrance lobby includes two unisex accessible WC's.



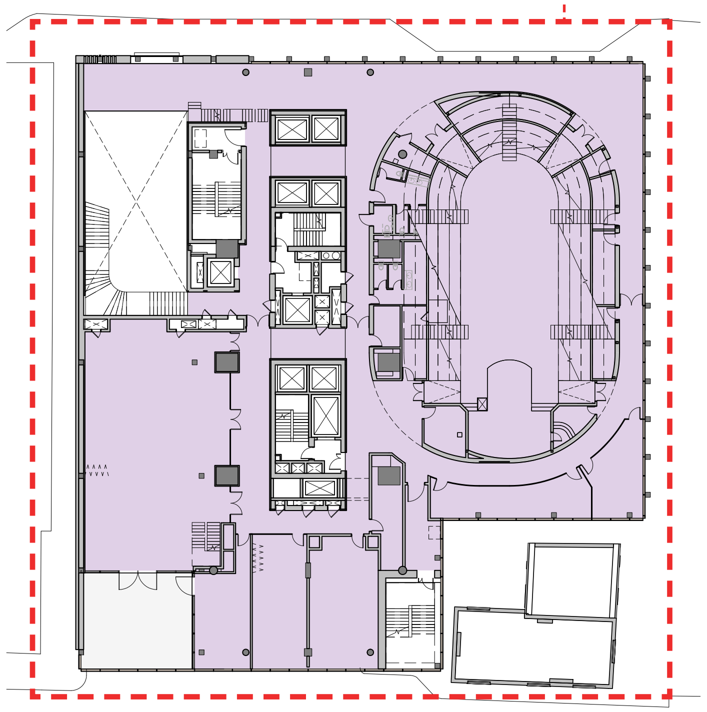
*Basement Level B1*



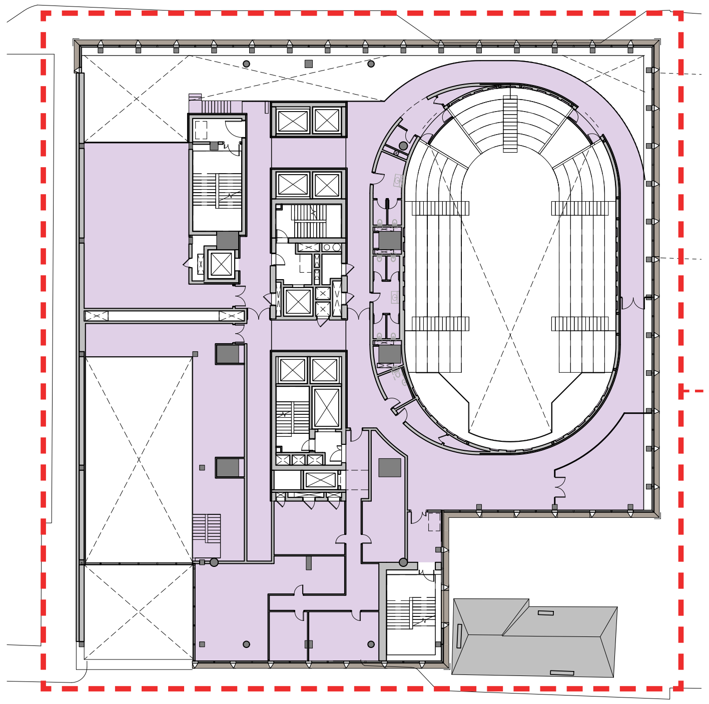
*Ground Level 00*

**Basement Levels**
50 Car Parking Spaces
Lift Access

**Ground Level**
Main Entrance Lobby



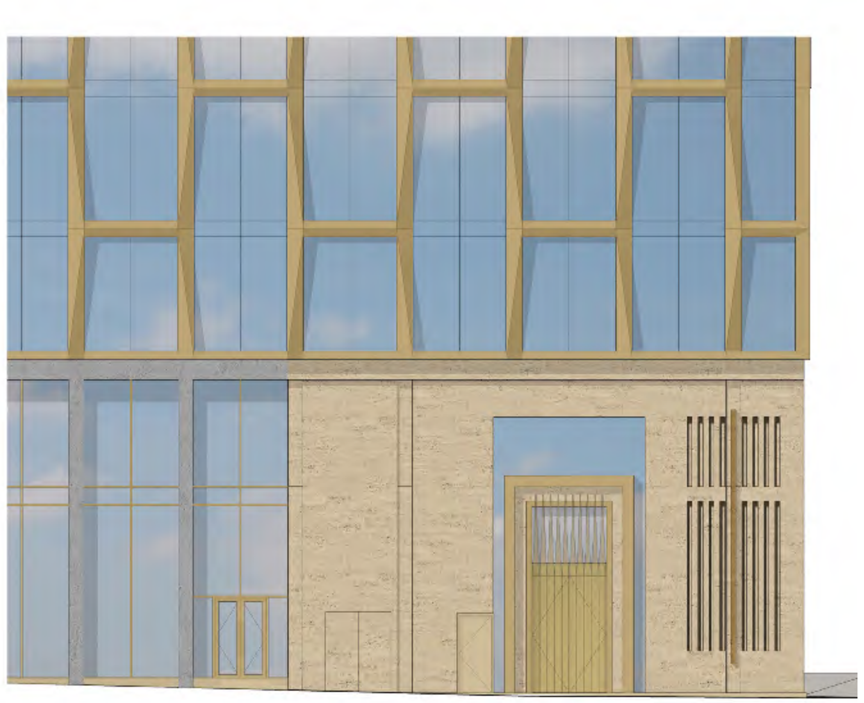
*Level 01*



*Level 02*

**Level 01**
Synagogue
Hall
Kitchen Facilities
Admin Offices
Terrace
Board Room
Study Rooms
WC Facilities
Snack Bar

**Level 02**
Synagogue
Resource
Lounge
Beth Hamidrash

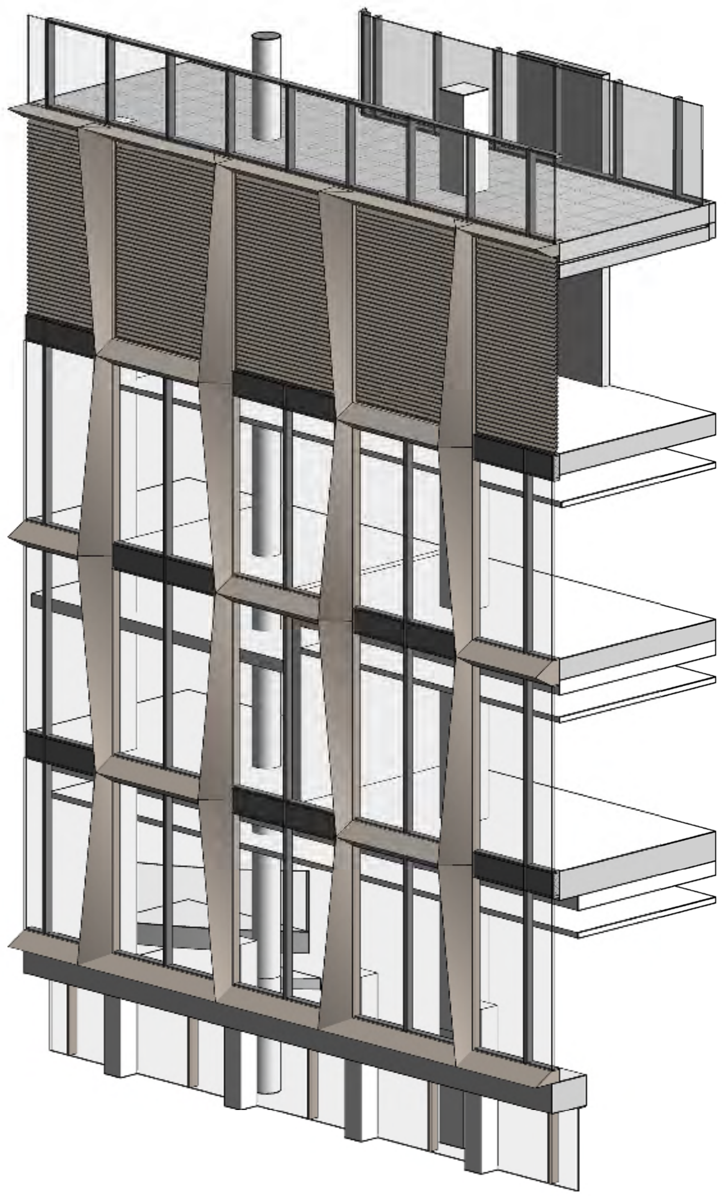


*Synagogue Entrance at Ground Level*

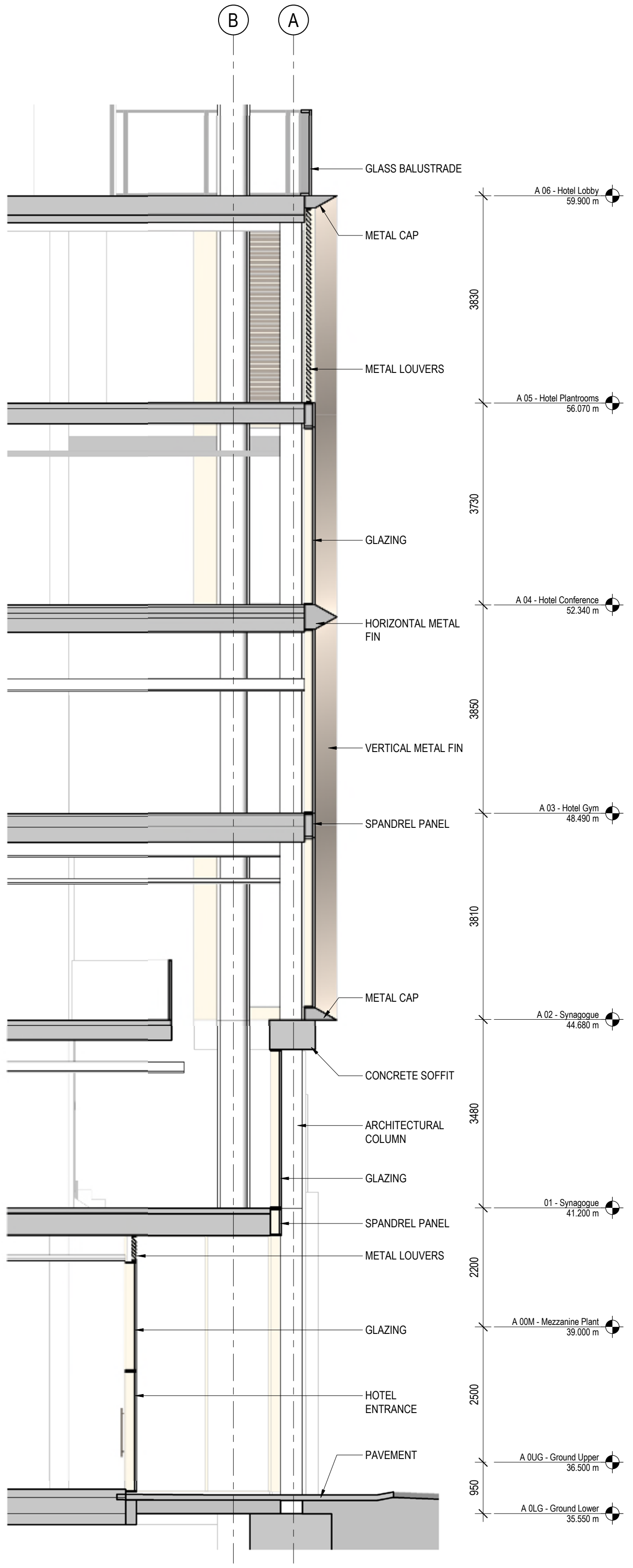
## Facade Studies

11.6

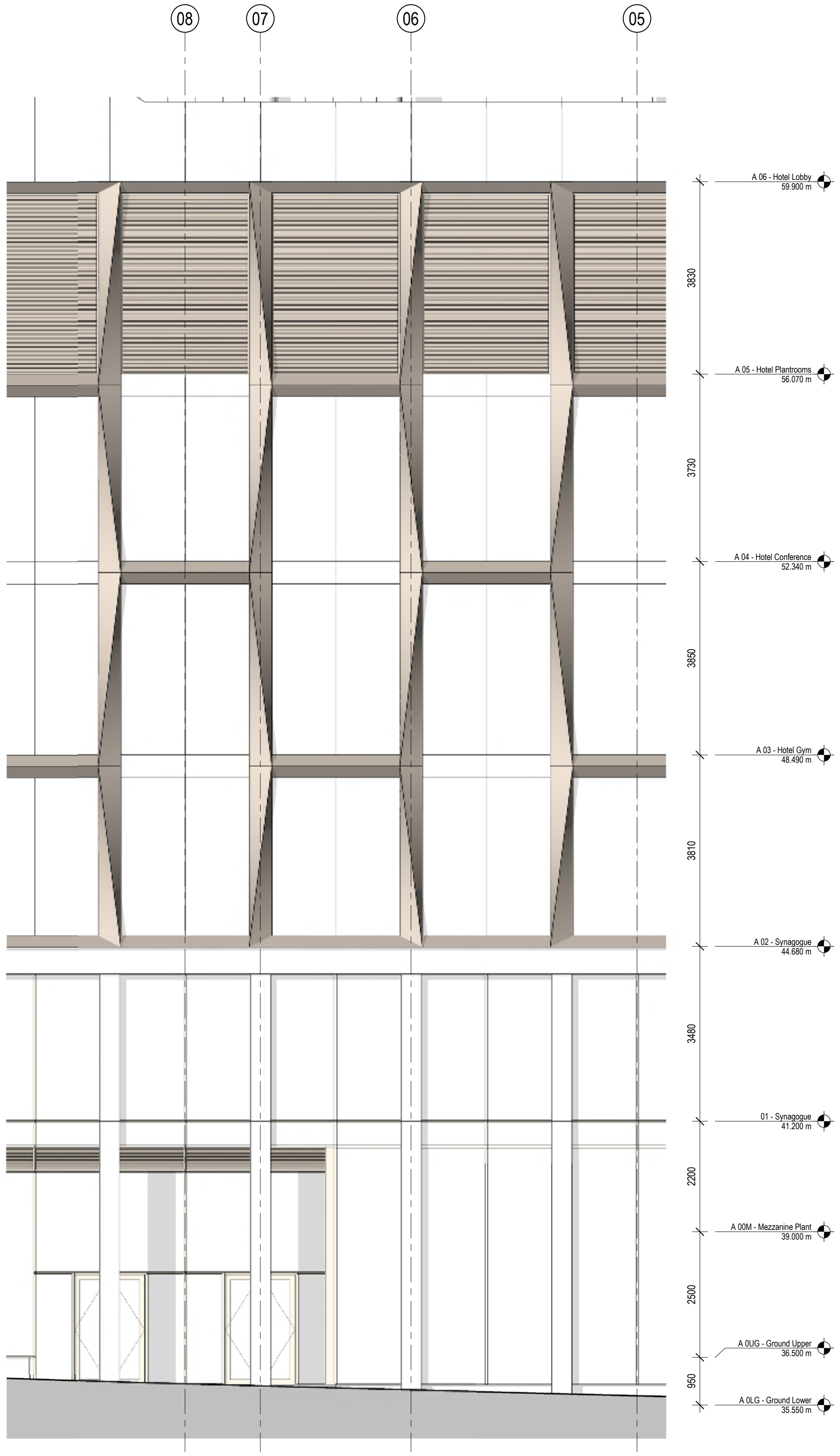
The following pages contain a more detailed look at the facade of the building.



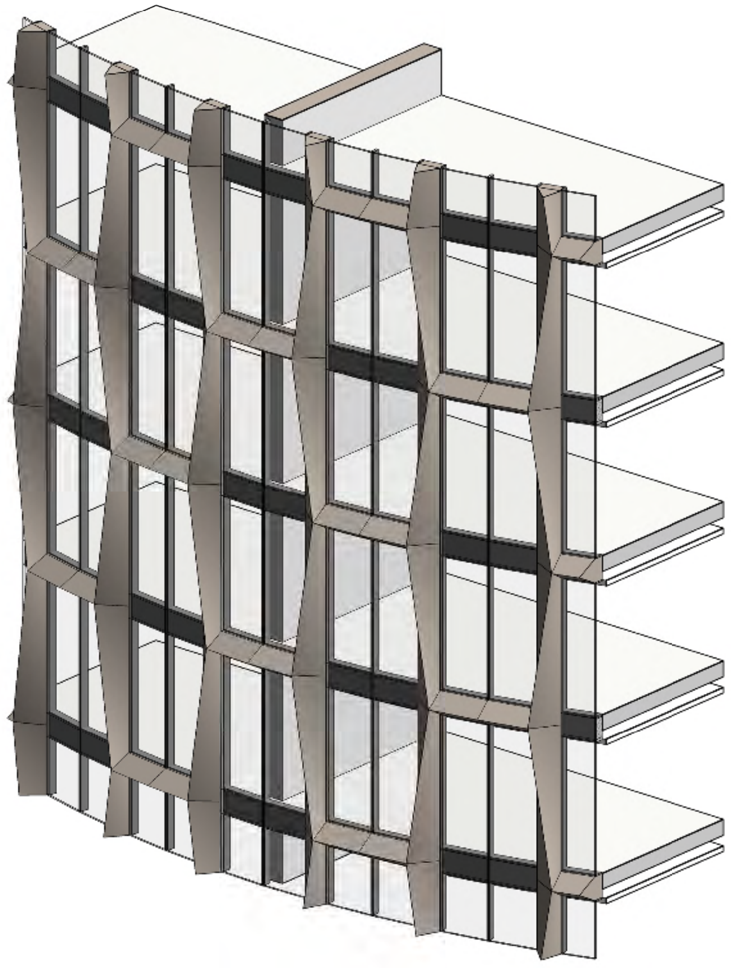
Hotel Podium - Typical Enclosure Axon


B
A
GLASS BALUSTRADE
METAL CAP
METAL LOUVERS
GLAZING
HORIZONTAL METAL FIN
VERTICAL METAL FIN
SPANDREL PANEL
METAL CAP
CONCRETE SOFFIT
ARCHITECTURAL COLUMN
GLAZING
SPANDREL PANEL
METAL LOUVERS
GLAZING
HOTEL ENTRANCE
PAVEMENT
A 06 - Hotel Lobby 59.900 m
3830
A 05 - Hotel Plantrooms 56.070 m
3730
A 04 - Hotel Conference 52.340 m
3850
A 03 - Hotel Gym 48.490 m
3810
A 02 - Synagogue 44.680 m
3480
01 - Synagogue 41.200 m
2200
A 00M - Mezzanine Plant 39.000 m
2500
A 0UG - Ground Upper 36.500 m
950
A 0LG - Ground Lower 35.550 m

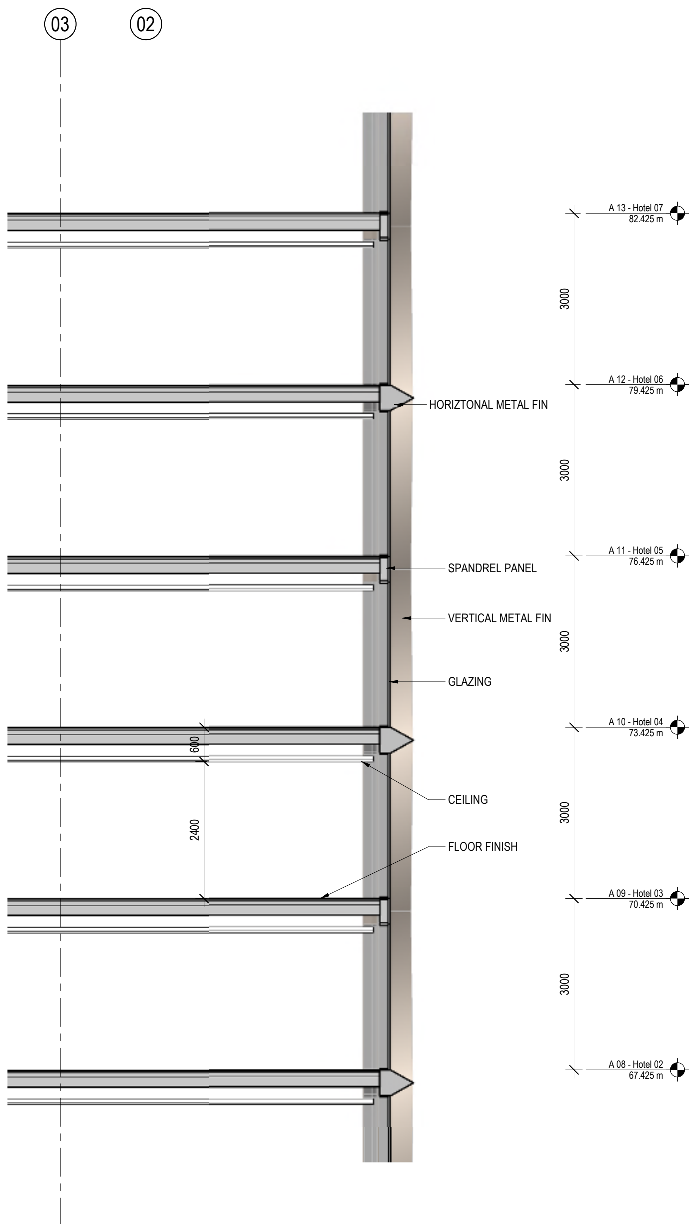
Hotel Podium - Typical Enclosure Section


08
07
06
05
A 06 - Hotel Lobby 59.900 m
3830
A 05 - Hotel Plantrooms 56.070 m
3730
A 04 - Hotel Conference 52.340 m
3850
A 03 - Hotel Gym 48.490 m
3810
A 02 - Synagogue 44.680 m
3480
01 - Synagogue 41.200 m
2200
A 00M - Mezzanine Plant 39.000 m
2500
A 0UG - Ground Upper 36.500 m
950
A 0LG - Ground Lower 35.550 m

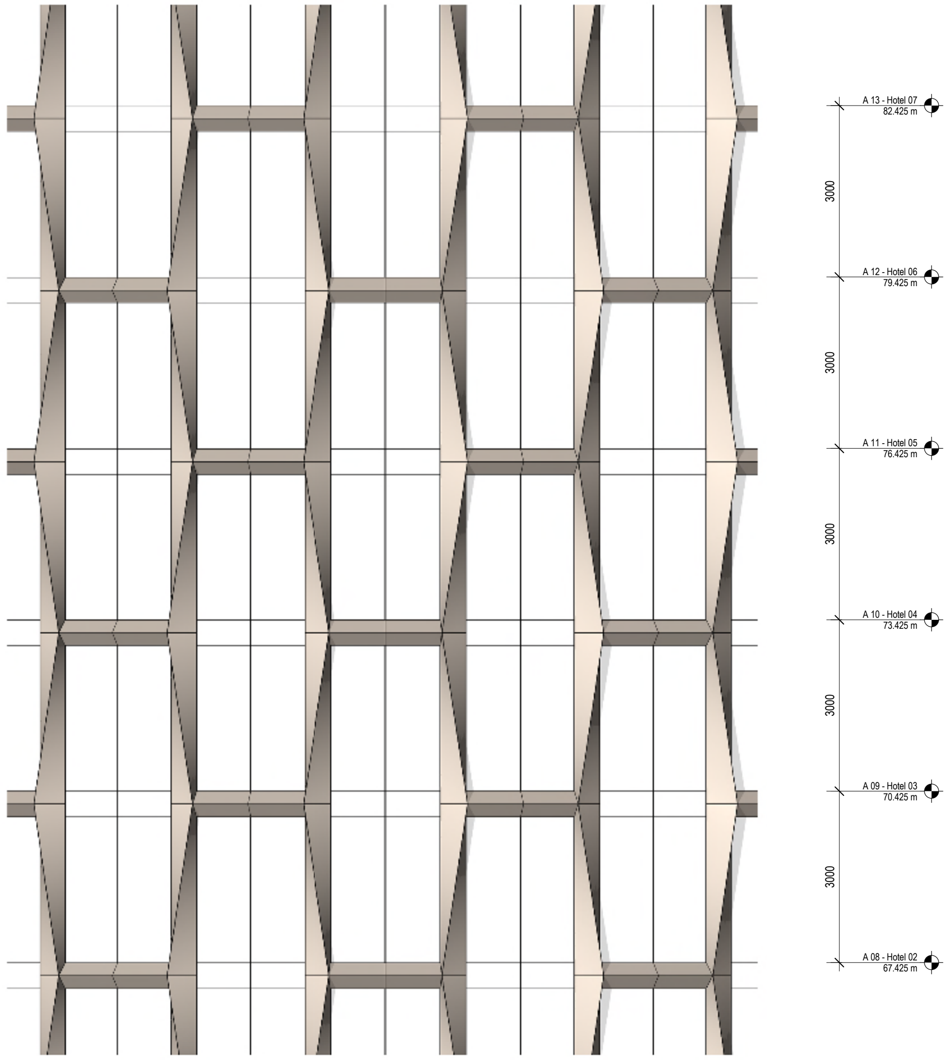
Hotel Podium - Typical Enclosure Elevation



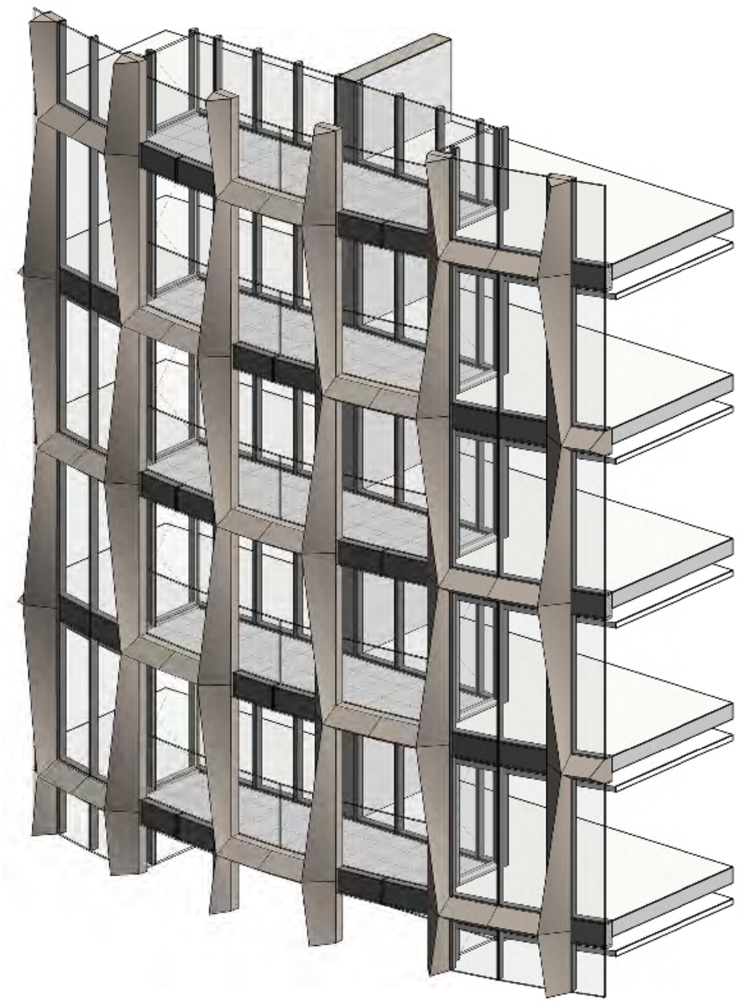
Hotel Tower - Typical Enclosure Axon


03
02
HORIZTONAL METAL FIN
SPANDREL PANEL
VERTICAL METAL FIN
GLAZING
CEILING
FLOOR FINISH
600
2400
A 13 - Hotel 07
82.425 m
A 12 - Hotel 06
79.425 m
A 11 - Hotel 05
76.425 m
A 10 - Hotel 04
73.425 m
A 09 - Hotel 03
70.425 m
A 08 - Hotel 02
67.425 m
3000
3000
3000
3000
3000

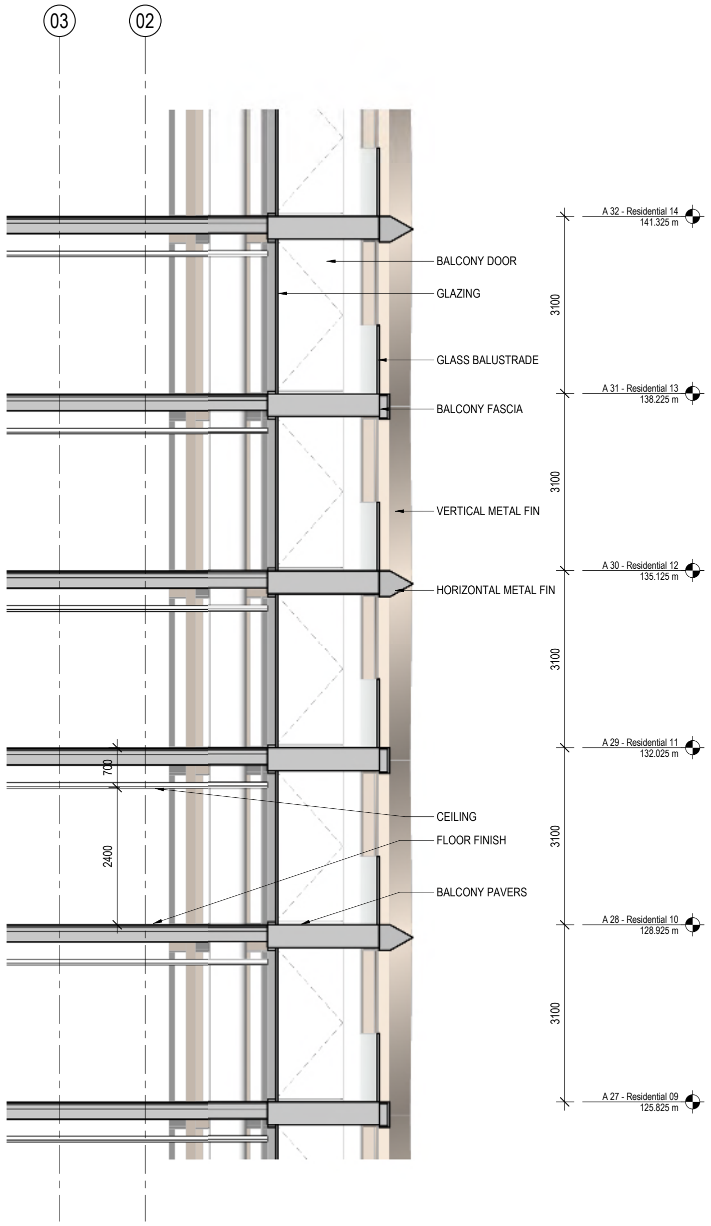
Hotel Tower - Typical Enclosure Section


A 13 - Hotel 07
82.425 m
A 12 - Hotel 06
79.425 m
A 11 - Hotel 05
76.425 m
A 10 - Hotel 04
73.425 m
A 09 - Hotel 03
70.425 m
A 08 - Hotel 02
67.425 m
3000
3000
3000
3000
3000

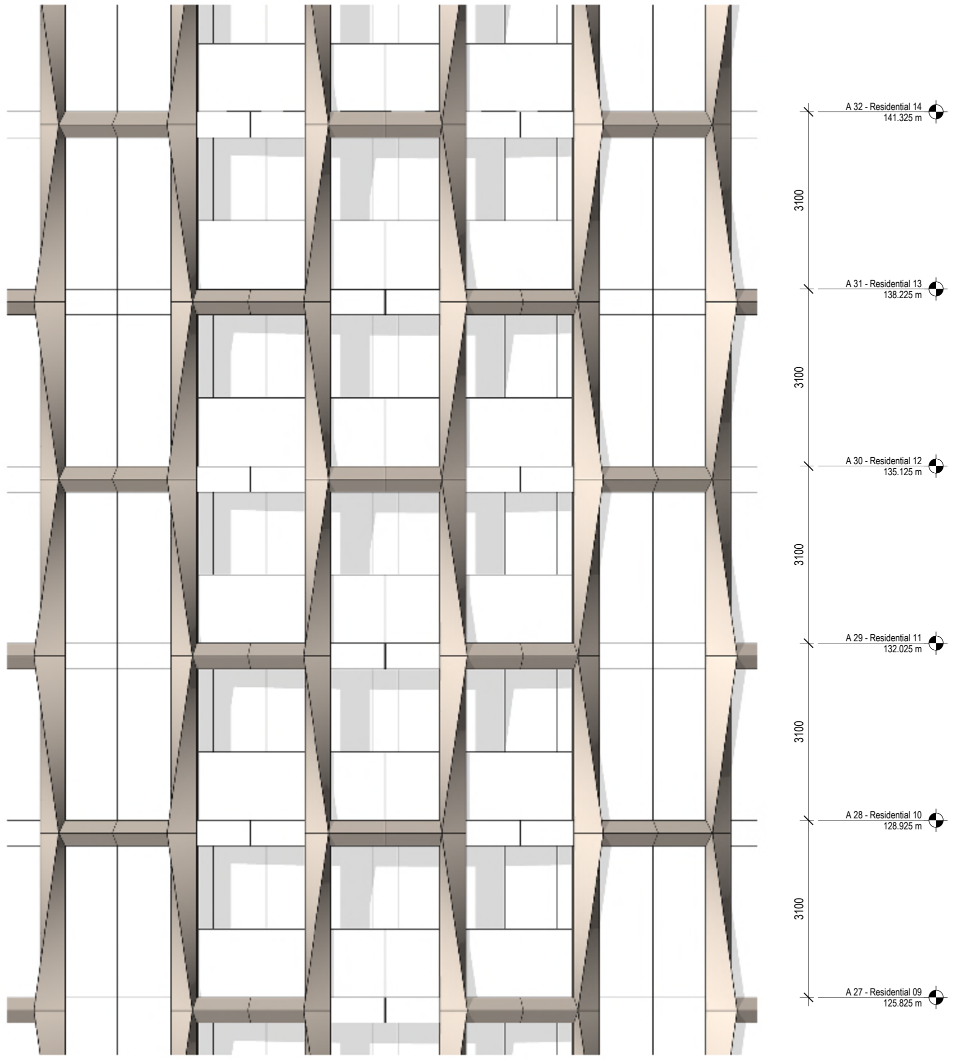
Hotel Tower - Typical Enclosure Elevation



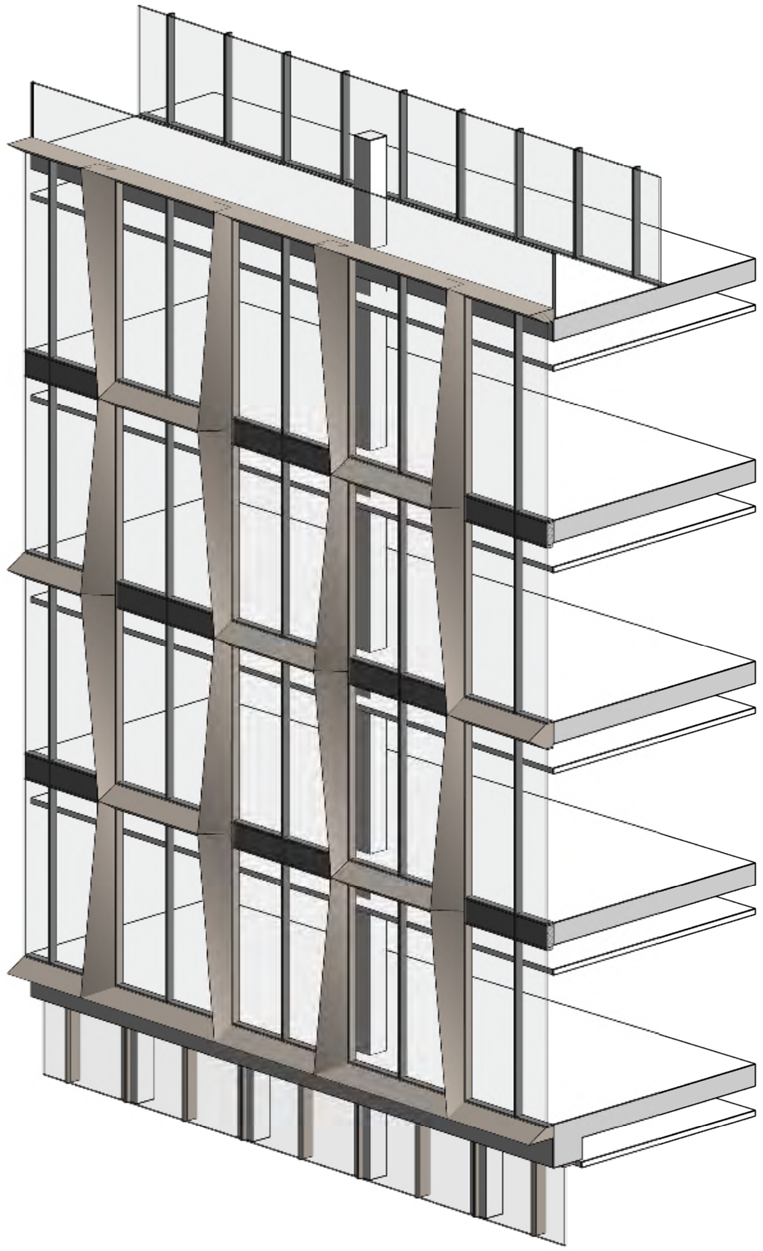
Residential Tower - Typical Enclosure Axon


03
02
BALCONY DOOR
GLAZING
GLASS BALUSTRADE
BALCONY FASCIA
VERTICAL METAL FIN
HORIZONTAL METAL FIN
CEILING
FLOOR FINISH
BALCONY PAVERS
700
2400
A 32 - Residential 14
141.325 m
3100
A 31 - Residential 13
138.225 m
3100
A 30 - Residential 12
135.125 m
3100
A 29 - Residential 11
132.025 m
3100
A 28 - Residential 10
128.925 m
3100
A 27 - Residential 09
125.825 m

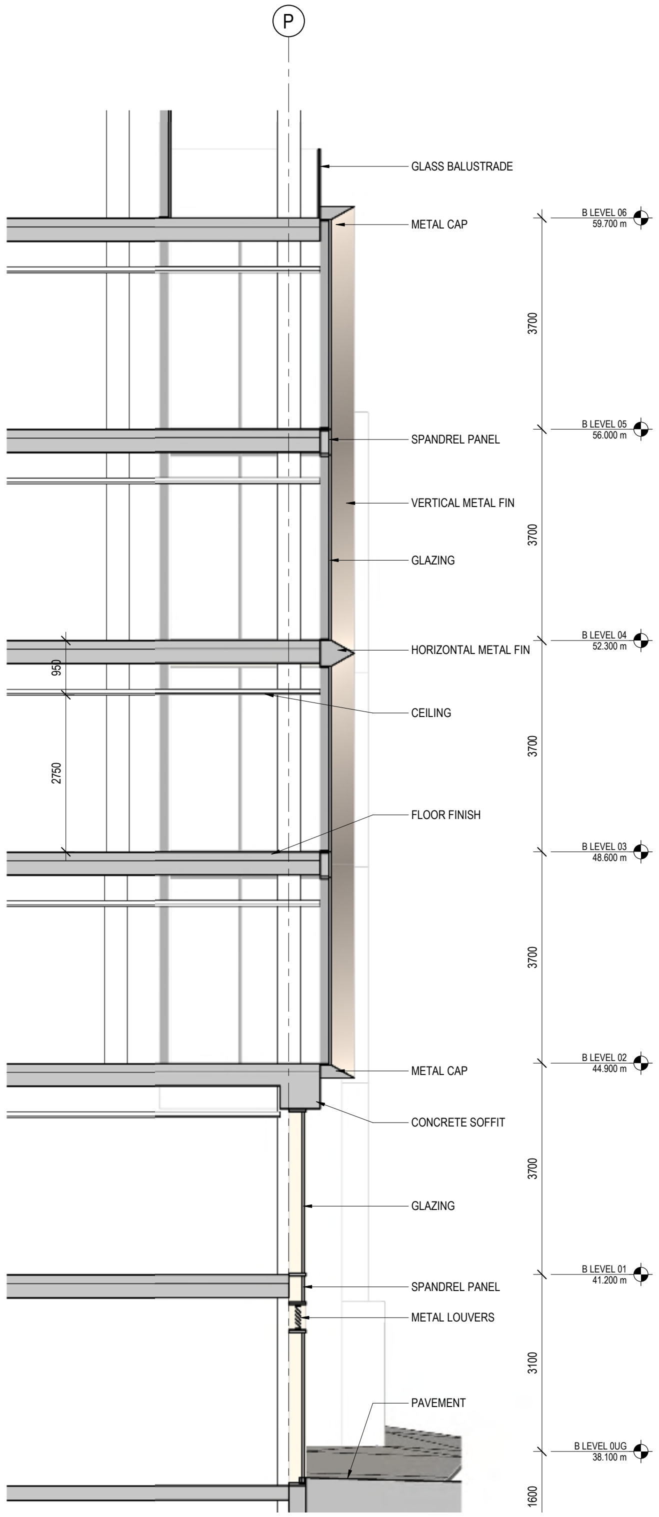
Residential Tower - Typical Enclosure Section


A 32 - Residential 14
141.325 m
3100
A 31 - Residential 13
138.225 m
3100
A 30 - Residential 12
135.125 m
3100
A 29 - Residential 11
132.025 m
3100
A 28 - Residential 10
128.925 m
3100
A 27 - Residential 09
125.825 m

