



Plot F GJS, Manchester
Statement of Consultation

November 2021

Contents

1.	Introduction	1
2.	Policy Context	5
3.	Pre-Application Consultation Process and Responses	8
4.	Summary and Conclusions	32

1. Introduction

- 1.1. This Statement of Consultation has been prepared by Deloitte LLP in support of an application for Full Planning Permission for the redevelopment of Plot F defined in the Great Jackson Street Development Framework (2018) (GJS Framework) ('the Site'). The Site is situated within the Deansgate Ward.
- 1.2. An application has been submitted by Renaker Build Limited ('the Applicant') to Manchester City Council ('MCC'), which seeks Full Planning Permission for 988 residential apartments across two 51 storey buildings, providing a mix of 1 bed, 2 bed and 3 bed units and each tower comprising 494 new homes, with internal and external residential amenity spaces including a gym, resident's gardens, new public realm with pedestrian and cycle connectivity improvements, basement car parking to provide 296 spaces and 988 secure cycle parking spaces and access (the 'Proposed Development').
- 1.3. Planning Permission is sought for:
- "Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works."*
- 1.4. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals where appropriate.

The Site

- 1.5. The Site comprises Plot F of the GJS Framework area, and measures approximately 0.88 ha. The Site is bounded by Great Jackson Street to the south, Deansgate Square to the north, by the Boatmans apartments to the east, and by industrial units to the west.
- 1.6. The Site has been historically underutilised and is currently occupied by a low-rise industrial unit and construction compound, with associated car parking, supporting the construction of Deansgate Square. Prior to this, the site's permanent use was as a Peugeot car compound. There is no recent planning history of relevance to the Site.
- 1.7. The Site is currently accessed from Great Jackson Street via Owen Street. Owen Street currently runs through the centre of the Site and is currently not accessible to general traffic as a result of the construction traffic associated with the construction of Deansgate Square. Both Owen Street and Pond Street are privately owned by the Applicant and have been stopped up.

Figure 1.1: Site Location Plan (Simpson Haugh, 2021)



- 1.8. The Site forms Plot F of the GJS Framework; a major part of the Southern Gateway redevelopment initiative situated on a key gateway into Manchester City Centre. The GJS Framework was originally endorsed in 2007 and was updated in both 2015 and 2018.
- 1.9. Most recently, the GJS Framework was updated to reflect the potential for further growth in this part of Manchester City Centre. Following public consultation, the GJS Framework was endorsed by the Executive Committee in January 2018 and now forms a material consideration in the determination of any planning application within its boundary.
- 1.10. The vision for the GJS Framework area has remained consistent since the 2015 endorsed version of the document; to 'create a vibrant, safe, secure and sustainable community'. The GJS Framework envisions that Great Jackson Street will be characterised by high rise residential development.
- 1.11. Existing uses within the GJS Framework area include light industrial units in addition to residential uses in developments that have recently completed construction. Several of the key Framework plots have now either completed, or are now under construction to deliver new residential-led schemes.
- 1.12. Of particular note, Deansgate Square, to the north of the Site and beyond Pond Street, comprises four towers that have recently completed construction (Planning Ref: 111719/FO/2016/C1), delivering 1,508 apartments of a mix of 1, 2 and 3 bedrooms across four towers of 62, 50, 44 and 37 storeys (plus a four storey amenity building). Retail units are also provided on the ground floor to serve the new residents and visitors.
- 1.13. Crown Street Phase 1 is also currently under construction and will deliver 664 units with a mix of 1, 2 and 3 bedroom apartments, as well as townhouses and duplex apartments (Planning Permission Ref: 119806/FO/2018), once complete. Residential amenity space is provided in each building, as well as a communal terrace and ground floor commercial units including a GP surgery. Victoria Residence, which is the first building at Crown Street Phase 1 to be delivered, recently completed construction in Q4 2020 and delivered 180 residential units in a new 21 storey tower. The 51 storey tall Elizabeth Tower, which is currently under construction, will deliver the remaining 484 units approved as part of this application.
- 1.14. Crown Street Phase 2 is currently under construction for two new 52 storey residential towers delivering 855 units under planning permission Ref: 126668/FO/2020. It includes a public underground car park, primary school, and a 0.5ha public park. It is proposed for completion in 2024. The first tower of Crown Street Phase 2, the Blade, recently commenced construction and will provide 414 residential apartments. The second tower is scheduled to commence construction in October 2024.
- 1.15. Planning Permission was also approved in February 2018 on land bounded by GJS and to the north west of the Site at Plot E of the GJS Framework area (Planning Ref: 116850/FO/2017). This approved the demolition of existing buildings and the construction of three residential buildings, which range in height of 32, 26 and 18 storeys to deliver 399 residential units, 50 retirement units and offers 675 sq. m of commercial floorspace. At present, the planning permission remains extant, but construction has not commenced.
- 1.16. South of Great Jackson Street lies Plot G of the Framework, on which a Planning Application for the development of Plot G was approved in July 2021 by the MCC Planning and Highways Committee for the development of two 56 storey residential buildings comprising 1,037 units and a ground floor commercial unit (Planning Ref: 129273/FO/2021).
- 1.17. The Site is itself located within Manchester City Centre and the Regional Centre as defined in the MCC Local Development Framework and is located in a key strategic location to the south of the city centre.

Proposed Development

- 1.18. The Proposed Development is for the erection of 988 residential apartments across two 51 storey buildings set above a two storey podium, providing a mix of 1 bed, 2 bed and 3 bed units. Each tower will provide 494 new homes. Across the Proposed Development internal and external residential amenity spaces are proposed including a gym, resident's gardens, 0.59 ha. of new public realm with pedestrian and cycle connectivity improvements, basement car parking to provide 296 spaces and 988 secure cycle parking spaces and access. The Proposed Development also provides for 100% cycle parking provision.

Phasing and Programme

- 1.19. The Proposed Development will be phased as described below in order to facilitate delivery process of each part of the scheme:
- Phase A – Construction of Tower F2, plus F2 basement car parking, landscaping and access.
 - Phase B – Demolition of existing industrial building on-site and the construction of Tower F1, plus F1 basement car parking, landscaping and access.
- 1.20. Figure 1.2 overleaf shows the proposed phasing layout for the Proposed Development.

Figure 1.2 Proposed Phasing Layout (Source: SHP)



Pre-Application Consultation

- 1.21. Pre-application consultation has taken place to ensure both neighbouring residents and businesses as well as local stakeholders are fully informed of the Proposed Development.
- 1.22. This Statement explains in detail the programme of consultation that has been undertaken in order to ensure that issues could be considered and addressed as the proposals evolved. The scheme has been

developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers.

1.23. A summary of the pre-application consultation undertaken is provided below:

- Four pre-application meetings with the Local Planning Authority in February, May, June and an on-site meeting to view sample materials in August 2021.
- Virtual Councillor briefing meeting with Deansgate and Hulme Ward Councillors on 10 June 2021.
- Pre-application public consultation was undertaken virtually via a consultation website, which included information about the GJS Framework, the Site and the Proposed Development and invited members of the public to make comments. The consultation was publicised via a leaflet drop to 2,133 homes, businesses and landowners in the local area and via local press. The website was visited by 2,059 people and the comments received have been considered as part of the design development.
- The consultation website included details of an open consultation webinar, which was hosted on 23 June 2021. The webinar comprised a presentation of the proposals and provided a forum for members of the public to raise questions for the project team to answer. The webinar was attended by eight people.
- Castlefield Forum were also invited for a briefing on the proposals, but no response was received.
- Places Matter! Design Panel were consulted on 19 May 2021. A written response to the proposals was provided to the Applicant on 28 May 2021.
- A briefing note was issued to Historic England (HE) to offer a meeting to discuss the proposals. HE confirmed that they would not need to be involved in further discussions.
- Other organisations consulted during the pre-planning stages include MCC Environmental Health, MCC Highways, Manchester Airport.
- Neighbouring developer landowners were also directly consulted during the pre-application process.
- A pre-application meeting was also undertaken with Greater Manchester Police (GMP) to present the proposals and receive feedback on security credentials of the scheme.

1.24. Overall, pre-application engagement has indicated general support for the delivery of new residential developments in the Great Jackson Street area in line with the GJS Framework.

1.25. Technical queries raised during the consultation period have been addressed within this Statement of Consultation, the Planning Statement, and DAS and other submission information. Further statutory consultation will be undertaken on the proposals during the determination period and the Applicant will continue to engage with the Local Planning Authority as part of the on-going planning process.

Report Structure

1.26. The remainder of this Statement is structured as follows:

- Chapter 2 – sets out the relevant planning policy and requirements.
- Chapter 3 – provides details of the consultation undertaken and summarises the feedback received.
- Chapter 4 – summarises the key conclusions.

2. Policy Context

- 2.1. Guidance with regard to consultation is set out at both the national and local level. These requirements are summarised below.

National Context

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

(1) Where—

(a) a person proposes to make an application for planning permission for the development of any land in England, and

(b) the Proposed Development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

- 2.6. Subsections (2) and (3) state:

(2) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

(3) The person must consult each specified person about the proposed application.

- 2.7. Subsection (4) outlines the requirements in regards to publicity of applications:

(4) Publicity under subsection (2) must—

(a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the Proposed Development, and

(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the Proposed Development may do so in good time.

- 2.8. The Act also sets out a duty to take account of responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (NPPF) (2021)

- 2.10. The Department for Communities and Local Government published the latest version of the NPPF in July 2021. The NPPF sets out the Government's planning policies for England, including guidance in relation to the undertaking of public engagement and consultation on developments.
- 2.11. Paragraph 133 sets out that early engagement for assessing and improving the design of a development, are of most benefit if used as early as possible in the evolution of schemes. Particularly within large scale housing and mixed-use developments, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.
- 2.12. Paragraphs 39-46 relate to pre-application engagement. Paragraph 39 in particular states that local planning authorities should encourage applicants to engage with the local community before submitting their applications where they think this would be beneficial.
- 2.13. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the local planning authority is often conducive to the best result for the application, as it highlights where further work is required.

Planning Policy Guidance (PPG)

- 2.14. The PPG is an online resource designed to bring together planning practice guidance for England in an accessible and useable way. The PPG provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.15. In particular, Paragraphs 013 of the 'Consultation and pre-decision matters' section identify that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early;
- 2.16. Paragraph 09 of the 'Design: process and tools' section sets out that pre-application discussions are an opportunity to discuss the design policies and requirements that will be applied to a site.
- 2.17. In terms of Design, the PPG sets out in Paragraphs 001 - 008 and 016 - 018 of the methods for assessing and improving the design quality to promote good design and to achieve well-designed places at all stages of the planning process, including design review.
- 2.18. Paragraphs 019 - 023 of the 'Design: process and tools' section outlines tools for effectively engaging with local communities, including community panel or forums, exhibitions and digital methods.
- 2.19. The local authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations.
- 2.20. Being able to inform and influence the design of a Proposed Development early in the design process is more efficient than trying to implement suggested revisions at a later stage – particularly if this relates to a major proposal.

Local Context

- 2.21. On the 11 June 2018, MCC adopted a refreshed Statement of Community Involvement (SCI), which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester to inform decisions on planning applications.
- 2.22. Chapter 9 of the SCI provides guidance on involving the community in planning applications. It identifies that pre-application consultation is beneficial to both the community and the developer, as it allows the developer to design a proposal that takes on board the opinions of the community.
- 2.23. Developers are encouraged to liaise with the Council to determine the nature and scale of consultation that will be appropriate for the proposals and to help ensure that there is an effective opportunity for people to comment and steer development.
- 2.24. The following methods are identified as likely to be suitable and should be used as appropriate:
- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views.
 - Consultation briefing letters sent to ward councillors, a local civic group and local conservation area group.
 - Public exhibition in an accessible location close to the development, which tells the public about what is happening and gives them an opportunity to make comments.
 - Leaflets distributed to nearby streets and placed in facilities near the Proposed Development, which have a tear off slip for comments.
 - Social media used by the developer to advertise the development and associated consultation events.
- 2.25. Developers are also encouraged to submit a record of the consultation that took place with their planning submission.

