

First Street Developments Ltd
Plot 9a First Street
Design & Access Statement

Client(s)



Project Team

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Gardiner and Theobald - Cost Consultants

Ramboll - Structural Engineers

Planit-ie - Landscape Architects

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Design Fire Consultants - Fire Engineers

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Penny Anderson Associates - Ecologists

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1.0 Introduction

Purpose of the Document

This document has been prepared on behalf of First Street Developments Ltd in support of a full planning application for development to Plot 9a First Street. It has been prepared by Jon Matthews Architects with input from the technical team.

The analysis and context section of the document looks at the local surroundings and history of the site, to understand the local environment within which the proposal sits.

The design response shows how the massing has developed from the design parameters to meet the requirements of the current brief.

The consultation section outlines the consultations that have taken place over the course of the various iterations of the development proposals and how the design developed in response to the consultation.

The layout and design section explains in detail how the building and landscape functions, before going on to explain the appearance of the proposals.

The access section looks at how the building is accessed from a practical point of view.

The Brief

To respond to accelerating changes to occupier requirement and redesign Plot 9a to be a market leading office building for sustainability.

Erection of a nine storey building with basement comprising:

- The scheme provides 12,161 m² of office space in a 18,977 m² (GIA) building.
- Commercial office (Use Class E(c)),
- Target net zero carbon building.
- 130 double stacked cycle racks provided at ground floor with associated changing, locker and shower facilities.
- Landscaping, and public realm works.
- 9th floor terrace and pavilion for tenants use.
- Winter gardens for office accommodation.
- 26 accessible car parking bays.

The sustainability criteria for Plot 9a is to:

- Target net zero carbon building.
- Reduce energy in use.
- Reduce embodied energy.
- Achieve a 5.5 star NABERS rating.
- Increase access to fresh air.

Design response to meet this criteria:

- Reduce glazing to 40%.
- Improve u-values and avoid curtain walling.
- Use natural material: pre cast concrete reduces embodies energy and increases airtightness.
- Design the facade to allow for mixed mode ventilation with opening vents.
- Retain naturally ventilated winter garden amenity on office floor plates, external terraces, gym and generous cycle provision and associated facilities.

First Street has long been a regeneration priority for Manchester City Council and after many years of positive development is now well established as a destination within Manchester City Centre.

First Street is divided into four principal Development Areas: First Street North, First Street Central, First Street South and the First Street Creative Ribbon.

The site sits in First Street Central, the focus for commercial development within the masterplan. First Street is now an established commercial office location, with an ecosystem of high quality occupiers emerging within No. 1 and No. 8 First Street.

Manchester has one of the largest office centres outside of central London. The Manchester office market remains highly competitive, building off the strength of the local economy and the desire for businesses to want to locate here for business combined with a growing population.

Continued strong uptake of office space has led to a shortage of Grade A office space in Manchester, as demand outstrips supply.

Location

The site is 0.4794ha and is bounded by River Street and No.8 First Street to the north, a future development site known as Plot 10a & Plot 10b to the east, Plot 9b and Hulme Street to the south, and Medlock Street to the west.

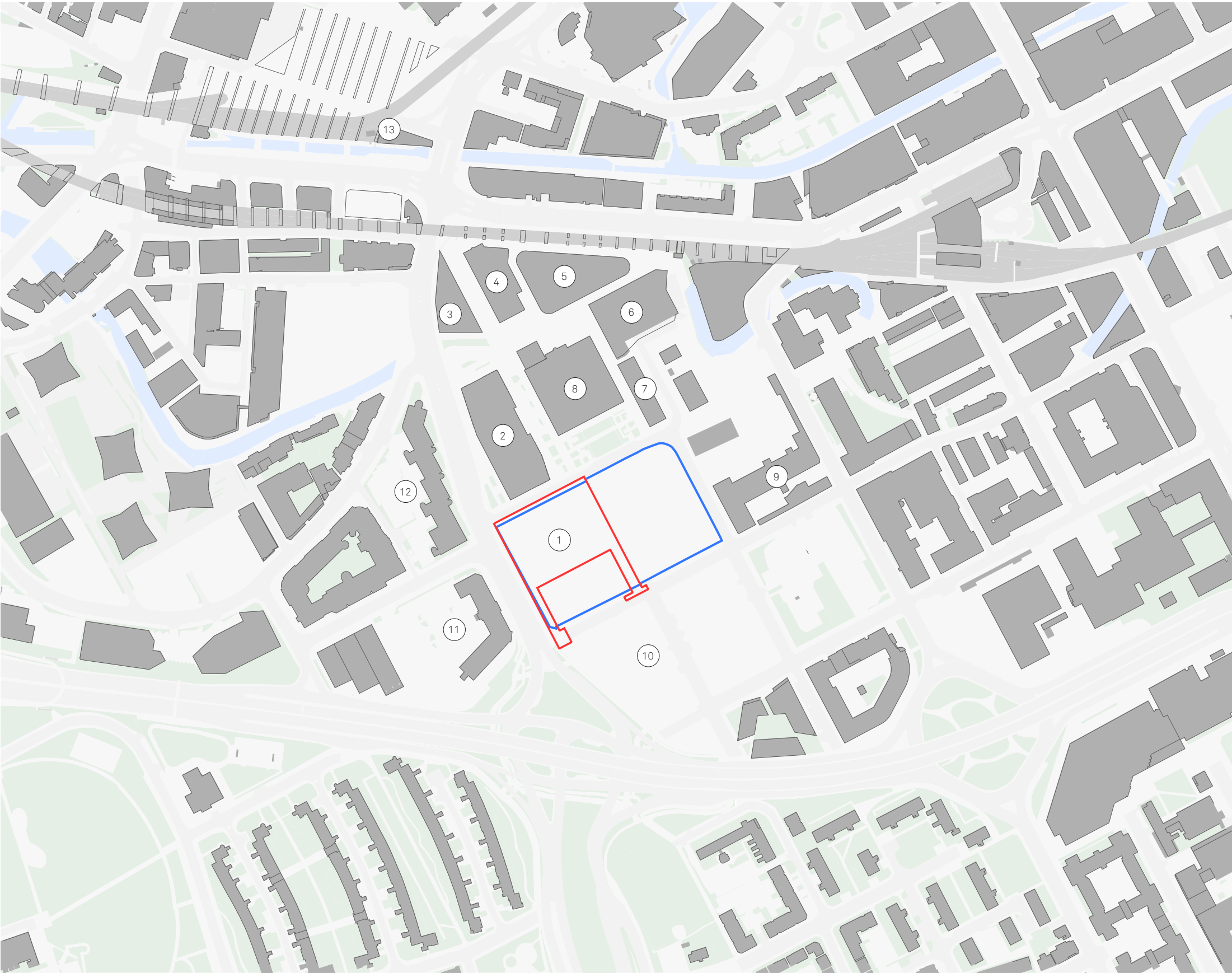
The wider area is characterised by a mix of uses including primarily office and leisure uses to the north, residential to the east and west, and a proposed student residential development to the south.

The site currently consists of an area of hard standing that has previously been used as a surface car park. There are a number of trees along the Medlock Street boundary and some self seeded vegetation on site.

Key

-  Ownership Boundary
-  Application Boundary

- 1. Plot 9a
- 2. No. 8 First Street
- 3. Sainsburys
- 4. INNSIDE
- 5. HOME
- 6. MSCP
- 7. VITA First Street
- 8. No. 1 First Street
- 9. Macintosh Mill
- 10. Plot 11, First Street South
- 11. Premier Inn
- 12. City Road Offices
- 13. Axis



2.0

The Site

2.1 Site History

Historical maps of the site provide an insight into the development within the area over the last 200 years.



1821

The 1821 map shows the site lying in an area that was being prepared for development. Numerous roads are shown to have been laid out, creating a grid-iron of streets awaiting development. The site itself is undeveloped.

Key
● Site



1848

The following quarter century shows a rapid development of the site and surrounding areas.

The streets set out in the previous map have been developed and the site now shows low rise high density housing.

The site sits at the edge of the housing zone, with larger more industrial buildings to the north and east.

Key
● Site



The aerial view shown here reflects the 1960 map and shows the area having been cleared of the Row Houses whilst the Gaythorn Gas Works and Dunlop Rubber Works dominate the area. To the east of Medlock Street Gaythorn Mill, Saw Mill, The Globe and Duke Street Primary School remain.



2.1 Site History

1896

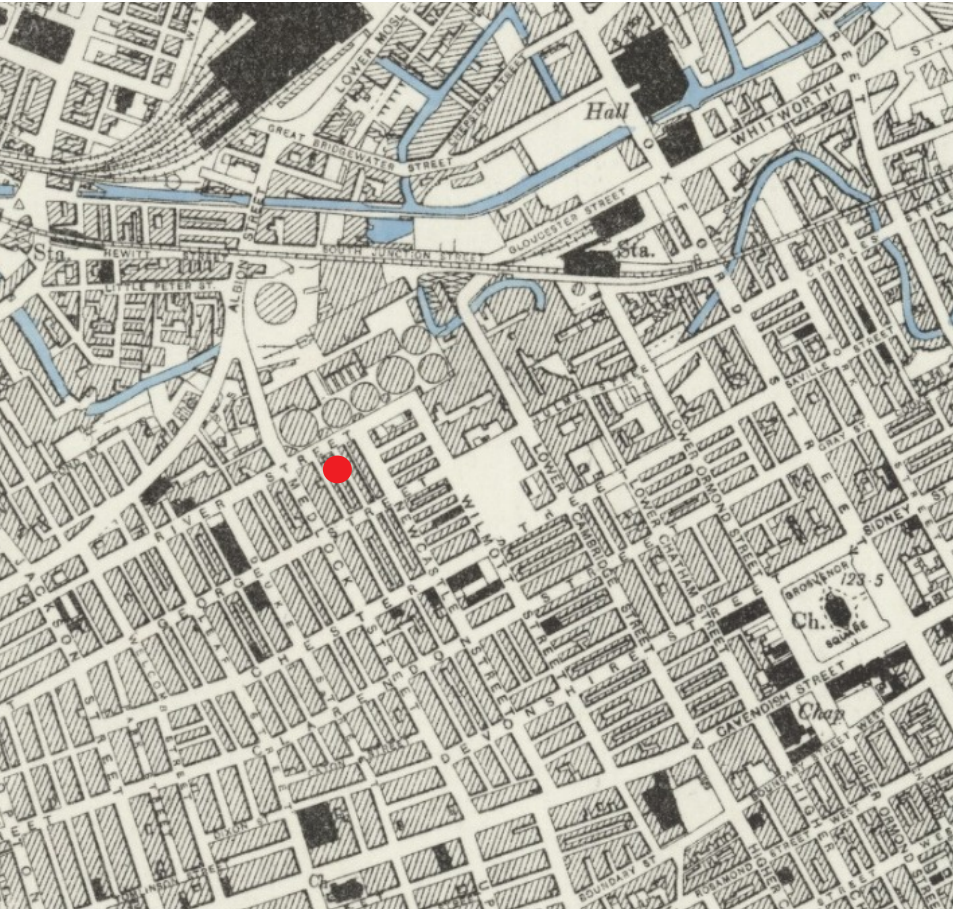
The area to the north of the site has been developed into a Gas Works, with the railway and mill buildings to the north.

The road network remains similar within the surrounding area, with the exception of Hulme Street to the east, which now runs over the River Medlock.

Key



Site



1960

By the end of the first half of the twentieth century all the row houses have been cleared from the First Street masterplan area leaving only the Duke Street Primary School and the Globe public house.

The Dunlop Rubber Works has been built in the east and the north.

In the late 1960s the Mancunian Way made further radical changes to the area dividing Hulme to the south from the city core to the north.

Key



Site



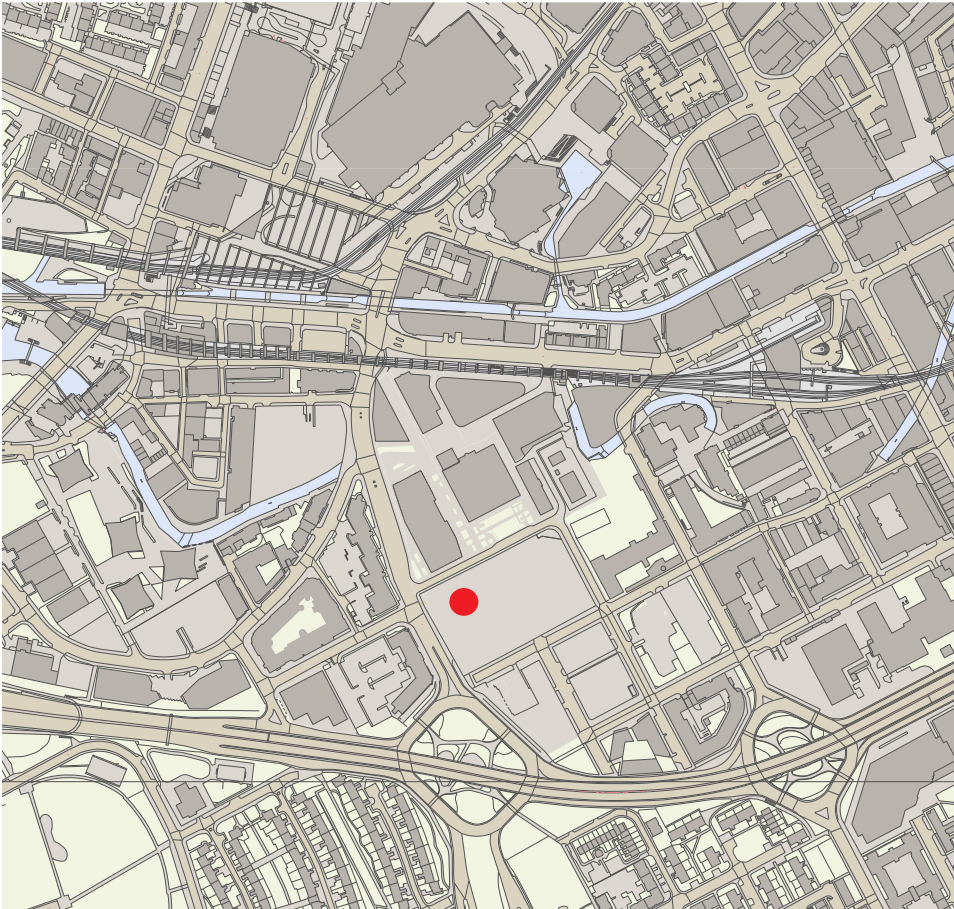
Present

The surrounding area has changed dramatically over the last decade, with new developments in place to the north of the site on the site of the gas works. Warehouses and factories to the east of the site have been converted into apartments, and developments to the west and south of the site are larger scale residential developments.

Key



Site



Environmental

- There are noise sources close to the site along Medlock Street and from the Mancunian Way to the south of the site.
- The south of the site is currently exposed to the sun for the majority of the afternoon, although this is likely to decrease as the surrounding area develops further.

Key

 Application Boundary

 Prevailing Wind

Noise Source

 Sun Path



Building Heights

- To the north of the site, a number of medium height buildings have recently been developed. Medium height and high rise buildings increase further to the north beyond the railway line.
- The surrounding site and site to the south are currently vacant. Planning consent has been given for a directly south to the site on Plot 11, ranging from 10 to 45 storeys, with high rise development beyond marking the edge of the city along the Mancunian Way.
- The scale of development changes dramatically on the other side of the Mancunian Way to low rise residential.

Key

 Application Boundary

 >100M

 51-100m

 41-50m

 31-40m

 21-30m

 11-20m

 0-10m



Heritage

- The mills to the east of the site are Grade II listed - the closest to the site is Macintosh Mill. These have all been converted to residential use.
- The Altrincham Rail Viaduct to the north is Grade II listed from Piccadilly Station to both the River Irwell Railway Bridge and the Ring Road (forking at the Manchester South Junction).
- Oxford Station and Deansgate Station, both served by the Viaduct above, are fully listed.
- There are no listed buildings adjacent to the site.

Key

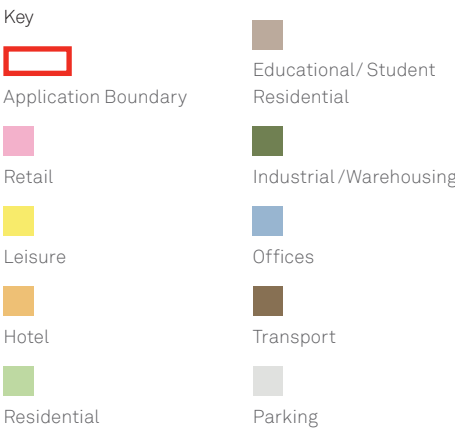
 Application Boundary

 Grade 2 Listed



Uses

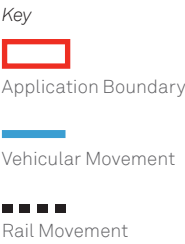
- The area is mainly a mix of residential, commercial and leisure uses.
- The site itself is vacant.



Vehicular Movement

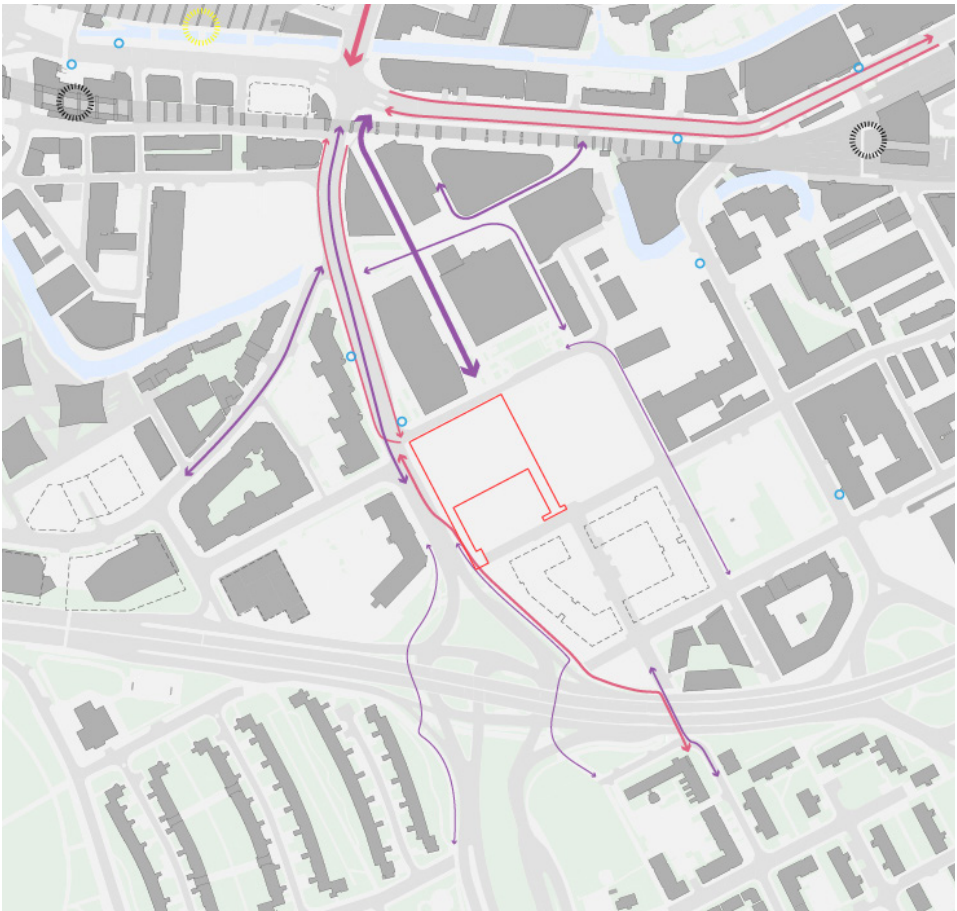
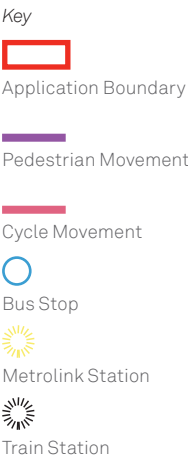
The Site is in a highly accessible location by a variety of modes of transport.

- Deansgate transport hub – comprising Deansgate Castlefield Metrolink Station and Deansgate Railway Station is located 400m north west of the site.
- Oxford Road Station is located 385m north east of the site.
- Regular bus routes run along Medlock Street and Cambridge Street immediately adjacent to the site.
- The site is also highly accessible by car, being located immediately beside the slip road onto the Mancunian Way.



Pedestrian Movement

- First Street is the primary pedestrian route to the site, formed as a quiet tree lined route away from vehicles. Pedestrians will need to cross River Street to access the site. The corner of the site is visible from this pedestrian route.



2.3 Planning Context

This plan demonstrates the site's key strategic location and how it sits within the wider emerging development areas within this part of the city centre. The site falls within the First St Central area of the First St Development Framework which requires developments to be 'commercially led'. The site sits at the junction between River Street and Medlock Street which will enhance connectivity in this part of the city; connecting in with other routes to regeneration areas.

First Street has been one of Manchester City Council's key regeneration priorities for over a decade. A Development Framework for First Street was first endorsed by Manchester City Council's Executive Committee in 2005. This was updated in 2007 and 2010 to broadly focus on a commercially led neighbourhood.

The 2012 and 2015 Frameworks identified three distinct development areas of First Street, incorporating four of the character zones: First Street North, First Street Central, First Street South, and the Creative Ribbon. The site falls within the 'First Street Central' character zone, a new office destination targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible city centre location, competitively priced to help distinguish the accommodation from other locations in the city centre.

The focus of the 2018 Framework was to update the development principles for the First Street Central area of the masterplan, particularly Plots 9 and 10, which were subject to further viability and design analysis. This analysis indicates that greater scale and density of office accommodation can be delivered on these plots. This will ensure that First Street can meet the level of demand in the area and maximise its contribution to the City's economic growth.

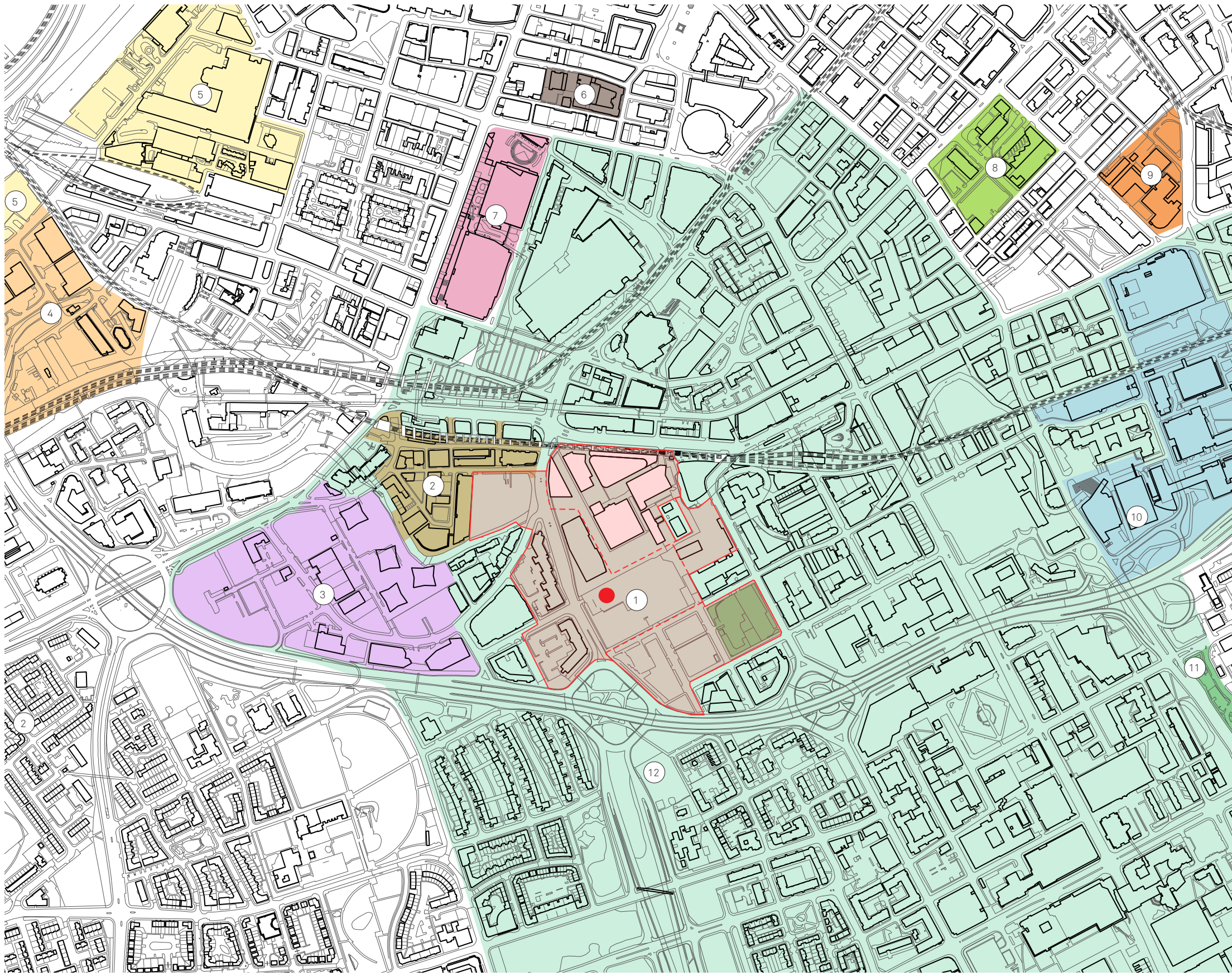
An Addendum to the 2018 First Street SDF was adopted in July 2020. Whilst this provides more focus on the Western plots of First Street, it also reiterates the economic context of the regeneration area, as well as the demand for office space in the city. In addition, the Addendum provides an added emphasis on climate change and sustainability. To this effect, all developments within the SRF area must positively contribute toward the city's net zero carbon by 2028.

Key

1. First Street SRF
2. Knott Mill Masterplan
3. Great Jackson Street SRF
4. Water Street SRF
5. St. John's Street SRF
6. Jackson's Row SRF
7. Great Northern Warehouse SRF
8. Portland Street SRF
9. Aytoun Street SRF
10. North Campus SRF
11. Oxford Road Corridor SRF
12. Oxford Road Corridor



Site



Deloitte.

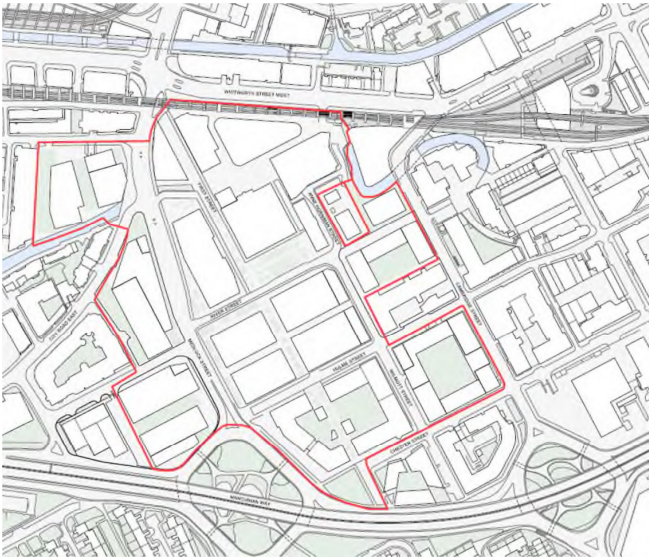
Real Estate

First Street Medlock Sites, Manchester

Development Framework Addendum

July 2020

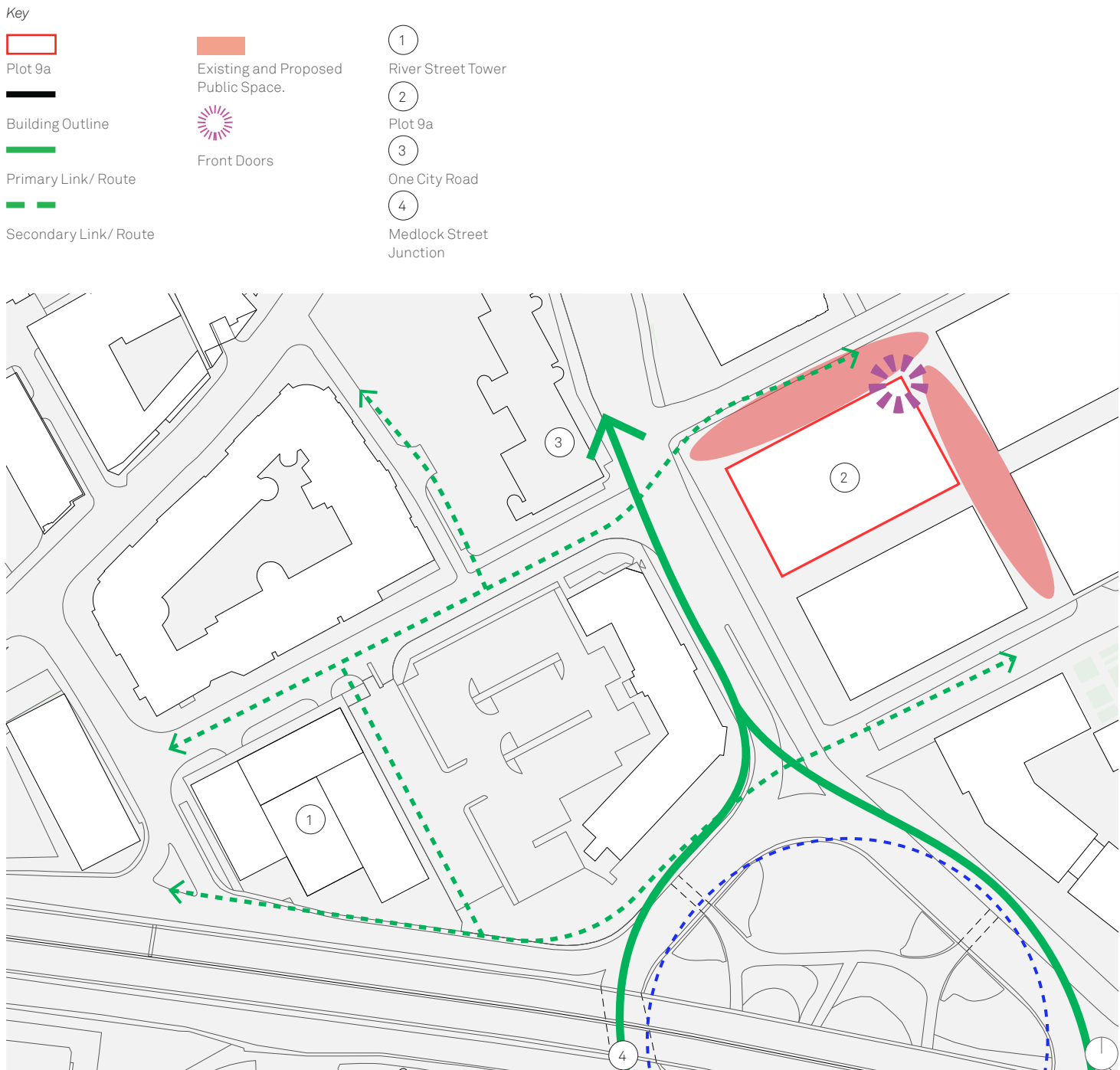
Appendix A: 2018 First Street Masterplan



First Street Medlock Sites Development Framework Addendum 16

- General critical urban design criteria:
- The need to deliver robust low capital cost but high quality commercial office buildings that are flexible in nature, capable of easy sub-division or expansion, with generous floorplates.
 - Delivery of contemporary well-designed medium height office buildings, extending the emerging density across First Street Central.
 - Prioritising enhancements to the pedestrian experience across First Street to encourage sustainable modes of transport, aligned with the Manchester Climate Change Framework 2020-2025, which details the city's high level plan for tackling climate change.
 - The encouragement of active ground floors where possible for all buildings, with an emphasis on strong north/south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street in particular.
 - Attention to maximising sun light to spaces and buildings and noise mitigation measures in all individual building design.
 - Improving the connections through to Knott Mill and Great Jackson Street as well as to adjacent residential areas including Hulme and across Medlock Street.
 - A commitment to the highest sustainability standards (BREEAM through innovative building design promoting carbon neutral output and low operational costs to occupiers.
 - The promotion of interaction within and between buildings through effective use of roof terraces and shared ground floor foyers where practical.
 - Appropriate façade treatments which recognise the prominence and landmark status of the site in the context of an arrival point to the City Centre.
 - Respecting neighbour amenity through providing appropriate building set backs from existing buildings and between proposed buildings.
 - The provision of public realm on all of the sites to create high quality living and working environments.

SRF Diagram



2.5 Contextual Building Scale

Over the recent years First Street has established itself as a destination with its own identity and not seen as the city fringe but part of the city centre. As shown on these photos the character of the First Street Central area is large scale commercial mid-rise development which meets market demand and makes better use of the land delivering the ambitious regeneration plan.

The Great Jackson Street SRF to the west of the site, the River Street Tower and First Street Plot 11 site adjacent to the Mancunian Way are all emerging high-rise residential developments.