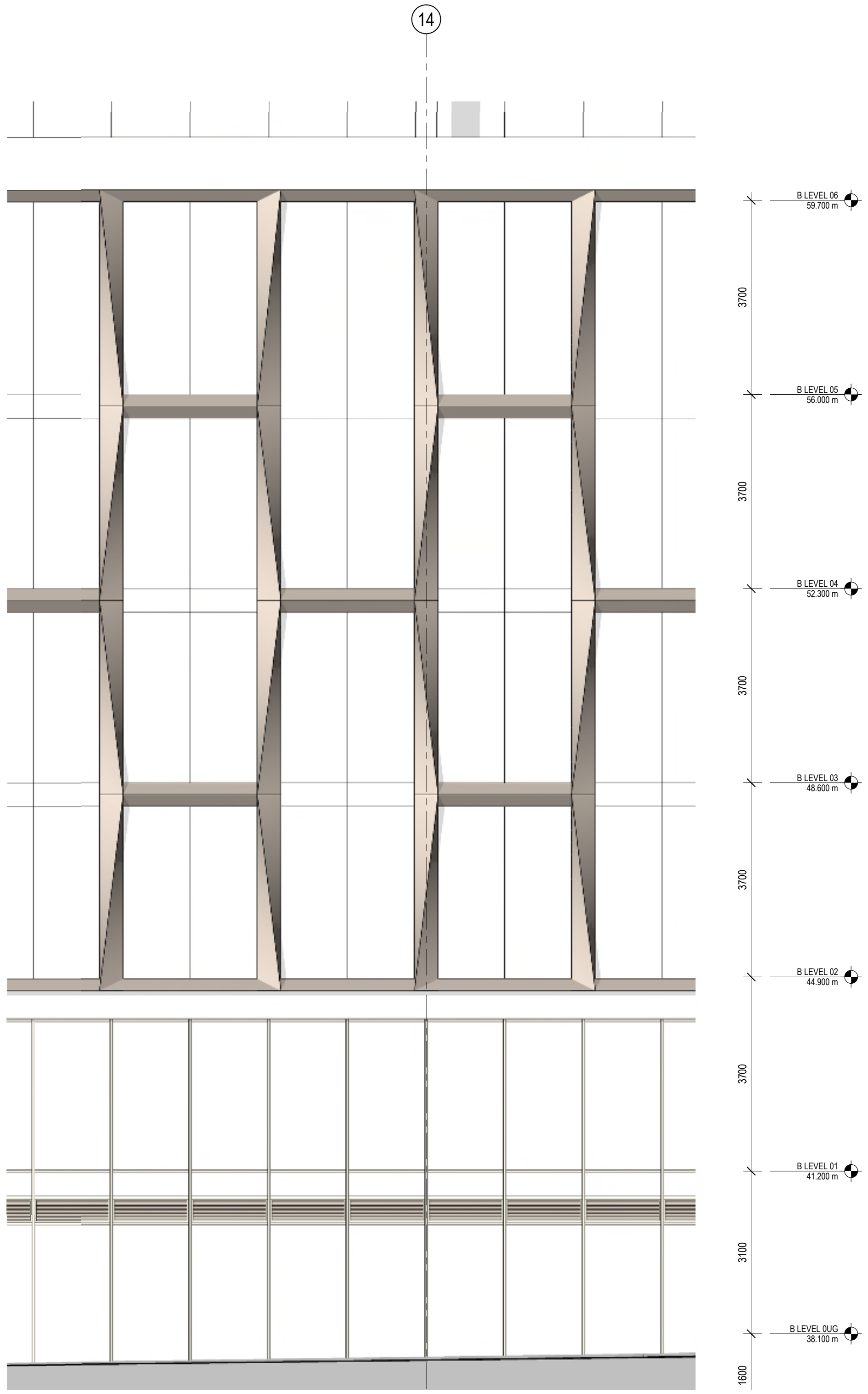
Residential Tower - Typical Enclosure Elevation



Office Podium - Typical Enclosure Axon

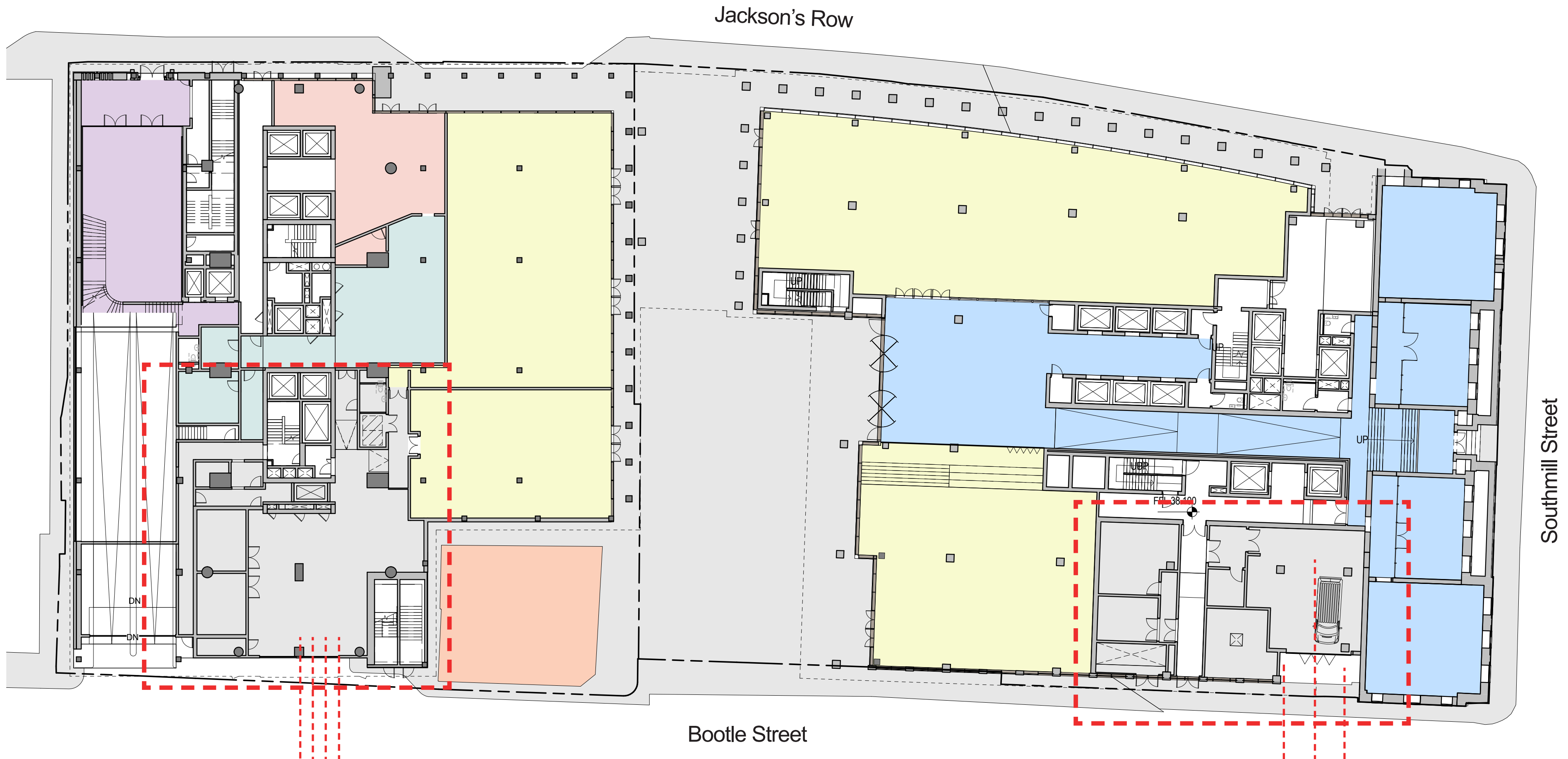

P
GLASS BALUSTRADE
METAL CAP
SPANDREL PANEL
VERTICAL METAL FIN
GLAZING
HORIZONTAL METAL FIN
CEILING
FLOOR FINISH
METAL CAP
CONCRETE SOFFIT
GLAZING
SPANDREL PANEL
METAL LOUVERS
PAVEMENT
950
2750
B LEVEL 06 59.700 m
3700
B LEVEL 05 56.000 m
3700
B LEVEL 04 52.300 m
3700
B LEVEL 03 48.600 m
3700
B LEVEL 02 44.900 m
3700
B LEVEL 01 41.200 m
3100
B LEVEL 0UG 38.100 m
1600

Office Podium - Typical Enclosure Section


14
B LEVEL 06 59.700 m
3700
B LEVEL 05 56.000 m
3700
B LEVEL 04 52.300 m
3700
B LEVEL 03 48.600 m
3700
B LEVEL 02 44.900 m
3700
B LEVEL 01 41.200 m
3100
B LEVEL 0UG 38.100 m
1600

Office Podium - Typical Enclosure Elevation

The building users all have a unique servicing strategy to bring in deliveries detailed in the drawing opposite.



Service Strategy - OFFICE – There is a shared delivery bay on Bootle Street which has room for one delivery vehicle. Relevant office/tenant can be buzzed and direct access into delivery bay is possible via a dedicated service lift.

Service Strategy - HOTEL – Shared delivery bay on Bootle Street, room for loading and unloading of 1 delivery van. It has direct access into a service lift which travels to all floors of the hotel. Deliveries will need to be organised by building management to not coincide with Waste Collection.

Service Strategy – SYNAGOGUE - Shared delivery bay on Bootle Street, room for loading and unloading of 1 delivery vehicle. It has direct access into a service lift which travels to all levels of the synagogue

Service Strategy – RETAIL UNITS BG-3/ BG-4 – Shared service corridor leading to a service lift which connects both units. The corridor is accessed via an entrance on Bootle Street. There is no dedicated drop-off along the street, instead it will be flexible. The service lift extends into the basement.

Service Strategy – PUBLICLY ACCESSIBLE ROOF TERRACE – There is a shared delivery bay on Bootle Street which has room for one delivery vehicle. It has a service lift which travels all the way to the roof and can be used for all manner of deliveries.

Service Strategy - RESIDENTIAL – For Larger deliveries there is a shared delivery bay on Bootle Street, it has room for loading and unloading of 1 delivery van. It has direct access into a Service lift which travels to all residential floors. Deliveries will need to be organised to not coincide with Waste Collection. For everyday deliveries there is a shared residential/hotel entrance with manned concierge. Deliveries will be able to be collected by the concierge and stored in adjacent store.

Service Strategy – RETAIL UNITS AG-1/AG-2 - Shared delivery bay on Bootle Street, room for loading and unloading of 1 delivery vehicle. It has direct access into a shared service corridor between the two units.

## Environmental Waste Standards

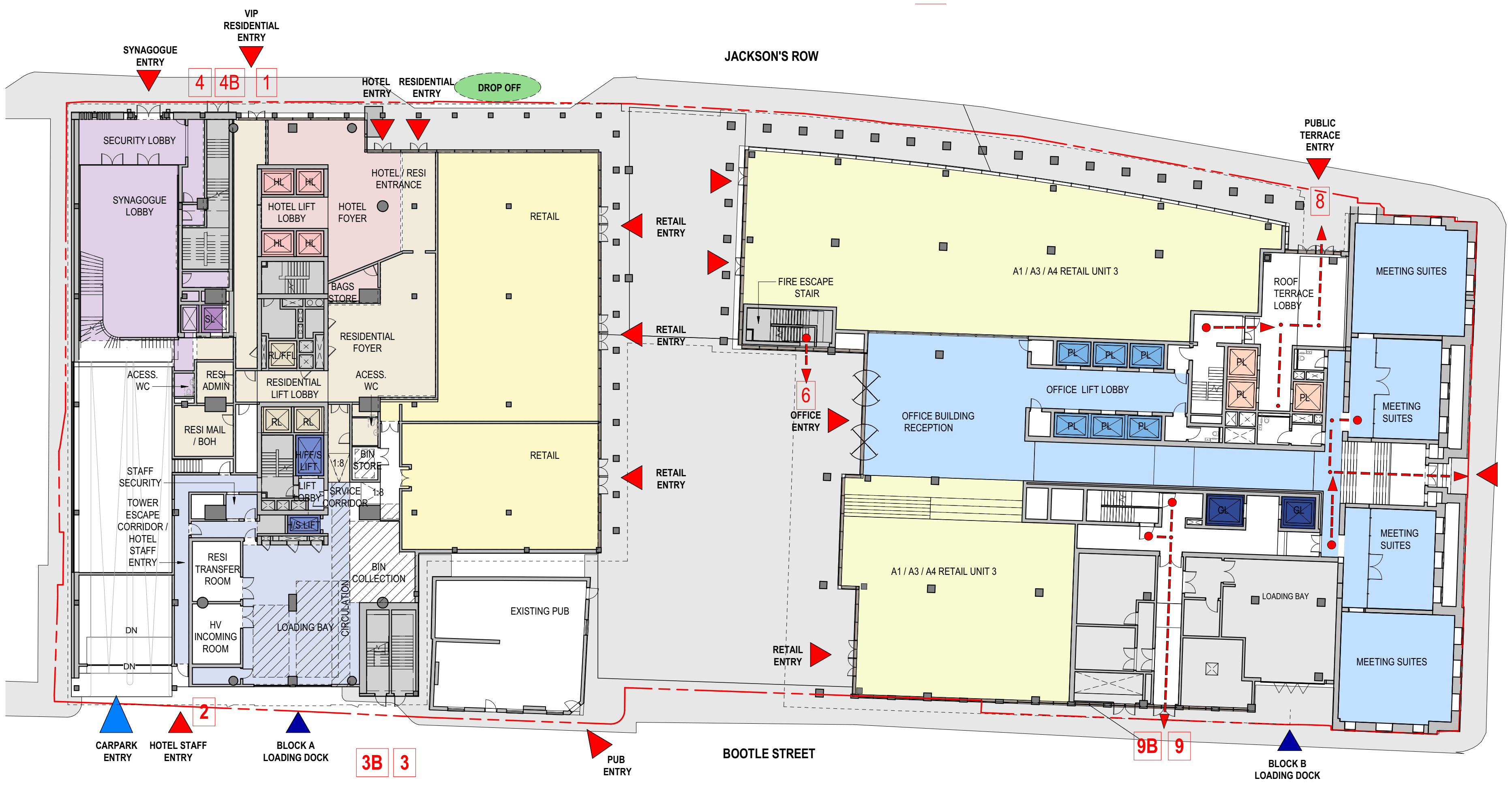
11.8

(Please refer to the Environmental Standards Statement by Watergrove Limited, with an Addendum by Hoare Lea)

The headline sustainability features of the proposals for the St Michael's development are summarised below:

- Demonstrating a strong commitment to sustainable development by applying the sustainability principles of the Jackson's Row Strategic Regeneration Framework.
- BREEAM Outstanding for offices is targeted and a bold approach to energy and low carbon design across the Development.
- The Development will be on 100% of previously developed land, thereby avoiding the use of virgin land.
- The Site is in an excellent location, in close proximity to the City Centre, to benefit from non-car travel.
- The Contractor will follow the Considerate Constructors Scheme to ensure that the site will be managed in an environmentally and socially considerate manner.
- An Energy Strategy has been devised in line with the Core Strategy approach to good energy design, setting out a route to exceeding the sustainable standards set out in Part L of the Building Regulations 2010 and ensuring compliance with current Building Regulations, Part L 2013.
- A CO2 reduction of 15% or greater against Part L of the Building Regulations 2010 will be sought through a combination of: improved fabric performance, energy efficient mechanical and electrical servicing; and Low and Zero Carbon (LZC) technologies including water and air source heat recovery comfort cooling systems, and combined connection to the District Heating Network.
- Surface water run-off rates will be reduced, beyond good practice, to flows of 50% of pre-demolition discharge rates. The introduction of landscaped areas and roof gardens will increase short term water storage within the site and attenuate the rate and volume of surface water movements off site. This will be supplemented by an additional 149m3 of attenuation storage built in to the site drainage.
- A water efficient strategy will be established to provide a 25%or greater improvement on typical water consumption (litre/person/day) in line with best practice BREEAM requirements.

## Access 11.9


JACKSON'S ROW
BOOTLE STREET
SOUTHMILL STREET
VIP RESIDENTIAL ENTRY
SYNAGOGUE ENTRY
HOTEL ENTRY
RESIDENTIAL ENTRY
DROP OFF
PUBLIC TERRACE ENTRY
OFFICE ENTRY
RETAIL ENTRY
OFFICE ENTRY
PUB ENTRY
CARPARK ENTRY
HOTEL STAFF ENTRY
BLOCK A LOADING DOCK
BLOCK B LOADING DOCK
4
4B
1
2
3B
3
6
8
9B
9
SECURITY LOBBY
SYNAGOGUE LOBBY
HOTEL LIFT LOBBY
HOTEL FOYER
HOTEL / RESI ENTRANCE
BAGS STORE
RESIDENTIAL FOYER
RESIDENTIAL LIFT LOBBY
ACESS. WC
RESI ADMIN
RESI MAIL / BOH
STAFF SECURITY
TOWER ESCAPE CORRIDOR / HOTEL STAFF ENTRY
RESI TRANSFER ROOM
HV INCOMING ROOM
LOADING BAY
BIN STORE
SERVICE CORRIDOR
BIN COLLECTION
CIRCULATION
RETAIL
EXISTING PUB
FIRE ESCAPE STAIR
A1 / A3 / A4 RETAIL UNIT 3
OFFICE BUILDING RECEPTION
OFFICE LIFT LOBBY
ROOF TERRACE LOBBY
MEETING SUITES
LOADING BAY
A1 / A3 / A4 RETAIL UNIT 3
DN
HL
RL
SL
PL
GL
PTL

▶ PEDESTRIAN ENTRY/EXIT
▶ LOADING DOCK ENTRY/EXIT
▶ CARPARK ENTRY/EXIT
●--▶ ESCAPE ROUTE AND EXIT

| | |
|---|---|
| 1 | TOWER STAIR 1 SERVES LEVELS GROUND TO LEVEL 40 |
| 2 | TOWER STAIR 2 SERVES LEVELS GROUND TO LEVEL 39 |
| 3 | PODIUM EXTERNAL STAIR 3 SERVES LEVELS GROUND TO LEVEL 6 |
| 3B | BASEMENT STAIR 3B SERVES LEVELS BASEMENT 2 TO GROUND LEVEL |
| 4 | PODIUM STAIR 4 SERVES LEVELS GROUND TO LEVEL 4 |
| 4B | BASEMENT STAIR 4B SERVES LEVELS BASEMENT 2 TO GROUND LEVEL<br>CAN SERVE AS SYNAGOGUE CIRCULATION STAIR |
| 6 | OFFICE STAIR 6 SERVES LEVELS GROUND LEVEL TO LEVEL 8<br>CONNECTS TO PODIUM ON LEVELS 4 AND 6 |
| 8 | OFFICE STAIR 8 SERVES LEVELS GROUND TO LEVEL 10<br>CONNECTS TO POLICE STATION BUILDING AND PUBLIC ROOF TERRACE |
| 9 | OFFICE STAIR 9 SERVES LEVELS GROUND TO LEVEL 10<br>CONNECTS TO POLICE STATION BUILDING AND PUBLIC ROOF TERRACE |
| 9B | BASEMENT STAIR 9B SERVES LEVELS BASEMENT TO GROUND |

■ HOTEL PASSENGER LIFTS
■ RESIDENTIAL PASSENGER LIFTS
■ SYNAGOGUE PASSENGER LIFTS
■ GOODS LIFTS
■ OFFICE PASSENGER LIFTS
■ OFFICE / PUPLIC TERRACE GOODS LIFTS
■ PUBLIC TERRACE PASSENGER LIFTS
■ BOUTIQUE HOTEL PASSENGER / GOODS LIFTS

(Refer also to detailed Transport Statement prepared by WSP)

The city centre location ensures public transport connectivity is very good, with bus and tram links across the city connecting to mainline rail stations. Vehicular access is similarly good both in and out of the city. There are provisions vehicle parking within the integrated basement area, accessed via a ramp from Bootle Street. Cyclists will also use the ramp to access the basement via dedicated 1.5m wide route. Alternative cycle access is provided through the service lifts. Bootle Street will be a one way street with a half in half out service layby, and a small delivery bay integrated into the hotel podium, with a further delivery bay serving the office. The basement also provides secure cycle storage for all uses. Each apartment has the ability to store a folding cycle, within the utility cupboard. Further short term visitor cycle spaces are provided within the landscaping proposed to the public square. The overall development strategy considered the need to improve permeability through the site, creating a new south facing public square as a setting to the retained Sir Ralph Abercromby Pub, with a link from Jackson's Row through the pedestrianised public space, to Bootle Street, as a memory to the Police Station arch which used to form an opening at this point. The landscape and public realm section of this document elaborates on these proposals.

### Movement within the building, vertical circulation and Servicing

(Refer also to detailed Appendix A 'Access Statement')

**Synagogue:** The Synagogue is accessed from Jackson's Row, with a level pedestrian access into a secure entrance lobby, controlled by a security guard. The ground floor reception area includes two unisex accessible wc's. An accommodation stair provides access to the upper synagogue levels, together with access-controlled lifts (one of which also connects the basement), ground floor and two upper floors of the synagogue. A second staircase is provided from the ground floor entrance area to the basement. Vehicular access for the synagogue is via the underground car park, where 50 car parking spaces are provided for the synagogue, some of which are tandem spaces. Access controls will secure the basement level synagogue lift lobby and staircase, and ensure everyone entering the lift at basement level will have to exit at ground floor to report to security, before continuing to the upper synagogue levels. The synagogue will share the two means of escape staircases within the main core. The synagogue is serviced via a shared service lift, which connects the ground floor service bay on Jackson's Row, to the upper synagogue levels. Refuse can be taken to the basement level storage area via one of the two synagogue lifts.

## Access 11.9

**Hotel:** The hotel is accessed via a level access from Jackson's Row, beneath a colonnade providing shelter to the entrance. A new layby on Jackson's Row will provide taxi drop off / pick up and drop off for the hotel car valet parking service. Four dedicated lifts connect the ground floor hotel entrance to facilities within the podium above, to the hotel podium roof garden and 12 storeys of hotel bedrooms above. The ground floor includes a luggage store, unisex accessible wc and concierge facilities, with the main check in facilities provided at upper levels. The hotel lifts also stop at the spa level, banqueting hall and residents lounge level / check in at level 06. Level 6 of the hotel podium provides check in, hotel bar and restaurant facilities together with a roof top garden. The 12 floors of bedroom accommodation provide a maximum of 18 rooms per floor, maximum 191 rooms total, with 5% of all rooms wheelchair accessible. Two fire escape stairs within the main tower core connect all floors of the hotel discharging out on to Jackson's Row and Bootle Street, with a further fire exit from the podium roof discharging directly to outside on Bootle Street. There are further exit stairs connecting the Banqueting level to Jacksons Row, and the plaza via the office building. The hotel is serviced from the service bay accessed from Bootle Street, with a direct connection to 2 service lifts, 1 serving the podium levels only and second serving the whole hotel. Refuse is taken to a dedicated store at basement level (refer to Waste Management section 11.11).

The hotel roof podium is intended to be a private outdoor amenity space for the hotel and residential building.

**Residential Accommodation:** A maximum of 181 apartments are accommodated in the upper levels of the tower, above the hotel podium. A private, covered, level residential entrance is provided off Jackson's Row, adjacent to the drop off layby and hotel entrance, giving residents secure access to the residential lift core, post area and parcel store. An alternative entrance is provided via the hotel, with a link through to the residential concierge area. Three residential lifts and a service lift are arranged in a group, with a secure access door controlling access from the side connected to the hotel entrance. One lift is a firefighting lift in the main core, connected to the firefighting stair and lobby. The lifts continue down to basement level to provide access to the refuse store, cycle store and car parking.

All 1 bed and central 2 bed apartments are of a size suitable to enable conversion to accessible accommodation, in line with the requirement for 10% Category 3 apartments across a range of apartment sizes.

## Access

11.9

**Office Building:** The new office building is accessed primarily from a new public square, providing a north / south link between Jackson's Row and Bootle Street. The entrance is fully accessible, and Covered by projecting upper floors. A secondary lobby to the office is provided via the former Police Headquarters, accessed from Southmill Street. Secure access control is provided to control access to the 6 lifts serving the offices, connecting ground floor to the uppermost office floor plate. Lift access to basement level is provided, allowing access from the underground parking facilities and shared cycle storage, as well as to the refuse store. Shower and change facilities are also provided at basement level. Some of the office floors have an external balcony. Each floor plate is capable of subdivision. Male and female 'superloos' are accessed from the communal core at every level, with 2 unisex accessible WCs at each floor level. The office is serviced from the ground floor delivery bay to Bootle Street, using the shared service lifts between the office and roof top amenity. Ground floor retail units are accessed from surrounding streets through level entrances. Retailers will also have the opportunity to connect into the office entrance area, to provide direct access to retail units for office occupiers. These connections will include level access via steps, ramps and platform lifts.

The top 3 floors of office accommodation include a private rooftop terrace, connected via a series of steps to the larger rooftop terrace. These are accessed directly from the office floor plate, which is served by a bank of lifts. This negates the need for external platform lifts.

## Access

11.9

**Rooftop Terrace:** The rooftop terrace has a dedicated entrance from Jackson’s Row. The entrance will provide level access with an entrance canopy to provide shelter, into a secure managed entrance lobby. This connects directly to roof level via 3 large passenger lifts, which do not stop at any other level. Public access to the roof terrace is via these lifts, and is managed to ensure maximum occupancy levels are not exceeded.

The passenger lifts discharge into an internal lobby, with level access out onto the roof top. Toilets are provided off the roof top lobby, including a unisex accessible WC. It is intended that a mix of different food and drink offerings will be available, from small units arranged around the lift core overrun. The back of house retail area is serviced by a service lift shared with the office. This area also allows for storage of supplies and refuse, before it is taken away.

### Inclusive Access

The proposals will create an inclusive environment by ensuring:

Disabled people will use the same entrances as other users of the building.

Level access to the main entrance and provision of fully accessible lifts, so all floors are accessible without the needs for supervision or assistance.

Apartment sizes are sufficient to facilitate alterations if required to suit specific disabilities.

Many hotel rooms are large enough to meet additional space requirements for accessible accommodation.

Corridors are generous, and apartment doors are oversized to assist access.

## Waste Management 11.10

(Refer also to the Waste Management and Strategy prepared by WSP)

The volume, frequency of collection of refuse and management of collection organisation, is outlined in more detail in the Waste Management and Strategy prepared by WSP.

**Synagogue:** The synagogue waste is stored in the commercial refuse store at basement level. Waste is moved down to basement by synagogue staff, using the shared service lift within the main core.

Hotel: Hotel waste is stored within the commercial refuse store at basement level. Waste is moved to basement from the hotel by staff, using the shared service lift within the main core.

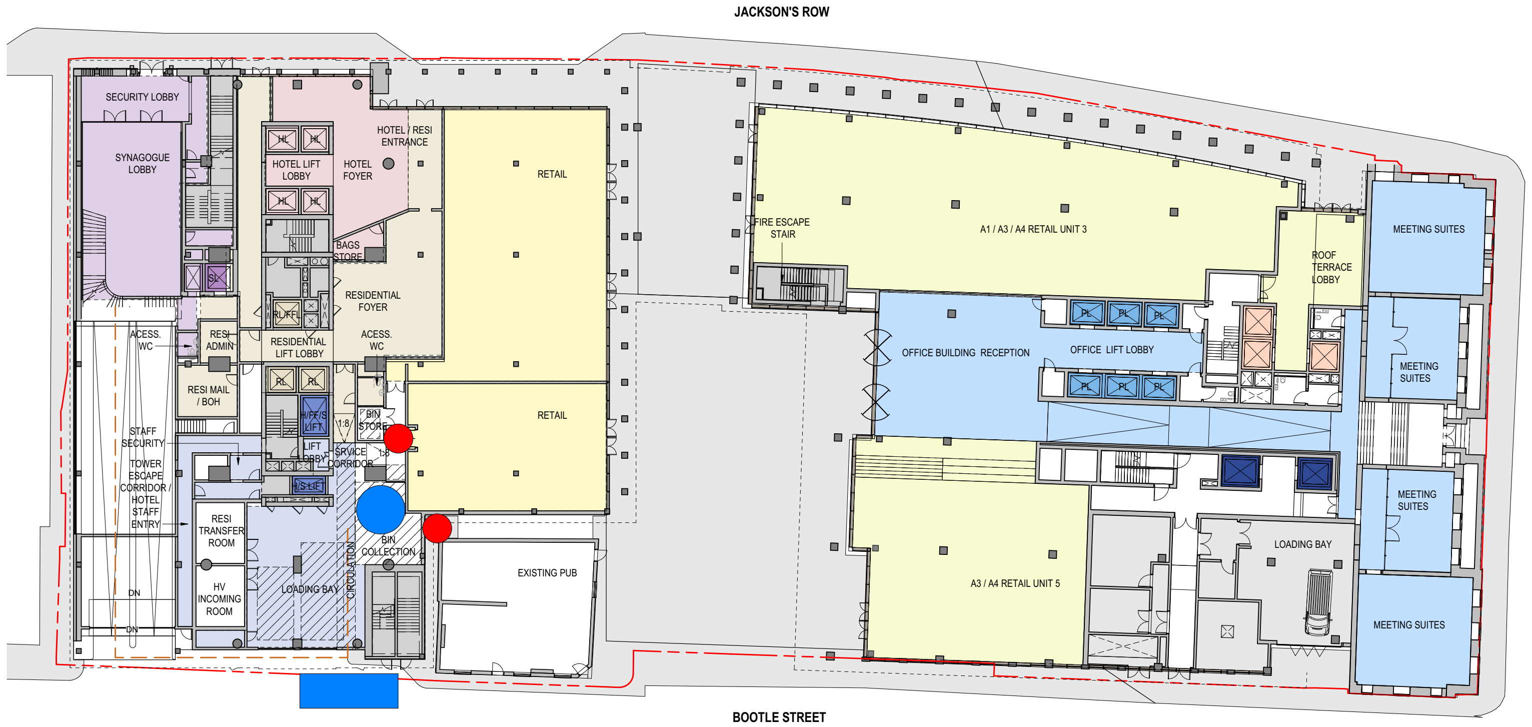
**Residential:** A double bin chute serves all levels of residential accommodation, connecting to the basement level residential bin store, where a flexible base / refuse separator can be controlled to suit three different refuse types (refuse, palpable, recycling, food waste). Dry mixed recycling will be deposited into 50 litre bins located within the waste hopper rooms.

**Retail:** Each retail unit has access to a commercial bin store, either within the back of house area to the individual unit, or within the basement. The bins stores at ground floor level have their bins moved through to the delivery bay for presentation on collection day.

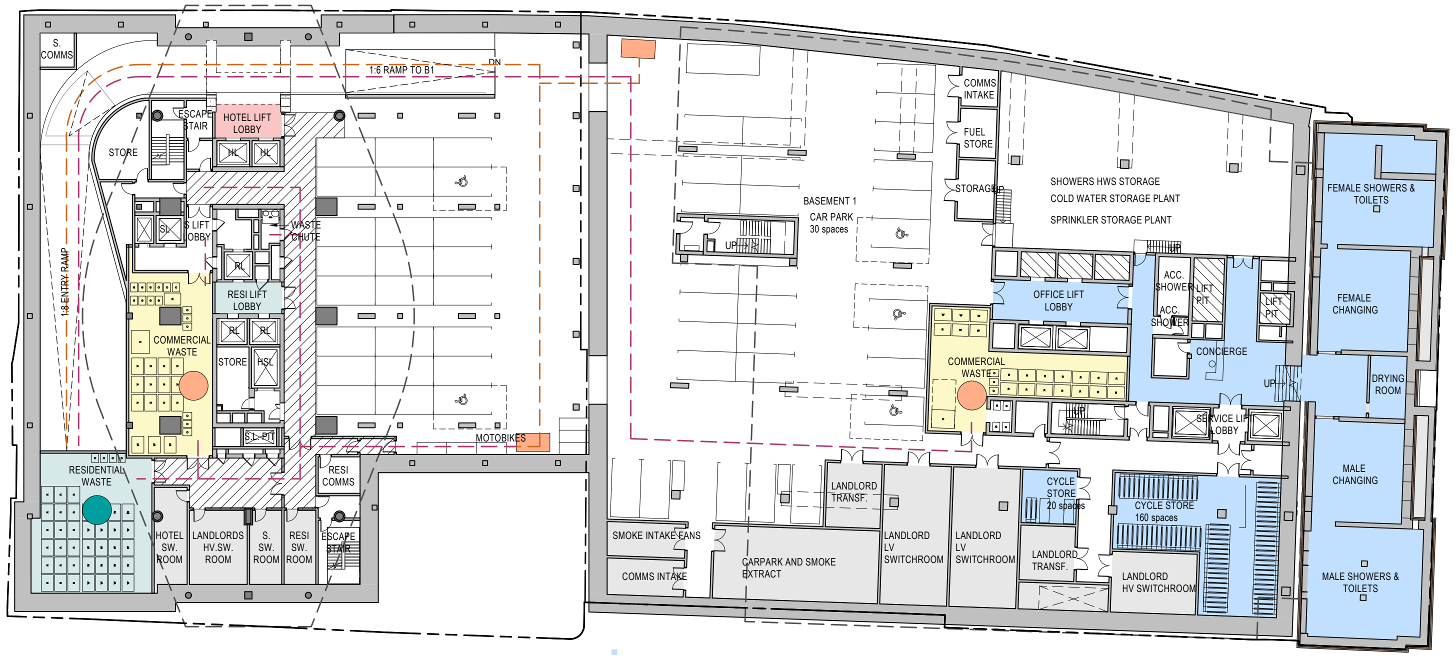
**Office:** Office waste is taken to the basement level commercial bin store, via the service lift. There is also an opportunity to include a bailer at the rear of the ground floor delivery bay, to assist in storage and removal of office waste.

**Rooftop Terrace:** Refuse is stored within the back of house area, then taken via the service lift to the basement commercial refuse store beneath the office building.

**Sir Ralph Abercromby Pub:** A new off street bin store has been accommodated behind the Abercromby which can connect into the rear of the service bay.


JACKSON'S ROW
BOOTLE STREET
SOUTHMILL STREET
SECURITY LOBBY
SYNAGOGUE LOBBY
HOTEL LIFT LOBBY
HOTEL / RESI ENTRANCE
HOTEL FOYER
BAGS STORE
RESIDENTIAL FOYER
RESIDENTIAL LIFT LOBBY
ACESS. WC
RESI ADMIN
RESI MAIL / BOH
STAFF SECURITY
TOWER ESCAPE CORRIDOR / HOTEL STAFF ENTRY
RESI TRANSFER ROOM
HV INCOMING ROOM
LOADING BAY
BIN STORE
SERVICE CORRIDOR
BIN COLLECTION
CIRCULATION
RETAIL
RETAIL
EXISTING PUB
FIRE ESCAPE STAIR
A1 / A3 / A4 RETAIL UNIT 3
OFFICE BUILDING RECEPTION
OFFICE LIFT LOBBY
ROOF TERRACE LOBBY
A3 / A4 RETAIL UNIT 5
LOADING BAY
MEETING SUITES
MEETING SUITES
MEETING SUITES
MEETING SUITES

*Ground Level 00*


S. COMMS
1:6 RAMP TO B1
DN
ESCAPE STAIR
HOTEL LIFT LOBBY
STORE
WASTE CHUTE
RESI LIFT LOBBY
COMMERCIAL WASTE
STORE
1:8 ENTRY RAMP
RESIDENTIAL WASTE
RESI COMMS
HOTEL SW. ROOM
LANDLORDS HV SW. ROOM
S. SW. ROOM
RESI SW. ROOM
ESCAPE STAIR
MOTOBIKES
COMMS INTAKE
FUEL STORE
STORAGE
BASEMENT 1 CAR PARK 30 spaces
SHOWERS HWS STORAGE
COLD WATER STORAGE PLANT
SPRINKLER STORAGE PLANT
OFFICE LIFT LOBBY
ACC. SHOWER
CONCIERGE
COMMERCIAL WASTE
SERVICE LIFT LOBBY
CYCLE STORE 20 spaces
CYCLE STORE 160 spaces
LANDLORD TRANSF.
LANDLORD LV SWITCHROOM
LANDLORD LV SWITCHROOM
LANDLORD TRANSF.
LANDLORD HV SWITCHROOM
SMOKE INTAKE FANS
COMMS INTAKE
CARPARK AND SMOKE EXTRACT
FEMALE SHOWERS & TOILETS
FEMALE CHANGING
DRYING ROOM
MALE CHANGING
MALE SHOWERS & TOILETS

*Basement Level B1*

● COMMERCIAL BIN STORE
● RESIDENTIAL BIN STORE
● BIN PRESENTATION COLLECTION POINT
● BLOCK A RETAIL AND PUB WASTE STORE
▬ BLOCK A RETAIL AND PUB WASTE STORE
– – ▬ BIN TUG ROUTE
– – – PEDESTRIAN ACCESS

## Waste Management

11.10

Collection Strategy: All servicing of the development is from Bootle Street. All basement level bin stores are emptied on the required collection day, with bins taken up the car park ramp pulled by an electric tug, presented for collection within the delivery bay fronting Bootle Street, to avoid on street presentation. A half-in half-out layby constructed in Bootle Street allows a refuse vehicle to pull off Bootle Street a sufficient distance to enable another vehicle to pass on Bootle Street, which will be a one-way road. It is anticipated that the vehicle could wait for around 15 minutes whilst bins are emptied, during which times Bootle Street would remain in use, and a separate service vehicle could be parked within the delivery bay.

## Lighting

11.11

It is expected that the operational lighting installations associated with the Proposed Scheme will be designed to best practice guidance, including British Standard (BS) 5489-1:2013. It is therefore considered that upward light will be limited and new lighting will provide a more consistent level of lighting improving a sense of security. Additionally, any new lighting will be designed to ensure that the source of lighting is not facing or adjacent to a residential window.

There is no intention to light the tower specifically other than the provision of aircraft warning lights.

A high level lighting strategy will ensure visibility and accessibility for all across the site and will be subject to a later phase of design and a planning condition.

*This section has not been revised in line with the proposed amendments however still remains valid.

### Secure by design principles

The safety and security of the users of the proposed development is critical to the success of the scheme, and has been given careful consideration during the design process through:

+ Open public spaces with active frontages that maximise passive surveillance. Adding activity to an otherwise quiet part of the city which has suffered crime issues. The increase in footfall due to the development should act as a catalyst for improving the surrounding areas and contributing in the reduction of crime within the local area.
+ Building entrances located on active public spaces and routes. There is clear visual access between inside and outside at all entrances.
+ Strategic inclusion of overlooking of other uses form the conference and synagogue spaces to visually connect with the street where active frontages at street level have been harder to incorporate along Bootle Street due to building servicing requirements.
+ Proposed inclusion of 24 hour on-site management and security.
+ Proposed integration of CCTV throughout the development, including in the public spaces and entrances.
+ Proposal for well-lit entrances and public spaces.

### Crime Impact Statement

Following consultation with Greater Manchester Police (GMP), a Crime Impact Statement has been produced by GMP in relation to the proposed development. This is submitted as part of the application. The feedback was positive and in support of the overall scheme. Additionally the following recommendations were made by GMP and have informed the design process.

### Residential

3.3.1. Communal Entrance. In order to discourage tailgating, the residents' entrances should be laid out with a double door entry system, creating a secure lobby area and inner access-controlled doors to allow further entry to the stair well or lifts. This arrangement helps to reduce potential for tailgating, which is the most common means of entry for an intruder into apartment blocks. The buildings opposite the proposed entrance include some recesses that could provide cover for a potential offender, in close proximity to the communal doors, which increases opportunities for tailgating.

Response: Access control to be provided on lifts as the second line of security.

3.3.2. Postal delivery should not require delivery staff to have access to communal corridors inside the building, and either "through the wall" letter boxes, located on the outer face of the building with internal collection, or a rack of letterboxes in the secure lobby area should be provided (see above).

Response: Post boxes to be located within the secure lobby at the ground floor entrance.

3.3.3. Access controls. The scale of the proposed development requires subdivision so that the occupiers only have access to the zone where they live and do not have unrestricted entry to all residential floors. The proposed access from the residential lift into the hotel bar area at 13th floor level requires careful consideration in order to prevent potential for unauthorised entry by non-residents.

Response: Residential lifts to have secure access control to restrict users to residents only. Additionally the lift access control system for residents will restrict them to accessing their residential floor only.

3.3.4 Emergency Egress Doors leading off emergency stairs should not allow anyone to gain access to floors other than their own.

Response: Access controls will prevent this

3.3.5. Personal Belongings. Sufficient space should be provided to accommodate secure lockers for people using the hotel facilities (e.g. gym/spa etc).

Reponses: Noted. To be developed in detail design stage.

### Public Realm

3.3.8. Landscape generally. Any landscape features (hard or soft) should not impede natural surveillance of/from the buildings or reduce the effectiveness of any lighting or CCTV system. Future soft landscaping growth and vegetation maintenance must be taken into account at the design stage. The positioning of the temporary structure (such as market stalls) within the public realm should be carefully considered in order to avoid creating blind spots that cannot easily be monitored.

Response: Noted.

3.3.9. The proposed under-croft space linking Jackson's Row with the public space in the centre of the site should not include any obstacles to vision or potential hiding places where an offender could be concealed or surprise a potential victim.

Response: Noted

3.3.10. Street scene. Roads at the side of the site contain relatively narrow paving and carriageways, exacerbated by car parking along Jackson's Row. Introduction of a shared surface along these lightly used routes (as implemented in areas such as Ancoats) could improve the ambiance of the public realm and generate more legitimate pedestrian use.

Response: Noted. Shared surface will be developed

3.3.11. The landscape layout should be designed in order to prevent vehicular incursion onto the plaza area off Bootle Street and Jackson's Row. Design of the approach routes requires careful consideration in order to discourage vehicles from entering the pedestrian area. Measures to control the speed of bicycles/motorcycles should also be provided in order to reduce potential hazards to pedestrians.

Response: Noted. To be developed in detail design phase.

3.3.12. All short-stay cycle parking should be located where it does not obstruct circulation but yet is well overlooked from surrounding buildings and by passing pedestrians, and covered by any CCTV system.

Response: Noted.

3.3.13. Graffiti on surfaces. Expanses of blank wall exposed to public areas should be formed of a graffiti resistant surface or have a resistant coating applied to enable easy removal of any unauthorised markings.

Response: Noted.

### General Items

3.3.14. Western boundary. The interface of the proposed building with the neighbouring development should not create potential hiding places along the site boundary. The position of the lockable gates to prevent access to the separating passageway should be adjusted to be aligned as closely as possible to the street ends.

Response: Noted. This will be incorporated into the design.

3.3.15. The shutters/gates at the entrance to the car park should be aligned with the façade of the building facing Bootle Street, or as close as possible. Consider including separate entrance for cyclists/pedestrians so that they do not need to fully activate the vehicular gates.

Response: Noted.

3.3.16. The loading bays along Bootle Street should be capable of being enclosed, with shutters/doors/gates, aligned with the outer face of the building.

Response: Noted.

3.3.17. Cycle store layout. Plans indicate that access to the cycle storage adjacent to the pub cellar is via another cycle store – these should be separated in order to reduce the number of people with legitimate access to these enclosures.

Response: To be developed.

3.3.18. Arrangement for storage and disposal of refuse should not compromise the security of the development. Entry to refuse stores should be strictly controlled. Collection of waste should not require or allow external operatives to enter restricted areas within the site. Waste bins must not be stored on the streets.

Response: Noted. Access control to ensure secure storage.

3.3.19. The development should take into account the security of guests, visitors and staff approaching and leaving the building, particularly at quiet times and late at night. The areas outside the premises should be well-illuminated without creating areas of shadow or pooling. A monitored CCTV system covering all elevations of the premises should be included.

Response: Noted.

### Places of Worship

3.3.20. The Manchester Reform Synagogue take security and saftey of their congregation seriously and have their own secuirty advisors (MIP Security Ltd) as ng them on detailed design.