Summary

- 2.26. The remaining Chapters in this Statement set out the consultation process which has been undertaken and complies with the guidance and requirements set out above.

3. Pre-Application Consultation Process and Responses

- 3.1. This Chapter describes the pre-application consultation that has been undertaken by the Applicant. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. Overall, the key stages to the consultation surrounding the redevelopment of the site includes the GJS Framework consultation and the online consultation for the Proposed Development.

The GJS Framework

The 2007 GJS Framework

- 3.3. The first GJS Framework for the Great Jackson Street area was endorsed in October 2007 and aimed to create “a new high-density quarter of Manchester with a vibrant and sustainable mix of uses”. The 2007 GJS Framework envisioned tall residential elements to the north of the area with a commercial focus along the south, fronting Mancunian Way.

Figure 3.1: 2007 GJS Framework Indicative Massing



GJS Framework 2007 - Indicative massing



GJS Framework 2007 - Indicative masterplan

- 3.4. As can be seen in the indicative massing above, at this time the ambition of the area was lower height with the buildings closer together, in comparison to the up to date GJS Framework, which was reflective of the economic context at the time.
- 3.5. Pursuant to this framework, in 2007, planning permission was granted for a scheme on the site of Deansgate Square which included a broader range of uses and with the tallest element being 49 storeys (Local Planning Authority (LPA) Ref. 085107/FO/2007/C3).
- 3.6. The 2007 GJS Framework was consulted on by members of the public, as well as a number of key statutory bodies, local landowners and local councillors. At this time over 1,500 letters were sent to residents and businesses in the area, and only five responses were received. The responses received

welcomed the ambitions for the green space and high-quality design, albeit the need for residential development and tall buildings in the area was raised as a concern by local residents.

The 2015 GJS Framework

- 3.7. In 2015, a further version of the GJS Framework was produced which reflected a substantially different economic context following the 'credit crunch' induced economic downturn. Reflecting Manchester's economic priorities and residential growth strategy of that time, the 2015 GJS Framework moved away from the commercial floorspace towards creating a mostly residential area to bring forward a *"vibrant, safe, secure and sustainable community with a range of dwelling types that provide an attractive place to live, ranging from one, two and three bed apartments to two or three storey houses."* The revised framework also reflects a greater understanding and appreciation of ownership boundaries, which were adjusted to reflect identified development plots in order to facilitate proposals coming forward on a site by site / ownership by ownership basis.
- 3.8. In addition, the 2015 GJS Framework introduced a greater series of heights and massing. Within the GJS Framework a detailed study was undertaken for the preferred location for tall buildings. The preference was for these tall building to be arranged around the perimeter of the Framework area in response to the city vistas.

Figure 3.2: 2015 GJS Framework Indicative Massing



- 3.9. The GJS Framework was consulted on, with letters being issued to 2,176 local residents and landowners. The Council received 13 responses, of which six were from individual residents, one from a resident's group and six responses from local landowners. It was reported to the Executive that 12 of the responses were generally supportive and welcomed the new residential neighbourhood and investment in the area. The resident group and local landowners generally welcomed the scale massing for the proposals for the Great Jackson Street area, recognising it as way to increase legibility. The local residents did raise some concerns around the appropriateness for tall buildings in the area and in particular how these would be appreciated at street level and impact on existing residential amenity. The Council reports do not discuss any specific points in relation to Plot F.
- 3.10. The residents' group welcomed the increased opportunity to link to Hulme Park and increase its usage by City Centre residents, whilst the individual residents suggested there could be a greater amount of public space within the GJS Framework area.

- 3.11. When endorsed by the Executive in July 2015, it was outlined that there were no changes required to the framework but that the density of the developments would be reviewed as planning applications in the area are brought forward.

The 2018 GJS Framework Update

- 3.12. The GJS Framework was again endorsed by MCC in May 2018, following a further design review of the 2015 version.
- 3.13. The design evolution of the masterplan principally relates to creation of an enhanced format of high-density development, which will enable the provision of a higher level of public realm and will improve the quality of the residential environment. In this regard, the three main components of the revised design are:
- Maximising separation distances between buildings.
 - Increasing the quantum and variety of public spaces within the Development Framework area and improving pedestrian connections through a linked sequence of those public spaces.
 - Enhancing sunlight and daylight penetration into the Site.
- 3.14. The GJS Framework update sets out an anticipated development matrix for the entire framework area as well as more specific plots.
- 3.15. With specific reference to the Site, the GJS Framework outlines that Plot F is suitable for a residential-led development consisting of 939 units. Indicative scale and massing suggests this can be achieved in the form of three towers of 33, 35 and 46 stories and approximately 0.5 Ha of public space. The GJS Framework aspires to stimulate a modal shift through bicycle storage and the proximity to core areas of Manchester, including the City Centre, and therefore up to 379 car parking spaces is considered appropriate.
- 3.16. The Applicant's design brief was to respond to the guidelines set out in the framework (2018), enhance the SRF vision and deliver an optimised deliverable scheme.
- 3.17. The Proposed Development will now comprise of two 51-storey towers, rather than three. This is to ensure that the Proposed Development matches in height with the tallest tower of the nearby Crown Street Phase 1 development, but features a contrast in form that adds interest to the skyline. When viewed together it is considered that these towers will be of a quality befitting a gateway entrance to Manchester City Centre; beyond what could have been achieved with the layout in the GJS Framework.
- 3.18. Additionally, removing one of the towers allows for a greater amount of public realm and light penetration through the GJS Framework area, improving its environment. It is considered that this approach presents an improvement on the layout within the GJS Framework and that the diversion from the vision set out in the Framework is justified. Please refer to the Planning and Tall Buildings Statement, and the DAS submitted in support of this Application.

Figure 3.3: 2018 GJS Framework Indicative Massing



- 3.19. As with the earlier GJS Frameworks, the 2018 update underwent a period of public consultation which was held between November 2017 and December 2017. This process included engagement with Ward Councillors, key stakeholders and interest groups, businesses and the public. Invitations were sent to over 2,115 local residents and businesses informing them about the consultation process. From this, 11 responses were received, 9 individual response, 1 landowner and 1 statutory body. The comments received primarily focused on appropriate traffic management for the area, a need for social infrastructure to support the residential development, as well as the need to maximise light into the GJS Framework area.
- 3.20. In summary, the regeneration of the Great Jackson Street area is a longstanding ambition of MCC. As the economic circumstances of the City has developed so has the GJS Framework which acts as a blueprint to guide future development in the area. In addition, each version of the GJS Framework has been endorsed following successive rounds of local community and other key stakeholder consultation.
- 3.21. The consultation strategy for Plot F has therefore been underpinned by the rounds of earlier consultation for the various iterations of the GJS Framework, which have sought to establish the principle of development of the Site, and more recently on matters of detailed design and impact.
- 3.22. In addition, site specific characteristics have been taken into account, including:
- That the GJS Framework aims to increase access to Hulme Park so that residents can enjoy the open space and leisure facilities.
 - There is an existing residential community to the north and east of the Site, which includes Deansgate Square, The Boatmans, and City South adjacent to the site boundary.
 - The Site is not within a Conservation Area and does not contain any listed buildings. There are no listed buildings in the immediate vicinity; and
 - The Site does not have any statutory or non-statutory environmental designations.
- 3.23. The sections below further describe the public consultation activity undertaken in relation to local residents and businesses in terms of the feedback received and the response of the Applicant.

Consultation Strategy

- 3.24. The pre-application consultation has been focused upon both explaining the Proposed Development in terms of their strategic context and the proposed design response, as well as addressing any questions or comments that have been received during that process.
- 3.25. The Site is located within the GJS Framework area which has been subject to a number of regeneration frameworks since 2007. The most recent framework is the May 2018 update. In this respect, there is a long history of consultation for the wholesale regeneration of the site and surrounding masterplan area.
- 3.26. The consultation strategy for Plot F has been designed to be proportionate to the Proposed Development and the site-specific characteristics including:
- The Site is located within the Deansgate Ward and is in close proximity to the boundary with Hulme Ward.
 - The Site is surrounded by residential developments, light industrial units and commercial premises within GJS Framework area.
- 3.27. The consultation strategy has therefore focused on engaging the surrounding residential communities, local businesses, and liaising with other relevant key stakeholders.
- 3.28. Following validation of the planning application, the Local Planning Authority will notify all surrounding residents, businesses and landowners, after which there will be a period of statutory consultation when stakeholders will be able to review and comment on the proposals.
- 3.29. The sections below further describe the consultation activity undertaken in relation to each stakeholder and a summary of the feedback received and how this has been addressed, where appropriate and as necessary.

Community Consultation

- 3.30. One of the most important aspects of the consultation strategy is wider community consultation. The Site is located in an area that is in the process of substantial regeneration. Historically, the area largely comprised expansive surface level car parks and industrial units, but today it is characterised by emerging high density residential buildings, including Deansgate Square and Crown Street Phase 1. On the opposite side of the Mancunian Way to the south, the areas are largely characterised by existing residential buildings and established communities.
- 3.31. Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted. Therefore, public consultation was undertaken virtually in the form of an online consultation web page.
- 3.32. An online exhibition in the form of a consultation website, followed by a webinar briefing session, was considered the most appropriate way to engage with the existing residential and business community, as it provides the opportunity to view, comment and ask questions around the Proposed Development, which in turn attracts wider audiences. Online consultation websites are a useful way of engaging wider participation in discussions about designs and plans, and to gauge feedback from the community.

Advertisement

- 3.33. Leaflet invites to the exhibition were delivered to over 2,133 residential and businesses units within the vicinity of the Site in the area outlined in blue in Figure 3.4 below. A copy of the leaflet is available in Appendix A of this Statement.

Figure 3.4: Consultation Boundary shown in blue



- 3.34. The Catchment Area, as defined in Figure 3.4, was derived taking into consideration the surrounding residential use to the north and south of Chester Road up to Deansgate, Medlock Street, Royce Road through Hulme to Princess Road and up to the Bridgewater Canal towpath.
- 3.35. The consultation area was sent to the local Hulme and Deansgate Ward Councillors on 4th June but no further comments were received.
- 3.36. A press release advertising the proposals also featured in Place North West on 14 June 2021¹.
- 3.37. It is considered that this represents a wide-reaching effort to effectively advertise the public exhibition. This is further evidenced by the strong number of website visits, as described below.

Online Consultation Website and Briefing

- 3.38. The dedicated website can be accessed here: www.plotf-greatjacksonstreet.co.uk. The website went live on 11th June 2021 and a three-week period was allowed for comments to be made, until 2nd July 2021. The consultation website has remained accessible since 11th June 2021.
- 3.39. The website included the following information: The Applicant and the project team; the development opportunity; the Site, the strategic context within the GJS Framework area, and the proposals.
- 3.40. A link was provided on the website to download exhibition boards, which provided further detail on the Proposed Development, including: design evolution; layout; materials; servicing and deliveries; and public realm and connections.
- 3.41. A dedicated 'Have your Say' page was provided to enable members of the public to provide comments and ask questions via the website or directly to the Deloitte consultation email address: consultation@deloitte.co.uk.
- 3.42. Copies of the website pages and exhibition boards are available in Appendix B of this Statement.
- 3.43. As part of the consultation process, a zoom webinar was held on 23 June 2021 between 5.30pm and 6.30pm. The webinar included a presentation from the scheme architects followed by a Q&A session.

¹ [Place North West | Renaker plots more skyscrapers at Great Jackson Street](#)

It was primarily aimed at local neighbours, as an opportunity to find out more about the proposals and ask questions.

- 3.44. This was attended by the Applicant and members of the design team from Simpson Haugh and Partners (Architect), TPM Landscape (Landscape Architect), and Deloitte LLP (Planning Consultant). Where questions were asked in the chat function, the project team were available on video and audio to explain the proposals and answer any questions.