No.2 Commercial Street, (up to 7 storeys)



The Nile Building, (up to 8 storeys)



HOME, First Street (up to 5 Storeys), Meccanoo



City South apartments, (up to 8 storeys)



Jordan Street apartments (up to 9 storeys)



No. 1 First Street (up to 7 storeys) BDP



Ropeworks (up to 9 Storeys)



Luminaire Building (up to 10 Storeys)



INNside, First Street (up to 12 Storeys), Simpson Haugh & Partners

2.5 Contextual Building Scale



Number 8 First Street (up to 7 Storeys), Fletcher Priest Architects



Plot 9a, First Street (up to 9 Storeys), Jon Matthews Architects



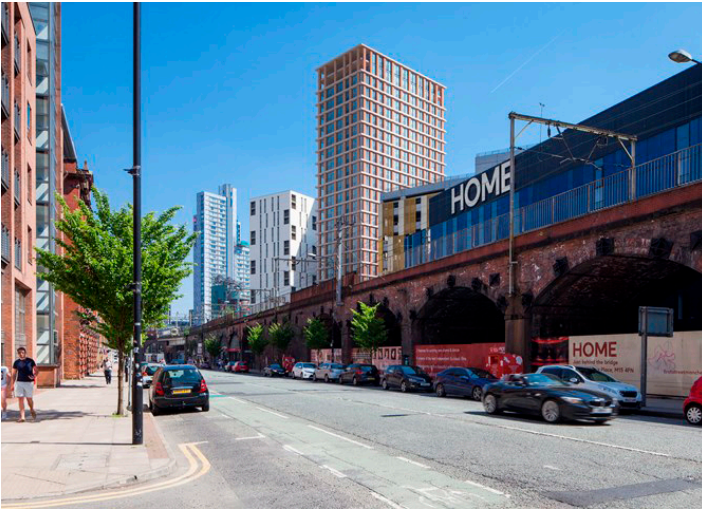
One City Road (up to 14 Storeys), Jon Matthews Architects



Axis (Up to 27 Storeys), Jon Matthews Architects



Vita, First Street (up to 12 Storeys), 5plus Architects



Hotspur House (up to 28 Storeys), Hodder and Partners



River Street Tower (up to 32 Storeys), Simpson Haugh & Partners



10-12 Whitworth Street West (up to 35 Storeys), Jon Matthews Architects



Cambridge Street (28 Storeys), Hodder & Partners



Manchester Central (up to 40 Storeys), Simpson Haugh & Partners



Plot 11 (up to 45 storeys), Simpson Haugh & Partners



Deansgate Square (up to 64 storeys), Simpson Haugh & Partners



As the core of the First Street area has reached a critical mass, the opportunity has arisen to focus on adjacent sites within the SRF area, including those sites to the west of Medlock Street, to ensure that the momentum gained in the area is maintained and leveraged to continue the regeneration of this part of the city and enhance linkages into the surrounding areas. The 2020 Development Framework Addendum updated the 2018 Development Framework development principles relating to the three sites to the west of Medlock Street.

This diagram on the left shows JMA's interpretation of how the Framework Principles could be delivered. The layouts and massing on the Little Peter Street site throughout this Design and Access Statement are indicative and have been included to show how Plot 9a fits into the emerging scale and ambition of the development framework.

The diagram highlights the existing and proposed positive public space and it also identifies the existing and proposed positive frontages around the site. Important to note is the highways infrastructure investment on Medlock Street and Medlock Street roundabout.

This study is fundamental to the development of the site plans.

Key

- Positive frontage
- Front doors
- Existing building / Under construction
- Approved / Live Application
- Indicative form only based on development framework

3.0 Design Development

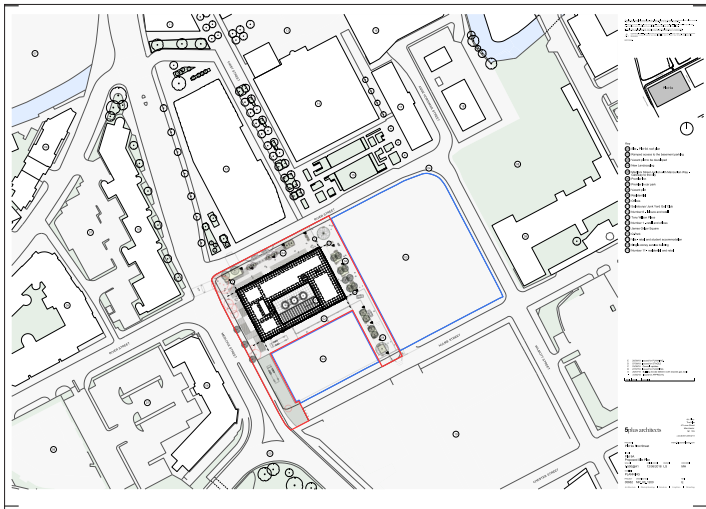
3.1 Previous Consented Scheme - Plot 9a, September 2018

Planning permission was secured in December 2018 (Ref 121462/FO/2018) for the first iteration of Plot 9a. The original scheme combined two building typologies of office and hotel into one form unified by a louvred veil which provided a constant form and appearance.

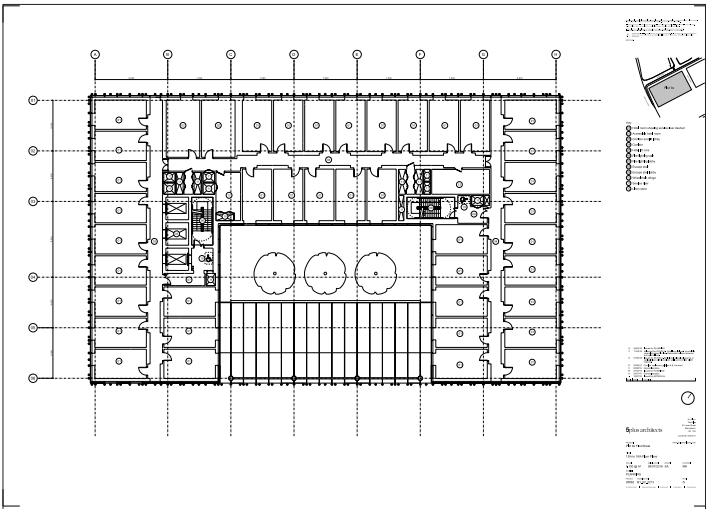
The consented Plot 9a development consisted of;

- 17 stories + basement
- 17,000sq² floor plates
- 160,361 ft² NIA
- 333,166 ft² GIA
- 200 bed hotel

Post planning approval, the applicant was approached with interest in a significant pre-let opportunity from a commercial occupier looking for a large amount of floorspace in First Street. This opportunity required larger floor plates than that secured under the previous planning permission.



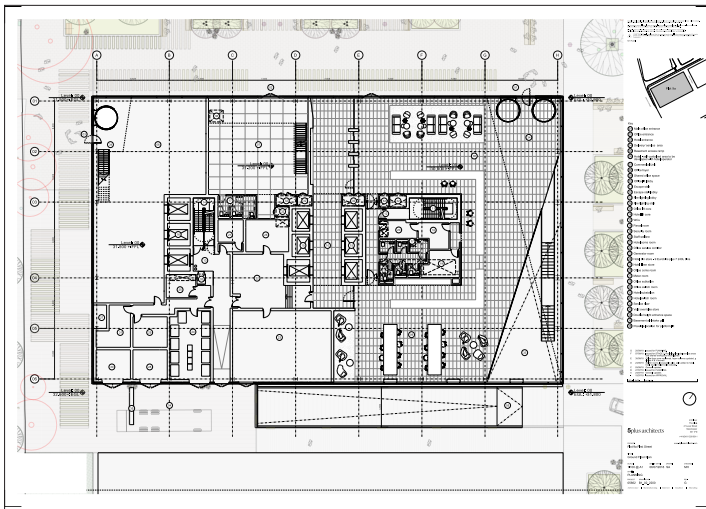
Plot 9a - Proposed Site Plan



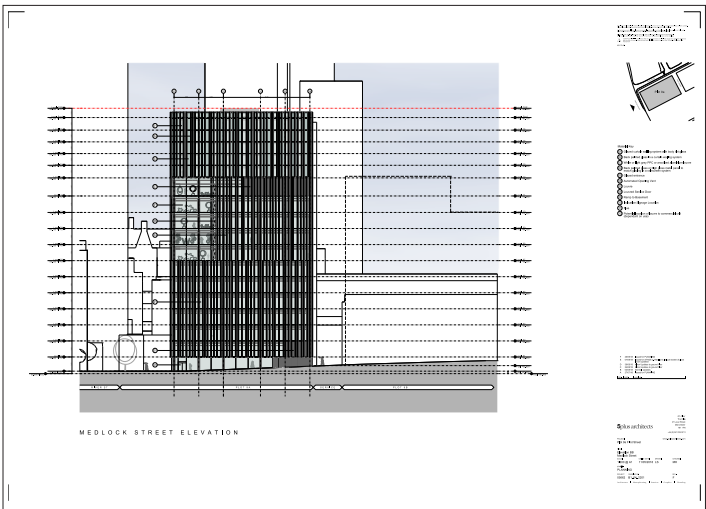
Plot 9a - Typical Hotel Floor



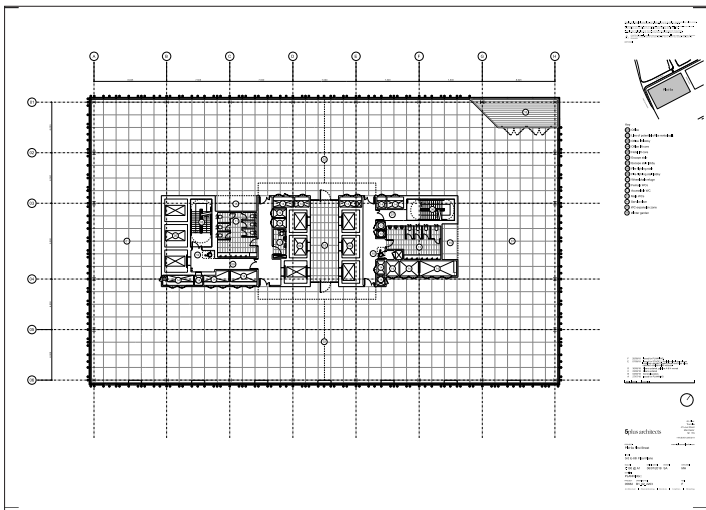
Verified view of the consented Plot 9a development, approved December 2018.



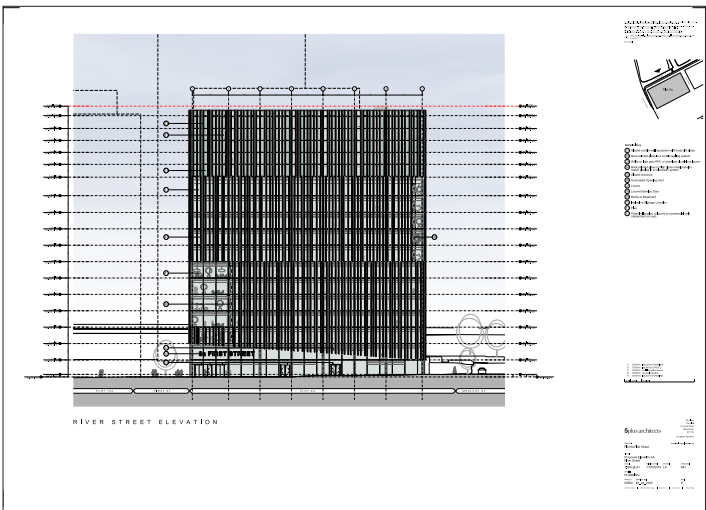
Plot 9a - Ground Floor



Plot 9a - Medlock Street Elevation



Plot 9a - Typical Office Floor



Plot 9a - River Street Elevation



Visualisation of the consented Plot 9a development, approved December 2018.

3.2 Previous Consented Scheme - Plot 9, January 2020

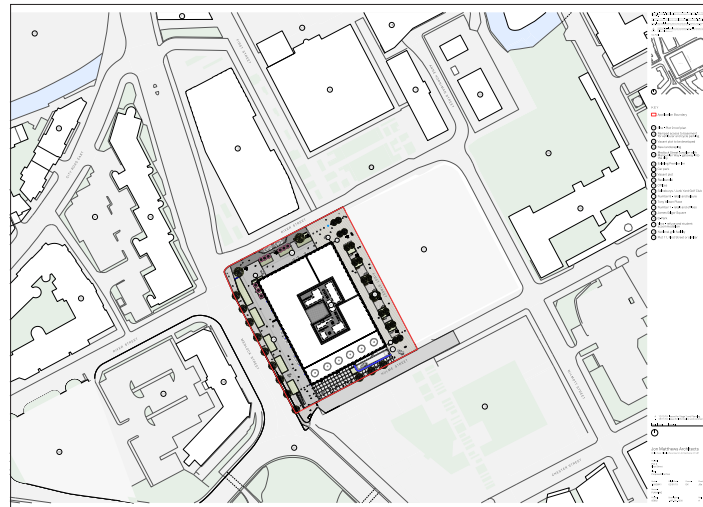
An alternative planning application, for the development of the whole of Plot 9, was approved in January 2020 (Ref 125833/FO/2019). This scheme consisted of a single office building occupying the entirety of the site.

The consented Plot 9 development consisted of;

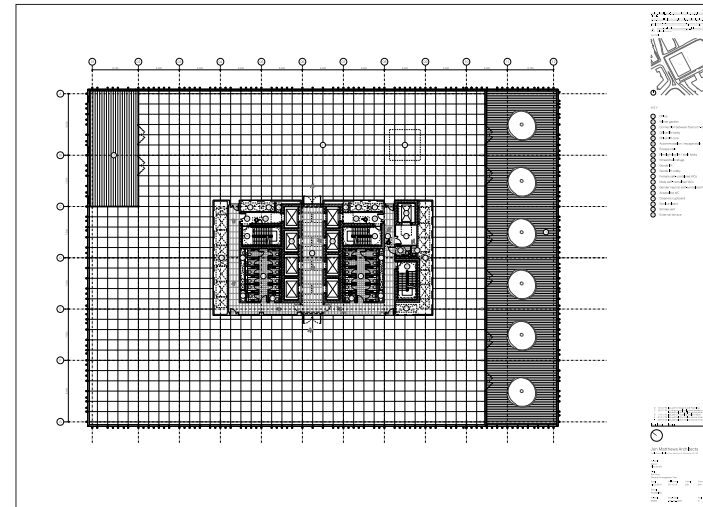
- 11 stories + basement
- 30,029 sq² floor plates
- 282,545m² NIA
- 369,061m² GIA
- Flexible commercial space across part of the ground and mezzanine floor
- 10th floor terrace and pavilion for tenant use and external plant space

This version of the scheme was developed from the same key urban principles as the original design for Plot 9a that received planning approval in December 2018, simply the required floor plate sizes were bigger.

The key urban principles to accelerating changes to occupier requirements which has defined the latest design for Plot 9a, are set out in the adjacent pages.



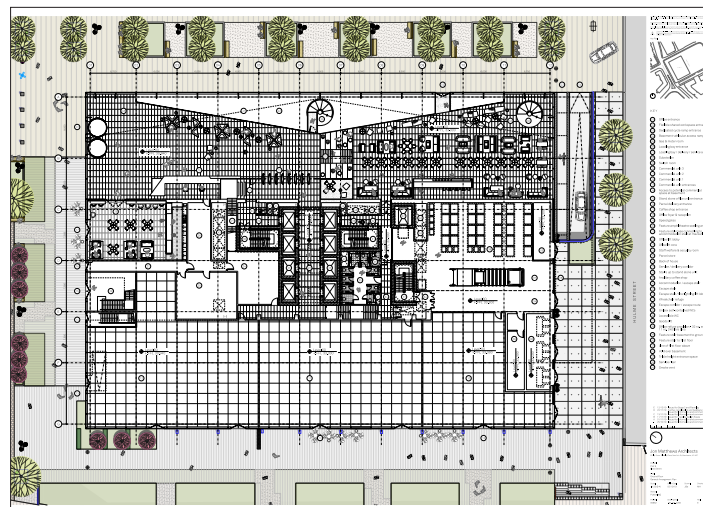
Plot 9 - Proposed Site Plan



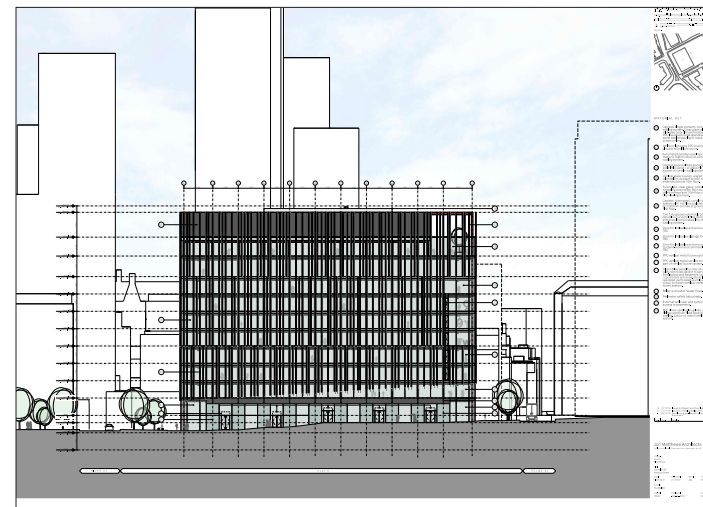
Plot 9 - External Terrace Floor



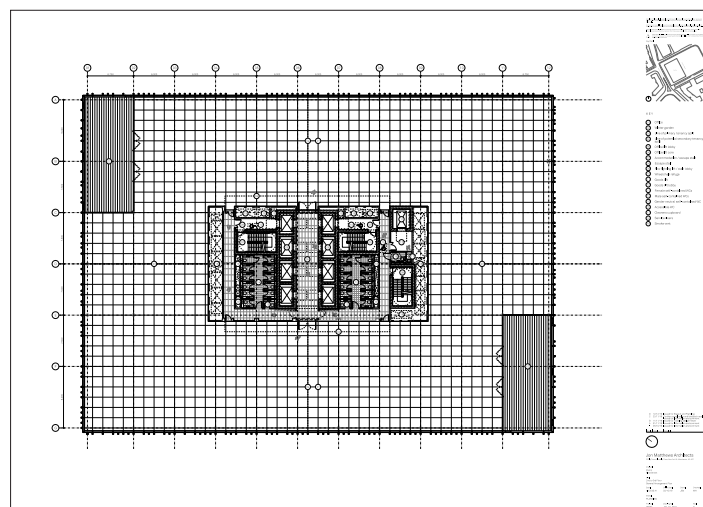
Verified view of the consented Plot 9 development, approved January 2020.



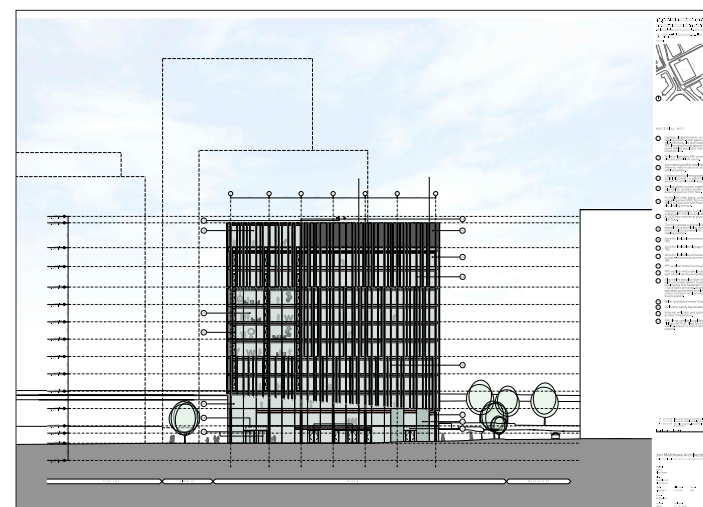
Plot 9 - Ground Floor



Plot 9a - Medlock Street Elevation



Plot 9 - Typical Office Floor



Plot 9 - River Street Elevation



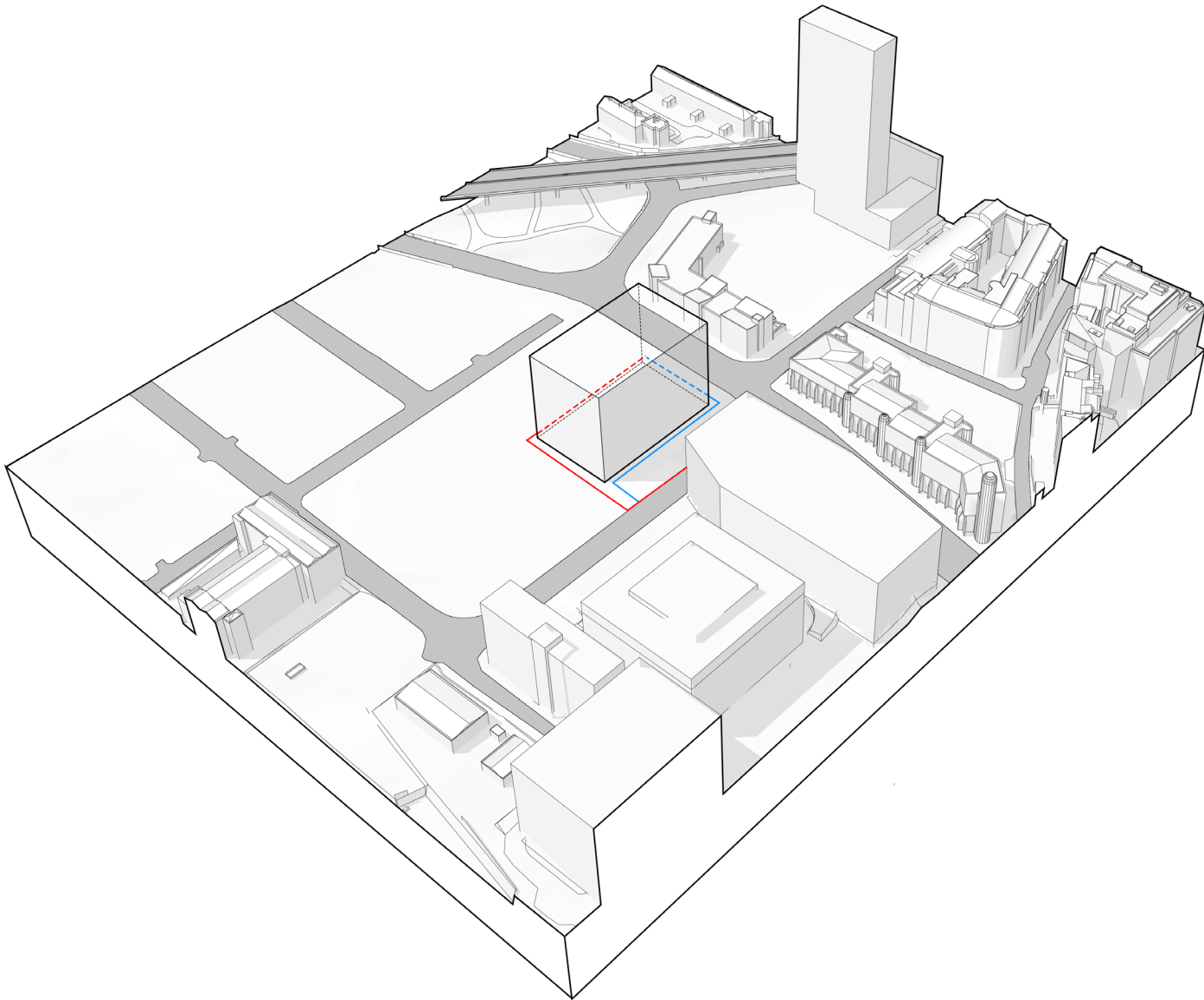
Visualisation of the consented Plot 9 development, approved January 2020.

Design Principle 1

Site constraints generate the developable envelope

The form of the development has arisen from an iterative design process, considering the major elements and fine tuning the requirements to encompass all elements of the design.

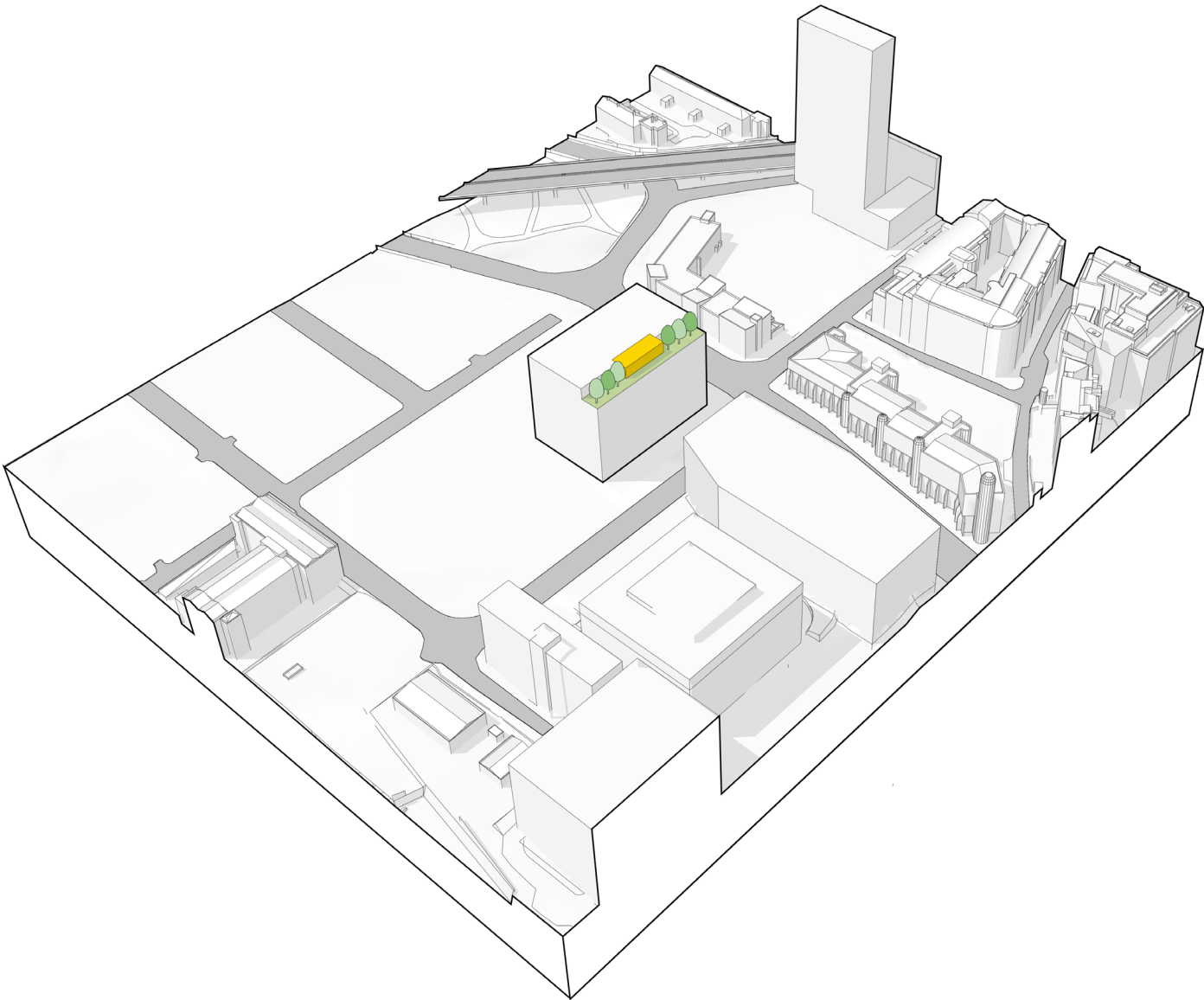
The massing responds to the site constraints and the reduction in floor plate requirements to deliver 130,901 ft² of office accommodation. The gas easement to the north and east of the site, along with a requirement to use a narrow strip of the site to the east for the continuation of First Street and Hulme Street to the south dictate the footprint of the building. The height of the building is within the development framework parameters and is generated by commercial and market forces.



Design Principle 2

Access to and external terrace and roof pavilion

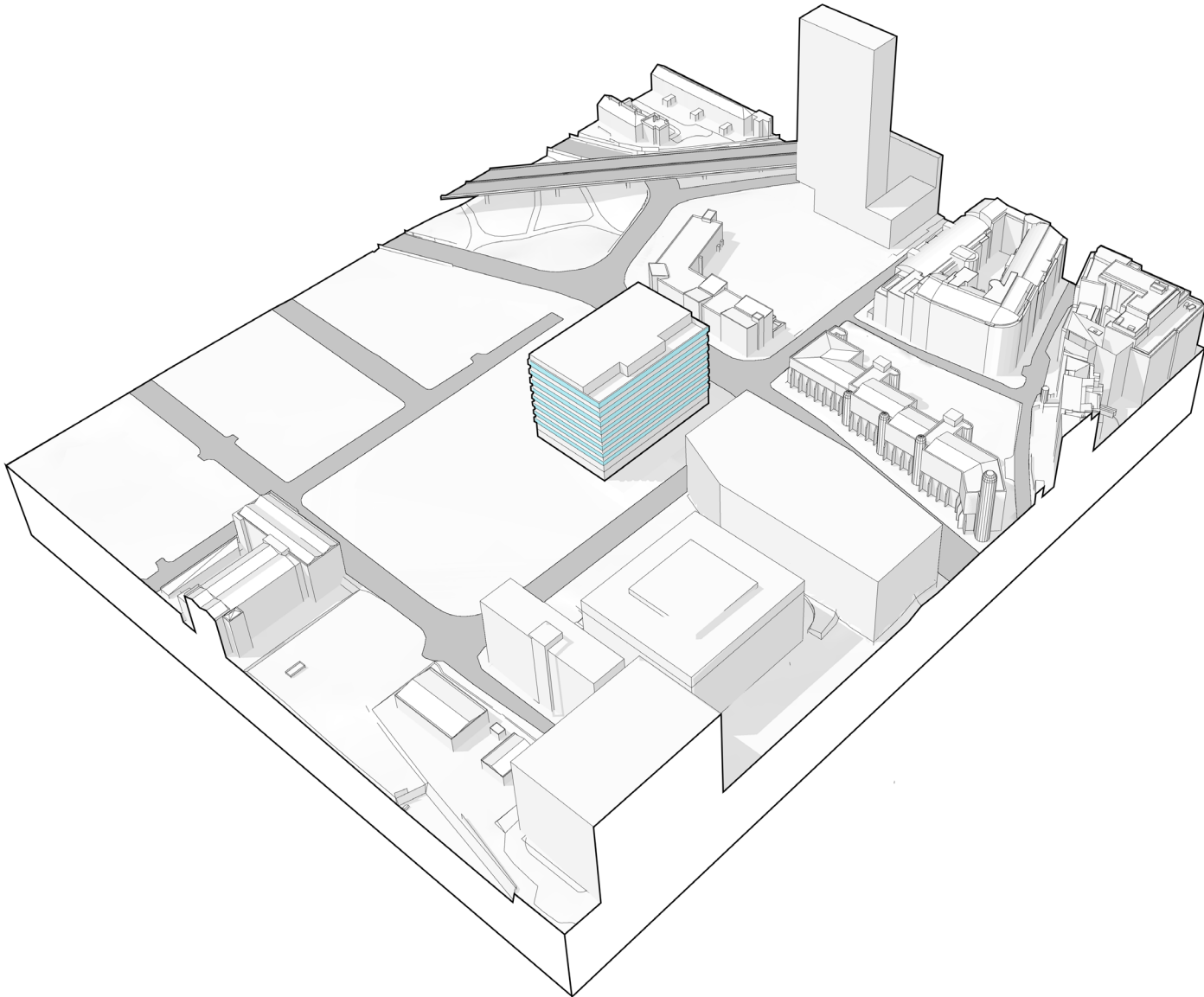
A significant 8th floor external terrace for tenants occupying this floor generates city scale opportunities in the massing of the building and enhances occupier wellbeing and further increases access to fresh air.



Design Principle 3

Sustainable facade: 40% glazing

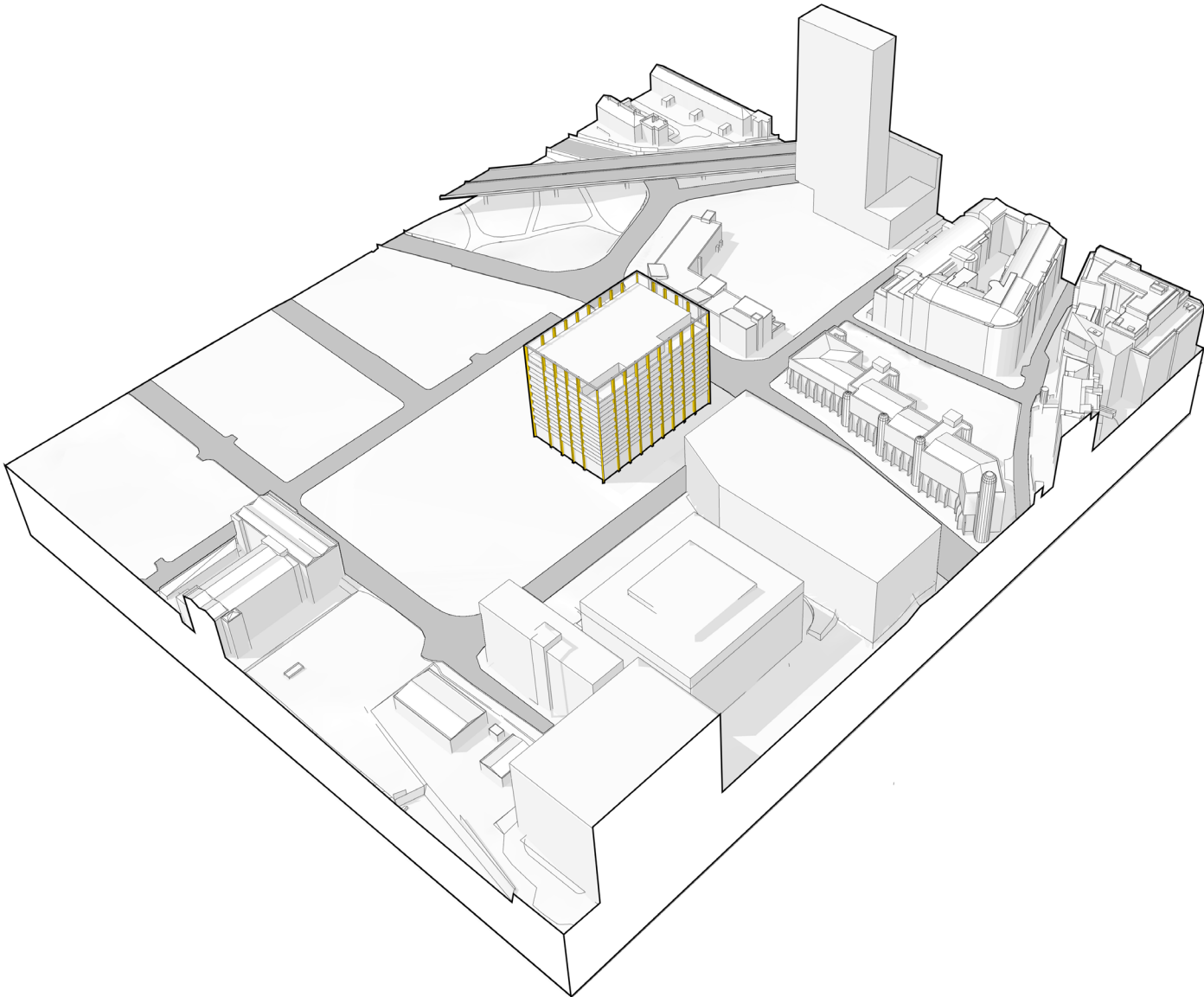
To meet the sustainability criteria of a net zero carbon facade the building fabric reduces glazing to 40%. Strong horizontal bands which uses natural materials such as pre cast concrete reduces embodied energy.