REFERENCE
**PL1556**

PROJECT

# ST MICHAEL'S

DOCUMENT

## DESIGN & ACCESS STATEMENT

| CLIENT | STATUS | DATE |
|---|---|---|
| HODDERS + PARTNERS | FINAL PLANNING ISSUE | 01/09/21 |

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CITY POLICE HEADQUARTERS

# 15

# THE SITE

# 15.1 Wider Site Context

St Michael's represents an opportunity to create a prime piece of public realm in the heart of Manchester City centre.

The aim is to create a key public square at ground level to integrate into and enhance the city's existing network of public spaces. St Anne's Square, Lincoln Square, Albert Square, and the newly landscaped St Peter's Square are all historic squares that contribute to the Civic Quarter's landscape character, within a 5 minute walk of the site.

St Michael's also sits between several notable localities; museums, public attractions, shopping districts, theatres and galleries, as listed below.

Areas currently either set for development or under construction:

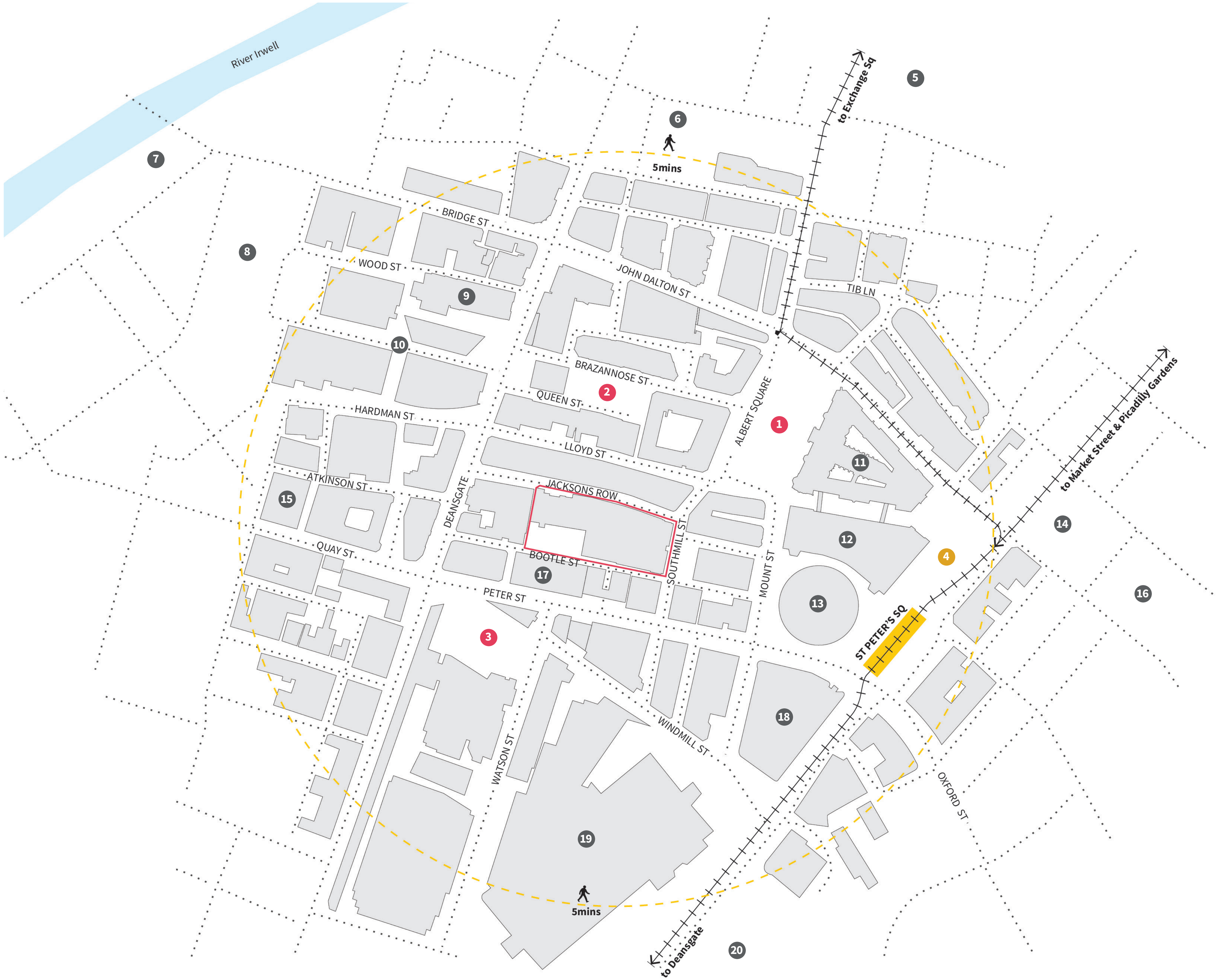
1 Albert Square
2 Lincoln Square
3 Great Northern Square

Recently completed public open space:

4 St Peter's Square

Prominent locations within a short walk of St Michaels:

5 Manchester Arndale Shopping Centre
6 St Anne's Square & Exchange Theatre
7 The People's History Museum
8 Manchester Crown & County Courts
9 John Rylands Library
10 Spinningfields
11 Town Hall
12 Town Hall Extension
13 Manchester Central Library
14 Art Gallery
15 Manchester Opera House
16 China Town
17 Albert Hall
18 Midland Hotel
19 Manchester Central Convention Centre
20 Bridgewater Hall


River Irwell
to Exchange Sq
5mins
BRIDGE ST
WOOD ST
JOHN DALTON ST
TIB LN
BRAZANNOSE ST
QUEEN ST
ALBERT SQUARE
HARDMAN ST
LLOYD ST
ATKINSON ST
JACKSONS ROW
DEANSGATE
QUAY ST
BOOTLE ST
SOUTHMILL ST
MOUNT ST
PETER ST
ST PETER'S SQ
to Market Street & Picadilly Gardens
WINDMILL ST
WATSON ST
OXFORD ST
5mins
to Deansgate
1
2
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## 15.2 Immediate Site Context

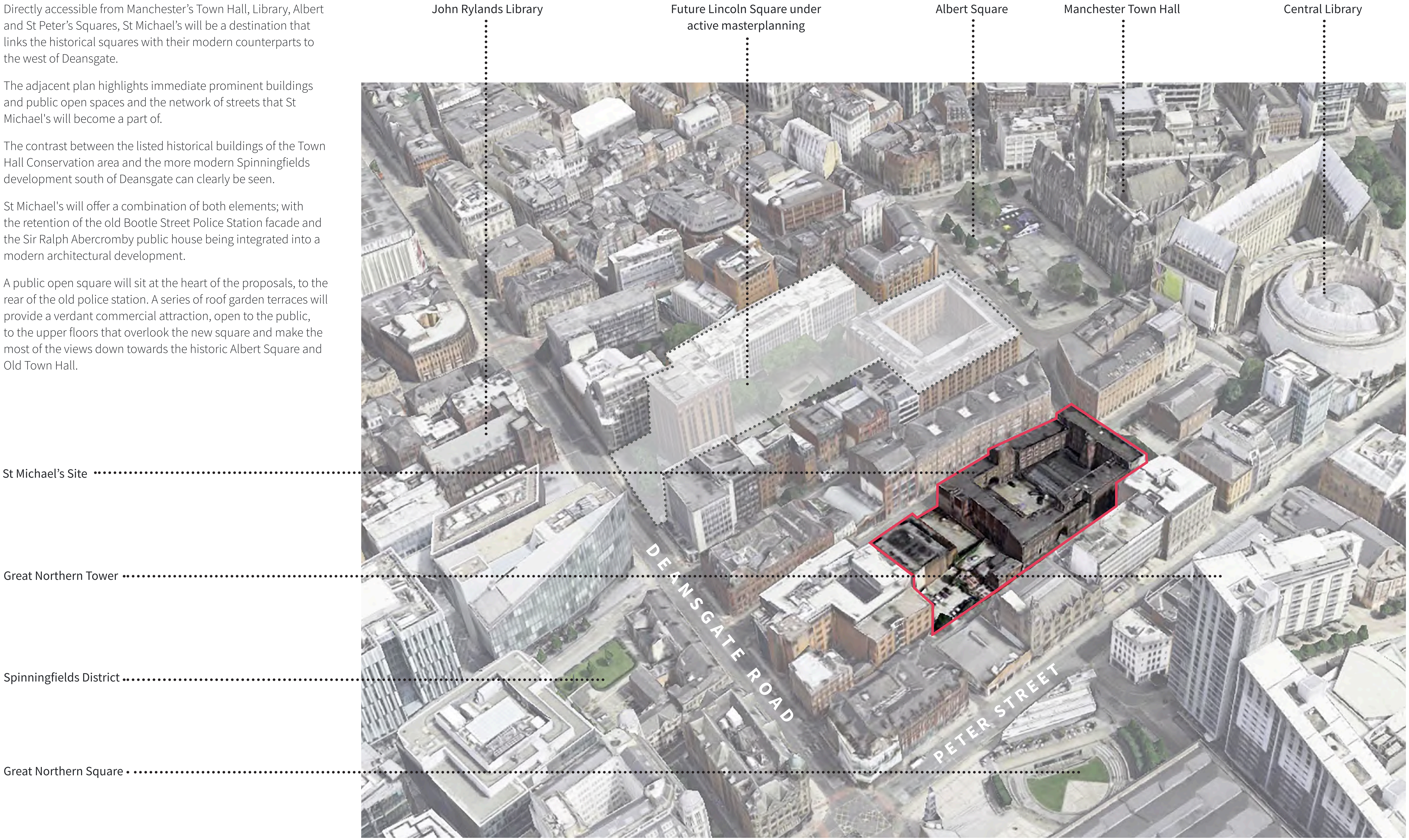
Directly accessible from Manchester's Town Hall, Library, Albert and St Peter's Squares, St Michael's will be a destination that links the historical squares with their modern counterparts to the west of Deansgate.

The adjacent plan highlights immediate prominent buildings and public open spaces and the network of streets that St Michael's will become a part of.

The contrast between the listed historical buildings of the Town Hall Conservation area and the more modern Spinningfields development south of Deansgate can clearly be seen.

St Michael's will offer a combination of both elements; with the retention of the old Bootle Street Police Station facade and the Sir Ralph Abercromby public house being integrated into a modern architectural development.

A public open square will sit at the heart of the proposals, to the rear of the old police station. A series of roof garden terraces will provide a verdant commercial attraction, open to the public, to the upper floors that overlook the new square and make the most of the views down towards the historic Albert Square and Old Town Hall.


John Rylands Library
Future Lincoln Square under active masterplanning
Albert Square
Manchester Town Hall
Central Library
St Michael's Site
Great Northern Tower
Spinningfields District
Great Northern Square
DEANSGATE ROAD
PETER STREET

## 15.3 Context and Analysis

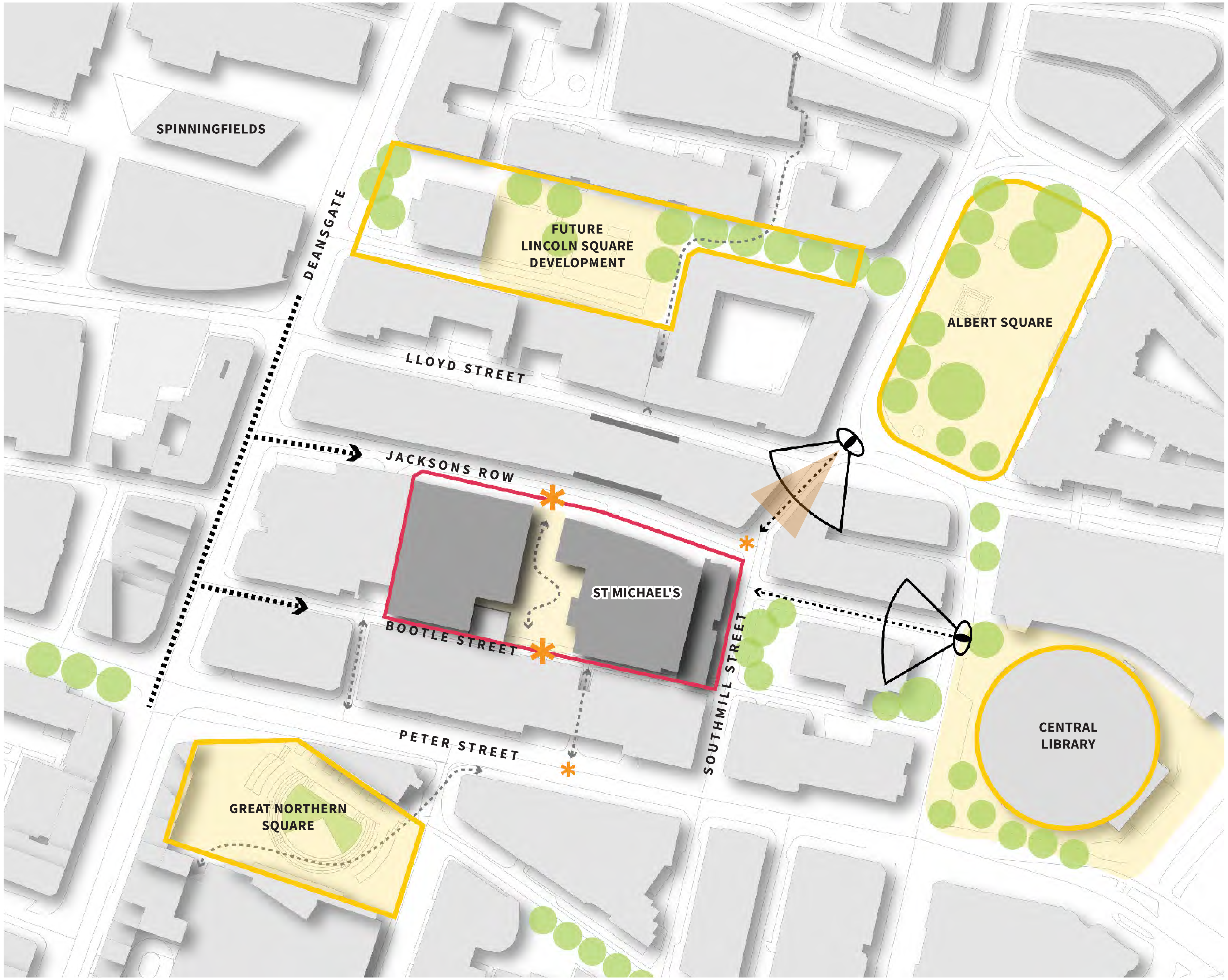
Although St Michael's is not directly located along a major road it's surrounded by smaller roads that act as secondary pedestrian routes through the city. These smaller routes have the potential to bring passers by into the site as long as a unique and sought after destination is created.

At present there is a relatively low footfall along the site's smaller boundary streets. Therefore the site itself must present a desired destination, with key visible anchors that will draw pedestrians towards and into the space.

St Michael's will comprise of several key zonal spaces; the ground floor open public square and verdant roof garden terraces, separated by level changes and each presenting its own character, uses and attractions.

**KEY**

- ▬ Site Boundary
- ✱ Feature Anchors; Potential anchors that draw people into the site
- ▪▪▪▶ Primary Pedestrian 'Pull' Routes; Links to Deansgate to draw pedestrians towards the site
- ◀----▶ Pedestrian Links; Existing and proposed pedestrian links that form part of a wider network
- ▬ Barrier to movement; Pedestrian link blocked
- ▭ Key Spaces; Existing and proposed adjacent public spaces
- ◁ Key Views In / Out Of Site; Important views to historic landmarks


SPINNINGFIELDS
DEANSGATE
FUTURE LINCOLN SQUARE DEVELOPMENT
ALBERT SQUARE
LLOYD STREET
JACKSONS ROW
ST MICHAEL'S
BOOTLE STREET
SOUTHMILL STREET
PETER STREET
CENTRAL LIBRARY
GREAT NORTHERN SQUARE

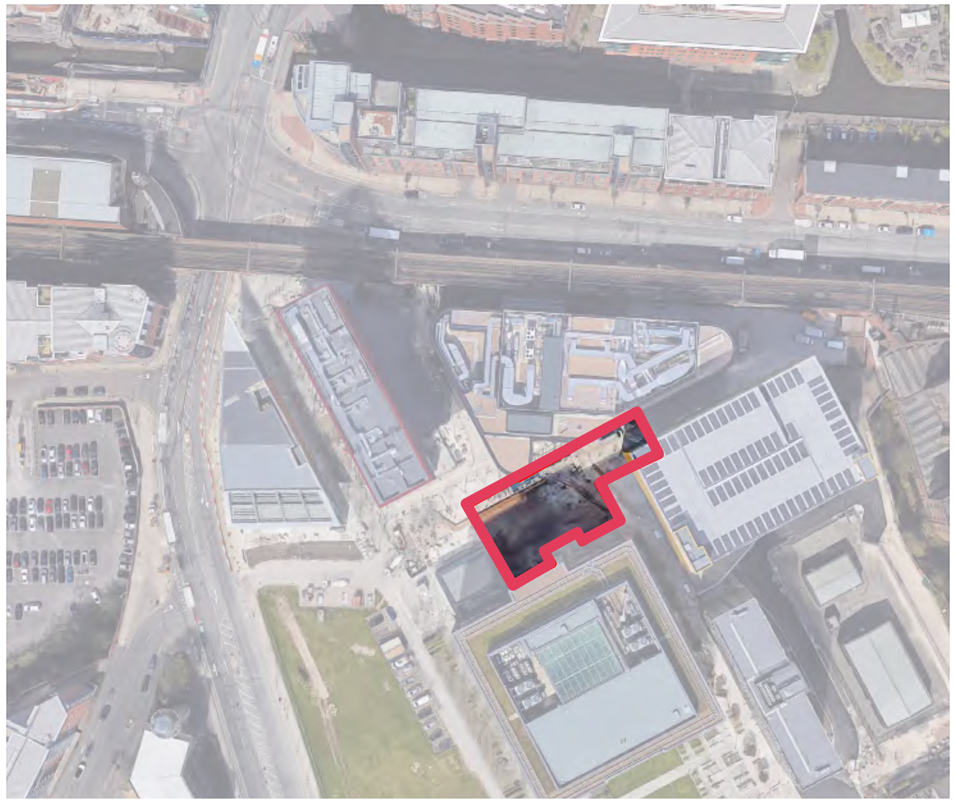
# 15.4 Scale comparisons with St Michael's Square

## FIRST STREET, MANCHESTER

A Planit-ie designed large public open space that plays to its undulating levels by incorporating a substantial integrated timber bench, leading directly into the steps up to meet the buildings.

The square forms the heart of the HOME development, complete with cinema, art gallery, shops, restaurants and offices and is close to many residential dwellings.

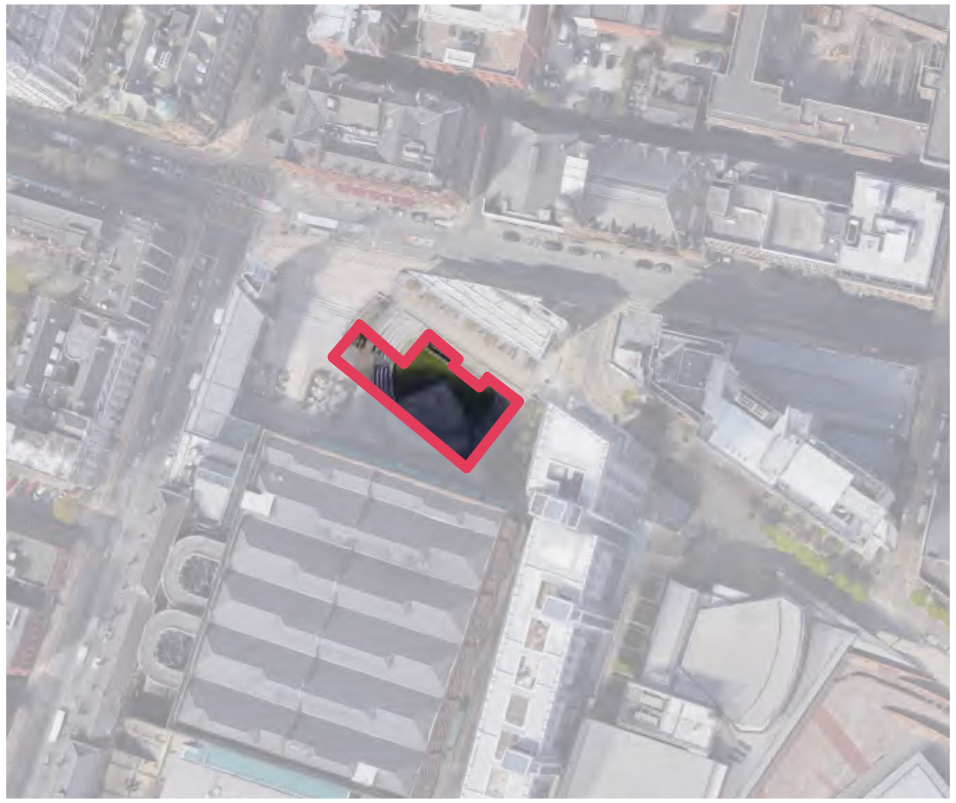
This is a relatively new, flexible and well-used space for central Manchester, within a five minute walk of Oxford Road, Castlefield rail and metrolink station and has hosted several open-air events.



## GREAT NORTHERN SQUARE, MANCHESTER

A large open public square in close proximity to the St Michaels' site, Great Northern Square is designed as a flexible events space and is bordered by cafés, restaurants and bars and is within a short walk of Manchester International Convention Centre (G-MEX ) and Deansgate.

There are a couple of key pedestrian routes from the square; the first being covered via the Great Northern Complex and the second open to the elements via Manchester Central to Deansgate Castlefield Metrolink Station.



## LINCOLN SQUARE, MANCHESTER

The square is named after its statue of Abraham Lincoln, which came to Manchester due to the city's connections with Lincoln during the Cotton Famine, linked to America's Abolition of Slavery.

The statue was unveiled in Platt Fields in 1919 but was later moved to its current site in 1986.

The square is largely open hardscape and functions as a venue for Manchester's ever-expanding Christmas markets. For the majority of the year though it is mostly used as a functional open cut-through, between Albert Square and Deansgate.

A pedestrian link between the south of the Square and Lloyd Street offers a key route towards the St Michael's site.

## EXCHANGE SQUARE, MANCHESTER

Built following the 1996 IRA bombing, Exchange Square was the catalyst for much of Manchester City Centre's regeneration. The square is a much loved central space that is a major meeting place and a hub for activity and public events.

The square features lots of informal seating built into the level change that runs across the site and a water feature that encourages human interaction and play.

Exchange Square has recently been modified to accommodate an additional Metrolink stop as part of the second city crossing.

## 15.5 Historical Context & Development

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium, established in about 79 AD near the confluence of the rivers Medlock and Irwell.

Throughout the Middle Ages Manchester remained a small township but expanded rapidly at the turn of the 19th century due to a boom in textile manufacture during the Industrial Revolution. This resulted in it becoming the world's first industrialised city.

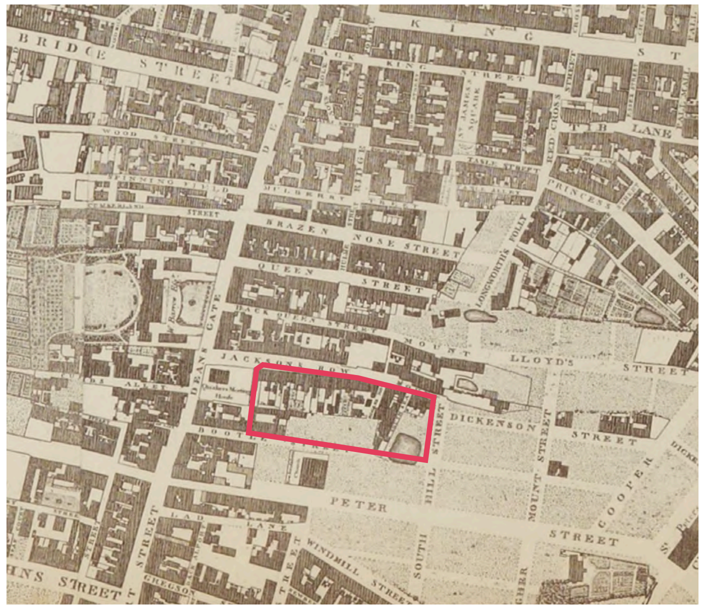
Manchester achieved city status in 1853 and the Manchester Ship Canal opened in 1894, linking the city to sea and allowing the import of goods and export of cotton from its vast Pomona and Salford Docks.

The city centre was devastated in a bombing in 1996, but this led to extensive investment and regeneration, especially around Exchange Square, Manchester Cathedral and the Arndale, that has helped it turn into a thriving modern metropolis.

Manchester's Liverpool Road railway station was the world's first inter-city passenger railway station and in the city scientists first split the atom and developed the stored-program computer.

The city is home to several higher educational institutions and is the third most visited city in the UK, noted for its architecture, culture, musical exports, media links, scientific and engineering output, social impact, sports clubs and transport connections.

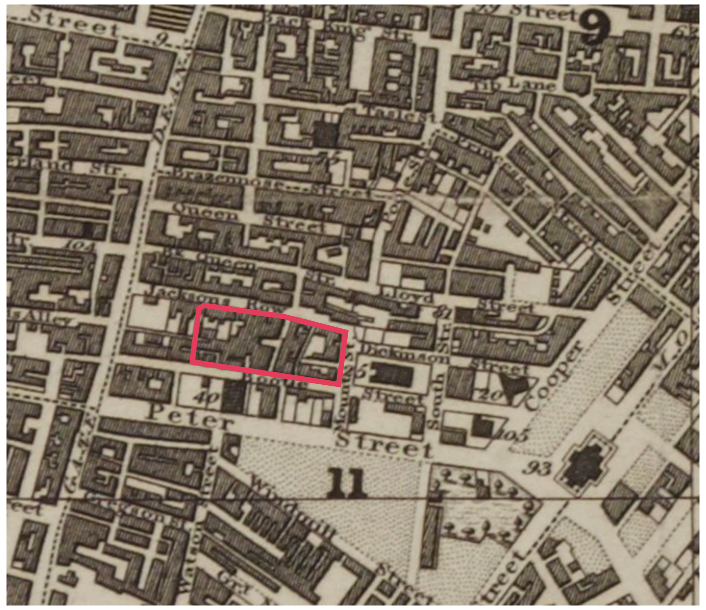
St Michael's sits close to the heart of the historical city and its locality has seen a flux of change and development in previous years, as explored in the historic maps to the right.



**1794**

This early map of Manchester shows the existing street pattern, which was already well established at this time and has changed little since. Notably 'South Hill Street' and 'Deans Gate' have had their names amended over time.

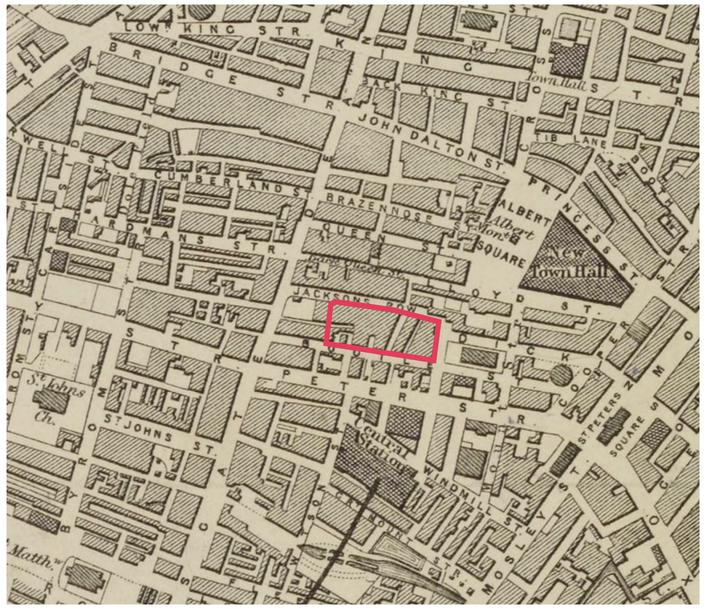
Originally, the site of the Town Hall, Library and St Peter's was occupied by open fields, which sloped down to the River Tib, a stream that used to follow the length of Cooper Street.



**1824**

By this period Peter's Fields had been largely built on and the area was well developed with dense blocks of houses as well public houses, smithy's and industrial works. Much of the current site functioned as warehouses in this time.

In the 19th century Manchester's population continued to grow unabated, doubling between 1801 and the 1820s and then doubling again between then and 1851, to 400,000. Manchester's growth rested largely on the growth of the cotton industry, and by the mid 1800s the city typified Britain as the 'workshop of the world'.


LOW KING STR
BRIDGE ST
JOHN DALTON ST
BRAZENNOSE ST
ALBERT SQUARE
New Town Hall
JACKSONS ROW
PETER ST
ST JOHNS ST

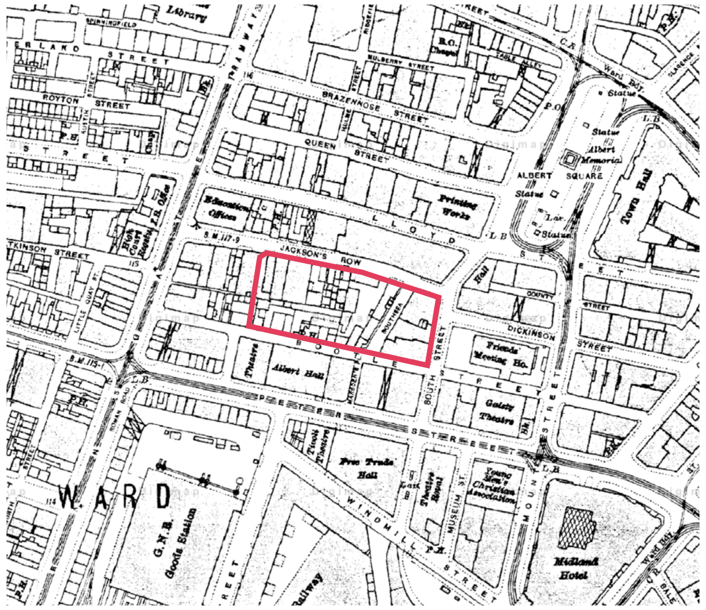
### 1876

Towards the later half of the 1800's Manchester was a bustling metropolis as mass migration from rural areas continued, with entire families working in its cotton mills.

From 1866-1906 Manchester Fire Station occupied the area central to the current site boundary, this was due to the old fire station being on the site of the new Town Hall.

In 1868 the City Council held a competition to design a new Town Hall, replacing the now insufficient building on King Street. The hall was largely funded by wealth originating from the cotton industry. The hall was completed in 1877.

This map shows Manchester Central Railway Station (now Manchester Central Convention Centre (GMEX) under construction. It was opened in 1880.


Library
ALBERT SQUARE
Town Hall
JACKSON'S ROW
Albert Hall
Free Trade Hall
Gaiety Theatre
Midland Hotel
G.N.R. Goods Station
WARD

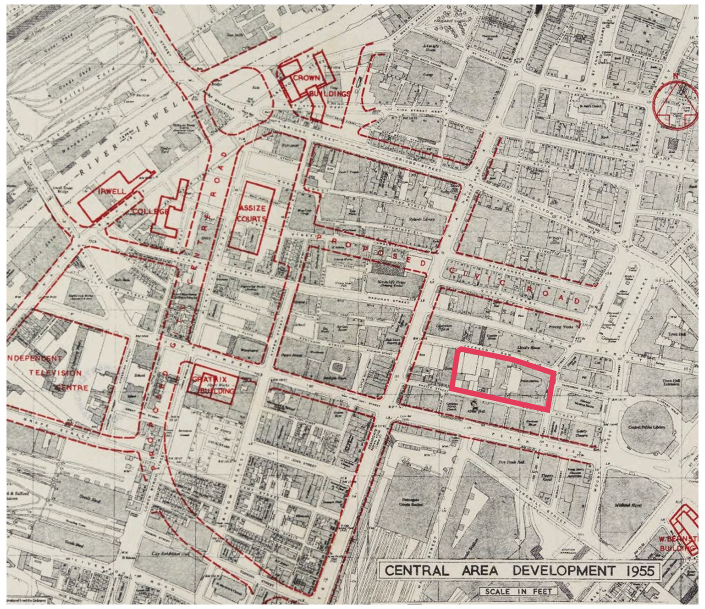
### 1930

Prior to the construction of Bootle Street Police Station in 1934 the site retained a smaller network of streets and buildings.

The rail network to the city has expanded. The (now Great Northern Warehouse) was built in 1899 as a railway transport interchange for goods arriving by rail into Manchester Central Station. It closed in 1963 and sat empty for 50 years, before going through a huge redevelopment into its current form as a cinema, bars and restaurants.

The striking Midland Hotel has appeared on Peter Street, opened in 1903 to serve the Central Railway Station.

The now Albert Hall was built as a Methodist central hall in 1908 and borders the site to the south, along Bootle Street.

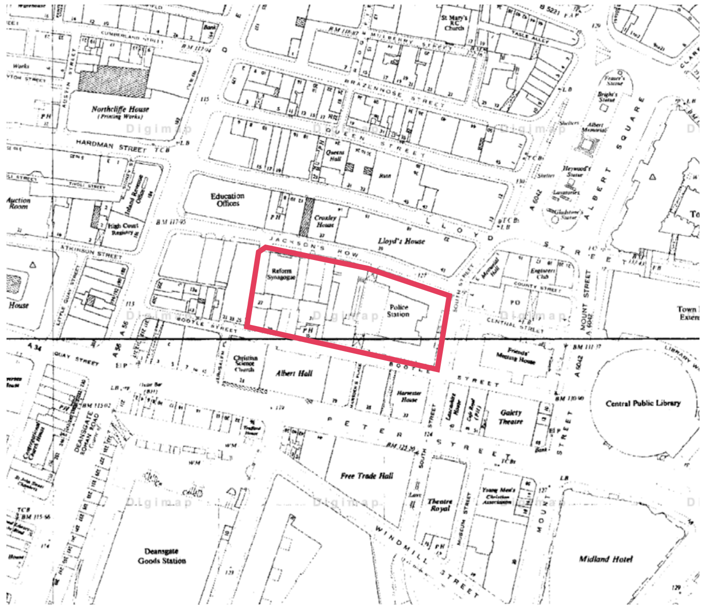

CROWN BUILDINGS
ASSIZE COURTS
TELEVISION CENTRE
CENTRAL AREA DEVELOPMENT 1955
SCALE IN FEET

### 1955

This 1955 map shows the aspirations to create a civic road linking the law courts to the Town Hall. If realised this would have drastically altered the historical network of streets surrounding the site. Lincoln Square, just north of the St Michael's site, was created in 1981 as part of this aspiration but the overall plan was never fully realised.

The Town Hall extension was completed in 1938 by Vincent E. Harris, who also designed the circular library to the south, constructed between 1930 and 1934.

The Manchester Reforn Synagogue on site was built in 1953, to replace a previous synagogue destroyed in the Second World War.


Northcliffe House
Education Offices
Lloyd's House
Reform Synagogue
Police Station
Albert Hall
Free Trade Hall
Central Public Library
Deansgate Goods Station
Midland Hotel

### 1960

The St Michael's site appears largely in its current state, consisting of the Synagogue, Sir Ralph Abercromby Pub and Bootle Street Police Station.

201 Deansgate, that borders the western end of the site was constructed in 1996/7; a six storey office building with retail units below.

The street layout of the surrounding area has remained almost entirely unchanged apart from the recent Spinningfileds development to the western side of Deansgate. Many of the historic buildings and public spaces have been renovated since the 1960s to create a thriving area of the city centre.

# 15.6 Bootle Street Police Station & Sir Ralph Abercromby Pub

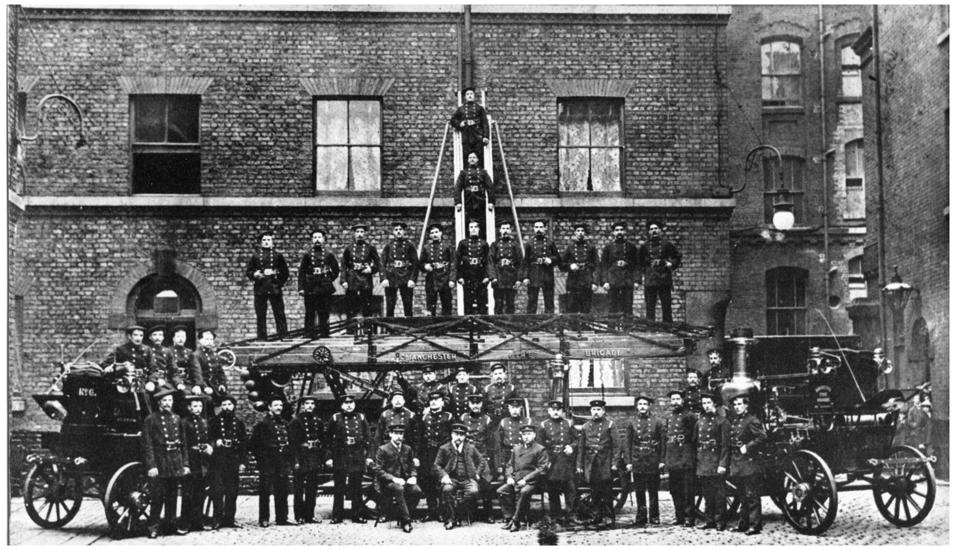
Bootle Street Police Station housed central Manchester's Metropolitan Police from the 1930s until 2014.

An article on the Greater Manchester Police website, dated August 1, 2014, explains that when the police moved into this building it was, " ... state of the art at the time" however, "Bootle Street police station is not fit for modern policing and over the past few years the building has been slowly decommissioned as police moved to the new divisional headquarters in Newton Heath." (manchesterhistory.net)

The building's striking 1930's Portland Stone facade fronts on to Southmill Street, whilst the rest of the building is made of pale bricks, surrounding an interior courtyard with access from Bootle Street. The stone facade is to be kept as part of the redevelopment and house a luxury hotel.

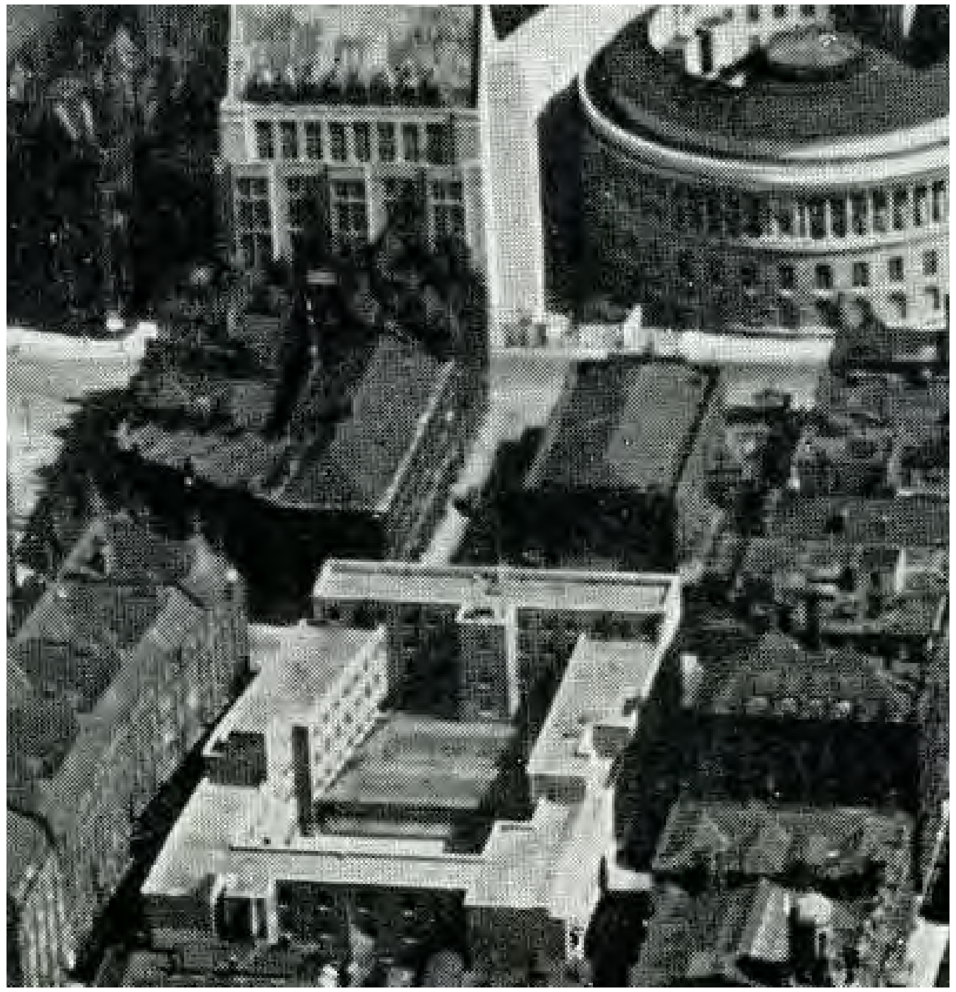
POLICE
8442 NF
POLICE
8437 NF

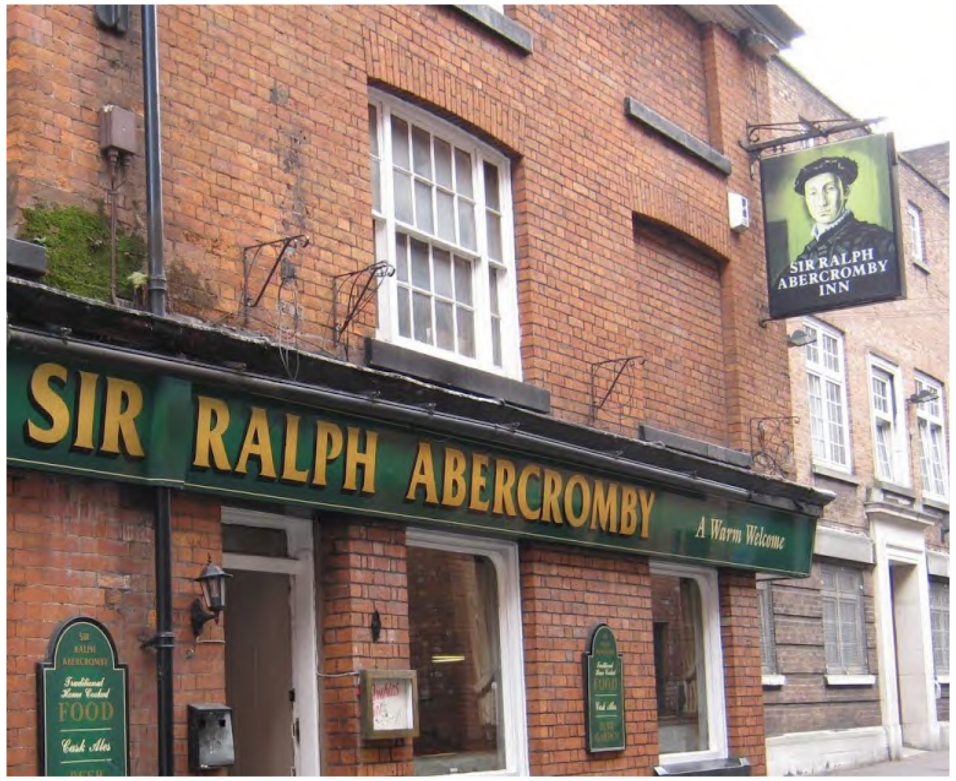
Below: 1960s photo of a policeman admiring Triumph sports cars in the courtyard (image courtesy of Greater Manchester Police Museum and Archive).