Comments Received

- 3.45. The website had a total of 2,274 visits which included 2,059 unique visits. In total 38 responses were received.
- 3.46. Comments and queries were also provided to members of the design team through the chat function at the zoom webinar briefing event. No responses were received via email.
- 3.47. The consultation website presented the following questions:
1. How would you describe your interest in the Plot F proposals? (i.e. local resident, local interest group, I own a business in the area, I regularly visit the area, and other)
 2. How did you find out about the proposals for Plot F?
 3. As the team develops the proposals for Plot F, what are the topics that you think are most important for us to consider? (For example, design, access, public realm etc.)
 4. From what you have seen so far, do you support the proposals for Plot F?
 5. Do you have any other comments you would like to make?
- 3.48. The responses to question 4 were varied, with 10 individuals indicating their support, 13 respondents being unsure and 15 respondents not supporting the proposals.
- 3.49. Responses to Questions 3 and 5 centered around the following topics:
- Design, colour and architectural quality;
 - Relationship to adjacent buildings and surrounding streets;
 - Height and need for greater variety in heights and materials;
 - Provision of sufficient green space and design and functionality of the open spaces; ensuring these spaces are well-connected;
 - Consideration of environmental effects during construction and operation, including sunlight and daylight, wind, and construction impacts on noise, dust, air quality and traffic impacts on the highway;
 - Traffic impacts from residents during operation and impact on surrounding streets from contractor parking;
 - Impact on views from adjacent developments;
 - Climate change;
 - Housing need and need for affordable housing;
 - Fire safety;
 - Security;

- Dwelling size; and
- Acoustic insulation and noise transfer between apartments.

3.50. The project team's responses to the consultation comments is provided in the Table below.

3.51. A number of directly positive comments were made as follows:

"I think its great you are re-developing a much needed area that is in urgent demand for redevelopment and wish you every success at planning."

"I think the buildings are a great proposal and love the shape of the towers."

"I think the public realm would be a great addition but would like to ensure there is plenty of green space and plants - something like the green area in Hardman Square would be lovely."

"The shape of the buildings is fantastic."

"The cluster is fantastic and a symbol for change in the city."

"I'm very very supportive of all the high rise development in the Greater Jackson Street area and support new developments here of this scale."

Table 3.1 Summary of comments received during the public consultation process

Theme	Comments Received	Response
Design and materiality	• Comments that it's important for Manchester to create an outstanding skyline and thus the design quality of the buildings should be paramount.	• A number of the comments received in respect of the proposed design were positive, which reflects the extensive iterative design process that has been undertaken by a team that is incredibly experienced at delivering this form of high-density residential building within a City Centre context. Furthermore, it is reflective of the consultation that has been undertaken with MCC Local Planning Authority and Places Matter! design review panel, which have both positively informed the design development through the pre-application process. • The overall approach for the elevational treatment of the towers has been designed to complement the emerging context of the GJS Framework area. • The design team have recognised that as a highly prominent location, the Site demands quality buildings of scale to act as an exciting entry.
	• Quality of the cladding system will be key to ensuring good design. • Comments that the cladding should be just as good as the other towers in the area (the Focchi Cladding is great quality).	• The cladding system proposed is of a very high standard and has been carefully and thoroughly designed as a critical element of the building design. • Rather than varying the height between the towers, interest is instead added between buildings by designing these to be distinctive in their colour tone.

Theme	Comments Received	Response
	- Comments that there is a need to create greater differentiation between the Proposed Development and Deansgate Square. - Supportive of the principle of high-rise development in the Framework area, but design is too similar to Deansgate Square. - Suggestion to move away from the checkerboard design and to use fritted glass alike One Blackfriars. Important to frame the gable ends to provide a visual illusion. - Suggestion to make the cladding similar to Mercury Tower in Moscow with reflective bronze-tinted glass and a smooth and futuristic appearance. - Need for a sleek look alike Gate and Style. - Suggestion for the use of a combination of glass and a solid material (anodized aluminium panels) alike Elizabeth tower. - Suggestion for a goldish hue instead of silver, or deep bottle green – but not black.	- The selected colour for the anodised aluminium for F1 is light blue, whilst the selected colour for the anodised aluminium for F2 is light green, providing a contrast to the darker and more reflective glazing on the corners. The colour and material have been carefully considered to be contrasting, yet complementary, to the existing Deansgate Square development. - The form of the Proposed Development is also complimentary to the surrounding developments, yet the chamfered edges and in-and-out corners of the building and façade treatment give the buildings a sense of movement and distinguish the towers from other neighbouring developments such as Deansgate Square. - The façade comprises a mixture of curtain wall glazing in addition to anodised aluminium perforated sheets. It does not encompass a checkerboard design and instead follows a pattern of A,B,B,A, which gives the facades some movement.
	A flat roof is unimaginative and lacks differentiation from those flat roofed buildings which already exist. Suggestion to use Canada Square as a precedent for the roof shape.	The top of the building has been carefully designed to flow carefully from the in and out edges of the building and provide an interesting form to the top of the building, which differentiates it from the adjacent Deansgate Square development.
Height	- Comments that the Proposed Development is different to the 2015 GJS Framework, suggesting that low-rise buildings should be built in this area. - Comments that the building is too high and should be 33-46 storeys instead.	- The 2018 GJS Framework proposed three buildings on the Site which were proposed to be 33, 35, and 46 storeys each. - The Proposed Development will now comprise two 51-storey towers, rather than three towers. This design move results in a more deliverable proposal and delivers substantially greater public benefits at street level, due to the extensive public realm and enhanced pedestrian and cycle connection through the Site. - It is considered that this approach presents an improvement on the layout within the GJS Framework and the principle of this departure from the SRF has been supported by the Local Planning Authority, as part of pre-application discussions.

Theme	Comments Received	Response
	- Needs more variation in height between the two towers through making one taller and one higher. Suggestion for one building to be 46 storeys and one to be 56 storeys to provide a visual step. - Comments that having all the buildings of nearly a consistent height (50 storeys approx) with the same facades is starting to have a negative impact visually. There needs to be a greater emphasis in the variety of heights and materials. Suggestion for buildings of 60 and 40 storeys.	- Further details on the design evolution can be found within the Design and Access Statement prepared by Simpson Haugh. - The consistency in height is considered to create an effective view and skyline and a consistent cluster which, when viewed from different point and distances, appear to have an interesting variation in depth and height. - The proposed height and massing has been testing and assessed within the Townscape Impact Assessment through a series of accurate rendered key views. It is considered to have a beneficial impact on the townscape.
	Query on whether the density and height are justified in the new reality of covid-19.	Completion of the first building is not programmed until Q2 2026, whilst full completion of the Proposed Development will not be until late 2027 which is some time away and where economic forecasts cannot be fully predicted. Nonetheless, there is a continuing need for residential units across the City to meet the housing requirements locally and nationally, with the Regional Core and the City Centre being the focus to ensure the delivery of sustainable development which would support the vibrancy and economic growth of the City. The provision of 988 residential units is therefore fully justified, aligns with the City's strategic objectives and is in response to demand.
Relationship to adjacent buildings and Impacts on views	- Comments that the proposed buildings are very close to the South Tower of Deansgate Square. - Comments that Proposed Development will block views from South Tower to the south. - Comments that residents were not made aware that their views would be blocked when purchasing apartments at Deansgate Square and that the 2015 GJS Framework suggested low-rise buildings which would mean that views would not be blocked. - Queries on how the Proposed Development will impact on views from the existing Deansgate Square towers.	- The buildings have been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017). - The impact of the Proposed Development on existing private views is not a planning consideration, nonetheless, the orientation and shape of the proposed floorplates ensures there are no solely north facing apartments and that apartments do not face directly onto windows of adjacent developments, such as Deansgate Square. - In principle, the GJS Framework supports the development of tall buildings in this location.

Theme	Comments Received	Response
		- Throughout the various iterations of the GJS framework since 2007, Plot F has been consistently identified for development. The 2015 Framework update increased the height and density of buildings in key locations to reflect the Site's location at a key gateway to the City Centre. The design evolution of the masterplan in 2018 principally relates to the creation of an enhanced format of high-density development, enabling the provision of a higher level of public realm and improving the quality of the residential environment. Within the 2018 SRF, the site is identified for buildings ranging between 33,35 and 46 storeys. However, the heights and form of the masterplan is not prescribed and, therefore, it is appropriate to apply flexibility to what is brought forward on the Site, in the context of the robust justification that supports the proposals. - It is considered that the provision of two taller buildings on the Site, instead of the three building outlined in the 2018 framework, presents an improvement on the layout within the GJS Framework due to an increased provision of public realm, enhanced light penetration through the framework area and the creation of a deliverable scheme.
	The issue of The Boatmans blank wall has not been resolved. Needs to be addressed in some way, such as planting or a green wall.	Screening in the form of shrub and tree planting is proposed to the elevation of the adjacent 'The Boatmans' development to improve the visual amenity of this elevation.
Relationship to surrounding streets	Commercial units should be provided to ensure the podiums have active frontages.	- No commercial units are proposed as part of this Proposed Development given the range of commercial units that are already being delivered within Deansgate Square and Crown Street Phases 1 & 2. - Ground level activity will be provided through the creation of a significant quantum of high quality and accessible public realm, which is proposed to be a key pedestrian and cycle route through the framework area. Residential amenity uses on ground and first floor, including the resident's gym, will also provide further activity to the ground and first floor elevations along Great Jackson Street.
Green space and Public Realm	- Queries that with the large number of high-rise developments in the area, will there be enough greenery and 'breathing space'. - Need to create greenery such as a public park. - Importance of maximizing green space given increase in properties in the area.	The Proposed Development will bring forward a significant amount of high quality accessible public realm, which has been designed to be accessible and welcoming to all members of the public. The public realm will include significant greenery, including shrub and tree planting and will include places for people to enjoy and relax. Currently there is no public realm provided on-site.

Theme	Comments Received	Response
		- As established within the GJS Framework there is the desire to create several connected public realm spaces, including green links through the centre of the Site. The public realm has therefore been designed to create an informal green space for residents within the neighbourhood and the wider City. Areas of open lawn and informal pathways seek to encourage users to stop and stay within the area. - The Proposed Development has been specifically designed to connect in with existing green and blue infrastructure as well as green infrastructure proposed at Plot G to the south of Great Jackson Street. Overall, the Proposed Development will improve connections through the Site and the GJS Framework area between Hulme and other neighbourhoods of the City including towards Deansgate and the rest of the City Centre, and across to First Street.
	Suggestion for indoor green space in the upper floors of the tower.	The Proposed Development is for residential use only and a large amount of public green space is proposed within the public realm. The inclusion of indoor green space to the upper floors was not considered suitable to the intended use of the Proposed Development.
Impact on existing residents during construction	- Comments on the importance of air quality and environmental control during the construction period, including for construction noise, dust, smell, air quality, road condition. - Construction work is noisy. - Towers impacting on mental health of residents in Hulme.	- Chapter 5 of the Environmental Statement outlines the construction method for the Proposed Development. - A requirement for a detailed Construction Management Plan will be attached to any decision notice issued by MCC. This will need to be issued to the Local Planning Authority and approved prior to works starting on Site. This document will go into more detail on construction traffic mitigation measures, noise, vibration and environmental management. - Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to minimise impacts. - Further measures include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day, as well as regular contact with local residents and community groups to ensure they are kept up to date with general progress on the Site. - In view of the above, it is considered that any temporary issues arising from the construction of the Proposed Development can be suitably addressed through appropriate mitigation in order to minimise any impact on the occupiers of surrounding properties.

