

39 Deansgate

Residential Screening Study

OCTOBER 2021



SHEPPARD ROBSON
For **Kames Property Income Fund** and **CBRE**

P01	17.09.21	First Issue
P02	04.10.21	Updated Issue

RESIDENTIAL SCREENING STUDY

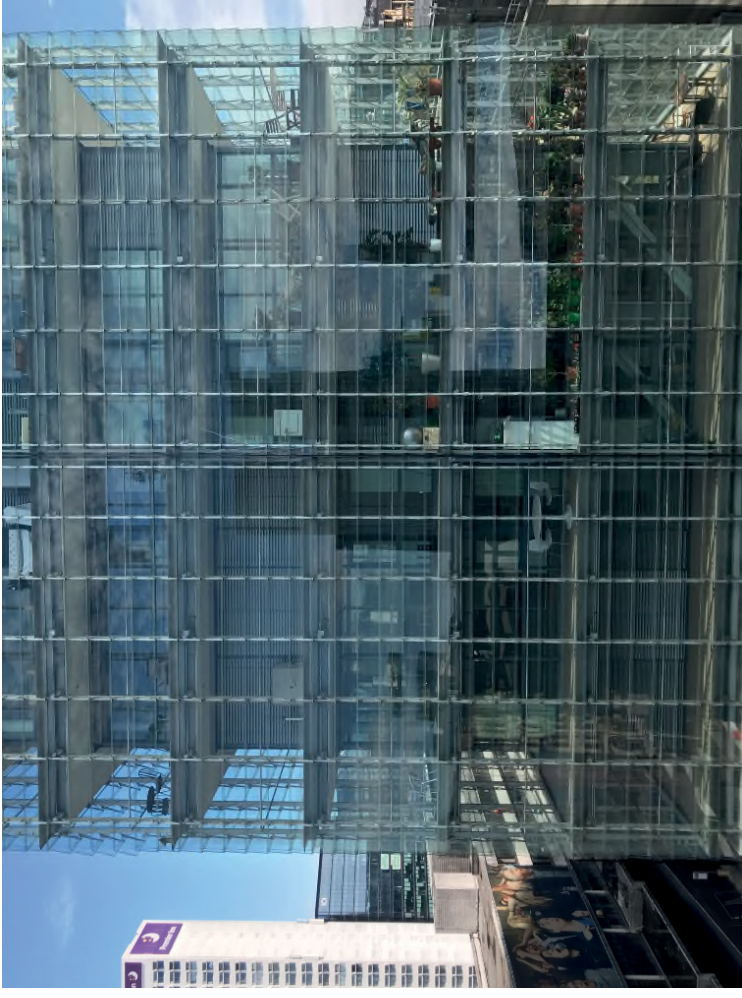
1.1 Introduction

This Residential Screening Study has been prepared by Sheppard Robson Architects following a meeting with Cllr Marcus Johns and No.1 Deansgate resident representative, Roisin Sally, on 16th September 2021. The purpose of the document is to provide an overview of potential design interventions which could be implemented on the northern elevation of the proposed scheme to potentially reduce views of apartments within No.1 Deansgate. In the interest of working collaboratively with neighbours, potential design interventions have been reviewed and assessed from a viability, marketability and technical perspective. The findings and potential solutions are presented herein to inform ongoing discussions with Officers, Councillors and residents of No.1 Deansgate.

The rationale for the proposed scale and massing is set out in detail within the re-submission planning application, specifically in the Alternatives and Design Evolution Statement. The proposals have been subject to comprehensive viability analysis which demonstrates that the proposed scale and massing is the lowest density scheme viable at the site. Moreover, the proposals have been rigorously tested in structural and technical terms. On this basis, alterations to the scale and massing of the building including significant structural changes are not considered to be feasible or viable. This Design Study therefore focuses on potential design interventions that could be employed internally or externally with respect to the glazed element of the north elevation. The potential design interventions that have been reviewed include:

- Option 01. Green Screening
- Option 02. Decorative Metal Screening
- Option 03. Fritted Glazing
- Option 04. Angles Windows
- Option 05. Full length Manifestations
- Option 06. Internal Winter Gardens
- Option 07. Internal Space Planning