Above: Horse Drawn Fire Carriage and crew from Jacksons Row Manchester Fire Station Headquarters which occupied the police station site between 1866 and 1906.

Below: 1940s photograph showing the newly completed Bootle Street Police Station with Manchester Central Library and Town Hall Extension to the rear, all constructed between 1930 and 1938.





The early 19th Century, Sir Ralph Abercromby pub is named after the Scottish soldier and politician (1734–1801) who rose to the rank of lieutenant-general in the British Army. He was noted for his services during the Napoleonic Wars, and served as Commander-in-Chief in Ireland.

Located directly behind Bootle Street Police Station, the pub was known for its lock-ins, which the officers turned a blind eye to, wanting a drink at the end of their shift.

Another claim to fame of the Sir Ralph Abercromby is it was here that the executives from Granada Television voted in 1960 to call their new working-class drama Jubilee Street, only for the producer collecting the ballot papers to announce Coronation Street as the winning name.

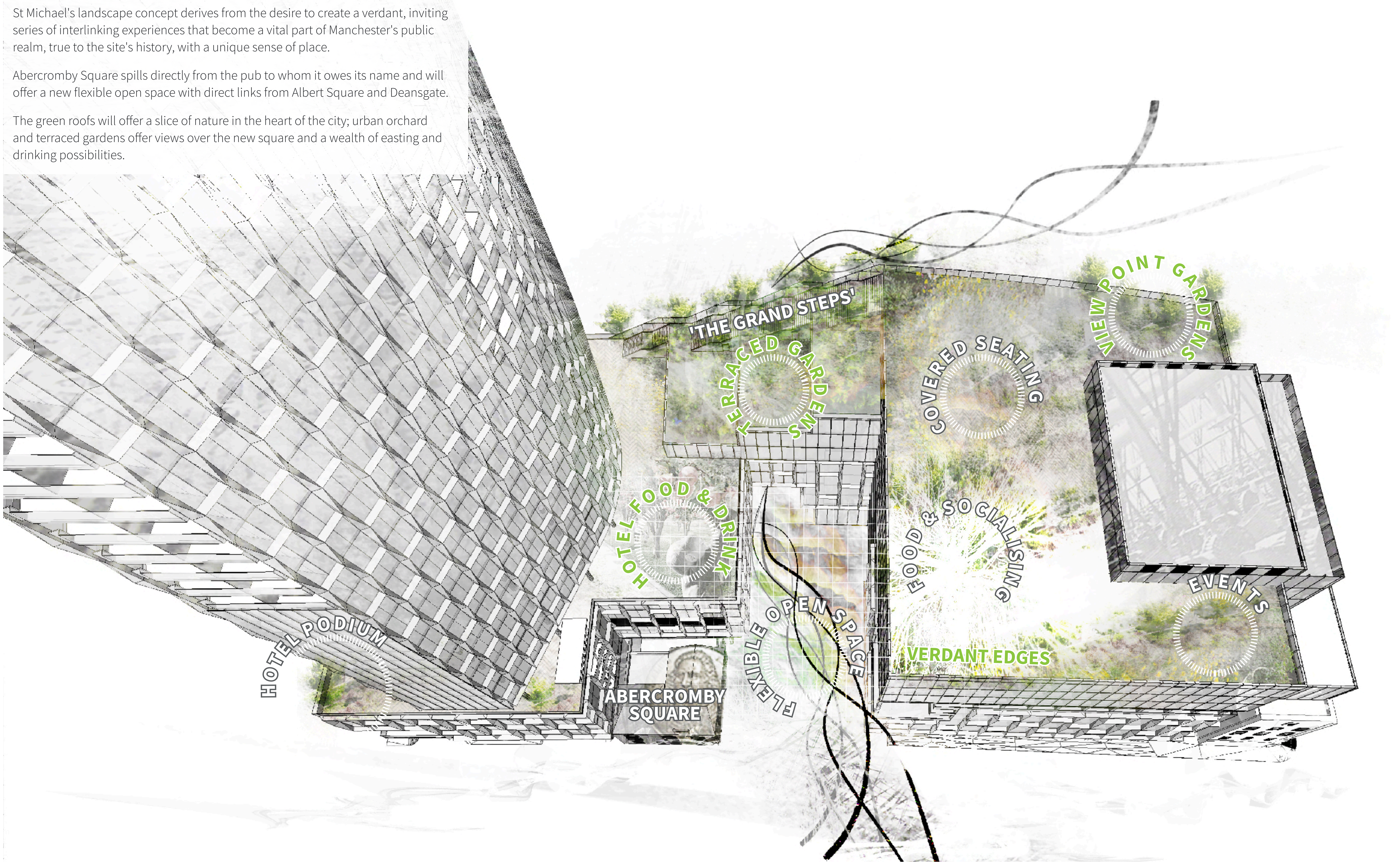
The pub is renowned as a local institution and will be retained as part of the St Michael's scheme, facing onto the new public open square.

## 15.7 St Michael's Concept Development

St Michael's landscape concept derives from the desire to create a verdant, inviting series of interlinking experiences that become a vital part of Manchester's public realm, true to the site's history, with a unique sense of place.

Abercromby Square spills directly from the pub to whom it owes its name and will offer a new flexible open space with direct links from Albert Square and Deansgate.

The green roofs will offer a slice of nature in the heart of the city; urban orchard and terraced gardens offer views over the new square and a wealth of easting and drinking possibilities.


'THE GRAND STEPS'
TERRACED GARDENS
COVERED SEATING
VIEW POINT GARDENS
HOTEL FOOD & DRINK
FOOD & SOCIALISING
EVENTS
HOTEL PODIUM
FLEXIBLE OPEN SPACE
VERDANT EDGES
ABERCROMBY SQUARE

# 15.8 Square Concept Development

St Michael's will form a new key slice of Manchester's public realm with the new public square linking directly into the wider network. The design process has seen a variety of forms taking shape but the concept plan to the right picks up on the ideas leading to the proposed open - yet structured - contemporary and flexible space.

A legible route created from Jacksons Row and Albert Square, south through the square to Bootle Street and on to Peter Street and the Great Northern beyond. Either side of this key link, the ground plane will be lifted to form integral seating and planters.

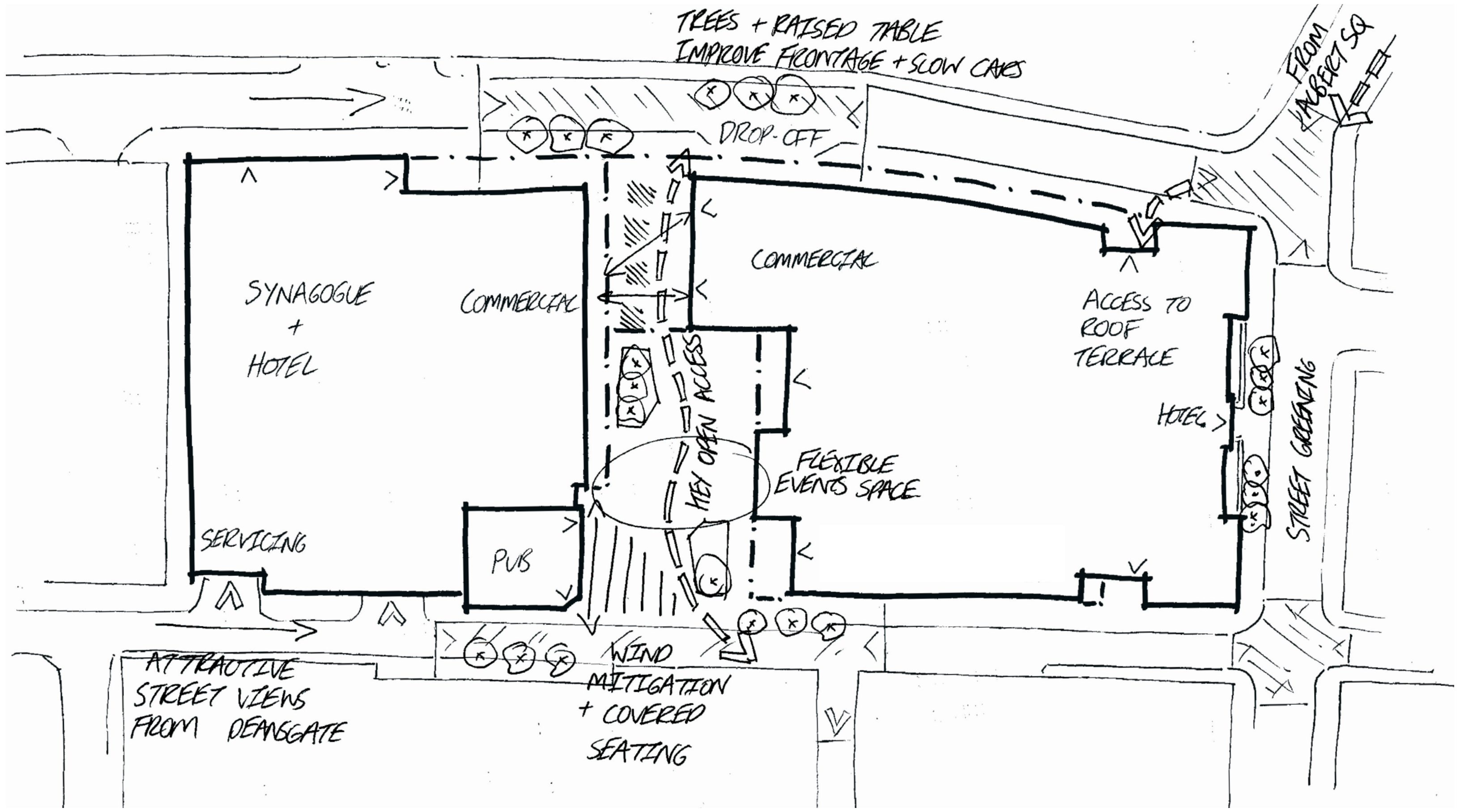
Street trees and new pavement in the surrounding streets will help put St Michael's on the map and draw visitors up from Deansgate and St Peter's Square.

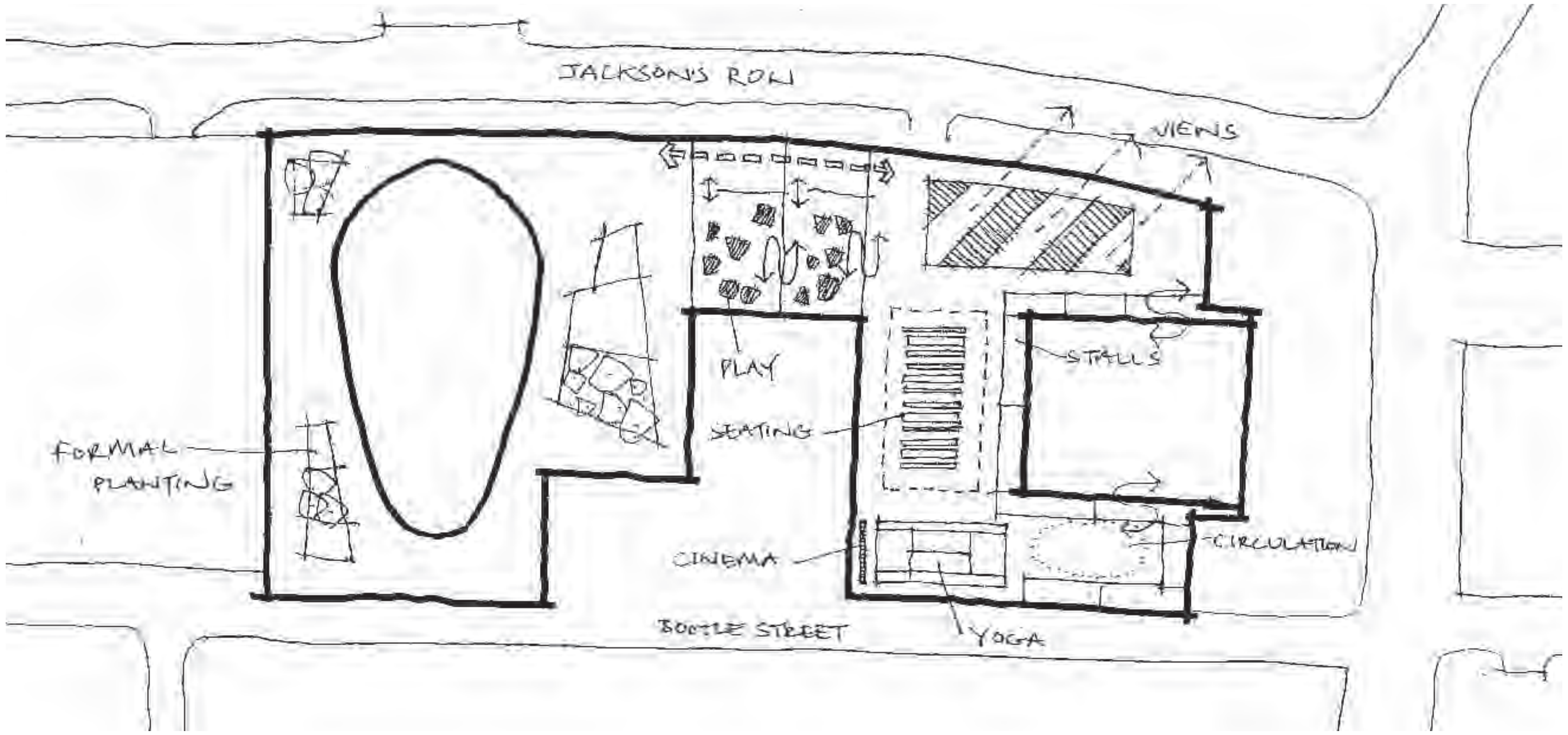
Improvements to the footways along Jacksons Row and Bootle Street will tie in with the new square at the heart of the site, extending the public realm out over the carriageway.

Paving pattern and texture will be used to create a distinctive central space, a square within the square.

Seating will vary in dimension and texture and pick up on the geometry of the paving and buildings, as will a proposed pergola, providing shelter to the southern area of the square.

The verdant, leafy concept of the roof gardens will continue in the square below with substantial tree planting and herbaceous borders, set within seating planters. The pergola will create a home for overhead greenery in a more linear form.


TREES + RAISED TABLE
IMPROVE FRONTAGE + SLOW CARS
FROM ALBERT SQ
DROP-OFF
SYNAGOGUE + HOTEL
COMMERCIAL
COMMERCIAL
ACCESS TO ROOF TERRACE
HOTEL
STREET GREENING
KEY OPEN ACCESS
FLEXIBLE EVENTS SPACE
SERVICING
PUB
ATTRACTIVE STREET VIEWS FROM DEANSGATE
WIND MITIGATION + COVERED SEATING


JACKSON'S ROW
VIEWS
PLAY
STALLS
SEATING
FORMAL PLANTING
CINEMA
CIRCULATION
BOOTLE STREET
YOGA

St Michael's rooftop terraces have moved through several stages during their design process, however the original concept of a verdant, stepped garden has been retained throughout.

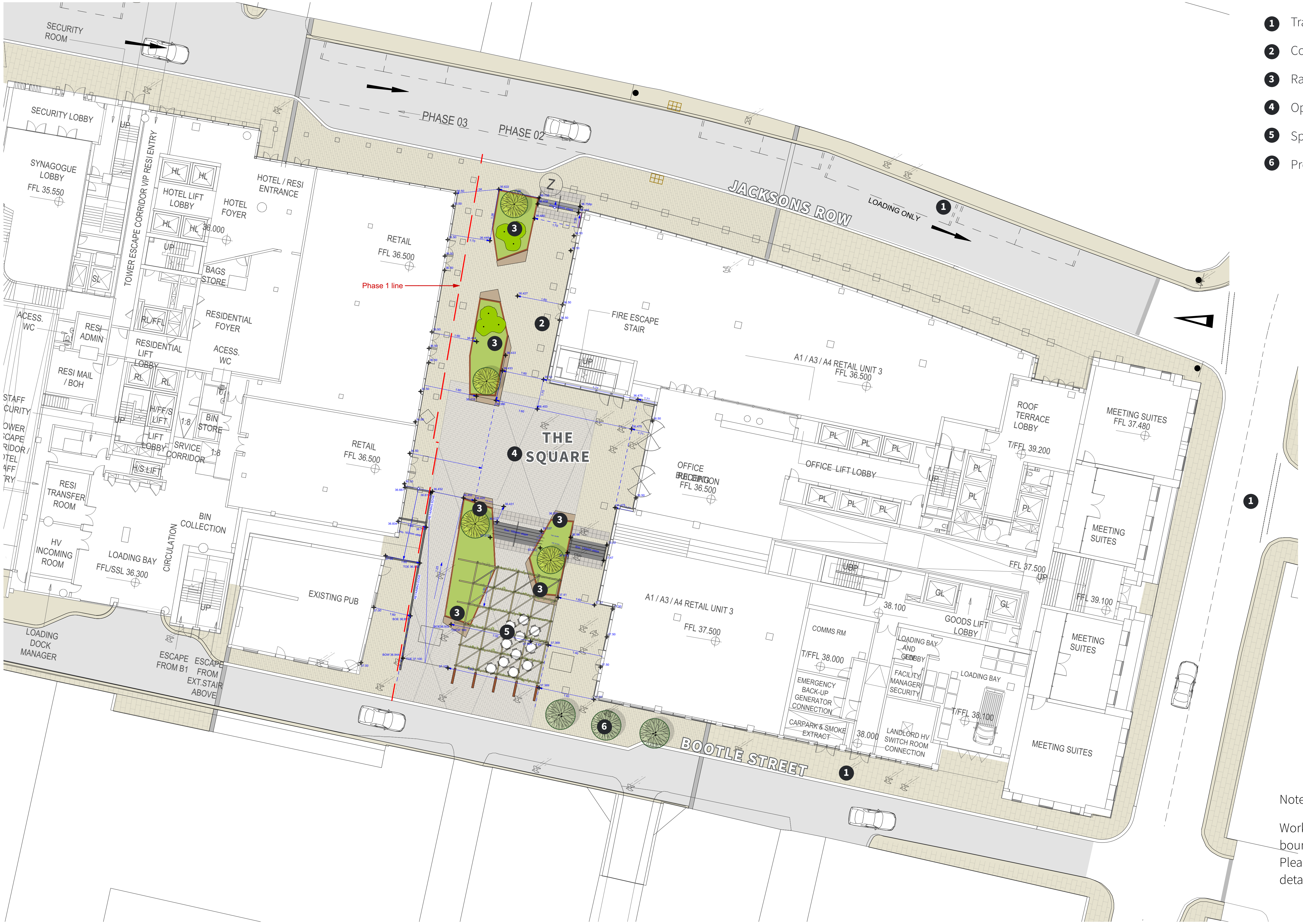
There area several distinctive character areas that are expressed in more detail in the latter chapter of the document.

The lower, sixth floor terrace is home to the hotel and apartments residents for breakout dining and relaxation. It offers great rooftop views of the city in multiple directions.

From here the green fringed 'Grand Steps' take you up through the terraces, each with their own character, theme and identity but retaining a wealth of planting and framed by ornamental trees.

The upper terrace on the tenth floor is a place for events and congregating with friends for high quality, authentic, artisanal food with views down over Albert Square.

# 15.9 Landscape Masterplan - Abercromby Square

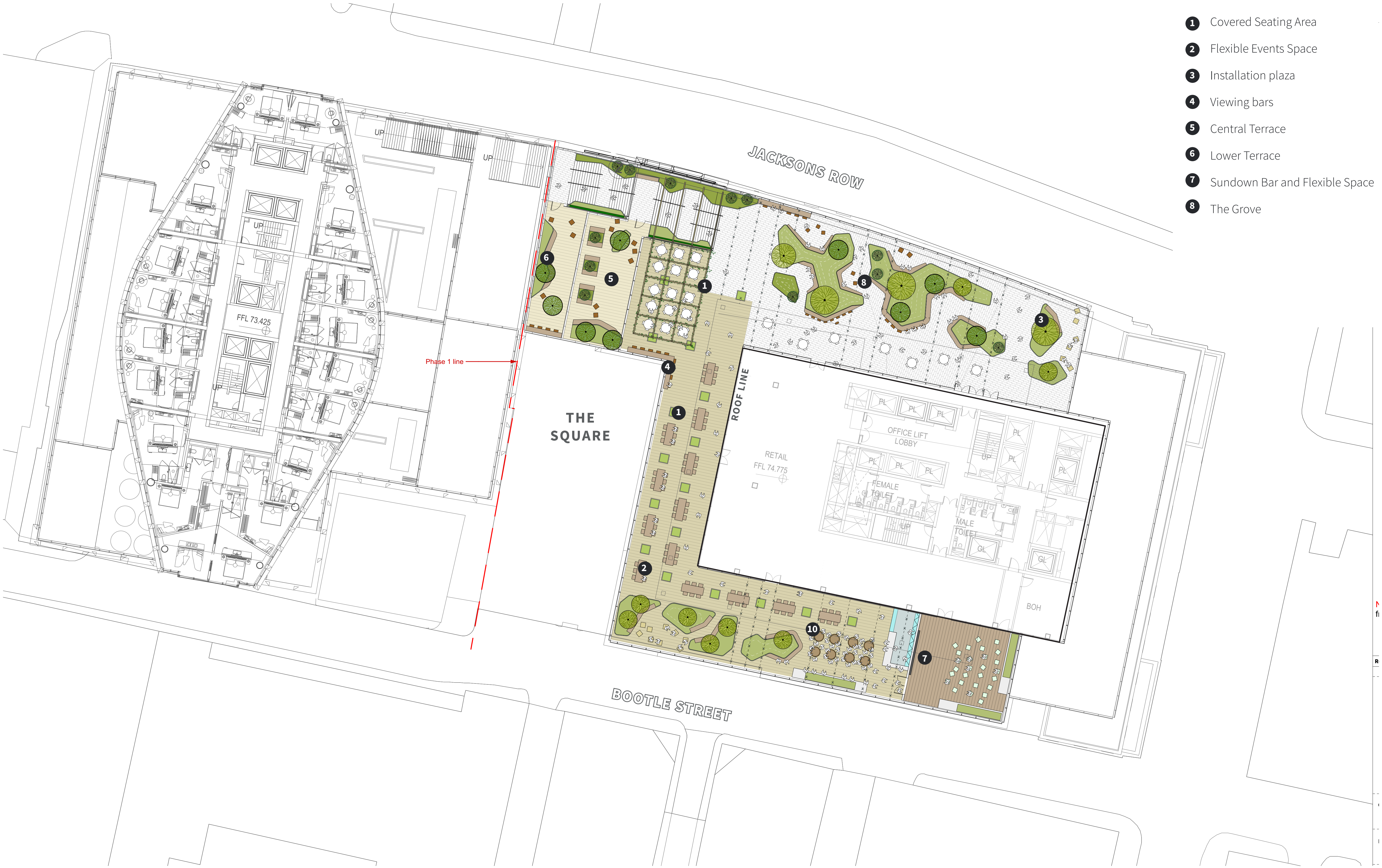

SECURITY ROOM
SECURITY LOBBY
SYNAGOGUE LOBBY
FFL 35.550
TOWER ESCAPE CORRIDOR VIP RESI ENTRY
HOTEL LIFT LOBBY
HOTEL FOYER
HOTEL / RESI ENTRANCE
BAGS STORE
RESIDENTIAL FOYER
RESIDENTIAL LIFT LOBBY
ACESS. WC
RESI ADMIN
RESI MAIL / BOH
BIN STORE
LIFT LOBBY
SRVICE CORRIDOR
H/S LIFT
RESI TRANSFER ROOM
HV INCOMING ROOM
LOADING BAY
FFL/SSL 36.300
CIRCULATION
BIN COLLECTION
LOADING DOCK MANAGER
ESCAPE FROM B1
ESCAPE FROM EXT.STAIR ABOVE
EXISTING PUB
RETAIL
FFL 36.500
RETAIL
FFL 36.500
Phase 1 line
PHASE 03
PHASE 02
JACKSONS ROW
LOADING ONLY
FIRE ESCAPE STAIR
A1 / A3 / A4 RETAIL UNIT 3
FFL 36.500
THE SQUARE
OFFICE RECEPTION
FFL 36.500
OFFICE LIFT LOBBY
ROOF TERRACE LOBBY
T/FFL 39.200
MEETING SUITES
FFL 37.480
MEETING SUITES
FFL 37.500
FFL 39.100
A1 / A3 / A4 RETAIL UNIT 3
FFL 37.500
COMMS RM
T/FFL 38.000
EMERGENCY BACK-UP GENERATOR CONNECTION
CARPARK & SMOKE EXTRACT
GOODS LIFT LOBBY
LOADING BAY AND LOBBY
FACILITY MANAGER SECURITY
LOADING BAY
T/FFL 38.100
LANDLORD HV SWITCH ROOM CONNECTION
MEETING SUITES
MEETING SUITES
BOOTLE STREET
1
2
3
4
5
6

1. Traffic Calming - Raised Tables
2. Covered Entrance to Square
3. Raised Planters & Seating
4. Open Events Space
5. Spill Out Covered Seating
6. Proposed Street Trees

Note:

Works outside the Planning Application boundary on this plan are illustrative. Please refer to section 278 drawings for details and full extent of works

# 15.10 Landscape Masterplan - Upper Terraces


JACKSONS ROW
THE SQUARE
BOOTLE STREET
ROOF LINE
Phase 1 line
FFL 73.425
RETAIL
FFL 74.775
OFFICE LIFT LOBBY
FEMALE TOILET
MALE TOILET
BOH
UP
PL
GL
1
2
3
4
5
6
7
8
10

1. Covered Seating Area
2. Flexible Events Space
3. Installation plaza
4. Viewing bars
5. Central Terrace
6. Lower Terrace
7. Sundown Bar and Flexible Space
8. The Grove

# 15.11 Accessibility: Access diagrams

Access Zones:

There will be three distinctive types of access across the St Michael's development;

The ground floor Abercromby Square, with direct access from Jackson's Row to the north and Bootle Street to the south will be open to the public at all times and provide a new **universal public open space** for central Manchester.

The roof garden terraces, from floors six to ten, will be **controlled public space**. Due to their access being via the building, their accessibility can be limited to opening/event hours and the individual areas can be monitored as to the number of people using them. To manage the volume of people, community events, such as yoga classes, Christmas parties, arts fairs and rooftop events may be restricted to ticket holders only.

On the western side of the sixth floor, to the base of the tower, will be the **Hotel Podium**. Access here will be restricted to hotel guests and residents of the apartments. The garden will be a place for private relaxation and managed by the hotel.

Circulation and points of access:

All areas of the St Michael's development will be accessible via stairs and lifts, ensuring inclusivity.

The square will be surrounded by retail and office units as well as bars and restaurants. The Sir Ralph Abercromby Public House will also be embraced by and spill out into the new public realm.

This combination of activity will result in many points of access out into the new civic square. The square also provides a key north-south pedestrian access route, linking up into the surrounding network of alleyways and narrow pedestrian streets and feed directly into Marron Place and onto Peter Street.

Access up to the upper terraces will be managed via the buildings. Several lifts and stairways will lead visitors up onto either the sixth or tenth storey roof terraces. From here the 'Grand Stairs' will allow access to the private central terraced gardens.

The Residents' roof garden on the sixth floor will have restricted access via the building, controlled via the concierge.

All sets of stairs will have a minimum tread of 280mm and a maximum riser of 170mm with 800mm of tactile paving to the top and bottom of each flight and ensure adequate highlighting of potential trip hazards. All access considerations throughout the development will be compliant with Building Regulations Part M.

Diagram: Access zones

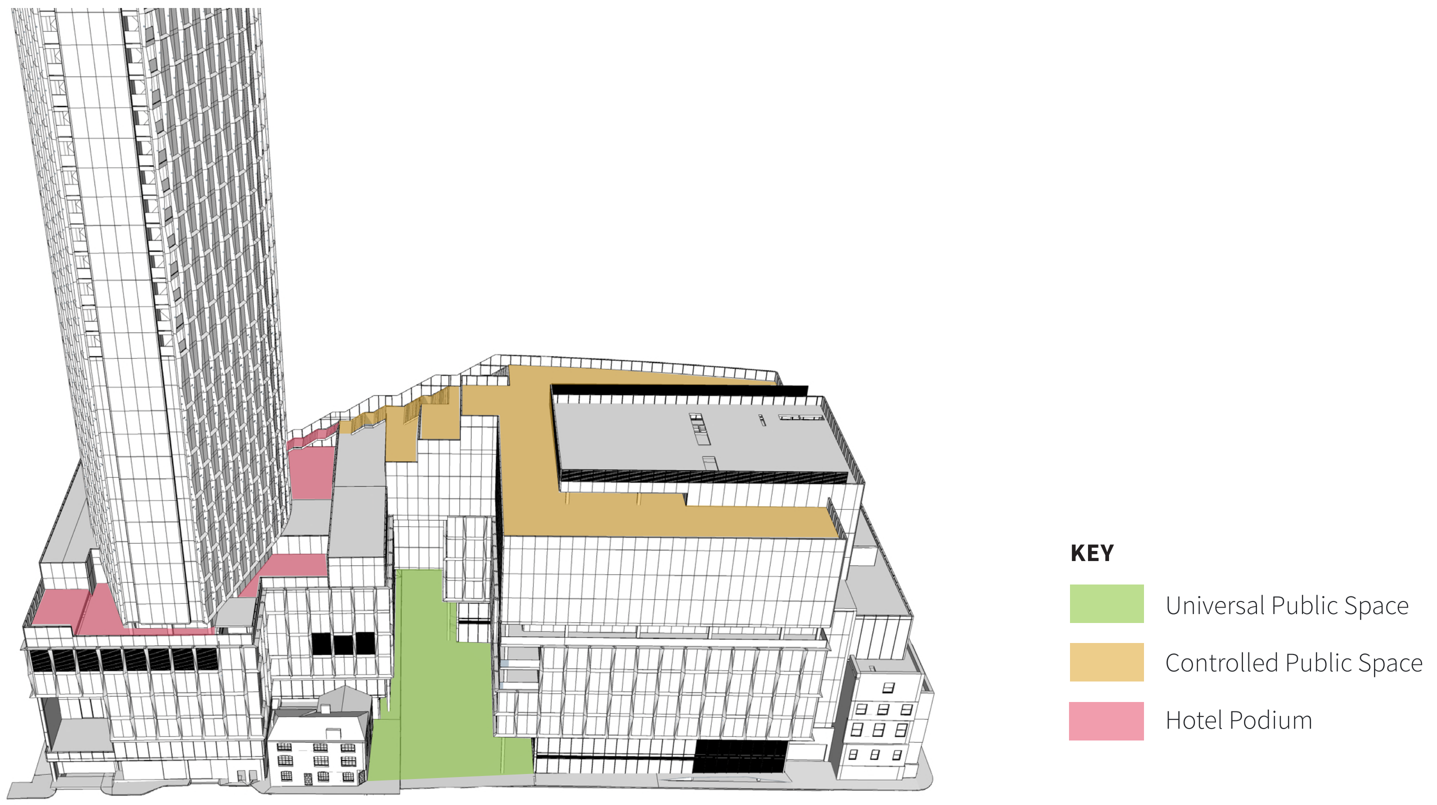
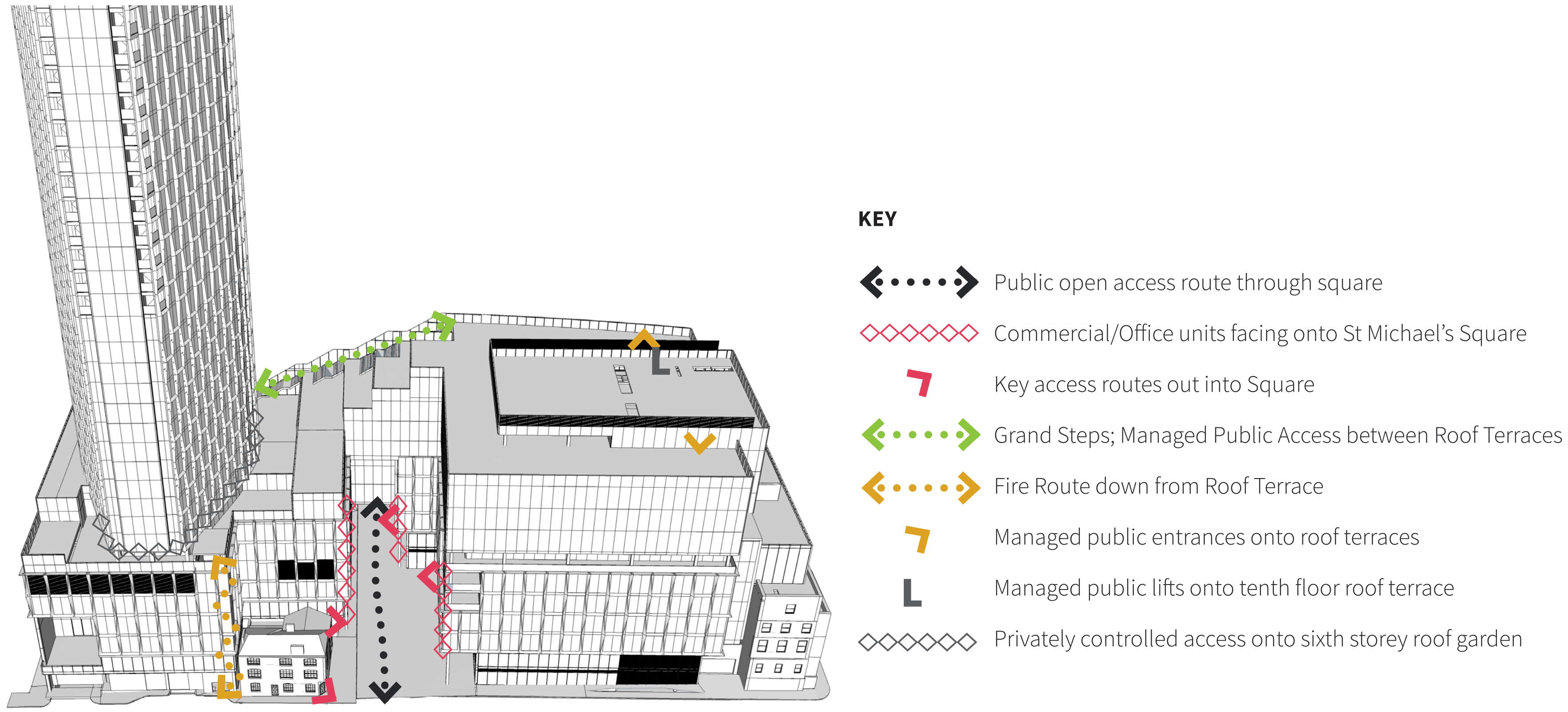

KEY
🟩 Universal Public Space
🟨 Controlled Public Space
🟥 Hotel Podium

Diagram: Points of access


KEY
◀••••▶ Public open access route through square
◇◇◇◇◇◇ Commercial/Office units facing onto St Michael's Square
⌝ Key access routes out into Square
◀••••▶ Grand Steps; Managed Public Access between Roof Terraces
◀••••▶ Fire Route down from Roof Terrace
⌝ Managed public entrances onto roof terraces
L Managed public lifts onto tenth floor roof terrace
◇◇◇◇◇◇ Privately controlled access onto sixth storey roof garden

# 15.12 Accessibility: New public square

The square is surrounded by several entrances to the various activities surrounding it; a five star hotel, luxury residences, the new Manchester central Synagogue, offices, shops, existing pub and restaurants.

A legible and direct access route will be created through the heart of the new square linking it into the wider pedestrian network. The square offers reason and areas to rest and recuperate whilst exploring the city and commuting.

Planting will be managed so as not to create a security issue and all large trees will have a 2m clear stem for clear visibility under their canopies.

A large basement car park will be accessible from Bootle Street with vehicles being kept out of the main public space and traffic calming measures to either end of the Square.

All access considerations throughout the development will be compliant with Building Regulations Part M, with less able visitors and residents able to use and enjoy all areas of the scheme. Manchester's Design For Access 2 (DFA2) document requirements will be reflected throughout the scheme.

All stairs will have a minimum tread of 280mm and a maximum riser of 170mm with 800mm of tactile paving to the top and bottom of each flight and ensure adequate highlighting of potential trip hazards. Handrails will be provided and include materials that are warm to the touch.

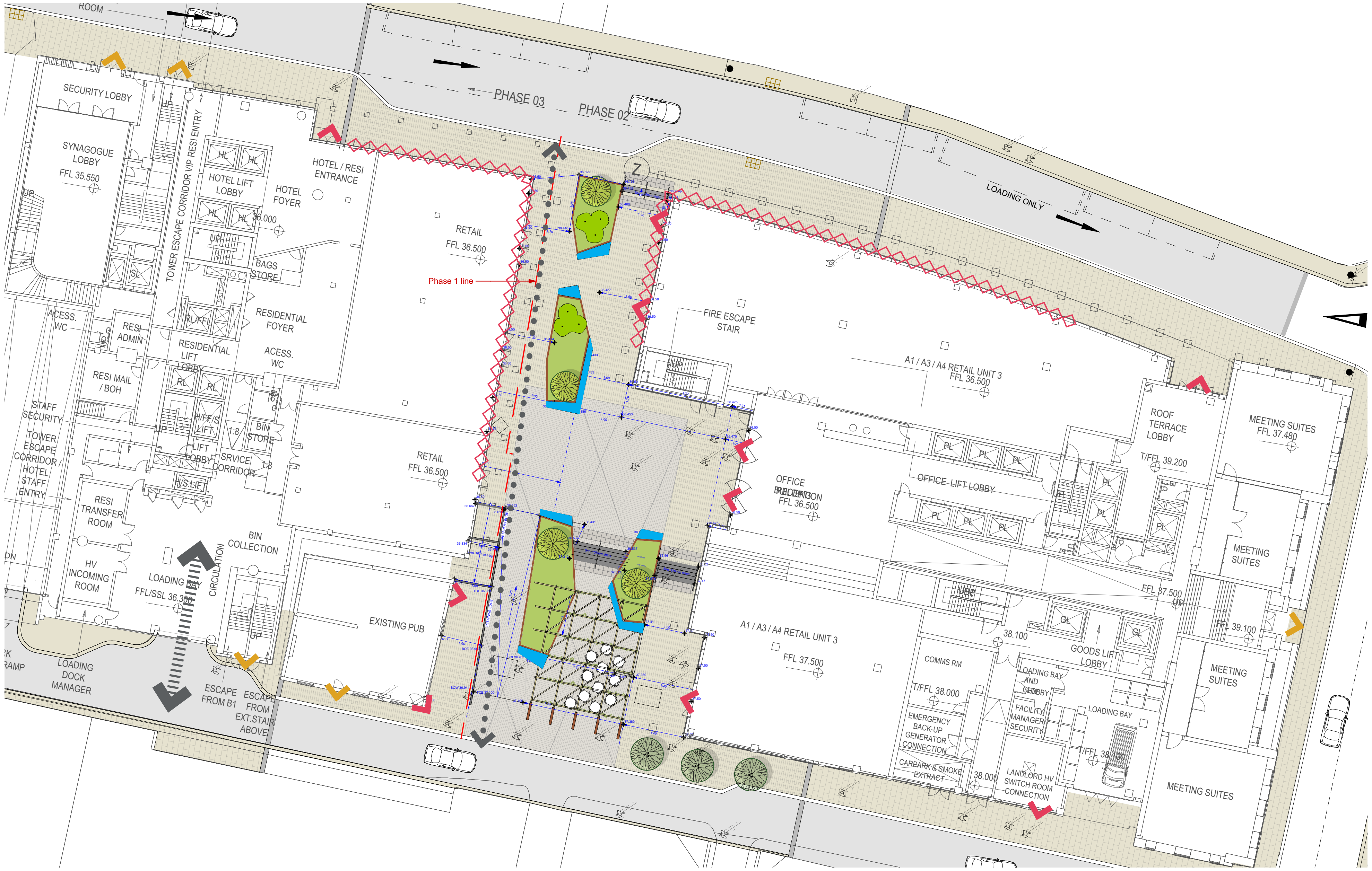
The square will have an abundance of seating, several of which will be set around large planters. Seating areas will also be warm to the touch and include areas with arm and backrests for users with diverse needs.

Paving material will be non-slip and patterning that could be confusing to visually impaired pedestrians has been avoided. Hazard warning and tactile surfaces at crossings and at step flights will be provided as standard.