Theme	Comments Received	Response
	• Need to ensure construction vehicles will not cause nuisance to nearby roads and buildings. • Comments that contractor parking is taking place at St George's. • Comments that Deansgate Square caused disruption to neighbours on City Road East through increased street parking particularly from construction vehicles. Suggestion that the Proposed Development would exacerbate this issue.	• There will be some visitor and key staff parking within the compound area. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel required to attend by car will be asked to avoid parking in residential areas and instead utilise formal surface car parks within and near to the Great Jackson Street area. • The contractor will ensure that regular contact is made with local residents and community groups to ensure they are kept up to date with general progress on the Site. This is especially important for major work elements such as piling and tower crane erection due to our close proximity to adjacent residential schemes. Renaker will display a contact number on hoardings which will be answered 24/7.
Environmental Effects during Operation	• Comments that the position of the buildings will cast a heavy shadow onto Deansgate Square and thus would not receive sufficient daylight. • Comments that the Proposed Development will impact on direct sunlight to The Danube. Mention that a Light Obstruction Notice has been submitted, and queries if sunlight has been a factor in the design at all.	• Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed development. A sunlight, daylight and overshadowing assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square and The Danube. Chapter 8 of the Environmental Statement outlines the findings of the assessment and the impacts on the surrounding environment. • Although the Proposed Development will inevitably have a level of impact on surrounding properties, the Assessment found that the effects on sunlight, daylight and overshadowing are not significant, including for Deansgate Square and The Danube.
	• Comments that the clustering of towers will create a wind tunnel effect which could cause sudden gusts and causing possible damages. Suggestion that a Wind Tunnel Effect test should be undertaken to review whether the current design would cause or eliminate any issues. The structure should also cater for major swaying of the towers.	• A Wind Assessment has been conducted by WSP and is submitted in support of this planning application, alongside Chapter 14 of the Environmental Impact Assessment. The studies considered pedestrian comfort and safety for thoroughfares. • The Assessment found that, with the introduction of the Proposed Development as Tower F1 individually and F1 and F2 together, there would be no exceedance of the pedestrian comfort criteria. The wind resulting from the Proposed Development is therefore considered suitable for the proposed use of the Site.
	• Light spillage from Proposed Development to adjacent Deansgate Square.	• A Lighting Strategy is included within the Design and Access Statement submitted in support of this planning application. This outlines the lighting design which has been carefully considered to ensure a secure public realm whilst minimizing any light spillage and pollution.

Theme	Comments Received	Response
	The existing tall buildings in the area cause light pollution to Hulme and have transformed what they describe as a quite neighbourhood into an undesirable place to live.	The buildings have been specifically designed to have a generous 20m separation distance between facing elevations of adjacent buildings (at the closest point). This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017) and will ensure that light from adjoining properties does not cause amenity issues to residents.
	Need to ensure noise is not transferred between apartments and floors.	The Proposed Development has been designed to a high quality and with appropriate acoustic insulation to ensure that noise does not carry between apartments and floors. A greater level of acoustic insulation will also be provided between the resident amenity / gym areas and the residential floors to protect resident amenity.
Traffic and Highways	Queries that given the level of existing and proposed development in the area on whether a plan will be in place to ensure that there will not be major traffic congestion.	- A Transport Assessment has been prepared by Curtins and submitted in support of this planning application. It found that the Site is located within a highly accessible location by a range of sustainable transport modes, which are also usable by those with limited mobility and wheelchair accessibility. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a large number of public transport opportunities within walking distance of the Site. - An assessment of existing and future traffic flows at the Site shows that the traffic will disperse quickly across a number of junctions in the study area. However, some junctions will experience a modest increase. Overall, however, junction capacity assessments show that all the junctions on the local highway network operate well within practical capacity during peak hours. - Nonetheless, a Framework Travel Plan has been prepared by Curtins and is submitted in support of this application. The Framework Travel Plan promotes a full range of sustainable modes of transport.
	Comments that not everyone will want to ride a bike everywhere and that residents will choose to park on nearby streets instead.	The Proposed Development includes 988 residents' cycle spaces as well as 296 resident's car parking spaces in total across the two and three-storey basement car parks. The Transport Assessment prepared by Curtins confirms that the vehicle and cycle parking numbers are acceptable for the Proposed Development and thus will mitigate against any impact on nearby streets. MCC Highways have also been consulted as part of pre-application discussions and have supported the principle of the proposed car parking provision.

Theme	Comments Received	Response
Residential Amenity Space Proposed	- Proposed Development should include resident gyms and meeting rooms. - Query on whether co-working spaces will be provided as part of the Proposed Development.	The Proposed Development will include a significant amount of supporting residential amenity spaces including lobby spaces, private resident gardens and resident gyms within each tower, and resident lounges. These spaces will provide informal spaces for residents to both relax and formal spaces for people to study or work.
	The Proposed Development would impact on the capacity of resident facilities at Deansgate Square.	The resident amenity at Deansgate Square is for those Deansgate Square residents only. The Proposed Development includes residential amenity spaces to accommodate the needs of residents on-site, including private gardens, on-site gyms and resident lounges.
Climate Change	Comments on the importance of the consideration of climate change.	- The impacts on climate change have been key considerations to the design of the Proposed Development. Sustainable design features have been incorporated into the design, including designing to avoid the need for mechanical cooling, low carbon technology such as high efficiency heat pumps, a full electric heating strategy, and capacity for electric vehicle parking. - An Environmental Standards Statement and Energy Statement has been prepared by Element and is submitted in support of this planning application which describes the Applicants response to Climate Change in greater detail.
Fire Safety	Comments that given the proximity of the proposed buildings to adjacent buildings that there should be sufficient safe zones between buildings. Appropriate use of material is also important in addition to control of the spread of fire between upper and lower levels of the buildings.	- The Proposed Development has been designed in accordance with building regulations and with a principal consideration for fire safety. - A Fire Safety Assessment has been prepared and is submitted in support of this planning application.
Security	- Comments that there is anti-social behavior in the area. - Need for car parking spaces to be secure. - Suggestion that all lifts should have access restricted to residents only through fob access system.	The Proposed Development has been designed in consultation with Greater Manchester Police which has had a direct impact on the security measures proposed. A Crime Impact Statement (CIS) has been prepared and is submitted in support of this planning application. It outlines the security credentials and provides recommendations for further improving the security aspects of the Proposed Development. These recommendations have been considered through the design process.

Theme	Comments Received	Response
		A highly secure and high-quality access control system will be implemented across the development, which will include fob entry into the building, into the lift core area and other residential amenity spaces. Access is also controlled into the car park and cycle store areas, with fob access required to the lift and stairs from the basement car parking to avoid any security threats from tailgating.
Community Benefit and Affordable Housing	Queries on whether anything in the Proposed Development will be accessible to local residents.	The Proposed Development includes the provision of a significant area of high-quality public realm, which will be maintained by the Applicant and management company, Zenith, but will be accessible to all members of the public. The extensive public realm provision will provide opportunities for community interaction amongst existing and future residents and will improve connections through the Site and the GJS Framework area between Hulme and other neighbourhoods of the City including towards Deansgate and the rest of the City Centre, and across to First Street.
	- Comments that the Proposed Development should support affordable homes. - Need for social housing instead of apartments aimed at investors.	- A Viability Appraisal has been submitted with the planning application, which details the commercial considerations for bringing forward the proposals. Given the significant financial contribution attributed to the improvements to the public realm and the quality of the scheme and associated delivery costs, the scheme as supported within the enclosed viability cannot support further s106 / affordable housing contribution. The scheme is high-quality in design and delivers much needed green public recreational space in line with the Great Jackson Street Strategic Regeneration Framework (SRF). It also continues to transform the new neighbourhood and wider city centre, in becoming an aspirational place and setting for people to enjoy over a longer term. Renaker Build Limited are committed to delivery in line with the established Great Jackson Street SRF. - The Viability Appraisal has been prepared in accordance with the LPA's validation requirements and will be independently assessed as part of the determination process.
Impact on local services	Two towers in close proximity will cause population overflow, with a lack of facilities to support this growth and thus affecting the sustainability of the area.	A socio-economic impact assessment has been undertaken as part of this planning application and is detailed within Chapter 15 of the Environmental Statement. This assessment found that there is sufficient capacity within the facilities in the surrounding area to accommodate further growth.

Theme	Comments Received	Response
	Mention that many new residential units have been built but not a single shop.	Local amenity facilities, including a general store, restaurants and other local amenities have recently been delivered at Deansgate Square and further commercial units are under construction at Crown Street Phase 1 and Phase 2. Commercial units are also proposed as part of Plot G to the south of the Site. Overall, it is considered that there is suitable provision of local facilities in the GJS Framework area and many more facilities within a 15 minute walk from the Site.
Tenure	Query on tenure and whether the towers should be for private sale to individual buys, build to rent or to be sold to pension funds.	- The Proposed Development includes a range of residential unit sizes, providing 1, 2 and 3 bedroom apartments to appeal to a range of occupants. Tenure will be led by market demand. - Renaker has a proven track record of delivering high quality schemes in Manchester and has a market leading understanding of the City Centre residential market. - Market demand and local policies have dictated the mix of 1, 2 and 3 bed units as well as the size and density of the development. The Site is in the GJS Framework area, where high density development is promoted.
Other	Comment were made with regard to interest in purchasing the properties.	The Applicant welcomes interest within the properties which will be marketed at a later date and subject to the approval of planning permission.
	Air Conditioning units to be provided to the apartments.	- The apartment areas are ventilated with MVHR Units. These supply air to the Bedroom and living spaces and extract air from the bathrooms, WC's and kitchen areas. - The bedrooms and living/kitchen/dining areas have a trickle ventilation rate as supplied by an MVHR unit.
	- Should be renovating existing buildings instead of building new buildings. - Area should remain undeveloped and comprise a botanical style garden.	The Proposed Development is located within the GJS Framework area. Since 2007, the Framework has sought to guide the future comprehensive regeneration of the Great Jackson Street area of Manchester City Centre in recognition of its strategic location in the southern Gateway and the opportunity to deliver high density residential buildings to help address the City's identified housing need. It is therefore a strategically important location for the further residential and subsequent economic growth of Manchester City Centre and thus opportunities to redevelop the Site should be brought forward to maximise these opportunities.

Local Planning Authority

- 3.52. The design and planning process has been informed by meetings with Officers at MCC throughout the preparation of the planning application.

Planning Officers

- 3.53. Four pre-application meetings have taken place with Senior Planning Officers at MCC, in February, May and July 2021.

- 3.54. At these meetings the following topics were discussed regarding the Proposed Development:

- Design Options and Proposed Scheme – The design team presented the design rationale for departing from the three towers originally envisaged to the two tower scheme now proposed. The environmental and design benefits of the approach were explained, and this was supported in principle by Officers.
- Facade design and elevation strategy – The elevation strategy for each building was presented and options were discussed. A meeting in August was held on-site to discuss the sample panels for the facade treatment and the colour was chosen in response to feedback from MCC.
- Delivery Phases – The proposals will be phased in order to expedite delivery. In this respect, it is intended that planning conditions will also be phased in order to enable the Application to begin delivering Building F2 as soon as possible following the grant of planning permission.
- Landscaping – The proposed landscaping scheme and the design development of this was presented and the quality of the design was discussed in order to illustrate the public benefit that will be delivered with the proposals.
- Consultation with key stakeholders – Following key stakeholder consultation, the project team briefed MCC officers on feedback received.

- 3.55. The overall feedback from these pre-application discussions has been positive and supportive in principle of the Proposed Development and its compliance with the GJS Framework as summarised below.

- Massing – Strong support/appreciation for the reduction in the number of towers / massing and the increase of public realm. Praising the project team for their effort in reshaping Manchester's urban form and delivering high-quality schemes.
- Materials – Requests to view the sample panels when these are available. Materials samples were subsequently presented on-site on 27th August leading to a preferred combination of materials and finishes for each tower. The samples agreed are described in more detail in the appearance section of the DAS, and include light blue anodised aluminium for F1, and light green anodised aluminium for F2.
- Accessibility – Need to ensure that the buildings and public realm are accessible to all and are DDA compliant.
- GJS Framework – Strong support for the work which has been done within this area of Manchester in creating one of the most desirable places in the City and the Region. The Proposed Development will make a further important contribution to the area and the combined benefits should be expressed.
- Social Value – The developments which have been brought forward within the area have and will create social value benefits through the provision of improved placemaking, public real, a proposed primary school, and local facilities and space for independent businesses.