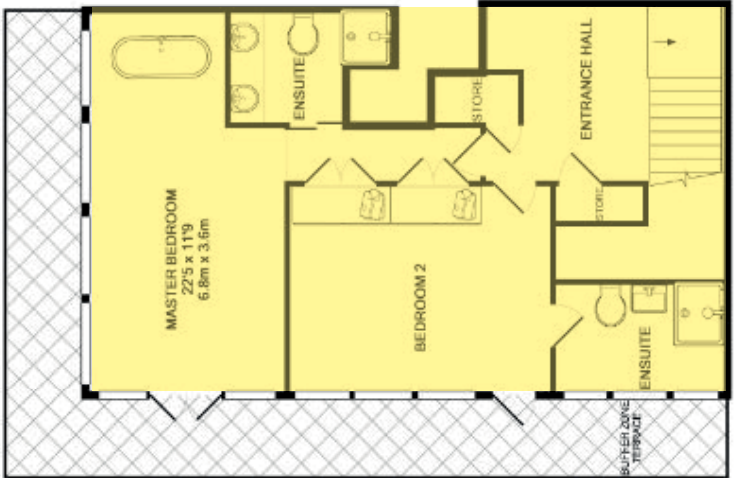
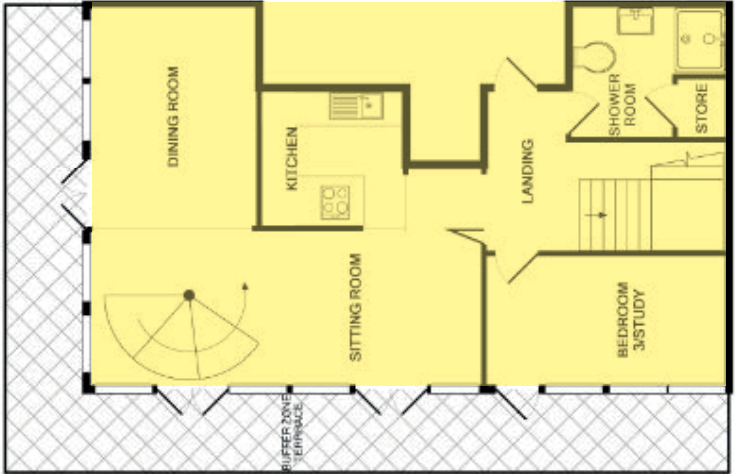
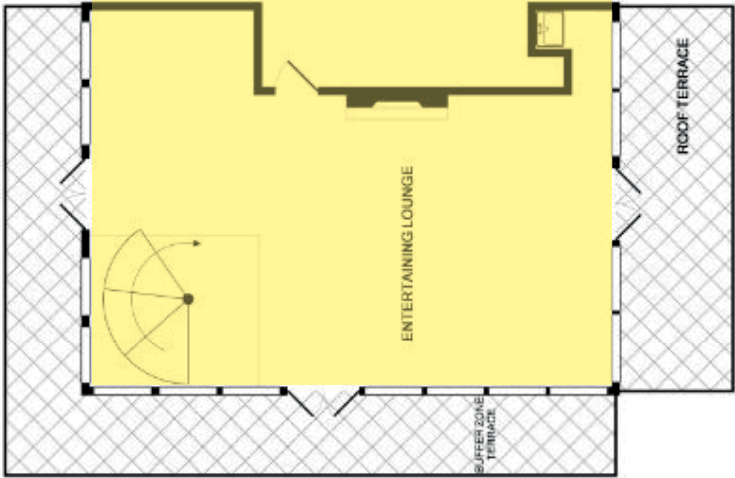
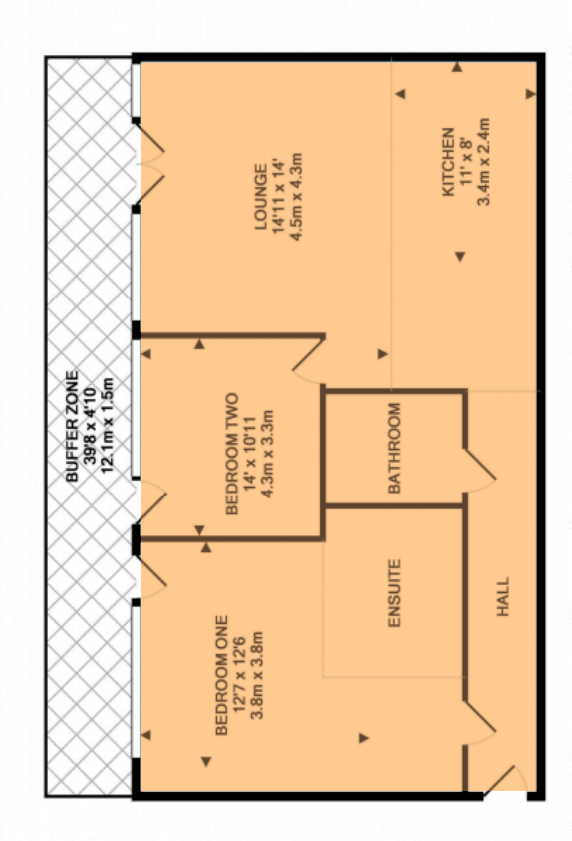
This Study address each of these options in turn following a summary of the current context and identification of the zones of the north elevation potentially suitable for screening.