Design Principle 4

Order and rhythm

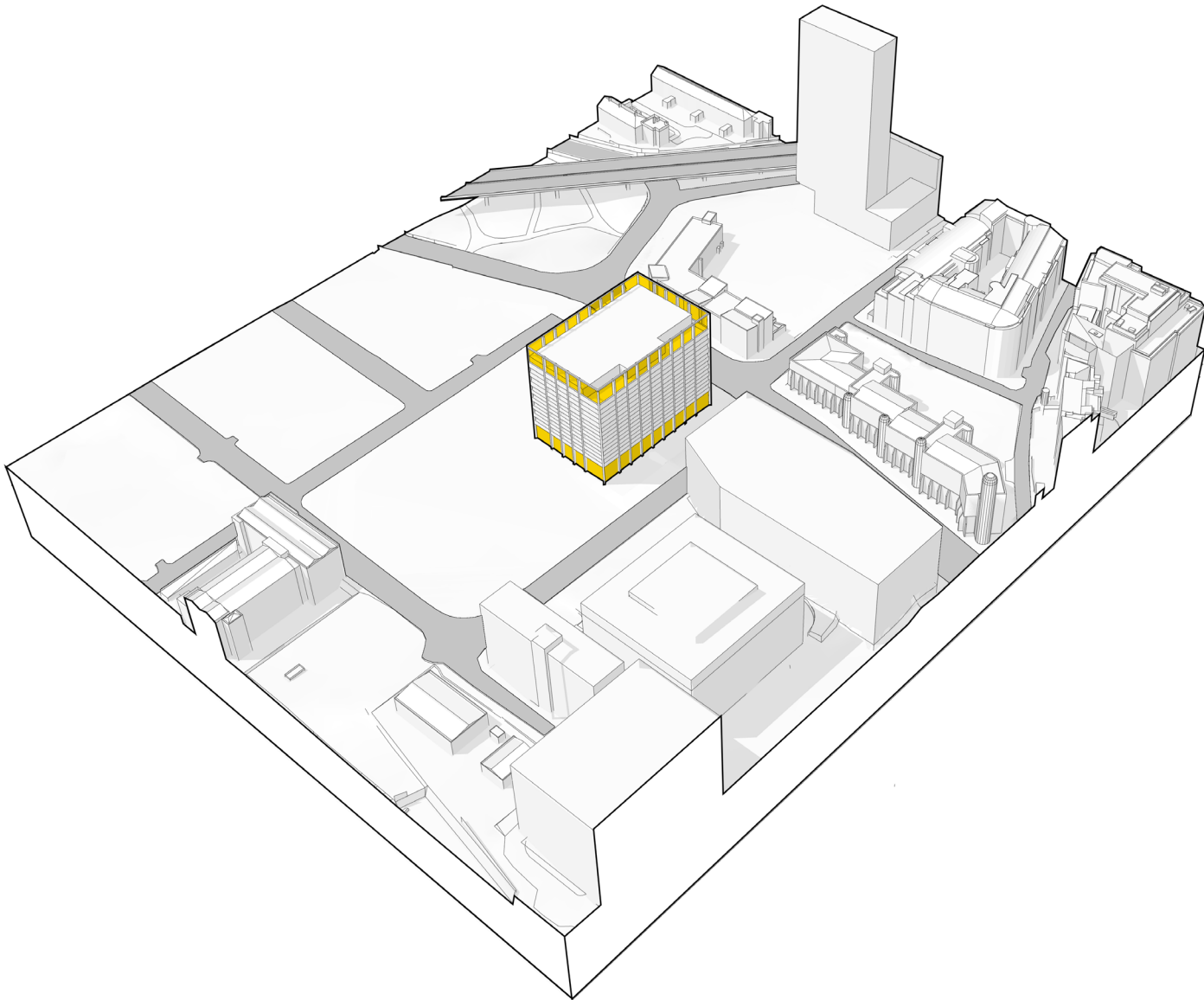
The band of horizontals defining the glazing and solid elements of the facade are broken by a vertical order following the structural gird to create a strong order and rhythm.



Design Principle 5

Activate base and crown

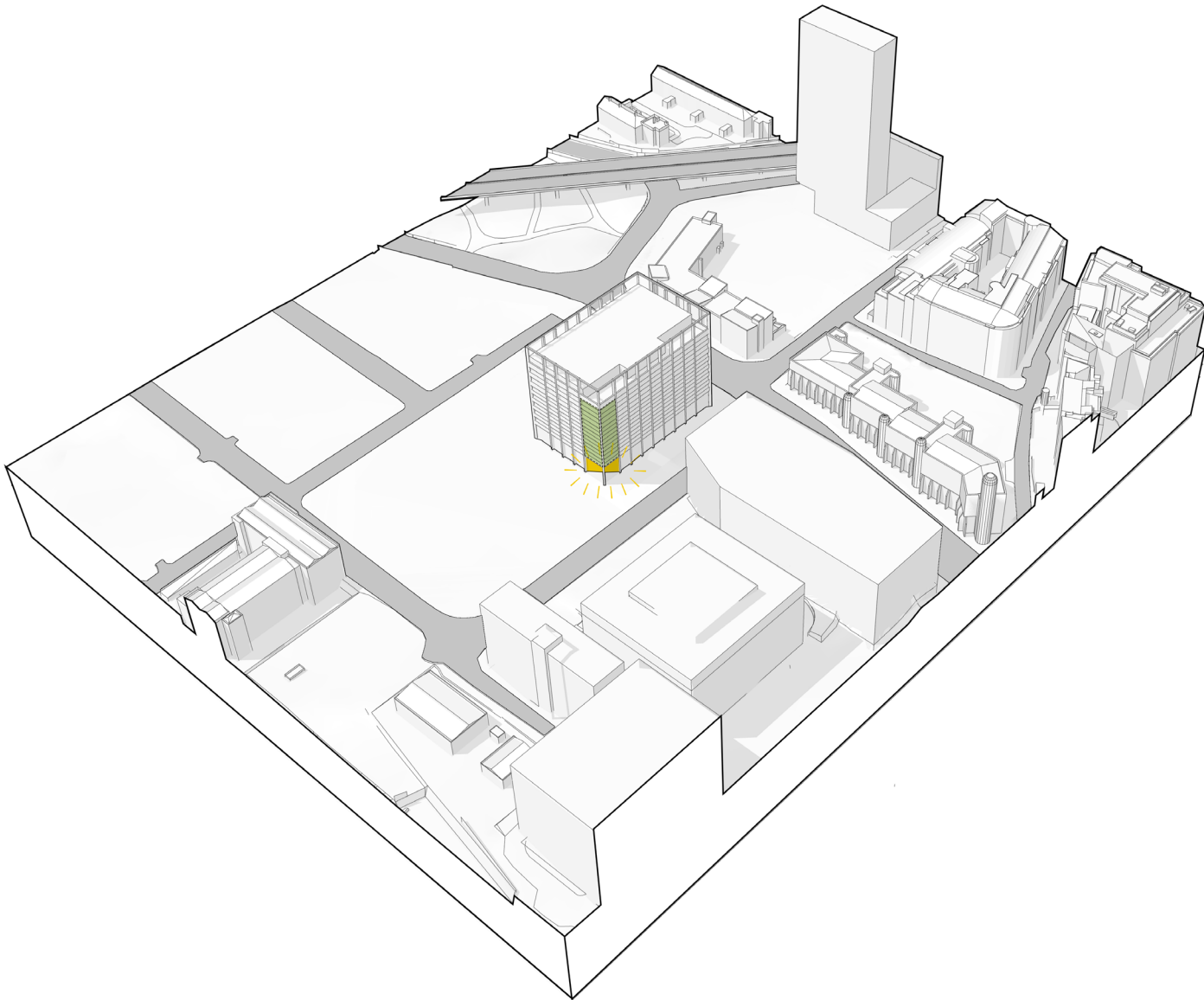
The base is articulated with active frontage along River Street and continues as the building turns the corner to face First Street. The crown of the building is articulated by a double order.



Design Principle 6

Express key moments

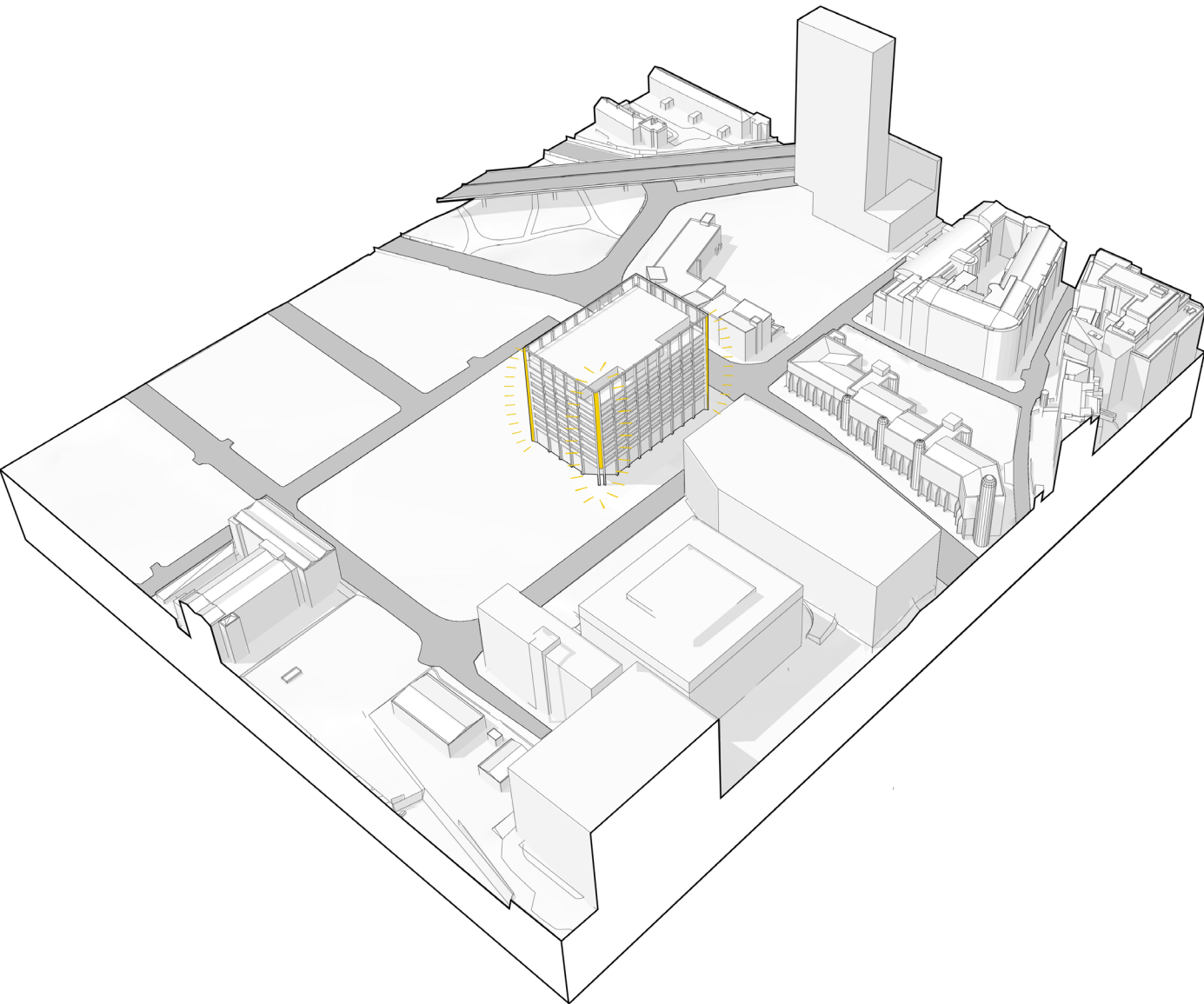
The winter gardens provide a controllable environment with access to natural ventilation and different type of space to increase the well being of the occupants.



Design Principle 7

Glass to glass corners

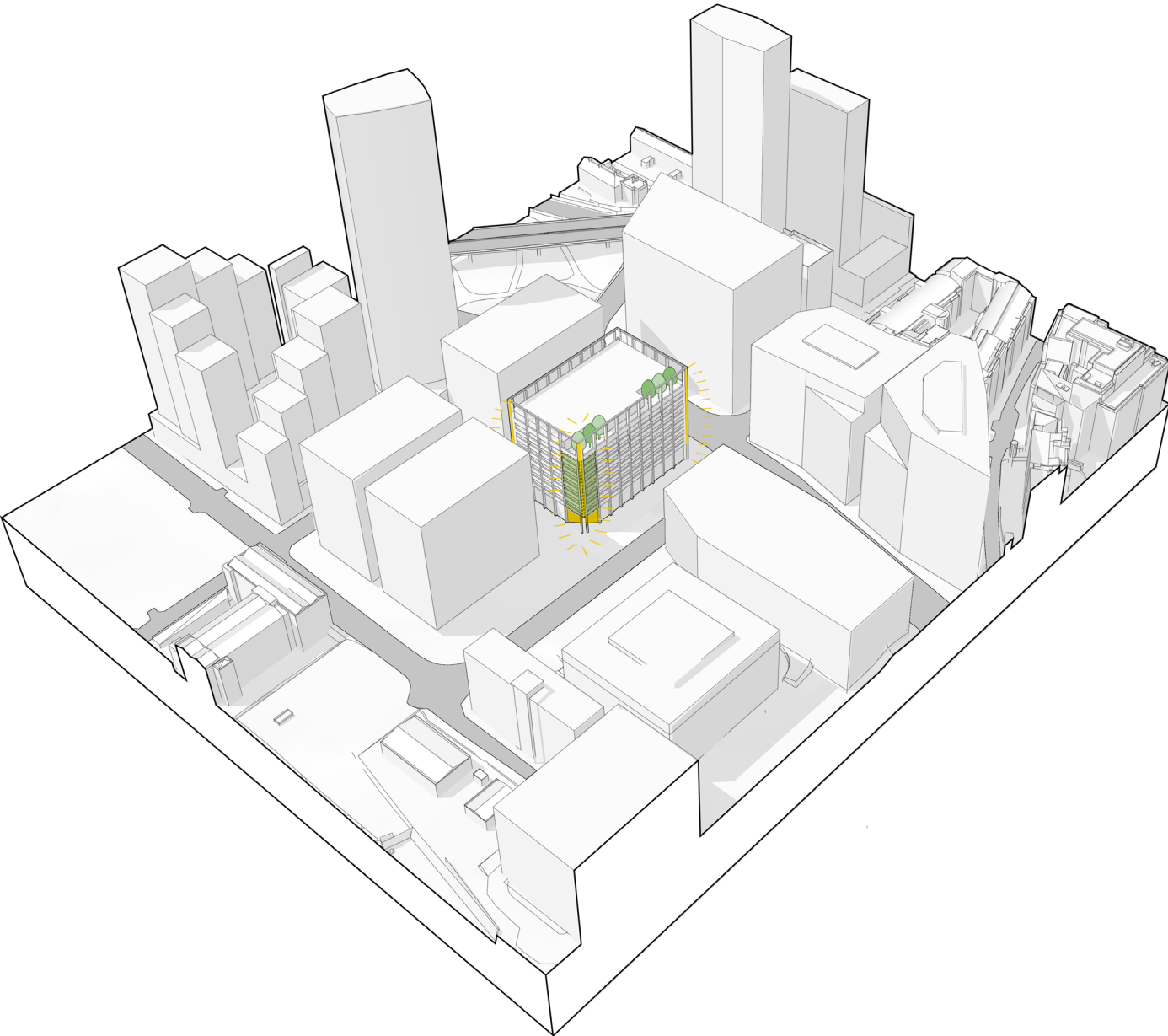
The corners are expressed with full height glazing and provide views out.



Design Principle 8

A market leading office building for sustainability

Brought together these design principles present a cohesive, exciting and forward looking sustainable new commercial offering for the city.



1. Facade & Net Zero Carbon

Plot 9a has sustainability and well being embedded into its design from first principles and will be market leading in terms of sustainability, becoming the first net zero carbon building in operation on the First Street Estate and the first to benefit from a mixed mode heating and cooling system using a mix of natural and mechanical ventilation. This will create a building with a NABERS rating of 5.5 stars above.

The design proposal for Plot 9a is first rate when it comes to embodied energy and its energy in use performance. The client brief is to deliver a building that is best in class for sustainability and tenant wellbeing. The design and performance of the building will be appraised, monitored and refined by using BREEAM and a new scoring system called NABERS which is a sustainability rating system that looks specifically at energy in use.

The building will be achieving a minimum of 5.5 stars from NABERS UK which will ensure that the scheme is on a net zero carbon trajectory in operation.

In order to meet these sustainability levels the physical characteristics of the building fabric have evolved as follows:

- Glazing has reduced to 40% and the introduction of 60% of solid to the façade has been introduced to reduce solar gain and therefore reduce the energy demands by reducing the need to provide cooling.
- The increase in solid façade will have additional insulation which will improve the thermal performance of the façade which will further reduce heat losses.

- The solid façade will be made from a natural material; pre cast concrete has been chosen for its inherent reduction in embodied energy. Use of this material will provide significant savings in the energy used to construct the building. It will also improve the airtightness of the façade resulting in less energy escaping from the building.
- The facade has been designed to allow for mixed mode ventilation with opening vents panels operating at high level above the glazing to provide natural ventilation to the workplace.
- The vent panels will be linked to the BMS and be mechanically controlled and operated. On temperate days the vent panels in the façade will automatically open to provide fresh air onto the floor plate. This fresh air will be pulled across the floor plate by mechanical extractors and will provide fresh air to all parts of the workplace.
- Using natural ventilation reduces the energy requirement by removing the need to provide fresh air to office floor plates. When the air outside is too cold or hot, the panels will close and a normal office ventilation system will operate to provide fresh air.
- The access to natural ventilation will also help to improve employee wellbeing. The panels are located at high level to make sure those sitting close to the façade do not suffer from drafts. Natural ventilation helps to avoid recirculated air, reducing CO2 which in turn improves employee's performance and health.

2. Winter Gardens

Winter gardens on every level provide occupant controllable environments for access to fresh air and improve wellbeing. These gardens which provide visual, social

and working amenity on the floors, can be used for a multitude of purposes, as alternative working environments or as collaborative breakout spaces.

Each winter garden has access to parallel opening vents (POVs) and are serviced through a mixed mode ventilation strategy. When outdoor conditions permit the POVs, which are operated manually, can be used to naturally ventilate the winter gardens. However, when a comfortable environment cannot be maintained by naturally ventilating, the POVs can be closed by the occupants and the mechanical system used.

3. External Terraces

A generous private external terrace is provided for the occupier at the eighth floor which is open to the elements. This terrace is highly flexible and easy to adapt for social and business events or to offer a refreshing change of scenery for meetings and individual working and enable occupants access to outside space.

4. Cycle Hub

The development will benefit from a generous cycle hub facility allowing for the storage of 130 cycles, 130 lockers, 12 showers, drying rooms and cycle maintenance facilities. Cyclists will also enter the building via a dedicated cycle path and access point. The facility has been designed in partnership with Cycle Score who have helped create a well-designed cycle friendly and modern environment.

The cycle hub also includes a studio / gym space on the ground floor where exercise classes will be held on a regular basis and space can be booked out by occupiers.

4. Wellness

The development is targeting a WELL certification under the WELL building standards. The building includes areas such as winter gardens, studios, external terrace, large cycling facilities and a visible reception staircase to encourage use. This sustainability and wellness strategy across the building ensures the scheme is environmentally responsive and meets market demands.

5. EPC/ BREEAM

The building will be designed and built to achieve a BREEAM excellent accreditation and an EPC A rating.

Energy efficient services and renewable technologies provide betterments over the building regulations to meet occupier demands. Winter gardens on every level provide occupant controllable environments for access to fresh air and improve wellbeing. Health and fitness suites are provided at the ground floor along with informal working environments. Stairs are visible at the ground floor to encourage their use.

6. Smart Spaces

Plot 9a will be the first building in Manchester to have a Smartscore rating. Smart Spaces will be installing a smart platform for the development that not only provides the softer services for occupiers such as a community via a building social media platform, but also allows a more efficient management of some of the harder services such as access into buildings and energy saving through integrated building intelligence. Having a smart platform integrated into the design is

an effective way of improving the efficiency and sustainability of a building.

Smart spaces works by installing a smart sensor into every electrical component in the building from the outset – Lighting, HVAC, Power, Security, Fire, Blinds, Access. This then allows the following:

- Control of all systems from one integrated app that can be downloaded on any device.
- More importantly monitors energy usage and data throughout the building creating opportunities to analyse and save energy.
- The app also allows the FM team to manage some of the softer services in the building such as:
- Creating a community for staff through a social platform.
- Booking communal spaces for staff such as the roof terrace or fitness studio.
- Staff and visitor access control.
- This is all done from a very user-friendly app that can be downloaded on phone, tablet or PC.

4.0 Design Principles

4.1 Use & Amount

Amount

The quantity of development is detailed in the schedule on the right. Full planning permission is sought for erection of a 9-storey building with basement comprising office accommodation (Use Class E(c)), car parking, cycle parking and associated facilities, landscaping and associated works.

The scheme provides 18,977m² of office space. Double stacked cycle racks providing 130 spaces for cycle parking is provided at ground.

Use

The proposed use for floors ground to eight is office (E (c)), with amenity and external terrace space on the 9th floor. The 9th floor is also used as a designated separate external plant area.

The ground floor will accommodate distinct entrances for both the office and cycle store, as well as shared work space for informal meetings and breakout spaces. Servicing space is provided to the south of the building.

The basement provides 26 accessible car parking bays along with a separate area designated for internal plant.

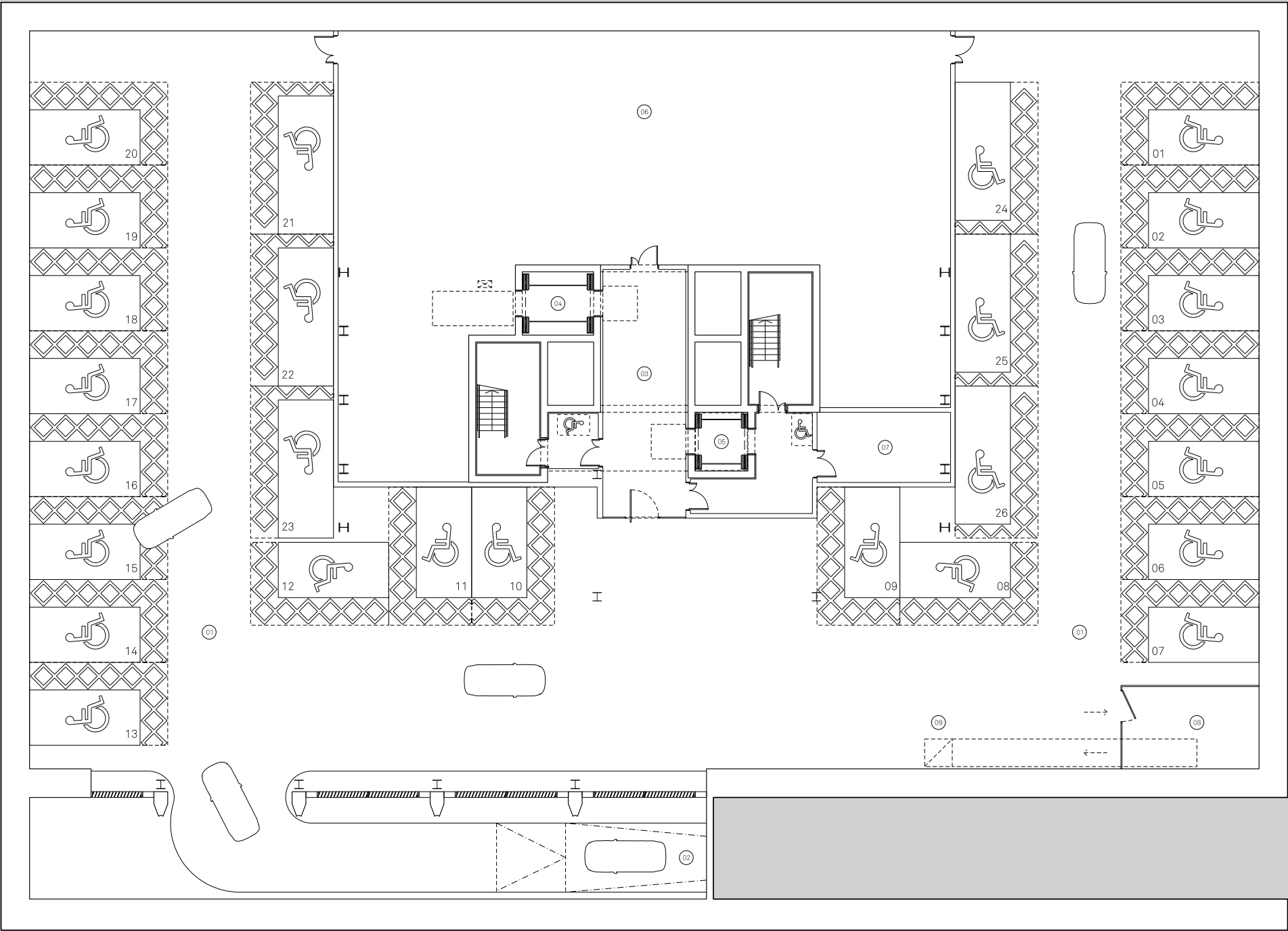
Floor	GIA		NIA		NIA:GIA	Winter Gardens NIA		Office Front of House Area		Office Fitness Area	
	m²	ft²	m²	ft²	%	m²	ft²	m²	ft²	m²	ft²
Basement	1,877	20,204									
Ground	1,859	20,010						687	7,395	521	5,608
1st	1,680	18,084	1,322	14,225	79%						
2nd	1,863	20,053	1,519	16,345	82%	51	549				
3rd	1,884	20,279	1,554	16,722	82%	51	549				
4th	1,884	20,279	1,554	16,722	82%	51	549				
5th	1,884	20,279	1,554	16,722	82%	51	549				
6th	1,884	20,279	1,554	16,722	82%	51	549				
7th	1,884	20,279	1,554	16,722	82%	51	549				
8th	1,884	20,279	1,554	16,722	82%	51	549				
9th	394	4,241						131	1,410		
TOTAL	18,977	204,268	12,161	130,901	64%	357	3,843	818	8,805	521	5,608
Notes: NIA includes winter gardens. Areas subject to change following coordination.											

The basement is occupied by car parking and internal plant. 26 accessible car parking bays will be accommodated. Vehicles enter and exit the building via a single lane ramp and are controlled at the top and bottom of the ramp by a traffic light system and secure fob access.

A thorough analysis of circulation and required turning circles has been carried out by Vectos to determine the most efficient layout for the car park.

Key

- 1. 26 accessible car parking bays
- 2. Vehicular access ramp
- 3. Lift lobby
- 4. Goods / passenger lift
- 5. Fire fighting / passenger lift
- 6. Plant
- 7. Building technology equipment plant room
- 8. Duty / standby by fans plant room
- 9. Exhaust duct at plant room



FIRST STREET

The reception features a double height cutback in the floors providing views into first floor above whilst spilling into a co-working space creating a hive of activity. This space provides a unique sense of arrival with the first and second floor accessed by a feature spiral staircase.

A designated entrance to the cycle store is provided along Medlock Street (29) where cyclists can secure their bikes in a generous and well designed cycle store with double stacker racks making efficient use of the space.

Back of house, substations and plant space is provided to the south of the building with a designated service area and entrance (17) providing a connection to a generous post / package store room (14).

- Key
1. Office entrance

2. Reception

3. Speed gates

4. Lift lobby

5. Basement access ramp

6. Sculptural spiral stair to first floor

7. Amenity space

8. Cycle store

9. Female changing rooms

10. Male changing rooms

11. Drying room

12. Fire escape

13. Refuse store

14. Post room / package store

15. LV/HV switch room

16. Substation

17. Service / refuse store entrance

18. Service area

19. Building manager suite

20. CCTV room

21. Fire service entrance

22. Goods. Passenger lift

23. Fire fighting / passenger lift

24. Gas easement

25. Stairs to upper floors

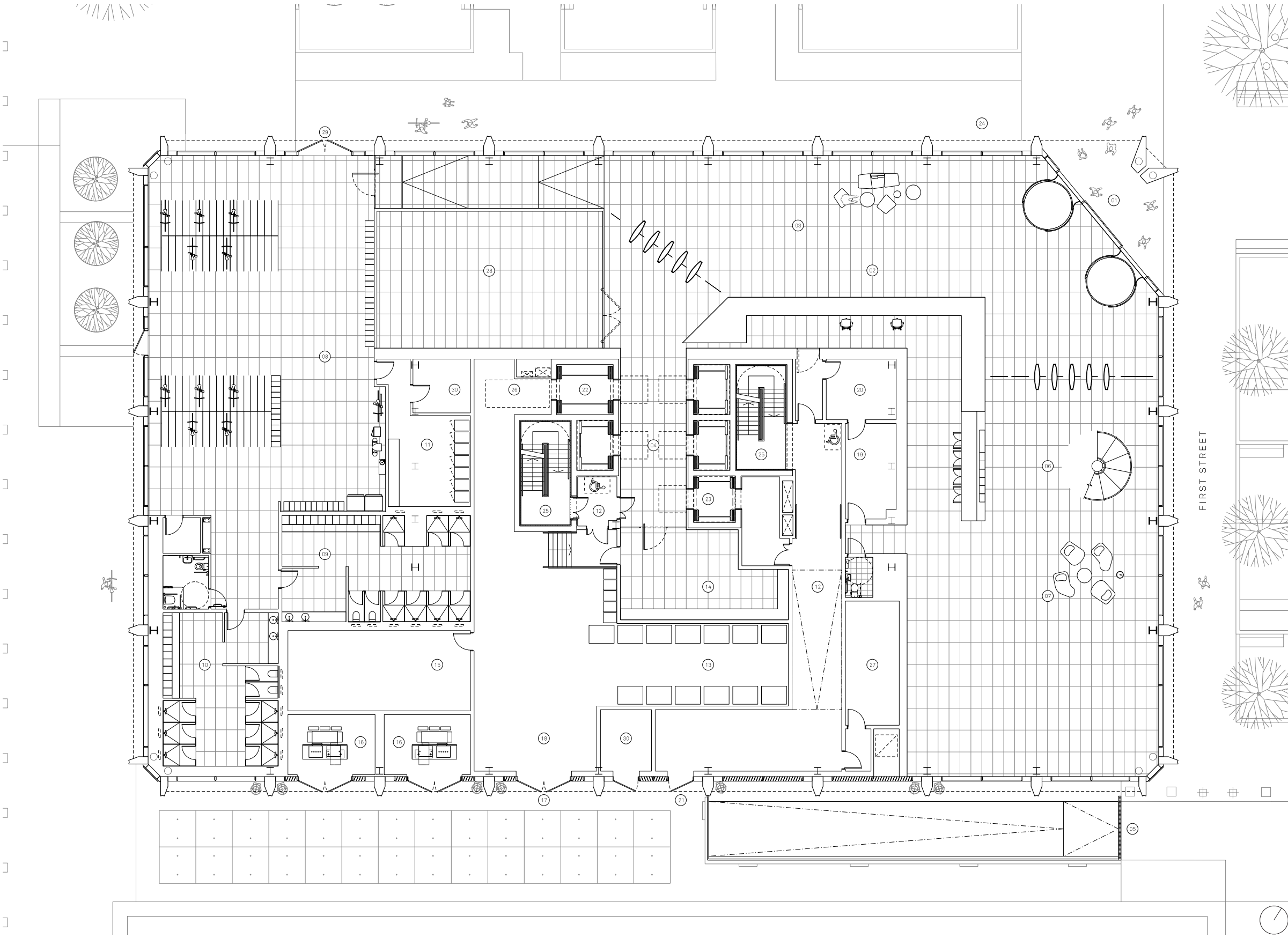
26. Access hatch above for plant replacement

27. Comms room

28. Amenity space

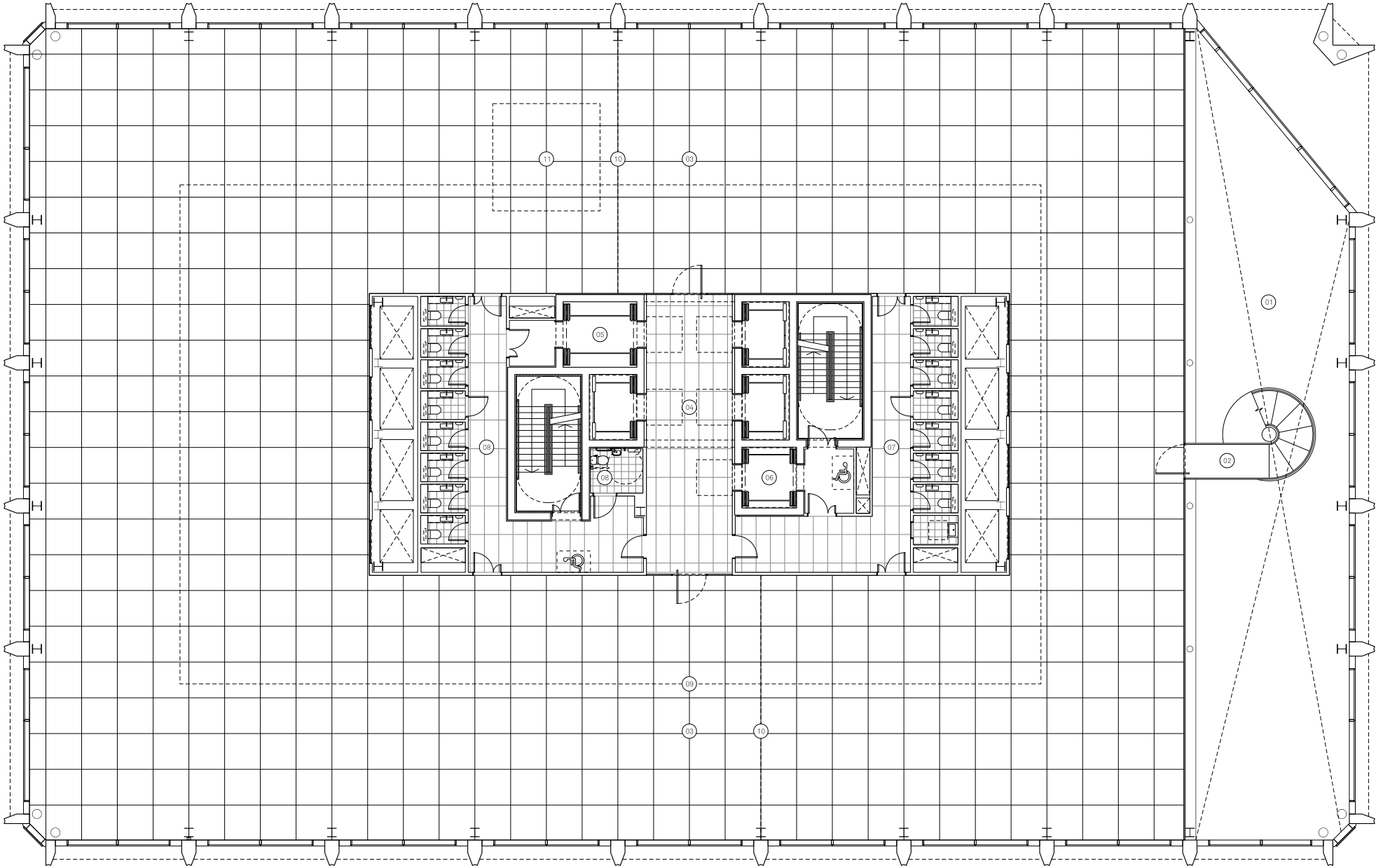
29. Cycle store entrance

30. Data room



The first floor provides self-contained flexible commercial space with a feature spiral staircase providing a link from ground.

