



FERROUS

Design and Access Statement

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zerum

CHROMA

Jhpartners

re-form
landscape architecture

WMLCONSULTING

abacus

DESIGN FIRE
CONSULTANTS

hepworthacoustics

SK transport planning.

JDS CDM SERVICES

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1.0 Introduction

1.1 Introduction

This Design and Access Statement accompanies a full planning application for the erection of a 15 storey building comprising 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose event pavilion (Use Class E/ Sui Generis) and associated landscaping.

The site is located in central Manchester within the Manchester Piccadilly Strategic Regeneration Framework area. The site is accessed off Chapeltown Street to the north, and bordered by the Metrolink line and Longacre Street to the south.

The document has been prepared in accordance with the CABE Guidance “Design and Access Statements - How to Read, Write and Use Them”.

1.2 Project Team

- | | |
|------------------------|-------------------------|
| + Client | Capital & Centric |
| + Architect | BDP |
| + Landscape Architect | Reform |
| + Structural Engineer | WML |
| + MEP Engineer | JH Partners |
| + Project Manager | Chroma |
| + Quantity Surveyor | Abacus |
| + Planning Consultant | Zerum |
| + Fire Consultant | Design Fire Consultants |
| + Acoustic Consultant | Hepworth Acoustics |
| + Transport Consultant | SK Transport |
| + Principle Designer | Bill Jenkins |

2.0 The Site

2.1 Site Location

The site is located in central Manchester accessed off Chapeltown Street to the north, and bordered by the Metrolink line and Longacre Street to the south. The site is currently brownfield land, most recently in use as the site compound during the construction of the adjacent ‘Crusader’ and ‘Phoenix’ residential development.

2.2 Site History

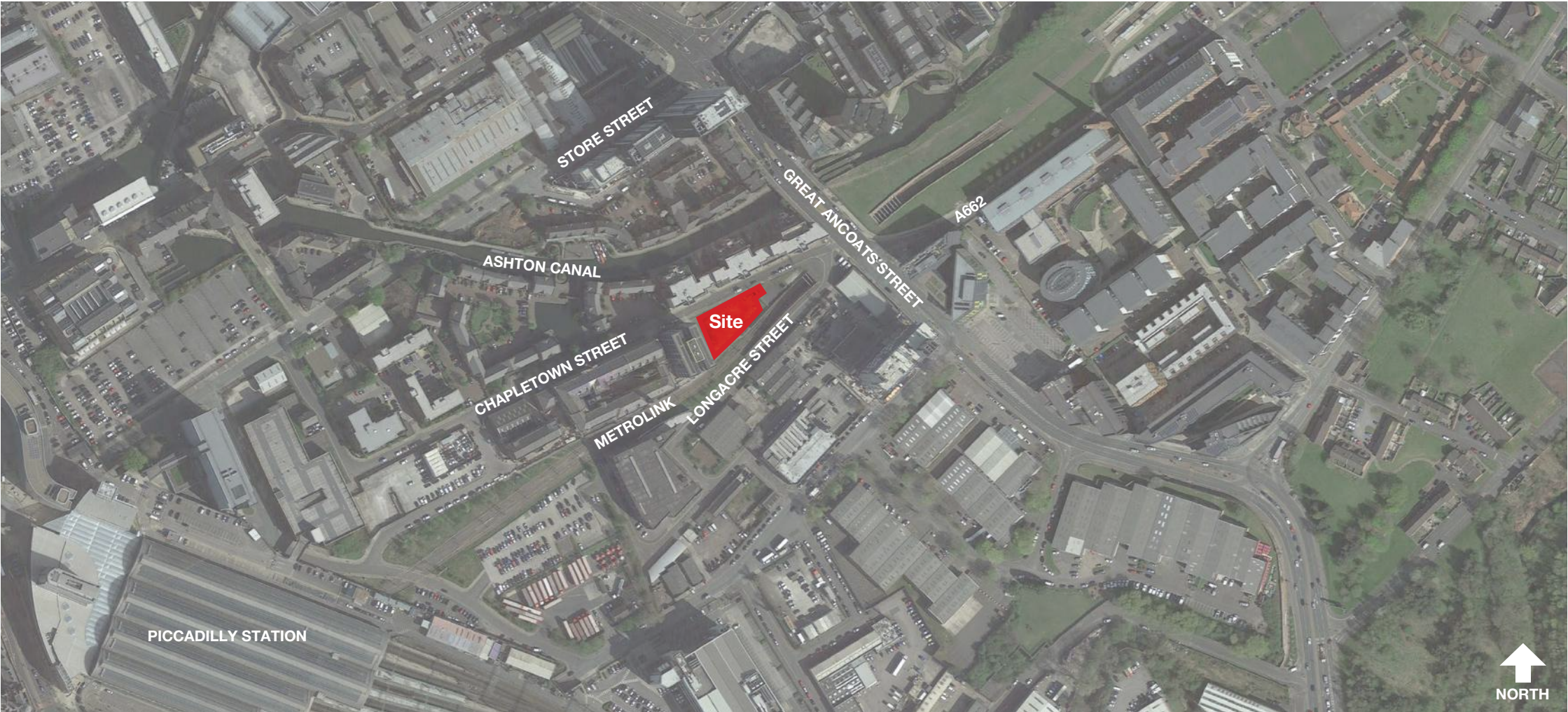
- 1824**

The early nineteenth century shows the site lying in an area that was being prepared for development. The site itself is undeveloped.
- 1836**

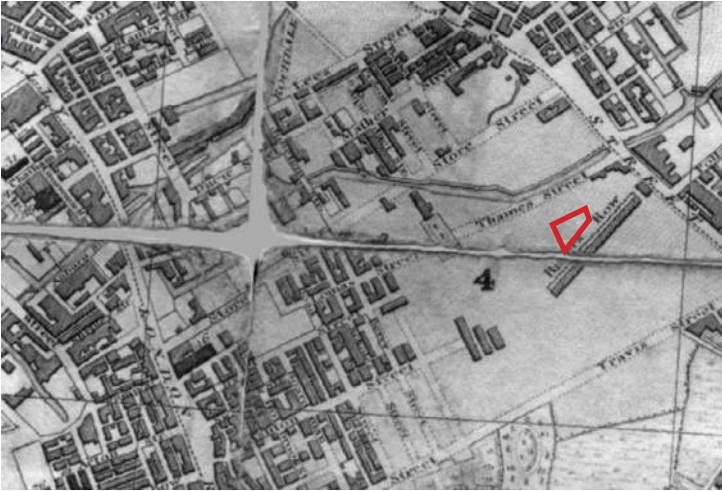
Numerous new roads are shown to have been laid out, creating a grid-iron of street awaiting development.
- 1848**

Piccadilly Train Station opened as Store Street in 1842 as illustrated on the map.
- 1900**

The site was formally an Iron Foundry around turn of 20th Century, with some adjacent terraced houses. Fair Street previously ran along the west of the site.



Site Location



Site Circa 1824



Site Circa 1836



Site Circa 1848

2.3 Site Views

To the north of the site, Chapeltown Street is generally quiet and unanimated. To the south Longacre Street has regular trams passing. To the east Great Ancoats Street is a busy vehicular route.



View from Chapeltown Street



View from Chapeltown Street



View from Chapeltown Street



View from Great Ancoats Street



View from Longacre Street



View from Longacre Street



View from Sheffield Street



View from Metrolink



View from Great Ancoats Street

North

East

West

South

This aerial photograph shows the Longacre Street area in Manchester, highlighting a proposed future development plot. The plot is outlined in green and labeled "FUTURE DEVELOPMENT PLOT". It is situated between Longacre Street to the north and Great Ancoats Street to the south. The plot is also labeled "PROXIMITY EASEMENT" and "OPEN SPACE". Surrounding the plot are existing residential buildings, some of which are labeled "RESIDENTIAL". The Ashton Canal runs along the eastern side of the plot, and the Metrolink tram line is visible running parallel to the canal. The plot is also labeled "BALCONIES" and "GLAZED".

Site Analysis Diagram

2.5 Planning Context

Existing Surrounding Uses

The surrounding uses are predominately residential with Phoenix apartments and Crusader Mill to the West and Quantum Apartments to the north. To the south across the Metrolink several warehouse and industrial units are located, which are proposed for redevelopment as residential.

Site Designation

Whilst the site has no specific allocation within the Development Plan it is identified within the HS2 Manchester Piccadilly SRF 2014 and the Manchester Piccadilly SRF 2018. Located within the Piccadilly Central area, the site is identified as an area to be brought forward for mixed-use residential development. The sites inclusion within the identified SRF's is discussed in more detail in the accompanying Planning and Tall Buildings Statement.

The 2014 SRF was updated in 2018, incorporating key changes such as the realignment of HS2 and the advent of Northern Powerhouse Rail (NPR), as well as strengthening the sense of place and adding detail.

The updated SRF sought to increase the quantum of development within the Piccadilly Central area, from that previously identified, to meet the demand generated by HS2 and northern powerhouse rail (NPR).

Piccadilly Central will be a dense, mixed use district focused around high quality public space which will represent a significant easterly expansion of the city centre.

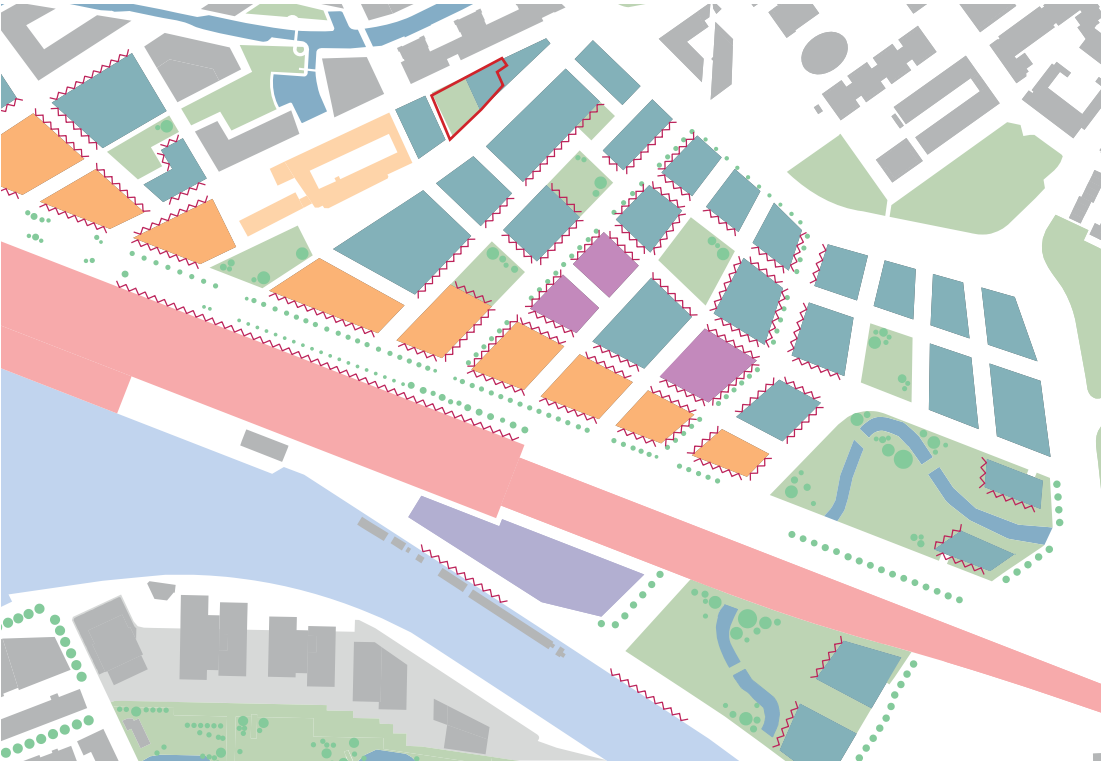
Indicatively, the SRF proposes a building of between 8 – 12 storeys in this location, with adjacent development siting at 13 – 20 storeys. However, since the publication of the SRF it is evident that the height of development brought forward within the Piccadilly Central Area is greater than that first envisaged.

Recently development has been approved at Portugal Street East, which sits adjacent to the site for significantly higher than was originally outlined in the SRF. This increase in height demonstrates the general movement towards higher densities in the surrounding area and although only adopted in 2018 illustrates how the changing context of the city centre has rendered the SRF out of date.

Alongside the Manchester Piccadilly SRF, the Core Strategy identifies Piccadilly as a key location for residential development within the City Centre and identifies that Manchester, as a Regional Centre, will generally be a location where higher density residential development is appropriate.

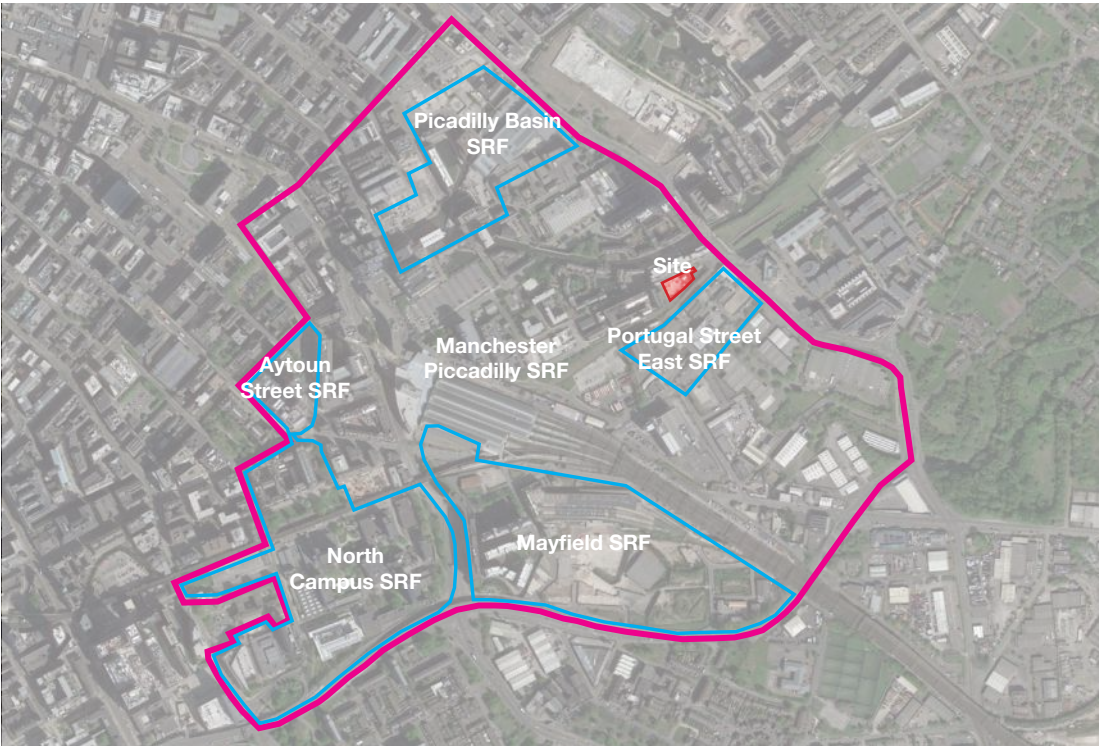


SRF Massing Scale



SRF Use

- Existing Buildings
- HS2 Station and Tracks
- Existing Piccadilly Station
- Key Historic Buildings
- River Medlock & Canals
- Public Spaces
- Commercial
- Hotel
- Transportation
- Residential
- Community / Social
- Active Frontages
- Public Spaces
- Up to 7 Storeys
- 8 - 12 Storeys
- 13 - 20 Storeys
- Over 20 Storeys



SRF Context



Approved Adjacent Developments Massing



01. Adair St Hotel
Application 122599-FO-2019



02. Forshaw Victoria House
Application 122000-FO-2018



03. Packaged Living Castings
Application 127317-FO-2020



04. Quantum Apartments



05. Olympian Portugal Street East
Application 127317-FO-2020



06. Phoenix Apartments



07. Crusader Mills

2.6 Site Constraints

Ownership Boundary

The site is located on Chapeltown Street, north-east of Piccadilly station. It is wedge shaped on plan. Longer boundaries are located to the North and South edges, with the East boundary approximately half the length of the West boundary.

The extents of the site are bounded by Chapeltown Street to the North, and to the East is against an asphalted TfGM lay down area.

To the West a single asphalted route located immediately next to the Phoenix apartments development, built by the same client.

The site application boundary including landscaping is 1686m2 (0.1686 hectares).

Easements

A no build zone to the South previously identified as a possible HS2 development area. Beyond this is the Metrolink tramlines. Part of the boundary between the no build zone and Metrolink includes an existing retaining wall. HS2 Ltd have advised that both the above ground structure and the below ground foundations cannot crossover the pink line on the adjacent plan.

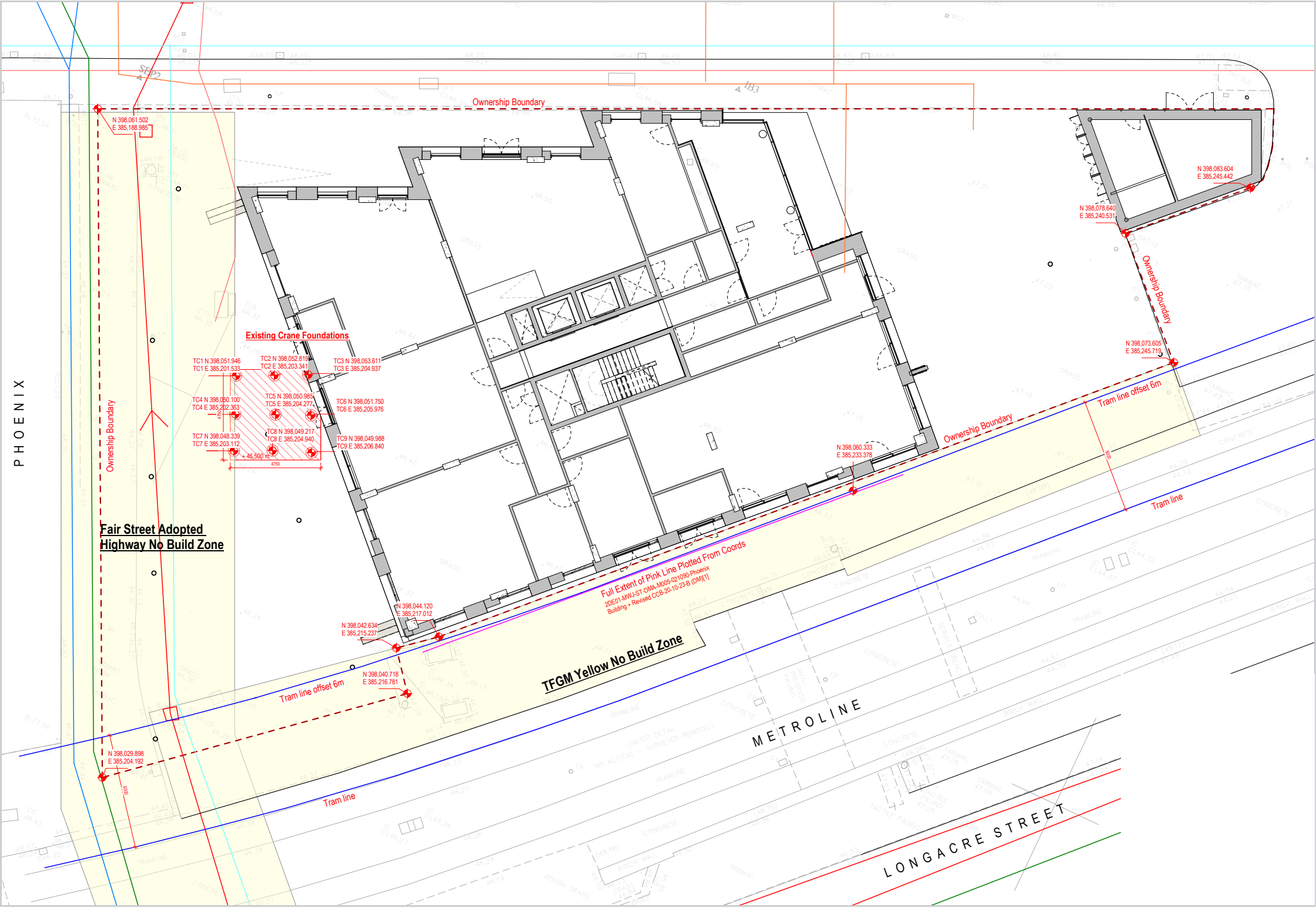
Existing Services

To the West an adopted highway of Fair Street has existing in ground services and communications cabinets. There is an existing piled crane base, associated with the construction of Phoenix, located to the West side of the site.

Site Levels

There is a fall of approximately 1m from East to West across the site.

- Site ownership boundary
- HS2 boundary to re-align Metrolink (no build line)
- Metrolink track offset 6m
- Easement no building, landscaping only allowed
- Services Electricity Low Voltage
- Services Clean Water
- Services Combined Public Sewer
- Services Communications
- Services Gas



Site Constraints

2.7 Site Opportunities

Connectivity

The site's central location has excellent links to the city centre, being a short walking distance to Piccadilly Station.

Street Activation

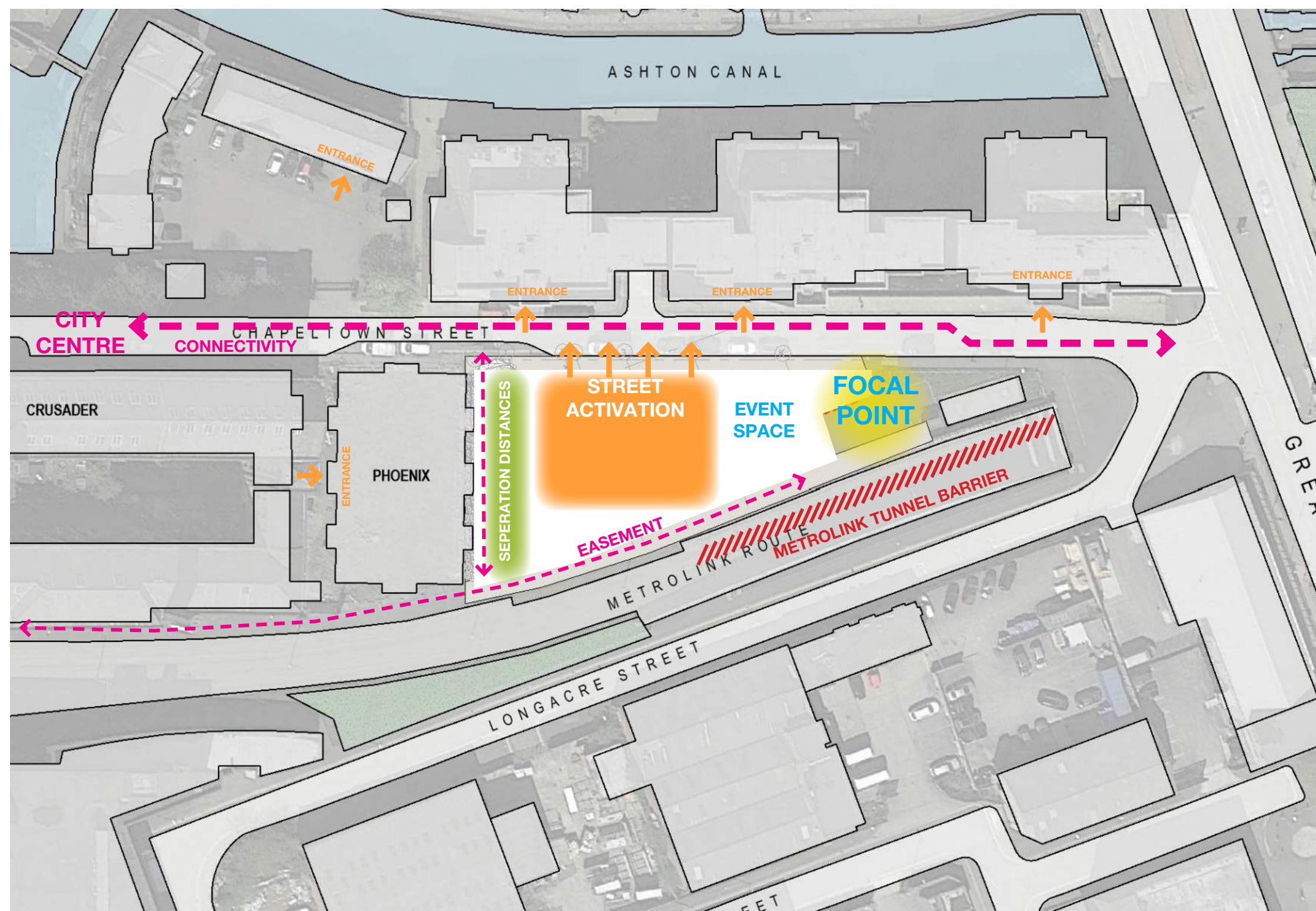
The site border to Chapeltown Street offers excellent frontage to activate the streetscape through glazing, presenting visible activity within the building.

Public Realm

The triangular site will allow for the creation of landscaped public realm and creating new pedestrian routes to bring life to the site. High quality public realm will be prioritised to increase separation distances to adjacent buildings.

Event Space

The acute corner facing Great Ancoats Street presents a natural focal point, where the introduction of a stand alone pavilion building can serve a new flexible events space within the public realm.