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1.2 Context

The apartments in No.1 Deansgate that face the north elevation of the proposed 39 Deansgate include standard 2 beds and triplex penthouses, all of which benefit from semi-enclosed winter gardens which oversail the building boundary at street level and help to serve as a 'buffer zone' between adjacent buildings.

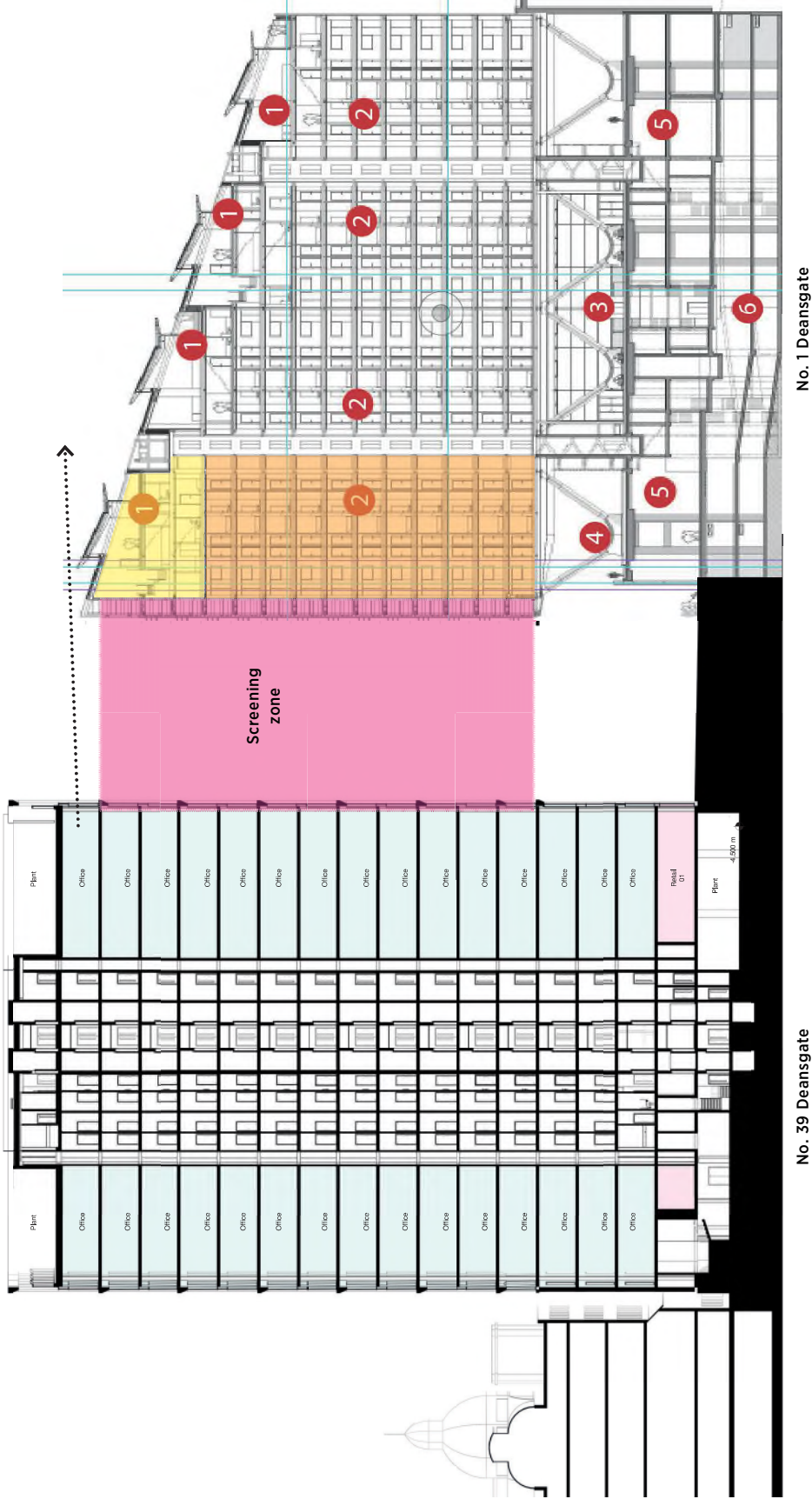


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1.3 Diagrammatic Section

The section below illustrates the potential screening zone to the North elevation facing No.1 Deansgate which would equate to 11 intermediate floors.