Technical Officers

- 3.56. The technical team has engaged with relevant Highway and Environmental Health Officers at MCC to agree the scope of Environmental Statement, supporting statements and conclusions in relation to transport, noise, drainage, and air quality. An Environmental Scoping Report was issued to MCC on 28 June 2021, which detailed the scope of the assessments. MCC provided a formal Scoping Opinion on 12 August, which has informed the scope of the Environmental Impact Assessment (EIA) and various technical chapters and is reflected in that document.
- 3.57. Discussions have also taken place during the detailed design stages with Environmental Health officers in response to the guidance given in the 'Acoustics, Ventilation and Overheating, Residential Design Guide' (AVO). Renaker's technical team has developed an operational AVO model that ensures compliance with TM59 overheating at all times of the day, for all proposed dwellings.
- 3.58. In summary, due to the need to respond to continuously changing patterns of solar gain and external noise levels (e.g. traffic flows) to achieve compliance with TM59, it is not practical to achieve uniform noise levels for all dwellings across a 24hr period. Considering the challenging site-specific constraints for Plot F, the design proposals are considered to comply with the intent of AVO guidance. This approach has been discussed and agreed with Environmental Health officers at Manchester City Council.

Local Ward Councillors

- 3.59. The development sits within the Deansgate Ward and is in close proximity to the boundary with Hulme Ward. Local Ward Councillors in both Hulme and Deansgate were invited to a virtual briefing session on 10th June 2021, hosted via Teams, in advance of the online public consultation website going live.
- 3.60. Local Ward Councillors were provided with key details on the Proposed Development and were invited to pose questions for the project team to answer.
- 3.61. Councillor Marcus Johns, Councillor William Jeavons, and Councillor Lee-Ann Igbon all attended the virtual briefing meeting.
- 3.62. The key points raised by Councillors and the project team responses are summarised below:

Development principles – The Applicant explained the rationale for reducing the number of tall buildings from three (as indicated in the SRF) to two. The key reasons being the increase in daylight penetration into the SRF area, the reduced daylight / sunlight impact on existing residents and the increase in the area of new public realm at ground level. It was acknowledged that the proposals increase the height of the buildings above what was in the SRF, but that the additional benefits identified support the preferred approach. The Applicant confirmed that this has been discussed and agreed in-principle with the Local Planning Authority.

Architectural design - Councillors were generally positive around the architectural design of the buildings and there was a view that the Framework is coming together.

Climate Change - Councillors highlighted the need for the proposals to consider climate change and that opportunities to enhance ecology on site should be identified. The project team confirmed that due consideration is being given to strategic objectives around this point and that the proposals will create a very green environment, which will enhance the ecological and biodiversity value of the Site. The development will be designed and specified in accordance with the principles of the energy hierarchy in line with the adopted Core Strategy Policy EN 4.

Pedestrian / Cycle links - Councillors highlighted the importance of improving the pedestrian and cycle linkages between Hulme Park towards Deansgate. The project team highlighted that the site is ideally located for cycling and the proposals will include 100% cycle provision and that cycle routes are being delivered by CSpH2 and will be brought forward as part of future improvements to Gt Jackson Street. It was noted that these future improvements are not yet being proposed, as the delivery of other development plots needs to take place first. Low-carbon technology also forms part of the proposals including high efficiency heat pumps, whilst the development has been proven to take maximum advantage of the decarbonating status of the electricity grid with its full electric heating strategy, ultimately facilitating a 'near-zero' or zero carbon scheme, as the grid mix electricity supply is decarbonised over time.

Residential Amenity - The importance of the relationship of the proposed building with existing residential buildings was highlighted by the project team as a key design consideration and confirmed that the orientation and location of each building has been carefully considered to maximise window to window distances (maintained at over 20m in line with best practice residential guidance) to minimise overlooking. A daylight and sunlight assessment will also be undertaken and submitted with the application.

Other environmental considerations – The project team confirmed that wind and solar glare assessments are to be submitted with the planning application.

Elevation treatment – The Applicant highlighted that further design development was needed to identify the most appropriate façade colours, in order to ensure the buildings positively contribute to the GJS cluster of tall buildings, whilst also maintaining their own identity. The Applicant agreed to prepare a verified view that includes Plot G, in order to demonstrate how the proposals have been considered in context of one another. This is included within this planning application submission.

Affordable Housing – A Viability Assessment is submitted with the planning application, which will be independently verified by the LPA's appointed third party assessors following submission of the planning application.

Residential Type – The Applicant intends to maintain flexibility regarding whether the accommodation is 'Build to Rent' or 'Market Sale', given the length of the construction programme and the need to respond to market conditions. This is a consistent approach that has been taken for other Renaker schemes within the GJS SRF area.

Public Realm – The Applicant confirmed that the area of public realm (excluding private space) exceeds what was originally identified for the site within the SRF.

Private Gardens – It was acknowledged that the boundary treatment between private and public spaces needs to be carefully considered, and this has been carefully considered throughout the design stages of the Proposed Development.

Servicing – The servicing arrangements were outlined, demonstrating that all service deliveries would take place along Pond Street, which is a private road owned by Renaker. It was also highlighted that this road will be used for Deansgate Square, therefore benefitting both sites.

Consultation – It was highlighted that the online consultation period would run for three weeks from 11th June.

- 3.63. The project team has considered and addressed comments from Councillors where appropriate and as far as possible in the design. We note that the Councillors were generally very supportive of the scheme and liked the design.

Historic England

- 3.64. Historic England was contacted via email on 24 June 2021 to offer a briefing on the proposals at Plot F Great Jackson Street. However, Historic England responded on 6 July 2021, stating that given the location of the Site their involvement is not warranted.

National Air Traffic Services (NATS)

- 3.65. Pre-application consultation has also been undertaken with NATS and the Applicant has entered into a contract to secure system modifications to mitigate any radar harm caused by the proposals. NATS will be formally consulted by the LPA during the determination period of the planning application.

Greater Manchester Police

- 3.66. A CIS has been prepared by Greater Manchester Police Design for Security and is submitted in support of this application. This follows a meeting with GMP on 7 July 2021. At the meeting the proposals were discussed, and the following key points were raised:

- Entrance security and tailgating – supported the location of the secure lines and access control between floors, resident amenity areas, the core zone and lifts, car parking and cycle parking;
- Recess to the north of building F1 between the podium face and the private resident gardens could attract crime and misuse. Suggestion that this could be managed through CCTV, enclosing the area to restrict access, or creating an element of visual permeability overlooking the area from the private gardens – The design was subsequently amended to provide permeability through from the private resident gardens which would provide an element of overlooking. The site management team would also regularly patrol the Site and could manage any misuse of the area.
- Potential for people to be concealed from view in the area between the car park ramp and the capping beam - the capping beam is proposed to be a low lying wall which you would be able to see over.
- Potential for graffiti and climbing on car park entrance – the design team will consider the use of anti-graffiti coatings.
- Tree canopy should be high and shrubbery should be low rise to ensure sight lines. In terms of the landscape areas these are considered to be well overlooked by the buildings and pedestrian traffic travelling through the Site.
- Recommend a high-quality lighting scheme so there are no dark spots that can be used to congregate and attract anti-social behaviour.

- 3.67. The CIS outlines a number of positive attributes including:

- There are a number of large residential developments in close vicinity to the proposed development site, including the developments at Deansgate Square, River Street, and Crown Street. These developments and the proposed development will significantly increase residential activity in the area which can foster a safer environment, and reduce the potential for crime, fear of crime, and anti-social behaviour.
- Apartments are positioned at second floor and above where they are less likely to experience noise disturbance by those passing through the development late at night or in the early hours of the morning.
- The landscaped area between the apartment buildings is well overlooked by reception areas of the apartment buildings.

- The main entrances to the buildings are in prominent locations where they can easily be seen by residents and visitors from the road.
- Residents garden areas will be secured with an appropriately secure boundary and access will be restricted to residents, staff, and legitimate visitors.
- Access control will restrict access into the circulation core at ground floor level, restricting access to the upper floors to residents and providing a secondary barrier against tailgating into residents-only areas.
- Amenity space on the first floors of the buildings will be restricted to residents.
- Cycle stores in the basement of the building will operate on an access control system. These should be restricted to legitimate users of these facilities.
- Basement parking will be provided for residents, which will allow them to park their vehicles securely.
- Vehicles parked in secure parking areas are less likely to be targeted than those parked on the street or surface car parks. The provision of car parking will also potentially reduce the demand of on-street parking in the area. Access into the basement parking areas will be restricted with a high-speed roller shutter operating on an access control system.
- The proposed access road will be restricted with automatic bollards, restricting access to authorized vehicles, reducing the potential for misuse of the access road serving this building and Deansgate Square.

3.68. The CIS outlined a number of possible improvements to the scheme which since the meeting that should be considered for incorporation into the final design, full details are in the Design and Access Statement. In summary, the two main points were raised:

3.69. At the time of consultation with GMP, the two areas circled in Figure 3.5 below for Building F1 were identified as requiring attention to mitigate the potential risk for crime.

A. This area between the building and the residents garden could potentially be a concealed area / blind spot and allow facilitate, or generate antisocial and criminal behaviour, such as loitering, alcohol/drug consumption, or target the door in this area without being easily seen. Consideration should be given to incorporating some visually permeable screening to the resident's garden to allow this area to be viewed by those using the garden space. This area should be illuminated to a high standard, particularly the area under the building above, and be covered by CCTV. Any security patrols of the development should cover this area.

B. Consideration should be given to ensure that this area is not obscured from view and become an area concealed from view that could generate antisocial behaviour to the detriment of residents and staff.

Figure 3.5: CIS Areas for Further Design Development



3.70. The design team have subsequently worked through a number of design iterations to address those comments from GMP, particularly in relation to the area between the building and the resident's garden. The revised design now incorporates this area, which was previously identified as potential for anti-social behaviour, as within the residents' garden and is thus not accessible to the general public. It will also be an area of activity as a key entrance / exit point to the resident's garden. The revised design is considered to address the concerns of GMP.

3.71. For area B, the capping beam will not project up high and will be a low-lying wall which you would be able to see over. As such, this is not considered to provide space which is obscured from view.

Places Matter! Design Review Panel

3.72. The Proposed Development has also been the subject of a Places Matter! Design Panel Review, which took place on 19 May 2021. Overall, the feedback received from Panel Review the was positive and covered some of the following points:

- Support for provision of two towers as opposed to three outlined in the GJS Framework;
- Comfortable with the height and scale of the proposed buildings;
- The movement and animation created from the components was felt to be "fabulously commendable" and the chamfers that splay in and out were felt to be very successful;
- The differentiation in colour should be subtle so that the buildings can be read as a pair. There was suggestion for a cooler colour tone;
- The cutaway on the corner was felt to be the best place for the building entrances, but consideration should be given to ensuring these entrances address each other;
- Comments that the original public realm design needed further development to signpost entrances, provide activity and provide fluidity across the landscape, with more defined uses; and
- Support for the provision of a secret garden and suggestion to simplify design.

- 3.73. The written comments from the PlacesMatter! Panel are found in Appendix C and a full response is included in the Design and Access Statement prepared by SHP.