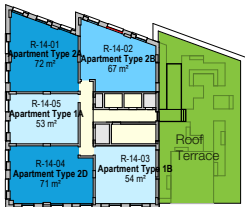
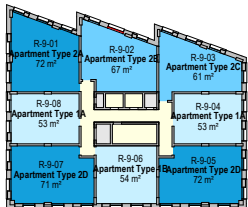
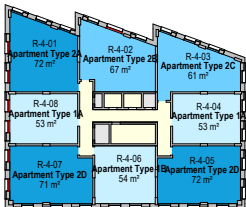
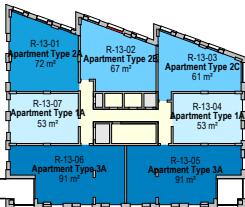
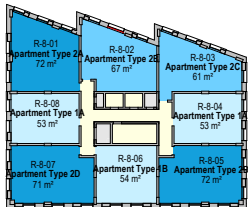
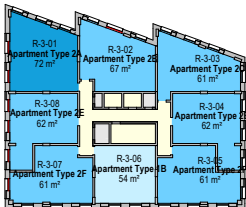
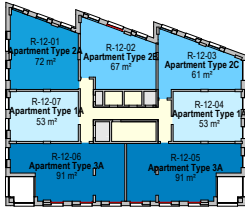
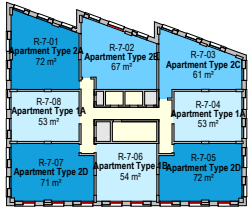
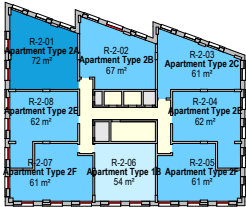
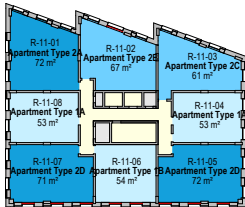
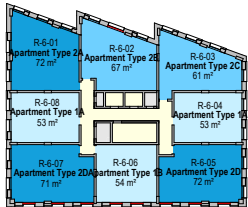
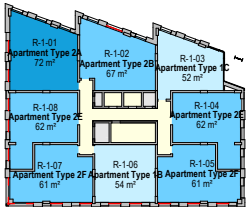
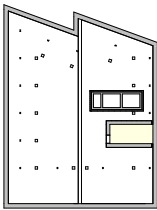
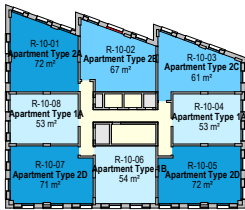
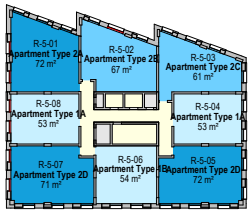
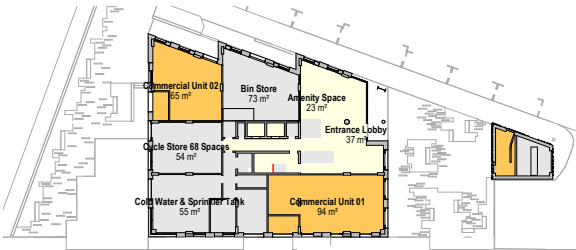
Site Opportunities

3.0 Design

3.1 Use

Development Description

The scheme proposes a 15 storey building comprising 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose event pavilion (Use Class E/ Sui Generis) and associated landscaping.



- Commercial Unit
- Circulation
- Plant
- Apartment 1 Bed
- Apartment 2 Bed
- Apartment 3 Bed
- Roof Terrace

3.2 Amount

Gross Internal Area

The gross internal area for the development is 8834m2.

Apartments

The proposal is for a residential development of 107 apartments, consisting 34 one bedroom (31.8%), 69 two bedroom (64.5%) and 4 three bedroom units (3.7%).

Commercial Units

Two ground floor commercial units are located on ground floor, sized at 102m2 and 72m2 including dedicated bins stores.

Event Pavilion

A single storey event pavilion and substation is located within the landscaped public realm.

Cycle Storage

The ground floor communal bike store provides space for 68 cycles or 63% of the apartments via double stacked cycle racks. In addition all 107no. apartments have been designed with the ability for residents to take their bike into their home.

External cycle hoops coordinated within the landscaped courtyard providing additional visitor and public cycle parking.

Refer to section 4.4 for further details.

	Commercial Area		Residential Area			Apartments				
Level	Gross Internal Area	Net Internal Area	Gross Internal Aea	Net Internal Area	Net as Percentage of Gross	1 Bed, 2 Person	2 Bed, 3 Person	2 Bed, 4 Person	3 Bed, 5 Person	Apartments Total
0	192.1	192.1	428.4	0	0.0	0	0	0	0	0
1	0	0	595	493	82.9	2	5	1	0	8
2	0	0	604.6	502	83.0	1	6	1	0	8
3	0	0	604.6	502	83.0	1	6	1	0	8
4	0	0	604.6	502	83.0	3	2	3	0	8
5	0	0	604.6	502	83.0	3	2	3	0	8
6	0	0	604.6	502	83.0	3	2	3	0	8
7	0	0	604.6	502	83.0	3	2	3	0	8
8	0	0	604.6	502	83.0	3	2	3	0	8
9	0	0	604.6	502	83.0	3	2	3	0	8
10	0	0	604.6	502	83.0	3	2	3	0	8
11	0	0	604.6	502	83.0	3	2	3	0	8
12	0	0	582.2	489.1	84.0	2	2	1	2	7
13	0	0	582.2	489.1	84.0	2	2	1	2	7
14	0	0	395.5	316.4	80.0	2	0	3	0	5
15	0	0	12.8	0	0.0	0	0	0	0	0
Totals	192.1	192.1	8642.1	6807.6	72.6	34	37	32	4	107
Mix %						31.8	34.6	29.9	3.7	100

Building Total GIA (m2)

Building Total NIA (m2)

8834.26999.7

m2m2

3.3 Scale & Massing

Massing Approach

The massing was developed iteratively through testing various plan forms and their response to the adjacent buildings and wider street context.

Iteration 01 - Rectilinear Aligned

A rectilinear form aligned to Chapeltown Street to the north, with a exposed core to the south facade. The triangular site forces the mass tight up to the adjacent Phoenix building creating a narrow separation.

Iteration 02 - Rotated

The rectilinear form is rotated and realigned to Longacre Street to the south. The realignment increases the separation to Phoenix to the west, and allows increased daylight to penetrate between the buildings.

Iteration 03 - Chamfered

The rectilinear form is chiselled to create an angled chamfer, realigning the north facade to Chapeltown Street. The deepening of the plan allows the core to move from the facade to sit centrally within the mass, freeing up the facade to provide increased daylighting to apartment.

Iteration 04 - Stepped

The north facade is split into thirds, allowing the building to step back from Chapeltown Street, while maintaining its response to the defining axis and alignment. The stepped facade allows for increased separation to Quantum opposite, while opening up views into the new pocket park to the west. To activate the corner of the new pocket park to the west, a stand alone pavilion is introduced.

Separation to Adjacent Buildings

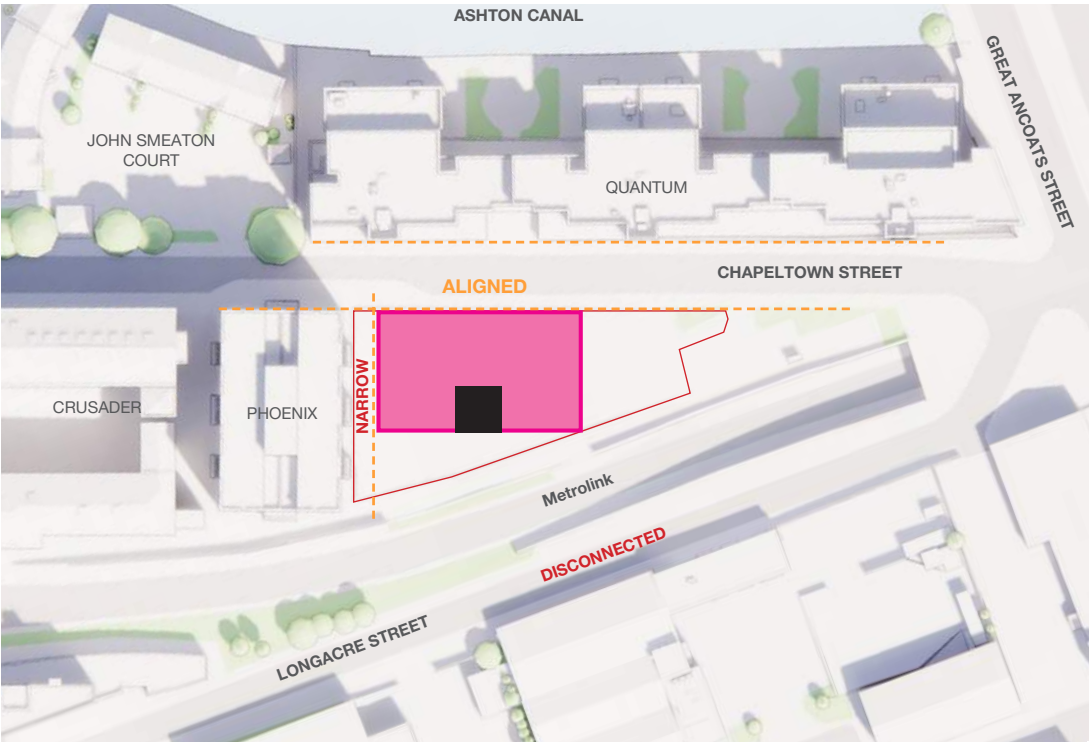
The massing approach has deliberately maximised separation to adjacent buildings allowing increased daylight penetration.

Separation to Phoenix Windows

- Distance Min = 9.9m Approx
- Distance Max = 18m Approx

Separation to Quantum Windows

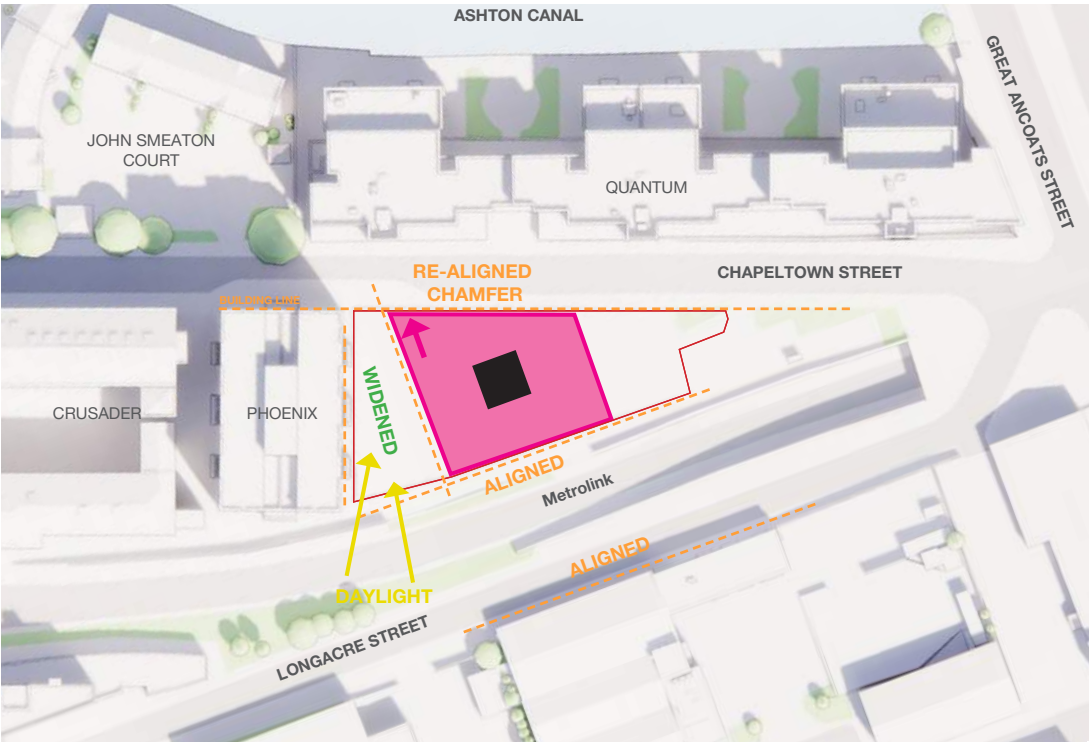
- Distance Min = 14m Approx
- Distance Max = 18.5m Approx



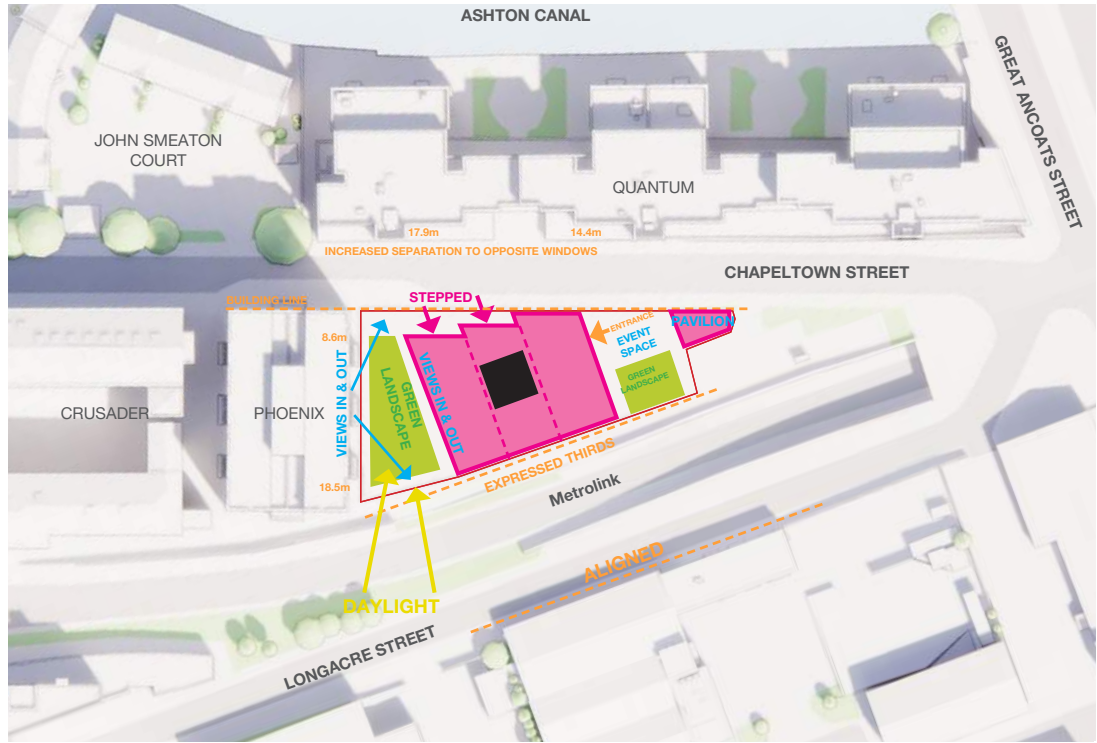
Iteration 01 - Rectilinear Aligned



Iteration 02 - Rotated



Iteration 03 - Chamfered



Iteration 04 - Stepped

Massing & Shadow Studies

Daylight analysis was conducted on a site wide basis, with adjacent proposed developments modelled alongside site specific proposals.

Massing proposals were generated and tested iteratively as a contextual response to scale and shadowing.

The results of daylight testing were used to generate the proposed final building form and step in massing.

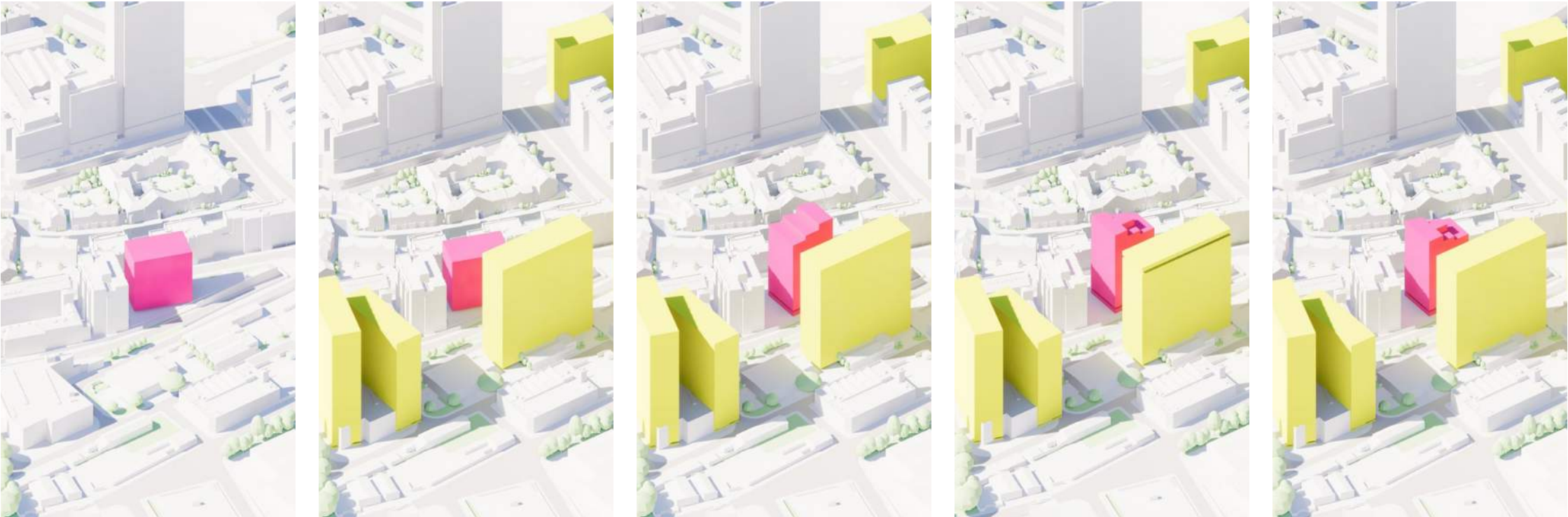
Proposed Massing

The proposed massing is 15 storeys (ground plus 14) with a step in massing at the uppermost floor.

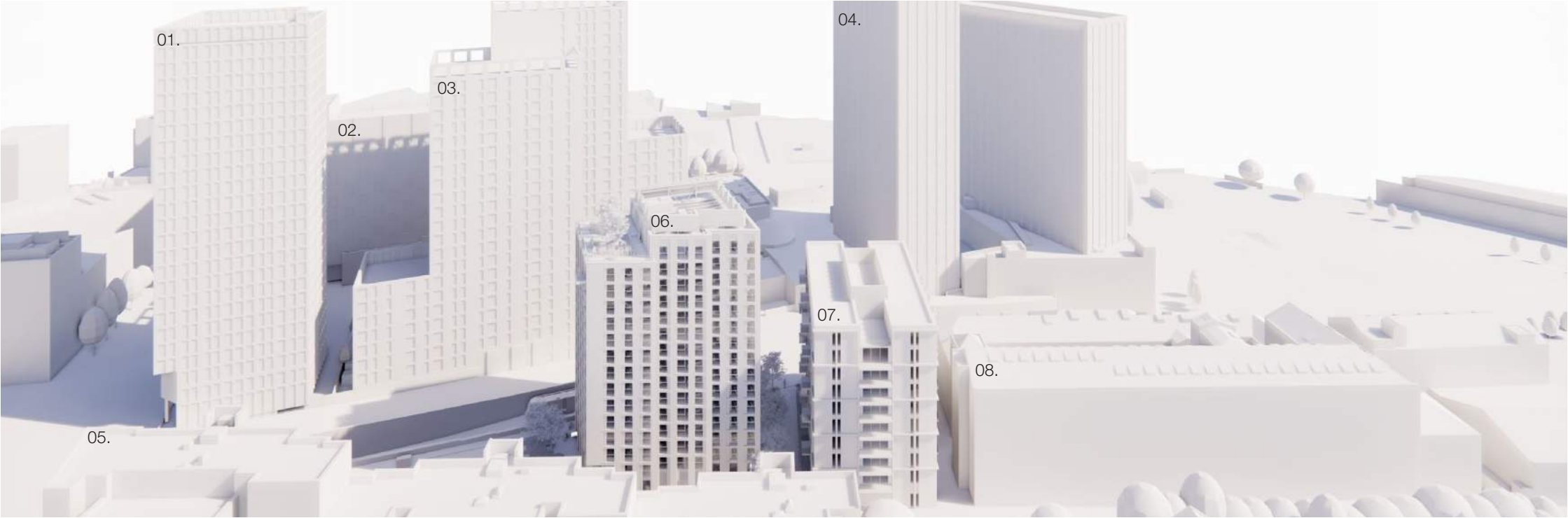
The proposed heights have been carefully developed to sit conformably between the existing massing of Chapeltown Street and the much taller approved massing of Castings and Victoria House at maximum 25 storeys.

As such the Ferrous proposed massing seeks to mediate between the proposed taller massing to the south, and the existing lower scale developments of Quantum on Chapeltown Street. The existing rising roof line of Crusader to Phoenix is continued and reinforced by Ferrous, with the roof terrace step down facing onto Great Ancoats Street and marking the end of Chapeltown Street massing.

The adjacent Existing and Proposed massing diagram demonstrates the much larger scale developments to the south, the existing massing to the North and West and the Ferrous proposals mediating between the two.



Massing Iterative Testing



Existing and Proposed Massing

- 01. Forshaw Victoria House - Application 122000-FO-2018
- 02. Adair St Hotel - Application 122599-FO-2019
- 03. Packaged Living Castings - Application 127317-FO-2020
- 04. Olympian Portugal Street East Application 121099-FO-2018
- 05. Quantum Apartments
- 06. Proposed Ferrous Development
- 07. Phoenix Apartments
- 08. Crusader Works

3.4 Design Narrative

Contextual Development

The proposals design narrative aims to reinterpret the sites industrial character, in a contemporary, yet contextual manner.

The adjacent Crusader Works mill was utilised as a design template composed of a monolithic mass, punctuated by consistent stacked window openings.

From this a modern industrial warehouse architectural language was developed, consisting of a solid mass carved by ordered, stacked openings.



Crusader Works Mill



Phoenix Apartments



Crusader Works Mill



01. Monolithic Mass

Orientated and located to give optimum separation to adjacent buildings while engaging with Chapeltown Street.

02. Mass Adapted

The mass is chiselled to pull back from Chapeltown Street, and step down at roof, to create a sculpted form.

03. Grid

The facade vertical and horizontal grid is established, based on reference planes from the adjacent Crusader Works and Phoenix buildings.

04. Openings

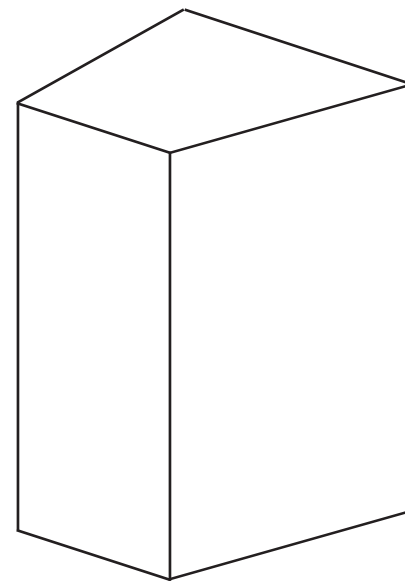
Rigorous, consistent punched openings are applied throughout the facade.

05. Voids

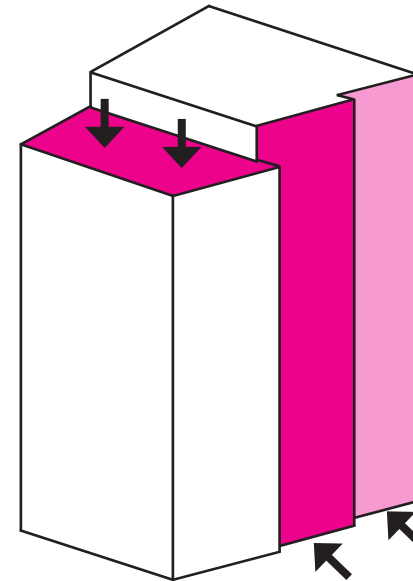
Carved openings are applied to key locations, to denote the entrance and allow glimpses of daylight through the upper corners.

06. Projections

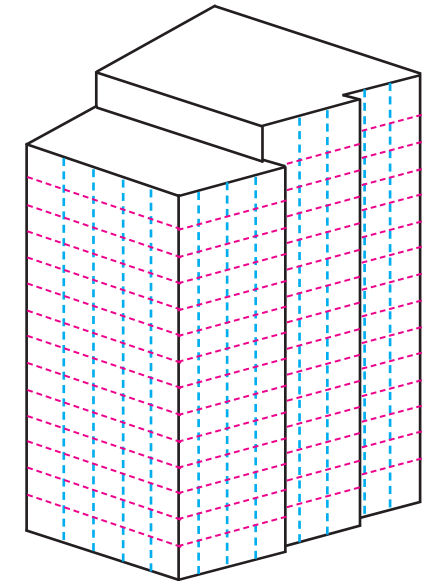
Projecting features break up the building line, with balconies and roof screen adding interest to the building profile.