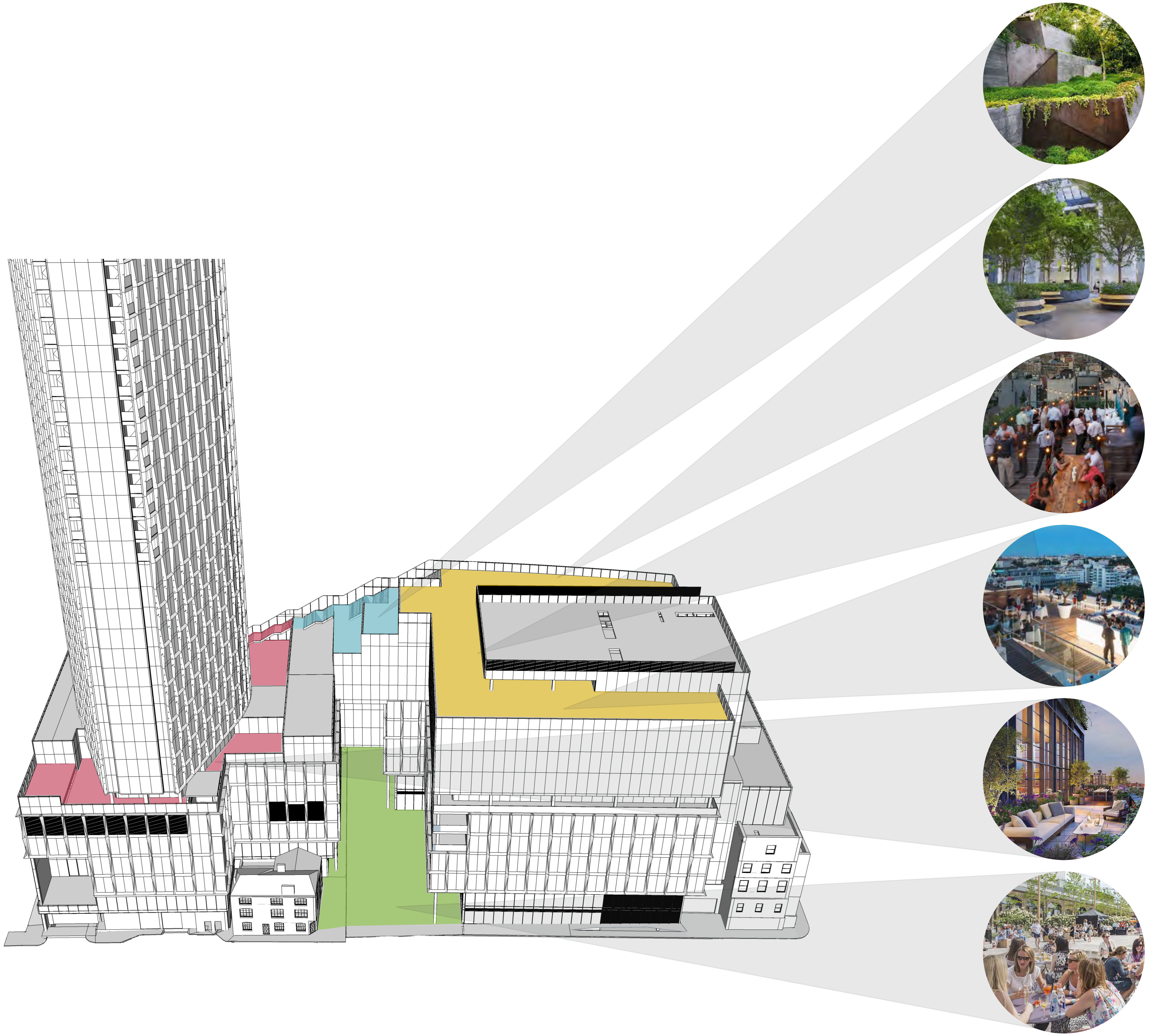
The detailed lighting proposals will ensure that a consistent ambient coverage is provided in public areas rather than pockets and pools of light where anti social behaviour may occur.

**KEY**

- ◂•••••▸ Part M compliant access route through square
- ◇◇◇◇◇◇ Retail and commercial office units facing onto St Michael's Square
- ⌝ Key access routes; Commercial, Hotel & Retail
- ⌝ Managed access routes; Hotel, Residential & Synagogue
- ◂┆┆┆┆┆▸ Managed access into Basement Car Park
- / Public Seating Provision


ROOM
SECURITY LOBBY
SYNAGOGUE LOBBY FFL 35.550
TOWER ESCAPE CORRIDOR VIP RESI ENTRY
HOTEL LIFT LOBBY
HOTEL FOYER
HOTEL / RESI ENTRANCE
BAGS STORE
RESIDENTIAL FOYER
RESIDENTIAL LIFT LOBBY
ACESS. WC
RESI ADMIN
RESI MAIL / BOH
STAFF SECURITY
TOWER ESCAPE CORRIDOR / HOTEL STAFF ENTRY
BIN STORE
SERVICE CORRIDOR
RESI TRANSFER ROOM
HV INCOMING ROOM
BIN COLLECTION
LOADING BAY FFL/SSL 36.300
CIRCULATION
LOADING DOCK MANAGER
ESCAPE FROM B1
ESCAPE FROM EXT.STAIR ABOVE
RAMP
PHASE 03
PHASE 02
Phase 1 line
RETAIL FFL 36.500
RETAIL FFL 36.500
EXISTING PUB
FIRE ESCAPE STAIR
A1 / A3 / A4 RETAIL UNIT 3 FFL 36.500
OFFICE RECEPTION FFL 36.500
OFFICE LIFT LOBBY
A1 / A3 / A4 RETAIL UNIT 3 FFL 37.500
LOADING ONLY
ROOF TERRACE LOBBY T/FFL 39.200
MEETING SUITES FFL 37.480
MEETING SUITES
MEETING SUITES
MEETING SUITES
FFL 37.500
FFL 39.100
GOODS LIFT LOBBY
38.100
COMMS RM
T/FFL 38.000
EMERGENCY BACK-UP GENERATOR CONNECTION
CARPARK & SMOKE EXTRACT
38.000
LOADING BAY AND LOBBY
FACILITY MANAGER SECURITY
LANDLORD HV SWITCH ROOM CONNECTION
LOADING BAY
T/FFL 38.100

## 15.13 Character Areas



### Character Area 1

**THE GRAND STEPS**

### Character Area 3

**THE GROVE**

### Character Area 2

**THE TERRACE**

### Character Area 4

**SUNDOWN TERRACE AND FLEXIBLE EVENTS SPACE**

### Character Area 5

**HOTEL PODIUM (PHASE 3)**

### Character Area 6

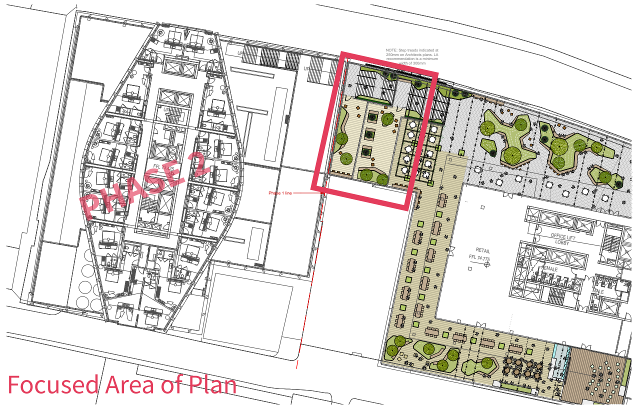
**THE SQUARE**

# 15.14 Character Area 1 - The Grand Steps

### 1. The Steps

The 'Steps' form the gateway to the upper terrace area, where the food court, viewpoint and events space sit.
The steps will be an attraction in themselves; seating, lighting and vegetation will be integral and encourage and provide dwell spots on the journey upwards.
Green walls will enhance the green feel and planting beds will jut into the steps on either side, creating more of a journey than a direct route up.

Precedents are for illustrative purposes only.


PHASE 2
Focused Area of Plan

**Hardworks**

Steel and timber handrails

Pre-Cast Concrete steps

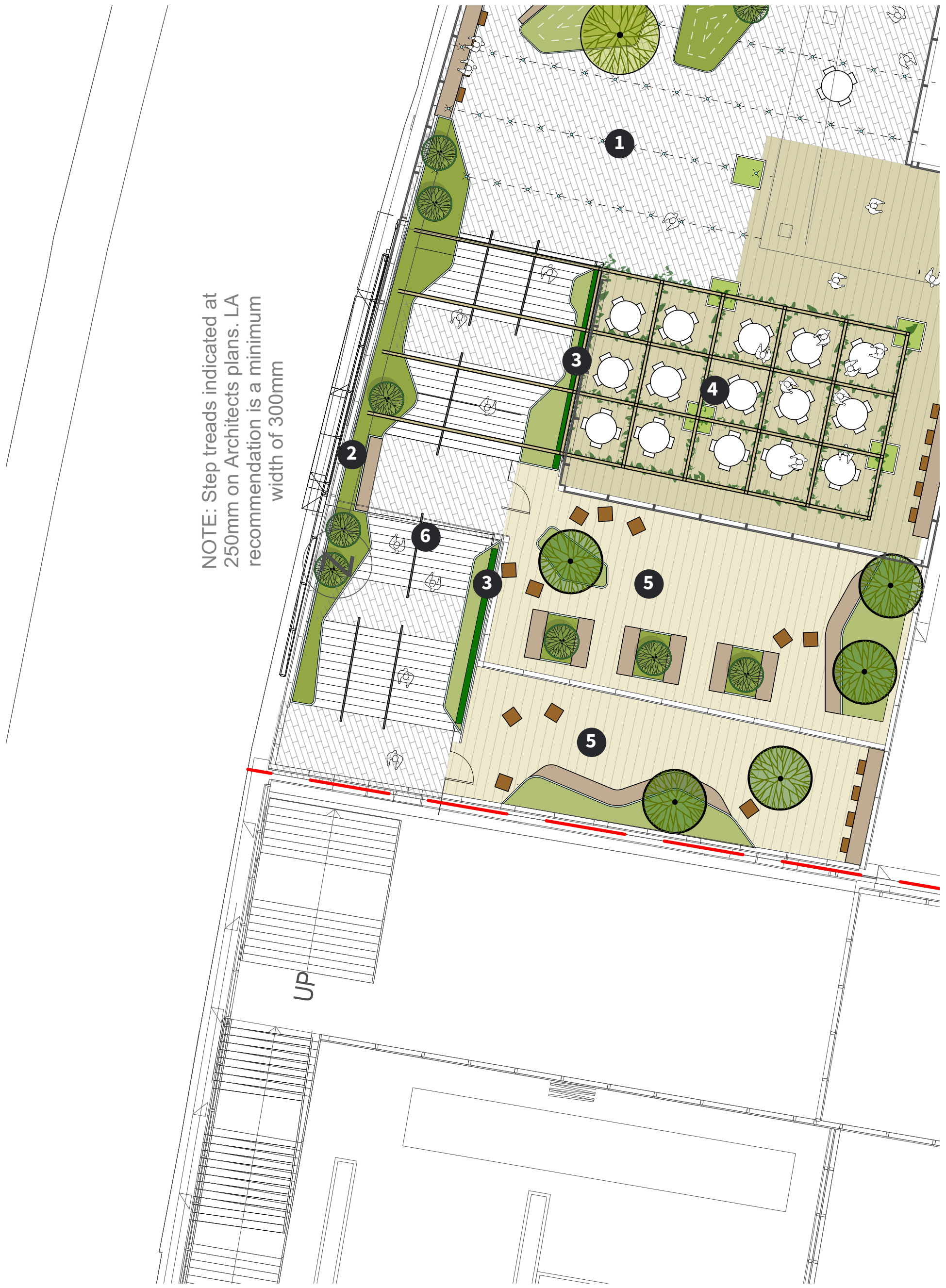
Granite tactile

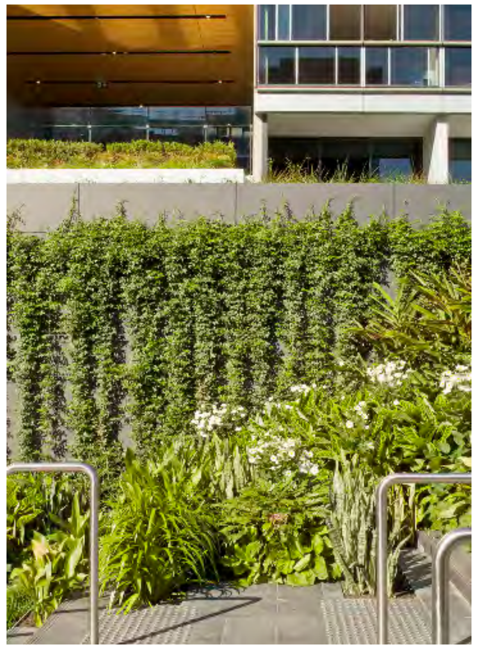
**Softworks**

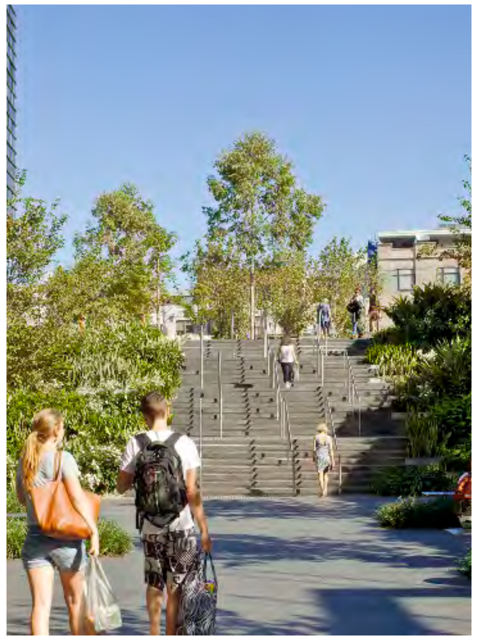
Herbaceous perennial statement planting

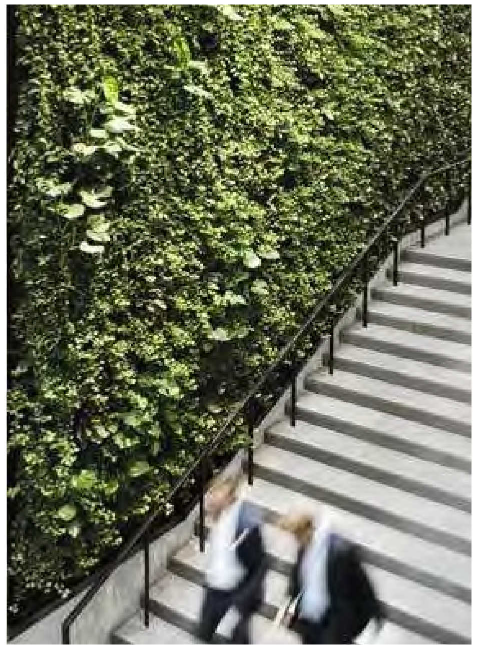
Green Wall

Ornamental tree planting


NOTE: Step treads indicated at 250mm on Architects plans. LA recommendation is a minimum width of 300mm
1
2
3
4
3
6
5
5
UP







- ① Arrival Plaza
- ② Planted Edges to Steps
- ③ Green Walls to Step Edges
- ④ Covered Seating Area
- ⑤ Private Spill Out Terraces
- ⑥ The Steps

Note: Final roof terrace layout subject to future tenant input.

# Character Area 1 - The Grand Steps

The below section takes a slice through the 'Steps'.

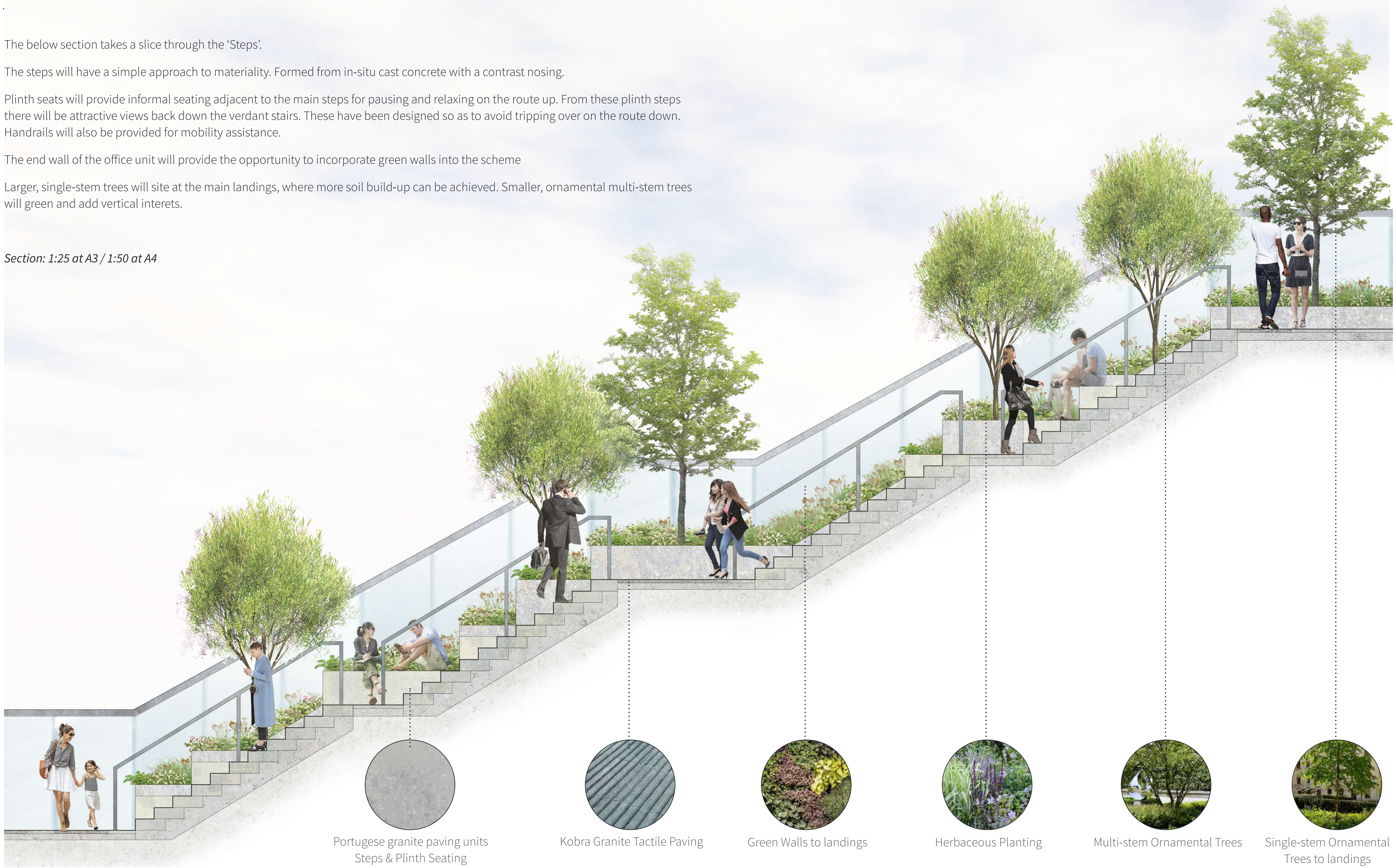
The steps will have a simple approach to materiality. Formed from in-situ cast concrete with a contrast nosing.

Plinth seats will provide informal seating adjacent to the main steps for pausing and relaxing on the route up. From these plinth steps there will be attractive views back down the verdant stairs. These have been designed so as to avoid tripping over on the route down. Handrails will also be provided for mobility assistance.

The end wall of the office unit will provide the opportunity to incorporate green walls into the scheme

Larger, single-stem trees will site at the main landings, where more soil build-up can be achieved. Smaller, ornamental multi-stem trees will green and add vertical interets.

*Section: 1:25 at A3 / 1:50 at A4*


Portugese granite paving units
Steps & Plinth Seating
Kobra Granite Tactile Paving
Green Walls to landings
Herbaceous Planting
Multi-stem Ornamental Trees
Single-stem Ornamental
Trees to landings

# 15.15 Character Area 2 - The Terrace

The Terrace, which sits above the former Bootle Street Police Station, brings with it a new lease of life with prime city centre views.

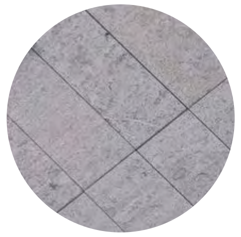
Food stalls, bars and informal restaurants will offer a wide variety of choice and value, with an array of offerings; a place for gathering with friends, post work drinks, dates and flexible family dining.

The following images highlight the variety of activities that could occur in this verdant rooftop plaza in the heart of Manchester.

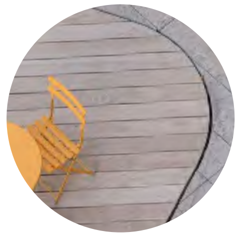
*Precedents are for illustrative purposes only.*

## HARDWORKS

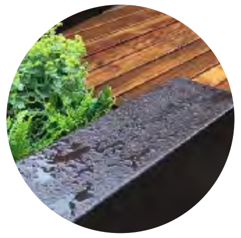
Steel and timber pergola structures



Portuguese granite



Composite timber decking



Steel and timber planter edges

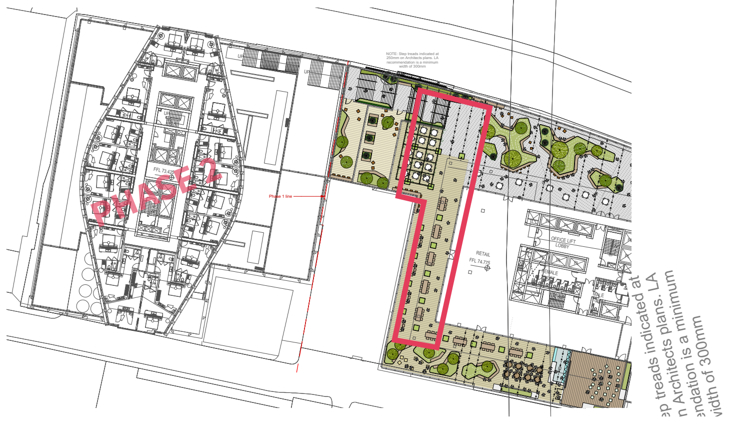
## SOFTWORKS

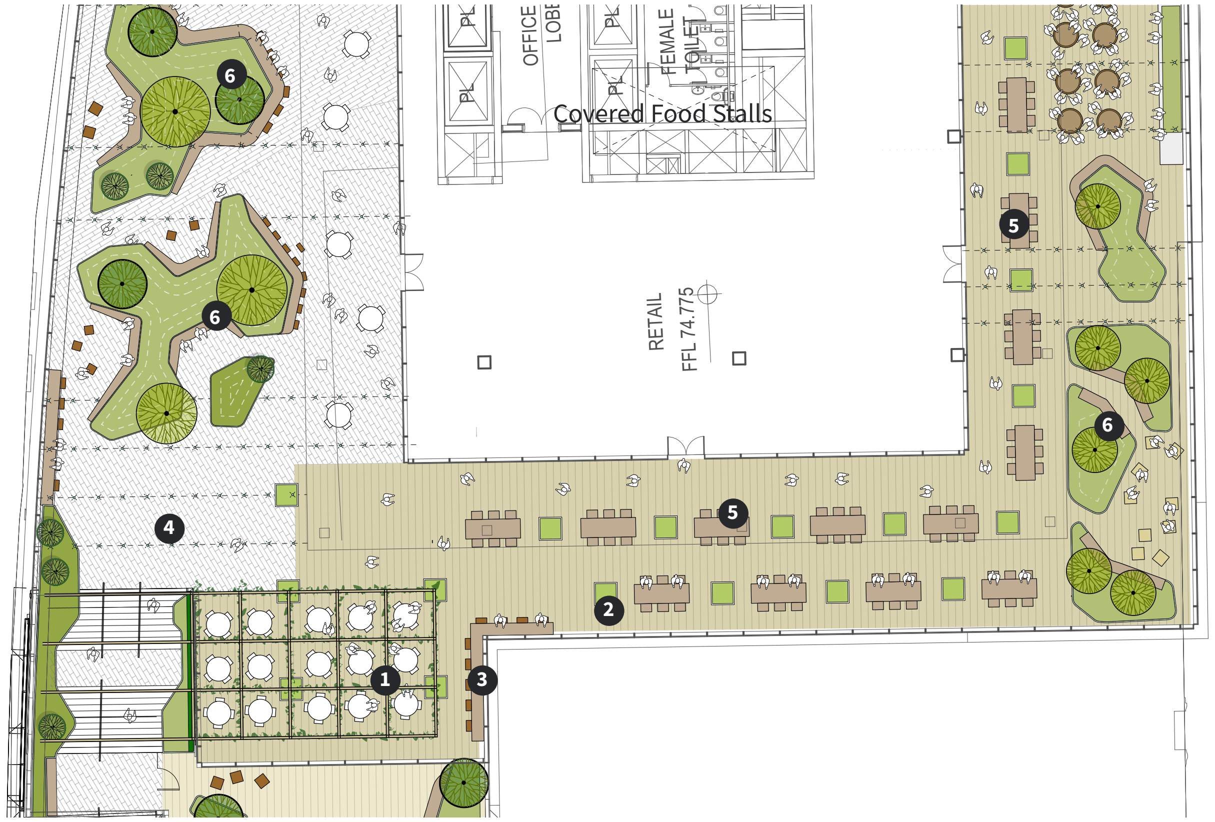
Herbaceous perennial statement planting

Climbing planting over covered seating

Ornamental multi-stem tree planting

1. Covered Seating Area
2. Viewing Platform
3. Viewing Tables
4. Arrival plaza
5. Loose furniture under canopy
6. Feature Seating & Planters


PHASE 2
ap treads indicated at
n Architects plans. LA
ndation is a minimum
width of 300mm


OFFICE LOBBY
PL
FEMALE
TOILET
Covered Food Stalls
RETAIL
FFL 74.775
1
2
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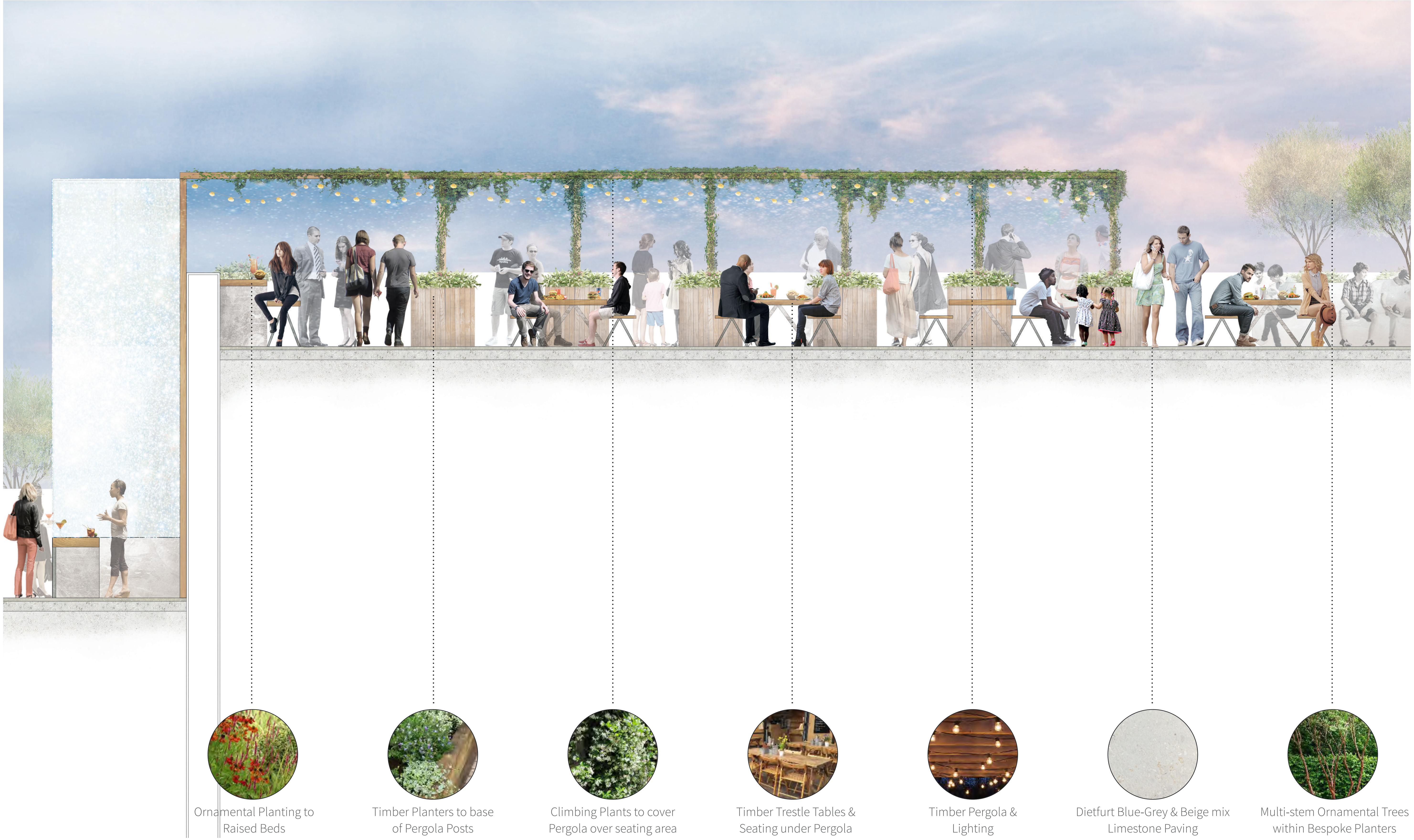
6

Note: Final roof terrace layout subject to future tenant input.

# Character Area 2 - The Terrace

## THE TERRACE & FOOD COURT COVERED SEATING AREA


Ornamental Planting to Raised Beds
Timber Planters to base of Pergola Posts
Climbing Plants to cover Pergola over seating area
Timber Trestle Tables & Seating under Pergola
Timber Pergola & Lighting
Dietfurt Blue-Grey & Beige mix Limestone Paving
Multi-stem Ornamental Trees within Bespoke Planters

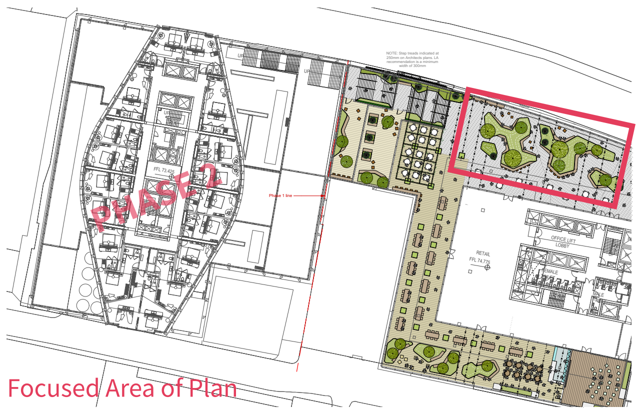
# 15.16 Character Area 3 - The Grove

With views into Albert Square, the 'Grove' Area of the upper terraces aims to provide an immersive social experience.

With varying types of seating spaces accompanied by high impact planting, this side of the roof terrace will be playful, animated and unique; allowing users to feel as though they're amongst the planting.

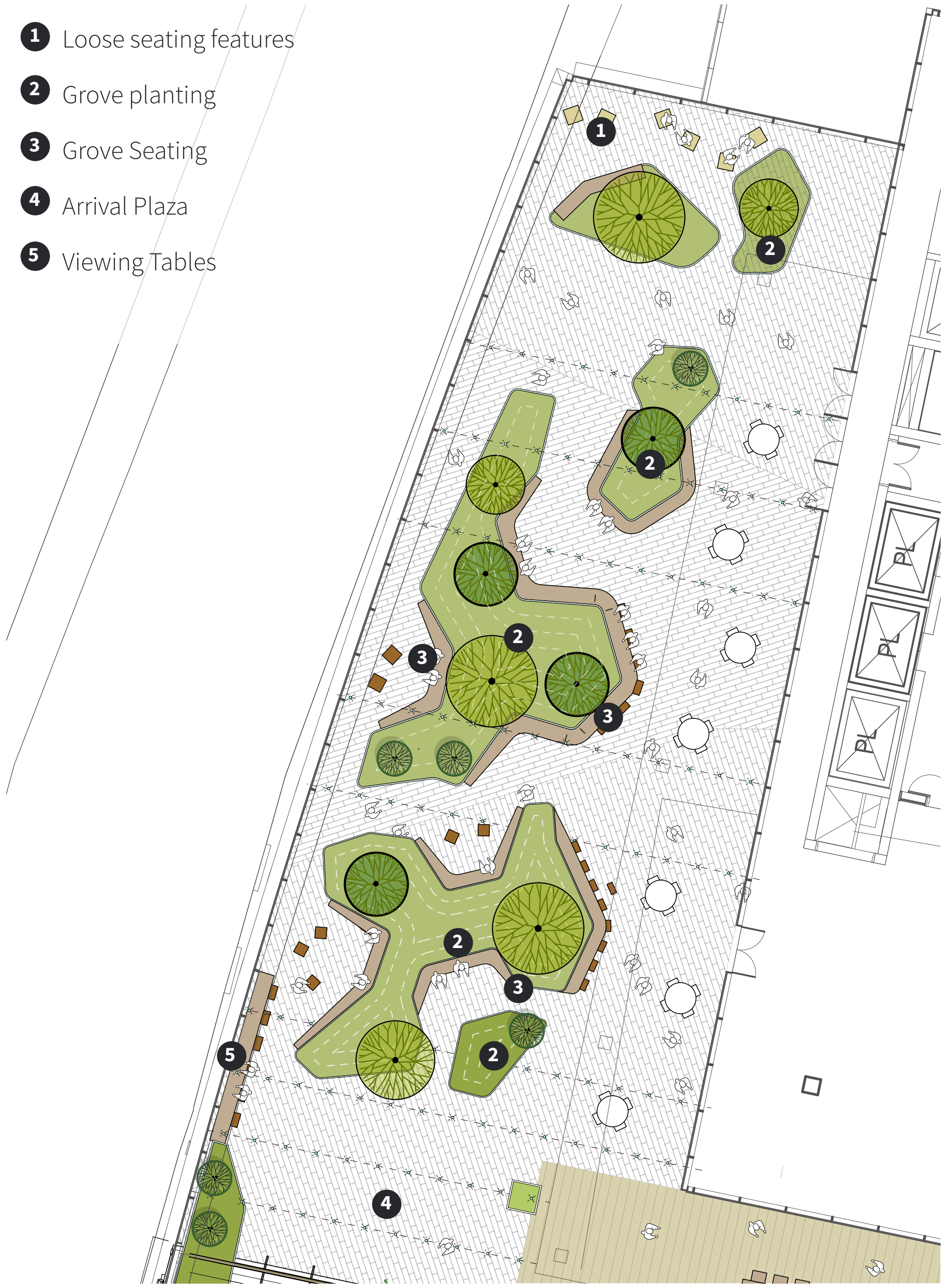
Modular seating and long benches allow for flexibility in group size and potential for different spaces to be hired out or utilised for different functions.

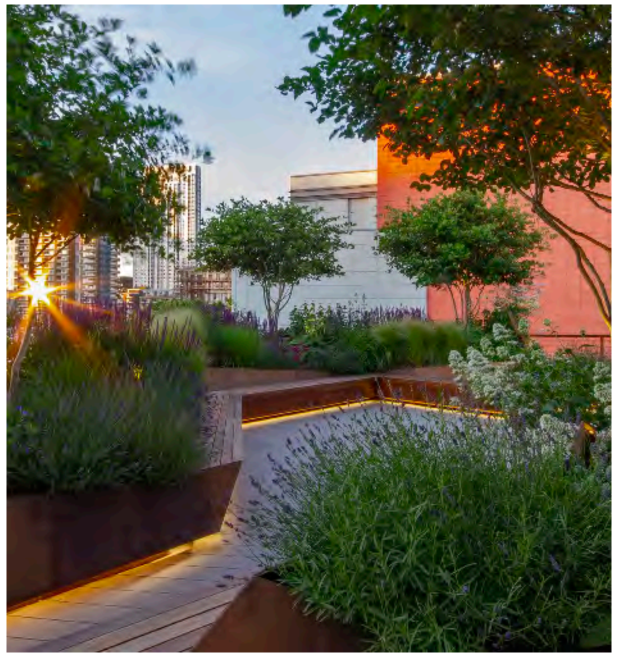
Precedents are for illustrative purposes only.

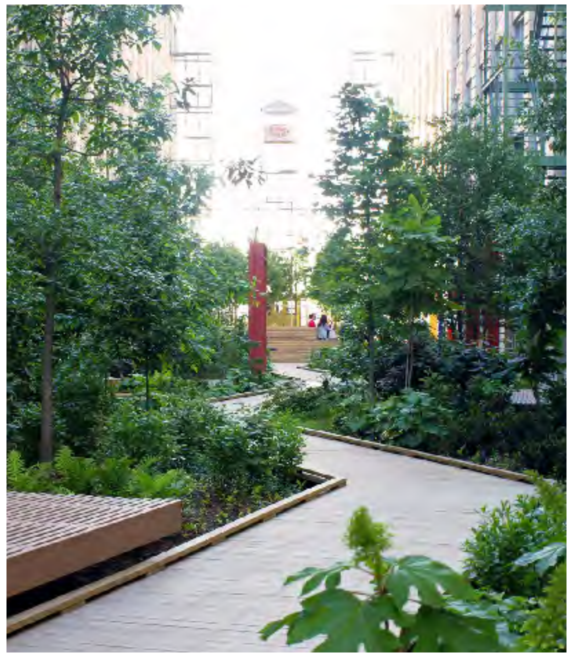


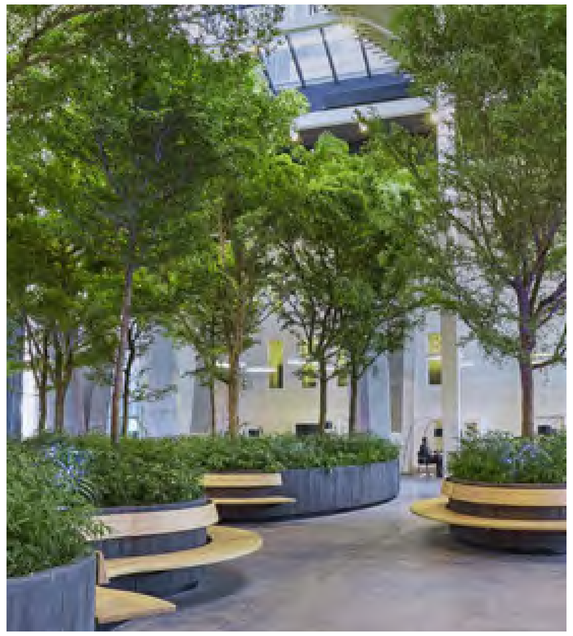
Focused Area of Plan

1. Loose seating features
2. Grove planting
3. Grove Seating
4. Arrival Plaza
5. Viewing Tables

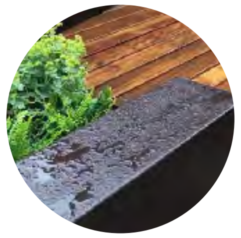




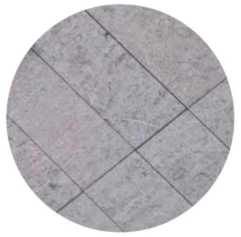




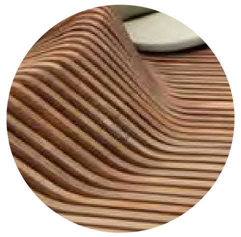
## HARDWORKS



Steel and timber planter edges



Portugese granite paving units



Timber seating

## SOFTWORKS

Herbaceous perennial planting

Ornamental tree planting

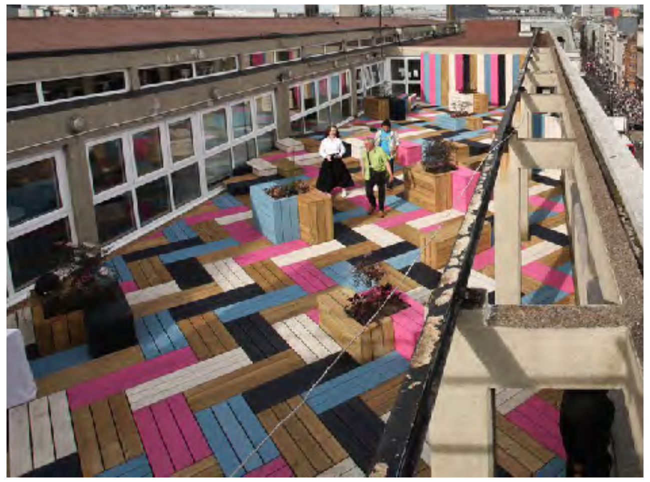
Note: Final roof terrace layout subject to future tenant input.

# 15.17 Character Area 4 - Sundown Bar and Flexible Events Space

This space will boast impressive views over the the city of Manchester, with the best views from a seat at the Sundown Bar. The verdant character of the roof top continues into the Sundown Bar, with planting being used to shape smaller niches, compared to the Terrace, where people can stay for a drink and take in the view. Catenary lighting and a rustic material palette create a vibrant and ambient atmosphere.

The space offers two alternative flexible events spaces, one more public, may be used for dining or as a stage for live music, while the other functions as an open-air cinema with the opportunity for private hire.

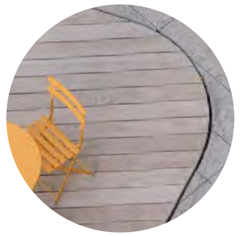
Precedents are for illustrative purposes only.



## HARDWORKS

Steel and timber pergola structures

Portugese granite



Composite timber decking

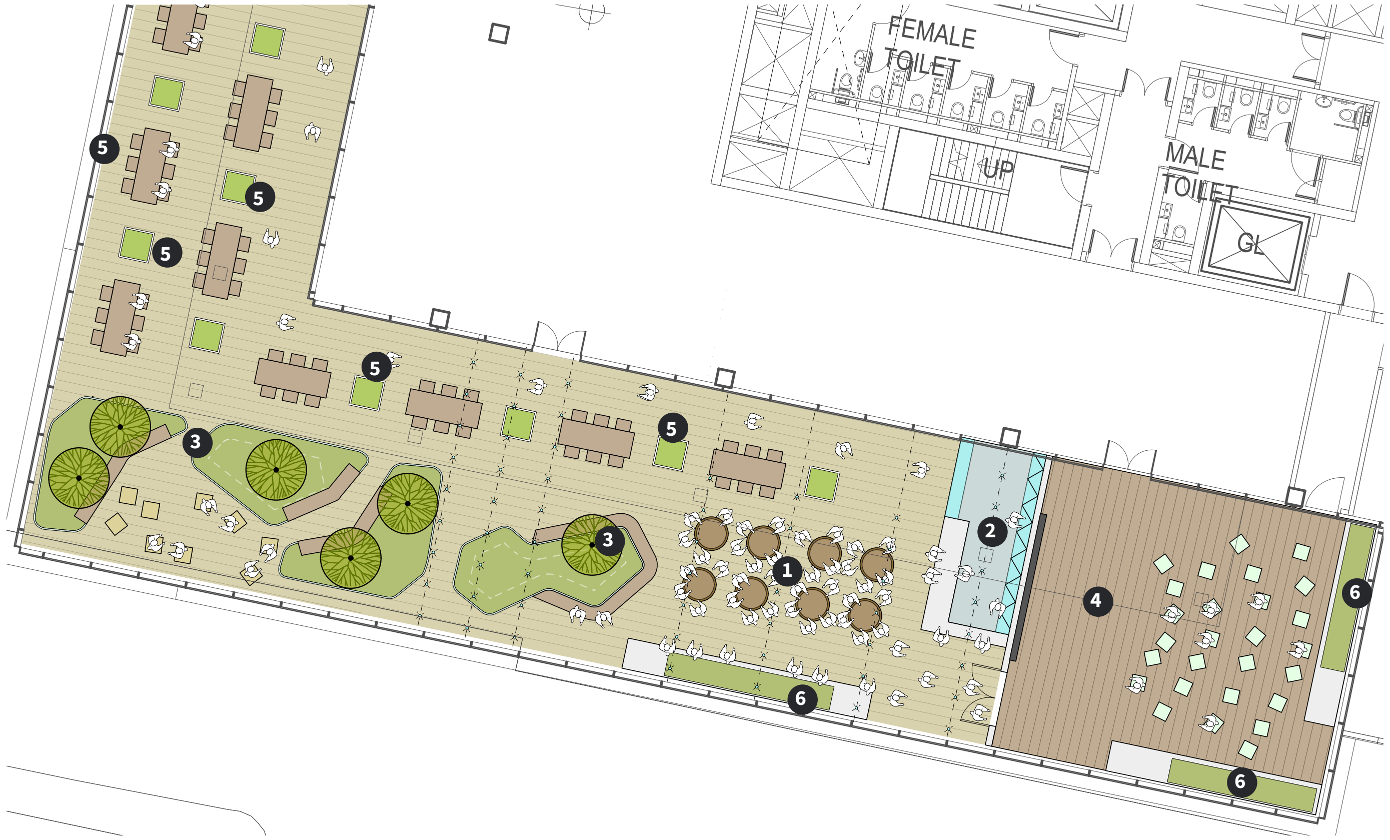
## SOFTWORKS

Herbaceous perennial statement planting

Climbing planting over covered seating

Ornamental multi-stem tree planting

① Flexible dining and drinking
② Outdoor Bar
③ Feature Seating & Planters
④ Flexible events area
⑤ Sculptural plants
⑥ Statement planting to edges



Focused Area of Plan

Note: Final roof terrace layout subject to future tenant input.