The rationale being; proposed floors below the apartments of No.1 Deansgate (i.e. 3 plus retail) do not directly face into any residential property and as such screening is not required. Above the top triplex residential floor the proposed office space would potentially benefit from long views north, therefore no screening would be proposed for this level. On this basis, this study has investigated potential design interventions facing the intermediate 11 floors of No.1 Deansgate.



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1.4 Zones considered for screening

The plan and elevation below illustrates the zone (shown pink) potentially suitable for a design solution to address perceived amenity issues for residents of No.1 Deansgate.

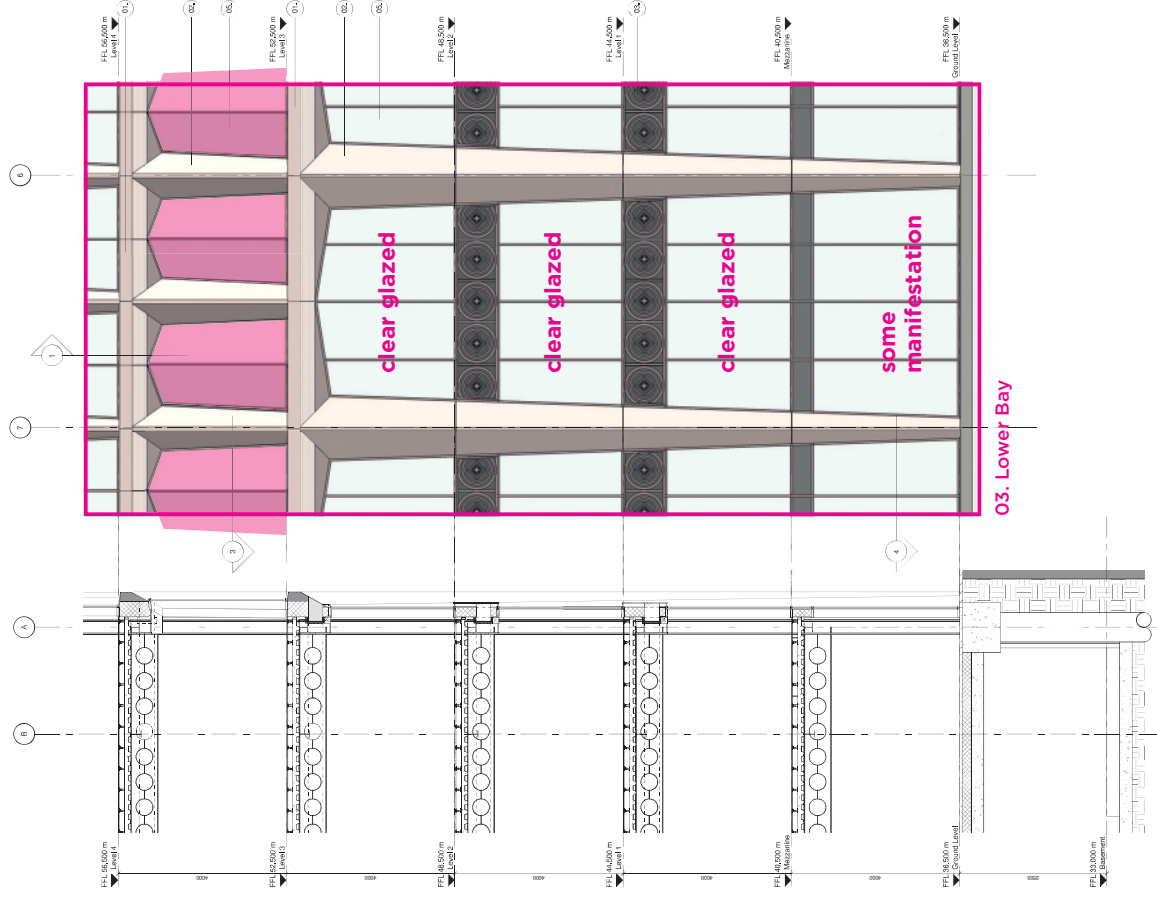
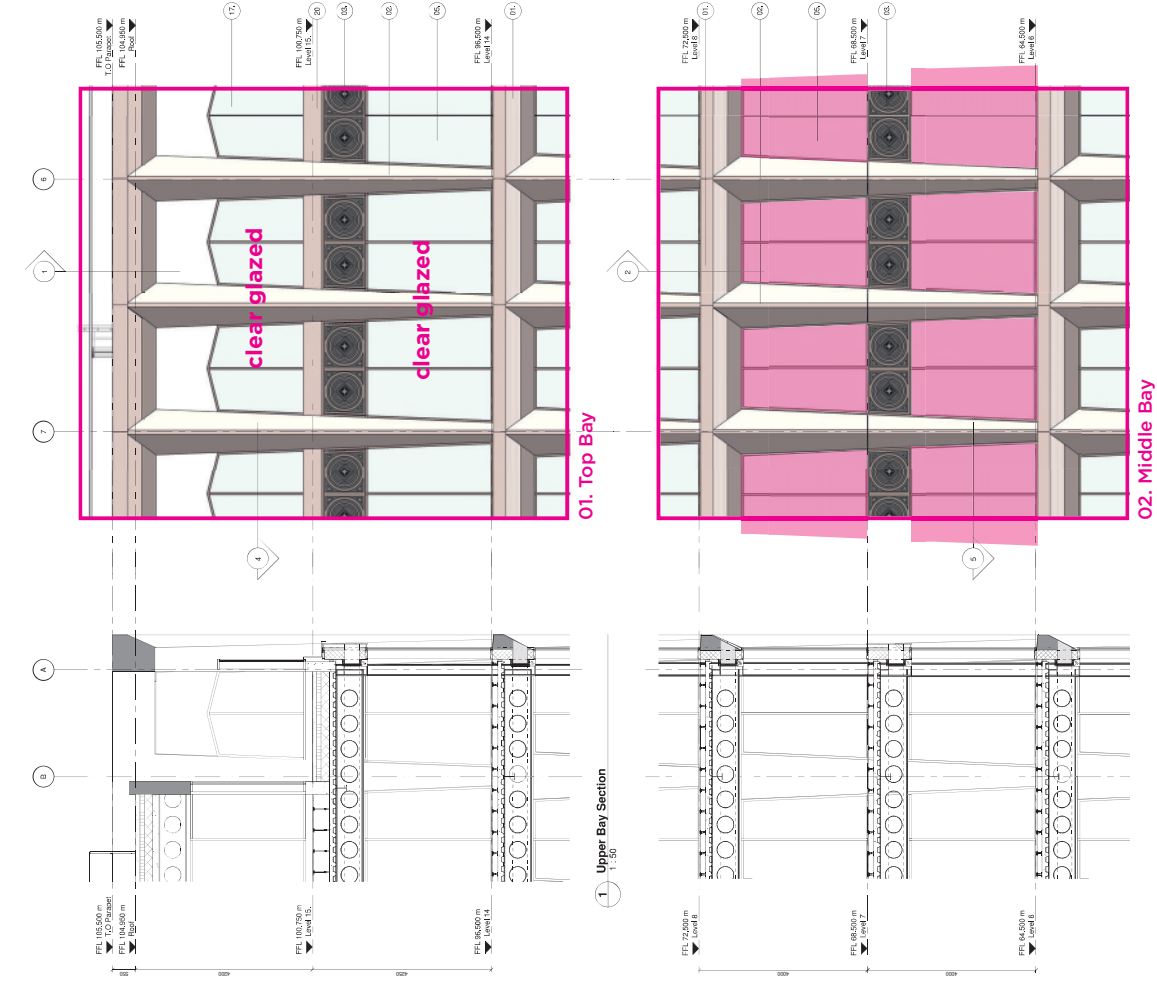