The floor plate is pulled back above the entry sequence below showcasing a dynamic double height entrance.



Key

- 1. Void
- 2. Feature stair from ground
- 3. Office
- 4. Lift lobby
- 5. Goods / passenger lift
- 6. Fire fighting / passenger lift
- 7. Male WCs / cleaning cupboard
- 8. Female, gender neutral & accessible WCs
- 9. 6m prime line
- 10. Primary split
- 11. Indicative location for interconnecting stair



4.2 Layouts - Second Floor

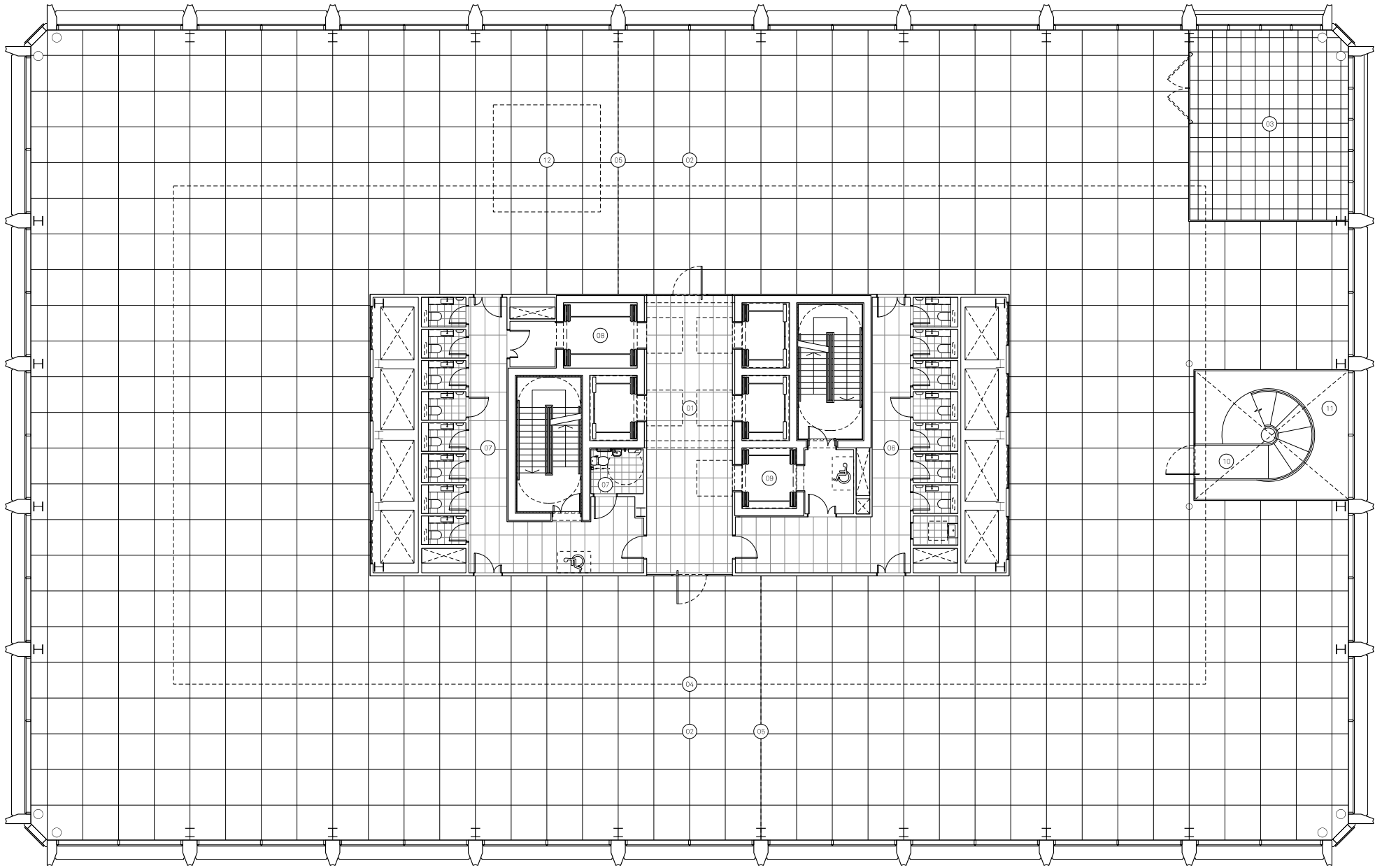
The second floor provides a continuation of self-contained flexible commercial space accessed from ground floor. The sculptural spiral staircase terminates at this floor.

The floorplates have been designed with soft spots in the floor slab to allow for interconnecting staircases should an occupier wish to connect multiple floors (12).

A mix of self contained WC facilities have been provided on each floor plate, Including:

- 1no. unisex accessible
- 1no. gender neutral
- 7no. male
- 7no. female

A cleaning cupboard is also provided on each floor plate.



Key

1. Lift lobby
2. Office
3. Winter garden
4. 6m prime line
5. Primary split
6. Male WCs / cleaning cupboard
7. Female, gender neutral & accessible WCs
8. Goods / passenger lift
9. Fire fighting / passenger lift
10. Feature stair from ground
11. Void
12. Indicative location for interconnecting stair



4.2 Layouts - Typical Office, Third to Eighth Floor

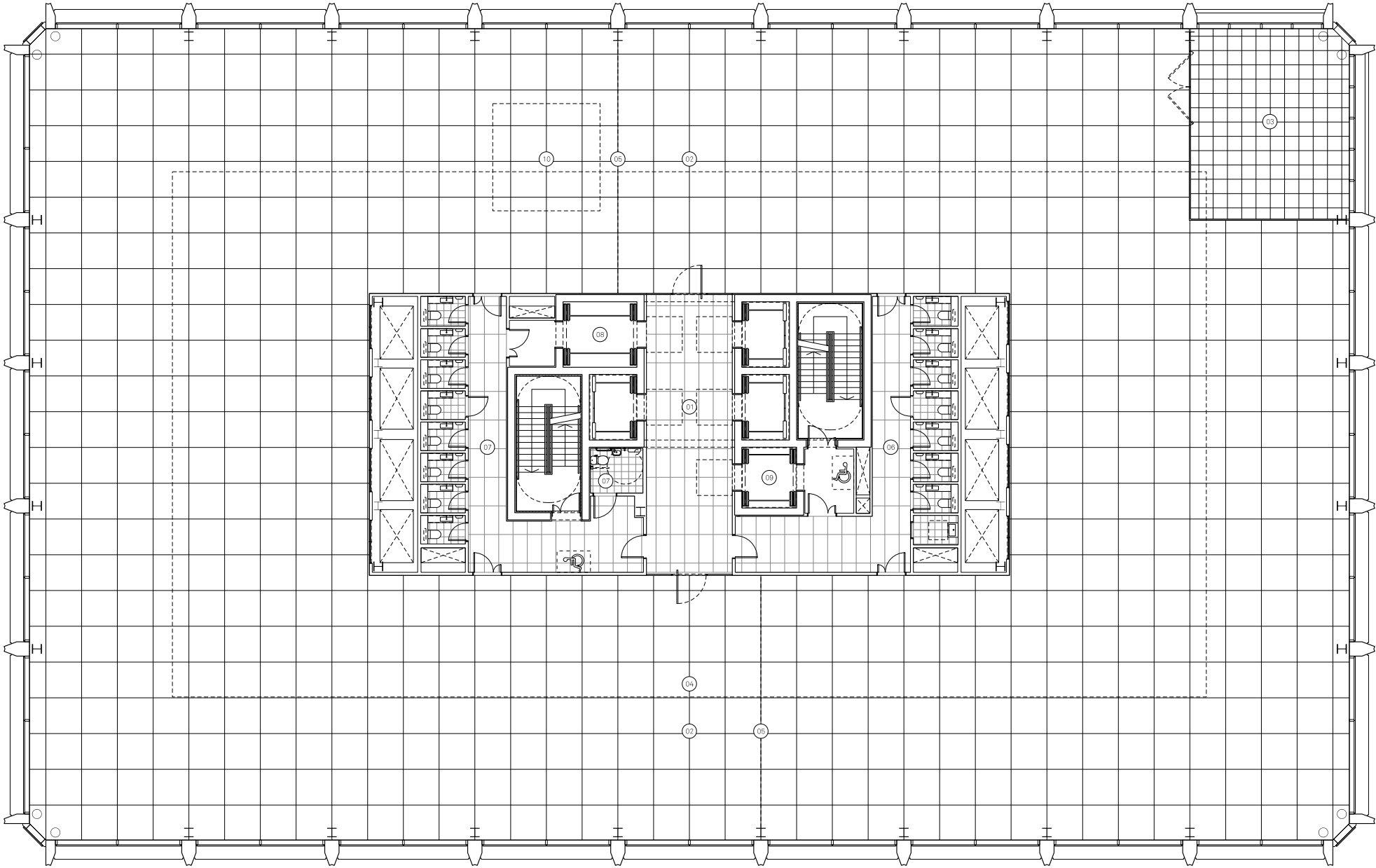
The third floor shows a typical office floor plan. The office accommodation wraps around the central core, which has been designed to allow for the floorplate to be split into two vertical primary tenancy splits. The core has been carefully co-ordinated to allow for access and service requirements.

Each floor will also benefit from indoor winter gardens providing further amenity space within the building. These gardens provide visual, social and working amenity on the floors and can be used for a multitude of purposes such as alternative working environments or as collaborative breakout spaces. The winter garden facade is articulated with full height curtain walling to heighten the sense of openness as the building turns the corner to reveal a moment of change within the facade.

Each winter garden has access to parallel opening vents (POVs) and are serviced through a mixed mode ventilation strategy. When outdoor conditions permit the POVs, which are operated manually, can be used to naturally ventilate the winter gardens. However, when a comfortable environment cannot be maintained by naturally ventilating, the POVs can be closed by the occupants and the mechanical system used.

Key

- 1. Lift lobby
- 2. Office
- 3. Winter garden
- 4. 6m prime line
- 5. Primary split
- 6. Male WCs / cleaning cupboard
- 7. Female, gender neutral & accessible WCs
- 8. Goods / passenger lift
- 9. Fire fighting / passenger lift
- 10. Indicative location for interconnecting stair

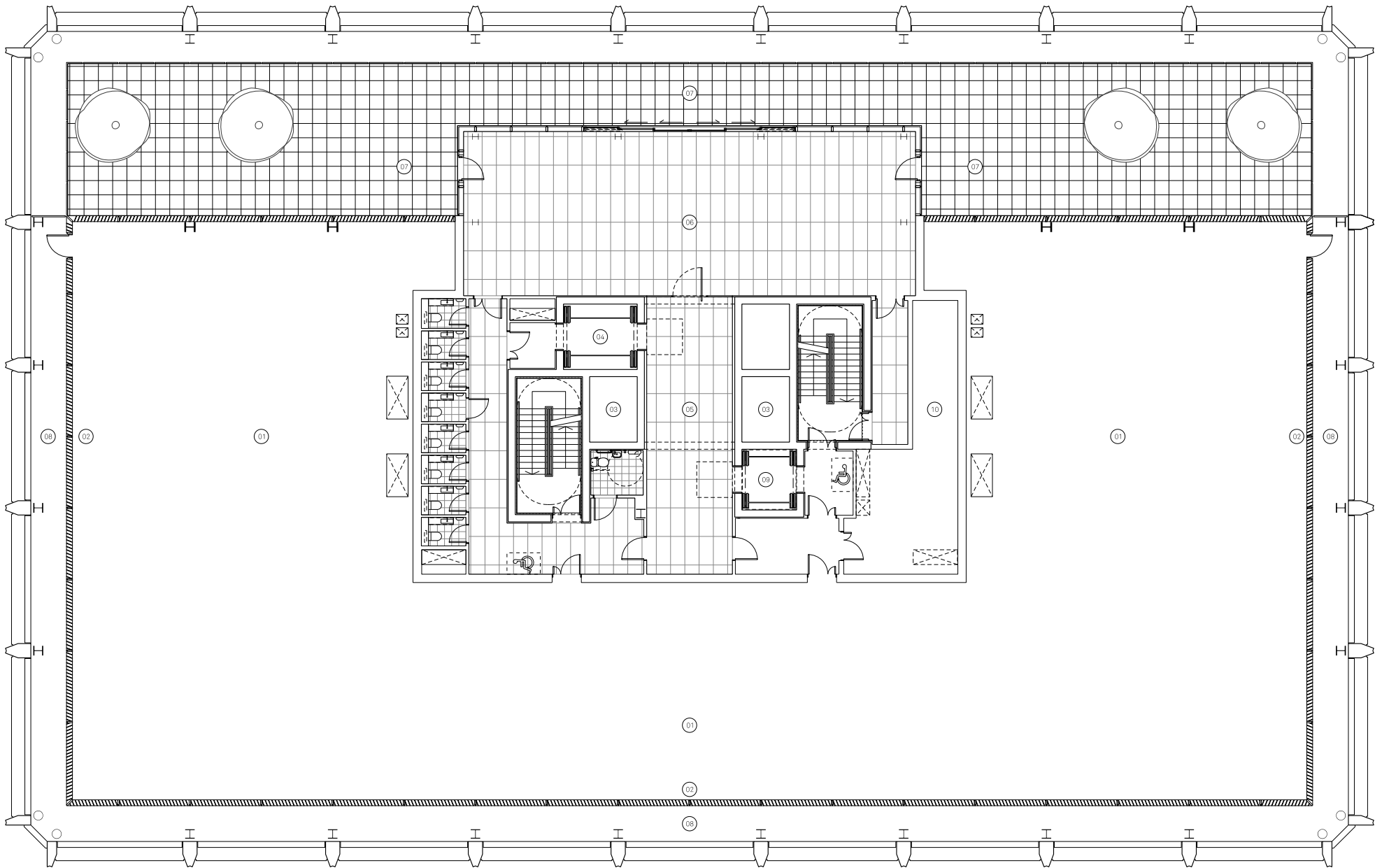


4.2 Layouts - Ninth Floor

Pavilion space and an external terrace is provided for the occupier at the ninth floor which is open to the elements and set back from the building perimeter. The structural columns and vertical pre cast concrete panels of the facade continue up to provide a sense of enclosure and complete the form of the building.

The terrace is a flexible space and easy to adapt for social and business events or to offer a refreshing change of scenery for meetings and individual working. It also provides occupants additional access to outside space and fresh air.

External plant equipment is also accommodated on this floor, concealed by a full height plant screen set back from the building perimeter to provide a walkway for access cleaning and maintenance.

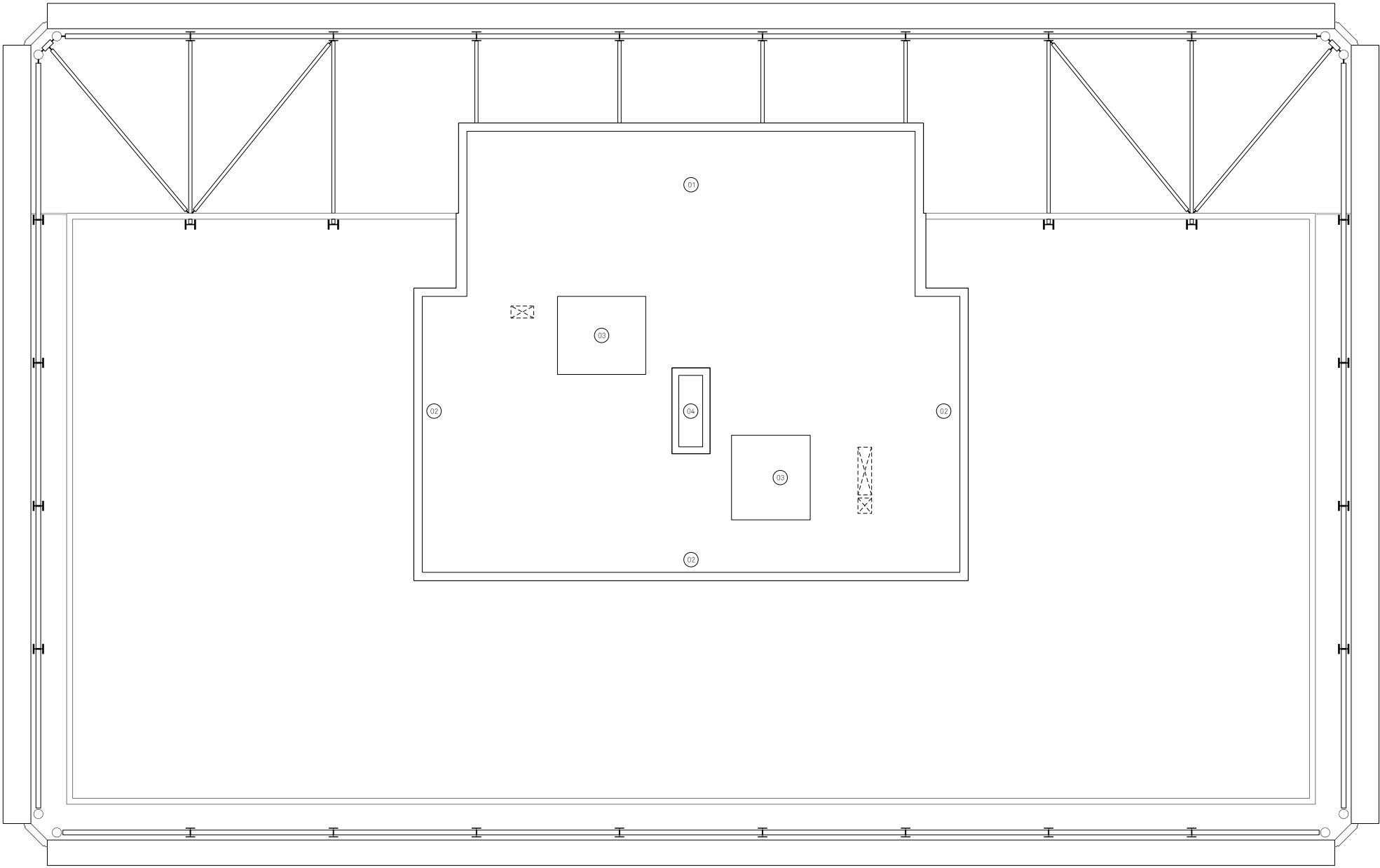


Key

- 1. External plant
- 2. Plant screen
- 3. Lift overrun
- 4. Goods / passenger lift
- 5. Lift lobby
- 6. Roof pavilion
- 7. External terrace
- 8. External walkway for access, cleaning / maintenance
- 9. Fire fighting / passenger lift
- 10. Internal plant



The tenth floor roof accommodates further plant provision. Please refer to the Energy and Sustainability reports for further information.



- Key
- 1. External plant
 - 2. Plant screen
 - 3. Lift overrun
 - 4. Roof access hatch



The Brief

The client brief is to design a market leading, highly sustainable office building. This is achieved through the reduction of energy in use and embodied carbon during construction. To reduce energy in use the glazing percentage is reduced to 40% to improve u-values and reduce overheating. Opening vent panels provide natural ventilation reducing the requirement for mechanical systems. The reduction in embodied energy is achieved by avoiding curtain walling and metal panels and using a masonry facade system.

Response

Two concepts were developed and tested from the outside in and the inside out to establish the principle for the facade design:

1. Floor to ceiling windows.
2. Windows in a band above desk height.

The windows in a band above desk height was selected and taken forward for the following reasons:

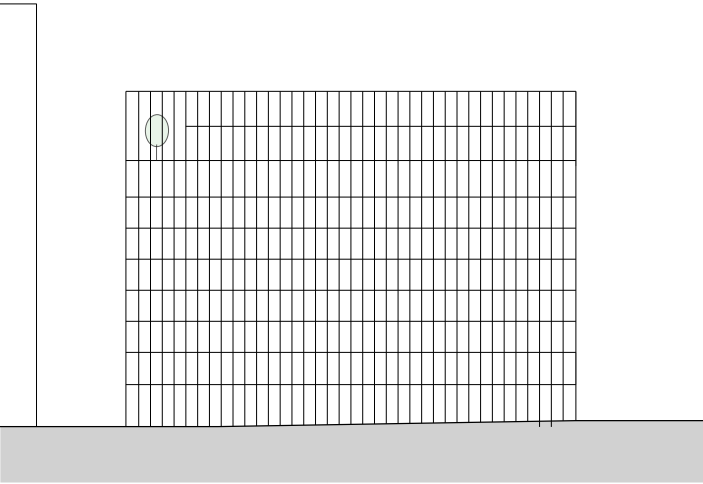
- Increased daylight penetration into the floor plate. This also reduces energy in use.
- Providing panoramic views and improving occupier's well being, by providing connectivity with the outside.
- Concealing the often messy part of the floor plate by hiding boxes, bags desks and cables etc



4.3 Design Development

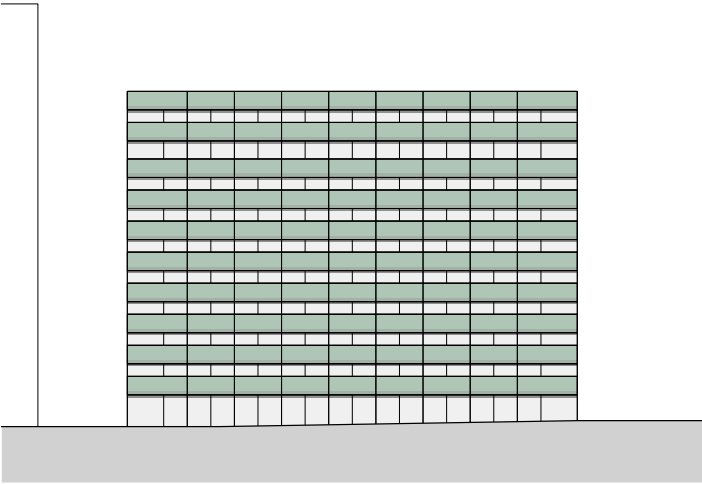
1. Structural Grid, Planning Grid, Floor Levels

The facade principles are defined by a 1.5m planning grid, floor to floor heights and a 6m wide structural bays.



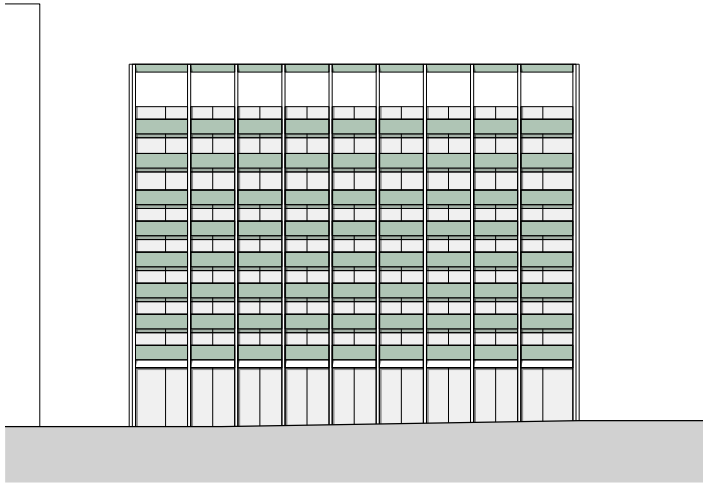
2. 40% Glazing

Introduction of 40% glazing and 60% solid creates a strong horizontal order.



3. Order & Rhythm

The order is broken by the introduction of sharp vertical elements creating a regular rhythm with articulation to the base and crown introduced.



4. Express Key Moments

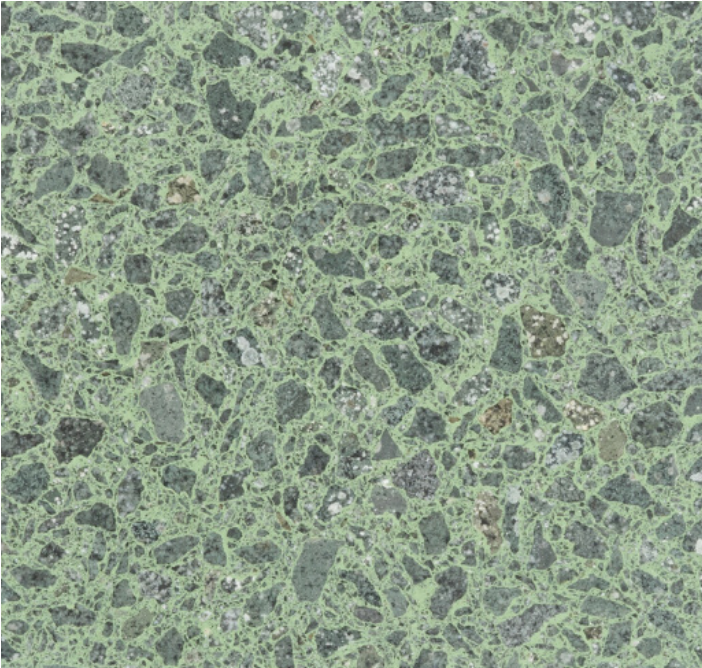
Internal winter gardens are revealed and expressed within the building envelope.



5. Order



6. Colour, Finish & Material



7. Form



8. Texture



The image to the right shows a design development visualisation looking south from River Street and begins to articulate how the final proposals will look.

The proposed cladding is a pre cast concrete panel system. This helps to reduce the embodied carbon over using a curtain walling system. The aggregate and the cement are a green tone, The vertical columns are 600m wide x 800mm deep and polished. Polishing the panel reveals the aggregate providing a rich texture. The horizontal elements are 3 dimensional, inlaid with a pattern and in an acid etched finish. The pattern will provide a ornamental and decorative appearnace. The different finishes will provide a contrast between the horizontal and vertical elements. The horizontal meets the vertical with a shadow gap so the vertical element appears continuous and in the primary plane whilst the horizontal appears attached to the vertical and recessive.

The design has been developed to emphasize the vertical elements by

1. Relocating the winter gardens and the different cladding panels into one vertical strip above the entrance
2. Replacing the angled bottom panel with a typical panel. This helps the bays to read as one composition from street to sky.
3. Removing the corner cladding element at the crown to emphasise the corner slot
4. Recessing the plant screen at the crown to open up the aperture and making it appear elongated.



The adjacent photographs document the full size facade sample panel manufactured in Techrete's factory in Ireland and present further details of the quality and appearance of Plot 9a.

The photographs have been taken in a range of daylighting conditions from full daylight to in shadow and in wet and dry conditions.

The pattern shown in the sample panel does not represent the final design. The pattern will be developed during the next design stage and will be agreed with MCC through additional drawings and samples. The pattern will use First Street's industrial heritage as its departure point.



Historic photo of gas holders at First Street



Detail showing scale and richness of aggregate



View of sample panel showing colour in wet and dry



Detail showing polished vertical and detail with horizontal panel

4.4 Elevations

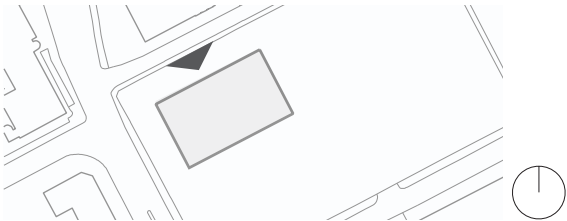
River Street

The River Street elevation is where the office and cycle store entrance is located. Positive and active street frontage is proposed at ground floor with the north-east building corner carved out of the mass to reveal the building entrance. The 9th floor external terrace is set back from the facade and faces towards the city.

Key

1. Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish.
2. Horizontal green pre cast concrete forming an angled crown at top. Polished finish.
3. Vertical green pre cast concrete cladding. Polished finish.
4. Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass.
5. Capless opening solid vent panel with decorative profile. Metallic mid-dark silver finish.
6. Capless glass to glass curtain walling system on a 1.5m & 3m module. Mid-dark grey frames with clear glass. Module width changes to suit full height glazing at building corners.
7. Recessed PPC insulated metal spandrel panel behind glass masking floor construction.
8. Fully glazed automatic powered detection curved sliding doors at office entrance, incorporated in to curtain walling system.
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11. Back painted glass in a curtain walling system, mid-dark grey frames.
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13. Vertical metal louvre system, mid grey metallic PPC, screening external plant.
14. Grey vertical pre cast concrete cladding articulated with a decorative ribbed profile. Acid etched finish.
15. Back painted glass screen concealing plant at roof level.
16. Vertical metal louvre system, mid grey metallic PPC with integrated service doors as part of system.
17. Metallic ventilation louvres at high level. Metallic mid-dark silver finish.
18. Decorative metal panel for solar shading with perforated pattern. Metallic mid-dark silver finish.
19. PPC Aluminium flashing, colour to match green PCC.
20. Metal panel with decorative profile, metallic mid-dark silver finish.
21. Grey pre cast concrete plinth, polished finish.