4. Summary and Conclusions

- 4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission for the redevelopment of Plot F of the GJS Framework area. The Proposed Development comprises 988 residential apartments across two 51 storey buildings, providing a mix of 1 bed, 2 bed and 3 bed units and each comprising 494 new homes. It includes internal and external residential amenity spaces including a gym, resident's gardens, new public realm with pedestrian and cycle connectivity improvements, basement car parking to provide 296 spaces and 988 secure cycle parking spaces and access.
- 4.2. The Site is situated within the Deansgate Ward and measures approximately 0.88 ha. The Site is bounded by Great Jackson Street to the south, Deansgate Square to the north, by the Boatmans apartments to the east, and by industrial units to the west.
- 4.3. The Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals where appropriate.
- 4.4. A consultation strategy has been employed which has been designed to be proportionate to the Proposed Development and the site specific characteristics. This included a widely advertised online public consultation website and associated site neighbour briefing webinar held in advance of the submission of the planning application. Consultation, in the form of a virtual briefing meeting also took place with local Councillors in the Deansgate and Hulme Wards. Consultation was also undertaken with MCC planning officers, MCC environmental health, GMP, and PlacesMatter!.
- 4.5. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.6. Overall feedback from residents and stakeholders has been positive, welcoming the proposals to redevelop an underused site. The Consultation exercise has not raised any significantly adverse planning issues.
- 4.7. Comments raised in relation to the Proposed Development have largely been in relation to impact during the construction phase of development, the design of the scheme, and impact on highways. The planning submission provides a detailed response to these considerations as summarised in this Statement.
- 4.8. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix A – Consultation Website Advertisement Leaflet

PLOT F, GREAT JACKSON STREET

PUBLIC CONSULTATION

Renaker Build Ltd invites you to take part in the next stage of development of the Great Jackson Street Framework by viewing the latest proposals for the area on their website

www.plotf-greatjacksonstreet.co.uk

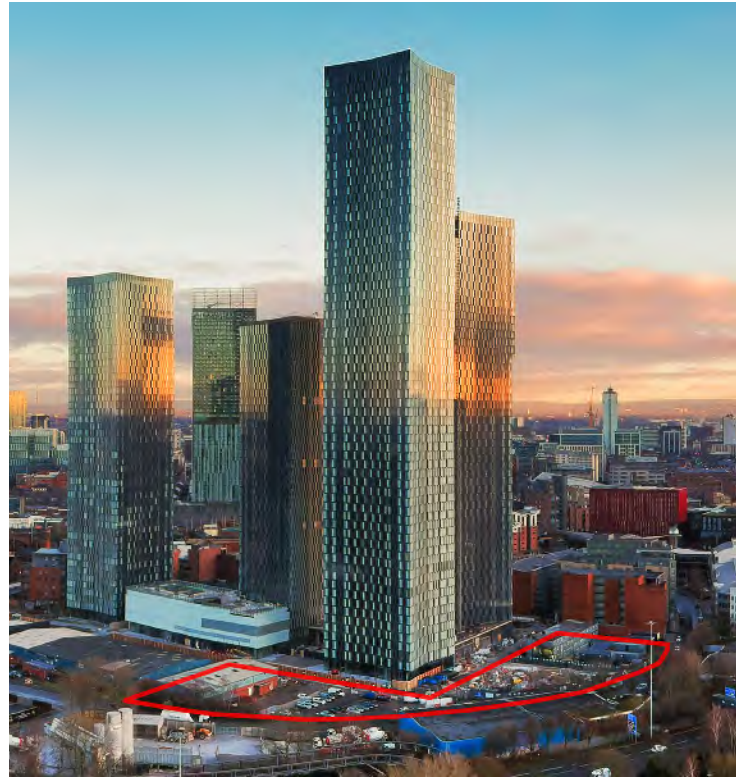
The website will be available for members of the public to view from the 11th of June, which will allow you to view the proposals, find out more about the scheme, and provide comment.

Renaker Build Ltd is firmly established as one of the North West's leading property developers, with a proven track record in design, build and delivery of the highest quality residential schemes.

View the proposals at

www.plotf-greatjacksonstreet.co.uk

and provide your views



RENAKER

The site is located on to the south of the Great Jackson Street Framework area, adjacent to the four buildings now known as Deansgate Square. The proposed scheme follows the guiding principles of the Great Jackson Street Framework area and will deliver a new, high quality, residential development for approximately 988 new homes with a range of supporting resident's amenity facilities and resident's car parking. This will be provided across two residential towers of the highest architectural standards, with a mix of 1, 2 and 3 bed units throughout. The project will also see the delivery of over 2,000 sq.m. of new high quality public realm and connections in the area, re-establishing key linkages to Hulme Park, the river Medlock and city centre via the existing walking and cycling bridge.

The plans can be viewed at:

www.plotf-greatjacksonstreet.co.uk

You can provide comments on the current proposals from the 11th of June until the 2nd July 2021. Contact us at:

consultation@deloitte.co.uk.

Your views will then be considered as part of our engagement process and we will endeavour to reflect your comments within the scheme to be submitted for planning approval. The target date for submission of the application is late July.

If you cannot get online for any reason, you can also call **0161 455 8288** and leave a message. A member of the team will be monitoring the phoneline and will call you back as soon as possible to discuss any queries you might have.

Appendix B – Consultation Website

THE VISION

Renaker Build is bringing forward the next exciting phase of development within the Great Jackson Street **Strategic Regeneration Framework** (SRF). Over the past five years, Renaker has delivered some of the city's highest quality residential schemes, which are creating a new vibrant, safe, secure and sustainable community in this part of Manchester City Centre.

The transformation of the SRF area is well under way through the delivery of 1,500 homes at Deansgate Square. Complementing these homes throughout 2021 will be a series of retail and leisure spaces formed around new high quality public realm. A further 1,529 new homes, a medical centre, school and public park are all currently under construction at Elizabeth Tower, Circle and the Blade.

The team are now preparing the next phase of development to the north of Great Jackson Street, referred to in the masterplan as 'Plot F'.

The proposals seek provide 988 new homes on the site, as well as a significant amount of further high quality public realm. The proposals continue the vision of the SRF and seek to enhance the neighbourhood with green spaces, as well as furthering the pedestrian connections to the river and across to Hulme Park.



2018 GREAT JACKSON STREET SRF: STRATEGIC OPPORTUNITIES



RENAKER COMPLETED & UNDER-CONSTRUCTION DEVELOPMENTS



2018 GREAT JACKSON STREET SRF: ILLUSTRATIVE MASSING VIEW

THE LOCATION

The Site, outlined in red on the plan, is bounded by Great Jackson Street to the south and west, Pond Street and Melbourne Street to the north and River Place to the east. The site wraps around the southern corner of Deansgate Square.

The site, much like the rest of the Great Jackson Street Framework, is currently occupied by both low rise industrial and warehousing interspersed with surface car parking. It is also currently occupied by a temporary construction compound.

To the north of the site is Deansgate Square, which completed in 2021. To the east is a series of mid-rise residential buildings, with the First Street SRF area beyond. The remaining areas to the south, west and north west all fall within the Great Jackson Street Framework area and are characterised by a range of uses, including low rise industrial, surface car parking and office.



THE SITE

GJS FRAMEWORK

WIDER CONSENTED DEVELOPMENT

WIDER CONSULTED DEVELOPMENT

GJS BUILT COMPLETED

GJS UNDER CONSTRUCTION

GJS PLANNING CONSENTED

GJS PLANNING SUBMITTED

COMMUNITY PROVISION

1

Medical Centre

2

Primary School

3

Day Care Nursery

4

Dentist Practice



GREAT JACKSON STREET SRF AND WIDER DEVELOPMENT CONTEXT

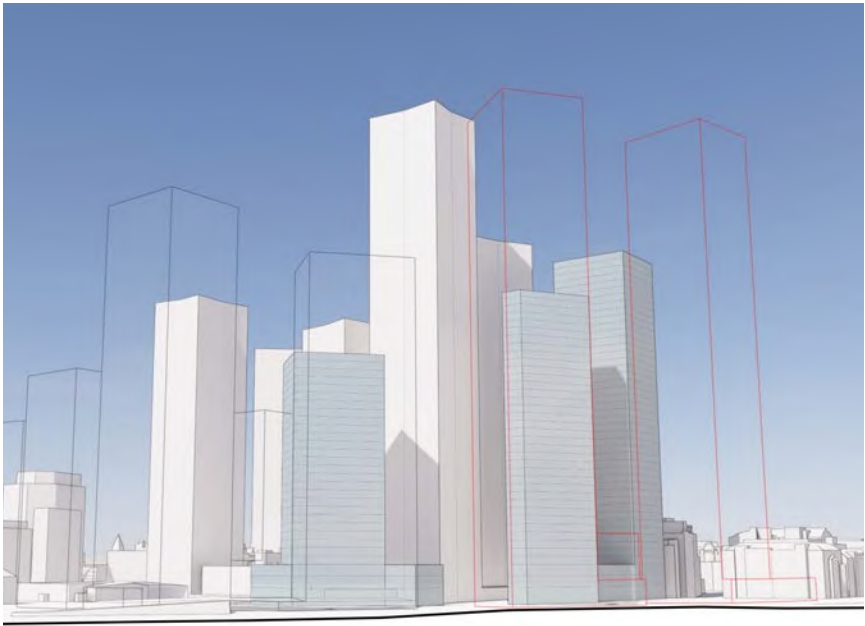
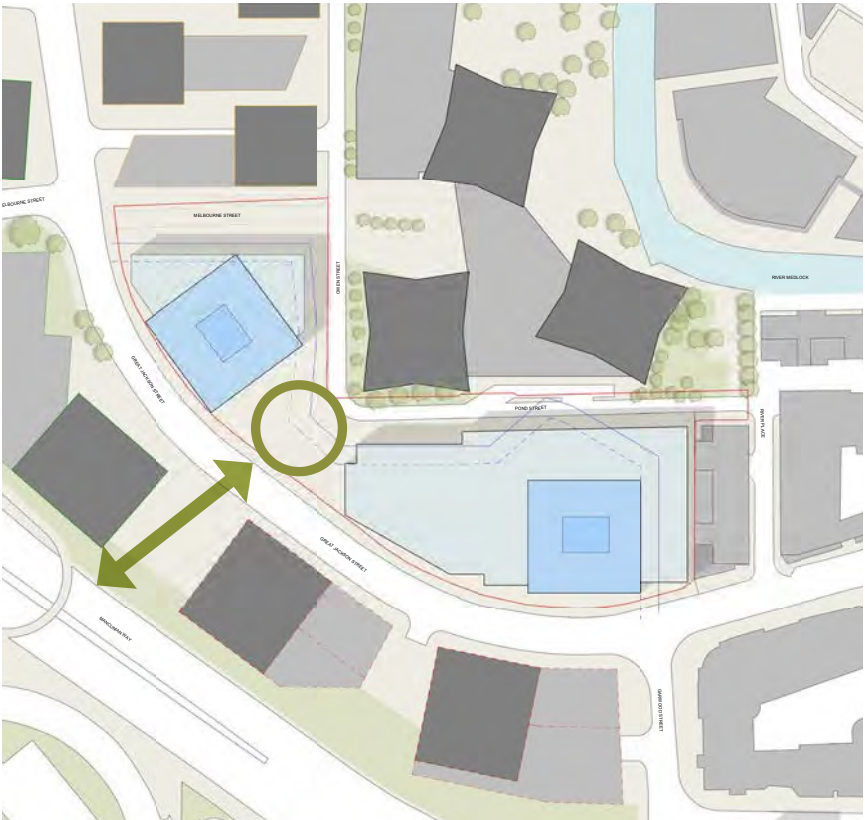
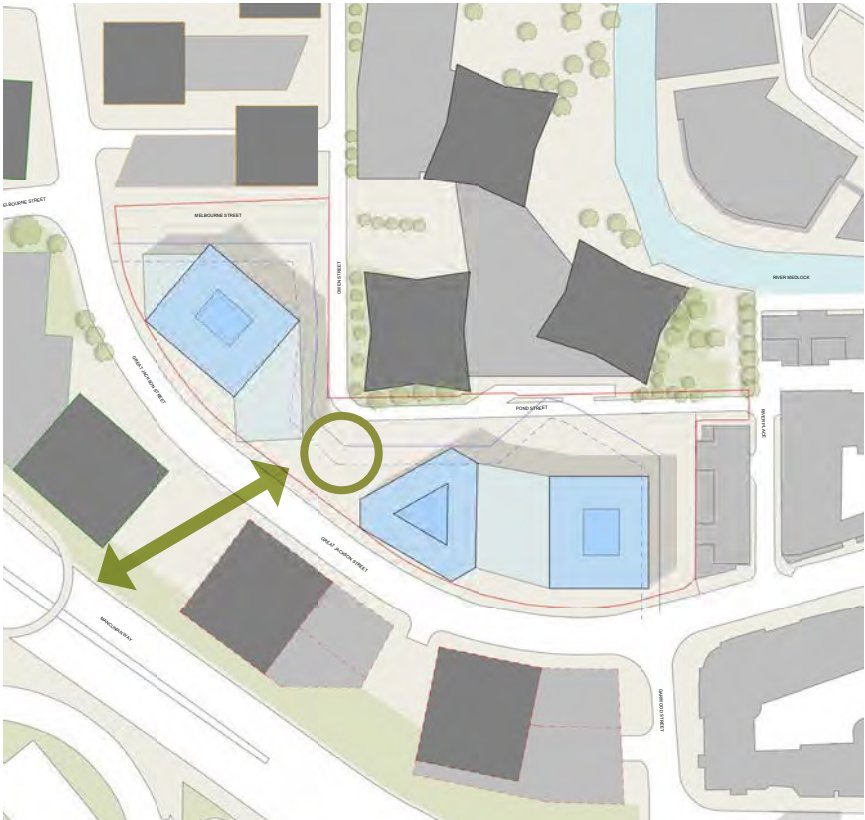
DESIGN EVOLUTION

The Great Jackson Street SRF is an endorsed regeneration framework for the area, which sets out the vision and guiding principles for development.