Typical Upper Floor Plan

02. North Elevation onto St Mary's Gate

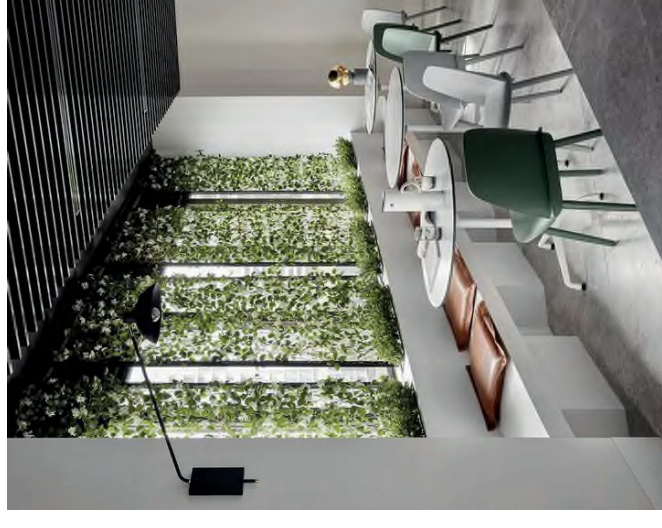
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1.5 Bay Studies



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1.6 Potential Design Interventions



OPTION 01 - Green Screening

As shown in the examples adjacent, using vegetation as screening is a popular option due to the benefits that planting has on building users as well as the appearance externally. In tropical climates vegetation can thrive externally and provided a welcome shading effect internally.

For 39 Deansgate however, this option would be inappropriate for the following reasons:

- Aspect faces north and, planting would receive little direct sunlight.
- Facade irrigation systems would be required which would effect viability and would be an ongoing maintenance burden to the building operator
- Vegetation would reduce natural light penetration beyond acceptable levels for occupiers based on office agent experience and local knowledge

For the above reasons this option was discounted



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OPTION 02 - Decorative Metal Screening

Continuing with the contextual reference point of local Victorian architecture and the ornate metalwork found on surrounding buildings such as Barton Arcade, the screening to windows on the north elevation could be derived in a similar way to the decorative spandrel panels between floors.

However, similar to vegetation the following reasons preclude this as a viable option:

- Reduction in natural light entering the affected floors to unacceptable levels;
- Architecturally overbearing, detracting from the design concept developed to date;
- Creation of technical issues including potential structural and wind loading implications; and
- Cost prohibitive rendering the scheme proposals unviable.

For the reasons above this option was discounted.

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Option 03 - Angled windows

The potential to angle the glazing on the northern facade away from No.1 Deansgate have been assessed. However, the implications of altering the structure and window design would lead to significant increases in scheme costs which would render the proposed development unviable. It may also have the effect of adversely impacting on technical considerations, namely wind microclimate, which have been assessed by Officers as being acceptable. On this basis the potential to incorporate angled windows as been discounted

Option 04 - Manifestations on Glazing

Manifestations on the glazing to obscure views of No.1 Deansgate have been assessed. Whilst the installation of glazing manifestations is considered acceptable from a viability perspective, advice from office agency specialists indicates that obscuring the glazing in this manner would detrimentally affect the lettable of the office space which in turn would negatively impact on rental rates and ultimately whole scheme viability.

We explored whether any specific design may be more acceptable to occupiers but were advised that any manifestation would adversely affect the attractiveness of the building. Moreover, office agents confirmed that there were no Grade A office buildings in the City Centre where manifestations had been applied specifically to limit or obscure views out of the building. On this basis, manifestations on glazing have been discounted.