View Location



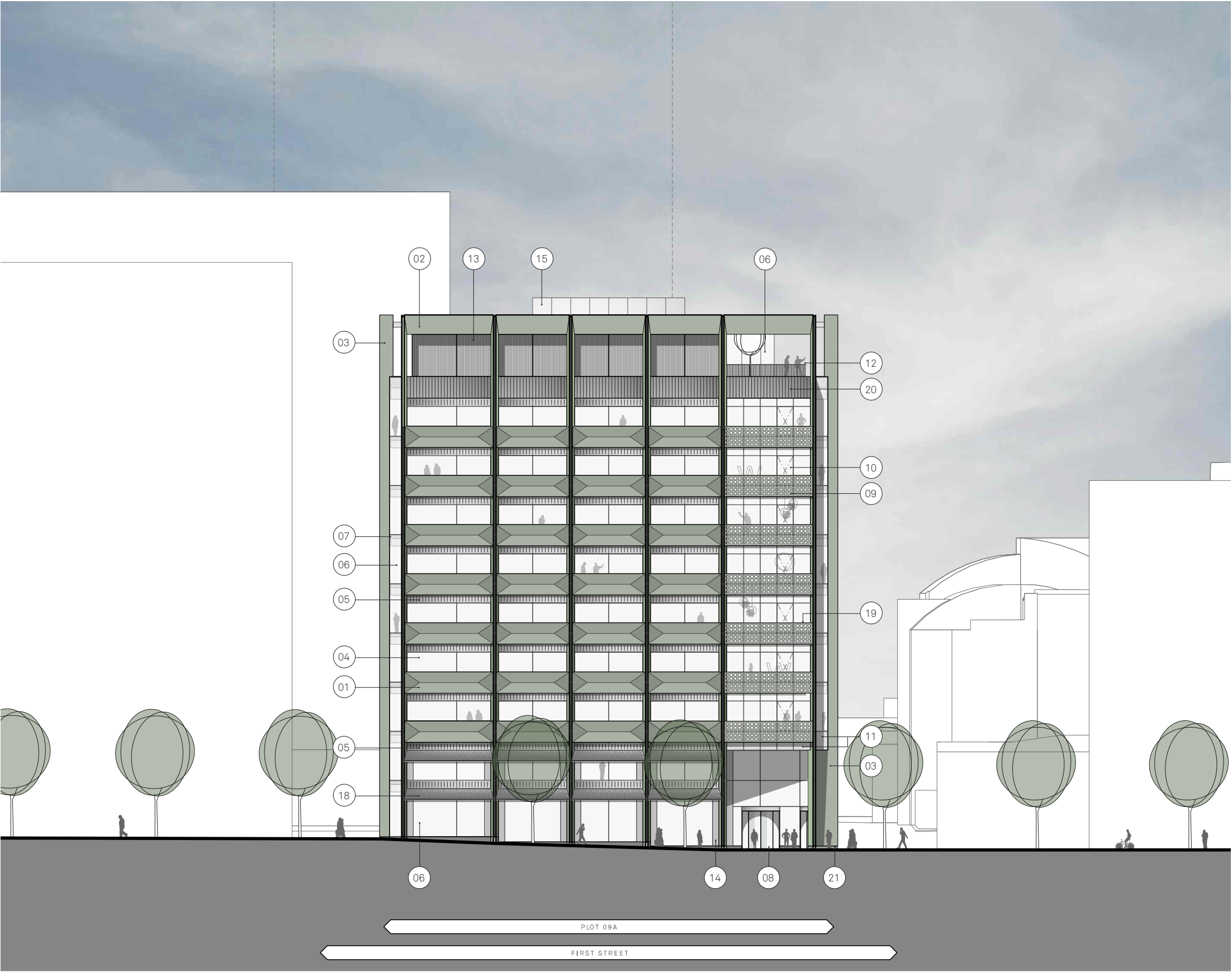
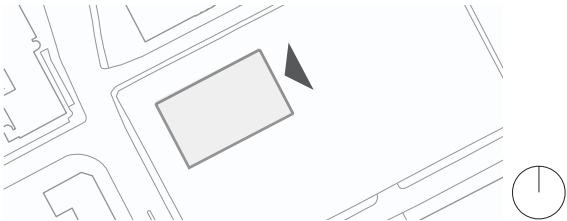
4.4 Elevations
First Street

Decorative metal solar shading panels are incorporated at ground to mitigate overheating on the east facing elevation. The winter gardens continue to be expressed as a key moment in the envelope as the building turns the corner on the upper levels.

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View Location



4.4 Elevations

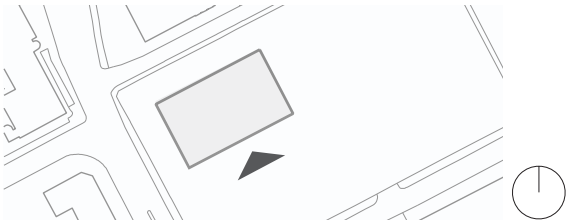
South Elevation

The south elevation reveals the entrance to the vehicular ramp to the basement car park with back of house and a servicing corridor restricted to this elevation at ground.

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View Location

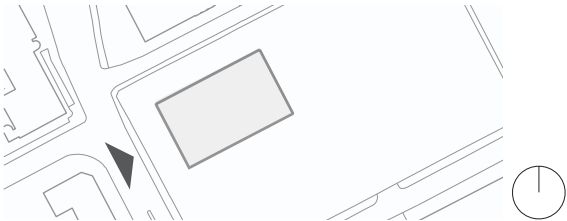


The structural columns and vertical pre cast concrete panels of the facade continue up above the 9th floor to provide a sense of enclosure and complete the form of the building.

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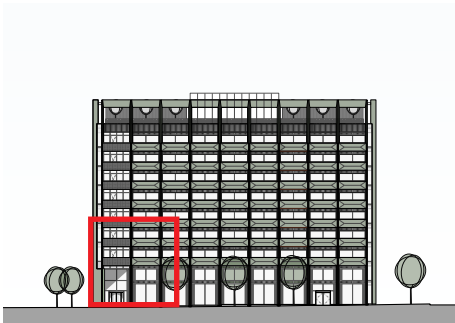


4.5 Bay Study
River Street Entrance

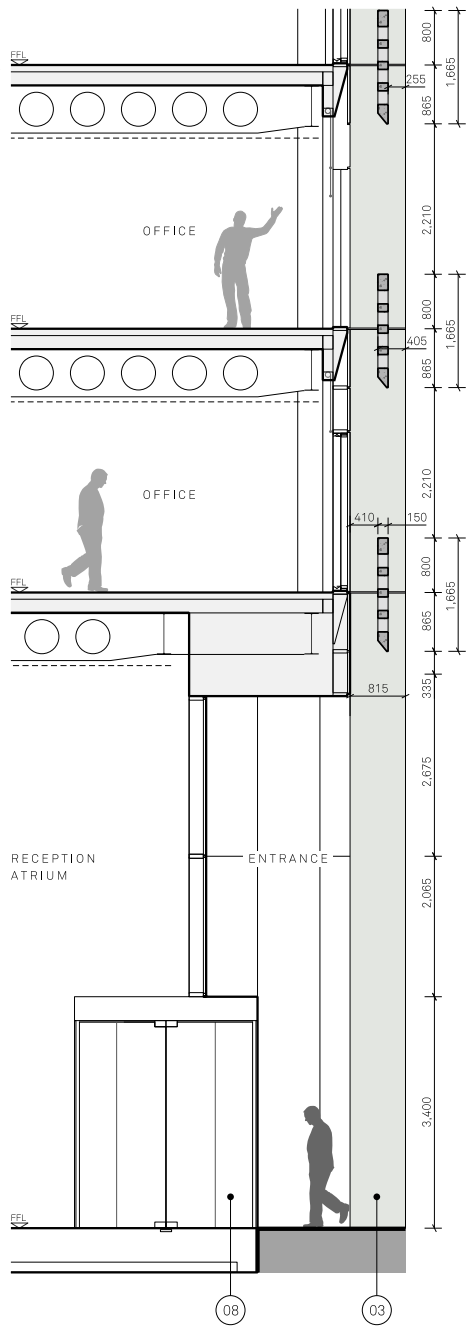
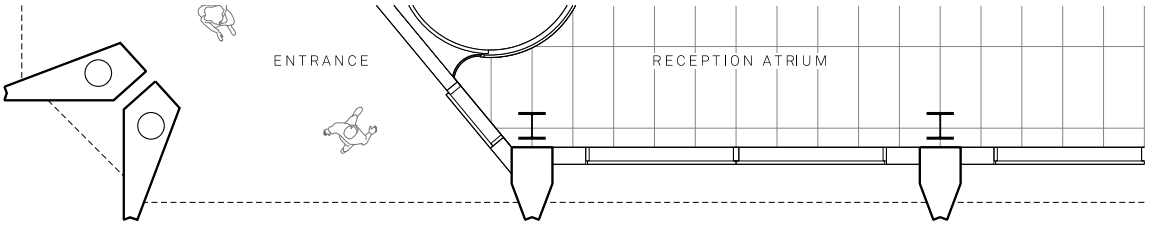
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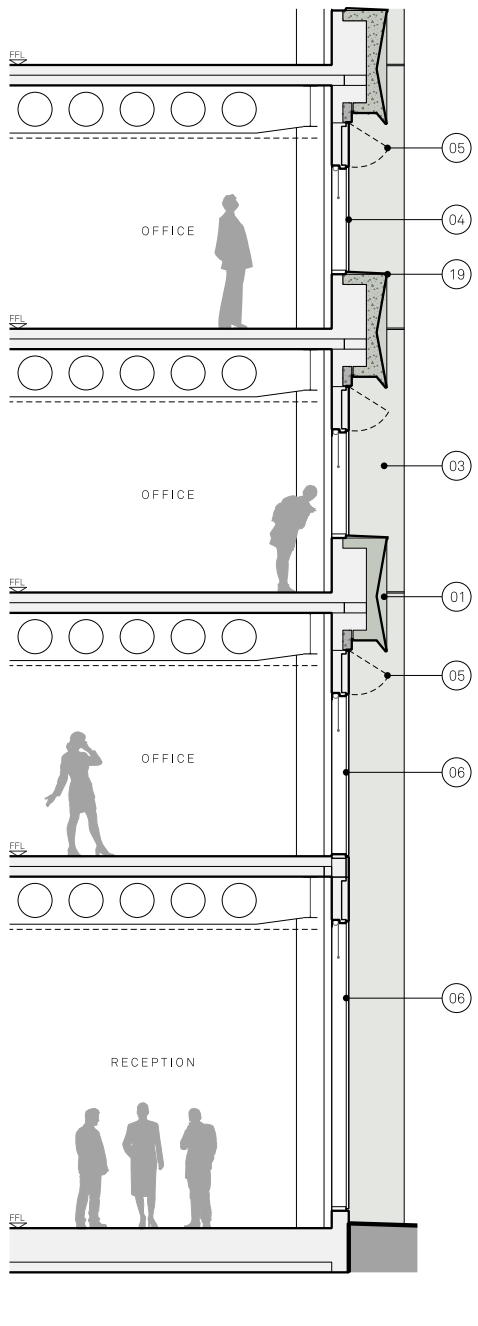
View Location



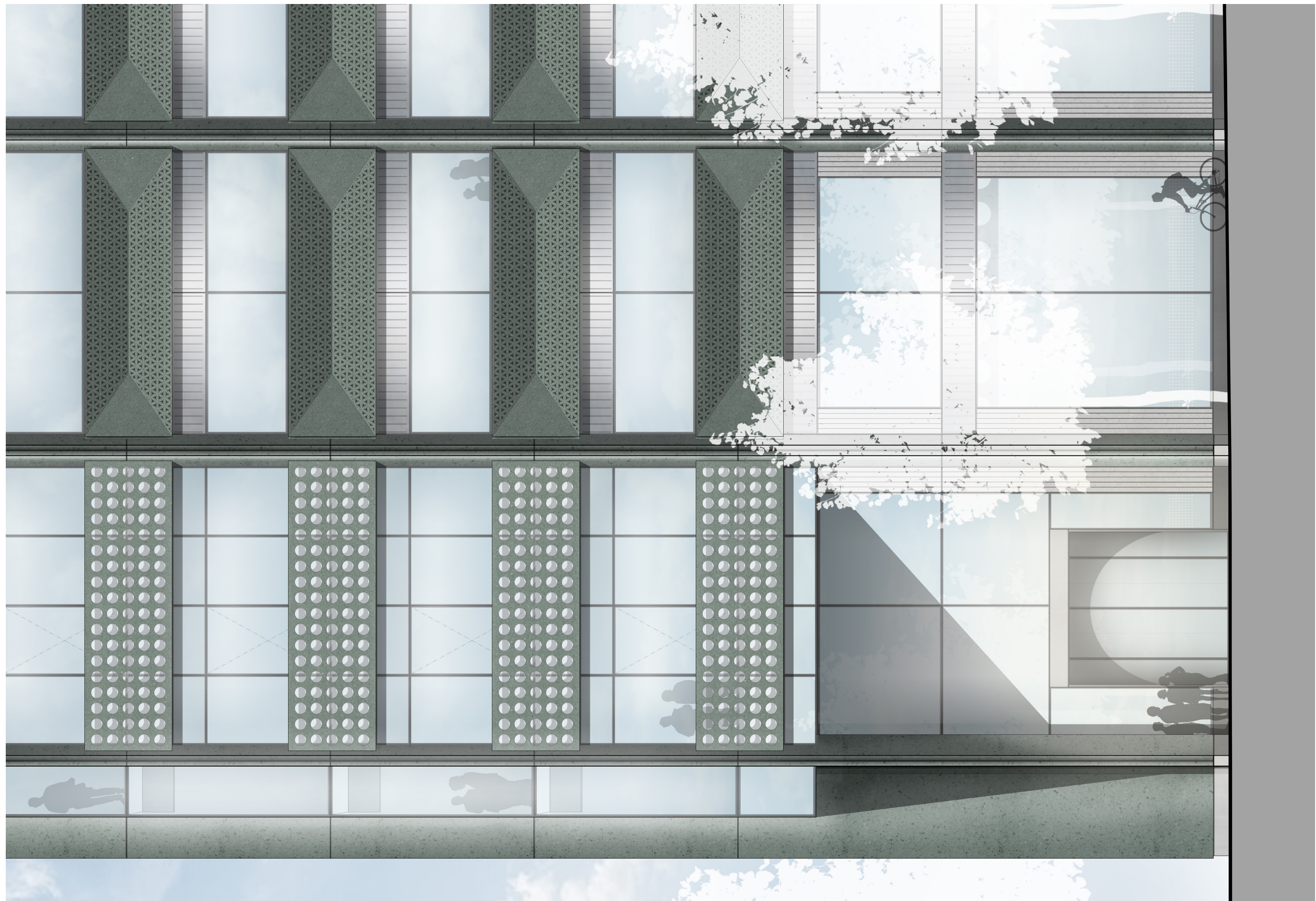
Partial Elevation & Plan
Office entrance



Section A
Office entrance



Section B
Through ground floor curtain walling

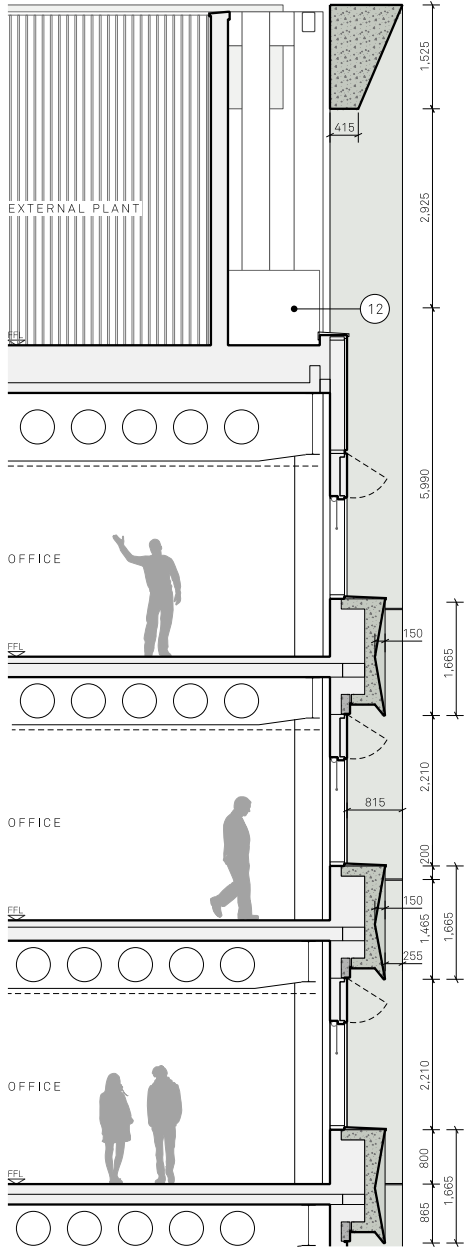
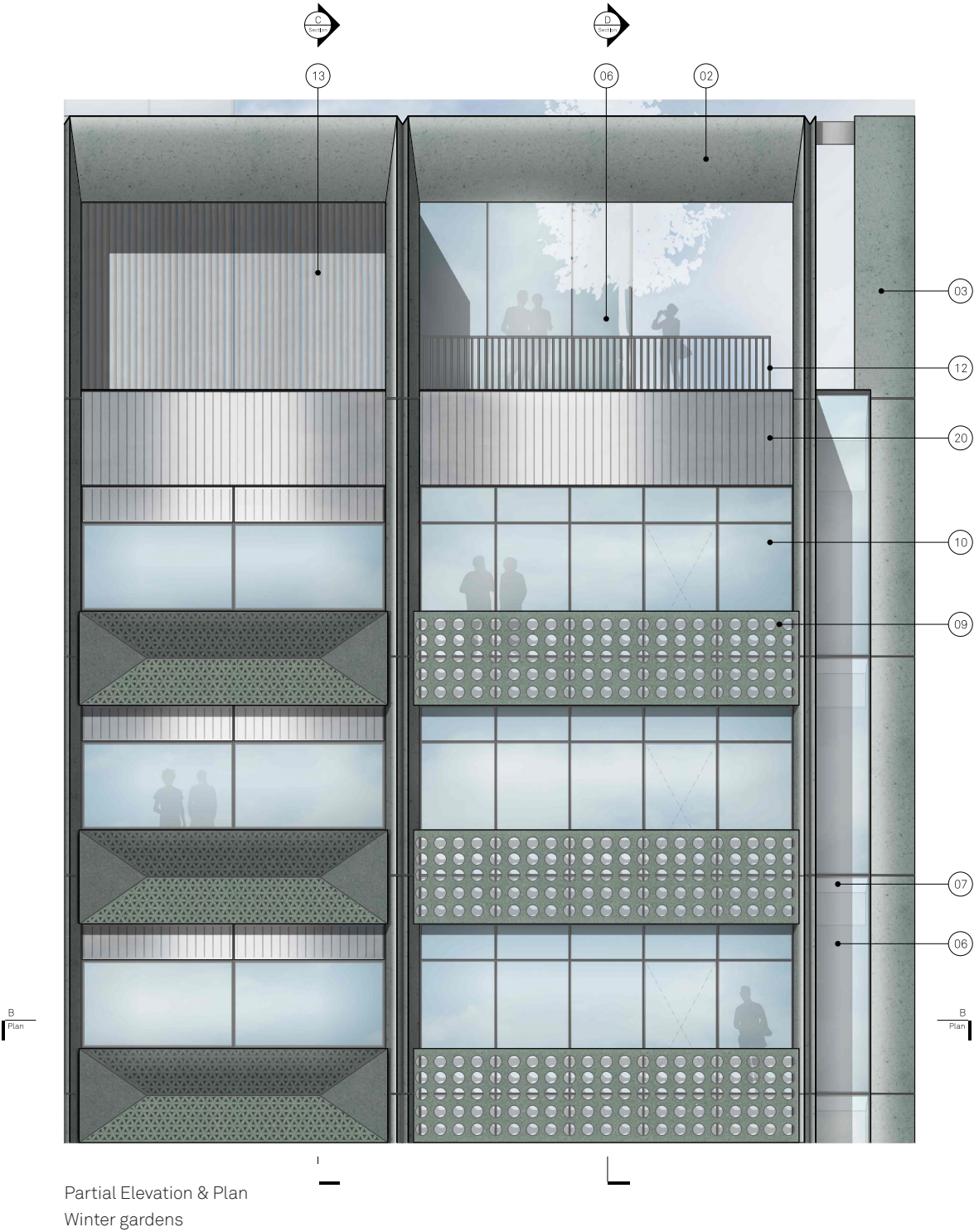


4.5 Bay Study
Winter Gardens

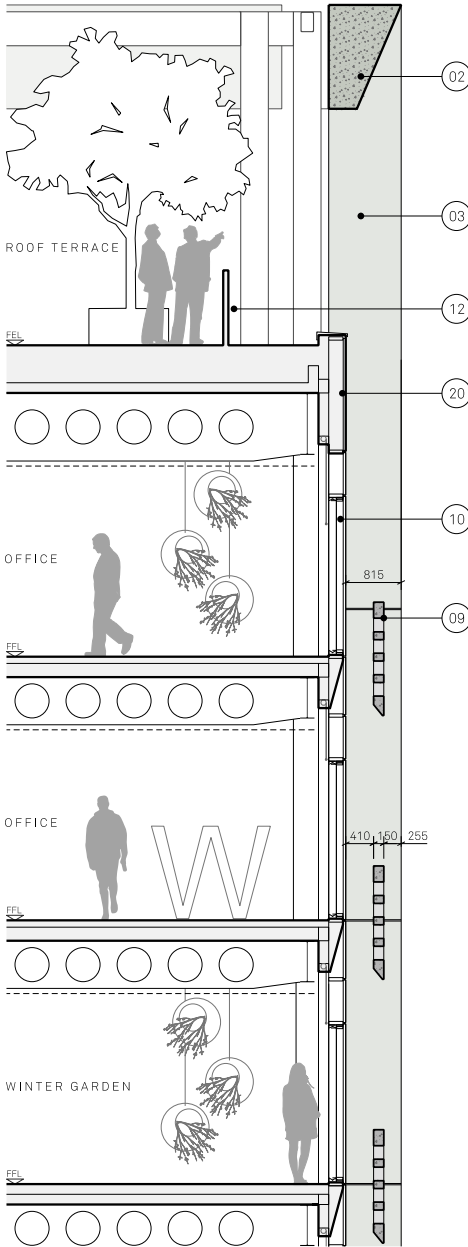
Key

- 1. Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish.
- 2. Horizontal green pre cast concrete forming an angled crown at top. Polished finish.
- 3. Vertical green pre cast concrete cladding. Polished finish.
- 4. Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass.
- 5. Capless opening solid vent panel with decorative profile. Metallic mid-dark silver finish.
- 6. Capless glass to glass curtain walling system on a 1.5m & 3m module. Mid-dark grey frames with clear glass. Module width changes to suit full height glazing at building corners.
- 7. Recessed PPC insulated metal spandrel panel behind glass masking floor construction.
- 8. Fully glazed automatic powered detection curved sliding doors at office entrance, incorporated in to curtain walling system.
- 9. Horizontal green pre cast concrete panel with decorative perforations. Panel sits in front of winter garden curtain walling system. Acid etched finish.
- 10. Capless curtain walling system to winter gardens with automated parallel opening panels. Mid-dark grey frames with clear glass.
- 11. Back painted glass in a curtain walling system, mid-dark grey frames.
- 12. PPC Metal balustrade.
- 13. Vertical metal louvre system, mid grey metallic PPC, screening external plant.
- 14. Grey vertical pre cast concrete cladding articulated with a decorative ribbed profile. Acid etched finish.
- 15. Back painted glass screen concealing plant at roof level.
- 16. Vertical metal louvre system, mid grey metallic PPC with integrated service doors as part of system.
- 17. Metallic ventilation louvres at high level. Metallic mid-dark silver finish.
- 18. Decorative metal panel for solar shading with perforated pattern. Metallic mid-dark silver finish.
- 19. PPC Aluminium flashing, colour to match green PCC.
- 20. Metal panel with decorative profile, metallic mid-dark silver finish.
- 21. Grey pre cast concrete plinth, polished finish.

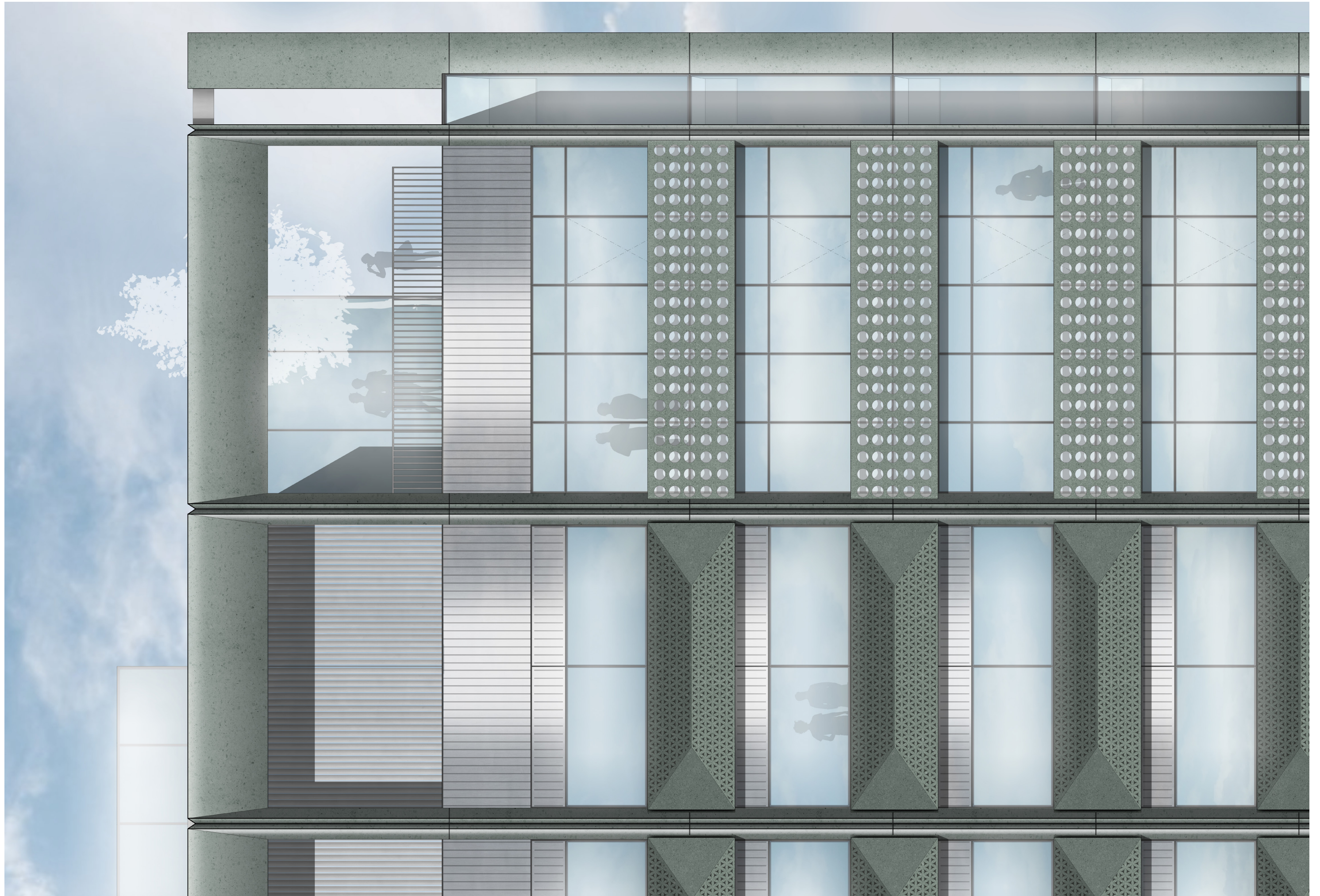
View Location



Section C
Through office & external plant



Section D
Through winter gardens & roof terrace



4.5 Bay Study

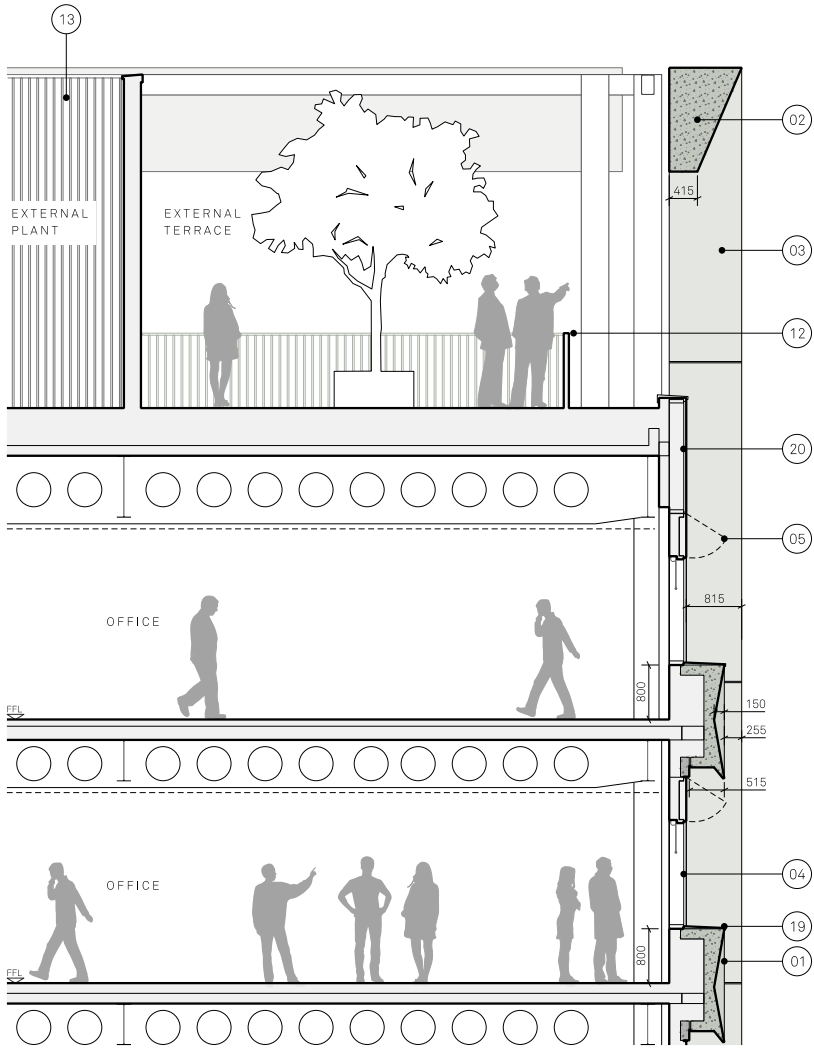
External Roof Terrace

Key

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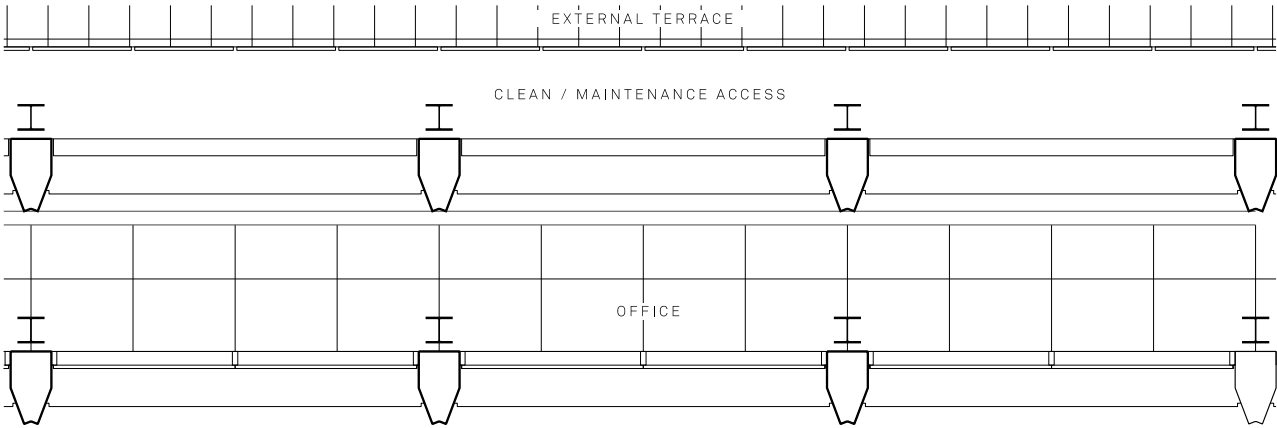
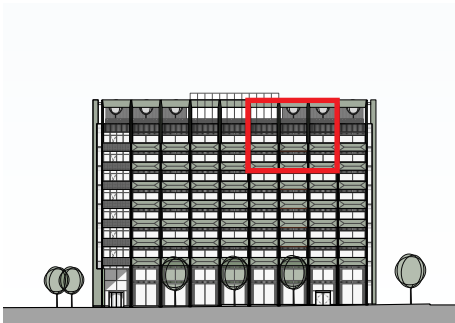


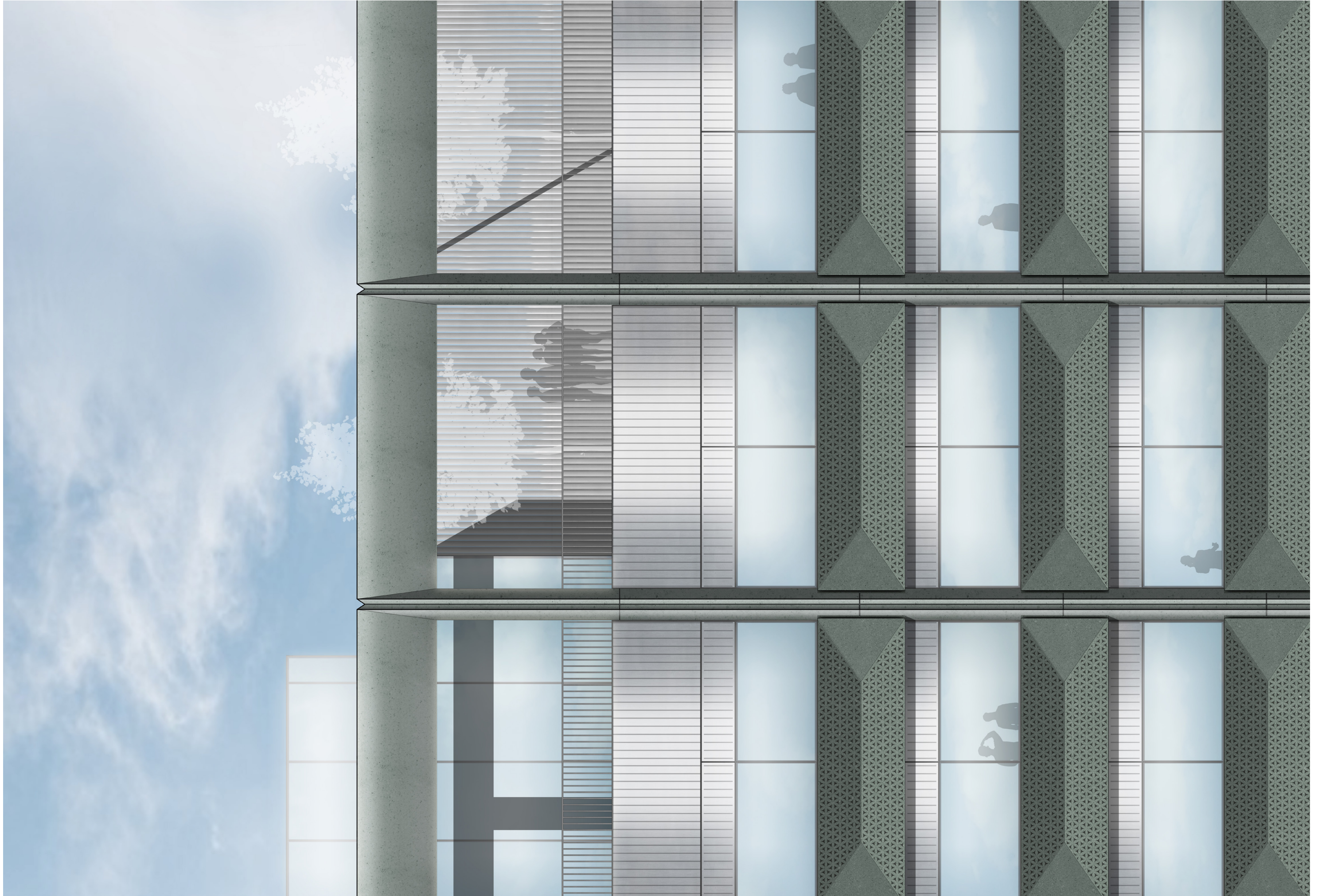
Partial Elevation & Plan
External terrace



Section E
Through office & external terrace

View Location





4.6 Bay Study

3D Sectional Axonometric

The following views seek to articulate the quality and sharpness of the material pallet which has been incorporated into the detail of the facade components. The horizontal green pre cast panels will be articulated with an inverted envelope profile and in filled with an ornamental decorative pattern to add texture and depth. The finish will be acid etched exposing grain and depth.