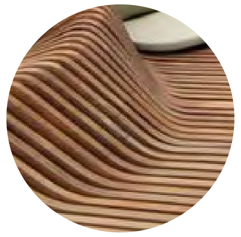
# 15.18 Character Area 6 - The Square

The Square will be a valuable new open space in the heart of the city.

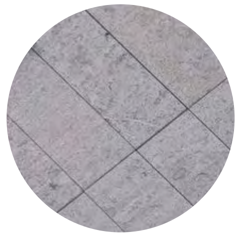
It will provide a vital gateway into the new mixed development; spill out space for the abundance of new offices, shops, bars and restaurants as well as the gateway to the Synagogue and Sir Ralph Abercromby Public House.

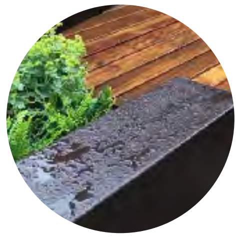
The Square will be largely paved in order to function as a thoroughfare between Bootle Street and Jacksons Row and feed into the wider network of public pedestrian streets; a bridge between the Great Northern Square and the future Lincoln Square.

A contemporary styled, timber pergola will stretch between artistic wind mitigation uprights and the raised planter and provide shelter to the spill out seating. This pergola will be greened via climbing plants from the adjacent planter, similar to those on the roof gardens.


TImber seating

Steel and timber pergola structures


Portugese granite paving units

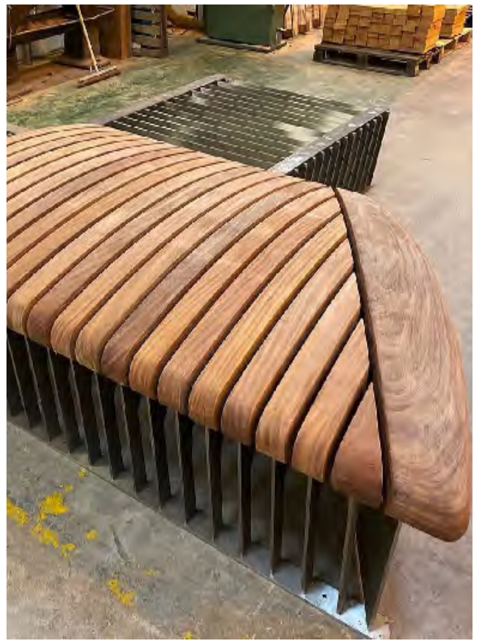

Steel Planter Edges

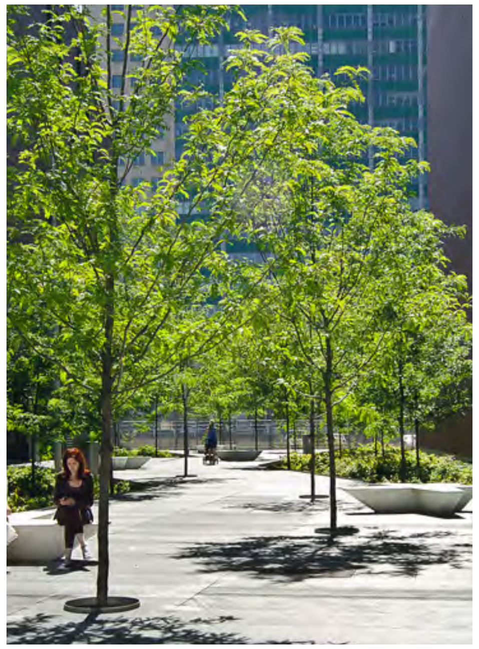
Herbaceous perennial planting

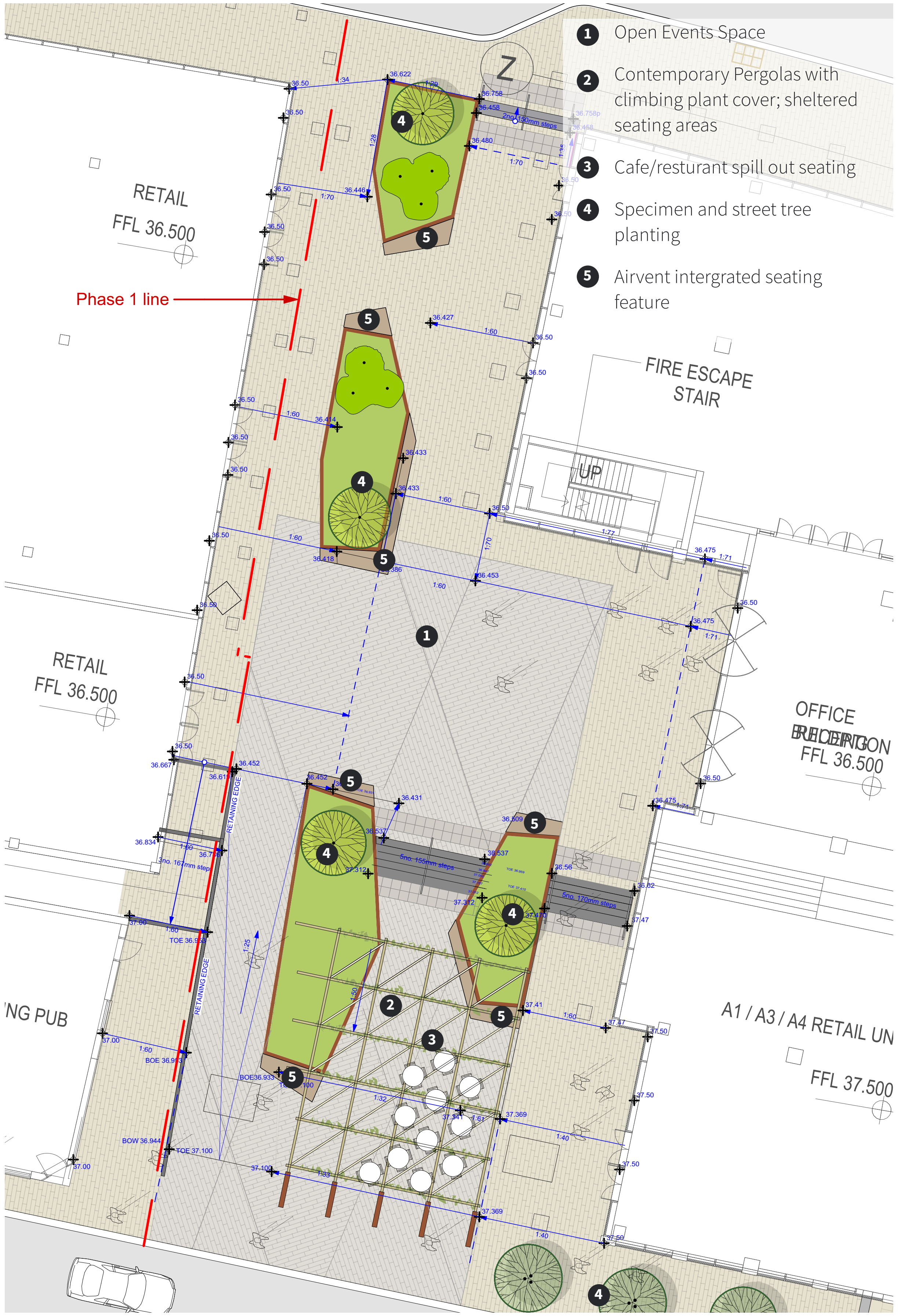
Specimen Street trees

Evergreen planting

Climbing planting







① Open Events Space
② Contemporary Pergolas with climbing plant cover; sheltered seating areas
③ Cafe/resturant spill out seating
④ Specimen and street tree planting
⑤ Airvent intergrated seating feature

# Appendices

# Appendix A: Access Statement

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3) Overview

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Page 4 5) Combined Basements

Page 5 6) Synagogue

Page 7 7) Office Accomodation

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Page 12 9) General Provisions

Page 13 11) Conclusion

# 1 Introduction

## 1.1 Statutory and Regulatory Background

This Access Statement was prepared in August 2021 by Peter Connell Associates at concept design stage. It satisfies Part M of the Building Regulations 2015 and the more detailed requirements of The Town and County Planning (Development Management Procedure) (England) Order 2010, article 8.and The Planning (Listed Buildings and Conservation areas) Regulations 1990.
In addition this application has considered Manchester City Council's Design for Access 2 guidance documentation.

# 2 Design Philosophy

The design philosophy for this development is to achieve an inclusive environment throughout. Issues relating to access and inclusion, will continue to be considered throughout the design process.
The Access Strategy is based on a social model of inclusion. The design philosophy seeks to achieve an inclusive design that maximises access for all people. This satisfies the General Duty placed upon Manchester City Council under the Equality Act 2010.

## 2.1 Disability – Definition

The term "disability" has been viewed in its broadest sense and includes impaired mobility, sight, comprehension and hearing. This approach addresses not only the short-term compliance with the intent of the Equality Act together with the relevant planning policies but also the long-term implications of sustainability. The aim is therefore to provide an inclusive environment throughout.
The principles of an accessible environment contained within this document address the needs of the following user groups:

- individuals with mobility, sight, comprehension or hearing impairment
- the ageing population
- people with temporary injuries
- people whose movement may be impaired or encumbered in any way i.e. pregnant women, people with young children or people with baggage.

## 2.2 The Equality Act (2010) and 'Disability'

The Equality Act has been in force since October 2010, and replaces, amongst other legislation, the Disability Discrimination Act (DDA). However, the same underlying philosophy regarding discrimination on the grounds of disability applies, and the duties placed on the physical design of the built environment remain unchanged.
In summary, the Equality Act 2010 aims to protect the nine identified 'protected characteristics', of which one includes 'Disability'. With regards to Disability, the Equality Act provides legal rights for disabled people in the areas of:

- Employment;
- Education;
- Access to goods, services and facilities;
- Buying and renting land or property;
- Functions of public bodies.

The Equality Act, although not prescriptive, includes an intent to offer disabled people an accessible environment which does not discriminate against them because of their impairment. Statutory regulations and recommendations for the built environment provide parameters on how an accessible environment can be achieved. Compliance with these regulations and recommendations is not proof that Equality Act issues have been addressed. They do though go a long way to ensuring such issues are considered.
In the Act, the term 'disability' includes not only disabled people, but also people who have an association with a disabled person (e.g. carers and parents) and people who are perceived to be disabled.

## 2.3 Process

This Access Statement will record areas of the design that maximise access for disabled persons. It will continue to do this throughout the life of the project.
Should there be any departures from the adopted performance indicators this Access Statement will contain details of the reason for this decision, the details of any adopted alternative and notation detailing when any said departure was taken.
Additionally this Access Statement will contain a description of specific inclusive design facilities or features to ensure they are contained within the final design.
To ensure the achievement of inclusive design the following actions have been adopted:

- All design team members have been made aware of inclusive design and understand the principles involved;
- Access will be an agenda item in design team meetings reporting the reasoning behind any departures from adopted design guide(s) and any alternative adopted solution or compromise, together with the authority or evidence that supports such an approach.
  Any such departures will be recorded in the Access Statement.

## 2.4 Sources of Advice and Guidance Used

In order to maximise access for disabled people the following guidance has been used. Only where there is a departure from adopted guidance will there be a reference to this in the Access Statement.

- The Building Regulations Approved Document Part M Volume 1 & 2, 2010 incorporating 2015 and 2016 amendments
- The Building Regulations 2010 Protection from falling, collision and impact Approved Document K.
- BS 8300: 2009 + A1:2010 (Design of Buildings and their approaches to meet the needs of disabled people).
- Department for Transport (DfT), 2005, "Inclusive Mobility" (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- BS 9999:2008 (Code of practice for fire safety in the design, management and use of buildings).
- Manchester City Council, Local Plan 2012
- Manchester City Council, Design for Access 2.
- Consideration of Equality Act issues.

# 3 Overview

The Design and Access Statement contains a full description of the scheme. Issues that have had an impact on access in the design of the development to date form part of this Access Statement. Also included are the reasons for the constraint and any alternative solution adopted or proposed including any authority, research or advice that has influenced the decision.
The initial results of the Design review indicate that detriment to disabled people is unlikely or insignificant.
The arrangements for access described in this statement reflect

the current design. The descriptions in this report have been based on the current drawings. Access arrangements will continue to be addressed in further detail as the design develops.

This appraisal is presented as a design guide, which should be used as a reference document during design development.

It will demonstrate the intent of the Equality Act and compliance with the statutory regulations, in particular, Building Regulation - Approved Document Part M.

### 3.1 Hotel and Residential Accommodation

It is proposed that the residential aspect of the design will be developed to comply with Approved Document Part M, Volume 1 2015.

It is our intention, that the residential design will be 90% compliant with Approved Document Part M, Volume 1 (M4(2) and 10% compliant with Volume 1 M4(3a).

M4(3a) apartments would be capable of being adapted in the future. They would only be fitted out as wheelchair accessible apartments if the intended occupant required them to be so.

With regard to the Hotel rooms, we have adopted the strategy of one wheelchair accessible room for every 20 rooms as recommended in Approved Document Part M Volume 2.

### 3.2 Office and Public Realm

The external spaces and office space of the development will be designed to Approved Document Part M 2015 Volume 2 and DfT Inclusive Mobility both of which are building regulations for England. We will also use BS8300 as guidance.

## 4 Site Wide Issues

### 4.1 Site

The site is located off Deansgate in the City of Manchester. The application comprises hotel, retail, restaurant/bars, residential and office accommodation and includes a new public link across the site and associated landscape works.

The site has an existing rise from west to east of 4350mm and 1400mm from north to south.

### 4.2 Transport Links and Pedestrian Access

The site is bounded by existing buildings in the west, Southmill St in the east, Bootle St in the south and Jackson's Row in the north.

Step free pedestrian access to the buildings on the site is provided from Jackson's Row, Bootle St and a new centrally located pedestrian link between Jackson's Row and Bootle St.

The existing pavements on Deansgate, Southmill St, Bootle St and Jackson's Row provide dropped kerbs, tactile paving and traffic lights to assist access. Additional proposed access routes to and across the site will also be provided with dropped kerbs and tactile paving, to the recommendations set out in DfT Inclusive Mobility regulations.

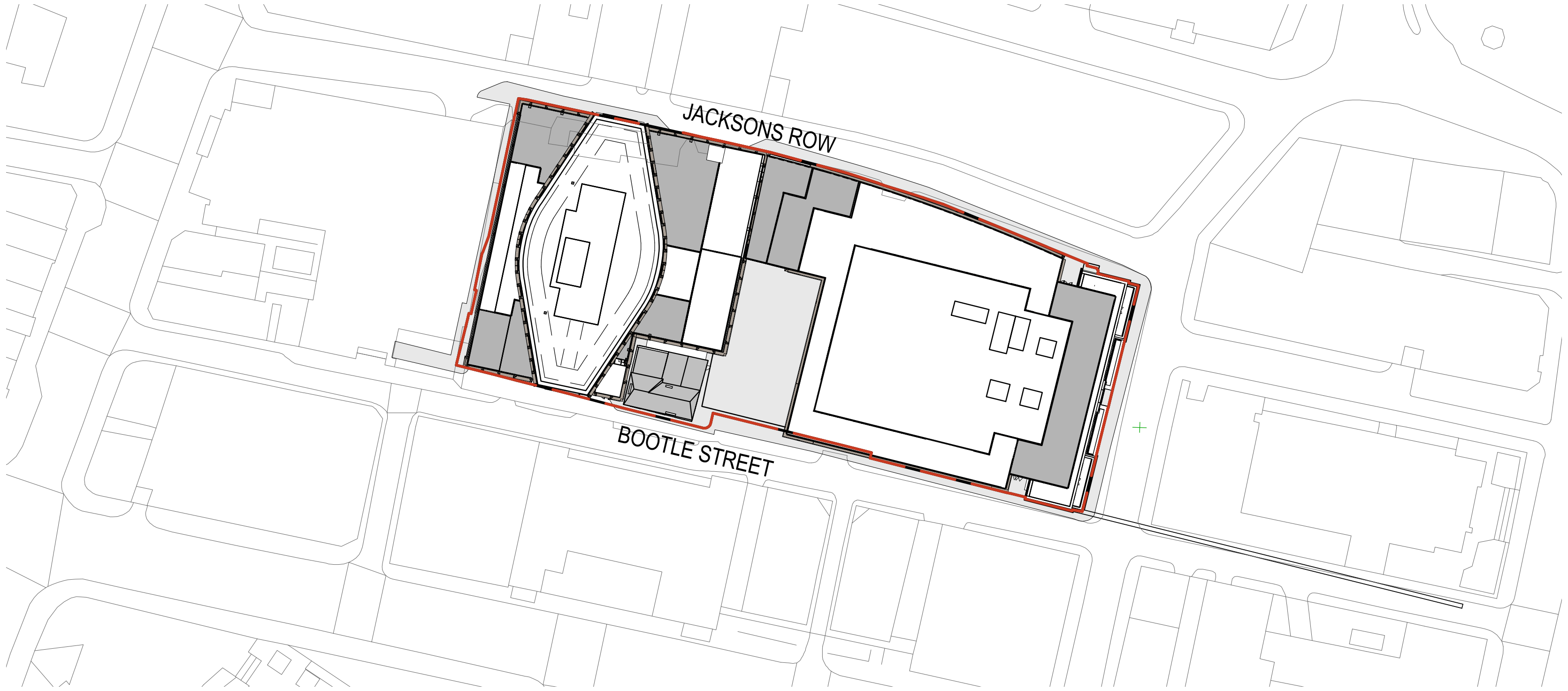
The area is well served by the Manchester transport system, and is easily accessible from in and around Manchester.

Bus and tram stops are provided within walking distance of the site on Deansgate, and Albert Square and are accessible to wheelchair users.

The nearest accessible train station is Deansgate which is within a 6 minute walk of the site.

Deansgate main line station is fully accessible to wheelchair users and also provides step free access to the Deansgate Castlefield tram stop.

St Peter's Square Tram Interchange is within 5 minutes walking distance from the site and is fully accessible to wheelchair users.



*Site Plan*

### 4.3 Setting Down Point

A dedicated car setting down points will be provided adjacent to the hotel/residential entrance on Jackson's Row and will accommodate 2 cars.

The setting down points will provide a 1200mm clear zone to the rear of each vehicle. The surface finish of the setting down points will be signed accordingly and will include tactile paving and dropped kerbs.

The setting down points will be designed to the recommendations set out in Approved Document Part M, BS8300 and DfT Inclusive Mobility.

## 4.4 Public Pedestrian Realm

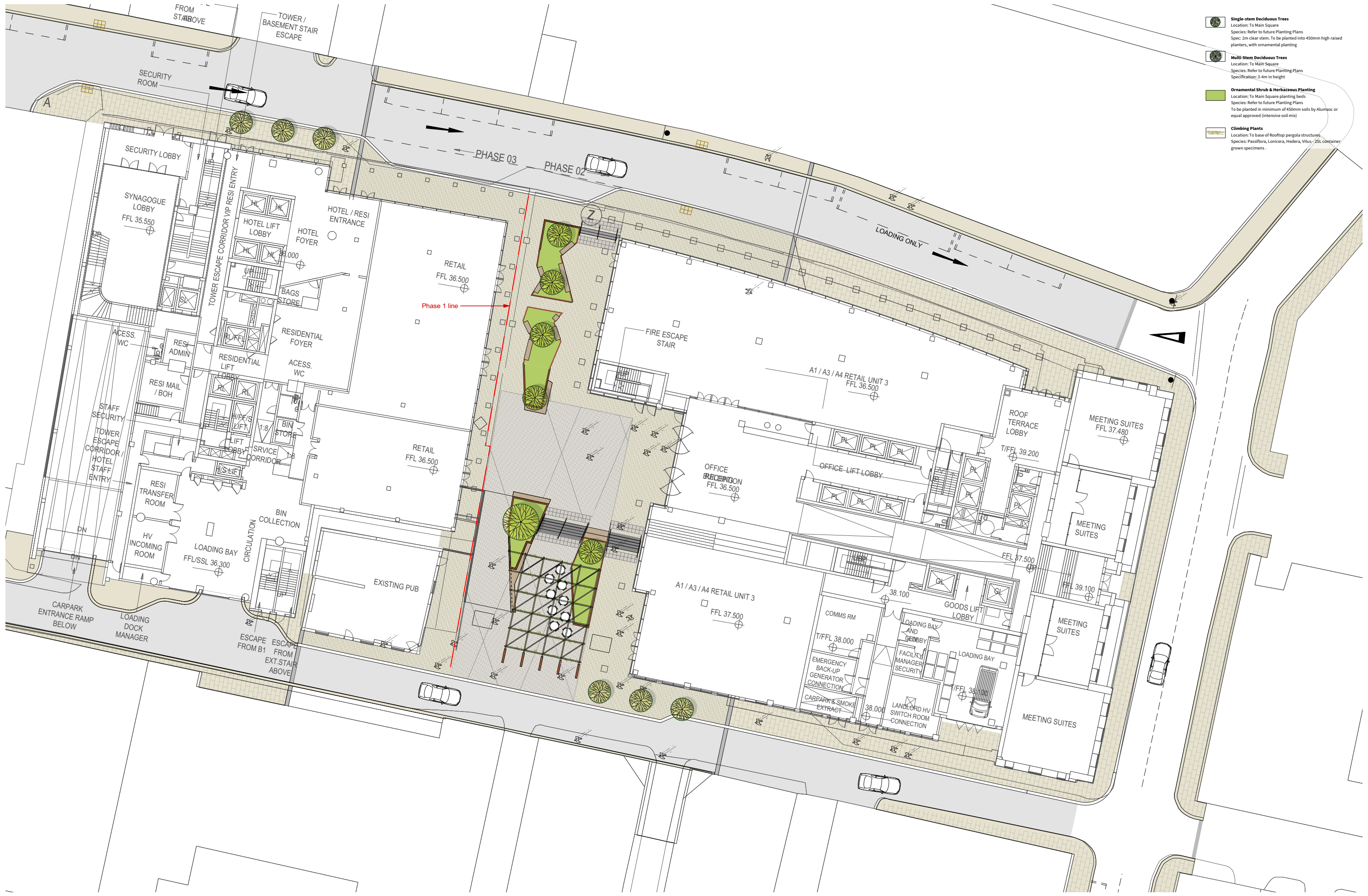
The development proposes a public pedestrian link, in the form of a public square, between Jackson’s Row and Bootle St.
This route has an existing rise of 1400mm from Jackson’s Row to Bootle St.
The pedestrian link is located centrally on the site and is designed as a pedestrian route only which will also provide access to the office entrance and retail outlets.
The pedestrian route and square are designed as a step free environment. To overcome the existing topography, the route will have a gradient no greater than 1:21.
The surface finish within the public pedestrian area will be designed to provide good slip resistance and a durable surface. Cross falls will be generally as prescribed in DfT “Inclusive Mobility” with a gradient around 1:40.
During design development, consideration will be given to permanent public realm rest areas located throughout the square. Rest areas would be designed as level and would not impede the main north south pedestrian route. Seating within rest areas would offer sturdy and robust seating whilst remaining in keeping with the surroundings.

## 4.5 Retail Units

Retail units have been located throughout the site.
All outlet entrances will be step free and accessed directly from the public realm.
Each outlet will have fully glazed door sets. Each door will provide a minimum clear opening width of 1000mm, as recommended in Approved Document M and BS 8300.
Any glazed fronts will have either low level applied manifestations or will be located on an upstand of between 200mm and 400mm high, dependant on the external ground condition. This distinct upstand or manifestation will provide a visible and physical indication of the spatial location of the glazing plane. The glazing can otherwise be generally left clear to suit the requirements of the retail outlet tenants.
The roof level of the office building, on level 10, provides an external public terrace and a retail outlet. Step free access to level 10 is from Jackson’s Row by means of 3 wheelchair accessible lifts.
Each lift will have a minimum internal dimension of 2000mm x 1400mm, as recommended in Approved Document Part M and BS8300. Each lift will be large enough to accommodate wheelchair users and the average sized family.

Retail outlets are designed as base build which does not include internal fit out.
The floor finish inside the units will be determined by the tenant during fit-out to comply with the then current regulations and recommendations.
Vertical movement within the outlets will also be determined by the tenant during fit out to comply with the then current regulations and recommendations.

Soft spots will be provided within the floor slab, where necessary, to accommodate the installation of an accessible lift and stair.
After fit-out, all areas within the outlets should be accessible to all. This will be determined by the tenant to comply with the then current regulations.


FROM STAIR ABOVE
TOWER / BASEMENT STAIR ESCAPE
SECURITY ROOM
A
PHASE 03
PHASE 02
LOADING ONLY
Z
SECURITY LOBBY
SYNAGOGUE LOBBY FFL 35.550
TOWER ESCAPE CORRIDOR VIP RESI ENTRY
HOTEL LIFT LOBBY
HOTEL FOYER
HOTEL / RESI ENTRANCE
BAGS STORE
RESIDENTIAL FOYER
RESIDENTIAL LIFT LOBBY
ACESS. WC
RESI ADMIN
RESI MAIL / BOH
STAFF SECURITY
TOWER ESCAPE CORRIDOR / HOTEL STAFF ENTRY
BIN STORE
SRVICE CORRIDOR
LIFT LOBBY
RESI TRANSFER ROOM
HV INCOMING ROOM
LOADING BAY FFL/SSL 36.300
CIRCULATION
BIN COLLECTION
CARPARK ENTRANCE RAMP BELOW
LOADING DOCK MANAGER
ESCAPE FROM B1
ESCAPE FROM EXT.STAIR ABOVE
RETAIL FFL 36.500
RETAIL FFL 36.500
Phase 1 line
EXISTING PUB
FIRE ESCAPE STAIR
A1 / A3 / A4 RETAIL UNIT 3 FFL 36.500
OFFICE RECEPTION FFL 36.500
OFFICE LIFT LOBBY
ROOF TERRACE LOBBY T/FFL 39.200
MEETING SUITES FFL 37.480
MEETING SUITES
FFL 37.500
FFL 39.100
A1 / A3 / A4 RETAIL UNIT 3 FFL 37.500
COMMS RM T/FFL 38.000
EMERGENCY BACK-UP GENERATOR CONNECTION
CARPARK & SMOKE EXTRACT
38.000
38.100
GOODS LIFT LOBBY
LOADING BAY AND GL LOBBY
FACILITY MANAGER SECURITY
LANDLORD HV SWITCH ROOM CONNECTION
LOADING BAY T/FFL 38.100
MEETING SUITES
MEETING SUITES
Single-stem Deciduous Trees
Location: To Main Square
Species: Refer to future Planting Plans
Spec: 2m clear stem. To be planted into 450mm high raised planters, with ornamental planting
Multi-Stem Deciduous Trees
Location: To Main Square
Species: Refer to future Planting Plans
Specification: 3-4m in height
Ornamental Shrub & Herbaceous Planting
Location: To Main Square planting beds
Species: Refer to future Planting Plans
To be planted in minimum of 450mm soils by Alumasc or equal approved (intensive soil mix)
Climbing Plants
Location: To base of Rooftop pergola structures
Species: Passiflora, Lonicera, Hedera, Vitus - 25L container grown specimens .

*Public Pedestrian Realm*

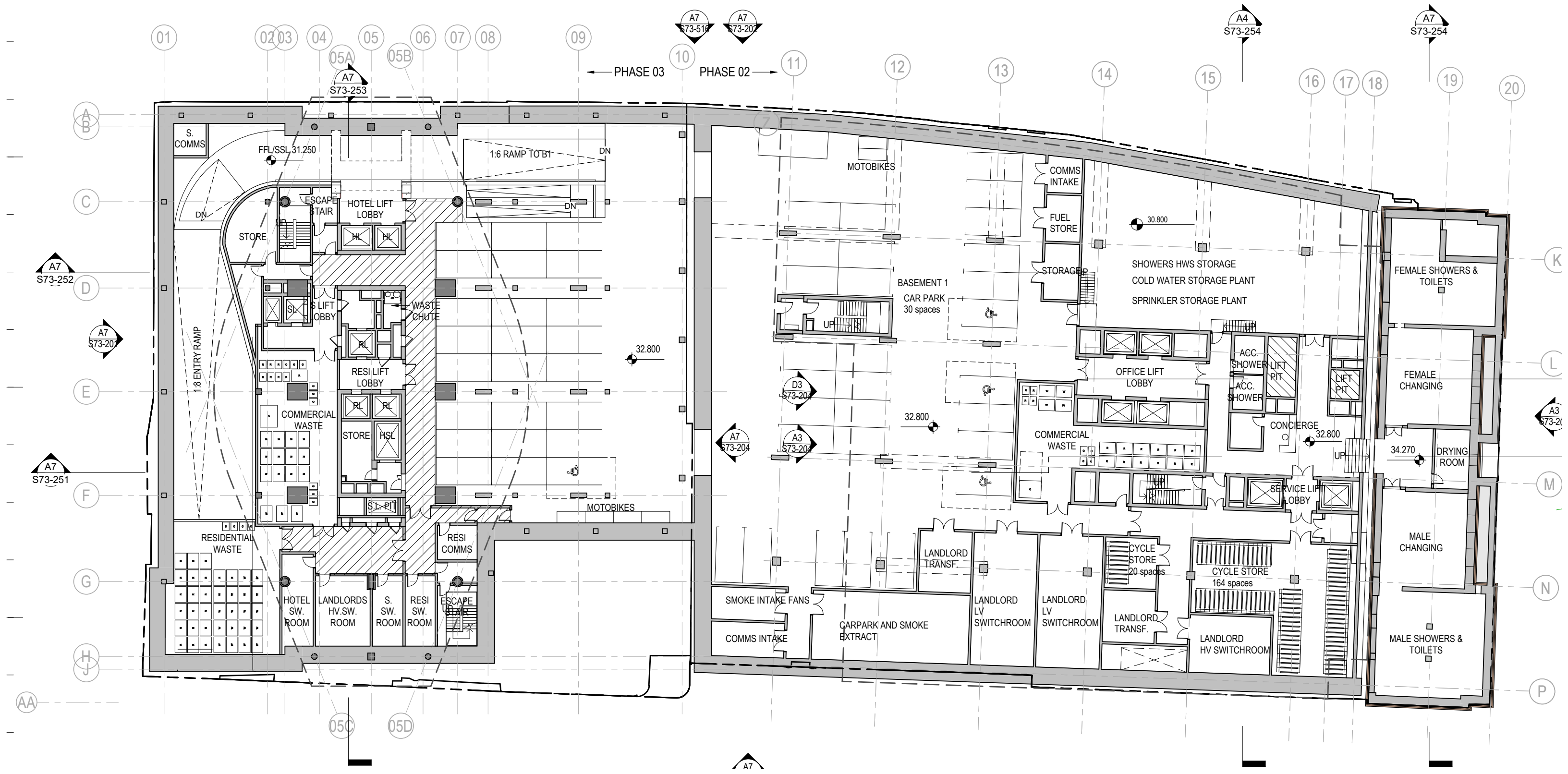
# 5 Basemant B2 and B1

## 5.1 Basemant B2

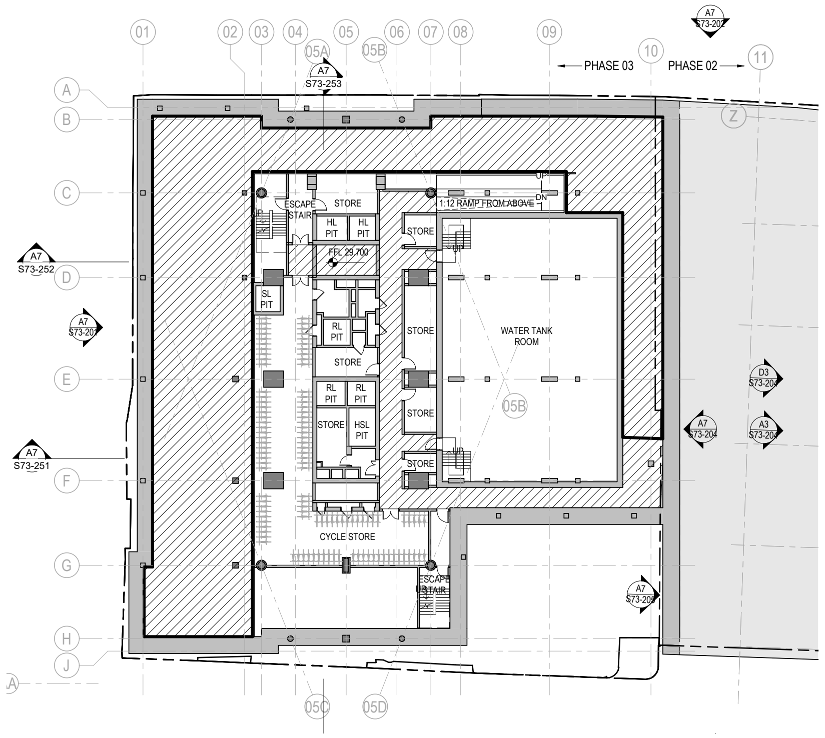
Basement B2 consists of general storage and residential cycle storage spaces. Access to basement B2 is by means of a lift from ground floor level.
Basement B2 will accommodate adapted cycles, trikes and scooters on an as required basis.

## 5.2 Basemant B1

Basement B1 consists of car parking, plant and service areas.
Pedestrian access to basement B1 is by means of the office, residential, Synagogue and hotel cores.
Each core contains wheelchair accessible lifts and escape stairs.
Vehicular access to the basement level is by means of a vehicle ramp accessed from Bootle Street.
The designated wheelchair accessible parking bays are 6000mm x 3600mm and will be clearly defined and signposted from within the car park itself.
Pedestrian routes will be provided within the car park, which will be marked with a coloured surface and will be well lit.
These will be 1200 mm wide indicating a safe route towards the circulation cores.
The car park wheelchair accessible parking spaces have a minimum clear headroom of 2.2m, as recommended in Approved Document M and are located adjacent to each core.
The intention is to provide one wheelchair accessible parking bay for each wheelchair user. This will cover occupants of the office, hotel and residential accommodation and will be a monitored ongoing process driven by requirement.
Plant and service areas within the basement will be for maintenance purposes only and will therefore not be designed specifically for disabled people.


PHASE 03
PHASE 02
S. COMMS
FFL/SSL 31.250
1:6 RAMP TO B1
DN
STORE
ESCAPE STAIR
HOTEL LIFT LOBBY
S. LIFT LOBBY
WASTE CHUTE
RESI LIFT LOBBY
COMMERCIAL WASTE
STORE
HSL
1:8 ENTRY RAMP
RESIDENTIAL WASTE
RESI COMMS
HOTEL SW. ROOM
LANDLORDS HV.SW. ROOM
S. SW. ROOM
RESI SW. ROOM
ESCAPE STAIR
MOTOBIKES
32.800
MOTOBIKES
BASEMENT 1 CAR PARK 30 spaces
COMMS INTAKE
FUEL STORE
STORAGE
30.800
SHOWERS HWS STORAGE
COLD WATER STORAGE PLANT
SPRINKLER STORAGE PLANT
OFFICE LIFT LOBBY
ACC. SHOWER
LIFT PIT
CONCIERGE
32.800
COMMERCIAL WASTE
SERVICE LIFT LOBBY
CYCLE STORE 20 spaces
CYCLE STORE 164 spaces
LANDLORD TRANSF.
SMOKE INTAKE FANS
COMMS INTAKE
CARPARK AND SMOKE EXTRACT
LANDLORD LV SWITCHROOM
LANDLORD LV SWITCHROOM
LANDLORD TRANSF.
LANDLORD HV SWITCHROOM
FEMALE SHOWERS & TOILETS
FEMALE CHANGING
34.270
DRYING ROOM
MALE CHANGING
MALE SHOWERS & TOILETS
A7 S73-252
A7 S73-251
A7 S73-253
A4 S73-254
A7 S73-254

*Basement B1 Plan*

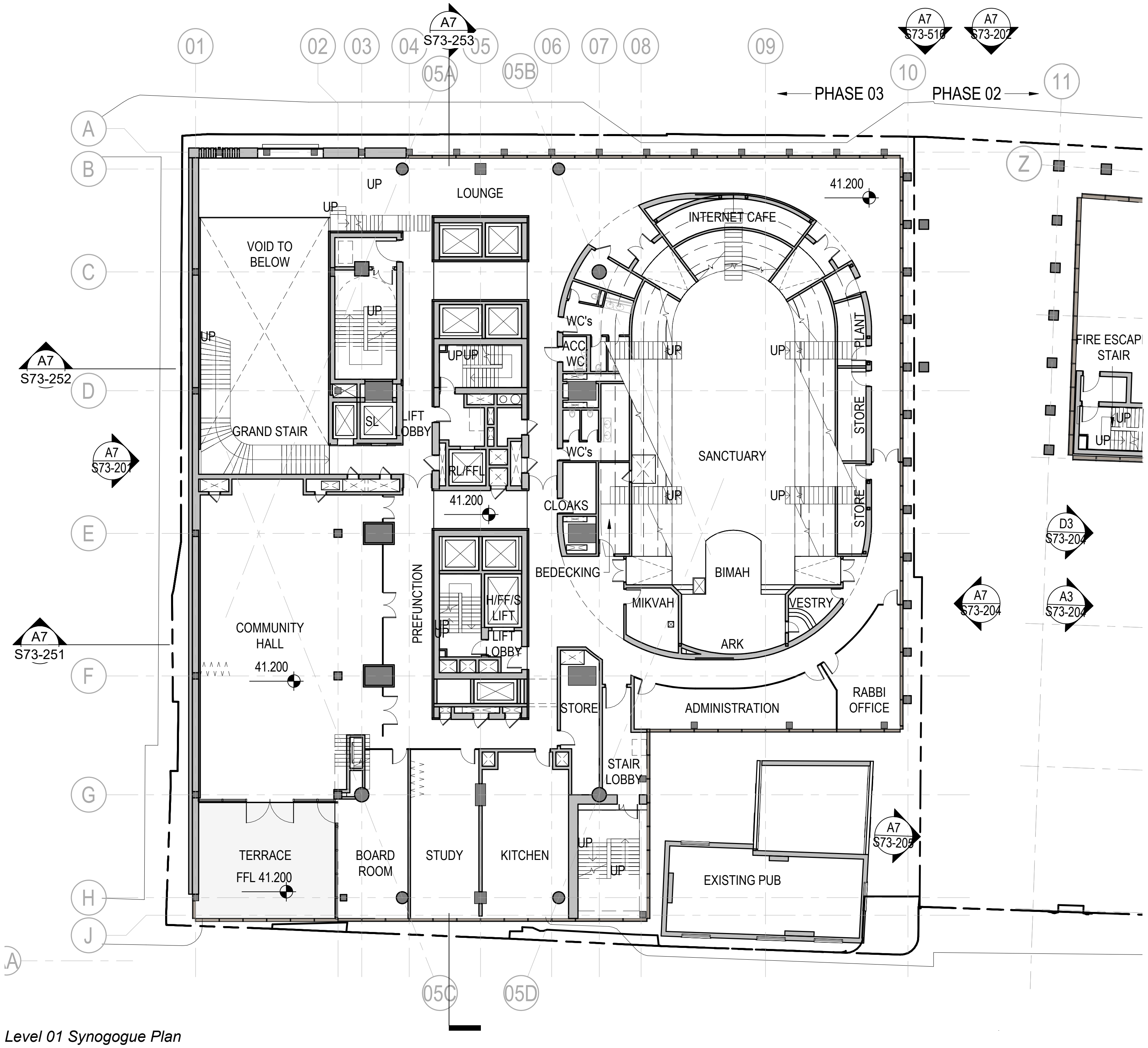

PHASE 03
PHASE 02
A7 S73-253
ESCAPE STAIR
STORE
HL PIT
FFL 26.700
SL PIT
RL PIT
STORE
HSL PIT
1:12 RAMP FROM ABOVE
STORE
WATER TANK ROOM
CYCLE STORE
ESCAPE STAIR
A7 S73-252
A7 S73-251

*Basement B2 Plan*

# 6 Synagogue

## 6.1 Description

The Synagogue is located to the west of the site and occupies the first and second levels of Block A.
The Synagogue entrance is step free and accessed directly from Jackson's Row. The entrance consists of one 2000mm double door set which will be a security-controlled entrance.
The entrance lobby provides step free access to the upper levels of the Synagogue, by means of an internal lift and a feature stair. The lift also serves the Synagogue basement car parking.
The lift will have a minimum internal dimension of 1100mm x 1400mm, as recommended in Approved Document Part M and BS8300. The lift is large enough to accommodate wheelchair users and family units.
The entrance lobby includes one unisex accessible WC.
The wheelchair accessible WC will be designed to the recommendations set out in Approved Document Part M and BS 8300.
The Synagogue is designed as base build. The internal fit out of the upper levels of the Synagogue will be developed by others. After fit-out, all areas within the Synagogue should be accessible to all.


01
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04
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05A
05B
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11
A7
S73-253
A7
S73-510
A7
S73-202
PHASE 03
PHASE 02
A
B
C
D
E
F
G
H
J
Z
A7
S73-252
A7
S73-201
A7
S73-251
UP
LOUNGE
41.200
INTERNET CAFE
VOID TO BELOW
GRAND STAIR
SL
LIFT LOBBY
UP UP
RL/FFL
41.200
WC's
ACC WC
WC's
CLOAKS
BEDECKING
SANCTUARY
PLANT
STORE
STORE
BIMAH
MIKVAH
VESTRY
ARK
FIRE ESCAPE STAIR
D3
S73-204
A7
S73-204
A3
S73-204
PREFUNCTION
H/FF/S LIFT
LIFT LOBBY
COMMUNITY HALL
41.200
STORE
ADMINISTRATION
RABBI OFFICE
STAIR LOBBY
A7
S73-205
TERRACE
FFL 41.200
BOARD ROOM
STUDY
KITCHEN
EXISTING PUB
05C
05D

*Level 01 Synogogue Plan*

# 7 Office Accommodation

The office accommodation is located to the east of the site in Block B. The building contains 9 levels of office accommodation. The 10th floor is open to the public and contains a retail outlet and an external terrace.