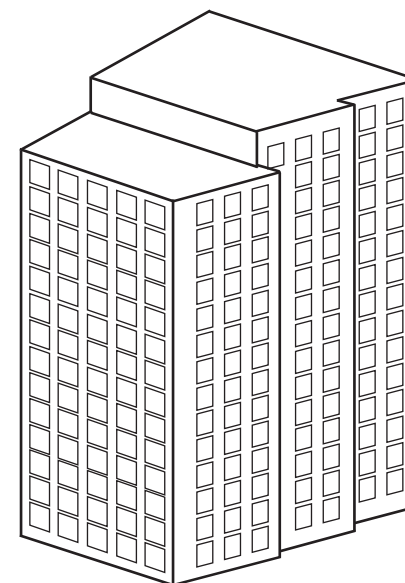
01. Monolithic Mass



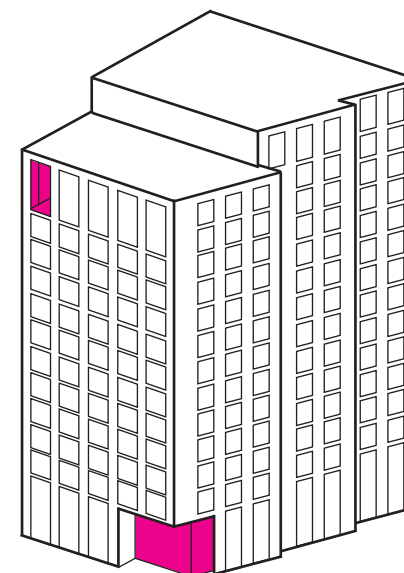
02. Mass Adapted



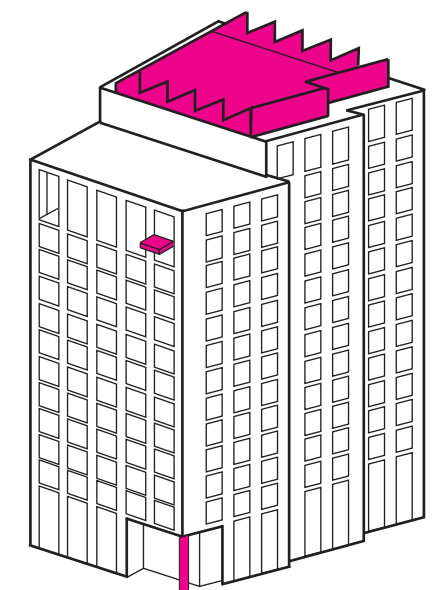
03. Grid



04. Openings



05. Voids



06. Projections

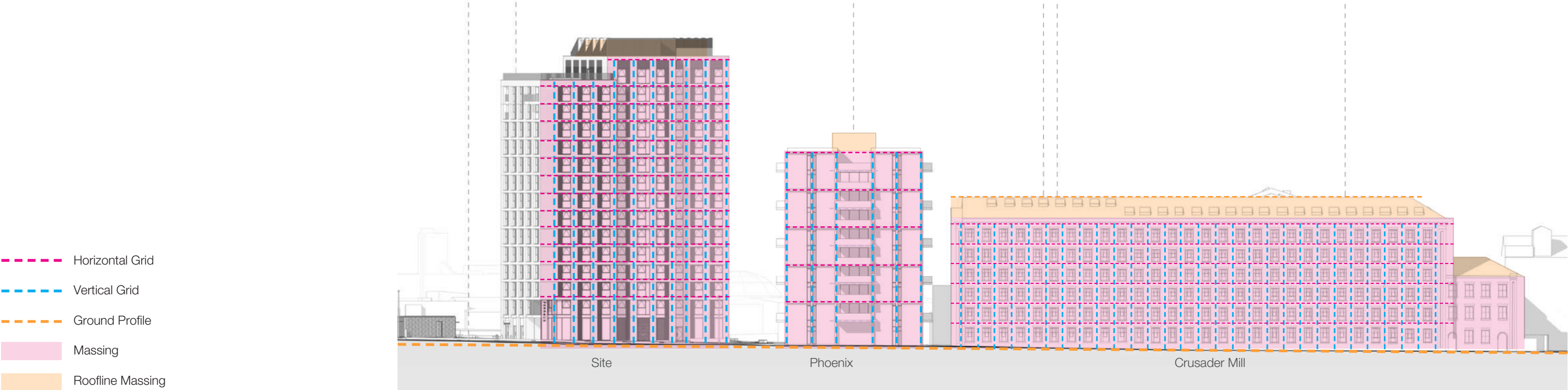
Datums & Grids

The proposed grid seeks to mediate between the double storey, extruded grid of Phoenix, and the single storey recessed grid of Crusader.

Adjacent buildings window datums are used as references to generate a proportioned grid response to the existing streetscape. The facade is ordered by a lower base, central body and upper head approach.



Chapeltown Street North Elevation Aerial View



Chapeltown Street North Elevation

Datums & Grids Continued

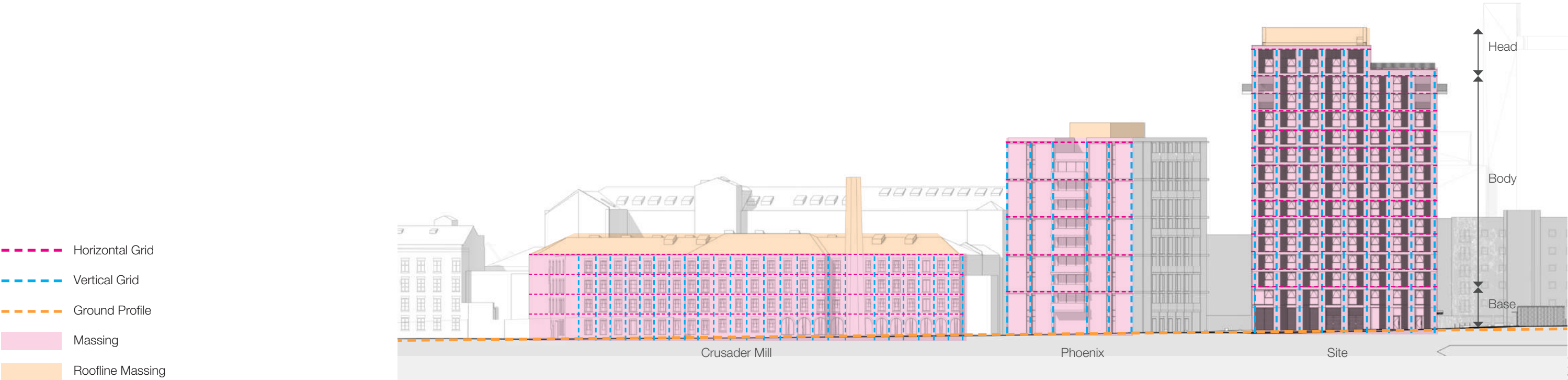
The lower base consists of ground to second floor, with double height brick piers and recessed glazed infills raising the datum to align with Phoenix expressed concrete bands.

The main facade central body is composed of square proportioned openings creating a consistent facade rhythm. Consistent vertical brier piers and horizontal brick bands frame the square openings.

The facade upper head is expressed as a step in mass, with a corresponding elongated raised head window openings rising up into the solid brick parapet. To the roof a set back sawtooth profile screen reinforces the industrial language in referencing the north facing rooflights of modern warehouses.



Longacre Street South Elevation Aerial View



Longacre Street South Elevation

3.5 Layout

Level 00 Ground Floor

The residential communal entrance is accessed from the corner east pocket park, visible from Chapeltown Street. A dedicated parcel store, post boxes and amenity lounge are accessed from within the entrance lobby.

The centrally located lift and stair core is accessed from the entrance lobby. A residential bin store can be accessed internally from the central core, and provides external access from Chapeltown Street for bin collection. A secure internal residential cycle store is externally accessed from the west pocket park, which gives access to the central core. Plant spaces are located to the south of the plan with external access from the south where required.

Two commercial units are located off Chapeltown Street and the east pocket park respectively, with full height curtain wall glazing to activate the streetscape.

A single storey event pavilion housing a bar space and substation borders Chapeltown Street and will provide space to operate temporary events in the east pock park public realm landscape.

Level 01 First Floor

A mix of 1 and 2 bed apartments with a step to the building line above the double height entrance. Corridors have been as kept as short as possible to priorities daylight into apartments.

Levels 02-03 Second to Third Floor

A mix of 1 and 2 bed apartments.

Levels 04-11 Fourth to Eleventh Floor

A mix of 1 and 2 bed apartments.

Level 12-13 Twelfth & Thirteenth Floor

A mix of 1, 2 and 3 bed apartments incorporating corner recessed balconies.

Level 14 Fourteenth Floor

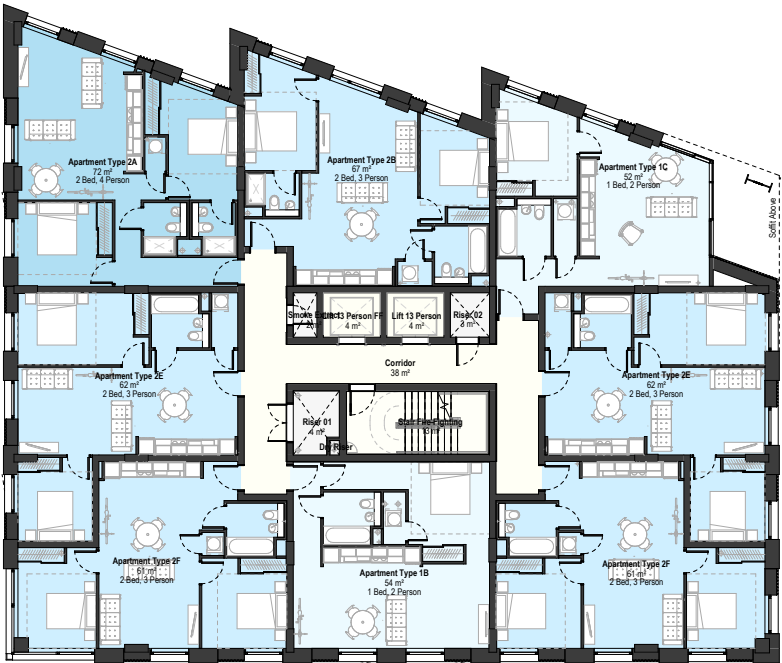
A mix of 1, 2 bed apartments and a landscaped roof terrace for shared amenity space

Level 15 Roof

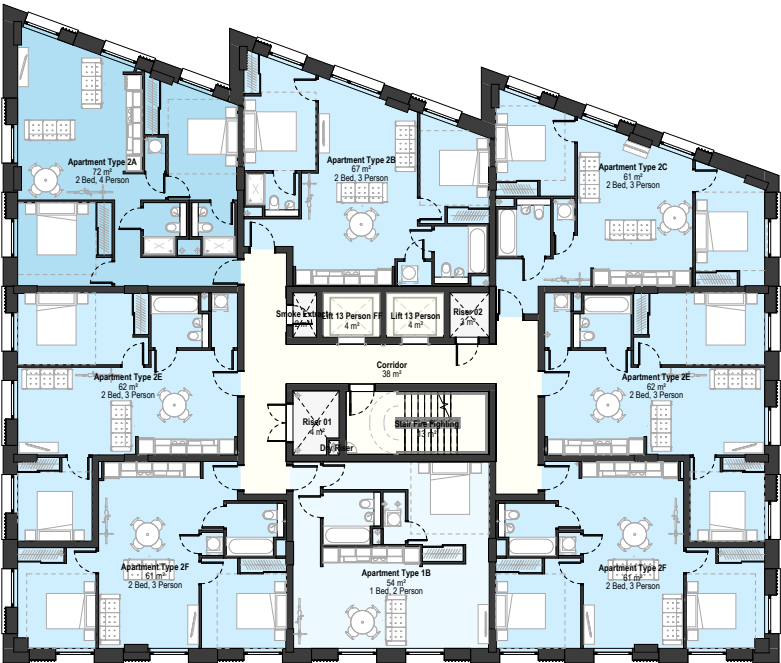
A roof top plant screen articulates the roof as a series of sawtooth profiles. A PV array will provide renewable energy.



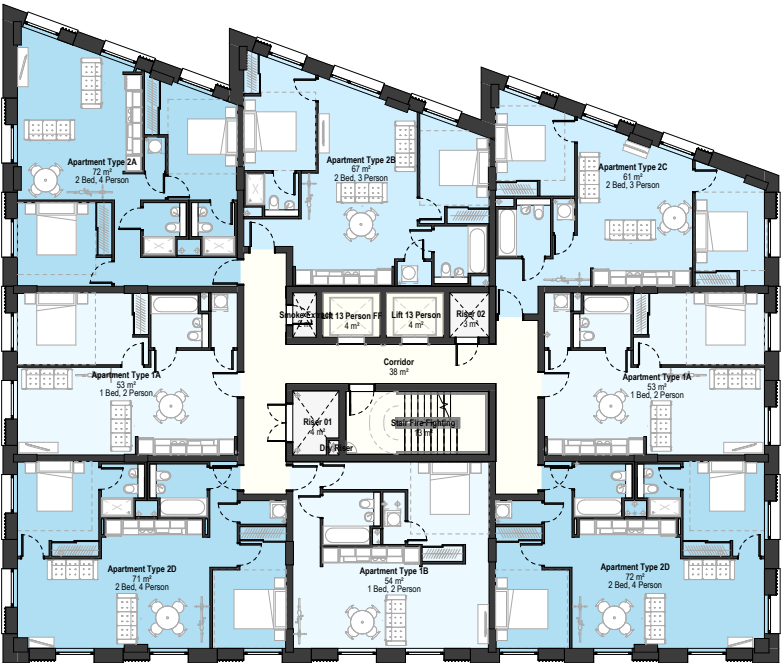
Level 00 Ground Floor



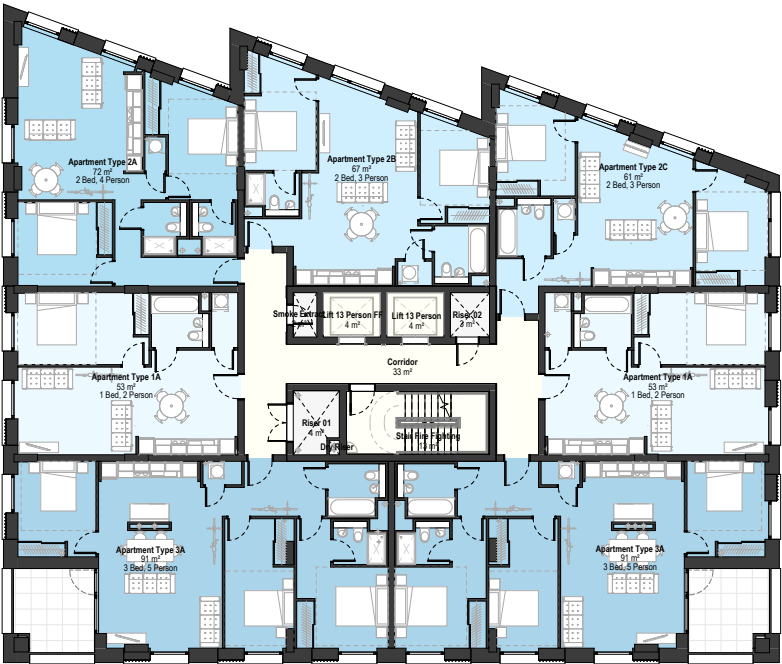
Level 01 First Floor



Level 02-03 Second to Third Floor



Level 04-11 Fourth to Eleventh Floor



Level 12 Twelfth Floor



Level 13 Thirteenth Floor



Level 14 Roof Terrace

Apartment Mix

The proposal is for a residential development of 107no. apartments, with a mix of sizes and layouts, comprising 34no. one bedroom (31.8%), 69no. two bedroom (64.5%) and 4no. three bedroom units (3.7%).

Core & Apartment Layout

The building foot print and central core has facilitated apartments with habitable rooms that are sufficiently shallow, with a high proportion of external walls for windows, improving daylight and ventilation.

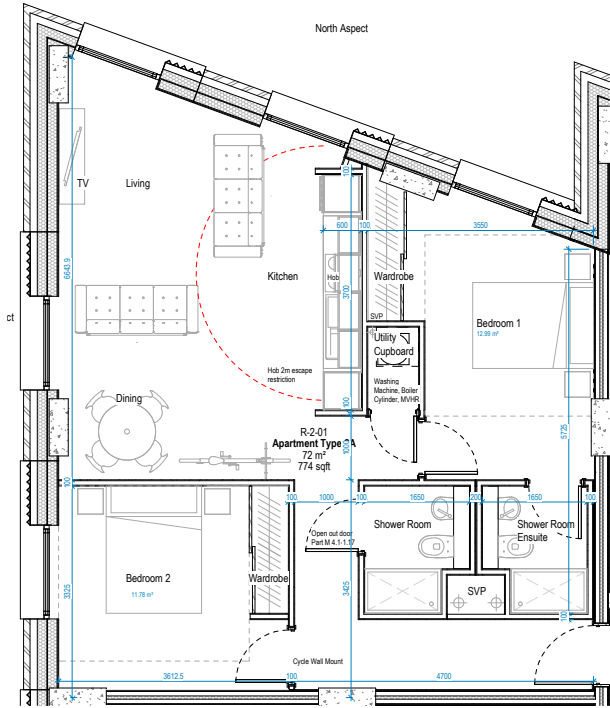
Design and Space Standards

The apartments layouts all conform to the Manchester Residential Design Quality Guidance (2017), and the Nationally Described Space Standards minimum areas.

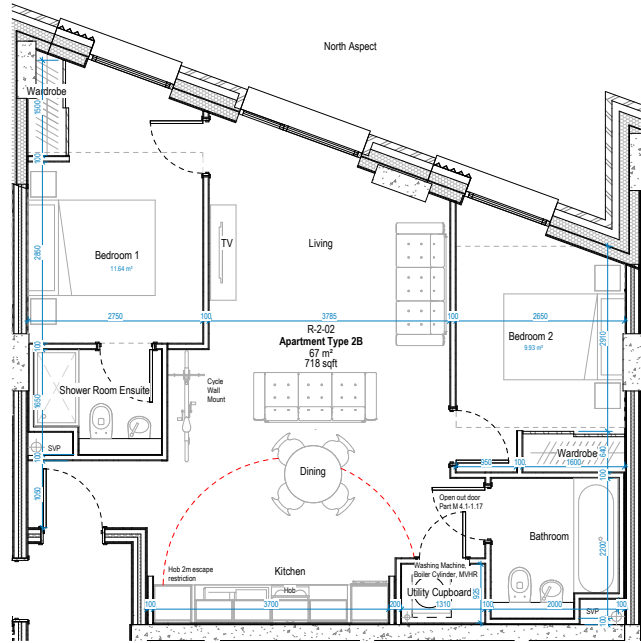
Building Regulations Part M

All 107no. apartments are designed to M4(1) Category 1: Visitable dwellings. 55no. apartments have the potential for upgrading to M4(2) Category 2: Accessible and adaptable dwellings.

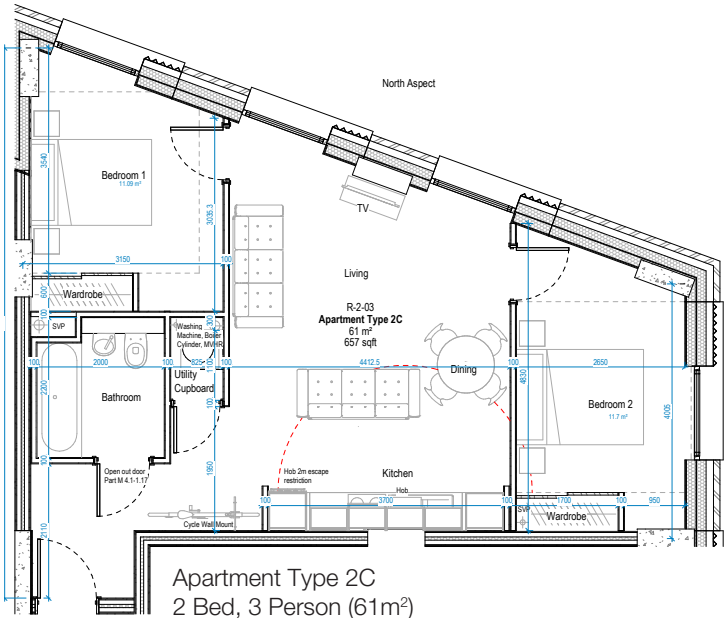
Apartment Types suitable for Cat 2 upgrade: Types 1A (21no), 1B (12no), 1C (1no), 2D (17no), 3A (4no)



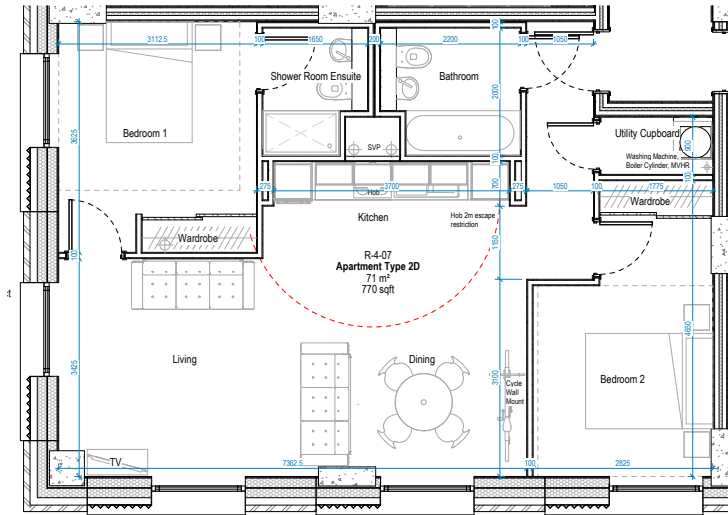
Apartment Type 2A
2 Bed, 4 Person (72m²)



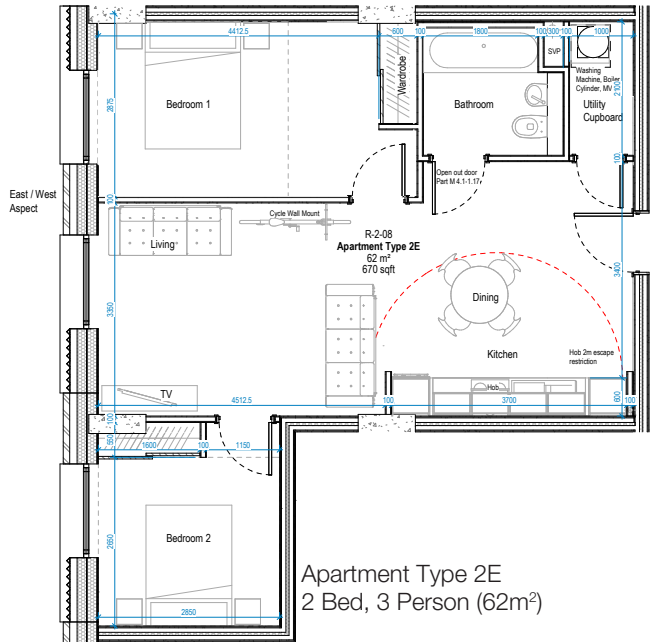
Apartment Type 2B
2 Bed, 3 Person (67m²)



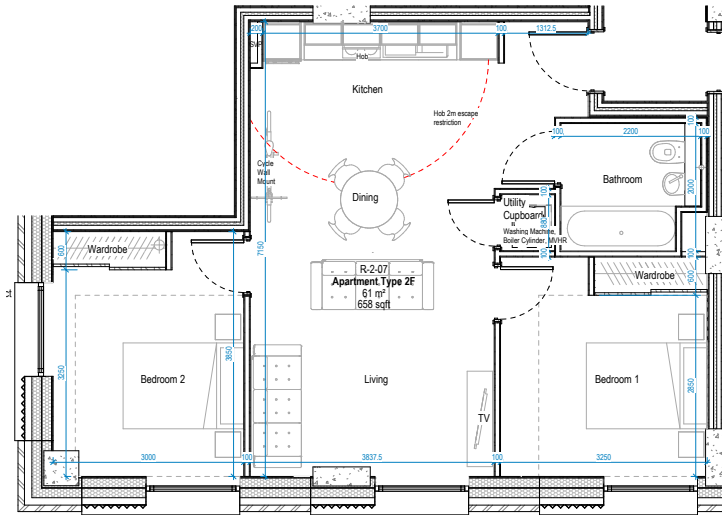
Apartment Type 2C
2 Bed, 3 Person (61m²)



Apartment Type 2D
2 Bed, 4 Person (71m²)



Apartment Type 2E
2 Bed, 3 Person (62m²)



Apartment Type 2F
2 Bed, 3 Person (61m²)

Nationally Described Space Standards

Single storey apartment minimum areas:	
1 bed, 2 person	50m ²
2 bed, 3 person	61m ²
2 bed, 4 person	70m ²
2 bed, 5 person	86m ²

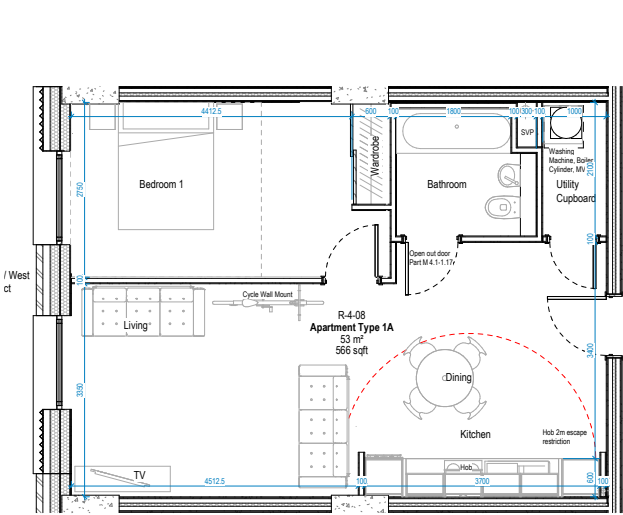
Proposed Apartment Sizes

Apartment Type 1A (1 bed, 2 person)	53m ²
Apartment Type 1B (1 bed, 2 person)	54m ²
Apartment Type 1C (1 bed, 2 person)	52m ²
Apartment Type 2A (2 bed, 4 person)	72m ²
Apartment Type 2B (2 bed, 3 person)	67m ²
Apartment Type 2C (2 bed, 3 person)	61m ²
Apartment Type 2D (2 bed, 4 person)	71m ²
Apartment Type 2E (2 bed, 3 person)	62m ²
Apartment Type 2F (2 bed, 3 person)	61m ²
Apartment Type 3A (3 bed, 5 person)	91m ²

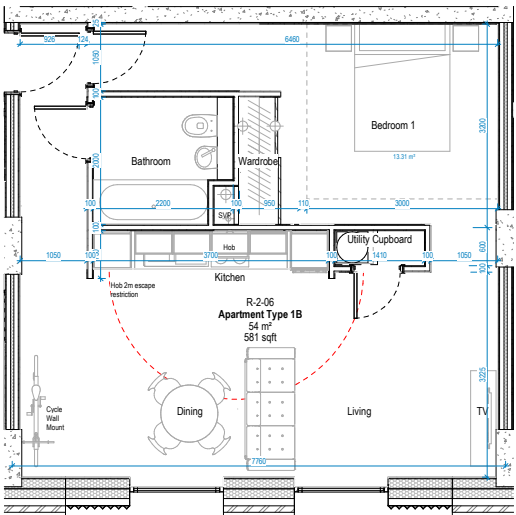
Generally all apartments are line with, or exceed, the minimum overall area requirement.