Key

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- 15. PPC Aluminium flashing, colour to match green PCC.
- 16. Metal panel with decorative profile, metallic mid-dark silver finish.
- 17. Grey pre cast concrete plinth, polished finish.

View Location



4.6 Bay Study 3D Axonometric

A horizontal angled crown frames the building at the top, intersected with vertical pre cast concrete panels per structural bay. The vertical components will be a polished finish articulated with a sharp inverted profile.

Key

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15. PPC Aluminium flashing, colour to match green PCC.
16. Metal panel with decorative profile, metallic mid-dark silver finish.
17. Grey pre cast concrete plinth, polished finish.

View Location



02

12

16

05

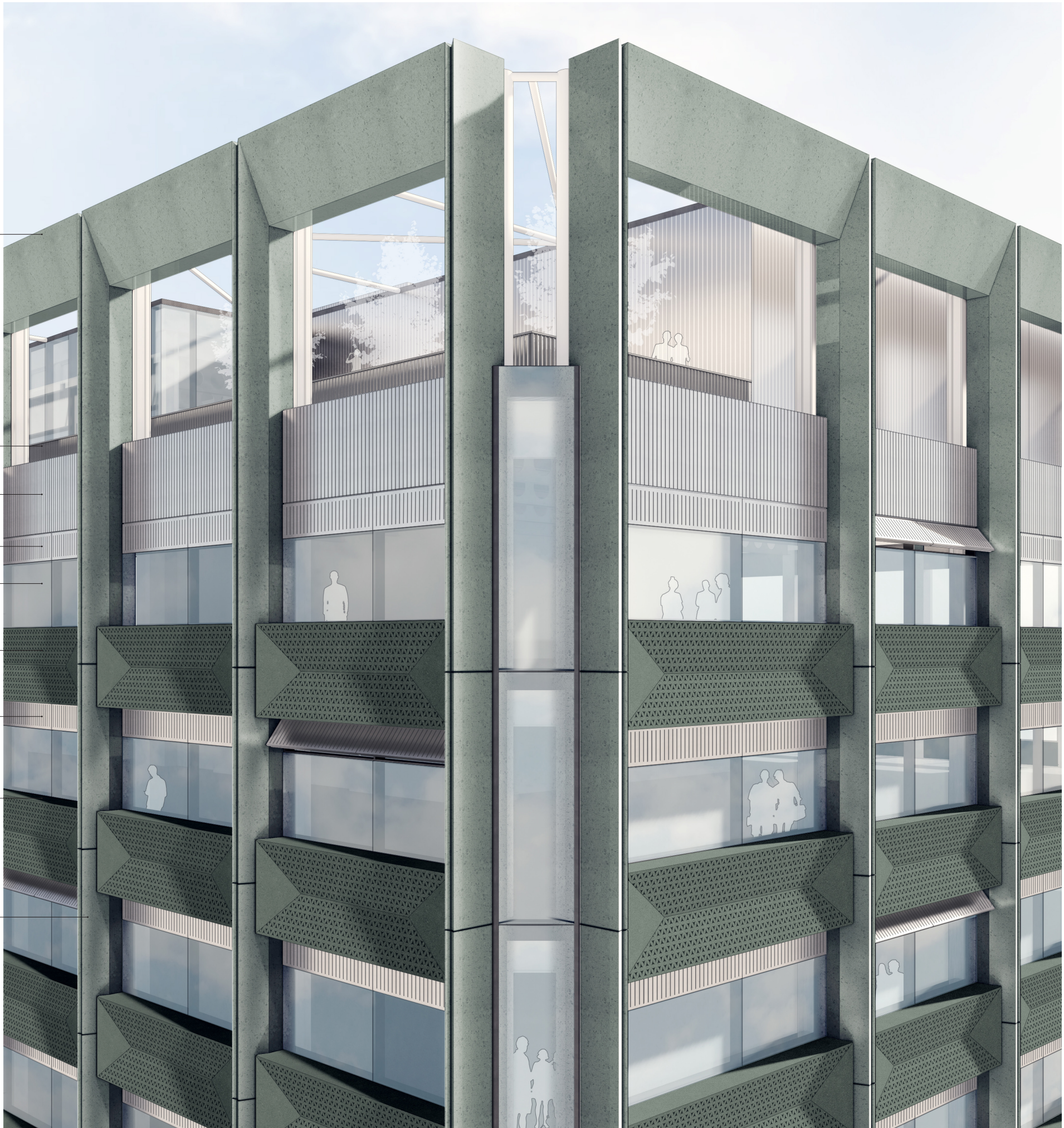
04

01

05

15

03



5.0

Landscape

Design Principles

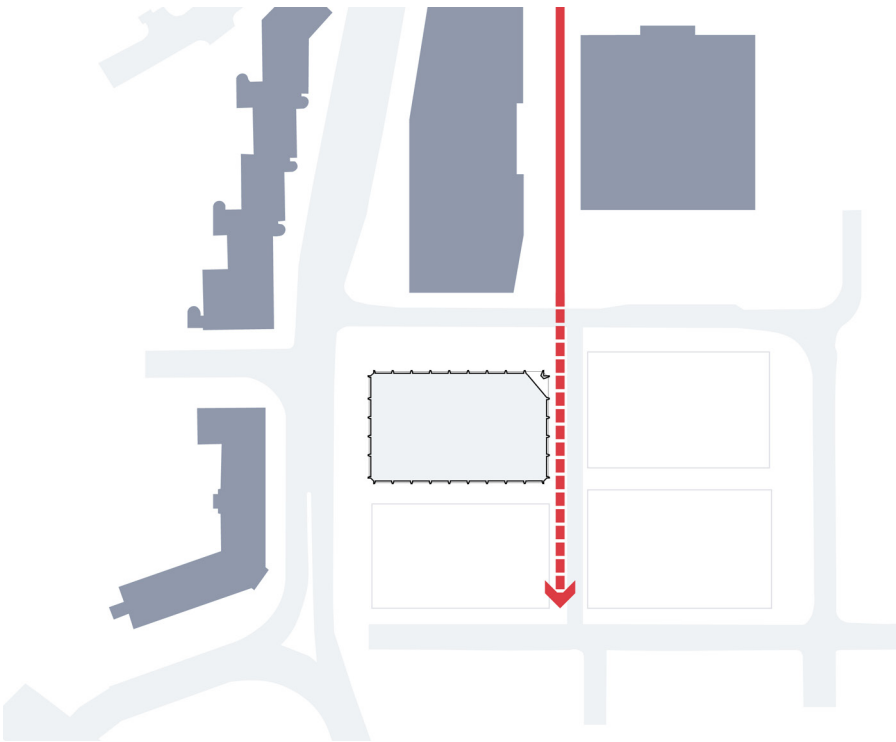
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.

Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.

A contemporary palette of materials in part, echo's the industrial heritage defined by a simple, robust palette of landscape elements.

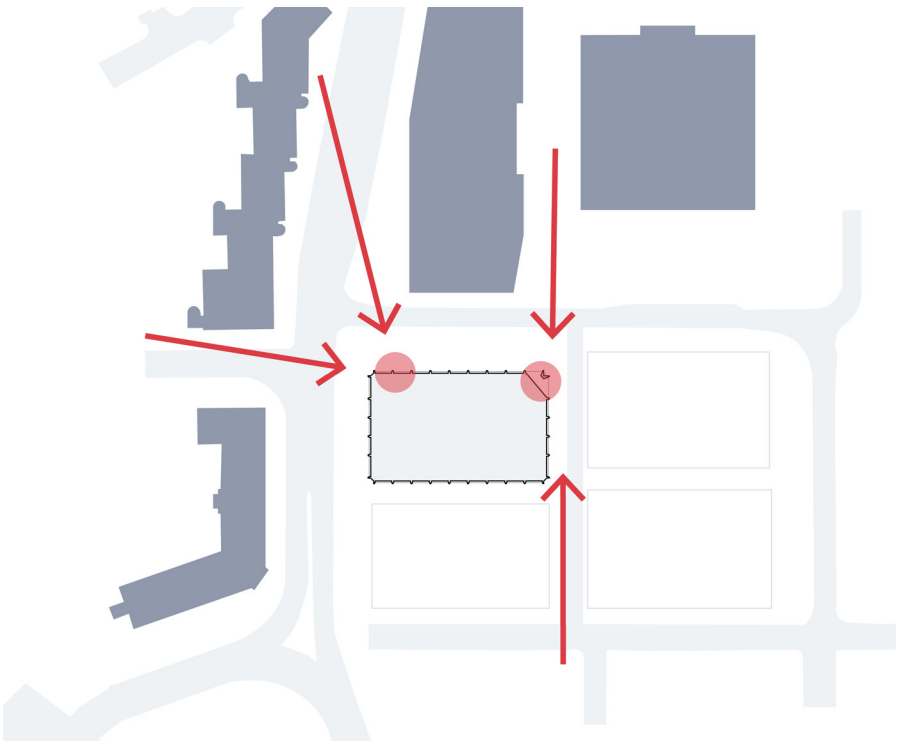
A contemporary palette of materials will reinforce this as a key quality destination defined by a simple, robust palette of landscape elements.

Extension of First Street



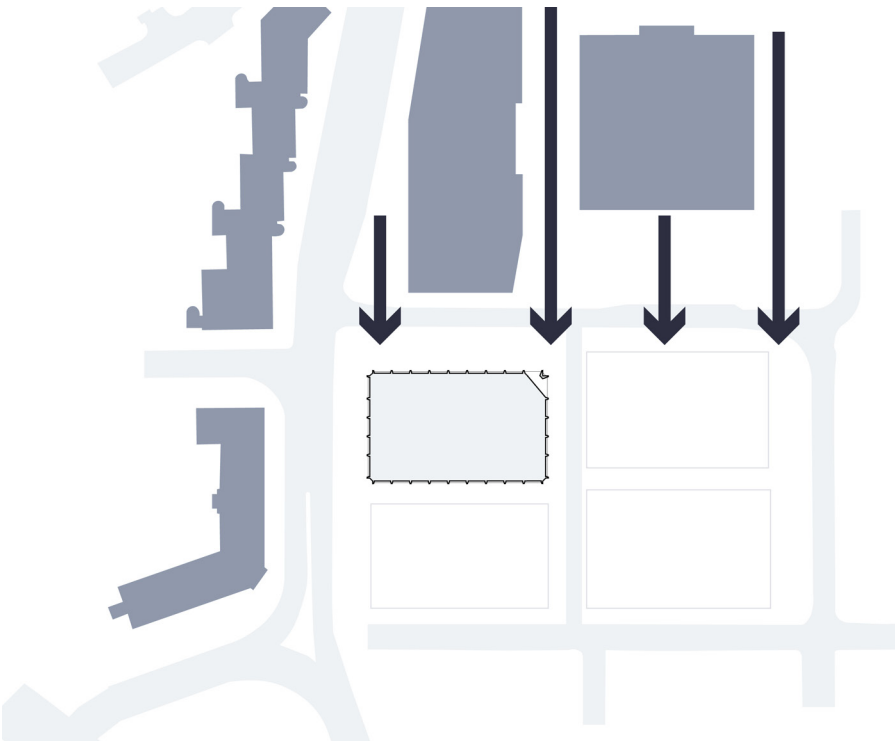
- Providing a continuation of the implemented First Street public realm
- Reinforcing the First Street characteristics
- Using similar palette of materials

Clear Building Entrances



- Reinforce building entrances through clear viewpoints
- Provide a sense of arrival within the public realm

Linkage to No.8 First Street



- The creation of safe places to cross River Street
- Providing visual connections to the implemented No.8 works through similar palette of materials and design rationale

Masterplan Development

The adjacent plan illustrates the external proposals for the site.

Medlock Street and River Street

The design driver to these spaces has been to provide a high quality public realm treatment, that forms a continuation of the recent implemented works adjacent to the site. Including proposed tree planting along the highway edge as a continuation of the planting further up Medlock Street.

A similar palette of materials have been considered to reflect the paving and planting on the opposite side of River Street. Where the street furniture and planting have been located to firstly reinforce the sense of arrival to the building entrances and secondly cater for existing and anticipated future pedestrian desire lines and footfall.

First Street

Our proposals look to provide a continuity to the existing First Street works implemented to the north of the site. Material selection, planting and the public realm layout have been used to bolster and conform with the adjoining scheme.

A boulevard of tree planting with ornamental planting beds provide a central corridor running along the street. Nestled within this zone are a series of seating spaces.

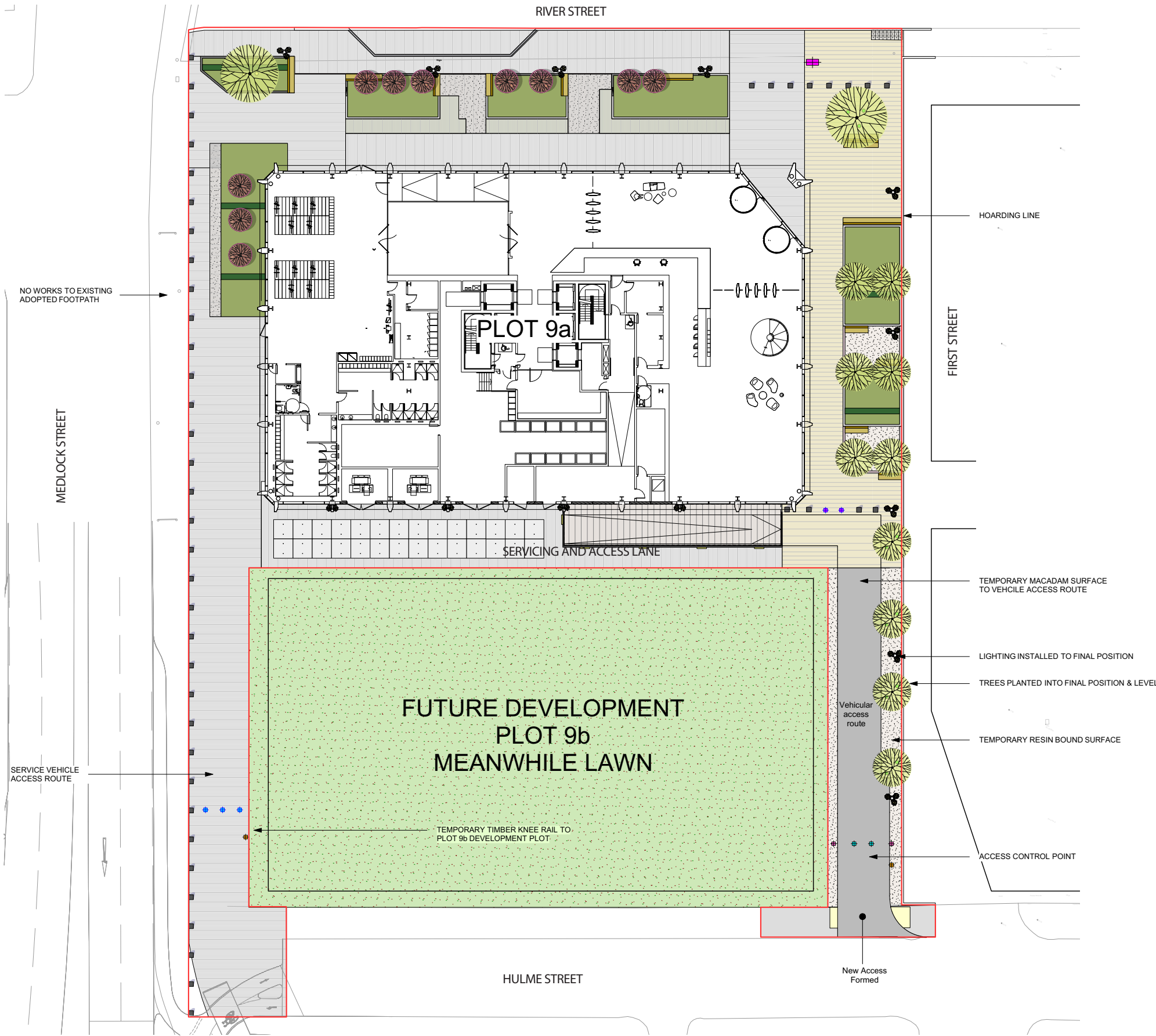
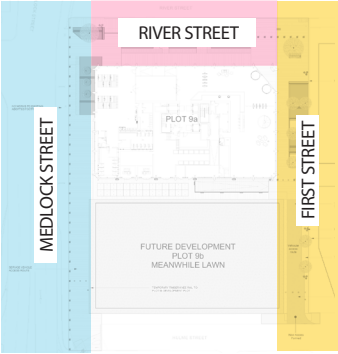
Servicing and access corridor

Service access off Hulme street via a temporary 6m wide southern access route with managed access accommodates a reversing refuse vehicle.

The entire length of this street is accessible for pedestrians, connecting the southern section of First Street to Medlock Street.

Set behind the proposed building is an internal street providing vehicular access to the building via an external ramp down to the basement.

Location Plan



5.3 Public Realm Levels

Site Levels

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landform without significant changes to the current levels.

A level approach is proposed to the entire envelope of the building.

The levels across the site generally fall diagonally from the highest point located to the south of Medlock Street falling down towards the east most point along River Street.

Proposals will include for surface water collection across the site and along required interfaces with the building.

KEY

Application Boundary

LEVELS & CONSTRAINTS

31.21+

SPOT LEVEL - Existing

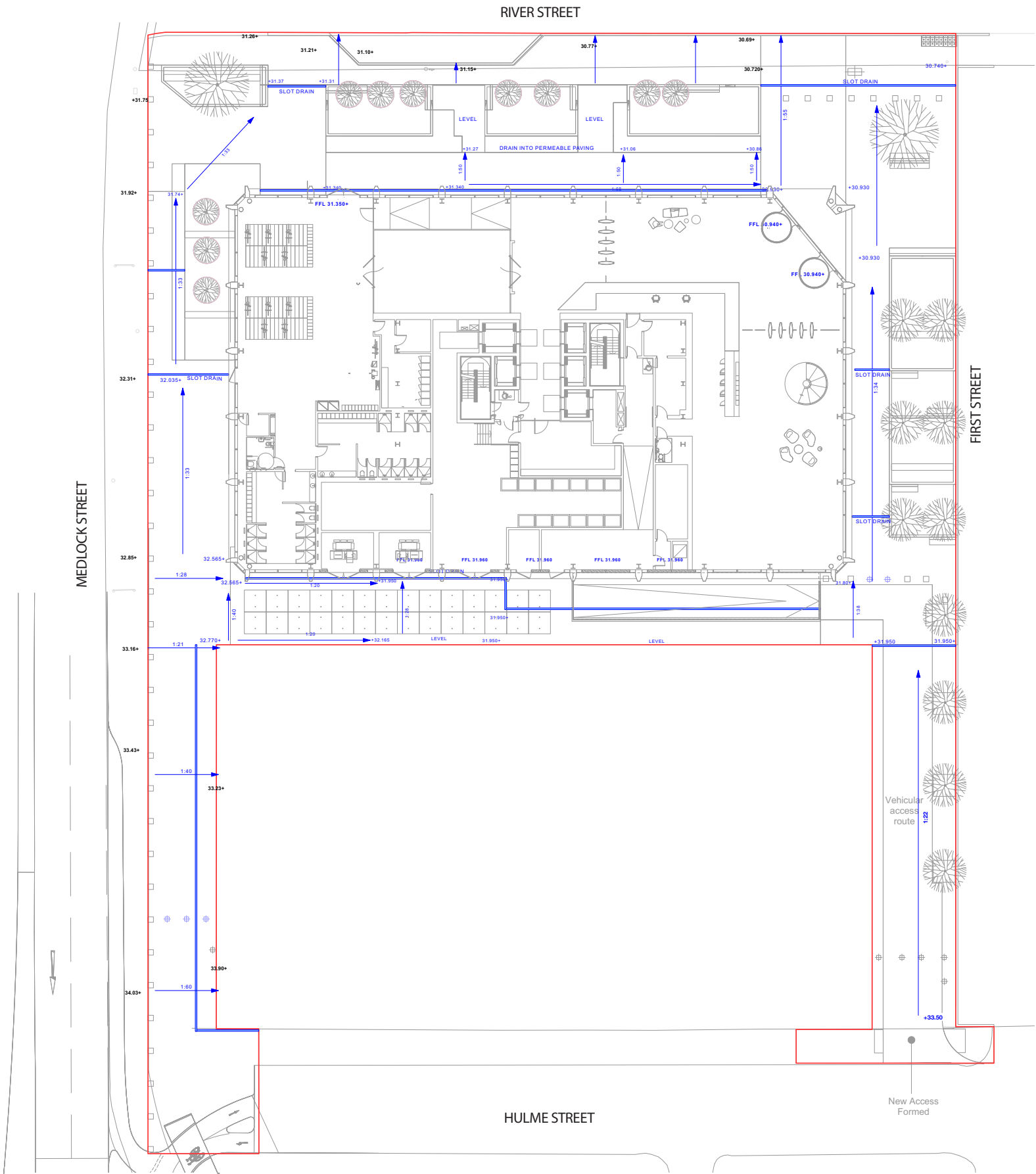
Levels as per Topographic Survey

+31.37

SPOT LEVEL - Proposed

FFL 31.350+

FINISHED FLOOR LEVEL - Proposed



Access + Circulation

A clearly defined hierarchy of vehicular, servicing and pedestrian routes is essential for the establishment of clarity of movement within and around the site. This approach provides a clear and legible spaces for all users. The adjacent diagrams identify this, and the key modes of access are discussed further.

Pedestrian Routes

Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility.

New pedestrian connections and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street and Medlock Street works.

Improving navigation and increasing place-making opportunities will also create a better and safer environment for pedestrians day and night.

A number of these routes which fall outside of the site boundary are dependant being lead by other parties, nevertheless should be pursued as they will be a positive impact on First Street.

Cycle movement

Access to the cycle store is gained off the existing street network off Medlock Street providing a short route with entry directly off River Street.

Public Transport

The existing bus stop on Medlock Street will be sensitively incorporated into the design of the street. Allowing free flowing access to and from the bus stop into the wider area.

Servicing Routes

The proposal aims to deliver high standards and expectations in the public realm whilst minimising conflict with servicing arrangements.

A separate 'servicing route' will maintain efficient delivery of goods and services whilst minimising disturbance along First Street.

Vehicular Movement

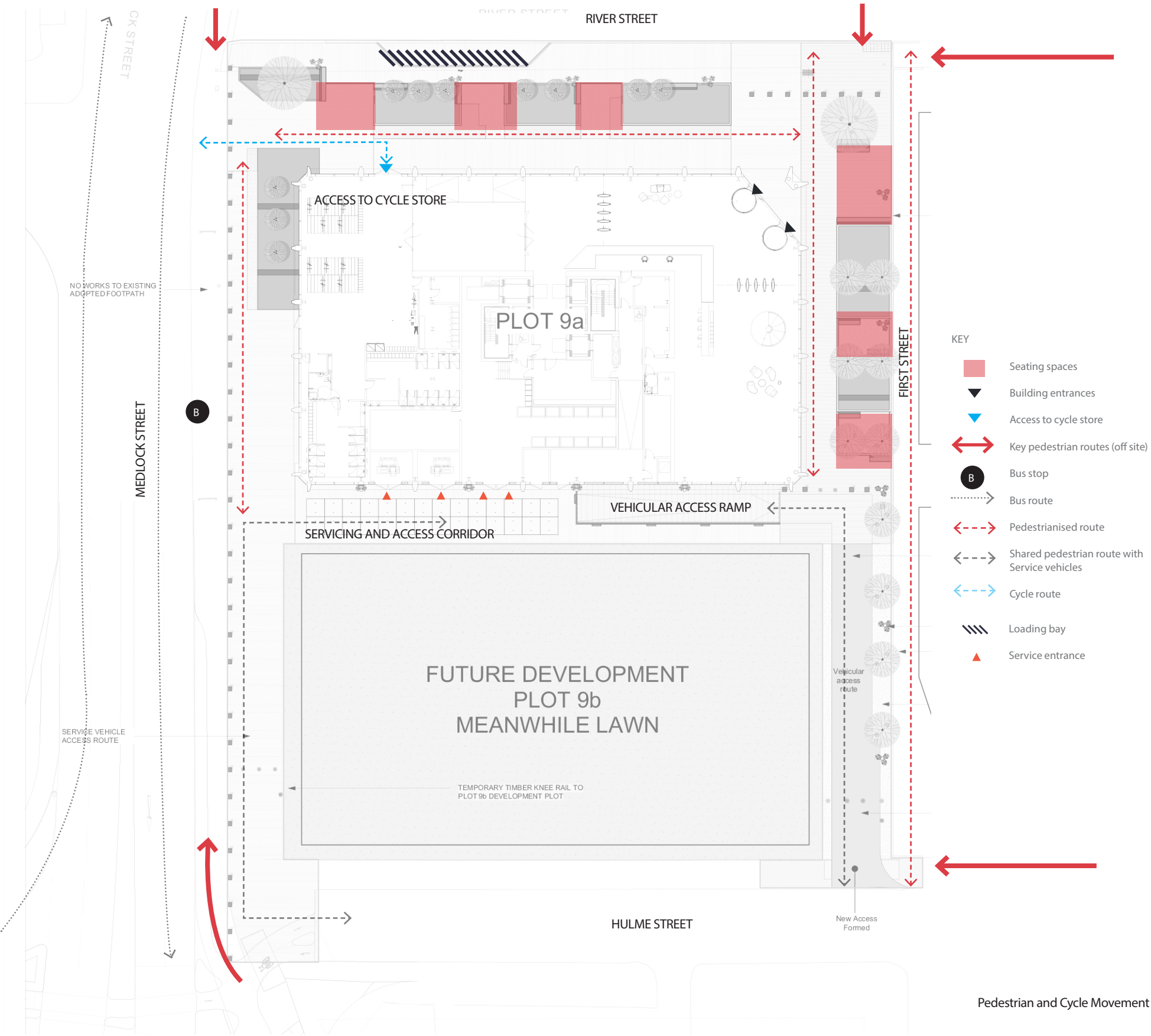
The diagram on the following page illustrates the vehicular movement strategy. Where vehicular access to the car park is gained off the existing road entrance at the junction of River Street and Medlock Way. From here traffic follows the road round onto Wilmott Street and Hulme Street, before entering the site at the southern section of First Street. Access onto this road is controlled through an intercom and a series of automatic bollards on exit.

Design For Access

Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe.

In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document commissioned by Manchester City Council.

- › Width and surfacing of access routes.
- › Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- › Street furniture located off main access routes.
- › Seating provided at regular intervals (where possible outside of Gas Main offsets).
- › A range of seating designs, some including back and armrests.
- › Inclusion of well designed signage and wayfinding features.
- › Inclusion of lighting to allow ease of navigation after dark.



Pedestrian and Cycle Movement

Furniture

The design aims to minimise footpath clutter by co-locating the street furniture and planting, thus creating spaces for people to sit and dwell. The proposals intend to co-ordinate with the materials used with the neighbouring built schemes.

Seating

Opportunity for sitting and dwelling are provided along the quieter streets of River Street and First Street, through a series of timber benches located within defined paving and planting areas. Larger benches will be provided along First Street whilst smaller ones will be located on River Street.

Wayfinding Totem

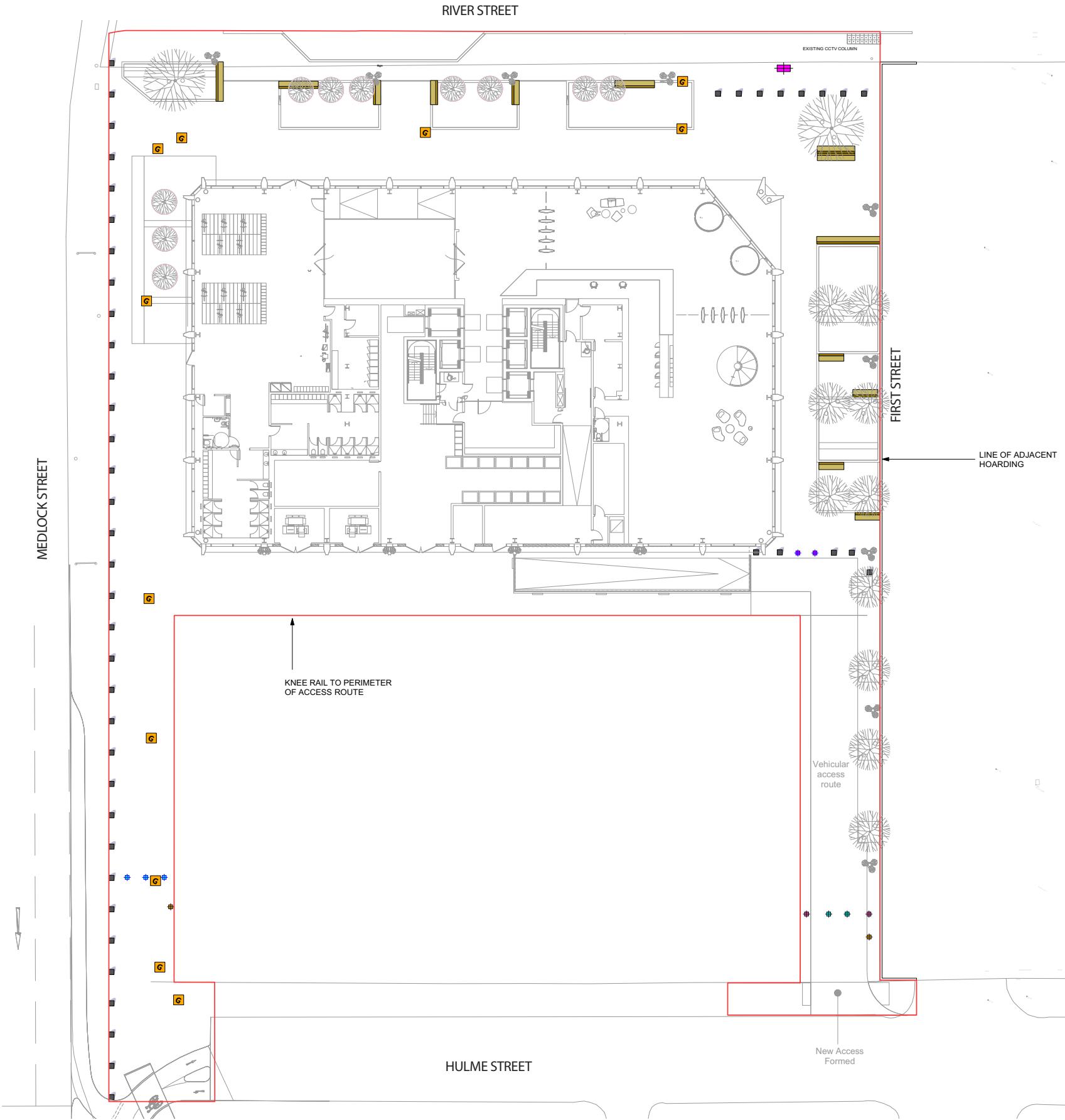
We wish to encourage exploration and assimilation of the site by improving wayfinding. A wayfinding Totem is proposed on the corner of River Street & First Street opposite the buildings main entrance as we consider this as a key pedestrian desire line. The totem itself will display information including a site map & directional arrows.

Bollards

The site is designed to restrict daily vehicular access to key pedestrian areas on First Street, Medlock Street & River Street using manual telescopic bollards. Service access off Hulme street will be managed using automatic telescopic bollards located on the temporary surface on Medlock Street.

The location of trees, benches, lighting columns and planting have been positioned to reduce the requirement for excessive bollard protection.

- FURNITURE & LIGHTING
- PROPOSED SEATING BENCH**
- Subject to further design
- Single facing aspect
- BUILDING TOTEM SIGNAGE**
- subject to further design
- PROPOSED AUTOMATED TELESCOPIC BOLLARD**
- To match the implemented works on First Street
- PROPOSED MANUAL TELESCOPIC BOLLARD**
- To match the implemented works on First Street
- PROPOSED INTERCOM POST**
- To manage maintenance access along service route
- GAS MAIN MARKER**
- **Product:** TBC
- **Other:** Subject to further detail design
- FIXED BOLLARD**
-subject to further design



Lighting Concept

The proposed lighting responds to the streetscape requirements, assists in reinforcing the street based character areas and takes into account any existing lighting features currently on site.