The SRF identified the site for three residential towers, ranging from 33 to 46 storeys.

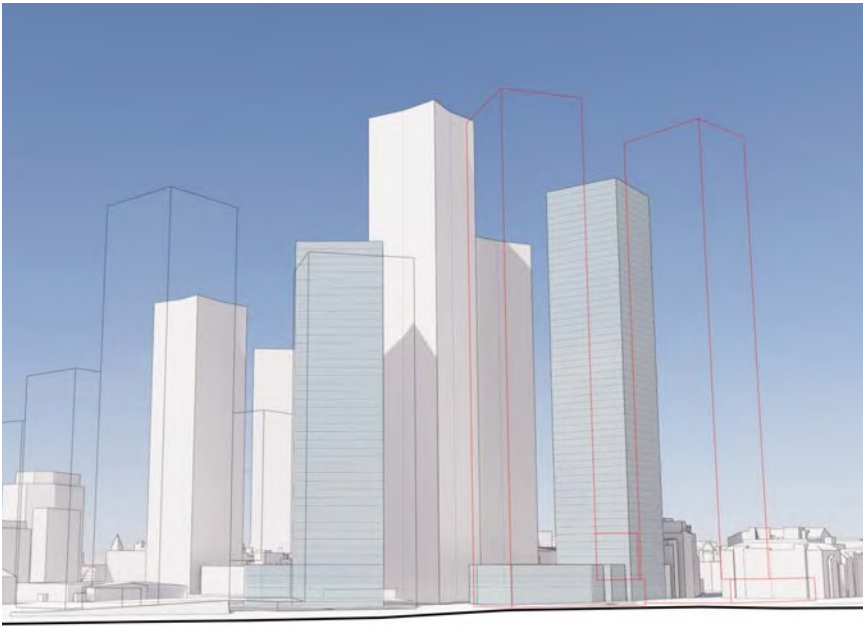
Following a review of the SRF, Renaker are keen to improve on the site layout to increase the amount of daylight penetration into the area and also increase the amount of high quality public realm delivered as part of the proposals. To achieve these objectives, the scheme proposes two 51 storey towers, which delivers approximately 2,000 m² of new public realm.

The size, shape, position and orientation of the buildings have been carefully thought through by the design team to directly support to the key priorities of SRF and ensure any environmental impacts are minimised so far as possible. Delivering a high quality design for such a prominent site is key and the emerging concept has been designed to make a positive contribution to the existing cluster of tall buildings as well as Manchester’s skyline.



2018 MASTERPLAN LAYOUT

- › 3 tower volumes
- › Stepping up in height towards the Eastern end of the site



MASSING ITERATION

- › 2 tower volumes
- › Improved separation between forms

DESIGN LAYOUT



BUILDING DESIGN & MATERIALS

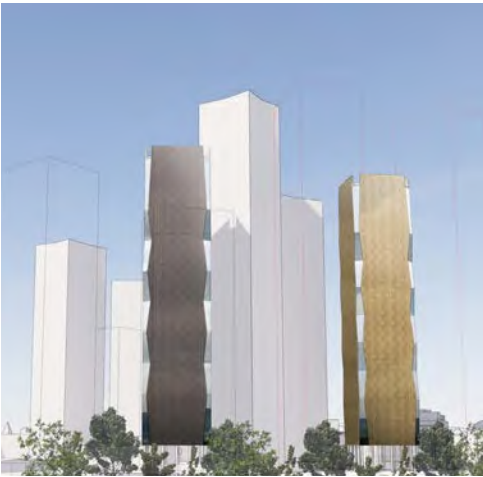
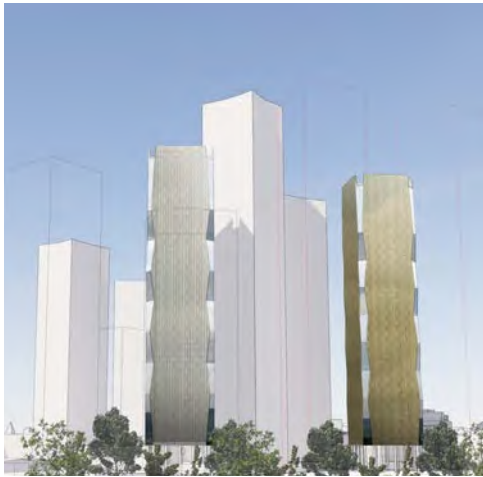
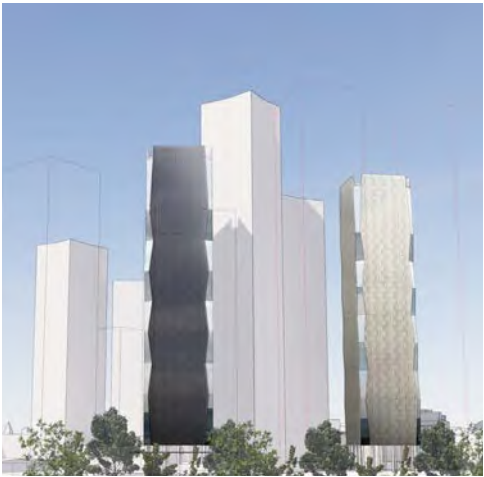
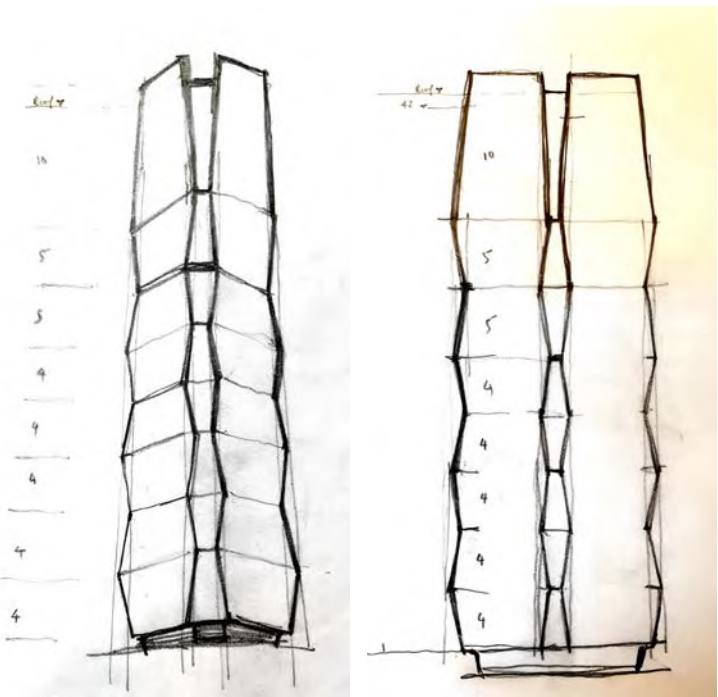
The designs for the two residential towers has sought to provide them with their own identity, to give interest and excitement to the skyline. The design has also sought to balance this with a need to be consistent with the existing design context of Great Jackson Street to ensure the buildings form part of the cluster of existing tall buildings.

The external appearance of the buildings provide an elegant and slender form, with chamfered corners to provide further architectural interest to the buildings.

The detailed façade design is still under review, although there is an intention for subtle variation of colour to be introduced into each building to further strengthen their identity in the cluster.



ILLUSTRATIVE VIEWS OF F2 TOWER



FACADE COMPOSITION OPTIONS

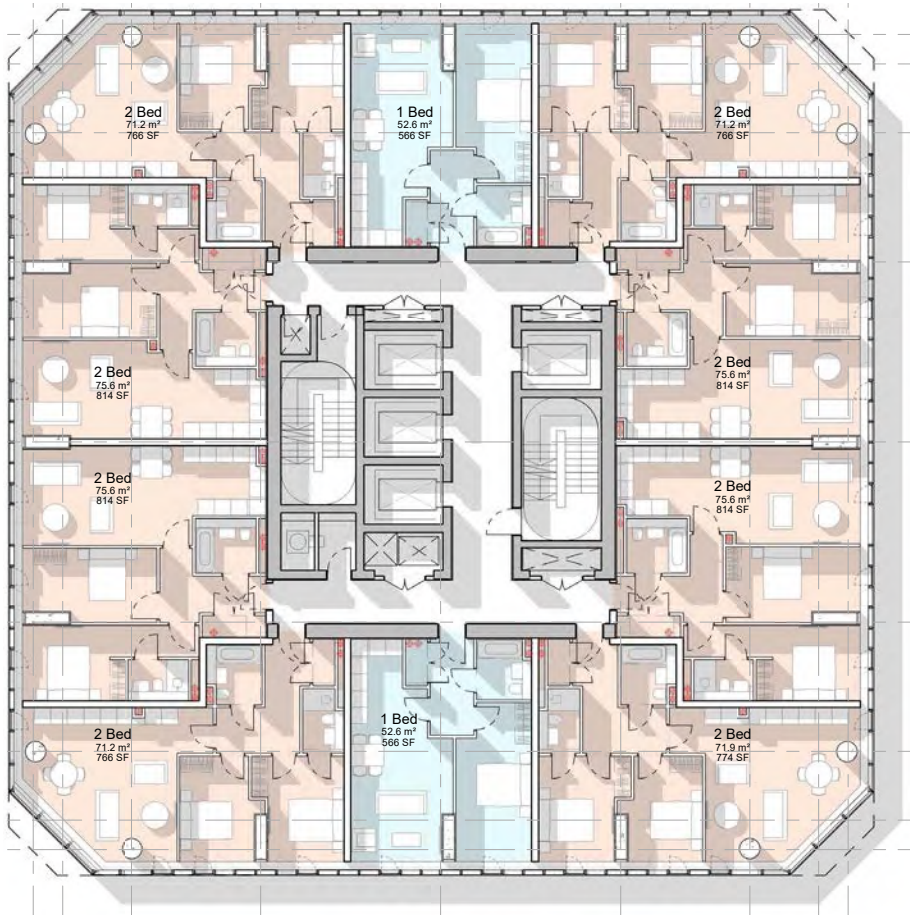
ACCOMMODATION

The current building designs propose a mix of one, two and three bed apartments, with a range of residential amenities within the building that will be accessible to all occupiers within the building.

Renaker has a track record of delivering some of the City’s highest quality residential homes and Plot F will be no different. All homes will be larger than Manchester’s minimum residential space standards and will be fitted out to exceptionally high standards.

Residents will also have access to generous shared amenity areas within the buildings, as well as communal gardens at ground floor and the full range of public realm, retail and social amenities already provided within the framework area.