Apartment Ventilation

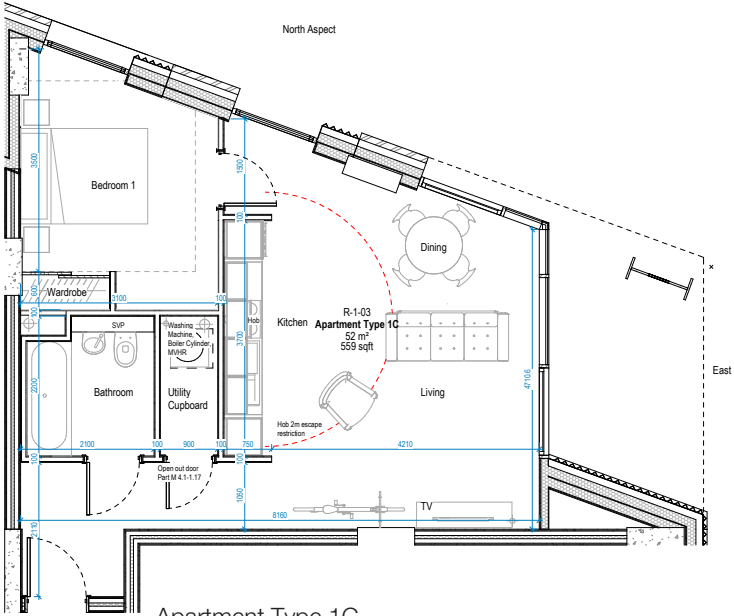
Ventilation will be provided by Mechanical Ventilation with Heat Recovery (MVHR) system. The systems is a whole house ventilation system that both supplies and extracts air throughout a property. Heat recovery is a domestic heat recovery system, which is increasingly used to reduce the heating and cooling demands of buildings. Purge ventilation will be provided through user operable windows.



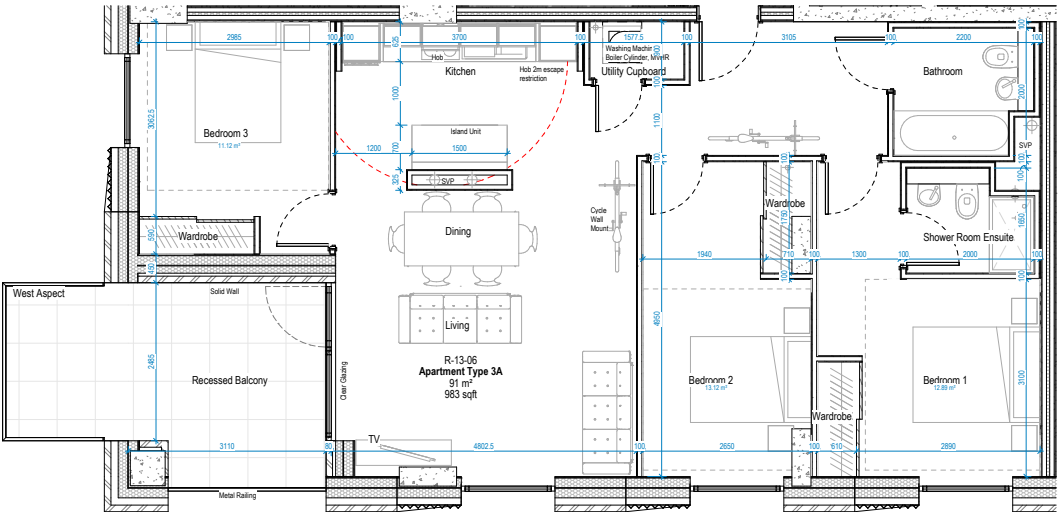
Apartment Type 1A
1 Bed, 2 Person (53m²)



Apartment Type 1B
1 Bed, 2 Person (54m²)



Apartment Type 1C
1 Bed, 2 Person (52m²)



Apartment Type 3A
3 Bed, 5 Person (91m²)

Design Development

The massing and facade proposals were developed through several iterations, exploring different options for expressing facade features and materiality.

Taller proposals of 18 storeys were initially explored, but felt out of place in context, and as such were discarded in favour of the 15 storeys proposed.

The facade grid was tested in single and double height storey configurations. Additional facade features of projecting horizontal bands and vertical fins were considered, but found to be too direct a reference to the adjacent Phoenix building. Recessed panel brick detailing was considered, but it was felt a stronger contrast material was required to emphasise the recess in the facade plain.

Facade materiality options were reviewed against the existing context, testing differing tones of brickwork ranging from red, blue and black. Alternative facade cladding materials including precast concrete were considered, but felt too alien to the predominantly brick context.

Proposed Building Heights

Building height from ground to top of plant screen	48.50m
Building height from ground to top habitable floor	44.10m

Storey Heights

Ground to first floor height:	4.05m
Typical residential floor to floor height:	2.85m

Proposed Building Levels

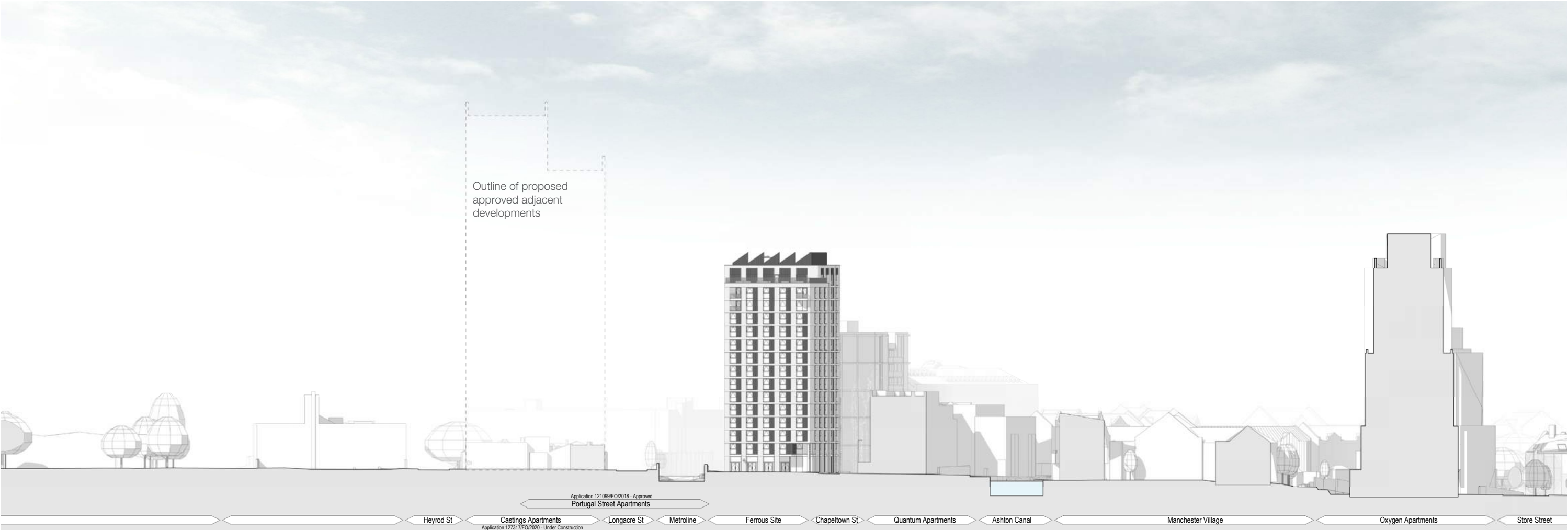
Proposed ground floor:	46.70m AOD
Proposed main roof parapet:	92.22m AOD
Proposed top of roof plant screen:	95.00m AOD
Proposed roof terrace parapet:	89.45m AOD
Note: Levels given are above ordinance datum (AOD)	



Design Development Alternative Facade Proposals



Site Context & Scale North Elevation



Site Context & Scale East Elevation

3.6 Appearance

Facade Design Principles

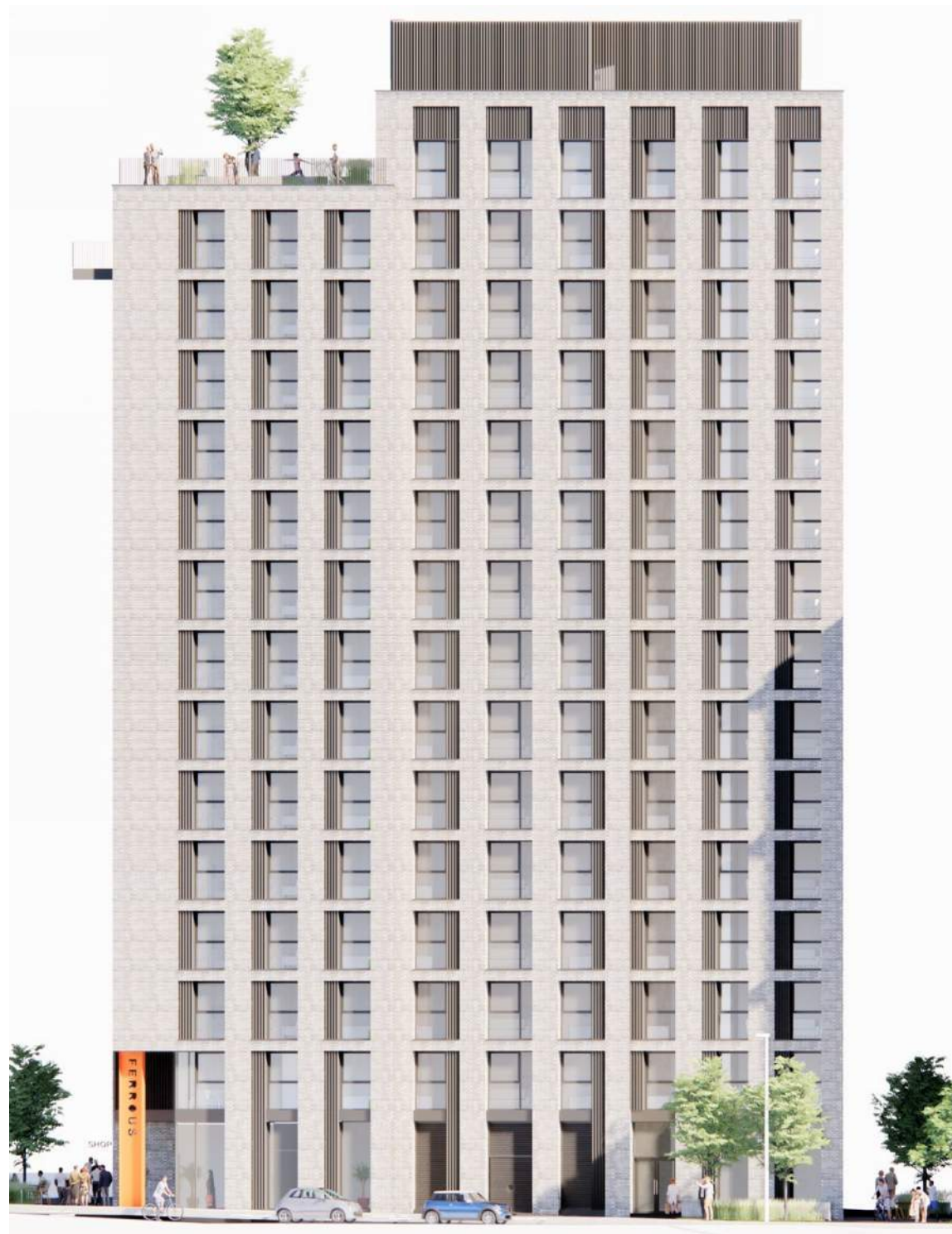
The building is designed as a contemporary apartment building, featuring strong and monolithic massing, referencing classic industrial warehouse blocks from cities such as Manchester and New York.

The building mass is given visual strength and stability by use of brickwork, with ordered deep openings creating a rigorous horizontal and vertical framing. The facade is proportionally ordered by a base, body and head approach. The base being expressed through double height glazed openings, the central body being single height openings and the head articulated through a step in massing, in conjunction with double height openings to the levels directly below.

Variation to the ordered facade is introduced through feature interventions, either carved into the building monolithic mass, or projecting from it.

The entrance is expressed as a double height carved recess, excavated at the corner base, marked by a feature steel column. To the south, east and west upper elevations, recessed corner balconies provide glimpses through the facade mass. To the same level, two cantilever balconies provide a contrasting projection as a counterpoint to the facade otherwise defined by recessed openings.

The building's appearance within the city skyline was considered a key component in the overall facade composition. A set back sawtooth profile screen, references north facing factory rooflights and accentuates the buildings industrial character in long views across the city horizon.



North Elevation



East Elevation

Facade Features

The facade design principles are articulated through the following key design features:

- + Facade proportion: Consistent width vertical brick piers, and horizontal brick band heights. Square brick openings to east, west and south, rectilinear openings to the narrower north elevations.
- + Façade depth: Generous one and half brick side return to windows will give a depth of quality and solidity to the facade and allow for shadowing to create natural contrast across elevations.
- + Facade relief and contrast: Recessed triangle profile metal cladding in dark grey anthracite will contrast with the light grey brick grid, accentuating the depth and layering of the facade and providing texture and shadowing.
- + Facade glazing - Floor to ceiling windows with openable top vents will allow residents optimal daylighting and control of ventilation.
- + Facade ventilation - Concealed MVHR vents within the metal rainscreen will provide consistent background ventilation.
- + Facade soffits & cills - Pressed metal soffits and cills will colour match the windows frames.



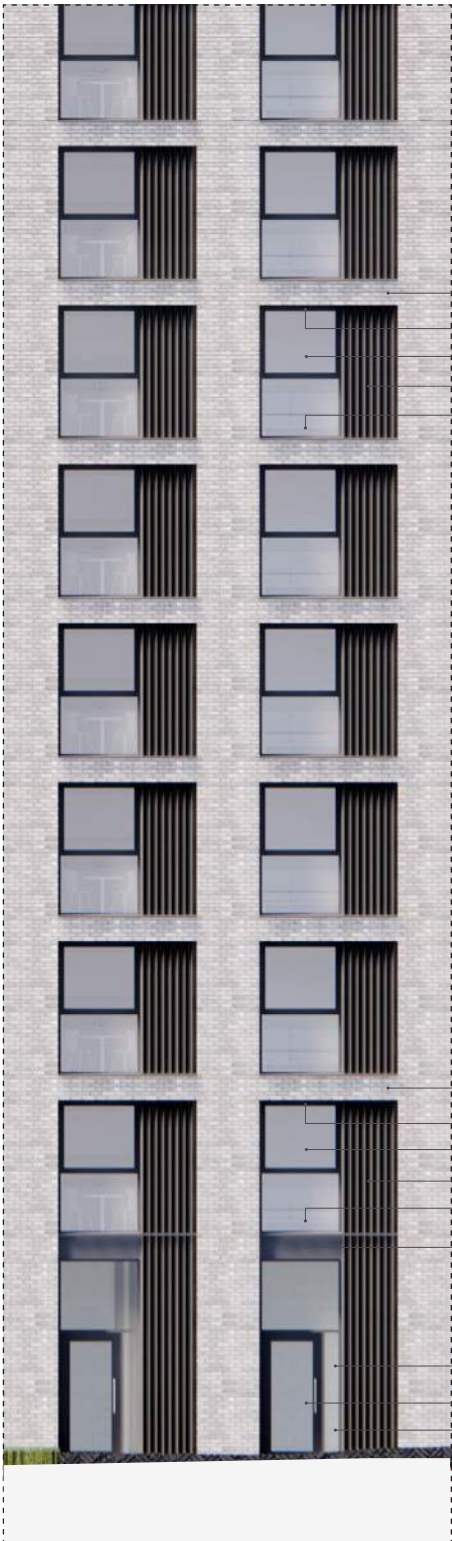
South Elevation



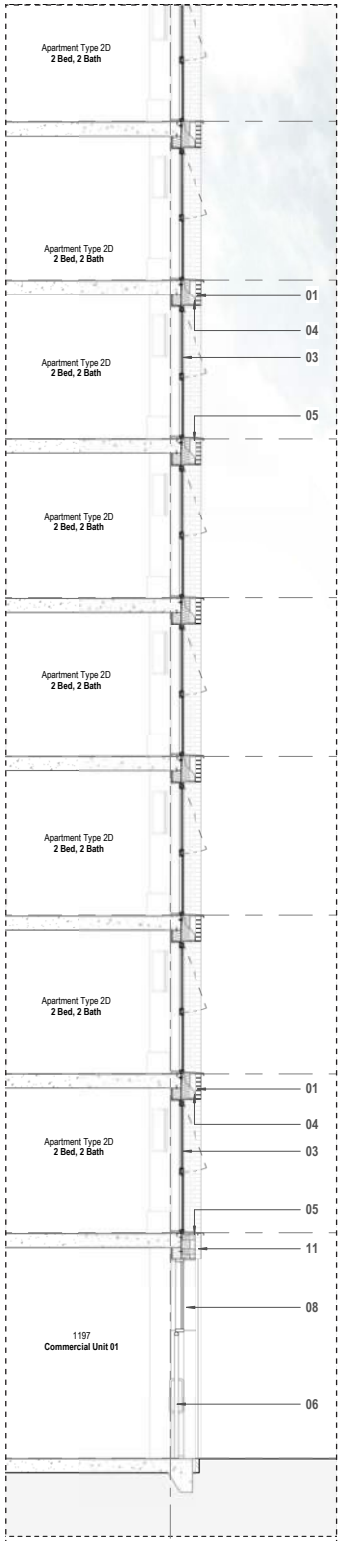
West Elevation

Facade Materials

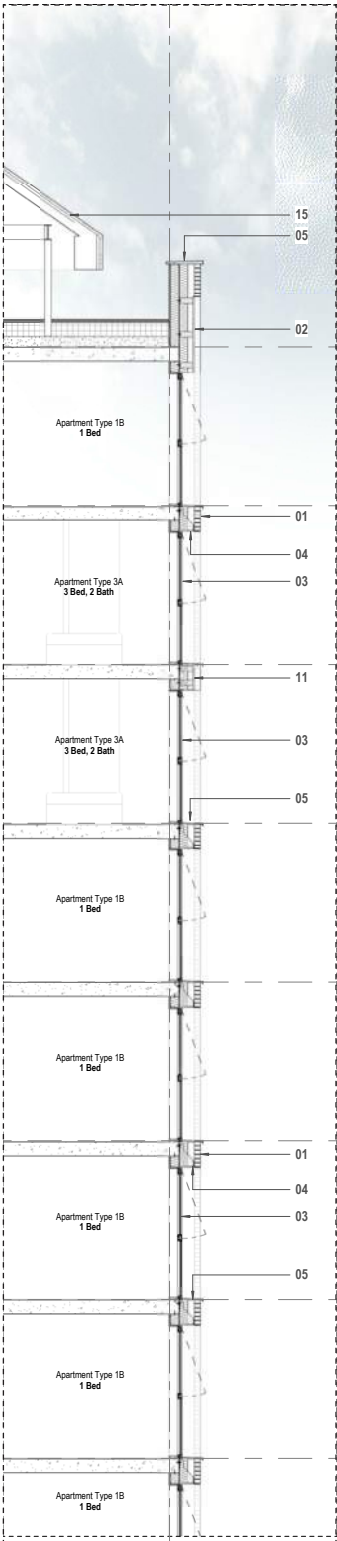
- 01. Brick cladding light grey finish
- 02. Metal rainscreen triangle profile cladding dark grey
- 03. Metal windows with top hung opening light dark grey
- 04. Metal soffit dark grey
- 05. Metal cill / parapet capping dark grey
- 06. Metal framed glazed door dark grey
- 07. Metal framed louvred door dark grey
- 08. Curtain walling capped dark grey
- 09. Curtain walling with metal louvres dark grey
- 10. Curtain walling opaque glazing
- 11. Metal cladding flat panel dark grey
- 12. Roof terrace metal flat railing balustrade
- 13. Projecting balcony with metal flat railing balustrade
- 14. Recessed balcony with metal flat railing balustrade
- 15. Roof screen metal rainscreen triangle profile cladding dark grey
- 16. Feature column with building signage cut out
- 17. Event pavilion metal rainscreen triangle profile cladding
- 18. MVHR vent through window soffit



Typical Bay Elevation & Section

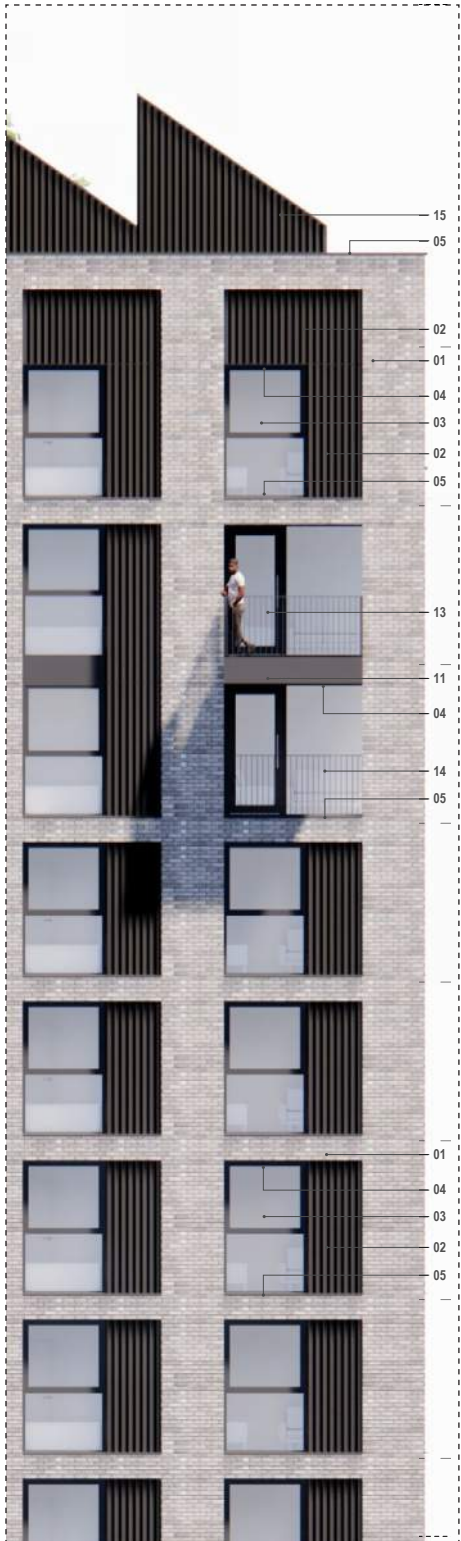


Step in Floor 14 & 15 South Elevation & Section

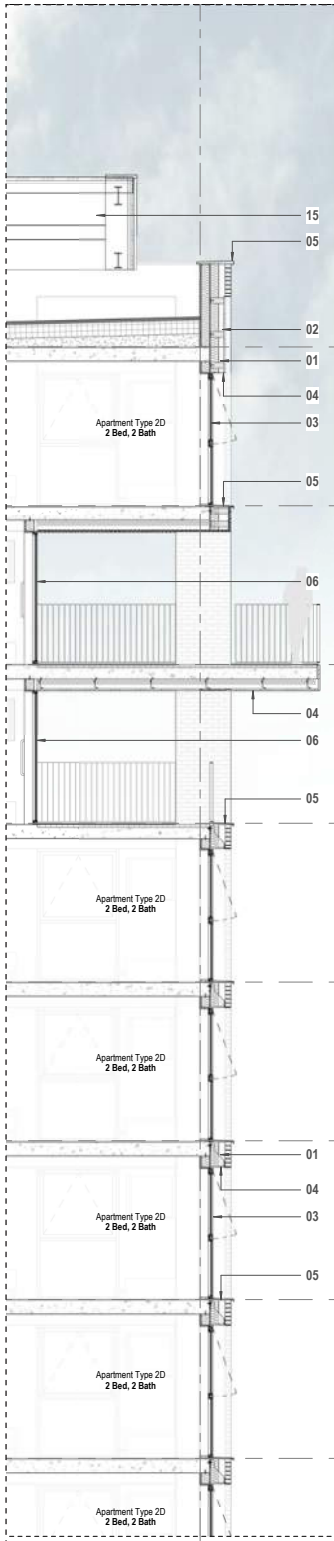


Facade Materials

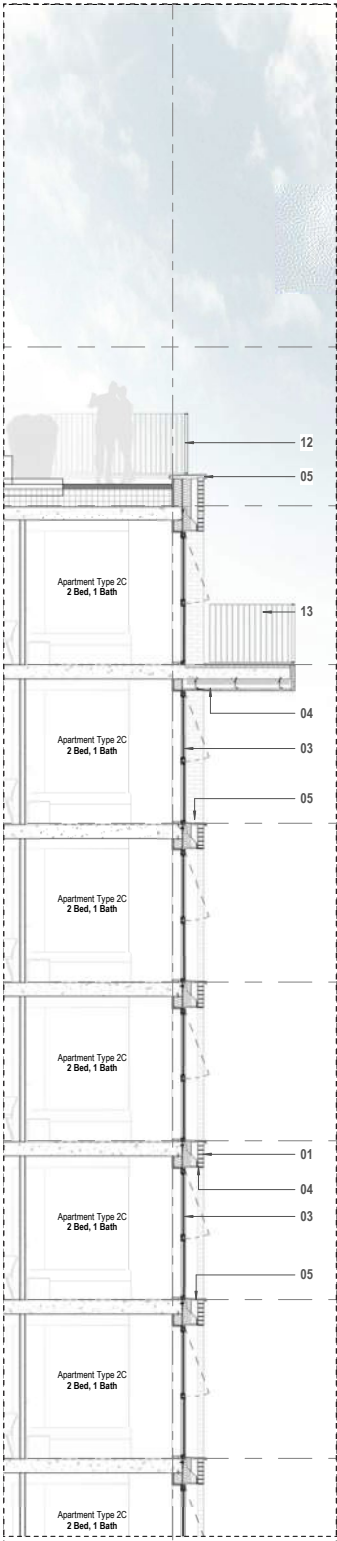
- 01. Brick cladding light grey finish
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- 15. Roof screen metal rainscreen triangle profile cladding dark grey
- 16. Feature column with building signage cut out
- 17. Event pavilion metal rainscreen triangle profile cladding
- 18. MVHR vent through window soffit