Medlock Street
The public realm utilises the existing lighting columns located to the back of the footpath and within the central reservation in the highway.

River Street and First Street
Column lighting is proposed predominately along these streets, comprising of a single column upright with multi directional lighting heads.

Trees are highlighted with up-lighters within the planting beds or recessed up-lighters in the pavement for continuity, tying in with the existing First Street.

Service access Street
Lighting proposals along this street are confined to the building to allow for free movement of service vehicles within this space also helping ot de-clutter the streetscape.

KEY

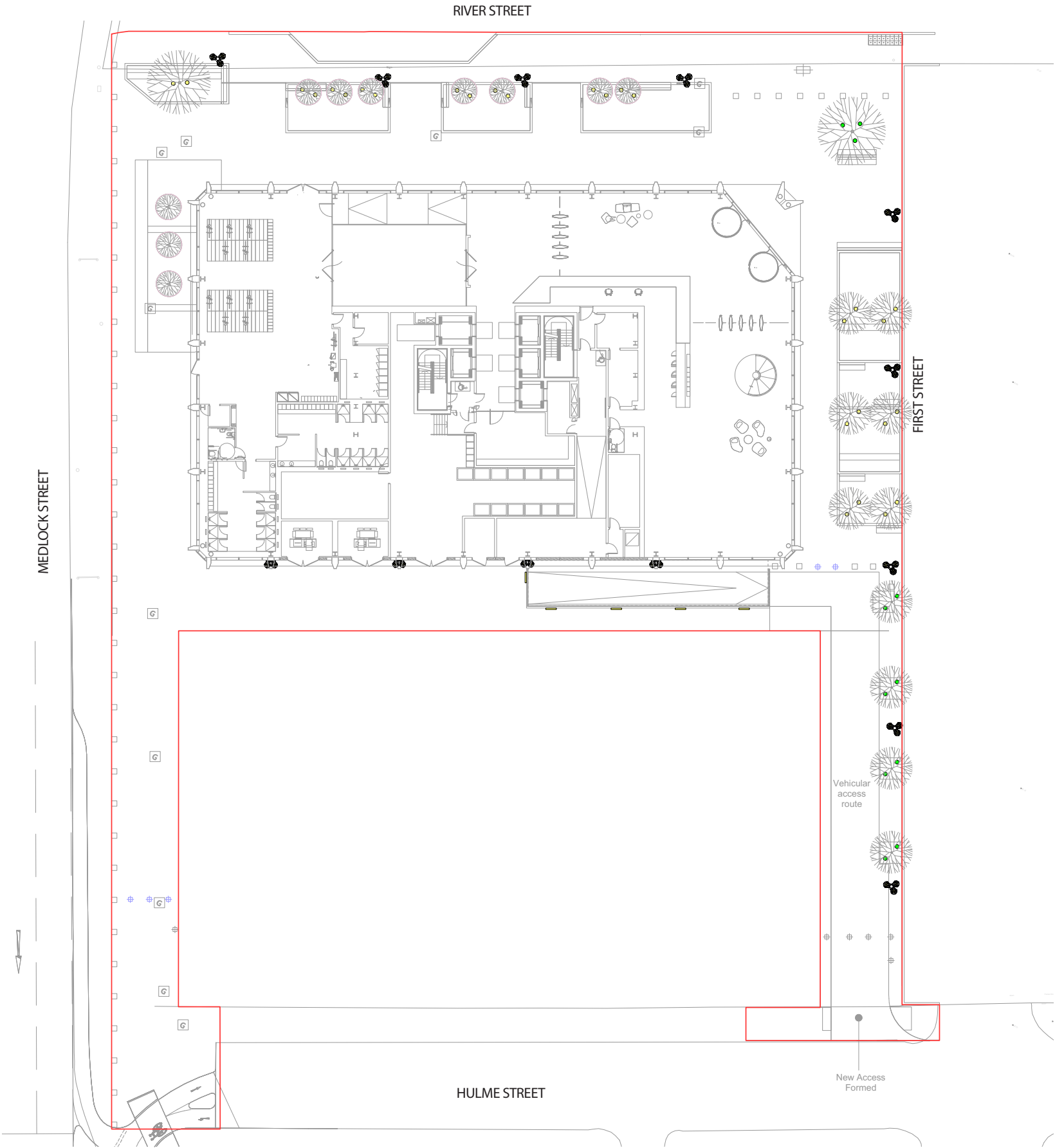
Application Boundary

PROPOSED LIGHTING COLUMN
- To match the implemented works on First Street

PROPOSED BUILDING MOUNTED LIGHTING
- to service area

PROPOSED PLANTING UPLIGHTER SPIKE MOUNTED
- To illuminate feature trees

PROPOSED PAVING UPLIGHTER- FLUSH
- To illuminate feature tree



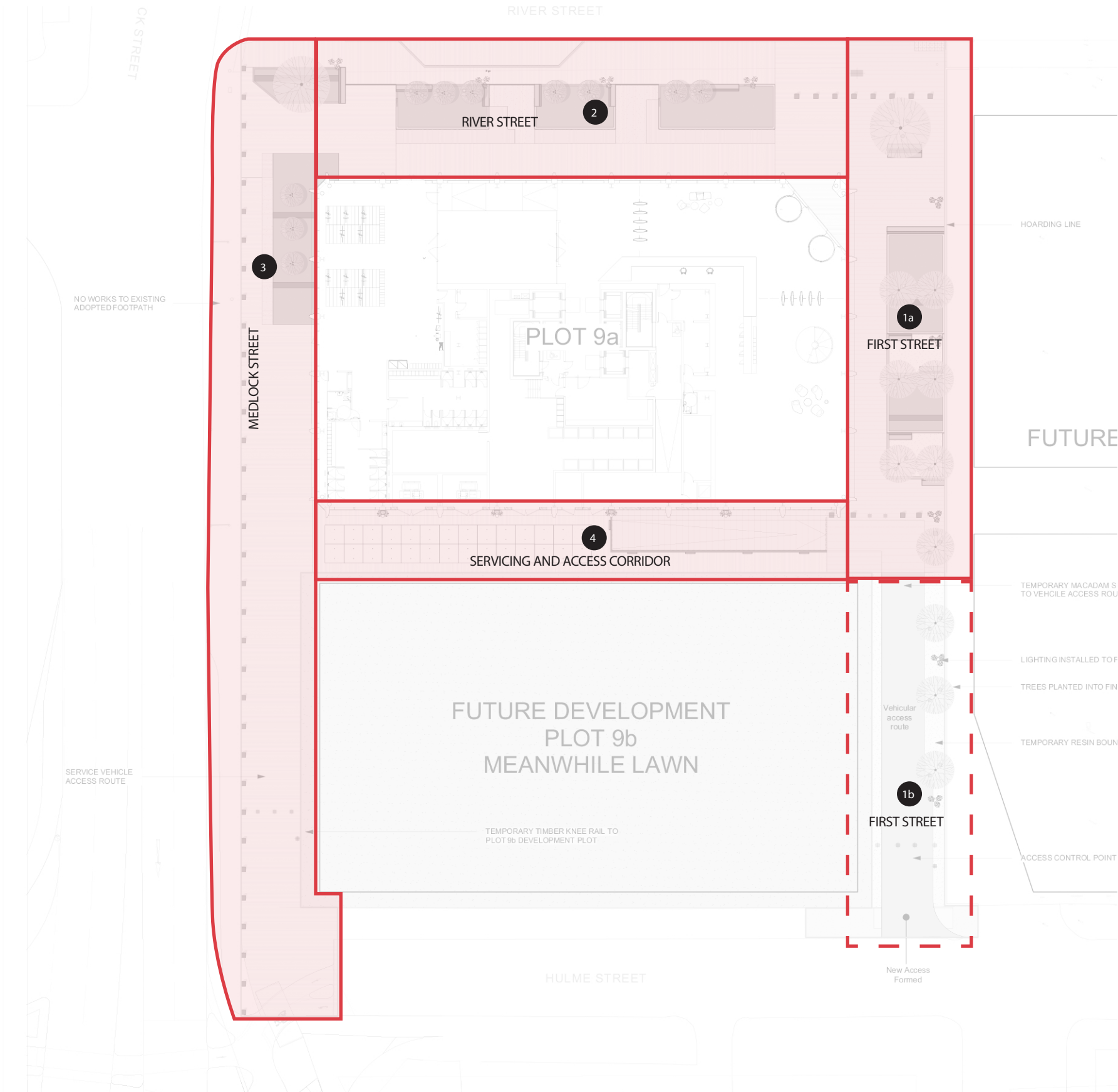
Character Areas

The site naturally splits it's self into a street based character types, which respond to their adjoining neighbouring schemes.

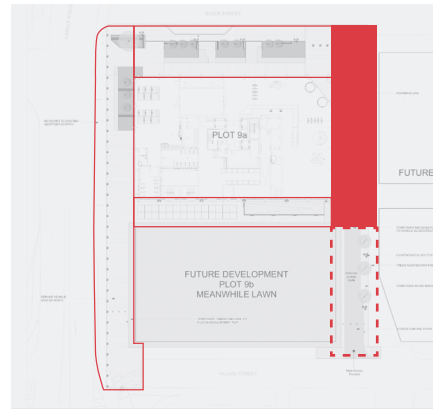
Each character area listed below is described in detail over the subsequent pages.

Character Areas:

- 1a First Street (Permanent Works)
- 1b First Street (Temporary Works)
- 2 River Street
- 3 Medlock Street
- 4 Servicing and access corridor



Location plan



First Street

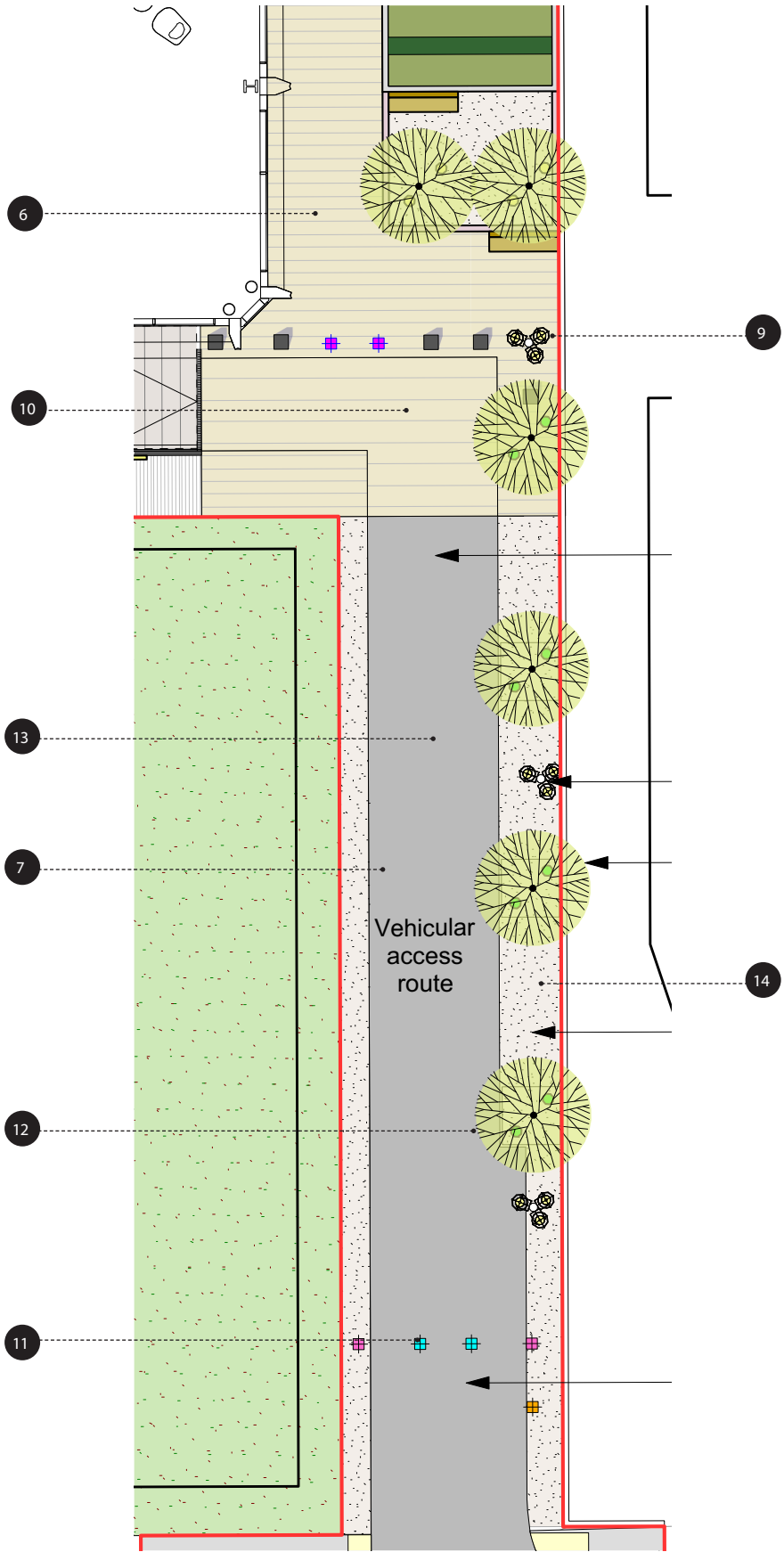
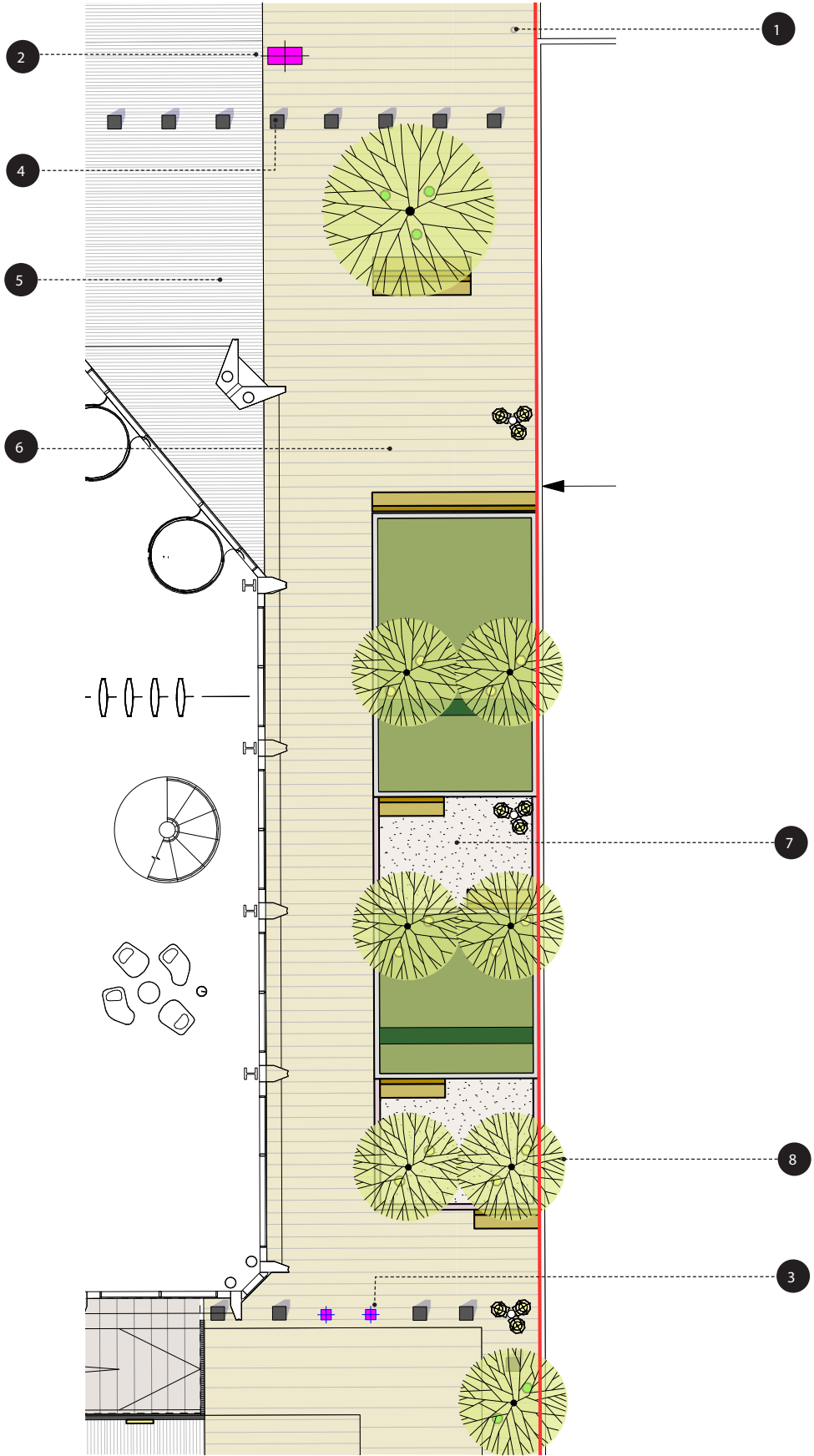
As previously mentioned our proposals look to provide a continuity to the existing First Street works implemented to the north of the site.

The arrangement of the public realm has been chosen to conform with the adjoining scheme, encourage pedestrian movement into the site and to provide greater opportunities and amenities for on-street staying activities. Cosy seating pockets tucked away between lush planting have been provided along River Street & First Street to offer quieter dwell spaces for pedestrians to enjoy.

To the south a vehicle access route has been incorporated to allow access into the buildings basement parking via a one way ramp within the 'service and access corridor'. The route will be managed off Hulme Street as vehicles enter First Street. Bollards to the Eastern elevation of Plot 9 will limit vehicle access along the First Street boulevard.

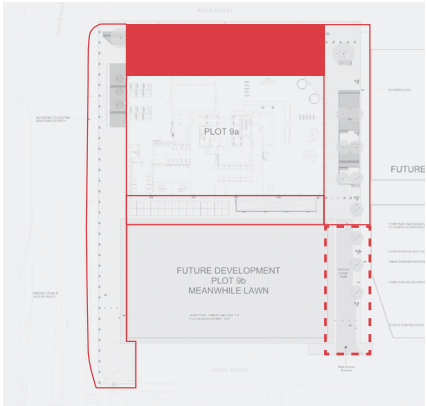
1. Existing CCTV column
2. Signage & wayfinding column
3. Manual telescopic bollard
4. Removable stone cube
5. Permeable linear concrete paving
6. Sandstone paving
7. Seating area
8. Boulevard tree planting
9. Feature Lighting
10. Vehicle Route
11. Automatic bollard
12. Trees planted in final location
13. Temporary macadam surfacing
14. Temporary permeable bound gravel

First Street proposals



River Street proposals

Location plan



River Street

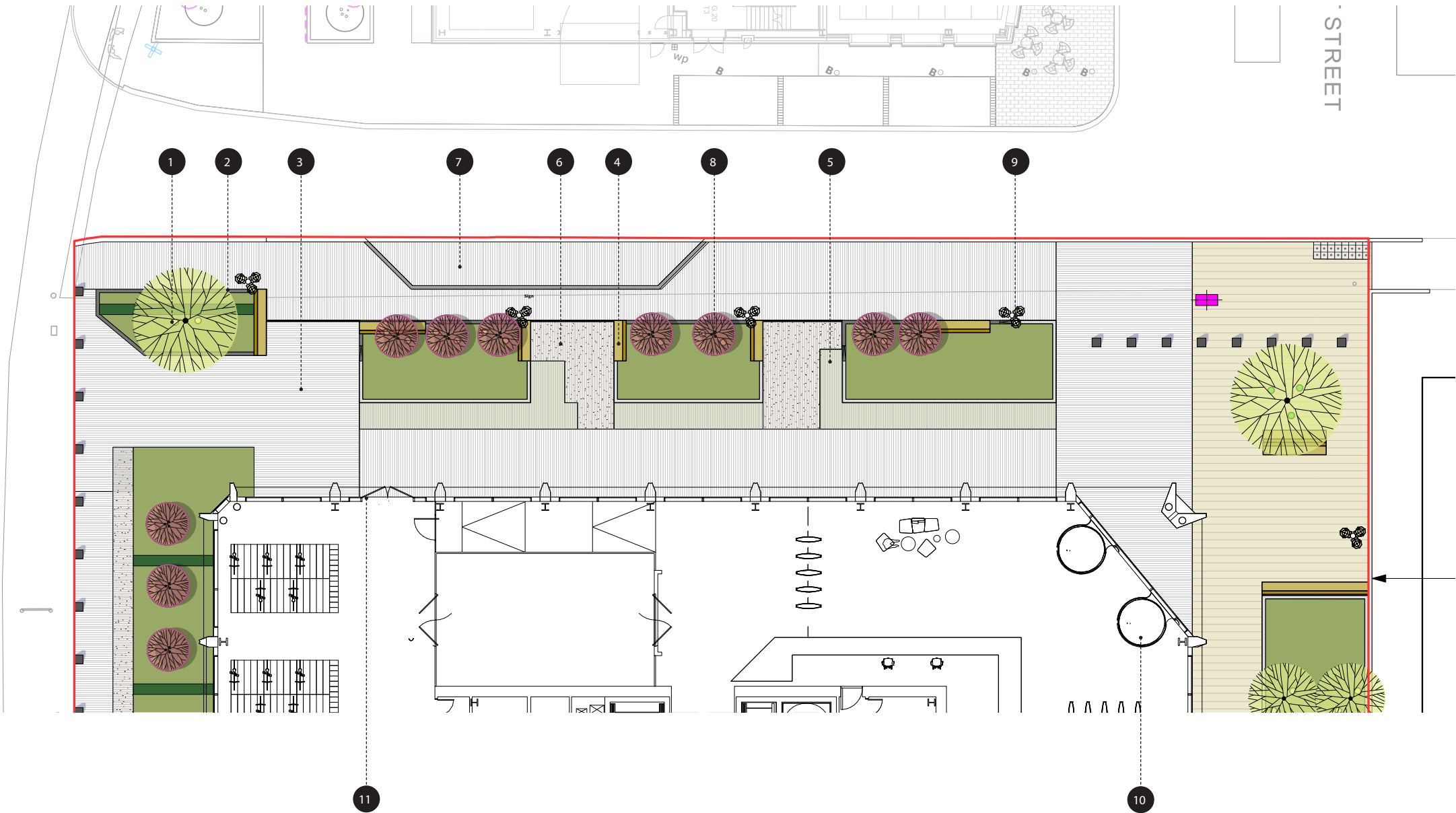
Proposals to the north of the site create a high-quality arrival spaces for the development, and still improving foot way provision along River Street.

Chosen to create a visual connection between No.8 First Street and the development, planters will unify the spaces either side of the street.

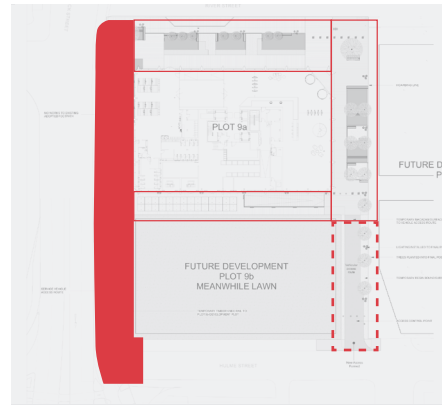
Green interface with River Street through generous planting pockets (approx. 3m wide) will form part of the sites SUDs strategy.

A pull in loading bay is located along River Street, providing drop off provision for taxis, coaches and also deliveries.

- 1. Feature tree planting to assist with wind mitigation strategy
- 2. Flushed granite planted beds
- 3. Permeable linear concrete paving
- 4. Benches
- 5. Concrete block paving with grass infill
- 6. Concrete block paving with gravel infill
- 7. Drop off area
- 8. Multi-stem tree planting - refer to softworks drawing for tree species
- 9. Lighting column
- 10. Office entrance
- 11. Cycle store entrance



Location Plan



Medlock Street

At present, Medlock Street heavily prioritises vehicle movement into and out of the city. The proposals aim to provide a widened street scene for pedestrians to meander through pockets of planting that edge the adopted footpath.

Continuing the permeable surfaces proposed along River Street to soften the interface with the existing highway.

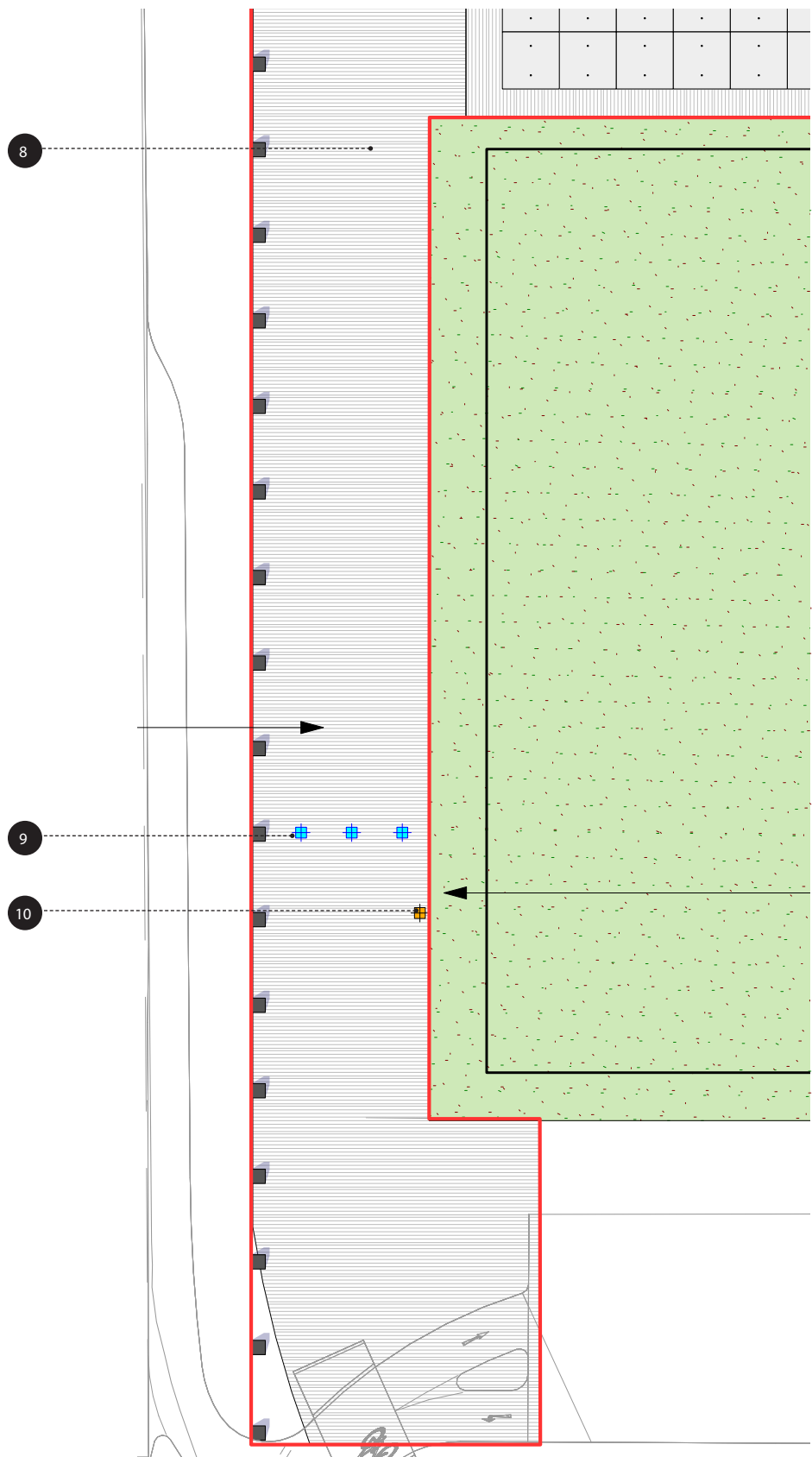
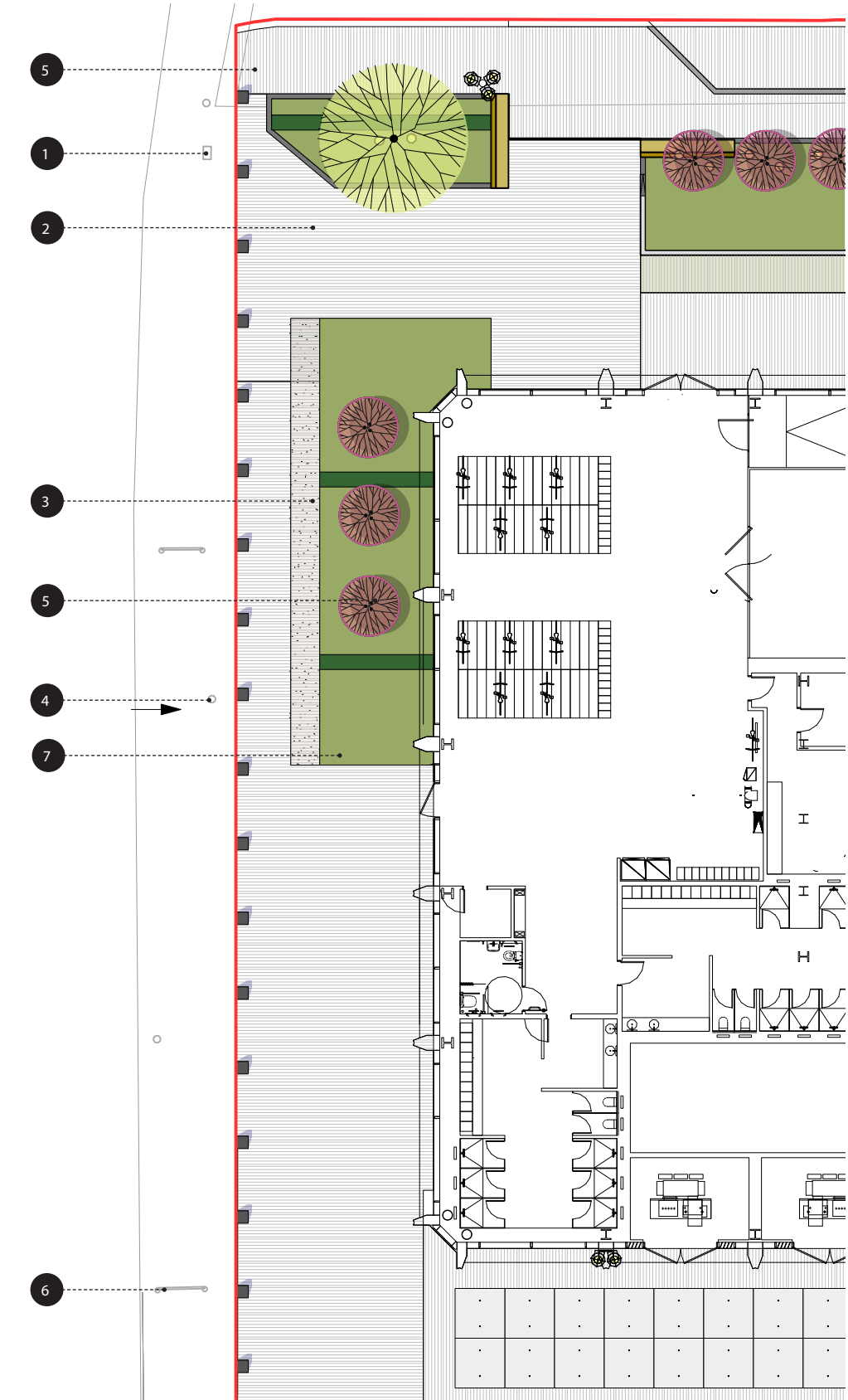
Introducing large pockets of planting helping to soften Medlock Street.

3 Multi stem trees proposed to the corner of the building have been proposed that assist in mitigating wind on this corner.

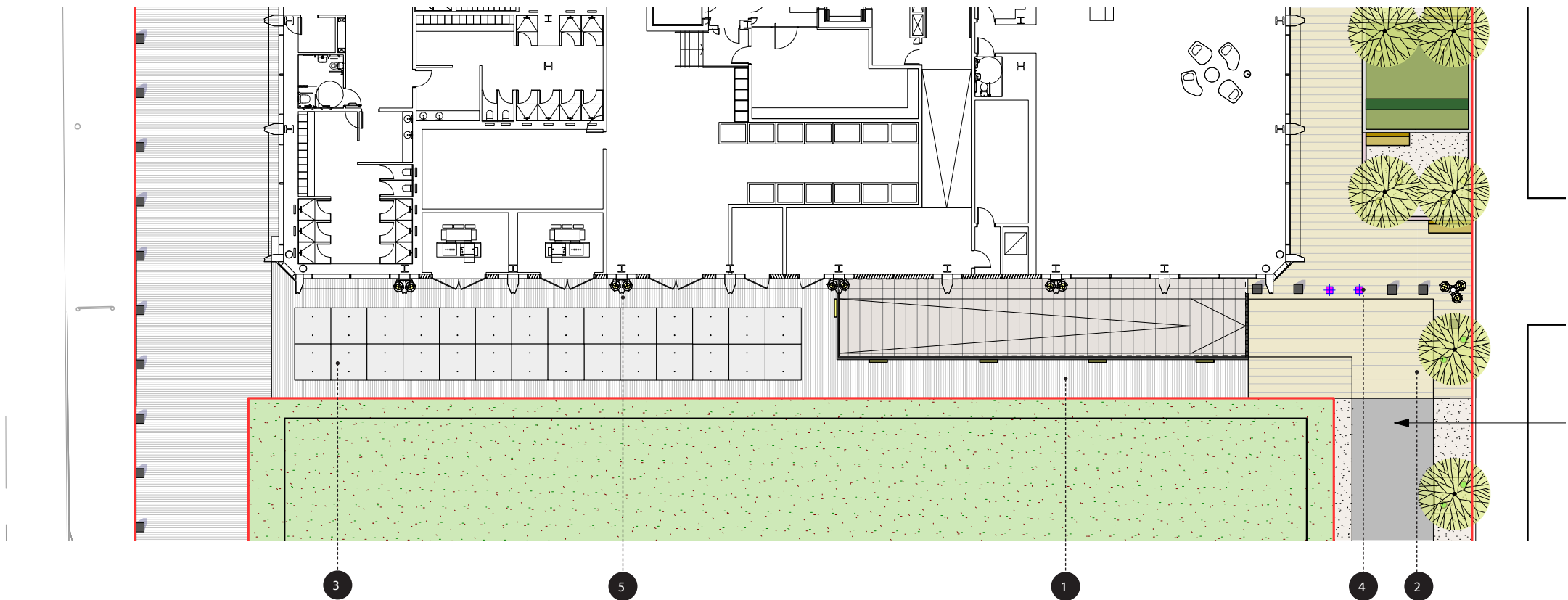
The southern portion of Medlock Street acts as a temporary route for servicing vehicles accessing the site. This surface and design will be developed to form a permanent scheme during the future development of Plot 9b.