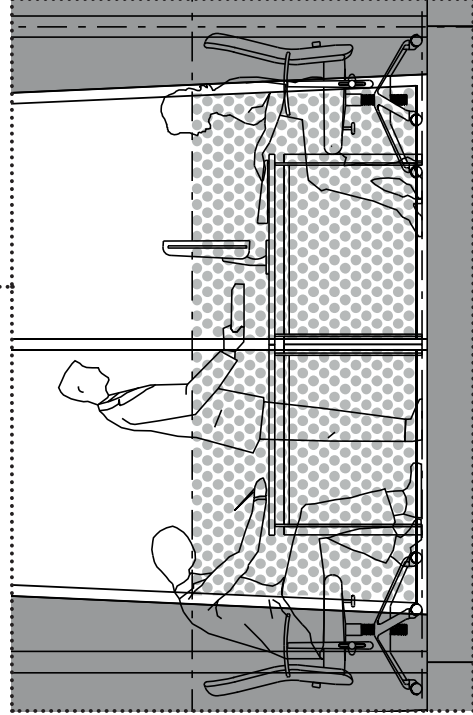
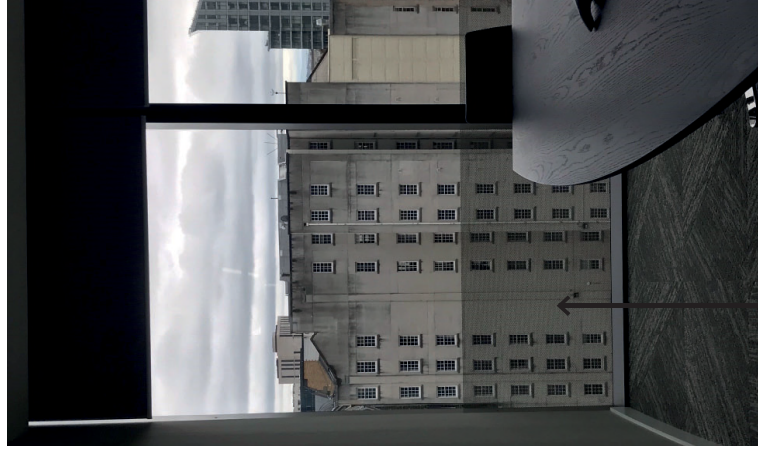
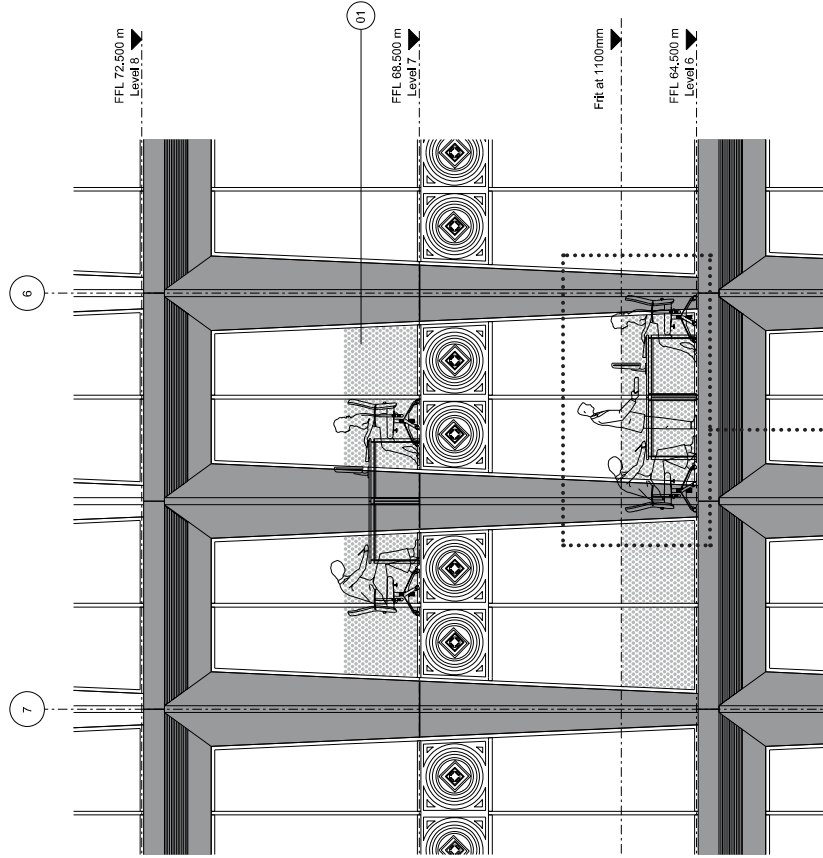
Option 05 - Internal Winter Gardens

The potential inclusion of internal winter gardens was raised at the meeting and explored by the project team. Whilst winter gardens would step activity away from No.1 Deansgate and serve as a buffer zone in a similar way to those in No.1 Deansgate, it would also have the effect of significantly reducing the Net Lettable Area of the floor plates affected. Based on schemes which have included an internal winter garden it is understood that this space cannot be rentalised. As such, this would significantly impact the rental return and thus the overall scheme viability.

Option 06 - Internal Space Planning

It is reasonable to assume that tenants may wish to configure their fit-out in such a way that addresses the concerns of residents in No.1 Deansgate. Tenants may wish to introduce planters as a decorative measure that also helps serve as screening. Office space may be configured such that activity is focused towards the central core and that, less frequently used meeting spaces are located along the north elevation. Notwithstanding, internal space planning would be at the discretion of occupiers and it would not be possible to condition or impose limitations on how tenants chose to fit-out any given floor.