West Balcony Elevation & Section

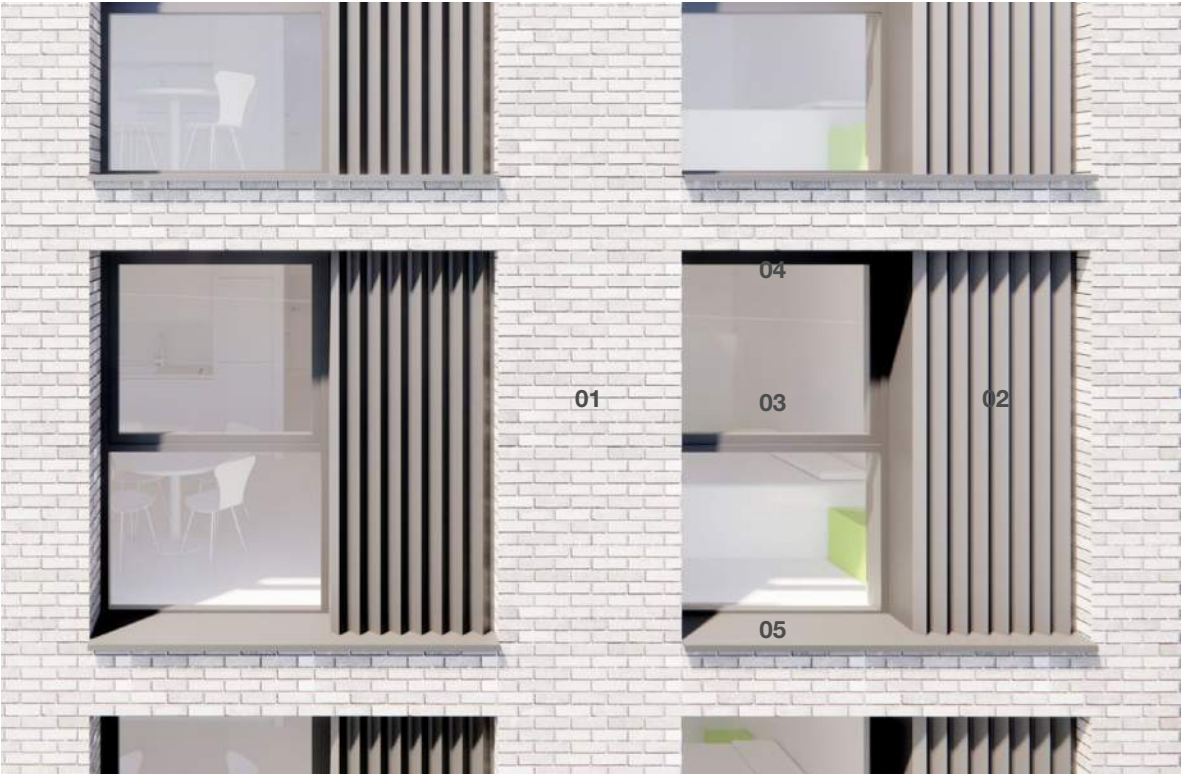


East Balcony Elevation & Section

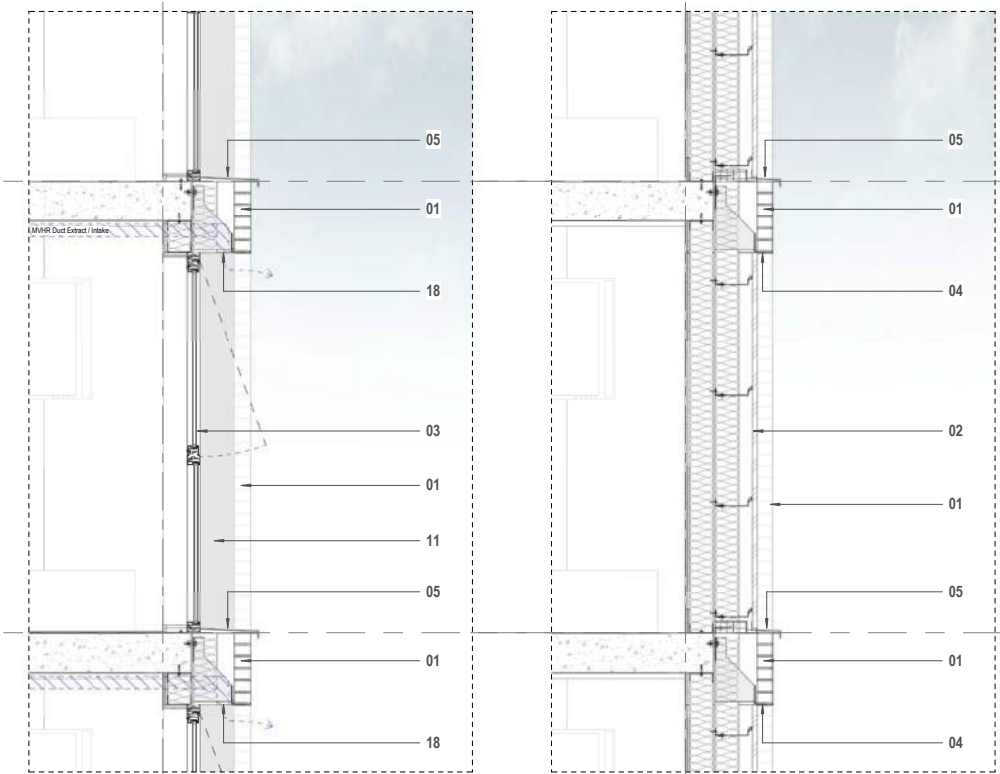


Facade Materials

- 01. Brick cladding light grey finish
- 02. Metal rainscreen triangle profile cladding dark grey
- 03. Metal windows with top hung opening light dark grey
- 04. Metal soffit dark grey
- 05. Metal cill / parapet capping dark grey
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- 15. Roof screen metal rainscreen triangle profile cladding dark grey
- 16. Feature column with building signage cut out
- 17. Event pavilion metal rainscreen triangle profile cladding
- 18. MVHR vent through window soffit

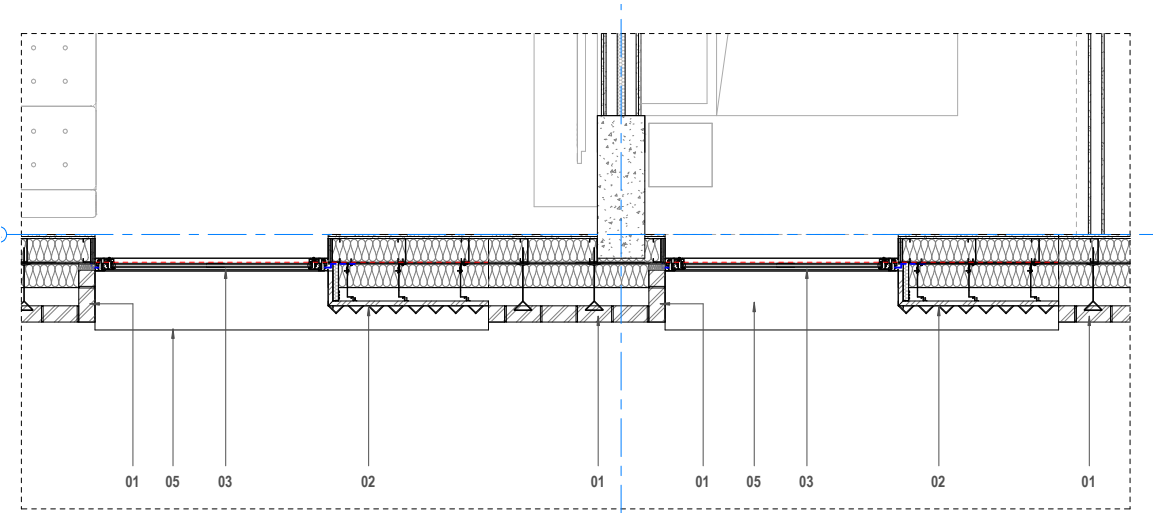


Typical Window Bay



Window Section

Rainscreen Side Panel Section



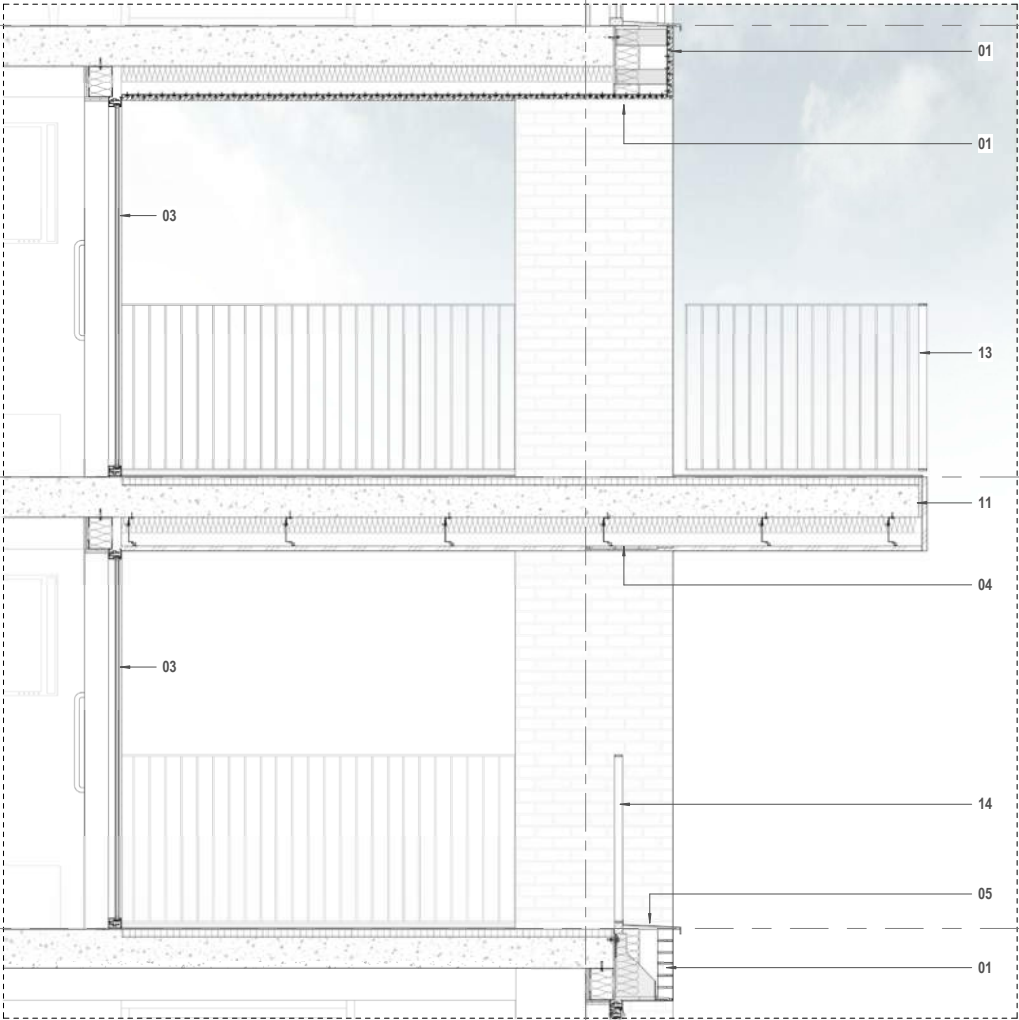
Window Bay Plan

Facade Materials

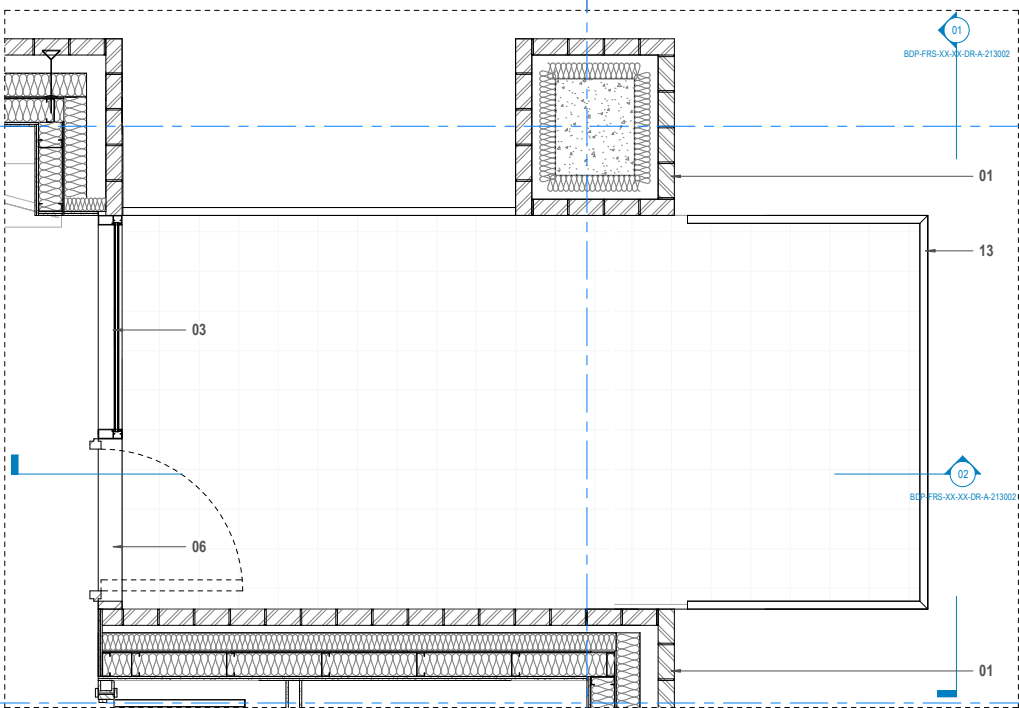
- 01. Brick cladding light grey finish
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- 17. Event pavilion metal rainscreen triangle profile cladding
- 18. MVHR vent through window soffit



West Facade Recessed & Projecting Balcony



Recessed & Projecting Balcony Section



Recessed & Projecting Balcony Plan

Materials

The proposed materials have been carefully selected to reflect the existing local character, while referencing the site's industrial heritage, and also contribute to the new language of the emerging modern city centre. The materials proposed a unified monochrome pallet of greys, with texture and depth of facade providing architecture interest.

The dominant proposed facade material is brick, selected to sit comfortably next to the existing brick buildings presenting a coherent, unified Chapeltown streetscape. The proposed light grey brick tone will contrast as a modern variation to the existing traditional red brick of Crusader Mill, and the dark blue engineering brick of the adjacent Phoenix building. The light grey tones will allow increased contrast in facade shadowing, further expressing the deep form window reveals.

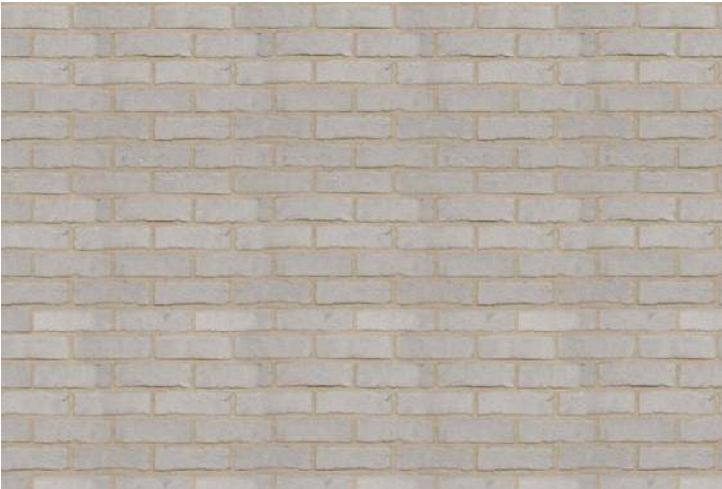
Triangle profiled metal rainscreen panels finished in anodized dark grey will provide a contrast to the light textured brick. The triangle profile will create depth and profiling in the facade, with the industrial folded profile referencing the sites heritage as a iron foundry.

Windows and curtain walling frames, cills and soffits will finish match the anodized dark grey anthracite rainscreen cladding.

Internally the apartments will have exposed concrete soffits, allowing for increased internal heights and promoting a modern, industrial aesthetic.

Finishes

- | | |
|--------------------------------|---------------------------------|
| Brick Cladding | - Light grey mix |
| Rainscreen Triangle Cladding | - Anodized dark grey anthracite |
| Windows, Doors, Cills, Soffits | - Anodized dark grey anthracite |
| Curtain Walling & Louvres | - Anodized dark grey anthracite |
| Steel Flat Bar Railing | - Dark grey anthracite RAL 7016 |
| Feature Column | - Yellow orange RAL 2000 |



Brick cladding, finish light grey



Metal rainscreen flat panel, finish anodized dark grey



Aluminium casement windows, finish anodized dark grey



Steel flat bar railing dark grey anthracite



Metal rainscreen triangle profile cladding, finish anodized dark grey



Aluminium capped curtain walling finish anodized dark grey



Louvre inserts to curtain walling, finish anodized dark grey



Internal exposed concrete soffit



Feature steel column orange RAL 2000

Construction Methodology

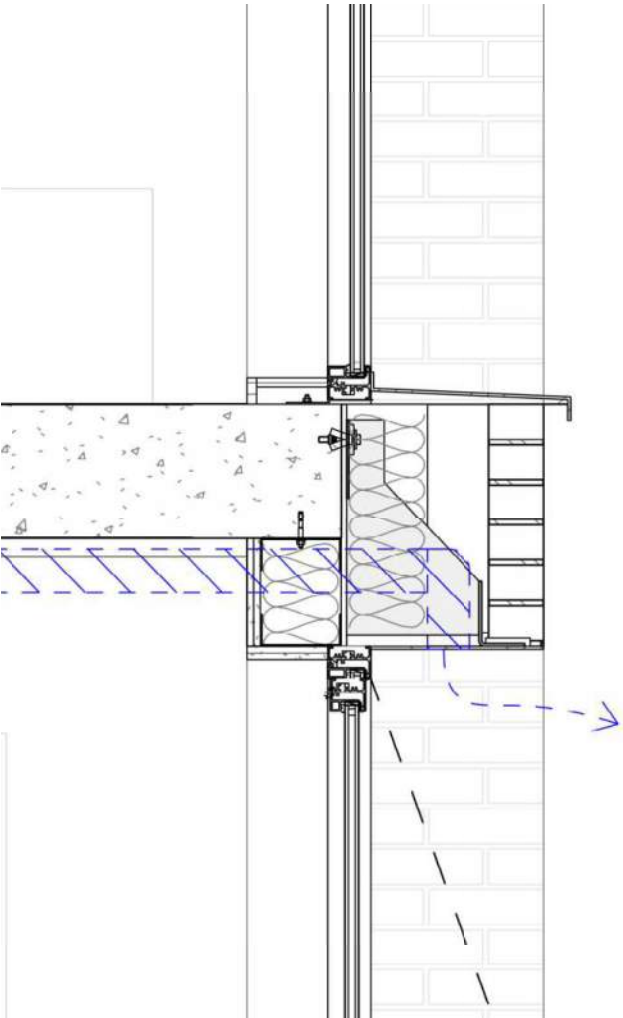
Three construction methods are being considered to deliver the same brick facade appearance, this is possible due to the facade design approach allowing for flexibility in underlying construction while maintaining design quality.

Potential construction options include mechanical brick slip, brick slip on a precast concrete cladding panel, and traditional brick cavity construction.

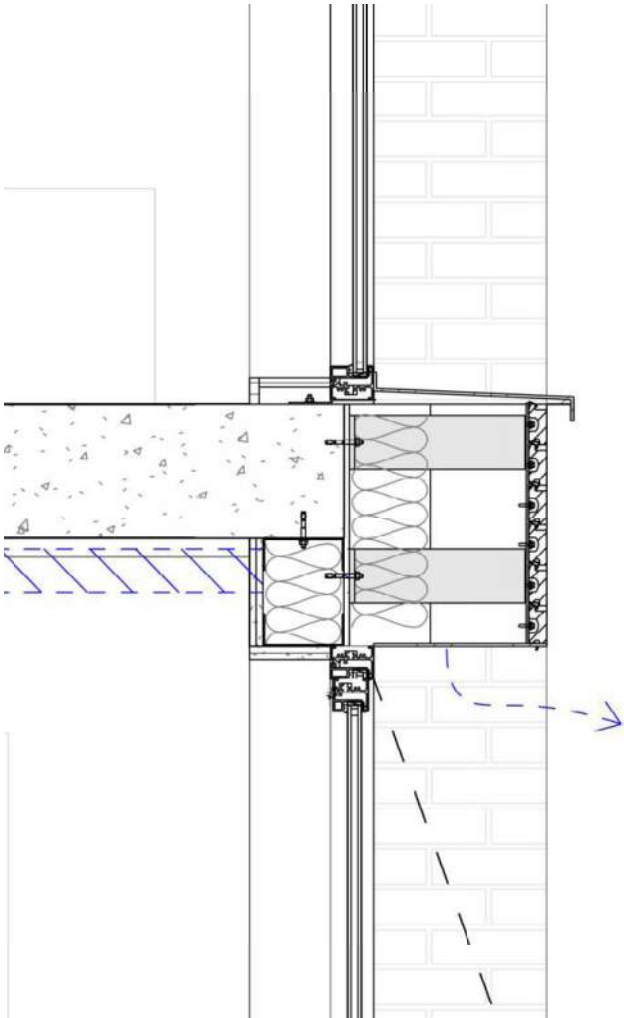
Material Sustainability

Brick cladding is a traditional, contextual material that is highly durable. The longevity of brick allows its embodied energy to be dissipated over many years, allowing the initial carbon investment to be utilised throughout the life span of the building.

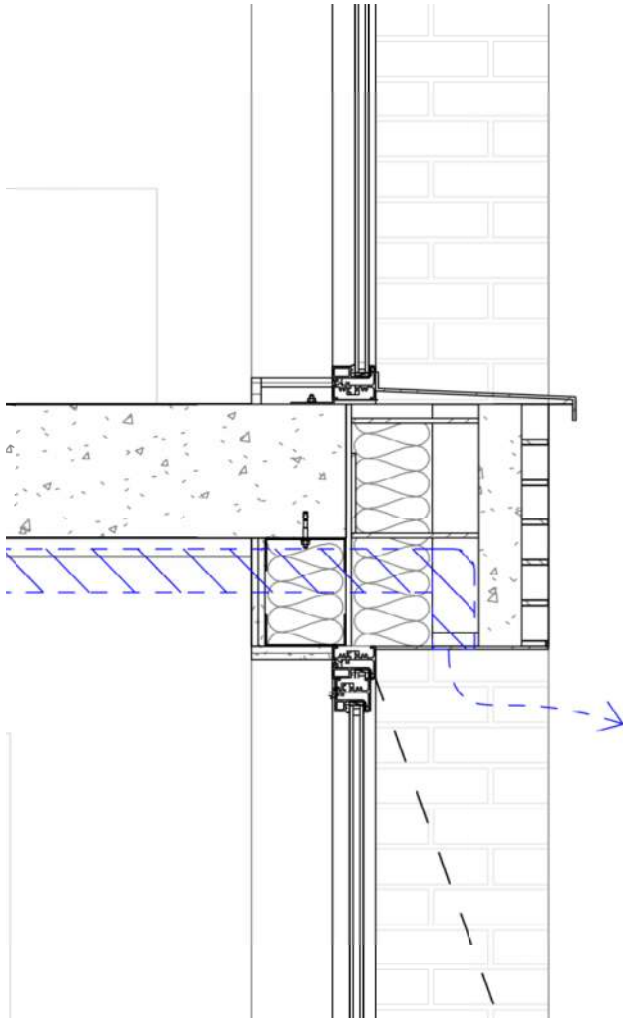
Metal rainscreen cladding has been selected to be lightweight and recyclable, providing a sustainable solution, which can be broken down at the end of its usable life.



Option 01
Traditional Brick



Option 02
Mechanical Brick Slip



Option 03
Brick Slip on Precast Concrete Panel





Event Pavilion Operation

A single storey event pavilion is proposed to sit facing into the east pocket park.

The event pavilion will provide a small space for temporary pop up food and drink offerings to operate out of, potentially in association with the commercial unit that faces onto the east park. Dedicated external space for tables and chairs has been provided, to bring further activity to the new park when the cabin is in operation.

To serve the pavilion, a dedicated associated disabled WC is provided.

Additionally the event pavilion houses a new electrical substation that provides power for the Ferrous development.



Cabin with shutter closed



Cabin with shutter open

Event Pavilion Architecture

The event pavilion cabin will stand out, as an art driven piece of architecture, that draws the eye and adds intrigue to the new pocket park.

The event pavilion cabin has been designed to contrast with the adjacent contextual Ferrous building brick cladding. The pavilion will be clad in a triangular profiled metal cladding, that will appear different when viewed from opposite viewing angles, either brightly coloured, or a mirror finish.

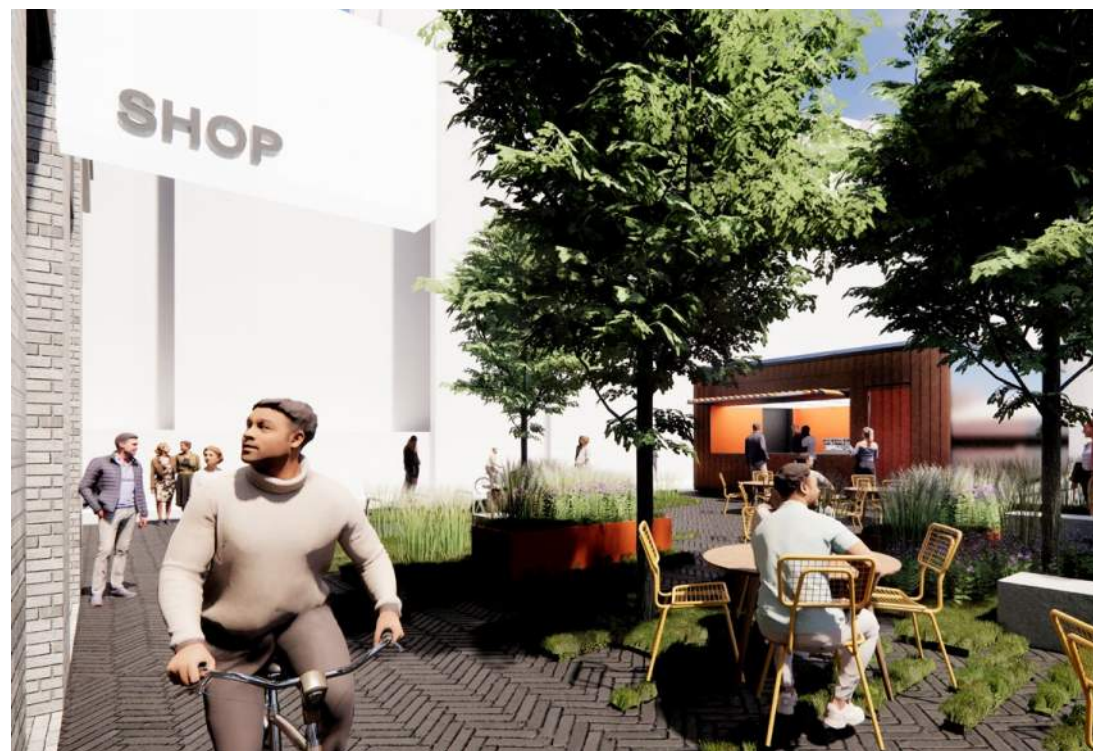
The door and shutter openings to the cabin will be overclad with the same triangle profile. Additionally the cabin roof will be clad in the same triangle profile, so when viewed from above from adjacent buildings, a seamless appearance is maintained.