Each floor within the building is level and step free. Access between floors is achieved by means of accessible lifts and stairs.

Plant and service areas within the basement will be for maintenance purposes only and will therefore not be designed specifically for disabled people.

## 7.1 Office and Public Terrace Entrances

The office main entrance is accessed, at ground floor, by means of the north/south public square running between Jackson's Row and Bootle St. The existing Southmill St, stepped entrance will also be retained as a secondary entrance.

The office main entrance is level, step free, weather protected and gives direct access to the office reception.

The entrance consists of two glazed 2400mm diameter revolving doors. The revolving door sets have an additional 1000mm wide glazed power-assisted door, to the side, to assist general access and egress. In addition, the entrance will have a two-way communication system to the interior reception desk.

The secondary office entrance is the existing former police station stepped entrance, which does not accommodate wheelchair users.

The public terrace entrance is level, step free, weather protected and is accessed directly from Jacksons Row.

The public terrace entrance has two fully glazed double door sets. Each door will provide at least one leaf with a minimum clear opening width of 1000mm, as recommended in Approved Document M and BS 8300.

The glazed revolving door sets and pass doors will have visible and permanent manifestations applied to the surfaces and tactile and visual circulation route signage will be provided.

The entrance will have a slip resistant floor finish. A matwell will be provided at the entrance to aid the removal of moisture and soil upon entry; the surface of the mat will be level with the surface of the adjacent floor finish.

The entrance will be developed in accordance with the recommendations set out in Approved Document Part M and BS 8300.

## 7.2 Internal Access

Horizontal and vertical access within the office building will be designed to the recommendations set out in Approved Document Part M and BS8300.

The entrance core consists of six wheelchair accessible lifts and two escape stairs. An additional escape stair has also been provided to the west of the office building.

The lifts provide access to basement B1 and all upper levels of the building. Two office lifts are available for use by office staff providing access to the level 10 public area.

The public terrace lobby contains three wheelchair accessible lifts.

Each lift will have a clear internal dimension of 2000mm x 1400mm. This is the preferred clear dimension for use by a wheelchair user. The lifts will be designed to the recommendations set out in Approved Document Part M, BS8300 and to BS EN 81-70 and BS EN 81-1.

The escape stairs have a width of 1200mm and have been designed to the parameters set out in Approved Document Part B and Part K. However, to assist ambulant disabled people, Approved Document Part M features will be included.

- Handrails will be placed along both sides of the stair and have a 300mm overhang at landings. The handrail will also be continuous around the half landing.
- A slip resistant, tactile nosing will be provided to the nose of each tread which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.

Internal floor finishes will be slip resistant, hard wearing, firm, level and easily maintained. The internal floor surfaces will not impede the movement of wheelchairs.

### 7.2.1 Ground Level

The ground floor contains the office reception, meeting rooms, public terrace lobby and sanitary facilities.

The reception will consist of a split-level reception counter, which will be designed for both approach and use by wheelchair users from both sides. Consideration will be given to the future inclusion of a hearing enhancement system.

The office reception is fully accessible and will accommodate people with mobility impairments. Design development will be guided by BS8300.

The reception contains a unisex wheelchair accessible WC, which is accessed through the lift lobby.

The meeting rooms are located in the existing former police station. Access to the meeting rooms is by means of two 1:21 gradient ramps and are fully accessible to wheelchair users. The area also contains a wheelchair accessible WC.

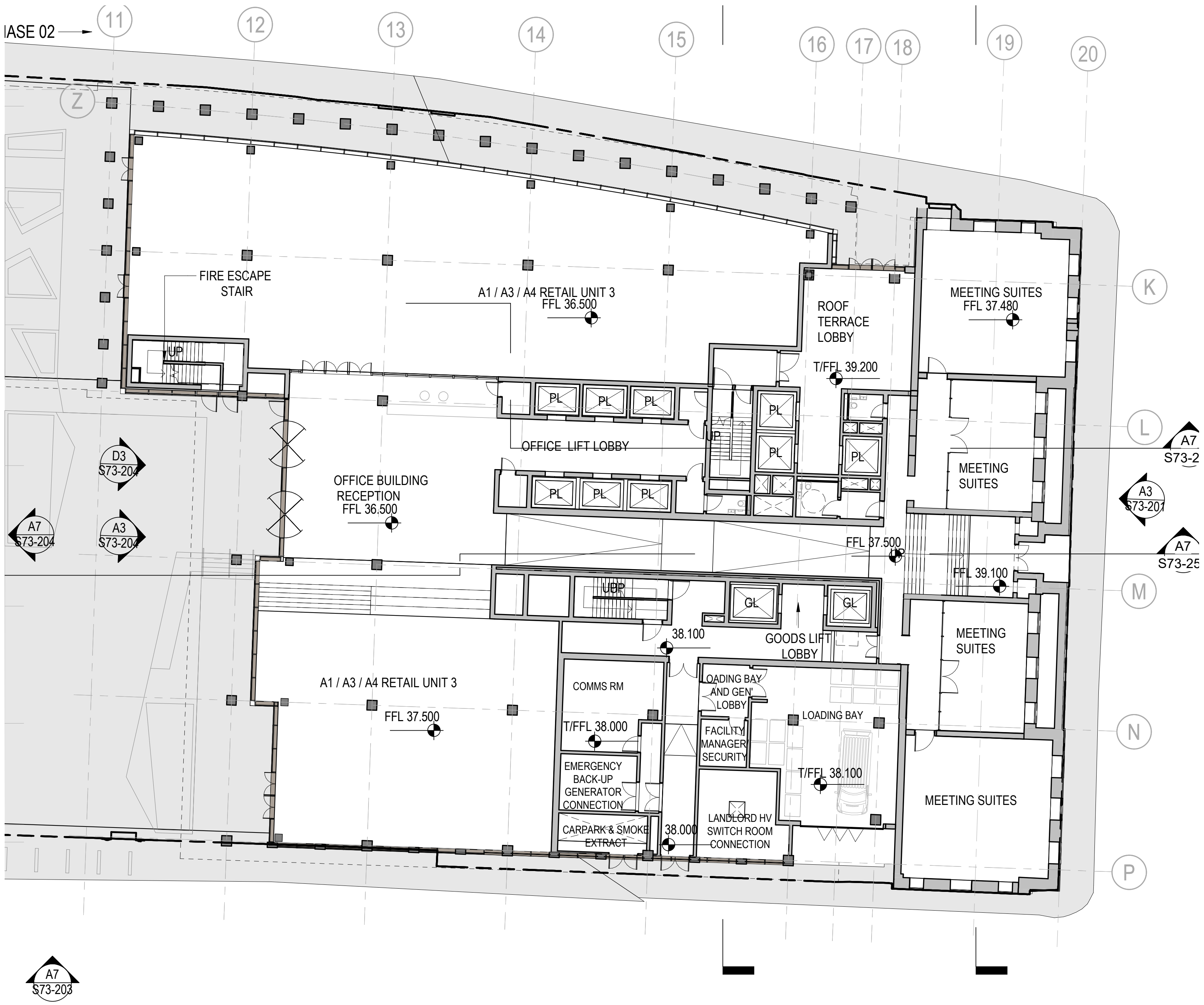
The unisex wheelchair accessible WCs will be designed to Approved Document Part M and BS8300 for use by both staff and visitors to the building.

Any future provision of security gates will include a 1000mm wide pass gate.

The public terrace lobby is step free and accessed from Jackson's Row.

The development has two loading bays located to the southeast and southwest of the site, at ground floor level and are accessed from Bootle St.

The loading bays are level and step free and will be for delivery purposes only. The loading bays will therefore not be designed specifically for disabled people.


IASE 02
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M
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FIRE ESCAPE STAIR
UP
A1 / A3 / A4 RETAIL UNIT 3
FFL 36.500
ROOF TERRACE LOBBY
T/FFL 39.200
MEETING SUITES
FFL 37.480
PL
OFFICE LIFT LOBBY
OFFICE BUILDING RECEPTION
FFL 36.500
MEETING SUITES
FFL 37.500
FFL 39.100
D3
S73-204
A7
S73-204
A3
S73-204
A7
S73-2
A3
S73-201
A7
S73-25
UBP
GL
38.100
GOODS LIFT LOBBY
MEETING SUITES
A1 / A3 / A4 RETAIL UNIT 3
FFL 37.500
COMMS RM
T/FFL 38.000
LOADING BAY AND GEN' LOBBY
FACILITY MANAGER SECURITY
LOADING BAY
T/FFL 38.100
EMERGENCY BACK-UP GENERATOR CONNECTION
CARPARK & SMOKE EXTRACT
38.000
LANDLORD HV SWITCH ROOM CONNECTION
MEETING SUITES
A7
S73-203

*Ground Level Office*

### 7.2.3 Upper Office Levels

The upper Office levels of the building are level and step free and contain open plan office accommodation.

Access to the upper levels is by means of the wheelchair accessible lifts and stairs contained within the core.

Sanitary facilities have been provided within the core on each level. Each sanitary facilities block consists of male and female facilities which contain ambulant disabled cubicles and a wheelchair accessible WC.

The wheelchair accessible WC's are not within the 40m travel distance prescribed in Approved Document Part M. Design development will seek to rectify this by the inclusion of an additional wheelchair accessible WC located elsewhere on each floor plate.

All sanitary facilities will be designed to the recommendations set out in Approved Document Part M and BS 8300.

The layout of the office areas will be considered during fit out. All office / meeting areas will take account of BS 8300 which sets out additional requirements for assembly areas.

### 7.2.4 Level Ten Public Terrace Level

Level ten contains the external public terrace and retail unit.

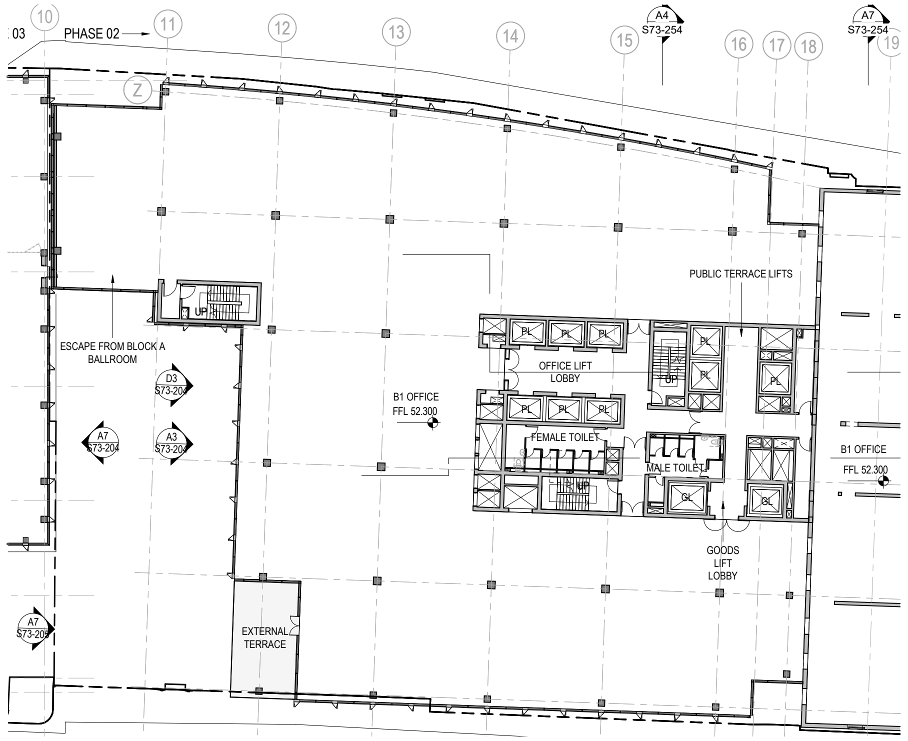
Public access to level ten is by means of the three high rise lifts contained within the public terrace core.

Sanitary facilities have been provided within the core at level ten. Each sanitary facilities block consists of male and female facilities which contain ambulant disabled cubicles and a wheelchair accessible WC.

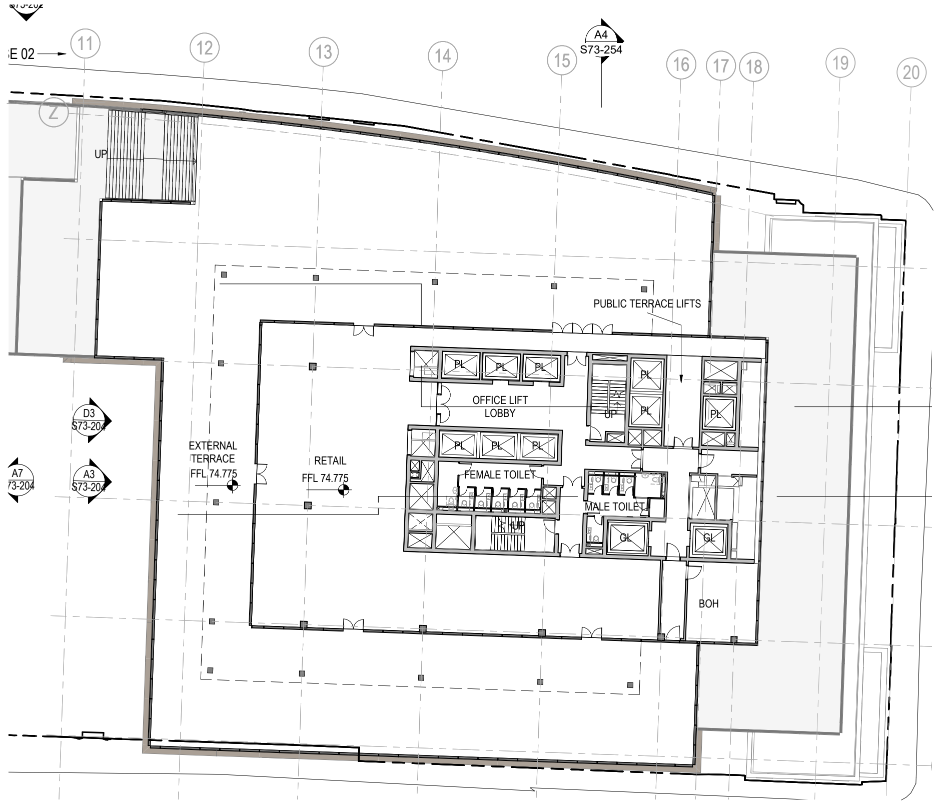
Sanitary facilities have been designed to the recommendations set out in Approved Document Part M and BS 8300.

The fit out of the terrace and retail unit, will be the responsibility of the tenant.

After fit-out, the area should be accessible to all. This will be determined by the tenant to comply with the then current regulations


PHASE 02
PUBLIC TERRACE LIFTS
ESCAPE FROM BLOCK A BALLROOM
UP
OFFICE LIFT LOBBY
B1 OFFICE FFL 52.300
FEMALE TOILET
MALE TOILET
B1 OFFICE FFL 52.300
GOODS LIFT LOBBY
EXTERNAL TERRACE

*Typical Office Level*


UP
PUBLIC TERRACE LIFTS
OFFICE LIFT LOBBY
EXTERNAL TERRACE FFL 74.775
RETAIL FFL 74.775
FEMALE TOILET
MALE TOILET
BOH

*Typical Office Level*

# 8 Hotel and Residential Building

The hotel and residential accommodation is located to the west of the site in Block A.
The building consists of 40 floors containing hotel and residential accommodation including a spa and conference facilities.
The hotel occupies the lower levels of the building and contains 216 rooms over 12 levels.
The remaining upper levels consist of residential accommodation containing 189 apartments.
Each floor within the building is level and step free. Access between floors is achieved by means of accessible lifts and stairs.
Plant and service areas within the basement will be for maintenance purposes only and will therefore not be designed specifically for disabled people.

## 8.1 Building Entrances

The building has a combined hotel and residential entrance located on Jackson's Row at ground floor level.
The entrance is level, step free, weather protected and provides direct access to the residential and hotel lift lobbies.
The entrance consists of two 2000mm wide glazed double door sets which will provide 1000mm wide clear opening from each door.
The glazed door sets will have visible and permanent manifestations applied to the surfaces and tactile and visual circulation route signage will be provided. In addition, each entrance will have a two-way communication system to individual apartments.

The entrance has a slip resistant floor finish. A matwell has been provided at the entrance to aid the removal of moisture and soil upon entry. The surface of the mat will be level with the surface of the adjacent floor finish and will not impede the movement of wheelchairs.
The entrance will be developed in accordance with the recommendations set out in Approved Document Part M and BS 8300.

### 8.1.2 Residential

The upper floor residences are accessed by two private entrances located on Jacksons Row at lower ground floor level.
The entrances are level, step free, weather protected and provide direct access to the residential cores.
Both entrances consist of a glazed 2400mm diameter revolving door. Each revolving door set includes a 1000mm glazed power-assisted door, to the side, to assist general access and egress.
The glazed revolving door sets and pass doors will have visible and permanent manifestations applied to the surfaces and tactile and visual circulation route signage will be provided. In addition, each entrance will have a two-way communication system to individual apartments.
Both entrances have a slip resistant floor finish. A matwell has been provided at the entrances to aid the removal of moisture and soil upon entry; the surface of the mat will be level with the surface of the adjacent floor finish.

## 8.2 Internal Access

Each level within the building is level and step free. Separate hotel and residential lifts are contained within a combined core. The core also contains two escape stairs.
Vertical access between hotel levels is by means of four wheelchair accessible lifts. Two lifts also provide access to the residential car parking in the basement.
Vertical access between residential levels is by means of two lifts. Each lift is wheelchair accessible and also provides access to the residential car parking in the basement.
Each lift has a clear internal dimension of 2000mm x 1400mm and will be designed to the recommendations set out in Approved Document Part M, BS8300 and to BS EN 81-70 and BS EN 81-1.
Vertical movement, for staff throughout the Hotel is by means of a separate service/fire-fighting lift. This lift also serves as the fire-fighting lift for the residential levels.
The escape stairs have a width of 1200mm and have been designed to the parameters set out in Approved Document Part B and Part K. However, to assist ambulant disabled people, Approved Document Part M features will be included.

- Handrails will be placed along both sides of the stair and have a 300mm overhang at landings. The handrails will also be continuous around the half landings.
- A slip resistant, tactile nosing will be provided to the nose of each tread which will also provide colour contrast. The landings have a similar slip resistant, tactile finish to denote the bottom of flights.

Internal floor finishes are slip resistant, hard wearing, firm, level and easily maintained. The internal floor surfaces will not impede the movement of wheelchairs.
Horizontal and vertical access within the building has been designed to the recommendations set out in Approved Document Part M and BS8300.

### 8.2.1 Ground Floor Level

The ground floor contains the combined hotel and residential entrance lobby, Synagogue entrance lobby, car park entrance and loading bay.

The combined hotel and residential entrance lobby and Synagogue entrance lobby are fully accessible and will accommodate people with mobility impairments. Design development will be guided by BS8300.

### 8.2.2 First and Second Floor Level

The first and second floors contain the Synagogue. See previous description.

### 8.2.3 Level Three

Level three contains a spa and gym. The spa and gym area are accessed by means of the hotel and residential lifts.

The Spa is designed as base build. The internal fit out will be the responsibility of the operator and should be designed to accommodate people with disabilities.

After fit-out, all areas within the Spa should be accessible to all. This will be determined by the tenant to comply with the then current regulations.

Changing and sanitary facilities within the Spa will be designed for use by wheelchair users and contain a wheelchair accessible WC and shower/changing area. Wheelchair accessible facilities will be designed to the recommendations set out in Approved Document Part M and BS 8300.

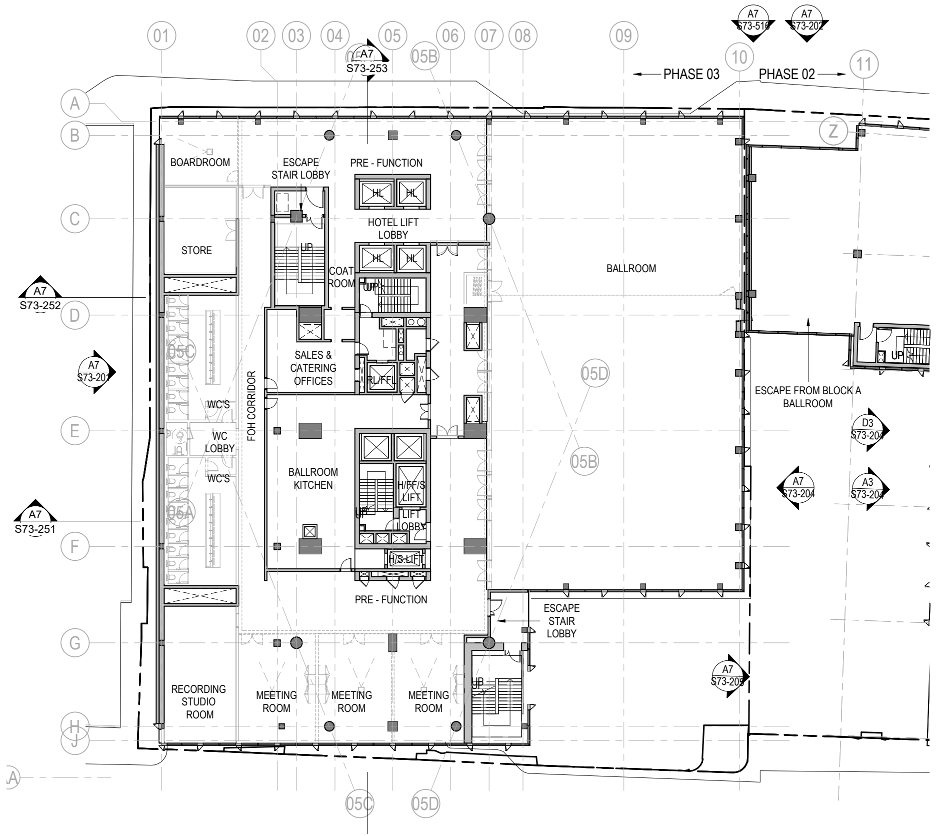
### 8.2.4 Level Four

Level four contains hotel conference/meeting facilities, ballroom, sanitary facilities and back of house facilities.

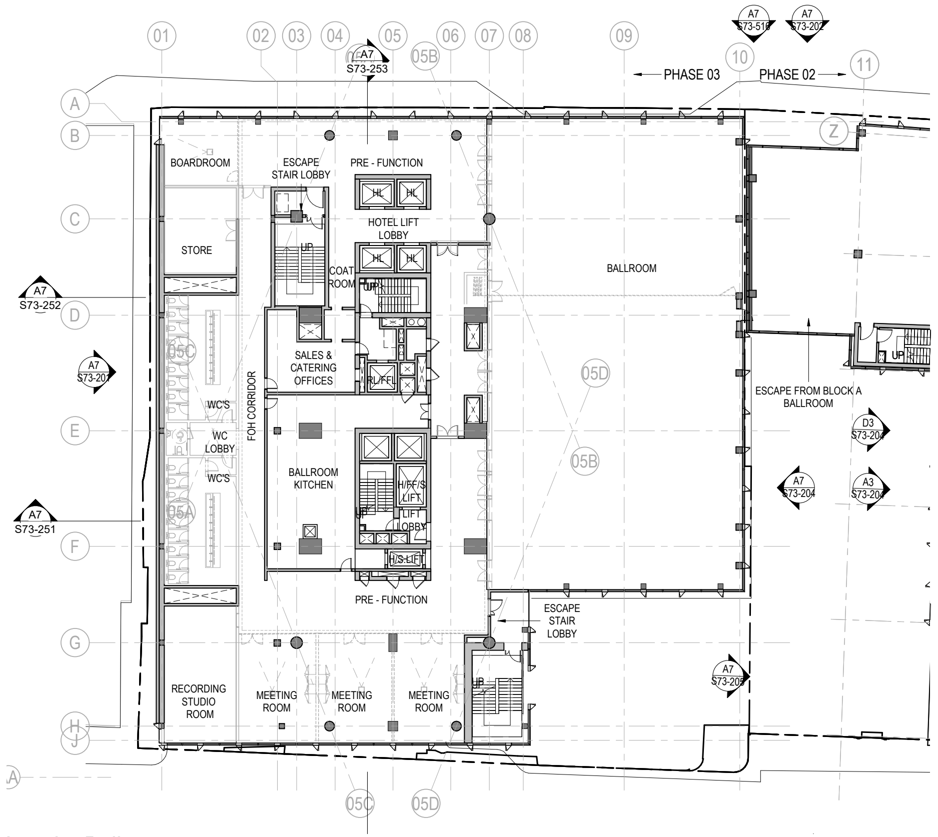
Access to level four is by means of the hotel lifts and staff service lift.

All conference facilities will take account of BS 8300 which sets out additional requirements for assembly areas.

The sanitary facilities include a unisex wheelchair accessible WC's and separate male and female WC's. The male and female WC areas will contain an ambulant disabled cubicle and will be designed to Approved Document Part M and BS8300.


PHASE 03
PHASE 02
BOARDROOM
ESCAPE STAIR LOBBY
PRE - FUNCTION
HOTEL LIFT LOBBY
STORE
COAT ROOM
BALLROOM
SALES & CATERING OFFICES
FOH CORRIDOR
WC'S
WC LOBBY
WC'S
BALLROOM KITCHEN
LIFT LOBBY
ESCAPE FROM BLOCK A BALLROOM
PRE - FUNCTION
ESCAPE STAIR LOBBY
RECORDING STUDIO ROOM
MEETING ROOM
MEETING ROOM
MEETING ROOM

*Hotel Ground Level Plan*


PHASE 03
PHASE 02
BOARDROOM
ESCAPE STAIR LOBBY
PRE - FUNCTION
HOTEL LIFT LOBBY
STORE
COAT ROOM
BALLROOM
SALES & CATERING OFFICES
FOH CORRIDOR
WC'S
WC LOBBY
WC'S
BALLROOM KITCHEN
LIFT LOBBY
ESCAPE FROM BLOCK A BALLROOM
PRE - FUNCTION
ESCAPE STAIR LOBBY
RECORDING STUDIO ROOM
MEETING ROOM
MEETING ROOM
MEETING ROOM

*Level 4 Ballroom*

### 8.2.5 Level Five and Level Six

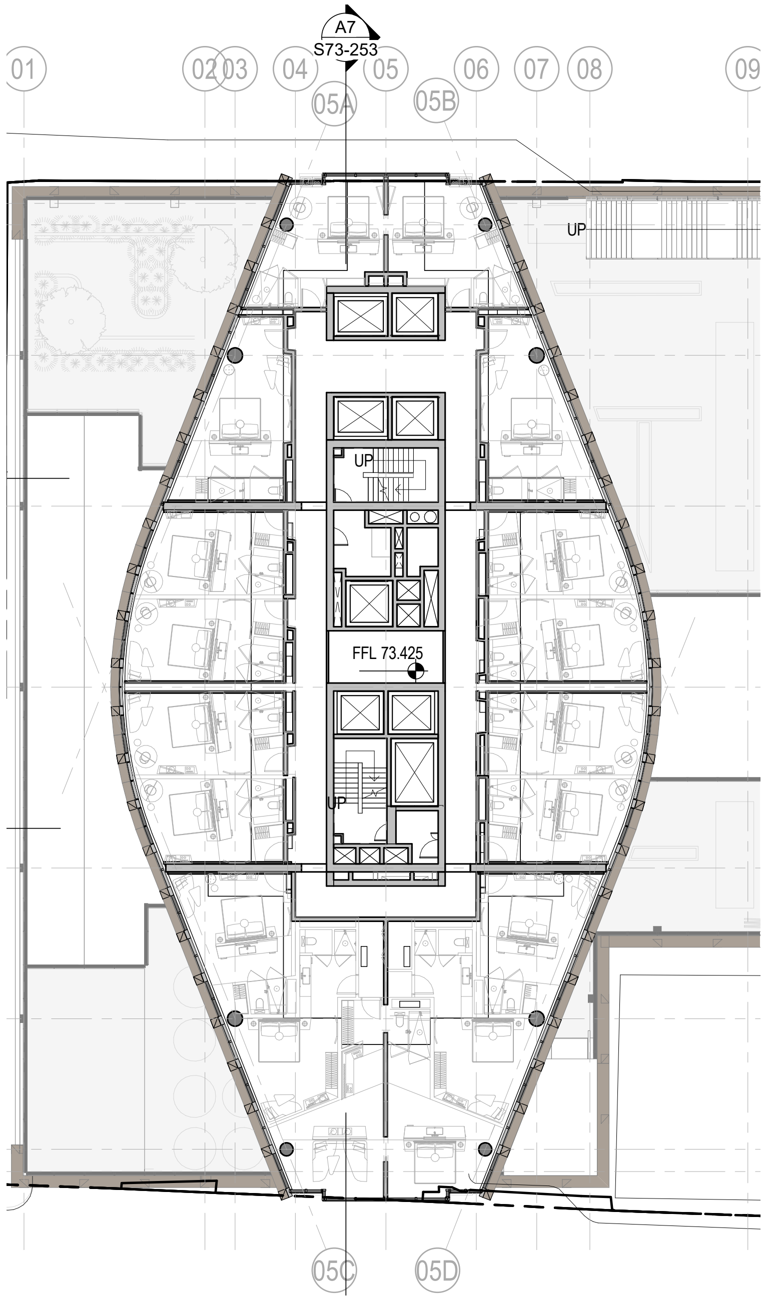
Level five contains the main hotel kitchen, laundry and plant.
Level six contains the main hotel reception/check-in, resident lounge and bar facilities and access to the hotel roof garden.
Access to levels five and six is by means of the hotel lifts.
Public and staff sanitary facilities are located on level six.
The facilities include a unisex wheelchair accessible WC and separate male and female WC's. The male and female WC areas will contain an ambulant disabled cubicle and will be designed to Approved Document Part M and BS8300.
The hotel check in will include a split-level desk, which is designed for both approach and use by wheelchair users from both sides.
Consideration will be given to the future inclusion of a hearing enhancement system.

### 8.2.6 Level Seven to Level Eighteen

Levels seven to eighteen are level and step free and contain the hotel accommodation. The accommodation provides a total of 216 rooms.
The hotel accommodation, on each level, is accessed by means of a central corridor from the hotel lifts.
The hotel has been designed to include for one wheelchair accessible room in every 20 rooms, at base build. This is as per the recommendation in Approved Document Part M Volume 2.
The requirement for wheelchair accessible rooms will be reviewed on a regular basis and will provide flexibility for the hotel operator.

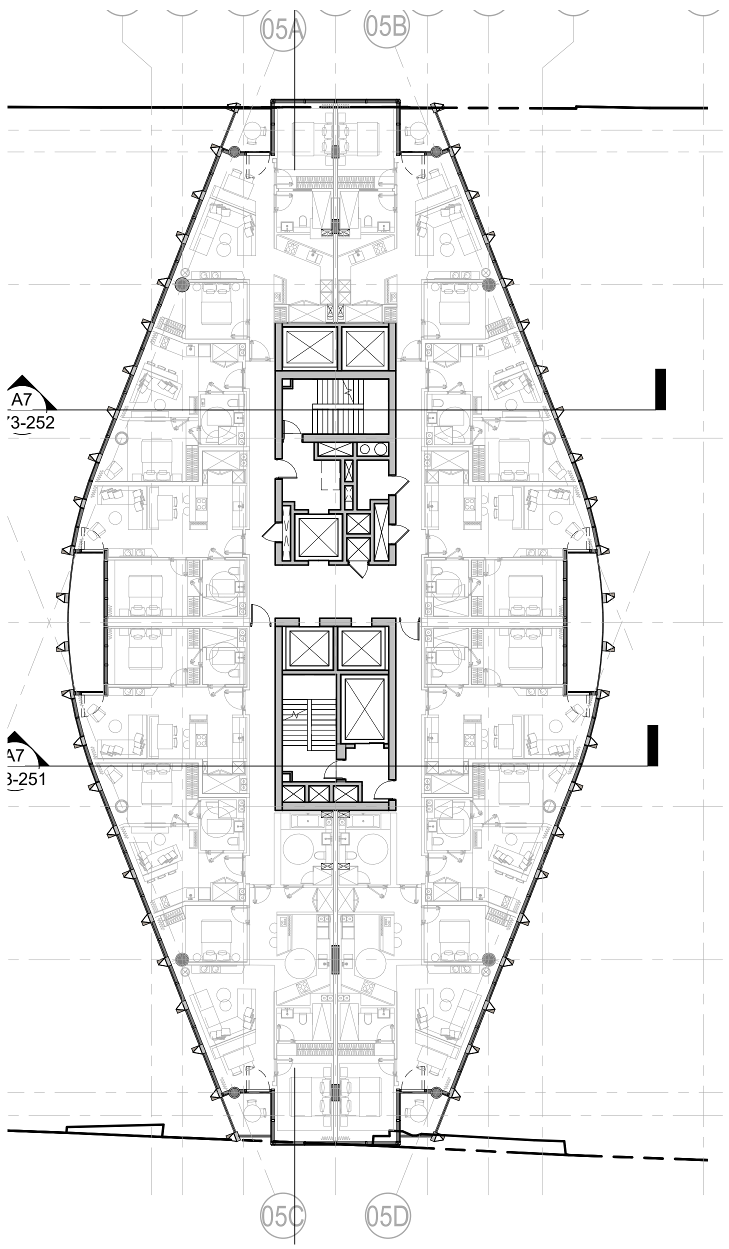
### 8.2.7 Level Nineteen to Level Forty

Level nineteen to level forty are level and step free and contain the residential accommodation.
Residential accommodation provides a total of 189 apartments consisting of a variety of types.
The residential accommodation, on each level, is accessed by means of a central corridor from the residential lifts contained within the circulation core.
90% of residential units are designed to Approved Document Part M, Volume 1 M4(2).
Additionally, 10% (19 units) are spatially designed to be wheelchair adaptable and are designed to Approved Document Part M, Volume 1 M4(3a).
The exact location of wheelchair accessible units will be determined during design development but will be located to provide a variety of views and experiences.
Balcony areas will be provided for use by residents, and will be designed to be accessible with thresholds no greater than 15 mm, as recommended in Approved Document M and BS 8300.
The sanitary facilities within each apartment are spatially designed to the recommendations set out in Approved Document Part M M4(2).



*Typical Hotel Level*

Units designed as Wheelchair adaptable have sanitary facilities with spatial arrangements designed to the recommendations set out in Approved Document Part M M4(3a), which allows for the future conversion for wheelchair use.



*Typical Residential Level*

# 10 General Provisions

## 10.1 Internal Doors

All internal doors have been designed in accordance with Approved Document Part M and BS 8300. Doors will have a clear opening width of 850mm or wider, dependant on approach.
An unobstructed 300mm will be provided to the side of the door adjacent to the leading edge.
The pushing force required for opening doors should not exceed 30N from 0° (the door in the closed position) to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle, as recommended in Approved Document M and BS 8300.

## 10.2 Corridors

All corridors will have a minimum clear width of 1500mm which is greater than recommended in Approved Document Part M and BS 8300.
It is proposed that any non security corridor doors will be held open on electromagnetic hold open devices to aid general access. These will automatically deactivate in an emergency situation.
Corridor doors will have visibility zones between 500 mm and 1500 mm from the floor, to alert people approaching a door to the presence of another person on the other side.

## 10.3 Internal Lobbies

It is proposed that all internal lobbies will satisfy the requirements of Approved Document Part M.

## 10.4 Vertical Circulation

### 10.4.1 Staircases

Access stairs will have a minimum width of 1200mm and will be designed to the recommendations set out in Approved Document M and BS 8300.
Risers will be set uniformly throughout. All treads will be 250 mm or greater and will have a rise of between 150 mm and 170 mm. Each stair will have no more than 15 risers in each flight.
Handrails will be placed along both sides of all stairs and have a 300 mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.
A slip resistant, tactile nosing is proposed to the nose of each tread, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.
It is proposed that wall mounted visual and tactile level indicators and circulation route signage will be provided on stair landings, in accordance with the recommendations set out in section 9.2 of BS 8300.
Escape stairs / Fire-fighting stairs will have a minimum width of 1100mm, and will be designed to the parameters set out in Approved Documents B and K and the width will be dependent on the expected occupancy of the building and flow rate of escape.
Escape stairs / Fire-fighting stairs will, however, include Document M features where possible, to assist ambulant disabled people - i.e.:

- Handrails will be placed along both sides of all stairs and will have a 300 mm overhang at landings. Where a stair has two or more flights the handrail will be continuous around the half landings.
- A slip resistant, tactile nosing is proposed to the nose of each stair to the recommendations set out in Approved Document M, which will also provide colour contrast. The landings will have a similar slip resistant, tactile finish to denote the bottom of flights.
- Stair landings will have visual and tactile level indicators (in the form of an embossed or sunken sign on the wall adjacent to the stair) and circulation route signage in accordance with the recommendations set out in Approved Document M and BS 8300.

### 10.4.2 Passenger Lifts

The passenger lifts will have a minimum internal dimension which allows for a wheelchair user in addition to several other passengers.
Internally the lift cars will be designed to the recommendations set out in Approved Document M, and to BS EN 81-70 and BS EN 81-1.
All lift call buttons will be made distinct by illumination, which surrounds each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor.

### 10.4.3 Fire-Fighting Lifts

The fire-fighting lifts will have a minimum internal dimension which allows for a wheelchair user in addition to several other passengers and will be designed to be inclusive. It is proposed that the fire-fighting lifts may also be used for the evacuation of people with disabilities, as part of an overall strategy.
Internally lift cars will be designed to the recommendations set out in Approved Document M, and to BS EN 81-70 and BS EN 81-1.
All lift call buttons will be made distinct by illumination, which surrounds each button. The call buttons will have tactile relief selectors. It is proposed the lifts will have audible announcements at each floor, and lift lobbies will have visual and tactile level indicators and circulation route signage at each floor.

### 10.5 Sanitary Facilities

All sanitary facilities which have been provided include an ambulant disabled cubicle within each male and female toilet block.
Unisex wheelchair accessible sanitary facilities will be provided in preference to single-sex facilities, as this allows for unrestricted companion assistance.
All disabled sanitary facilities will be designed to comply with the recommendations set out in Approved Document Part M and BS 8300.
Within the office building wheelchair accessible WCs will be handed on each floor. Toiletry furniture will be located in prescribed positions for practical reasons and will not vary from the recommendations set out in Approved Document Part M and BS 8300.

## 10.6 Finish

The design of finishes should also include consideration of the following:

### 10.6.1 Visual Contrast

Visual contrast should be provided within confined areas such as small lobby areas, where a person with a visual impairment may be too close to the surrounding walls to differentiate between different surfaces and finishes. This may include visual contrast of the junction between the wall and floor, and wall and ceiling, by means of a contrasting coving and skirting. More importantly, colour or luminance contrast is required below 1.2m on the walls and at floor level to assist navigation.
Colour contrast of critical surfaces – e.g. walls, ceilings and floors, makes navigating through a building easier. Highly contrasting colours in irregular, busy or geometric patterns should be avoided, as should highly reflective finishes. Shining surfaces are confusing for visually impaired people and should therefore be avoided.
Use matt or mid sheen finishes to realise the full benefit of colour differentiation.
Manifestations on glazing are important for people with visual

impairments, the presence of the door should be apparent not only when it is shut, but also when it is open. Differing manifestation styles on glazed screens and accompanying doors can help to distinguish the location of each.

Special features are small areas which need to be highlighted, such as sanitary ware, handrails, door handles and socket outlets, which should be contrasted against the background against which they will be seen.

A further consideration is how the material will change through its life. For example, it may get dirty, it may change colour, or the surface finish may need change. These changes will affect the lighting properties and will also need to be taken into account at the lighting design stage.

### 10.6.2 Flooring

Floor finishes should be slip resistant, hard wearing, firm, level and easily maintained. The function of the floor finish should include the reduction of soil and moisture transferred from the exterior to the interior of the building, and from different areas of the building itself. This in turn prolongs the life of the interior floors by reducing the ingress of abrasive soil, and also provides ease of cleaning and maintenance.

Matwells can be provided at entrances to aid the removal of moisture and soil upon entry, and where provided, the surface of the mat should be level with the surface of the adjacent floor finish.

Internal floor surfaces should not impede the movement of wheelchairs, e.g. coir matting, and changes in materials should be flush, removing risk of tripping.

### 10.6.3 Lighting

Light is an important element when providing adequate visual contrast to surfaces within buildings. Large amounts of light on surfaces will increase glare and reflection, which in turn reduces contrast. This is the reason why fluorescent lighting should be avoided whenever possible. Approved Document M and BS 8300 suggest a minimum lux level of 100 lux for public buildings, which should consist of a combination of natural day lighting and artificial lighting sources.

The nature of the surface finish will affect how the light is reflected from it, but it will also be affected by the ways the surface is lit. The combination of light and shade will be effective in enhancing the appearance of the surface texture but it will reduce the average luminance, which can be interpreted as a reduction in its average reflectance.

The designer will need to decide on the primary purpose of the material. If it is for effect then the lighting should complement the surface material to enhance its properties. If however the direction and intensity of the light reflected from the surface is important then an appropriate reflection factor or factors will be required.

### 10.6.4 Signage

There are 1.5 million people with a learning disability in the UK, of which approximately 30% have a sight impairment, and 40% have a significant degree of hearing loss (Section 1.2.3, “Good Signs”, Disability Rights Commission).

Signage should therefore be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia, as described below:

CLEAR:
Easy to see and understand, with large print in a clear typeface, with good contrast and low glare. People with learning disabilities would benefit from an increased use of pictures on signs, in addition to or independent from text.

CONCISE:
Simple, short and to the point.

CONSISTENT:
Signs meaning the same thing should always appear the same.

### 10.6.5 Hearing Enhancement

BS 7594:1993 “Audio-frequency induction-loop systems (AFILS)” gives recommendations and guidance on the design, installation and maintenance of AFILS intended for communicating speech, music and other signals. AFILS provide hearing aid to people with hearing impairments, and should be provided for entrances, reception desks, meeting / conference rooms, auditoria spaces and other areas where effective communication is required.

## 11 Conclusion

Design development will aim to maintain and improve accessibility throughout the site and the surrounding landscape.