The scheme will also deliver a sustainable transport strategy, providing 30% car parking, which will include capacity for 10% Electric Vehicle Charging and potential to increase this in future, subject to demand. The scheme will also deliver 100% cycle parking provision, which will encourage residents to participate in active and sustainable travel.



TYPICAL PLAN



RECENT EXAMPLES OF THE RESIDENTIAL QUALITY AND SHARED AMENITY THAT RENAKER PROVIDES

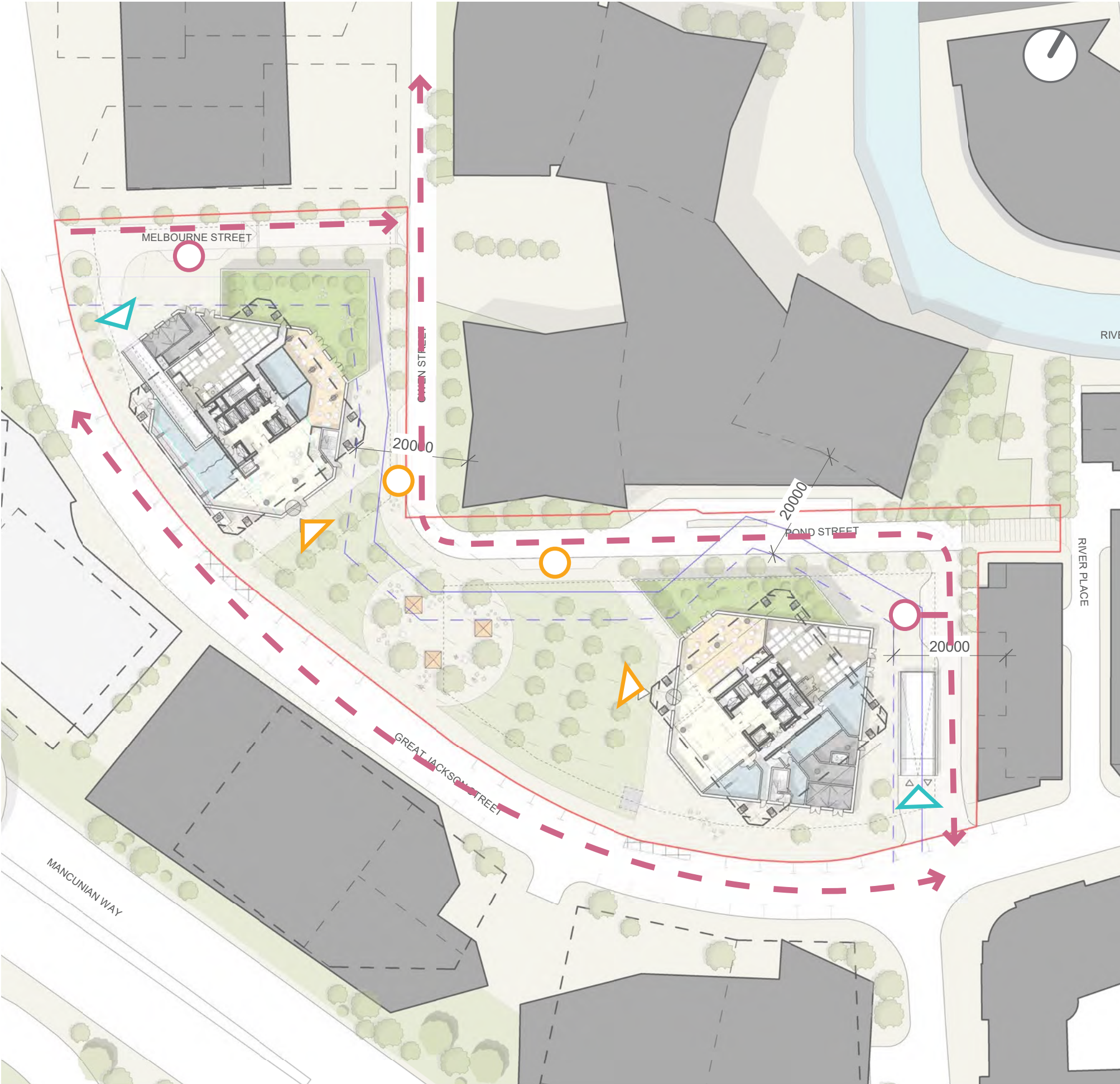
SERVICING & DELIVERIES

Renaker understands the challenges and key considerations relating to servicing high density residential buildings and will be introducing a designated service road, as part of these proposals, which will serve both Plot F and Deansgate Square.

The service road will be located between the two development plots, with access off Deansgate and Great Jackson Street.

The route will also include two new loading bays, therefore providing sufficient space for all deliveries expected during operation of the buildings and minimising disruption to existing residents.

- KEY
-  Servicing Route
 -  Servicing Bay
 -  Car Park Access
 -  Residential Drop-Off
 -  Residential Entrance



PUBLIC SPACES & CONNECTIONS

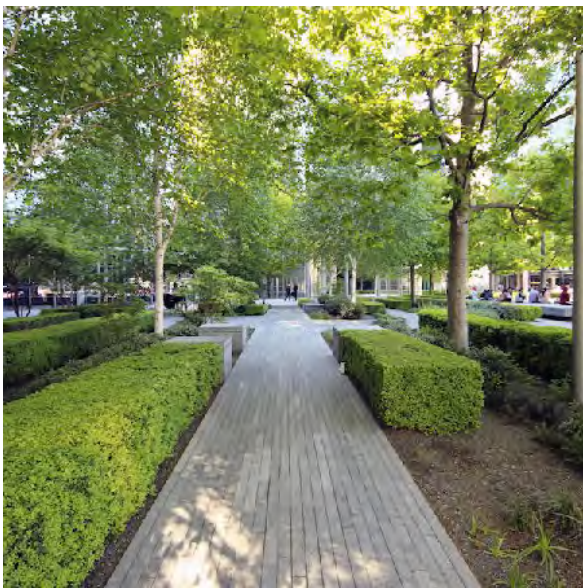
Contributions to public spaces are fundamental to the overall quality of the emerging proposals. The proposals will support the delivery of a stronger pedestrian connection between the City Centre and existing communities in Hulme, a key priority of the masterplan.

The proposals will provide a substantial area of new high quality landscaped public realm, which is significantly larger than the area originally envisaged by the SRF.

The core public realm acts as a gateway to the urban environment, provides connectivity to the wider public spaces and re-engages with the River Medlock. Intimate spaces complement this creating human scale areas at the interface with the new towers.

Private amenity space is also proposed at ground floor level.

The spaces are envisaged to be used for quiet enjoyment by the public, residents of the city centre, and will make an important contribution to a chain of green spaces being delivered across the city centre.



LANDSCAPE PRECEDENT



THE TWO TOWERS OF PLOT F VIEWED FROM HULME PARK, COMPLEMENTING THE EXISTING SKYLINE SET BY DEANS GATE SQUARE

Appendix C – PlacesMatter!

Design Review Panel

Comments

PlacesMatter

Design Review Report Plot F, Great Jackson Street

28 May 2021

Plot F, Great Jackson Street Manchester

Reference: PM_2021_016

Report of the Design Review Panel

Date of Review:	19 May 2021
Location:	Remote Design Review
Site Visit:	The Panel used 3D digital maps and 'street view'.
Design Lead:	SimpsonHaugh with TPM for Renaker Build Ltd

Findings

Thank you for bringing this scheme to Places Matter Remote Design Review and for the very clear presentation of your scheme. Due to Covid 19 this review was undertaken in 'remote' format.

The Panel felt that the building proposition and the connection to Hulme Park will be an asset.

You need to resolve the position of the entrances and lose the splayed podium in favour of the original colonnade approach.

A textural contrast between the splay and the façade would be beneficial and the colour should ensure a dialogue with the rest of the cluster, and that two buildings read as a pair.

The public realm is a bit of a "smorgasbord" and "leaky", but the 'secret garden' idea has merit and should be refined and extended to connect the towers.

Background

The site Plot F of the Great Jackson Street Development Framework (2018 update). This envisaged three blocks for the site of 33, 35 and 46 storeys.

The proposal is for two 51-storey blocks, public realm and a 'secret garden', resident's amenity facilities and basement parking.

Design Review

The Panel thanked you for the very clear presentation. The choice made seems to be working in terms of losing one tower and adding density to the remaining two, and the height and scale of these feels comfortable. There is a fluidity about the scheme, which you seem to be trying to get to "pour in to the ground".

The movement and animation which you are creating from the components was felt to be "fabulously commendable". The chamfers on the towers that splay in and out were felt to be very successful. The Panel's opinion was sought on two design details. The first was whether there should be a textural contrast between the splay and the façade, which the Panel felt would be beneficial. The second regarded the colour tone of the towers and whether the two should differ. The Panel felt that there should be some coolness to ensure the dialogue with the rest of the cluster, and that any differentiation in colour should be subtle, so that the two buildings still read as a pair.

This is a tricky shaped site and the Panel particularly liked the early sketches, which had a grounded and human scale with the colonnade, which was now felt to have been lost in the podium approach. The podium doesn't add that much space and means that the columns only appear to come to the ground at the corners. The colonnade approach was felt to be much better.

The splays in the towers were felt to be very appealing and you should use colour to emphasise the 'slice' and add identity. The corner chamfer might provide an opportunity for winter gardens. A cooler colour tone would help the cluster connect and should only make a subtle shift between the two towers. The extent to which the top of the towers peel apart and terminate on to the sky needs to be considered further.

The cutaway on the corner was felt to be the best place for the entrances and losing the skewed podium would give you a freer option on positioning these and allow a better dialogue between the two objects of the composition. The figureground form for these elegant buildings needs to be right and the Panel suggested that the two entrances should face each other to enhance the dialogue between the two towers, in which case, based on the revised sketch presented at the review, the entrances may be better on the side of the towers rather than the corners.

It is fabulous to see that you are trying to contribute towards resolving the link to Hulme Park, but the public realm was felt to be “a bit of a smorgasbord” and the grain doesn’t feel right. The public realm should be signposting the entrances and making them navigable, but it is currently too fluid. The spaces in and around the buildings need to feel more owned and part of their identity, with more defined uses to engage people.

The secret garden idea was supported as an interesting and different space, but there is a sense that the rest of the space is “leaky”, with little animation and purpose. You need to control the edge of Great Jackson Street to avoid this leakage. Overall, there is little animation or purposeful activity within the public realm and this needs to be addressed, perhaps with the inclusion of some commercial elements or amenity pavilions?

A device was felt to be needed use the secret garden to join the two towers and it needs to be a simpler proposition that adds to the connectivity. You were also asked to think about making the water feature much bigger and whole elevation of the garden.

It is a challenge to make the public realm around tall buildings work and adding elements of separation – for example the drop off and vehicle route through – does not help, so consider moving the drop off to Pond Street.

You were asked to imagine the feel of a deep forest, with the towers as Giant Redwoods and to consider whether the ‘trees’ should be the same height and how you would use the ‘forest floor’ in this location.

In summary, the Panel felt that the building proposition and the connection to Hulme Park will be an asset. You need to resolve the position of the entrances and lose the splayed podium in favour of the original colonnade approach.

The public realm is a bit of a “smorgasbord” and “leaky”, but the ‘secret garden’ idea has merit and should be refined and extended to connect the towers.

The Panel thanked you for bringing this scheme to Places Matter Design Review and for your constructive response to participating in the ‘remote’ format. We have the option for Desk Review once you have refined your proposition and the discussions with the Planning Authority are concluded on this current proposal.

PlacesMatter

RIBA North, 21 Mann Island, Liverpool Waterfront, Liverpool L3 1BP

Telephone: +44 (0)7841 458696

richard.tracey@placesmatter.co.uk

www.architecture.com/placesmatter

@PlacesMatter_1



This document is confidential and it is not to be copied or made available to any other party. Deloitte LLP does not accept any liability for use of or reliance on the contents of this document by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2021 Deloitte LLP. All rights reserved.