View of east pocket park from adjacent development



Detail of cabin triangle profile cladding



Cabin with shutter open



View of cabin from Chapeltown Street

3.7 Signage

Potential signage locations have been shown to enable people to identify the building. Detailed signage proposals will be developed in the later stages of the project.

Entrance Signage

Signage is integrated onto the feature double height column. The building name is laser cut from the oversize steel column.

Building High Level Signage

The building facade presents several locations where high level signage may be appropriate. A separate signage application will be submitted for high level signage.

Commercial Unit Signage

A signage zone will be designated for each of the two commercial units.



Feature column signage



High level signage potential locations







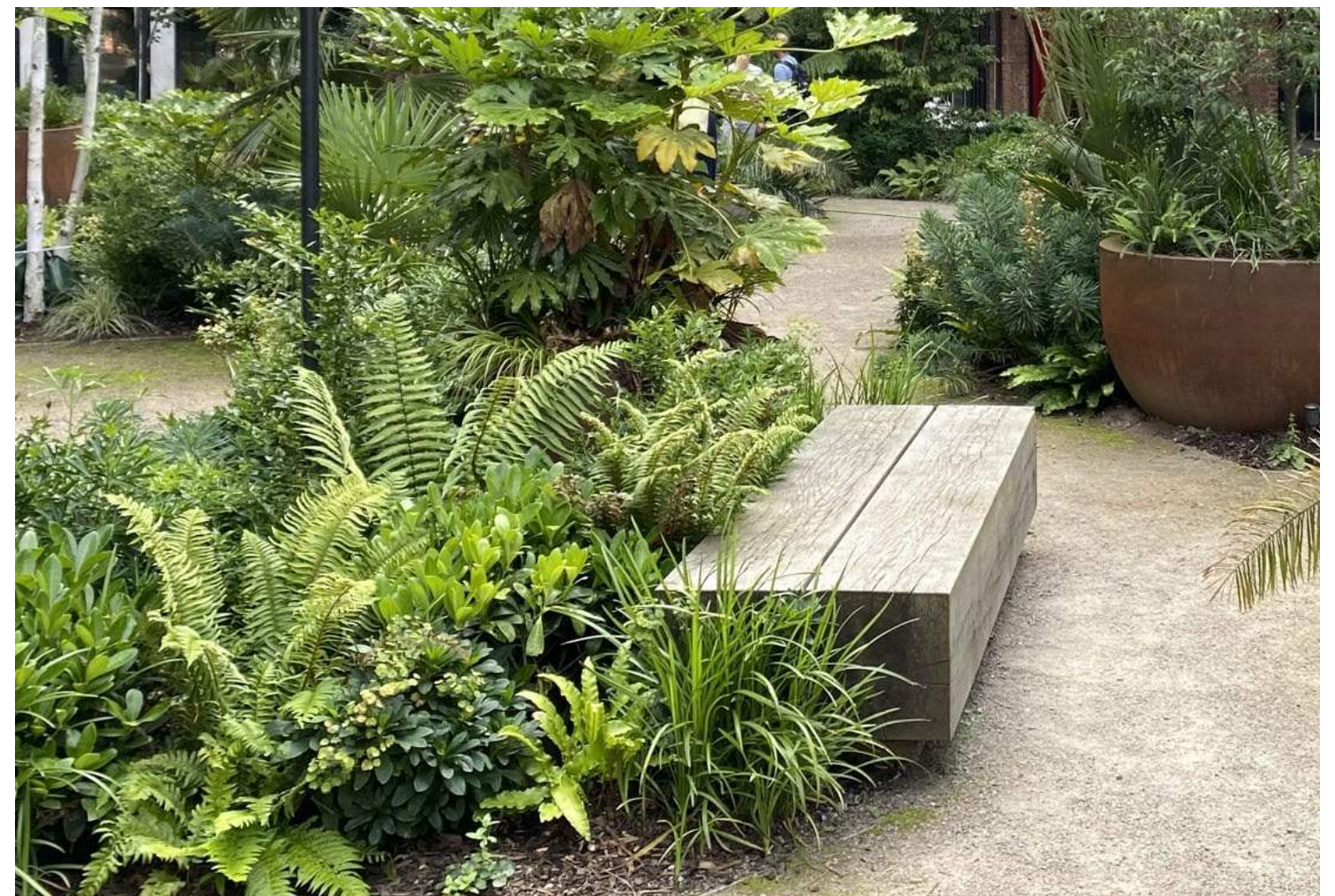
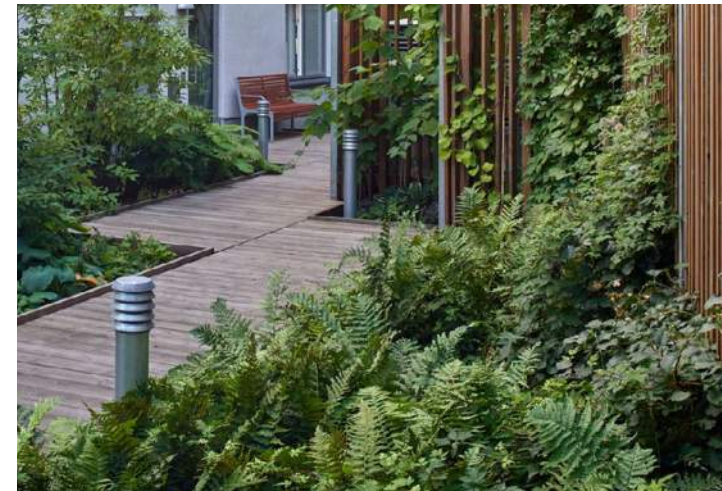
3.8 Landscape and Public Realm

Introduction

This chapter illustrates the emerging landscape proposals for Ferrous. It includes an appraisal of the site's historic context, as well as the existing urban setting. It goes on to then propose a series of key design concepts and principles, before introducing the illustrative landscape scheme.

The proposed public realm described within this chapter includes the open spaces to both the east and west of the proposed building at ground level.

It also includes details of the proposed private roof terrace on level 14 of the building.



Existing Setting

The site itself currently comprises an area of grass edged by a timber knee rail to the Chapeltown Street footpath. A tarmac path leads between Chapeltown Street and the Metrolink. The Metrolink edge of the site consists of scrubby vegetation.

The existing site condition offers limited benefits to the local context or to biodiversity. The open lawn does provide space for dog walkers which in a predominantly hard urban setting, can be considered is a positive.

Adjacent to the site is the recently completed Phoenix development, which contributes a distinctive and contemporary architectural quality to the edge of the site. Further beyond Phoenix is Crusader Mill, which is currently in the latter stages of redevelopment. The external spaces between the two buildings and within the courtyard of Crusader Mill introduce high quality characteristics, including mixed ornamental planting and new paved surfaces.

There is opportunity to extend the characteristics of these external environment to the proposed development. This will create a more coherent and distinctive public realm to the local urban context.



Existing site condition



Metrolink



Phoenix



Space between Phoenix and Crusader Mill

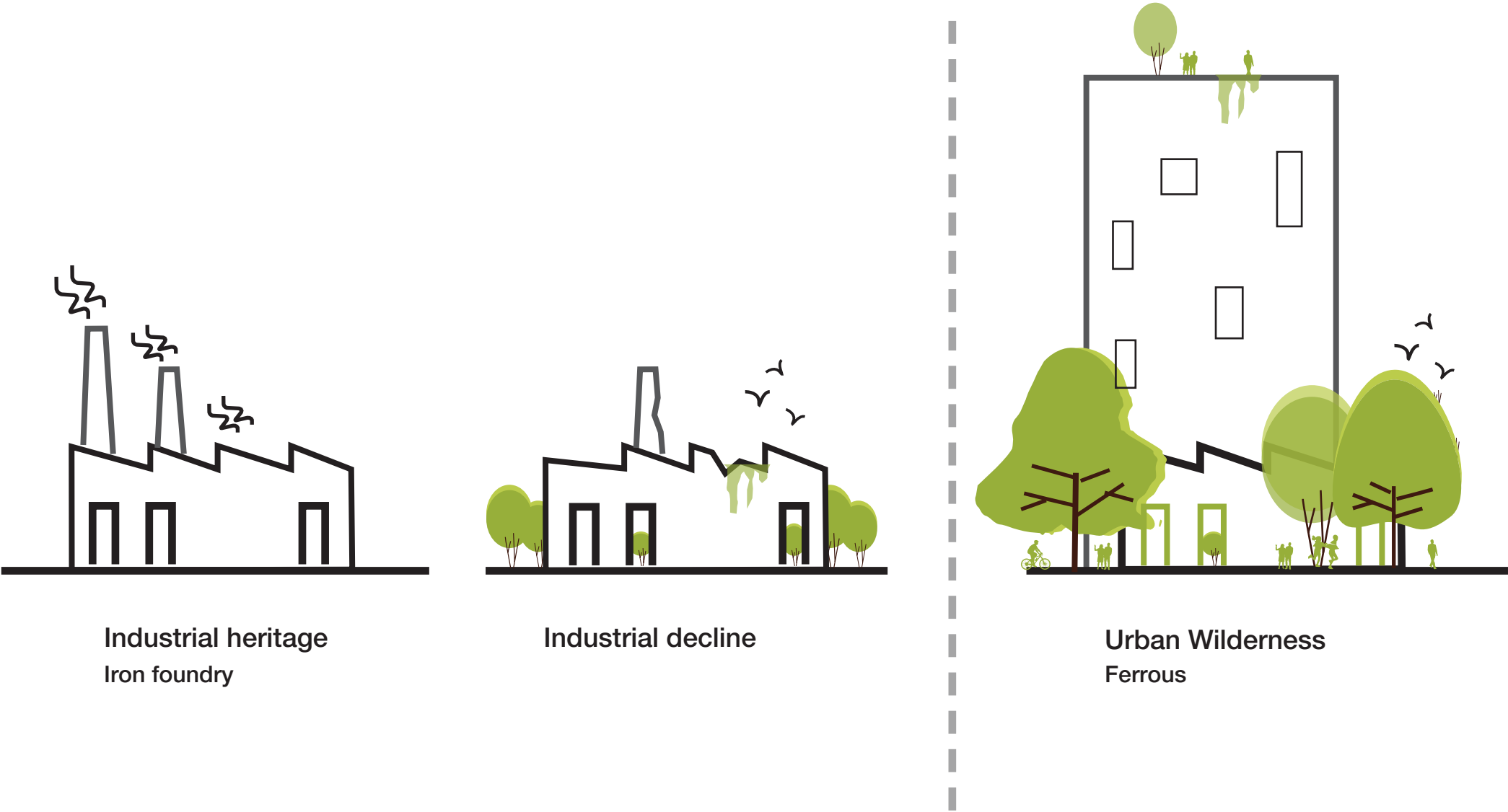


Crusader Mill Courtyard

Landscape Concept

There is opportunity to recognise and reveal the site’s industrial significance, whilst also introducing a new ‘emergent’ landscape that offers benefits to people, wildlife and the setting of the development.

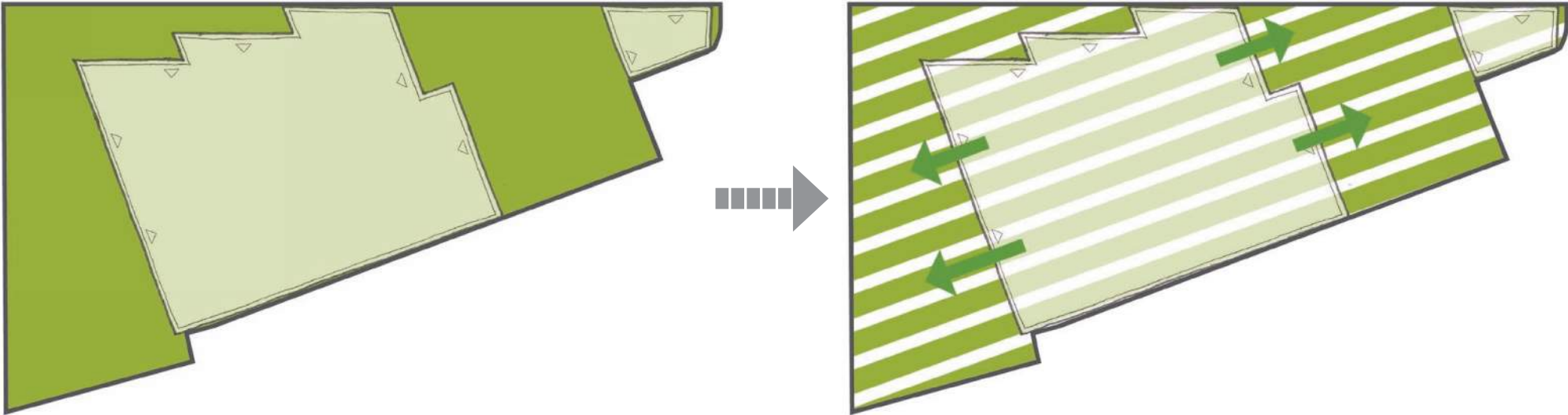
The concept illustrated opposite shows how the site’s historic iron foundry characteristics, with its subsequent decline and emergence of nature, could be incorporated into the character of the proposals to establish a new ‘urban wilderness’.



Design Principles

The design principles for the landscape at Ferrous place focus on the 'emergent landscape' concept described previously.

A linear and fractured approach to the site's green components aim to establish a connection between the building and external spaces, whilst also creating a layering affect, that filters views through the spaces.

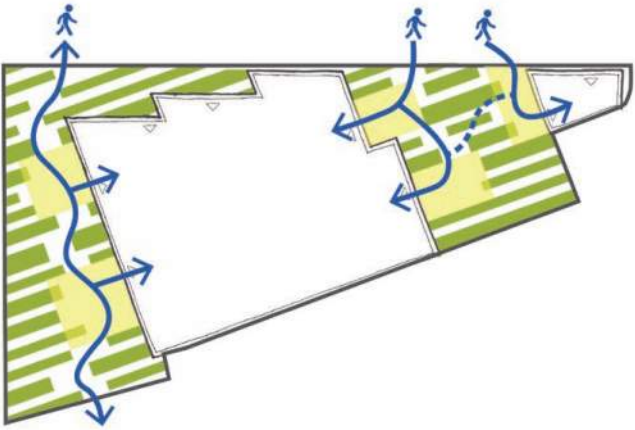


Site greening
Focus is to be on creating a verdant and green urban wilderness as the starting point to introduce biodiversity, visual amenity and better climate resilience.

Orientation
Emphasis on both visual and physical connections between Phoenix, the proposed main building and the pavilion at ground floor, through orientation of green components.



Spaces
Creation of spaces that form a relationship with building uses.



Movement
Provision of clear routes into the spaces.



Visibility
Layered approach to planting to create glimpsed views and privacy .

Precedence

The images opposite indicate the intended characteristics of the landscape established by the design principles previously described.

Key components include:

- Verdant greenery emerging from a fractured ground plane
- Broken and glimpsed views
- Varying scales of spaces
- Industrial characteristics



indicative sketch of planting character



Illustrative Layout - Ground Level

The illustrative layout translates the design considerations and principles discussed in this chapter. It aims to create a coherent public realm environment that forms a strong relationship with the new building, as well as establishing a newly defined sense of place and legibility across the site.

Generous areas of planting, consisting of ornamental ground cover, specimen shrubs and trees, creates a verdant environment that offers a sense of enclosure to the various seating and spill out areas. Extensive planting also contributes to the creation of a more biodiverse and comfortable urban environment.

The site's industrial past will be subtly interwoven into the material specification. In addition, the fractured nature of the planting layout accompanied by grass paving, will create a sense of reemerging nature.

Key:

1. Courtyard

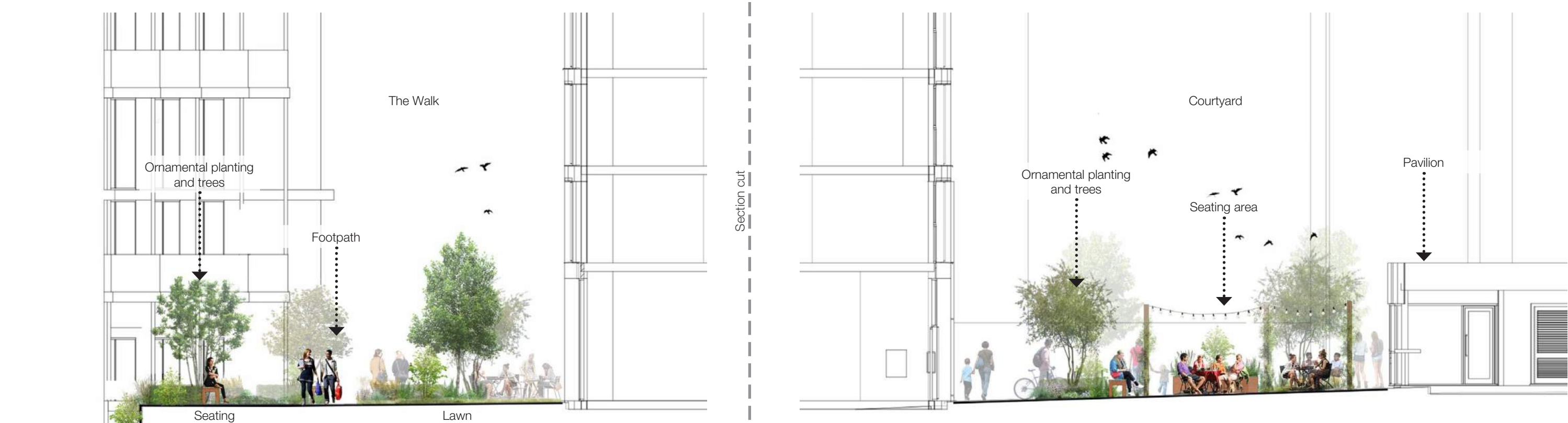
- 1a. Arrival space offering clarity to the building main entrance
- 1b. Area associated with pavilion that provides a flexible seating area
- 1c. Commercial unit spill out
- 1e. Seating 'nook' set amongst planting and trees
- 1f. Mixed ornamental planting beds

2. The Walk

- 2a. Clear pedestrian route through the space
- 2b. Open lawn for amenity use and informal seating
- 2c. Commercial unit spill out
- 2d. Buffer planting adjacent to Phoenix



Illustrative ground level section

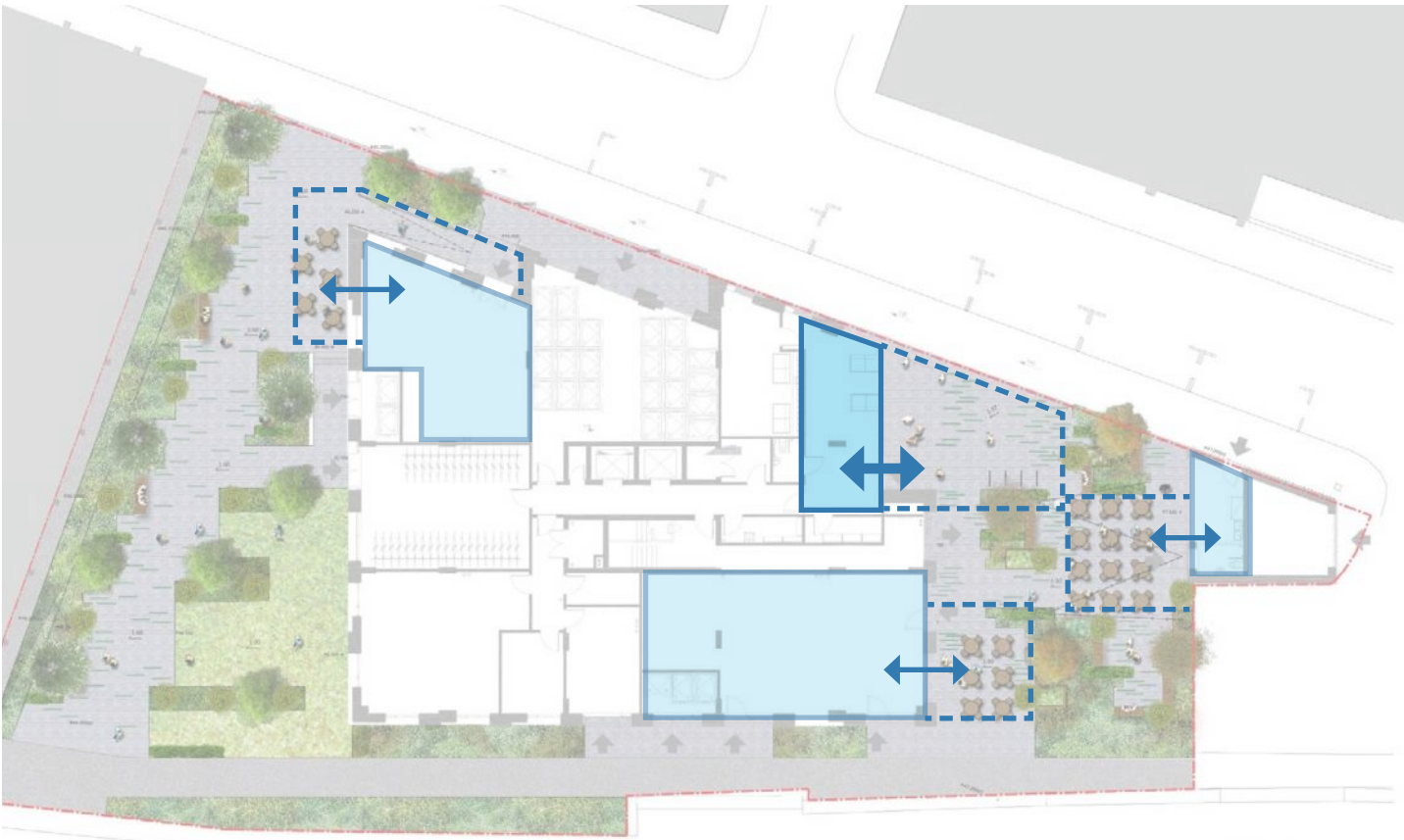


Illustrative Section



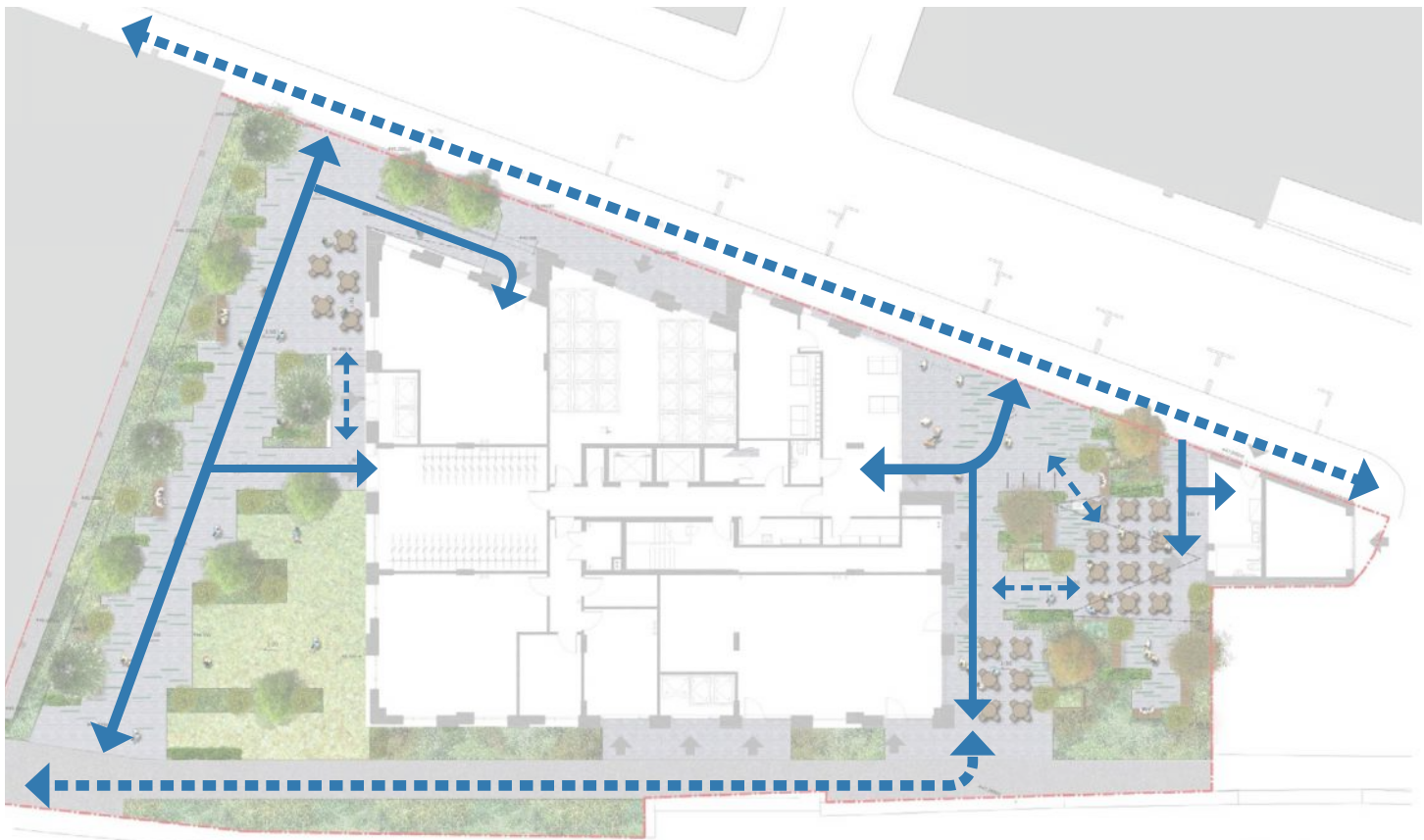
Section location

Design Rationale - Ground level



Relationship to the building

Open areas edged by dense planting and trees will offer legibility and a clear relationship with building uses, including the main entrance and commercial unit spill out.