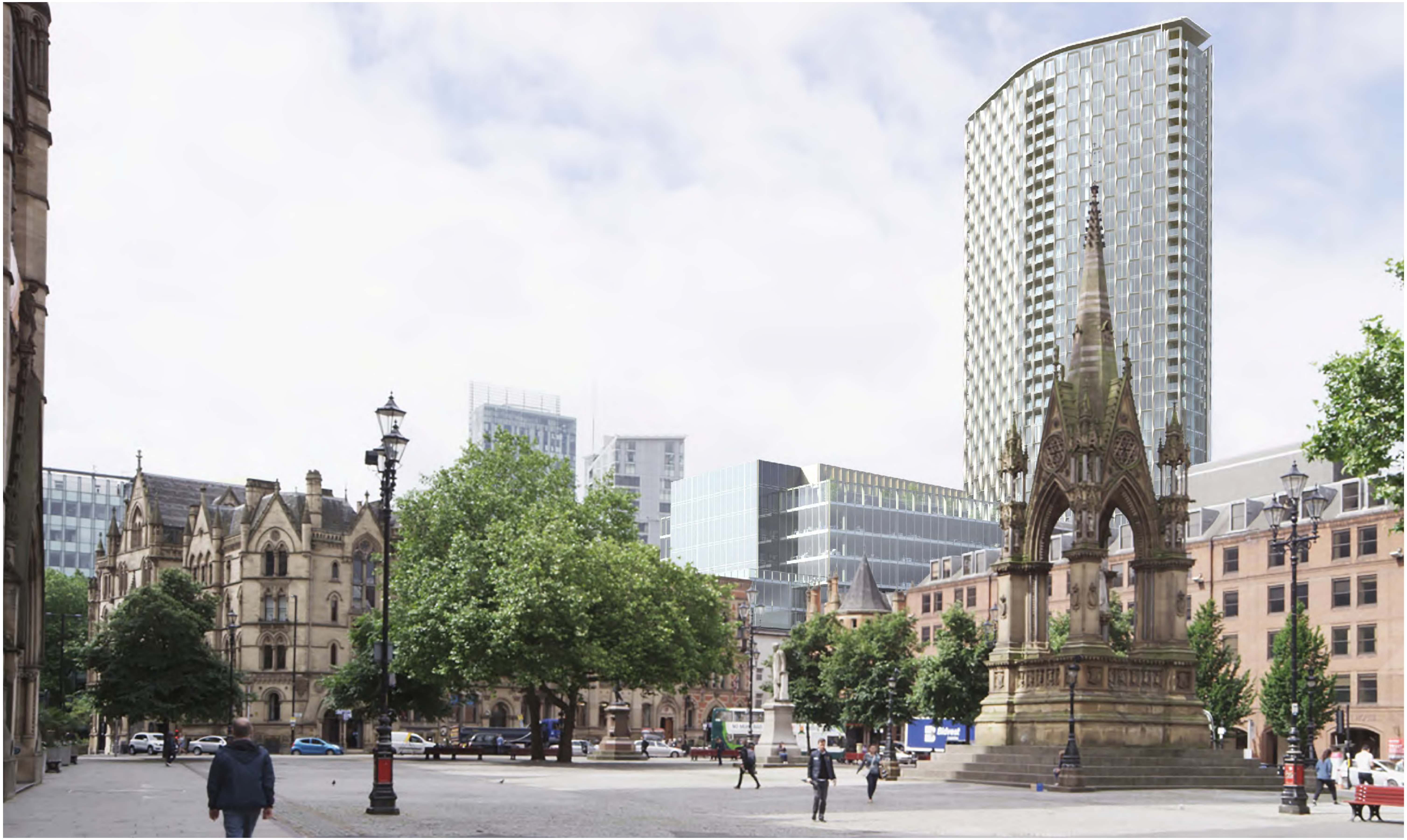
The St Michaels development has been designed with inclusive access in mind, and has taken into account relevant policy, regulations and good practice. This will be developed further at detail design stage.

This access statement has explored both access and egress to and around the site as well as within the buildings.

Design development – including the consideration of colours, lighting, markings, sizes, surface finishes and handrails - would aim to maintain and improve accessibility throughout the site.

Further access assessment and consultation will be required during future design progression.

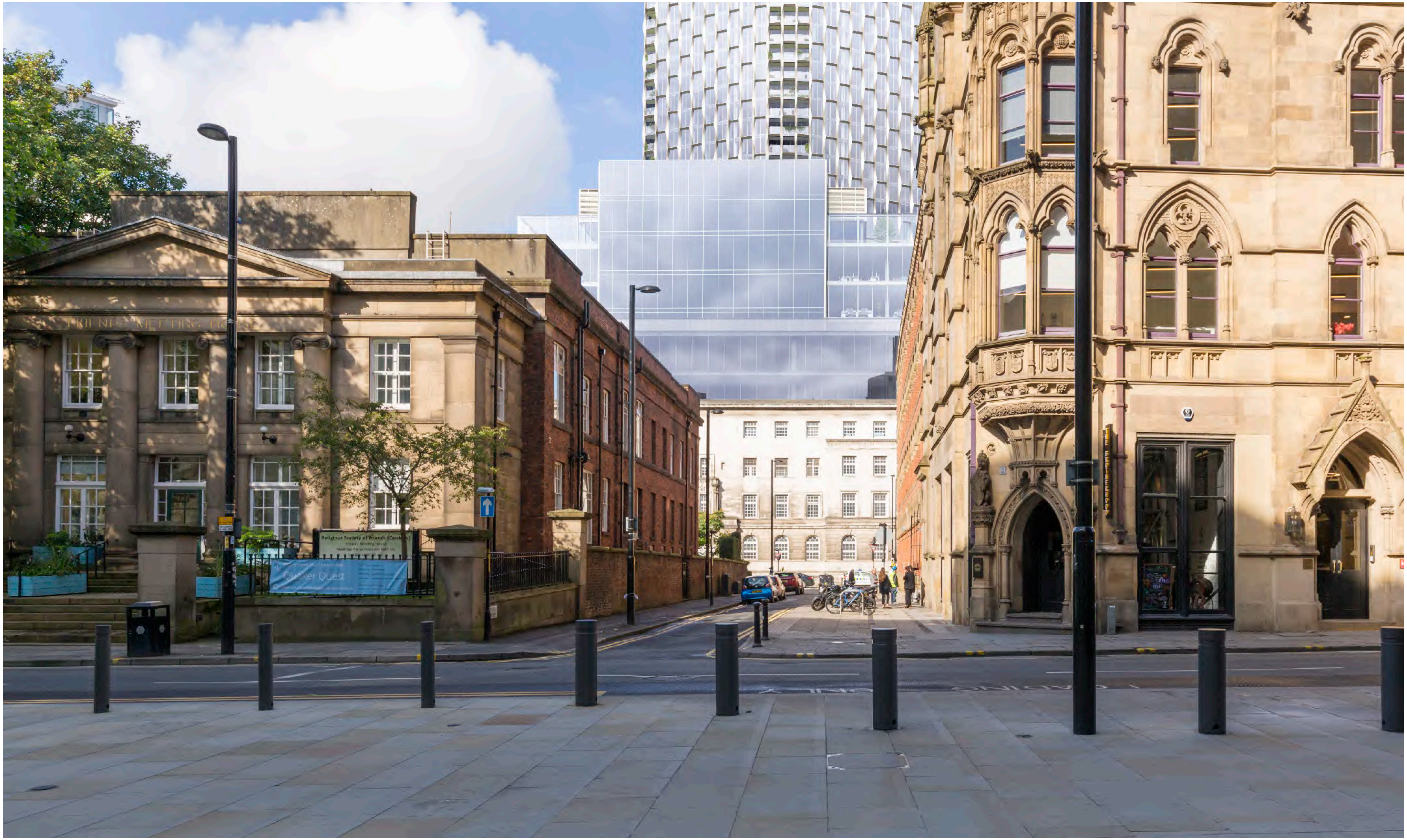
# Appendix B: CGIs



Verified View from Albert Square

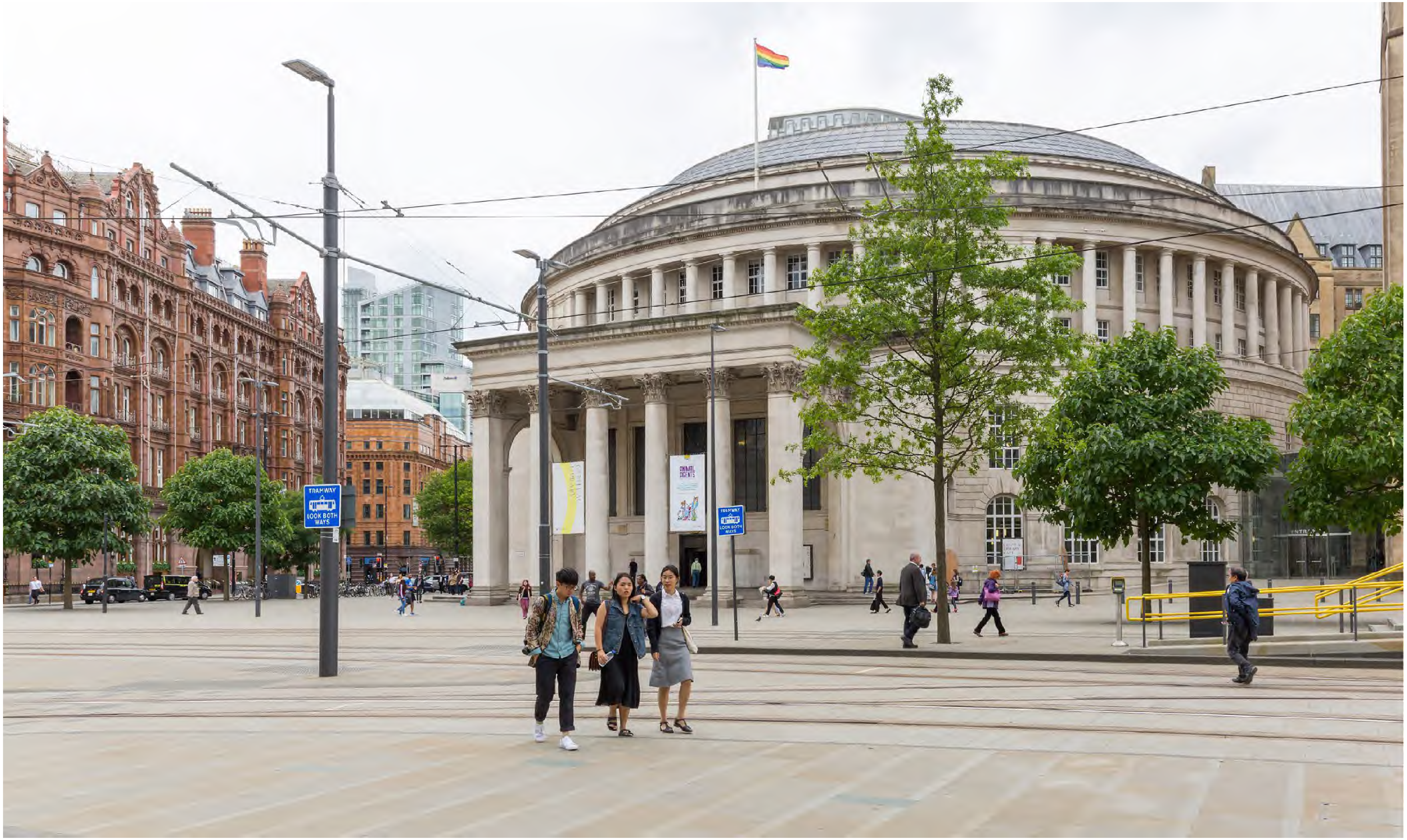
Scheme as Proposed

hodder+partners


FRIENDS MEETING HOUSE
Religious Society of Friends (Quakers)
Quaker Quest

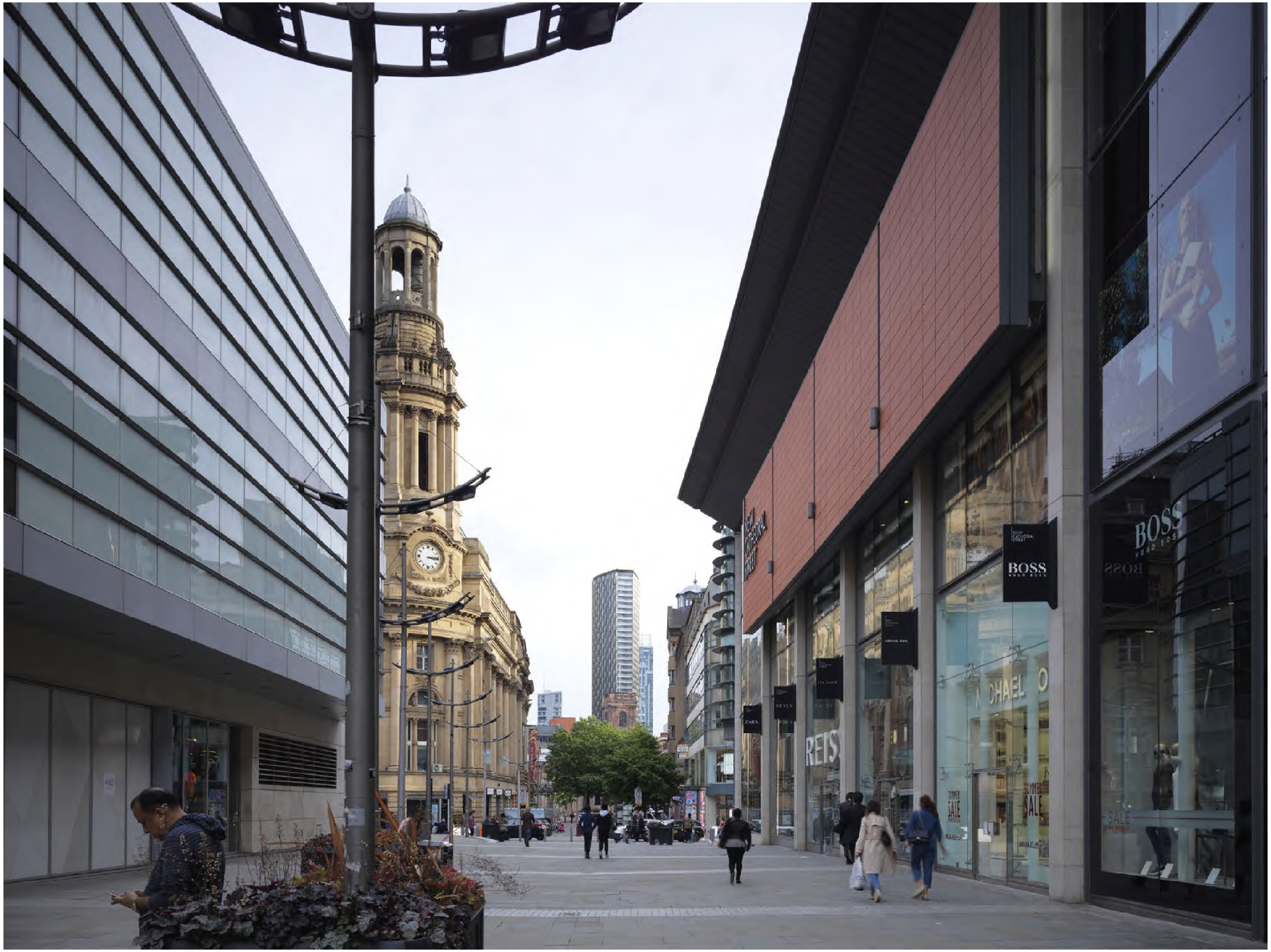
Verified View from Manchester Central Library

Scheme as Proposed


TRAMWAY
LOOK BOTH WAYS
ANIMAL AGENTS
TRAMWAY
LOOK BOTH WAYS

Verified View from St. Peter's Square

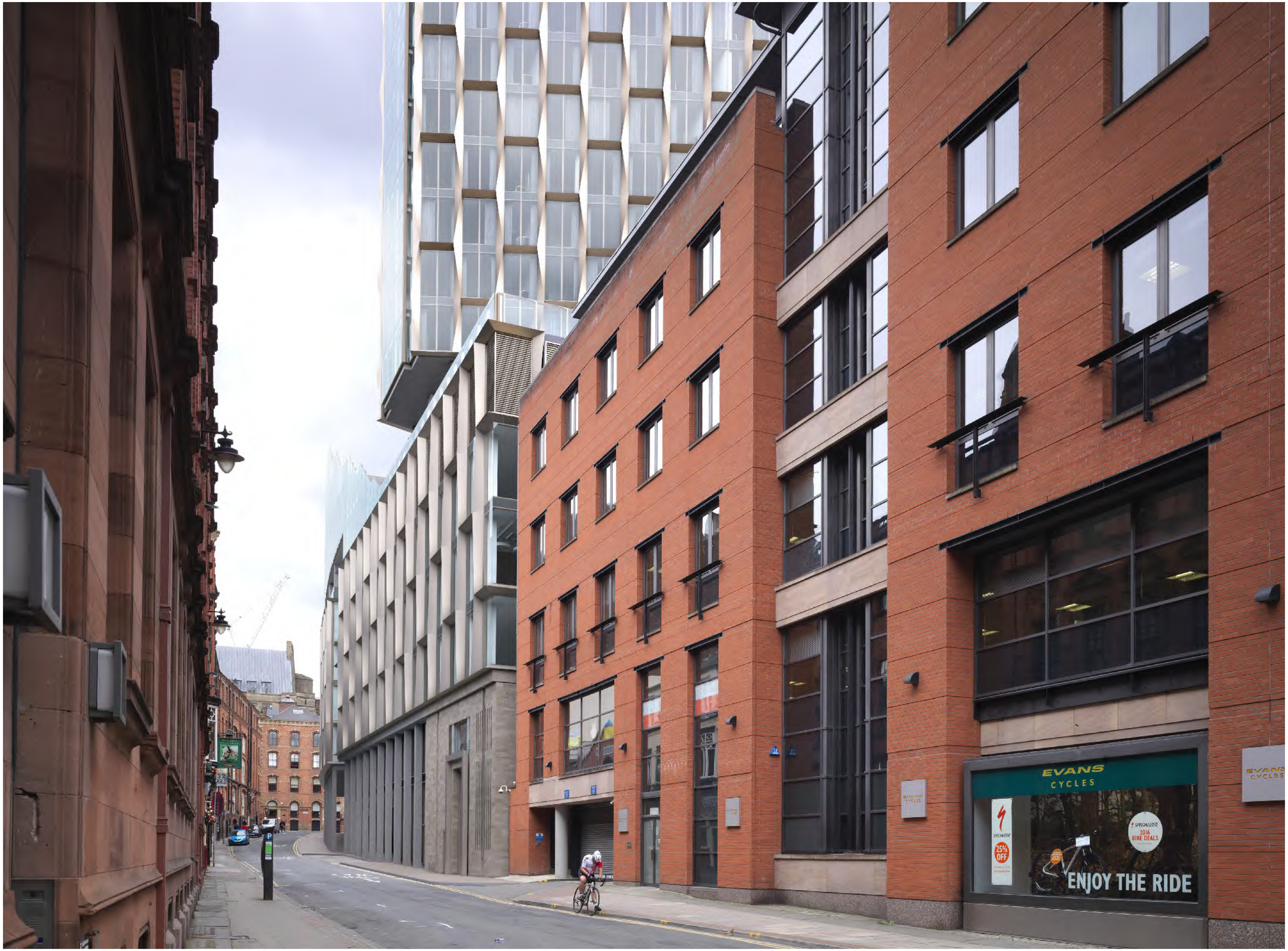
Scheme as Approved



Verified View towards St. Ann's Square

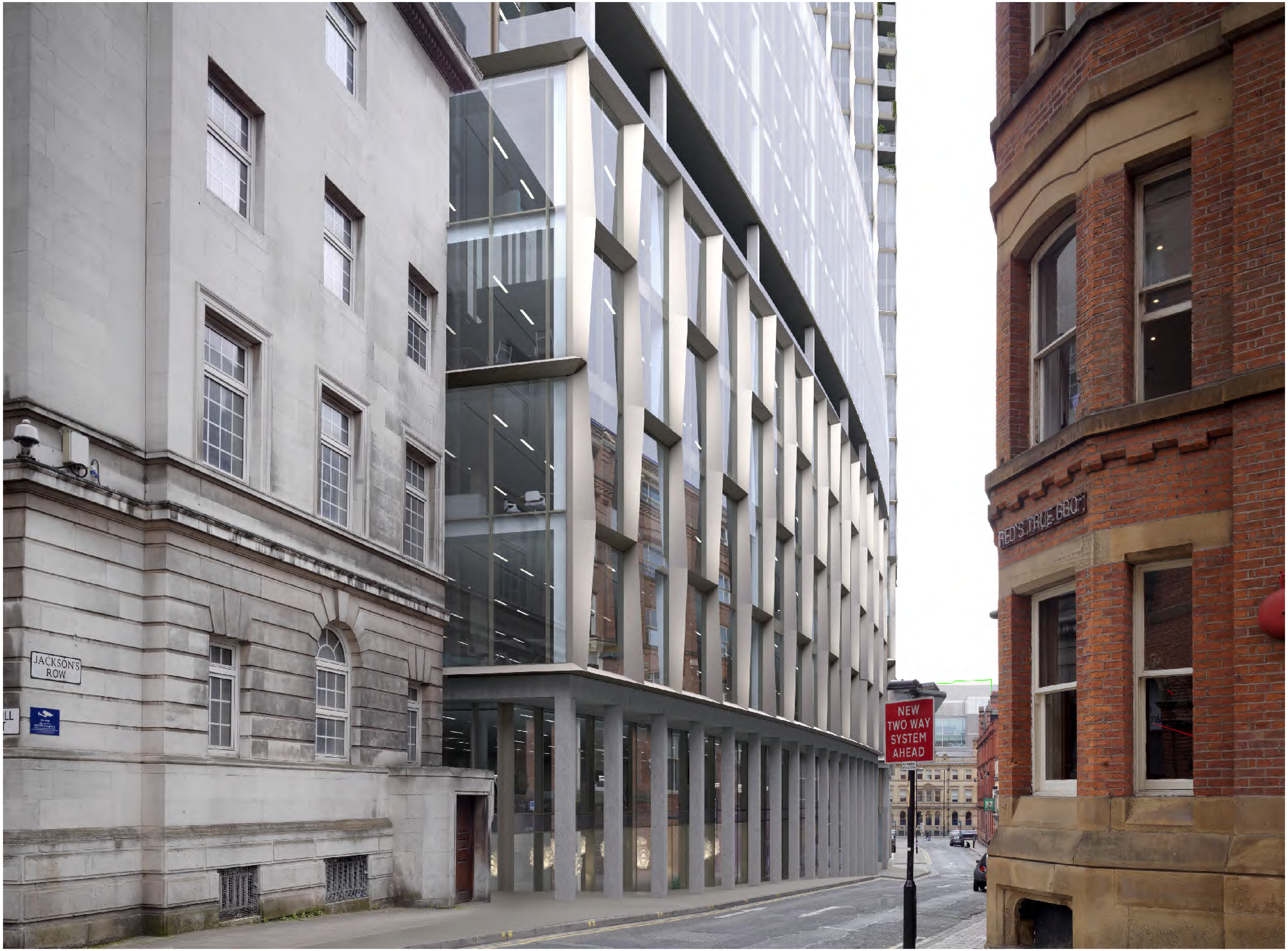
Scheme as Approved

hodder+partners


EVANS CYCLES
ENJOY THE RIDE
25% OFF
2016 BIKE DEALS

View 13 from Deansgate down Jackson's Row

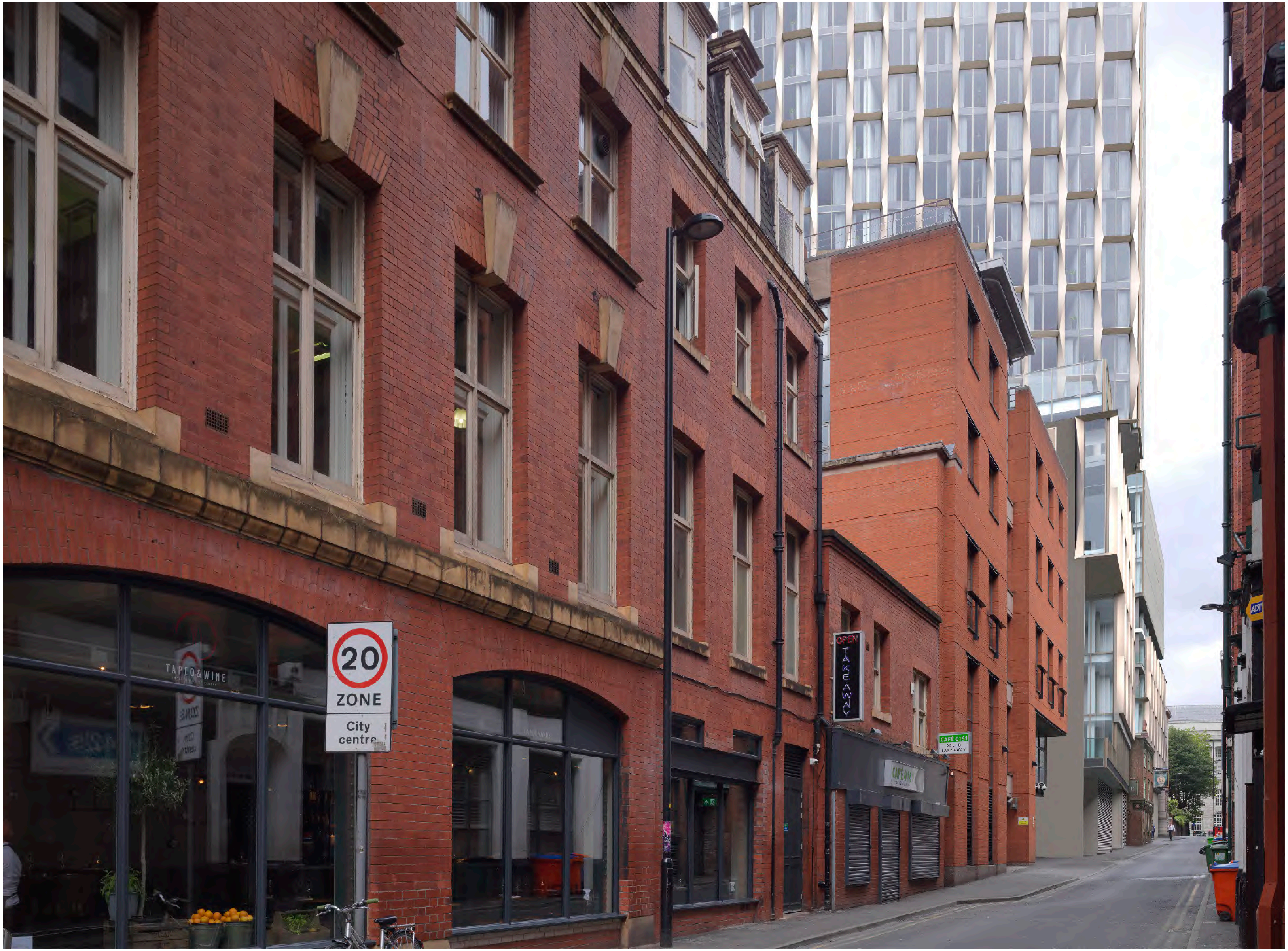
Scheme as Approved


JACKSON'S ROW
NEW TWO WAY SYSTEM AHEAD
RED'S TRUE BBQ

View 14 from Southmill Street down Jackson's Row

Scheme as Approved

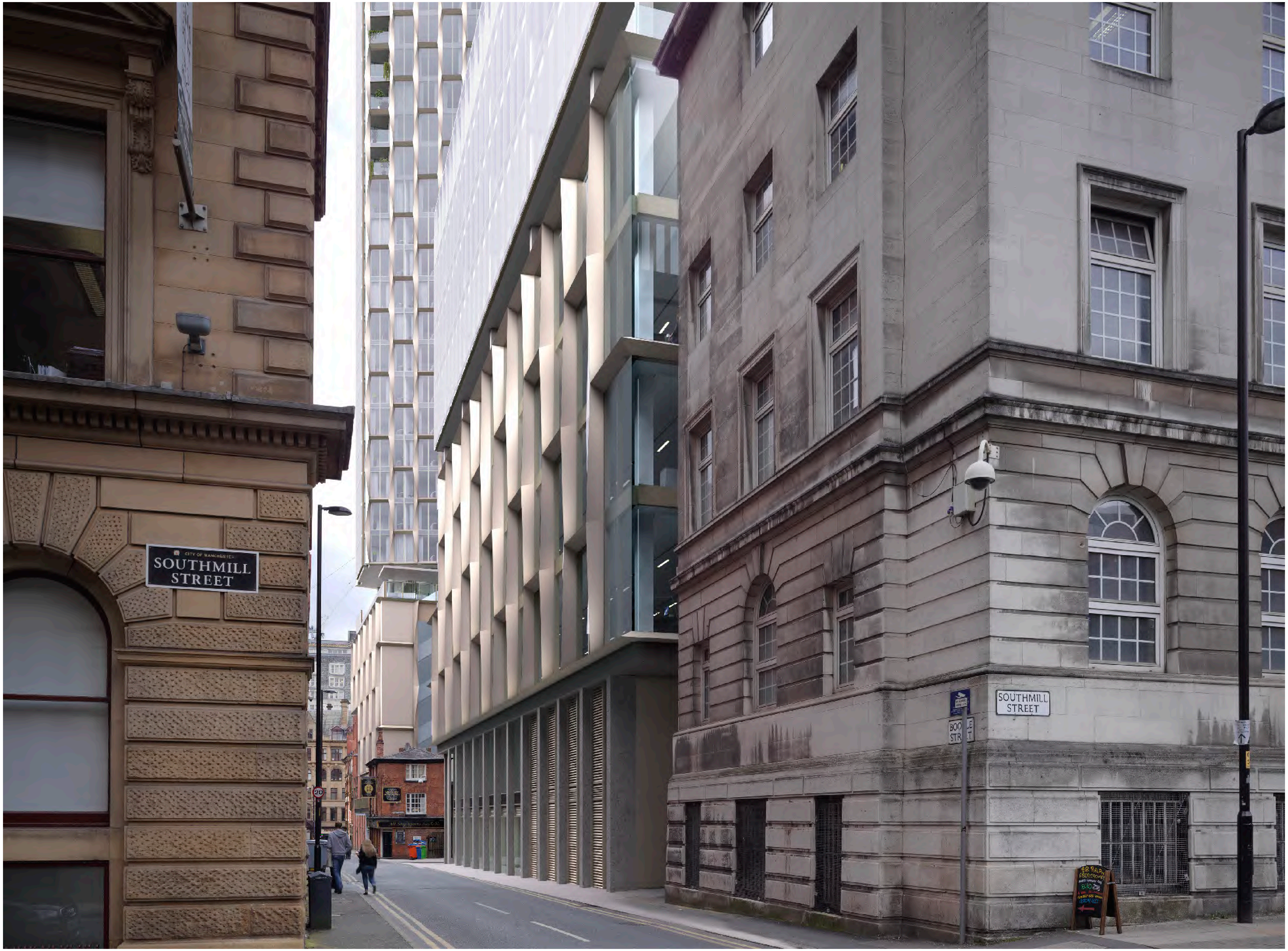
hodder+partners


TAPEO & WINE
20
ZONE
City
centre
OPEN
TAKEAWAY
CAFÉ D161

View 15 from Deansgate down Bootle Street

Scheme as Approved

hodder+partners


SOUTHMILL
STREET
SOUTHMILL
STREET

View 16 from Southmill Street down Bootle Street

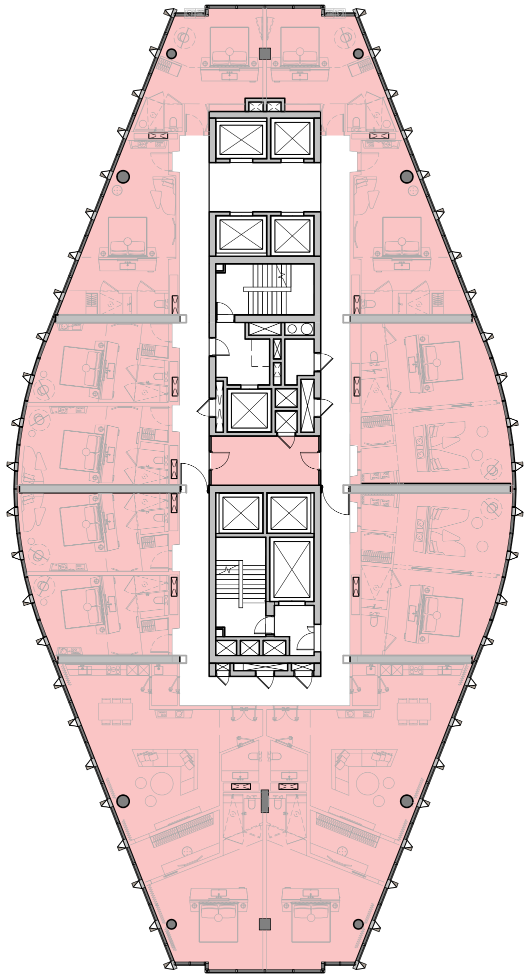
Scheme as Proposed

# Appendix C: Hotel and Residential Layout Flexibility

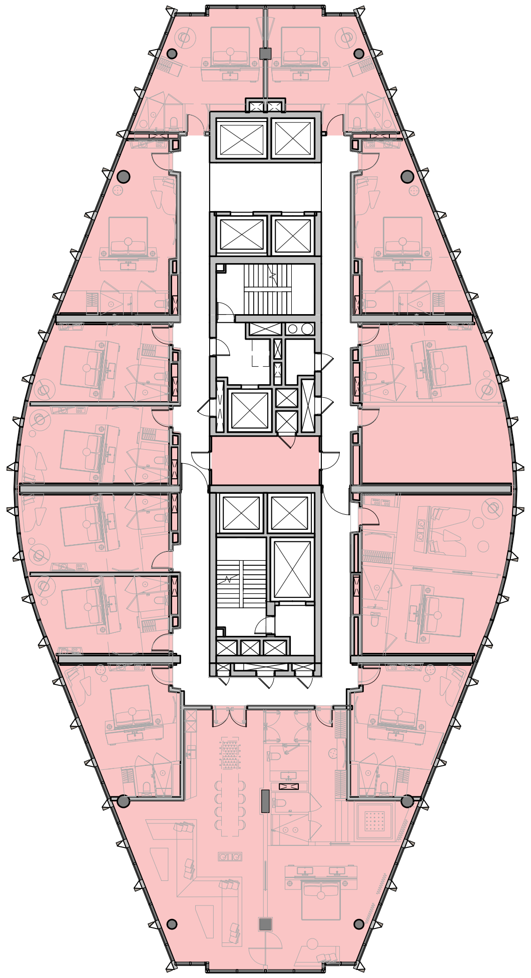
## Layout Flexibility

At present 191 hotel rooms are identified on the plans. The approved scheme provides for up to 216. The alternative layouts show how additional rooms could be provided in the future.

The proposed layouts are flexible to a certain extent and are achievable mainly by spliting or combining rooms particularly within the tower element of the proposed scheme. This demonstrates that the scheme can accommodate the required mix of room types to offer a future operator/occupier the maximum flexibility upon taking over the building.



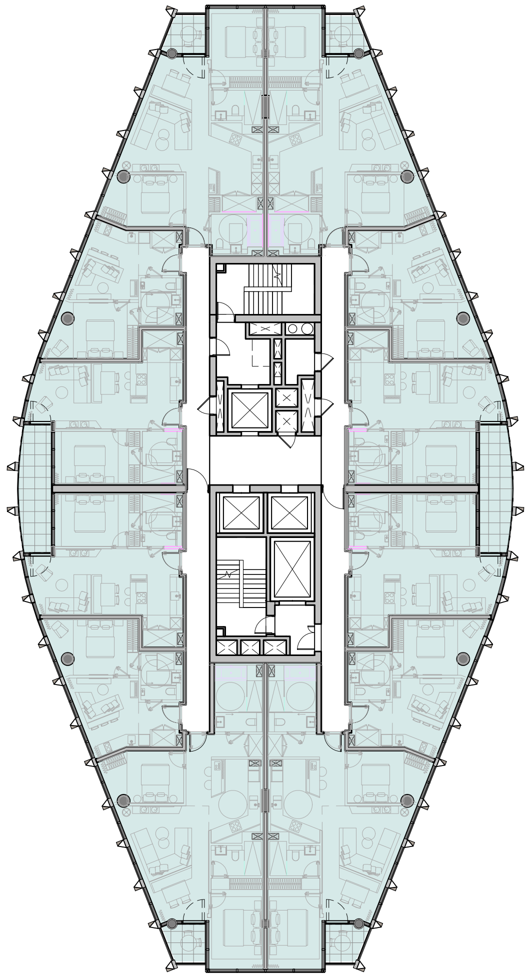
*Potential Hotel Floor Layouts*



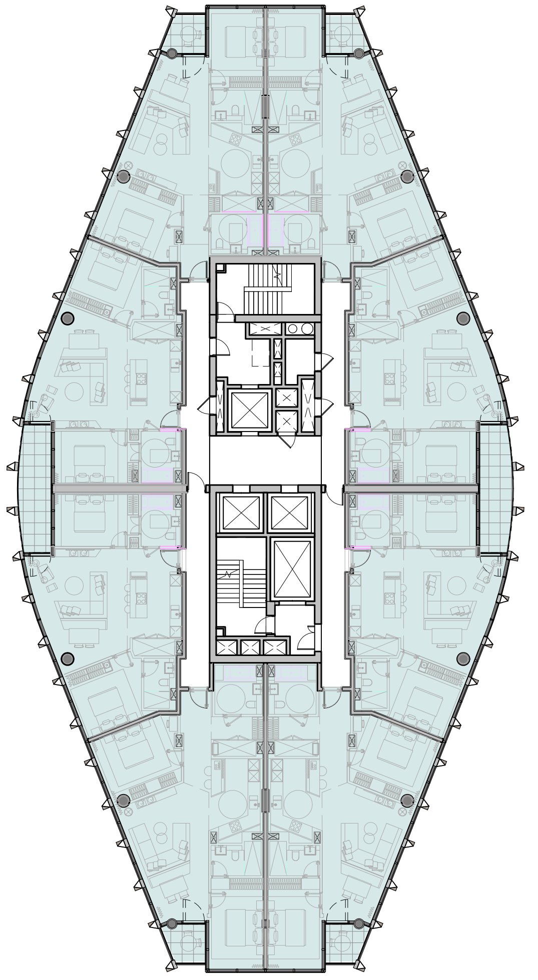
*Potential Hotel Floor Layouts*

## Layout Flexibility

The proposed layouts are flexible to a certain extent and are achievable mainly by combining rooms particularly within the tower element of the proposed scheme. This demonstrates that the scheme can accommodate the best suited mixture of residential dwellings based on Manchester's current demand for housing.



*Potential 1/2-bed Apartment Layouts*



*Potential 2-bed Apartment Layouts*

# Appendix D: Previous Residential Strategy Management Scheme

### 1) Refuse storage/collection info from in-apartment storage to removal from site

In the first instance, residents will segregate and store their refuse and recycling using the segregated internal waste storage bin in their kitchens. Residents will also segregate and store their food waste using a 5 litre internal food waste caddy located in their kitchens. This will promote the segregation of refuse, recyclable and organic materials at source.

The refuse, recyclable and organic materials will then be taken from the apartment by the resident to the refuse chute transferring refuse to the residential refuse and recycling store within the basement. On the day of waste collection the estate managers will move the bins to the lower ground storage/ presentation zone adjacent to the loading bay. The refuse vehicle can reverse in to the loading bay for the collection and removal of all waste from the site.

The refuse management has responded to the need to minimise the impact of refuse for landfill generated within the scheme on the environment. The management of the scheme aims to ensure that tenants maximise the proportion of waste that can be recycled so that it complies with statutory authority requirements.

### 2) Access to the building / apartments

The primary entrance is located on Jackson’s Row. A residential lobby space with concierge provides controlled access to the lifts that serve the residential floors. The basement car parking also has a controlled access to the lift core enabling direct access between the residential parking and the resident’s respective apartment floor.

### 3) Security

An access control system will restrict access into the dedicated residential lobby on Jackson’s Row. A second line of security within the lift will be provided with a security control fob required to activate the lift. The lift activation is to only permit the resident access to the floor of their apartment. Additionally the shared hotel/residential lobby is to include a concierge.

The concierge will meet and greet visitors and deliveries directly at the entrance. The access control system will also include an intercom connected to the apartments for use when/if the concierge is not available. Residents would need to come down to the lobby level to meet guests to avoid compromising the security if the concierge is unavailable to meet the visitor.

Security staff will be on duty during the day, with a presence, albeit reduced in scale, at night. Comprehensive Closed Circuit Television System (CCTV) will be in operation within the requirements of the Data protection Act 1998, and will cover common areas of St Michael’s.

The basement car park will have a secure shutter/ gate located at the top of the ramp to control access to the basement areas. An access control system will restrict entry in to the residential lift lobby at the basement level. A second line of security within the lift will be provided with a security control fob required to activate the lift. This will also restrict the tenant to only being able to access their residential floor.

### 4) Parking & cycle parking

A shared secure cycle store is provided for builder users within the basement, this will only be accessed with a security controlled entry fob. It includes provision for 320 bikes. The cycle store can be accessed by residential lifts or the car park ramp. Additionally each residential apartment purchaser will have the option for the inclusion of additional storage space for a folding bike to be included within the apartment base build.

### 5) Temporary drop off facilities

Temporary drop-off would be on Jackson’s Row with vehicles stopping in close proximity to the residential entrance.

### 6) Moving in/out arrangements

Prior agreement can be sought with the estate managers for the removal vehicle to be parked within the development loading bay. From the loading bay a controlled back of house corridor connects with the residential lobby. Alternatively there are public parking bays along Jackson’s Row which could also be utilised.

### 7) Responsibilities for the different areas/uses

Residents will be responsible for internal cleaning, maintenance and repair within their apartment demise. The building structure, external facades, overall plant and machinery and all common areas will be managed by the estate management team.

### 8) Provision for post and delivery storage/collection

Post boxes are to be included within residential lobby. Access to them will be controlled by the concierge. The concierge will also manage deliveries and take temporary collection on behalf of the resident.

All loading and deliveries must be carried out from the designated service area(s) or by prior agreement with the Management team. Transportation from the service area(s) to the units will be via goods lifts, stairs and service corridors as designated and set out in the leases.

Vehicles are not authorised without a permit to park in the service areas at any time other than for the purpose of loading and unloading.

### 9) Provision for online shopping deliveries

The concierge will manage deliveries and take temporary collection on behalf of the resident. The resident will take collection from the lower ground residential lobby.

### 10) Cleaning & maintenance of common areas, including façade

The external building façade, including the windows, will be cleaned using the building maintenance unit as part of the site wide strategy undertaken by the estate managers. The internal common areas including lift lobbies, corridors and entrance lobby will be cleaned and maintained by the estate managers.

### 11) Concierge services

A concierge service is to be provided within the residential lobby. This will be managed by the estate management team for the development.