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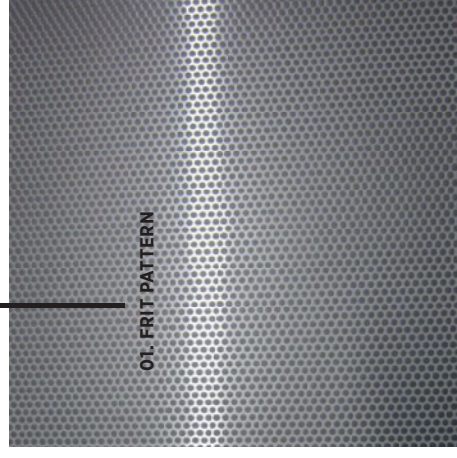


OPTION 07 - Fritted Glazing (preferred)

There are many types of frit that provide varying levels of privacy, obscuring views both in and out of a building. It is intended this option would not significantly reduce or limit natural light into the office spaces, nor should it overly obscure views out to ensure that the proposals are attractive from a lettable perspective and thus and viable. It is intended to introduce a level of screening that helps diffuse the direct visible connection residents of No.1 Deansgate feel the office occupiers may have.

As shown on the images adjacent, the frit which could potentially be introduced to the glazing on the northern elevation would be a permanent ceramic solution which is 'baked' into the panels and therefore would not be removable by occupiers.

In the interest of maximising lettable and therefore maintaining the viability of the scheme, office agents have advised that a full height frit would not be acceptable to future tenants due to loss of light and a feeling of enclosure. Therefore, it is proposed that a 1100mm high solution could be employed which partially diffuses views, especially when tenants are sat at desks, without negatively affecting the attractiveness of the office space.



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1.7 Preferred Design Approach

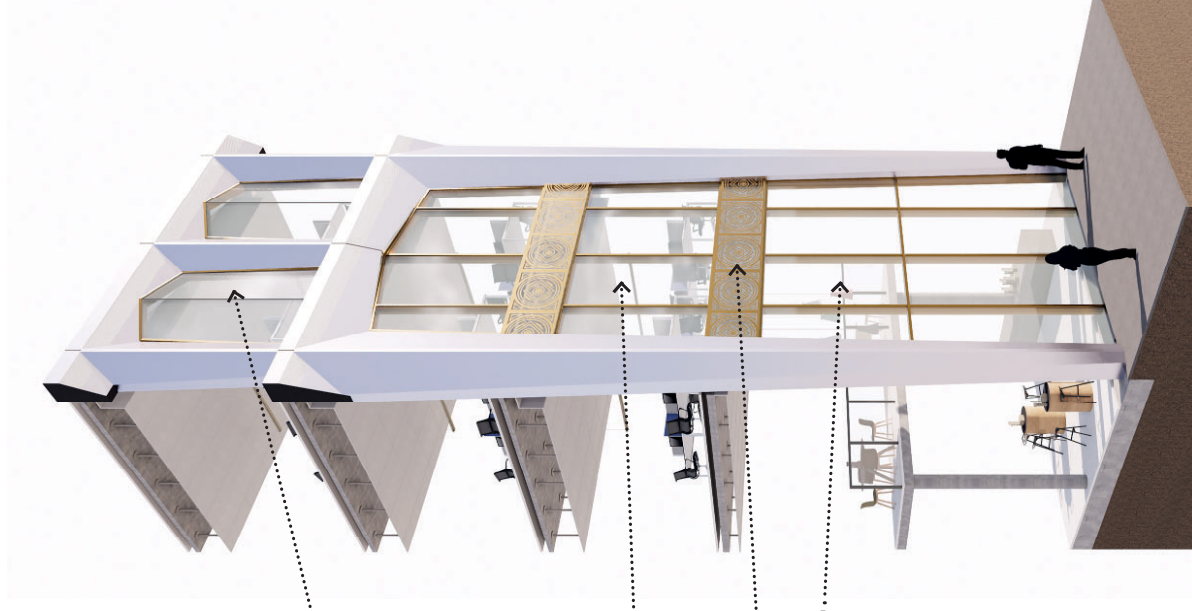
Based on the options explored as part of this study, it is considered that the introduction of a 1100mm high 'modesty frit' on glazing of 39 Deansgate facing the intermediate 11 floors of No.1 Deansgate would be technically feasible, viable and would not detrimentally affect marketability of the building. The proposed approach would lessen perceived impacts of the proposals on amenity, specifically privacy, whilst enabling the development to come forward.

Following the meeting with Cllr Johns and Roisin Sally of No.1 Deansgate, this study has been undertaken in good faith and has explored a number of potential design options, with our assessment of each clearly set out in this document.

The project team consider that the preferred design approach would go some way to addressing the concerns raised and we would welcome continued dialogue on the matter.



Typical upper floor bay study



Typical Lower Floor Bay Study