Movement

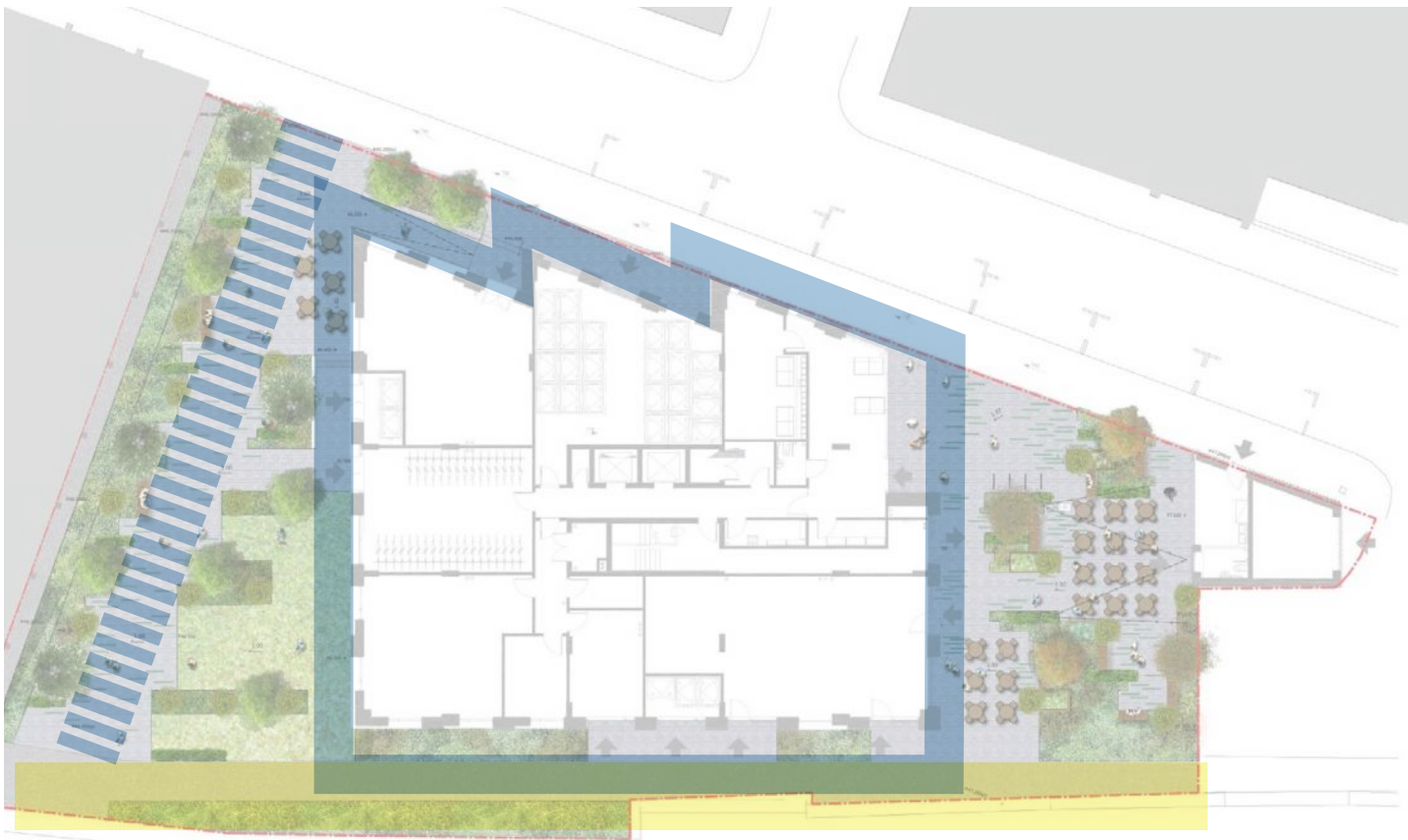
A series of generously proportioned primary routes will facilitate pedestrian movement through the site. These are to be interlinked by a number of secondary routes.



Places to sit

The two spaces either side of the building will offer various seating opportunities. A number of benches oriented in various directions, located individually or as clusters will provide places to pause in small or larger groups. Seating has also been carefully located to relate to key entrances and areas of spill out.

An open lawn to the west of the site also provides a spot with a sunnier aspect for informal seating and lounging.



Site constraints

A number of factors have influenced the proposed layout. These include;

- A 2m wide clear maintenance strip around the base of the building (continuous blue line)
- A cluster of below ground utilities running between Chapeltown Street and the Metrolink (dashed blue line)
- A Metrolink easement to the south of the building, which places restrictions on tree planting and buildings (yellow zone).

Illustrative Layout - Roof Terrace

The roof terrace is to offer residents of Ferrous a private communal space that benefits from elevated views across the local cityscape.

The layout of the roof terrace has been informed by aspect, views and potential use, which is described in further detail on the following pages.

Key:

1. Artificial lawn (approx 35m²) that provides opportunity for residents to participate in arranged group activities, or for informal sitting and leisure uses. Situated with a southern aspect.
2. Defined flexible seating area associated with lawn space
3. Paved areas with seating set amongst planting and trees
4. Raised planting beds comprising mixed ornamental species and trees.



Illustrative roof terrace section



Illustrative Section



Section location

Design Rationale - Roof Terrace



Focal points

A number of focal points offering different uses and scale are provided across the roof terrace. These include an open lawn, a flexible seating space and series of fixed seating spaces offering both social and more intimate characteristics.



Movement

The majority of the roof terrace is accessible via a number of pathways. Primary routes are situated around the edge of the terrace, with a single direct route through the centre, enabling the core of the terrace to be very green.



Views

The edge of the roof terrace is open with a intermittent seating opportunities that benefit from clear and elevated views outwards.

Hard Landscape

High quality surface finishes will be included across the development. Paved surfaces will continue the quality and character already established between Phoenix and Crusader Mill, with subtle changes in colour to respond to the proposed development.

Paving will be of grey-buff tones to compliment the proposed building, with weathered steel finishes to metalwork offering a more industrial aesthetic.

Seating will incorporate hardwood timber for comfort and durability

Materiality across the ground level and roof terrace will share similar characteristics to create a coherent and distinctive development.



Paving



Seating



Raised planters



Adjacent site - Phoenix and Crusader Mill



Proposed site - Ferrous

Landscape lighting strategy - ground level

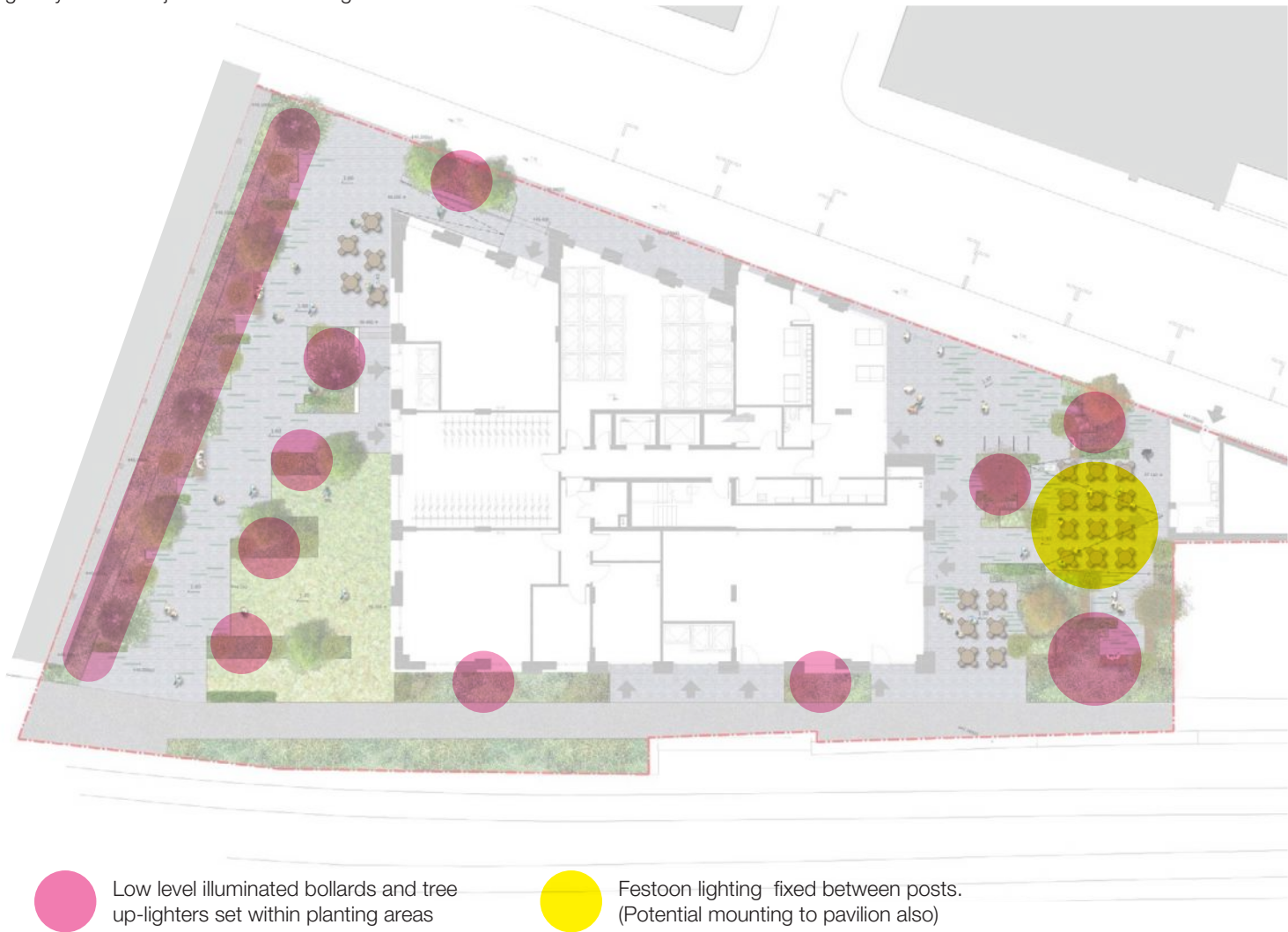
Lighting within the public realm will focus on low-level amenity, creating character and interest to the external spaces.

A combination of illuminated bollards and tree up-lighting set within areas of soft landscape will be discrete during the daytime and bring focal interest when night falls. The material finish of the bollards will tie into that of seating and include components of weathered steel.

Festoon lighting above the pavilion seating area will add definition to the space and invite passers by.

All lighting will be of a warm white colour tone.

The below strategy excludes building lighting and existing column lighting within the highway and is subject to detailed design.



Tree up-lighting



illuminated bollards



Festoon lighting

Planting - Ground level

Planting at ground level will comprise a combination of herbaceous perennials and shrubs. Emphasis will be on evergreen and semi-evergreen species that have distinctive foliage, to create a verdant environment that contributes to the creation of urban wilderness character.

Species will also be shade tolerant and able to withstand harsh urban climatic conditions, such as wind and drought.



Bergenia sp.



Choisya dewitteana



Ferns



Geranium macrorrhizum



Luzula sylvatica



Skimmia x confusa 'kew green'



Carex morrowii



Fatsia japonica



Anemone x hybrida 'Honorine Jobert'

Planting - Roof Terrace

Planting at roof level will comprise species that thrive in full sun light. The characteristics of the planting will contrast to that at ground level, with a greater array of colour and finer textures.

Focus will be on species attractive to pollinators, which will be supported by structural evergreen, and semi-ever green species and ornamental grasses.

Some species will be incorporated at both ground and roof level to create synergy across the development.



Verbina bonariensis



Miscanthus sinensis



Sanguisorba officinalis



Geranium macrorrhizum



Salvia sp.



Deschampsia cespitosa



Carex morrowii



Rudbeckia sp.



Anemone x hybrida 'Honorine Jobert'

Trees

Tree will predominantly be multi-stem in form to offer architectural characteristic and a sense of enclosure. They are to be specified with clear stems, to allow the planting below to have prominence and to enable glimpsed views beneath the canopy.

Single stem trees will be included to the western 'Walk' to create a more avenue and transient character to the space.

Species have been selected to be tolerant of wind and varying levels of sun and shade. All trees are to be located within soft landscape with below ground anchoring and root ball irrigation systems.



Cornus kousa var. chinensis



Aralia elata



Amelanchier canadensis



Sorbus incana

4.0 Access

4.1 Inclusive Access

Access to the Building

The main residential entrance is located off the east pocket park providing level access via a double door.

Cycle access is via the west pocket park into the dedicated cycle store. The commercial units each have there own level access from Chapeltown Street and the east pocket park respectively.

Access within the Building

Ground floor level access is provided throughout with a shallow ramp to access the residential bin store. Part M compliant lifts give access to all residential levels, alongside with a Part M complaint stair. Corridor widths range from 1.5m to 1.6m to providing generous access across all floors.

Landscape Inclusive Access

For landscape access refer to section 3.8.

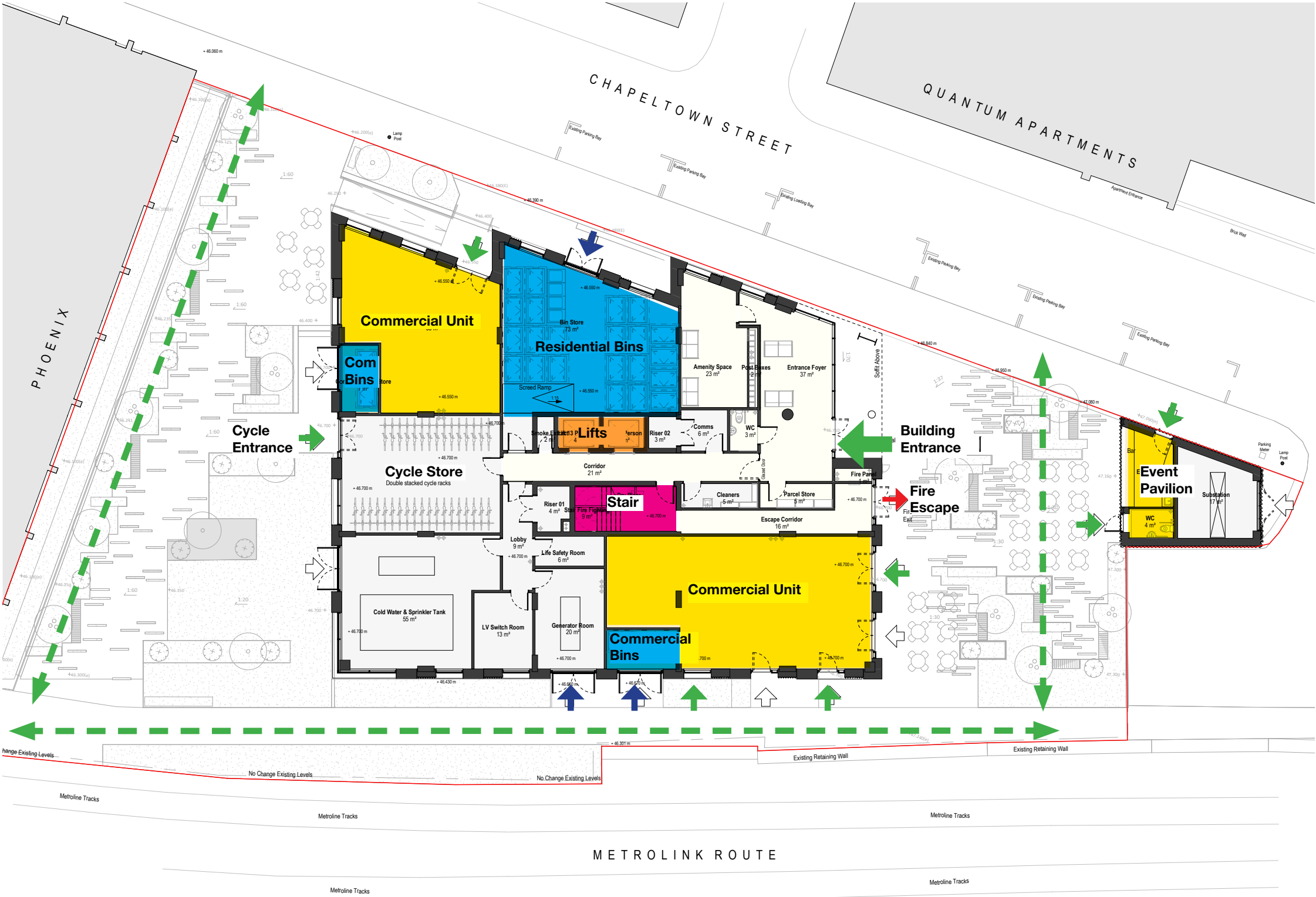
Apartment Inclusive Access

Building Regulation Approved Document M4(1) Category 1: Visitable dwellings are proposed throughout the apartments. Refer to section 3.5 apartments for details of apartment inclusive design.

Design For Access 2

Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. These standards are based upon the Social Model of Disability and as a result, in some areas, improve upon the current government guidance and regulations.

The DFA2 guidance in conjunction with Part M will be used to inform the detailed design proposals. Particular attention to DFA2 will be made to areas including the building entrance, internal and external doors, lobbies and corridors, internal stairs and lifts, and public WCs.



Access Strategy

4.2 Cleaning & Maintenance

Facade Access & Maintenance

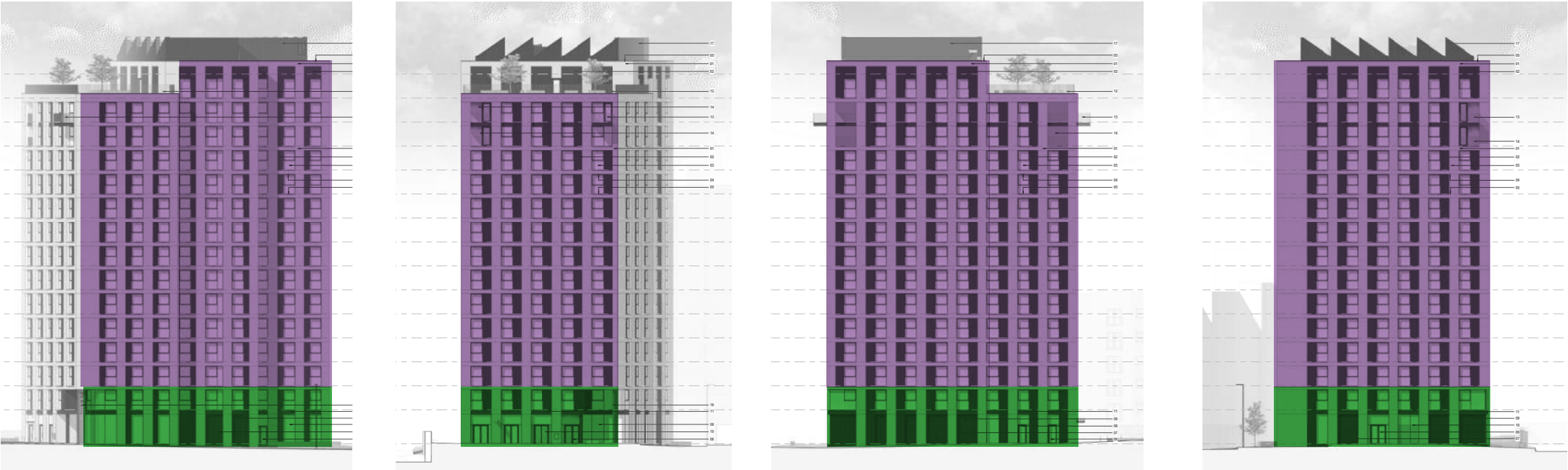
The proposed facade access and maintenance strategy has been developed in conjunction with a specialist CDM consultant.

Proposed access to upper level external facades for cleaning will be via abseil from roof level. Landscape proposals will be developed to allow safe abseil landing to the full perimeter of the building.

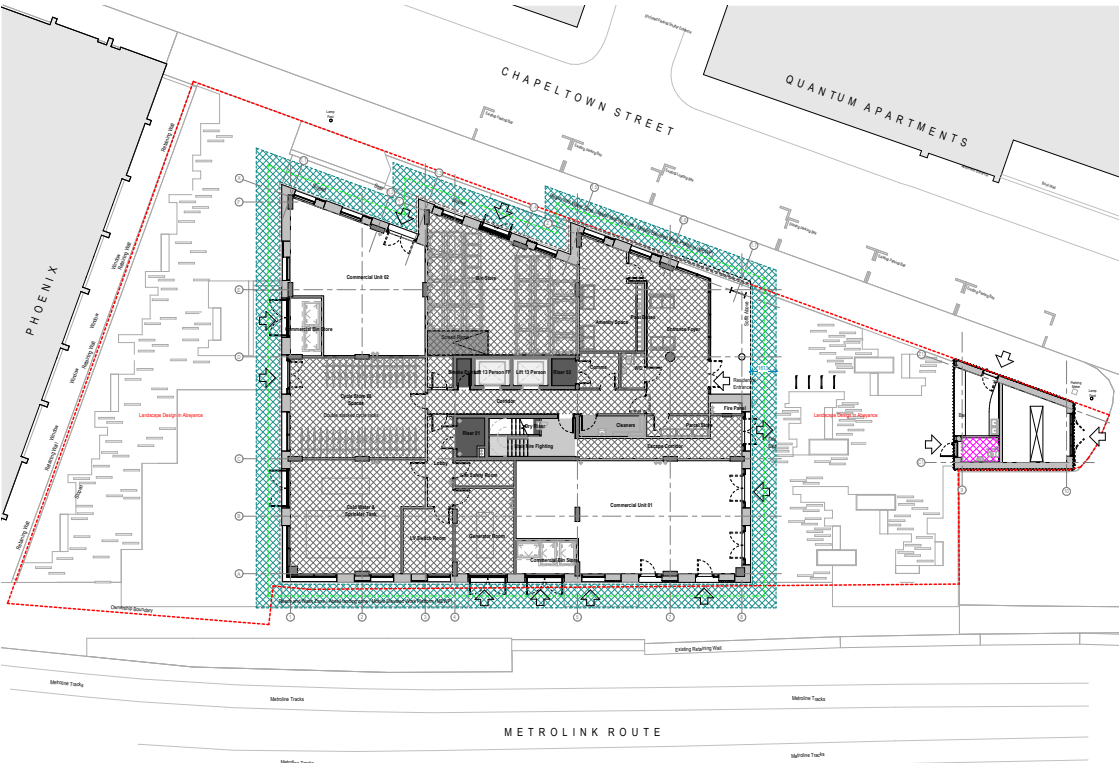
Roof access is via stair from level 14, a davit arm or latch line system will be provided to roof in conjunction with abseil eye points to allow safe access to facades. There will be 1100 high solid parapets to the roof edge.

Ground floor facades including the commercial unit curtain wall glazing will be cleaned via a reach and wash telescopic pole system.

All major plant can be accessed from ground level. Window replacement will be from within the building wherever possible, using the lift to move glazed panels within the building.



Access & Maintenance Building Elevations



Access & Maintenance Plan Ground Floor

- Window cleaning via abseil from roof
- Window cleaning from ground via reach and wash telescopic pole

4.3 Servicing Strategy

Residential Refuse Strategy

General waste and recycling would be disposed of by the residents in the designated Residents refuse store at ground level. This store is located adjacent to the lift cores to ensure travel distance from the apartments is kept to minimum. On collection day the management company will move the bins from the store to the dedicated temporary waiting zone on Chapeltown Street. The local authority / private refuse collection company will then collect and empty the bins using a standard refuse vehicle that will be parked on Chapeltown Street. Once emptied the bins will be returned to the temporary waiting zone and returned to the refuse stores on the ground floor by the management company.

Residential Bin Store Sizing

The residential bin store has been sized based on the Manchester City Council GD04 Waste Storage and Collection Guidance for New Developments, Version 6.00, updated September 2017.

The guidance states for waste and recycling containers in high rise blocks, for each apartment 0.43m2 of bin space is required. The bin store layout is designed based on bin rotation by the management company to allow full use of the bin store.

- + 107no.

+ 0.43m2

+ 46.0m2

+ 73.5m2

+ 49.7m2

+ 22no.

+ 4no.
- Apartments

Bin area per apartment required

Bin total area required, plus manoeuvre zones

Bin store provided, including manoeuvring zones

Bin area provided, consisting of:

Eurobins 1100L provided

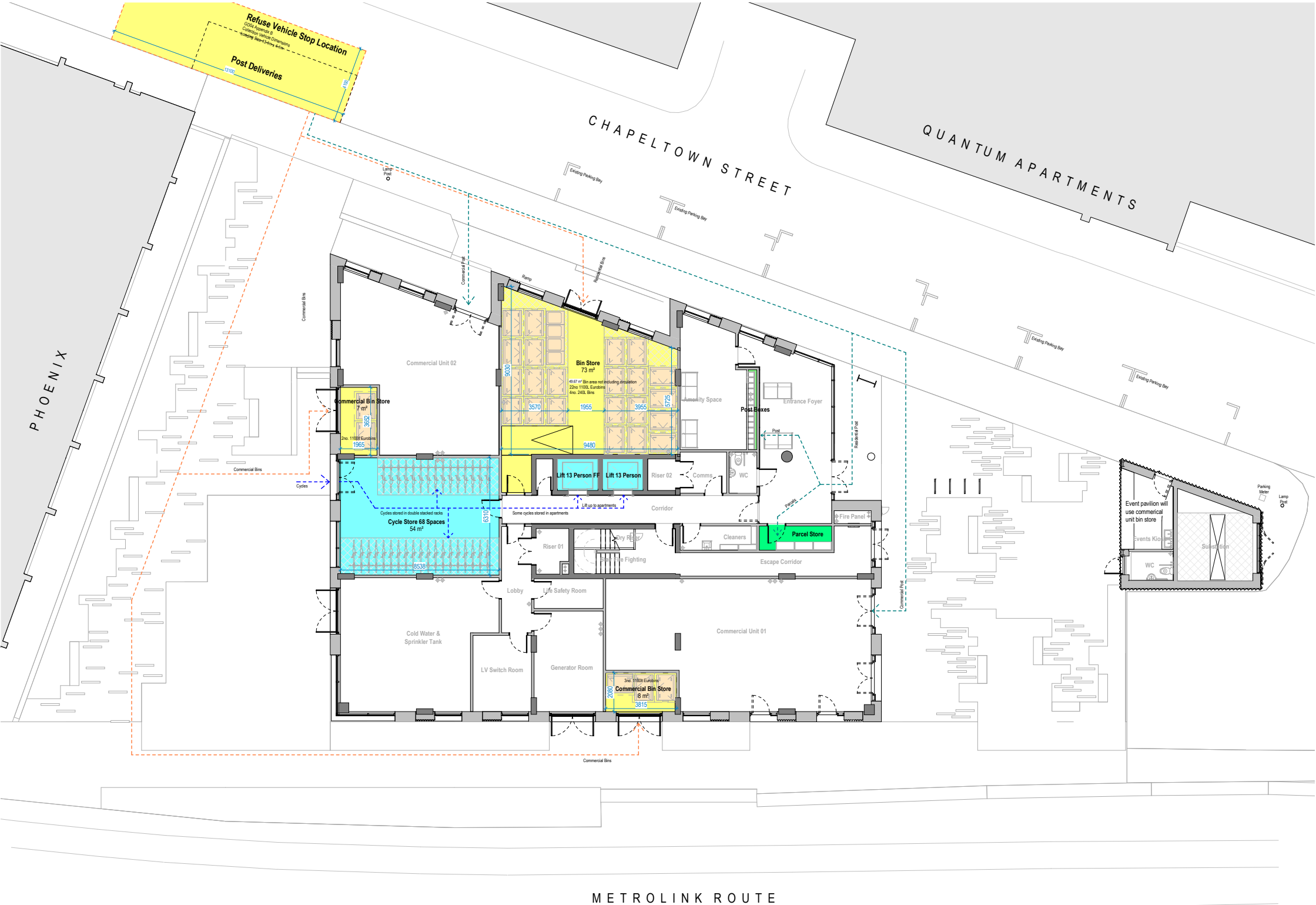
Recycling bins 240L provided

Commercial Refuse

The two commercial units each have an associated dedicated commercial bin store of 7.4m2 and 8.2m2 respectively.

Deliveries

Residential post deliveries will be via the main residential entrance giving access to the lobby space which contains residential post boxes and dedicated parcel store. Full details delivery management will be developed with the management partner through the following design stages.



Servicing Strategy

METROLINK ROUTE

4.4 Cycle Storage & Vehicle Parking

Cycle Parking

The approach to cycles responds to the current and emerging trends in city centre cycle use. Bikes are no longer a childhood toy, or a simple functional piece of commuting equipment. They are often large financial investments that in some-way represent who their owner is. The traditional ground floor bike store is often a dusty place where you'll find a childhood bmx chained to a cycle stand not used since its owner moved into the building - or perhaps even still there after they've left. The advance of e-bikes has changed this market further, with some costing the same as small cars or in some cases even more. As a result there is a drive for residents to have the ability to take their prized possessions with them into their home, and this is the strategy we have adopted within the Ferrous development.

The ground floor communal bike stores will provide for 68 cycles or 63% of the apartments, however all 107 of the homes have been designed with the ability for residents to take their bike into their home, with a ground floor provision allowing for those who don't want this choice, or have other accessibility issues. This will provide in total 175 secure cycle spaces across the scheme.

Further external cycles spaces are provided within the landscape to allow for visitors within the scheme and responding to the opportunity of the wider cycle network.

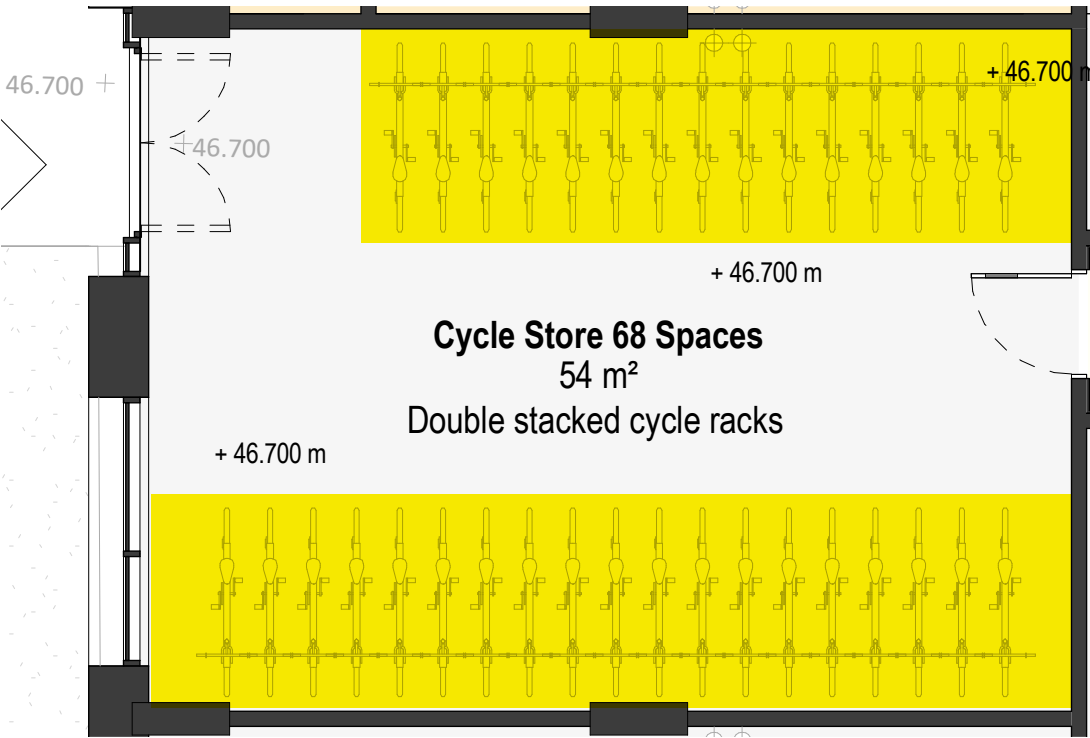
Vehicle Parking

The parking strategy for the development has been developed with SK Transport and full details can be found within their Transport Statement and the Planning Statement.

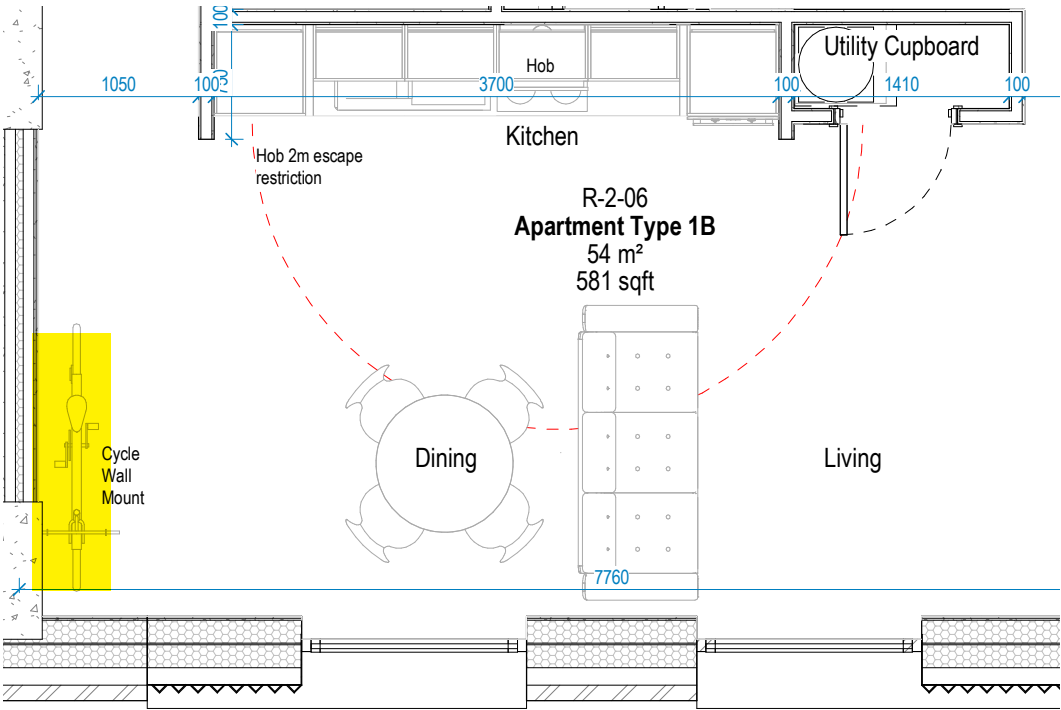
- The site is located near excellent public transport facilities such as:
- + Piccadilly train station to the west of the site
 - + Nearby tram stops at Piccadilly and New Islington
 - + Local bus services along Great Ancoats Street, Travis Street and Fairfield Street.

Fire Service Access

Design Fire Consultants have led the Fire Strategy and full details are available within their report together with SK Transport with regards to the emergency vehicle access.



Dedicated Cycle Store to Ground Floor



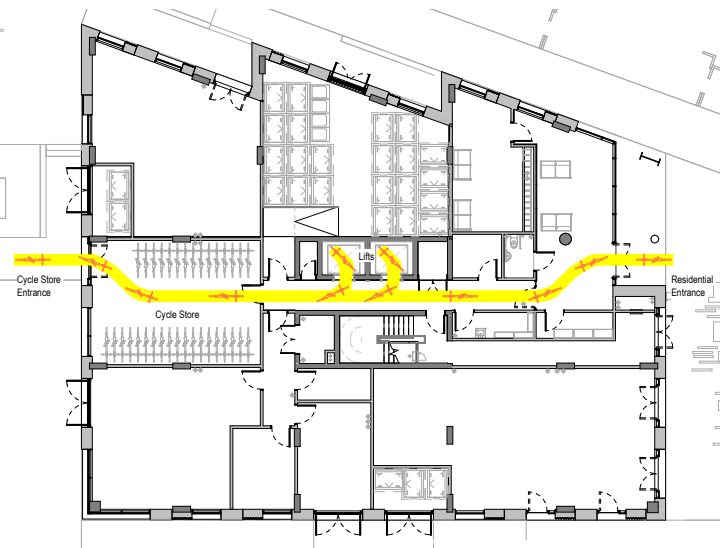
Wall Mounted Cycle Storage within Apartments



Wall Mounted Cycle Storage within Apartments



Double Stacked Cycle Racks



Cycle Internal Route Tracking

5.0 Consultation

5.1 Statutory Consultation

MCC Planning Pre Application Consultation

Comprehensive pre application consultation and discussions have been undertaken with Manchester City Council (MCC) planning officials and other technical and statutory bodies prior to the submission of the application.

Several on line virtual meetings were conducted with planning officials where the development proposals were presented and feedback was given. Taking on board feedback in regards to massing, facades and materiality, the design team continued to amend and develop the proposals in line with commentary received via virtual meeting and email.

+ Pre application virtual meeting no.1	18.05.2021
+ Pre application virtual meeting no.2	04.06.2021
+ Pre application virtual meeting no.3	19.07.2021
+ Pre application virtual meeting no.4	27.07.2021

MCC Highways Consultation

The design team has engaged with MCC Highways in regards to on street parking, landscaping and the potential stopping up of the what previously known as Fair Street.

Statutory Consultation TFGM

There has been 3no. virtual meetings to consultant with key adjacent landowners TFGM. The virtual meetings sought to:

- + Understand access requirements to land to the south and east of the site which is used by TFGM for Metrolink access and maintenance purposes.
- + Agree the building footprint prior to submission of the application



Scheme development as presented at throughout planning pre application consultation



Massing and daylight studies as presented at throughout planning pre application consultation

5.2 Public Consultation

Public Consultation

A public consultation event was held on Wednesday 3rd November 2021, at Ducie street warehouse, 3pm to 7pm.

The event was publicised locally via door to door leaflets and presented an opportunity for local residents to meet the development team and give opinions and feedback ahead of the planning submission. The leaflets also gave the opportunity for questionnaire feedback via free post or email, for those unable to attend the in person event.

The event was successful in engaging with local residents and stakeholders and feedback was recorded and taken on board by the development team.

ABOUT CAPITAL & CENTRIC.



We are CAPITAL&CENTRIC. We dream up ways to turn unloved land and buildings into brilliant new places. We love great architecture, offbeat design and everything we build is super energy efficient. But it's not just about creating a great space. It's about cultivating a healthy lifestyle, culture and community within it. We don't move on when we've laid the last brick, that's when we really get to work.

Want to see some of the stuff we've done so far? Head to www.capitalandcentric.com to check out our communities. We've already done some great things at Piccadilly East.

Don't be a stranger. Give us a shout if you've a question to ask or want to discuss our plans. You can send in feedback ahead of the consultation closing on **4th November 2021** by:

Writing to us at 'Freepost HAVE YOUR SAY' (no stamp needed)
Calling us for free on **0800 489 1095** (during office hours)
Emailing us at info@ferrousmcr.com
Visiting www.ferrousmcr.com
Following us on social @CapitalCentric

INTRODUCING FERROUS. JOIN THE PICCADILLY EAST CONVERSATION.



We're planning to deliver more homes and community spaces in the Piccadilly East neighbourhood and wanted to let you know what's in store.

Ferrous will be a new addition to Piccadilly East, which is fast becoming a buzzing neighbourhood with real community spirit.

This is your chance to join the conversation and feedback on our plans before we submit them to Manchester City Council.

Just remember to get your views in before consultation closes on **Thursday 4 November 2021**.

We'll be at Ducie Street Warehouse - which we restored as an incredible hotel and meeting place for Manchester.

**WEDNESDAY 3RD NOVEMBER 2021
3PM TO 7PM
DUCIE STREET WAREHOUSE,
MANCHESTER, M1 2TP**

Public consultation leaflet

We're still working up our plans for Ferrous. We'd love you to take a look at what we've got in store and join the conversation.

Take a look around and ask our team any questions today! You can submit your views as part of our consultation... please do so by **Thursday 4th November 2021**.

- You can visit our website ferrousmcr.com
- Scan the QR to fill in the online questionnaire
- Email us at info@ferrousmcr.com
- Call us on Freephone 0800 489 1095
- Write to us at 'Freepost HAVE YOUR SAY' (no stamp required)

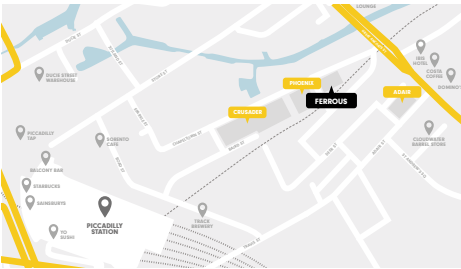
Once we've got all the views in, we then plan to further consider our designs and submit a planning application to Manchester City Council during November.



Public consultation presentation boards

WHAT'S THE PLAN?

Our plans are for the patch of land next to our Phoenix and Crusader communities on Chapeltown Street, a stone's throw from Manchester Piccadilly train station.



THE NEIGHBOURHOOD.

Ferrous will be part of Piccadilly East, the Manchester neighbourhood named by the Sunday Times as one of the best places to live. With the planned arrival of HS2, it's going to be properly on the Manchester map.

Ferrous will be a new neighbour to Phoenix (the new-build community) and Crusader Mill (the restoration of stunning Victorian Mill), both of which are for owner occupiers. We're also on with Leonardo Hotel Piccadilly East, the Jenga-block style hotel due to open next year on the nearby Adair Street.

We love the community that's already growing here... we even had our first puppy party so all our four-legged residents could hang out together too! Mix that with the street art battles that Mancunians flocked to and raised money for the GM Mayor's charities, and it's feeling like a great place to be.

As well as creating new homes and bringing more people to Piccadilly East, Ferrous will also act as a hub for the community. The pocket parks will be a vast improvement on the current public spaces, with planting and seating areas for people to kick back outdoors.

The Cabin will be home to new foodie residences and one-off events, creating a place on the doorstep to serve summer parties and relaxed Sunday afternoon meet-ups.

NEW KID ON THE BLOCK.

Ferrous will be the newest addition to the neighbourhood. Our plans feature 107 apartments for rent, in keeping with the designed-in approach of our other local developments - spacious, industrial chic interiors with a proper community vibe.

There'll also be great stuff on the ground floor. We're planning two cafe-bars at ground-level, two green pocket parks to provide a relaxing place to hang out, and the Cabin - a new space for pop-up events. At Ferrous, there'll also be a residents' rooftop garden.



AWESOME NEW ADDITION.



Landscape Plan



The Neighbourhood.



Our Piccadilly East Projects.

Ferrous will be part of Piccadilly East, the Manchester neighbourhood named by the Sunday Times as one of the best places to live in the UK. Ferrous will be a new neighbour to Phoenix (the new-build community) and Crusader Mill (the restoration of stunning Victorian Mill), both of which are for owner occupiers. We're also on with Leonardo Hotel Piccadilly East, the Jenga-block style hotel due to open next year on the nearby Adair Street.

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6.0 Environmental Design and Sustainability

6.1 Environmental Design and Sustainability

Introduction

The following is a summary of the MEP services provision and Part L considerations in respect of the proposed development at Ferrous, Chapeltown Street, Manchester.

MEP Services

Commercial units will be provided on a 'shell and core' basis for Tenant fit out and will be separately metered (electricity and water).

Apartments and associated ancillary areas will be fully fitted and each apartment will be separately metered (electricity and water).

The following MEP services will be provided as appropriate:

- + External fire hydrant (a suitable external fire hydrant already exists)
- + Incoming statutory electricity services (including sub-station)
- + Back-up generator (for life safety systems)
- + Incoming statutory telecommunications services
- + Incoming statutory water services
- + Above ground foul water (FW) drainage services
- + Mains cold water (MCW) services
- + Boosted cold water (BCW) services
- + Space heating (direct electric panel heaters)
- + Hot water heating (direct electric hot water cylinders)
- + Hot and cold (H&C) water services
- + Mechanical ventilation with heat recovery (MVHR)
- + Smoke ventilation service
- + Dry riser service
- + Automatic sprinkler service
- + Main and sub main electricity distribution
- + Small power
- + Electrical services for mechanical systems
- + Lighting (general, emergency and external)
- + Fire alarm and detection
- + Security services (access control, CCTV and intruder alarm)
- + Integrated reception system
- + Lightning protection
- + Passenger lifts (including designated fire fighting lift)
- + Photovoltaic (PV) system

Part L Conservation of Fuel and Power

The general approach in respect of Part L will be one of 'Energy Efficient Design':

- + Enhanced building elemental u-values (to minimise building heat loss)
- + Enhanced building air permeability rate (to minimise building heat loss)

Energy efficient MEP services:

- + SMART heating and hot water controls
- + Low flow water fittings (to minimise hot water use)
- + Mechanical ventilation with heat recovery (MVHR)
- + High efficiency pump motors (central cold water plant)
- + Low energy LED internal lighting throughout (with presence control in apartment ancillary areas)
- + Low energy LED external lighting (with time and photocell control)
- + High efficiency passenger lifts
- + Supplementary roof mounted PV system (to provide an element of on-site electricity generation)

Through a combination of the above, the development will achieve both Part L compliance and the required improvement stipulated in Planning Policy EN 6.

6.2 Circular Economy Statement

Introduction

This ‘Outline’ Circular Economy Statement has been prepared to support the upcoming Planning Application.

The aim of a Circular Economy is to create buildings that are high quality, flexible and pay attention to the building lifespan. A Circular Economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. A Circular Economy will conserve valuable material resources and help to reduce carbon emissions.

The purpose of this statement is to demonstrate that the proposed development will consider Circular Economy principles to:

- + Minimise embodied carbon.
- + Maximise the value extracted from materials.
- + Prioritise the re use and recycling of materials.
- + Maximise energy and natural resources efficiency.

Commitment

Capital & Centric (and their construction partners) have a proactive approach to sustainability with a range of corporate and project level commitments to reduce the quantity of materials required, increase recycling rates and limit the amount of waste sent to landfill.

In this context, the following key commitments will be assessed during the design and construction stages of the development:

- + How demand for materials will be minimised.
- + How new materials will be specified to enable their re-use.
- + How recycled materials can be utilised.
- + How construction waste will be minimised (including packaging waste).
- + How much waste the development is expected to generate.
- + How and where the waste will be managed.
- + How the development’s design and construction will enable building materials, components and products to be disassembled and re-used at the end of their useful life.

Implementation

The objectives for the Circular Economy will be agreed and implemented accordingly:

- + Workshops will be held to agree Circular Economy aspirations and aims (client, design team, contractor and supply chain).
- + Circular Economy aims will be continually monitored (and recorded) throughout the design and construction process.
- + On completion, success ‘versus’ aims will be assessed and an analysis will be undertaken to inform future developments.

Construction: Building Frame Embodied Energy

- + Flat slabs are proposed to provide an efficient floor plate solution which minimises the volume of materials required.
- + Concrete grades will be reviewed during detailed design and following the intrusive site investigation, and specifications tailored accordingly to suit the project specific requirements. This will assist with minimising the embodied carbon in the concrete.
- + Suitable concrete cover to reinforcing bars will be provided, and suitable concrete grades selected to suit the relevant exposure classes, both of which will enhance the longevity of the structure.

Construction: Facade Sustainability

- + Brick cladding is a traditional, contextual material that is highly durable. The longevity of brick allows its embodied energy to be dissipated over many years, allowing the initial carbon investment to be utilised throughout the life span of the building.
- + Metal rainscreen cladding has been selected to be lightweight and recyclable, providing a sustainable solution, which can be broken down at the end of its usable life.
- + The building fabric will be enhanced to exceed the minimum thermal requirements of the Building Regulations.

Operation: On Site Energy Generation

- + It is proposed to install a roof mounted PV system to provide an element of on-site electricity generation and to further reduce energy and CO2 emissions over and above the ‘Energy Efficient Design’.

National Planning Policy Framework

The NPPF has a clear presumption in favour of sustainable development at its heart. Paragraph 7 states that, ‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.’

Key requirements for the environmental objective of relevance to this statement include making efficient use of land, using resources prudently, minimising waste and pollution and mitigating climate change.

Our Waste, Our Resources: A Strategy for England
The Strategy for England (2018) sets out Government proposals to preserve our stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy (see Figure 1).

The Strategy aims to make England a world leader in using resources efficiently and reducing the amount of waste created. By prolonging the lives of materials and goods, society can move away from the inefficient ‘linear’ economic model of ‘take, make, use, throw’ towards a more circular economy through which resources will be in use as long as possible so that maximum value can be extracted from them.

The Strategy is framed by natural capital thinking and guided by two overarching objectives:
+ To maximise the value of resource use; and
+ To minimise waste and its impact on the environment.

Manchester Core Strategy 2012-2027

Relevant policies within the Core Strategy are:

Policy EN19 Waste – requires all developers to demonstrate the proposal’s consistency with the principles of the waste hierarchy. Policy DM1 Development Management – all development should have regard for refuse storage and collection in the design.

The national principles and guidance and Policies of the adopted Manchester Core Strategy, demonstrates the ambition to move to a circular economy. The proposed development seeks to demonstrate a commitment to designing and building a development which considers the impacts of circularity in relation to materials and waste.

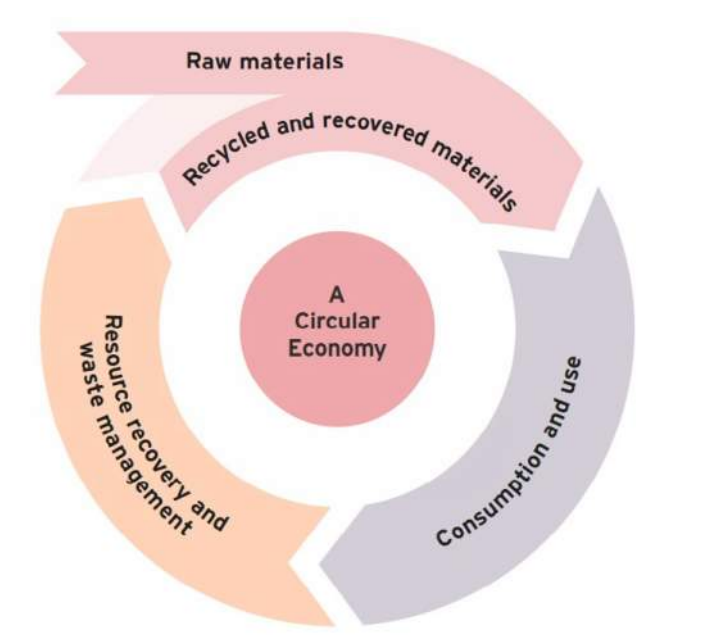


Figure 1. A Circular Economy

7.0 Conclusions

7.1 Summary

Ferrous will be the newest addition to the Piccadilly East neighbourhood. The proposals feature 107 apartments for rent, in keeping with the design-led approach of other local developments by Capital & Centric – spacious, industrial chic interiors with a promoting a sense of community.

To bring activity to the ground floor, two commercial units are proposed in conjunction with two green pocket parks to provide a relaxing place accessible to the public. A event pavilion will provide space for pop-up events that will bring activity to the pocket park. Additionally residents will have access to a rooftop garden, giving views over the city.

As well as creating new homes and bringing more people to Piccadilly East, Ferrous will also act as a hub for the community. The pocket parks will be a vast improvement on the current public spaces, with planting and seating areas for people to relax outdoors.



BDP.

CONTACT

Mark Braund
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