- 1. Existing electrical cabinet
- 2. Permeable linear concrete paving
- 3. Concrete block paving with gravel infill
- 4. Existing lamp post
- 5. Multi Stem tree planting to assist with wind mitigation strategy
- 6. Existing road sign
- 7. Ornamental shrub planting
- 8. Service vehicle route
- 9. Automatic bollards to provide access for service vehicles
- 10. Proposed intercom post

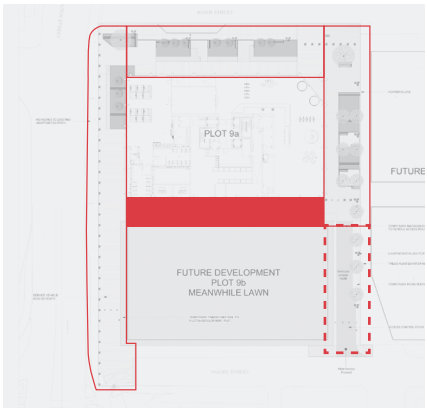
Medlock Street proposals



Servicing and access street



Location plan



Servicing and access corridor

Service access off Hulme street via a temporary 6m wide southern access route with managed access accommodates a reversing refuse vehicle.

The entire length of this street is accessible for pedestrians, connecting the southern section of First Street to Medlock Street.

No trees have been provided along the servicing and access street in order to give refuse vehicles the maximum amount of space.

- 1. Linear concrete paving
- 2. Sandstone paved footpath to match existing First Street paving
- 3. Large format concrete slab paving
- 4. Manual telescopic bollards
- 5. Building mounted lighting

Materiality
In response to the envisaged demands on the area, a simple and robust materials palette will be utilised. When considering materials reference has been made to the surrounding context.

Suitability
The proposed surfaces must be designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear, and thus reduce maintenance and long term management costs. The proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds.

For robustness and durability we have proposed the vehicular route is made from block paving and maintenance routes will be formed from reinforced cell matrix.

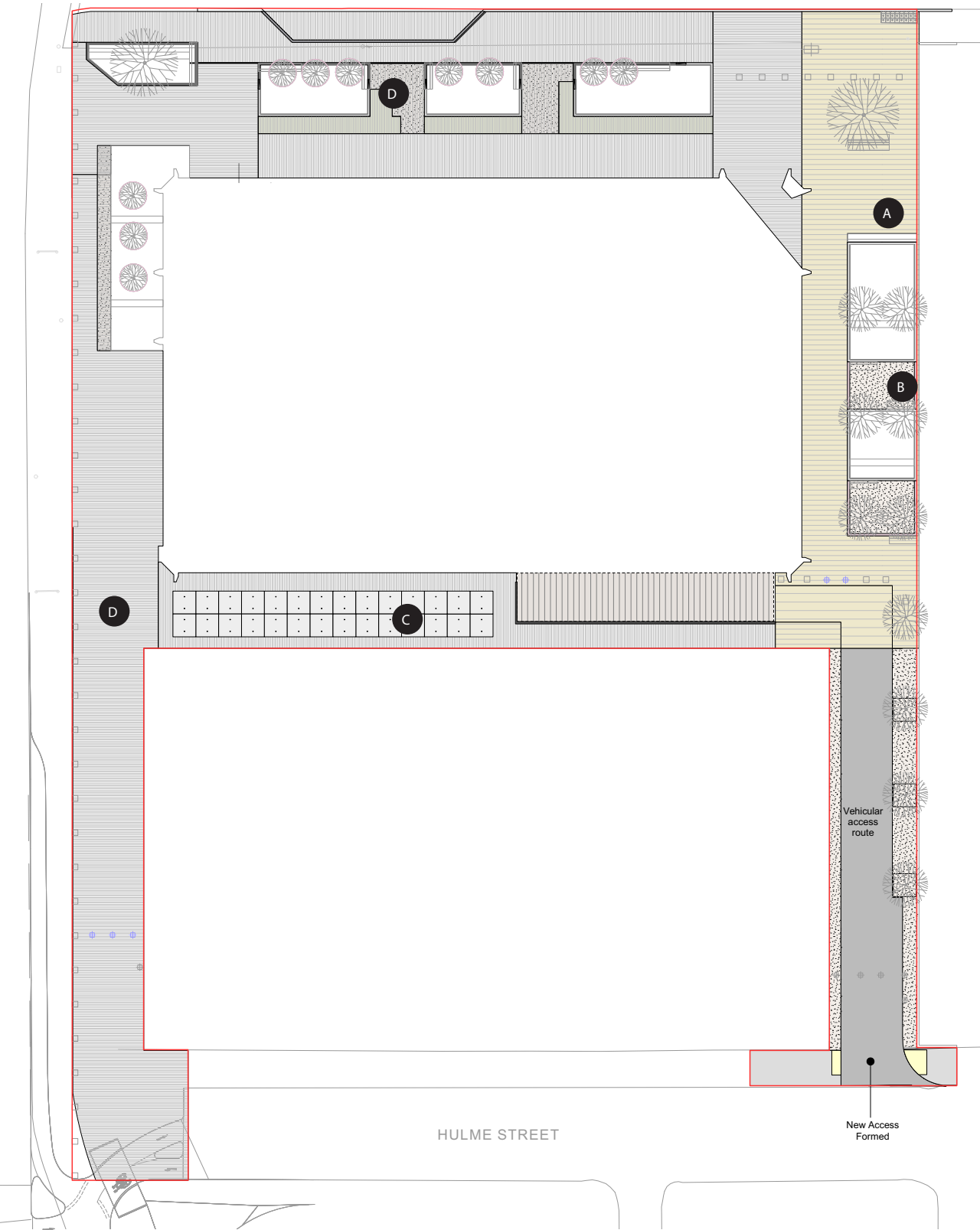
Detailing
Quality and long lasting materials will be selected. The use of stone feature paving to key areas will provide a quality surface. The design proposes to use a blend tones to complement the architecture. The use of high quality materials will be focussed around the public realm interface along River Street, First Street and the upper section of Medlock Street.

Durability
The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles accessing the office and hotel unit. Maintenance will also be a key consideration in product selection.

Sustainable
Material choice will also be based upon sustainable criteria. Specified materials will consider the environmental impacts of each product and will consider full life cycle assessments.



- HARDWORKS**
- PAVING TYPE A**
 - Sandstone paving to match specification of existing First Street surfacing
 - PAVING TYPE B**
 - Linear concrete permeable paving
 - To include portions gravel gaps as shown
 - PAVING TYPE C**
 - Large format feature concrete units
 - 2m x 2m
 - PAVING TYPE D**
 - Linear concrete paving with grass infill
 - PAVING TYPE E**
 - Gravel strip banding set within wider paving area
 - RESIN BOUND GRAVEL**
 - Resin bound porous gravel
 - To match First Street
 - PEDESTRIAN CROSSING - TACTILE PAVING**
 - Granite to match wider estate
 - FLUSH EDGING**
 - Flush granite edge
 - UPSTAND EDGING**
 - Raised granite upstand edge
 - KERB**
 - Granite kerb along River Street



Softworks proposals

Existing planting

To enable the development of the plot and provide adequate access and servicing tree removal work are required. To compensate for this tree loss the proposals look to provide at least a 2:1 replacement ratio. With a total 9 trees to be removed and 21 proposed.

Planting concepts

The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour.

Approach and Planting Character

A planting character strategy was developed to assist in delivering continuity of the public realm across this and the wider built schemes as per the key design principles. Where four different planting styles were created, as outlined below:

1 First Street corridor

The same tree species are proposed to tie into the planted trees already installed on site further up First Street. Where the trees are laid in a single and double boulevard arrangement.

2 Medlock Street tree planting

Tree species are selected to tie into the planted trees further north of the site.

Trees

As part of the tree species selection it is vitally important to select species which are tolerant of the urban environment, respond architecturally to the proposed development and still capture the character of the space in which they are planted.

Trees within the site perform a variety of functions; they are used to define routes, frame views, provide continuity from the neighbouring schemes and create varying degrees of screening and shelter.

The selected species internally along River Street will be feature multi-stems and a boulevard of tree planting along First Street.

Evergreen Species:

- › Pinus Nigra

Multi-stem Species:

- › Prunus 'Accolade'

Street Tree Species:

- › Tilia cordata

FIRST STREET PLOT 9 TREE SCHEDULE						
Abr.	Species	Size	Height	Pot Size	Density	NOTES
EVERGREEN TREES						
Pn	Pinus Nigra	50cm girth	Approx 4m		1	-
MULTI STEM TREES						
Pa	Prunus 'Accolade'	3.5 - 4m	Multi Stem	Container Grown	10	-
STREET TREES						
Tc	Tilia cordata	To match existing	Semi-mature	Container Grown	10	-
Tc	Tilia cordata	60 - 70cm girth	Semi-mature	Container Grown	1	-

FIRST STREET PLOT 9 PLANTING SCHEDULE							
Abr.	Species	Evergreen/Herbaceous	Groundcover?	Native/Wildlife Friendly	Height	Pot Size	NOTES
HEDGE							
Box	Buxus sempervirens	Flowering Evergreen	No	Wildlife	40x40x40cm cubes	-	2.5/lin m Maintain at 400mm height
ORNAMENTAL GRASSES							
CE	Carex 'Everest'	Evergreen	No	-	40-60cm height	SL PG	7/m2
CID	Carex 'Ice Dance'	Evergreen	No	-	40-60cm height	SL PG	7/m2
HS	Helictotrichon sempervirens	Evergreen	No	-	40-60cm height	SL PG	4/m2
PAH	Pennisetum alopecuroides 'Hameln'	Evergreen	No	-	40-60cm height	SL PG	4/m2
HERBACEOUS PERENNIALS & SHRUBS							
Ar	Actaea racemosa	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
AJR	Ajura reptans 'Cathin's Giant'	Semi-Evergreen	Yes	Wildlife	Full Pot	SL PG	3/m2
Al	Alchemilla mollis	Herbaceous	Yes	Wildlife	Full Pot	SL PG	3/m2
AA	Agapanthus africanus 'Albus'	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
AnS	Anemone sylvestris	Herbaceous	Yes	Wildlife	Full Pot	9cm	30/m2
AHJ	Anemone x hybrida 'Honoreine Jobert'	Herbaceous	Yes	Wildlife	Full Pot	SL PG	5/m2
AM	Aster x frikartii 'Monch'	Herbaceous	No	Wildlife	Full Pot	SL PG	7/m2
AS	Astibale chinensis var. taquetii 'Superba'	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
Bb	Bergenia 'Bressingham White'	Flowering Evergreen	Yes	Wildlife	Full Pot	SL PG	5/m2
Bs	Blechnum spicant	Evergreen	No	Native	40-60cm height	SL PG	5/m2
Ea	Euphorbia amygdaloides 'Purpurea'	Evergreen	Yes	Wildlife	Full Pot	SL PG	4/ m2
Go	Gallium odoratum	Flowering Evergreen	Yes	Native & Wildlife	Full Pot	SL PG	4/ m2
Hn	Heleborus niger	Flowering Evergreen	No	Native & Wildlife	20-30cm height	SL PG	7/m2
Hp	Hebe pinnatifida 'Paele'	Flowering Evergreen	Yes	Wildlife	Full Pot	SL PG	3/m2
HG	Heuchera cylindrica 'Greenfinch'	Herbaceous	No	Wildlife	40-60cm height	SL PG	5/m2
Lm	Liriope muscari	Flowering Evergreen	No	Wildlife	20-30cm height	SL PG	7/m2
LMW	Liriope muscari 'Monroe White'	Flowering Evergreen	No	Wildlife	20-30cm height	SL PG	7/m2
PLS	Pieris litoralis 'Little Spire'	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
SI	Salvia leucantha	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
SnC	Salvia nemorosa 'Caradonna'	Herbaceous	No	Wildlife	Full Pot	SL PG	5/m2
So	Salvia officinalis purpurascens	Semi-Evergreen	Yes	Wildlife	Full Pot	SL PG	4/ m2
SS	Sedum spectabile 'Stardust'	Flowering Evergreen	No	Wildlife	Full Pot	SL PG	5/m2
Tv	Thymus vulgaris	Flowering Evergreen	Yes	Native & Wildlife	Full Pot	SL PG	4/ m2
BULBS							
*As	Allium atropurpureum	-	-	Wildlife	-	8+ cm	20/m2
*An	Allium nigrum	-	-	Wildlife	-	12+ cm	20/m2
*As	Allium sphaerocephalon	-	-	Wildlife	-	7+cm	20/m2
*TQ	Tulipa 'Queen of Night'	-	-	Wildlife	-	11 - 12cm	25-30/m2
*Tn	Tulipa nigrita	-	-	Wildlife	-	11 - 12cm	25-30/m2
*TW	Tulipa 'White Triumphator'	-	-	Wildlife	-	11 - 12cm	25-30/m2
*Nb	Nerine bowdenii 'Alba'	-	-	Wildlife	-	12 - 14cm	20-25/m2



Prunus 'Accolade' (Multi-stem)

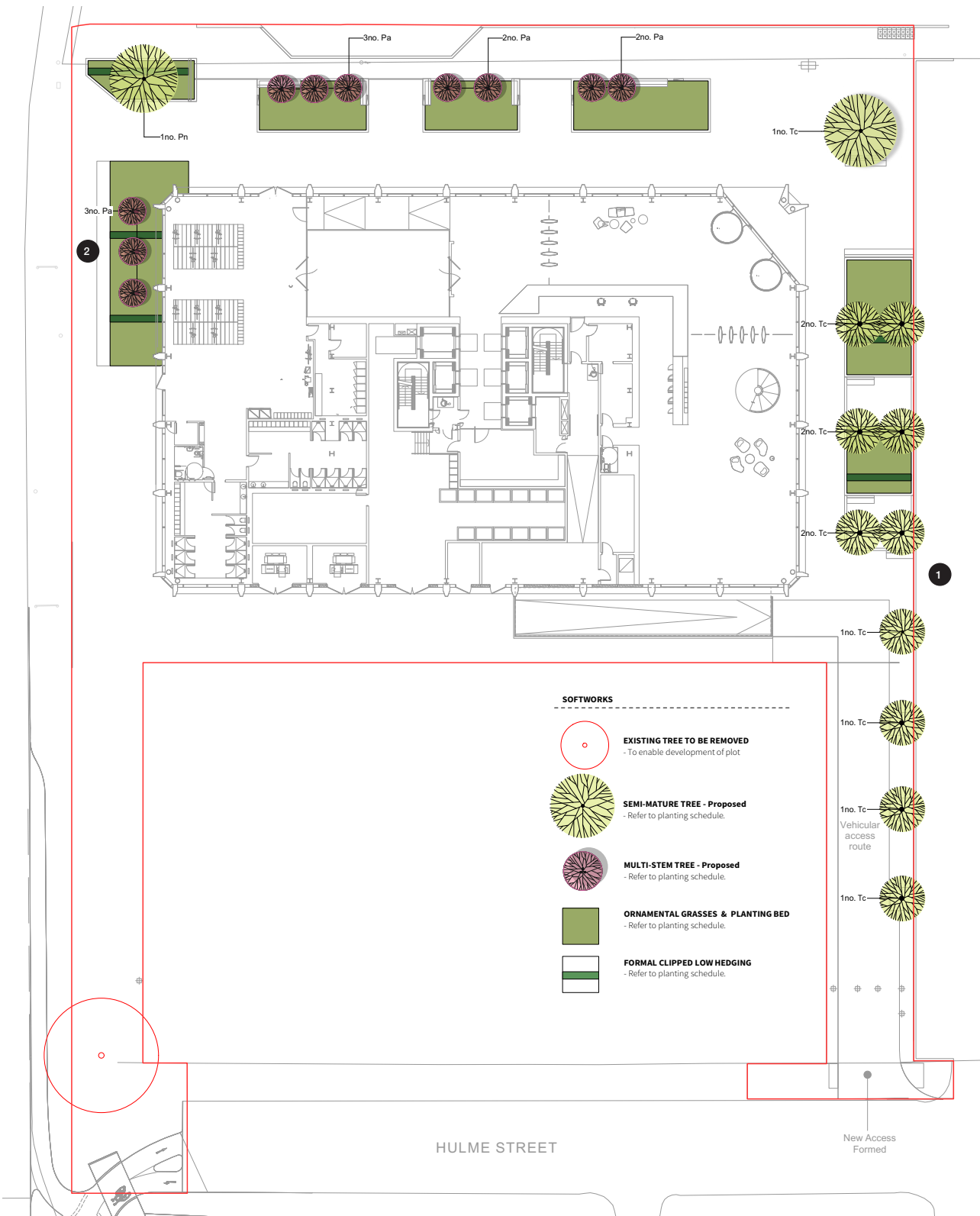


Pinus nigra



Tilia cordata

Softworks plan



6.0 Verified Views

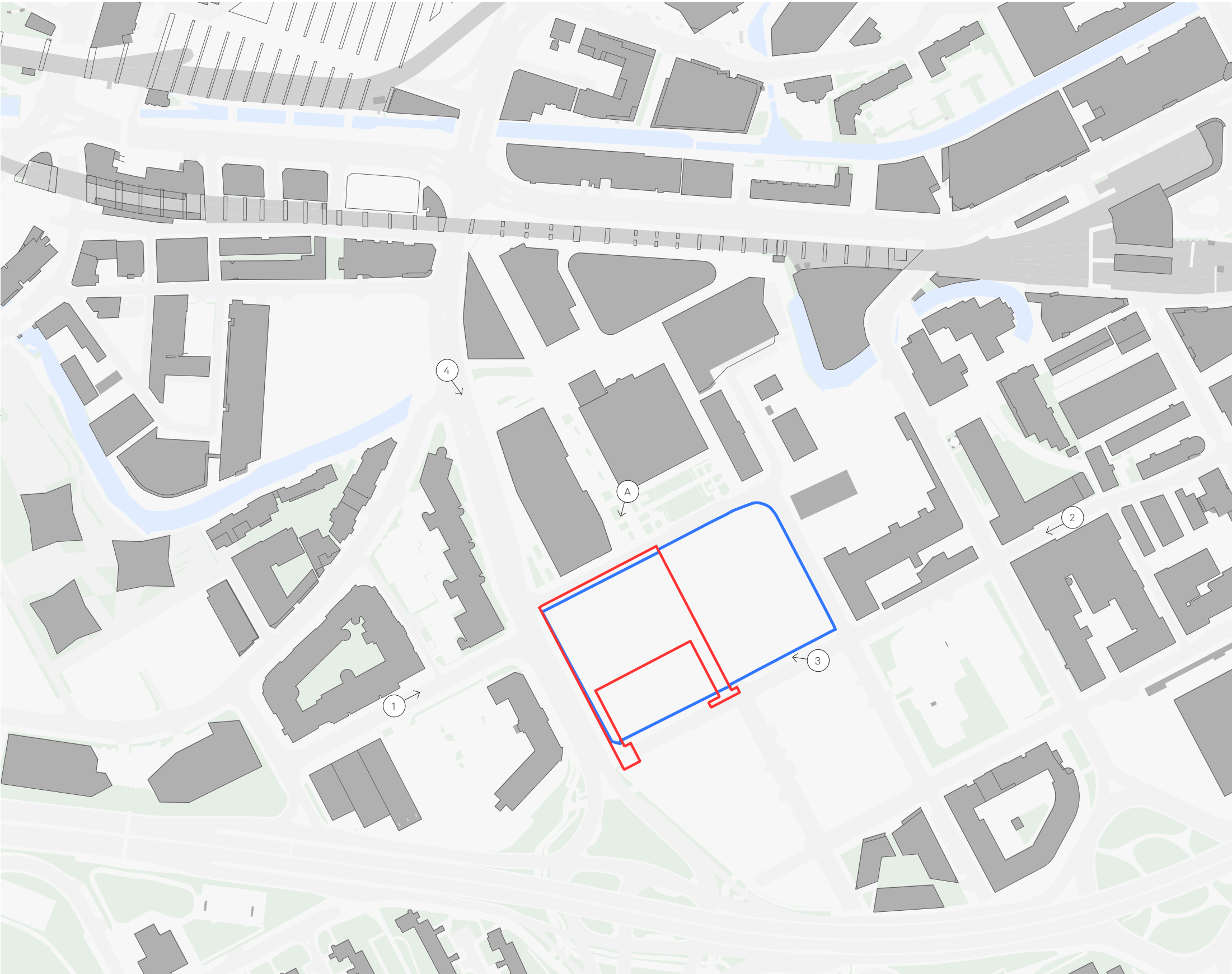
The following pages show the locations for the verified views for the scheme. They are fully verified to ensure that they accurately portray how the building will look in the existing surroundings.

The views show the baseline images, the proposals and a version with committed development in the vicinity.

The views have been selected following a scoping exercise, including visiting the site and surrounds. The views proposed are proportionate to the scheme proposed and the potential impact. They take account of potential heritage and townscape impacts.

The verified views are:

- 1. View from River Street looking east
- 2. View from Hulme Street looking west
- 3. View from Cambridge Street looking north
- 4. View from Medlock Street looking south





View from River Street looking east



View from Hulme Street looking west



View from Cambridge Street looking north



View from Medlock Street looking south

View from River Street looking east - proposals



View from Hulme Street looking west -
proposals



View from Cambridge Street looking north
- proposals



View from Medlock Street looking south - proposals



7.0

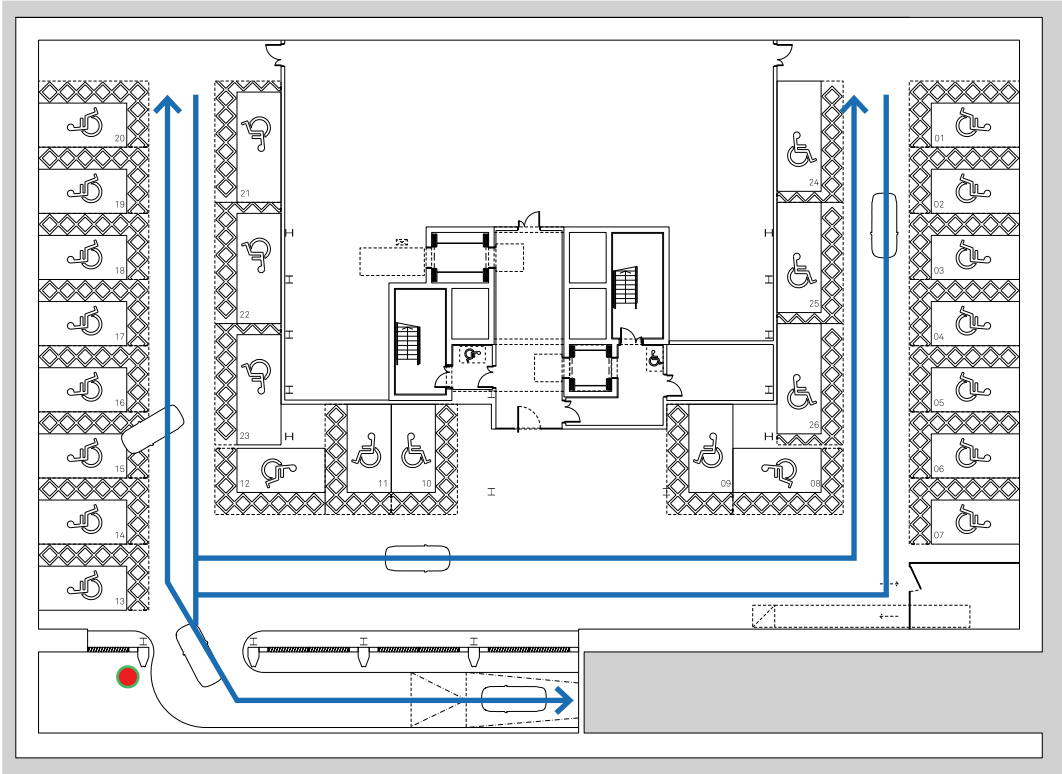
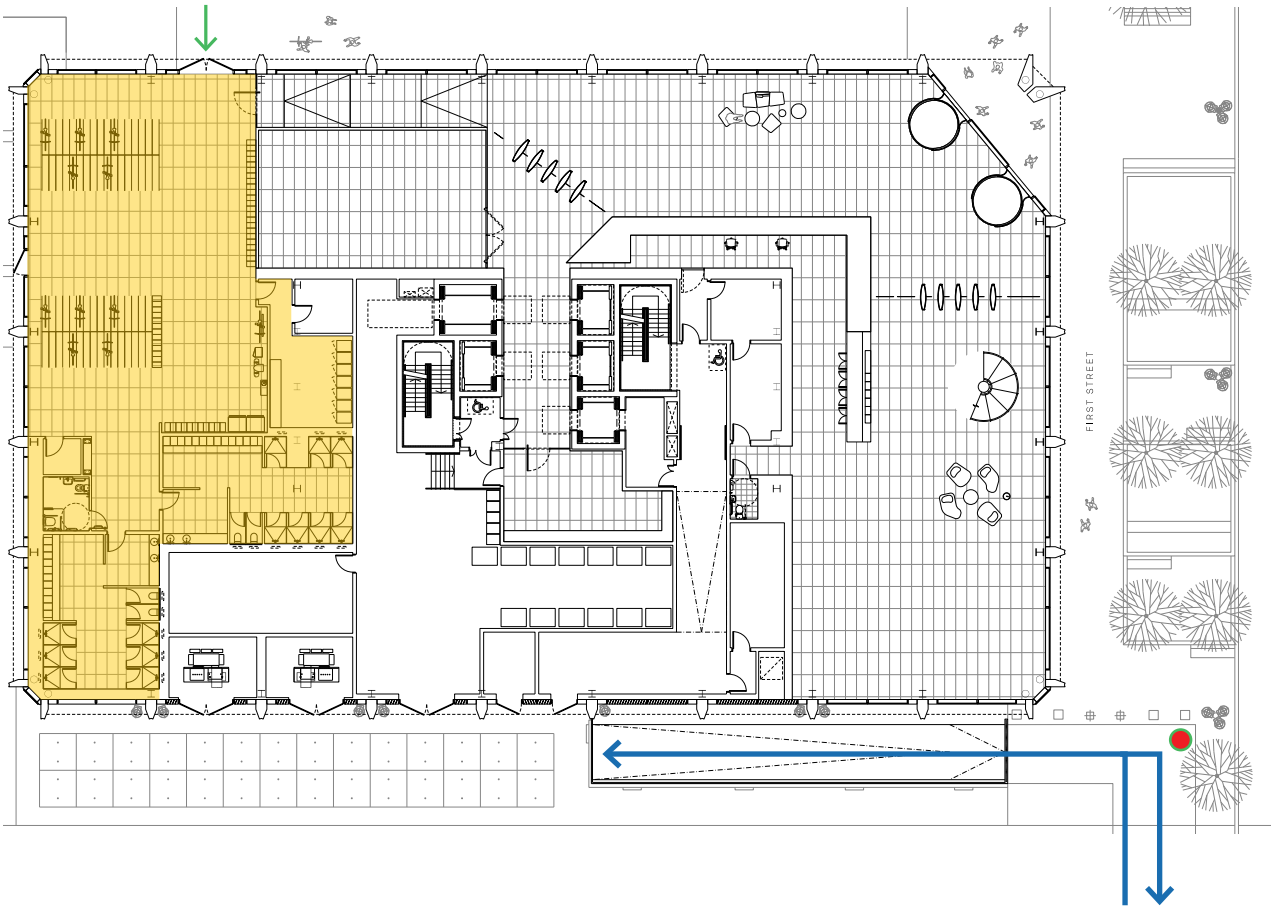
Access

Vehicle access to the site is from Hulme Street with ramped access provided to the basement car park.

The car park allows parking for 26 accessible car parking bays. Indicatives such as car sharing will be introduced as along with providing electrically charged car parking points.

Access is provided to the office via the central core within the floor plate. A one way car ramp is controlled by a traffic light system at the top and bottom of the ramp.

A secure cycle store with a dedicated entrance accessed from River Street, accommodates 130 cycles with floor mounted cycle racks, male, female, accessible and gender neutral changing rooms with showers, 130 lockers and a generous drying room with access to individual drying cabinets. Space for a 50% increase has been identified.



- Key
- Cycle entry/exit
 - Cycle store
 - Car park entry / exit
 - Traffic management system

Accessibility

The design of the development has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

- 1. Level access is provided at ground floor level with a pass door suitable for inclusive access
- 2. All cores include lift access, disabled refuges and accessible WCs at each floor, to meet the requirements of Part M.

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical'

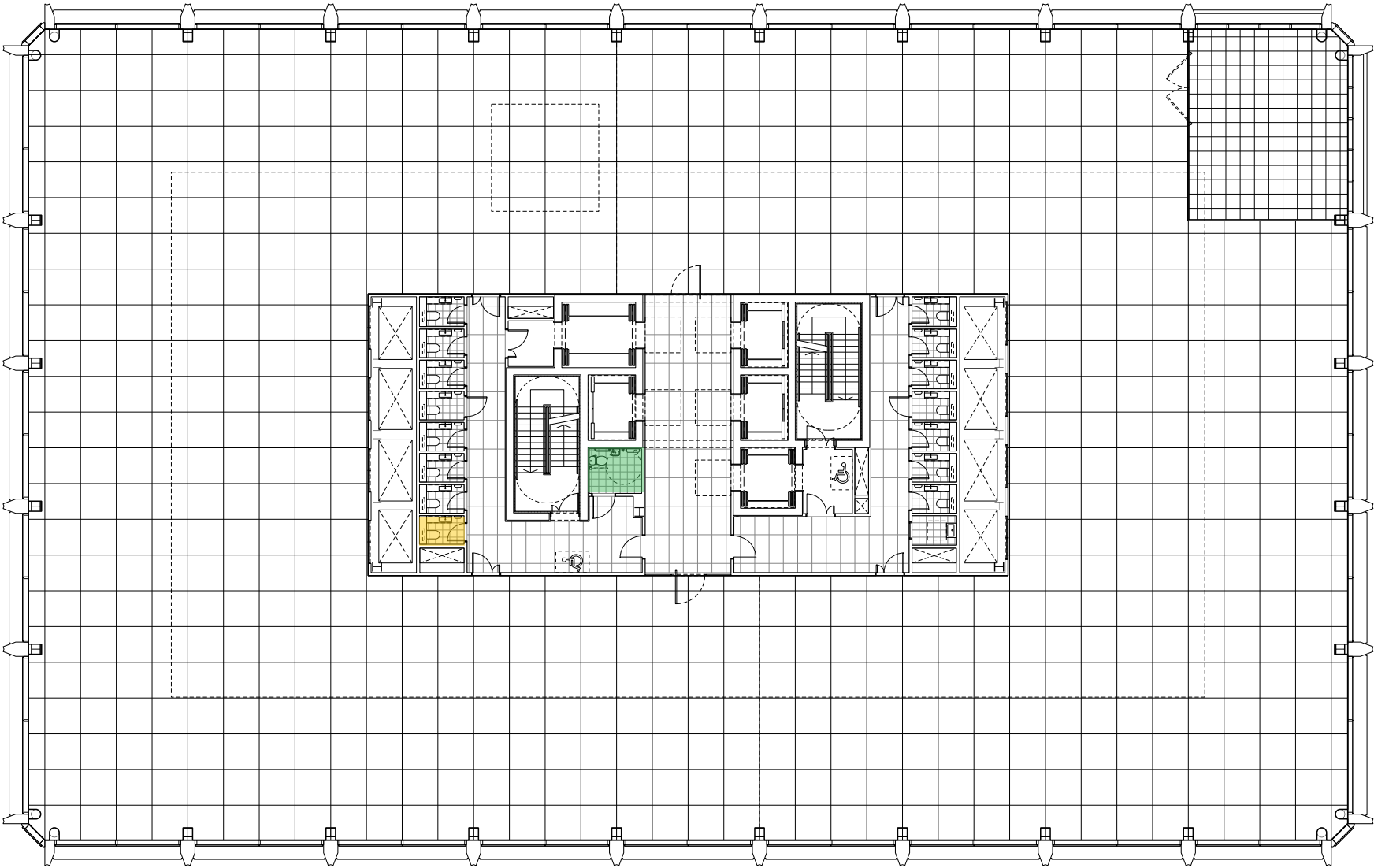
or institutional.

- Fob accessed turnstiles positioned alongside the reception desk demark the secure line to the office core beyond. At least one of these turnstiles will allow wheelchair users to pass through.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide which expand outside the lift core to 3.2m.
- Access to office units will be via lift: there are four dedicated passenger lifts, each approximately 2100mm wide by 1600mm deep, exceeding the minimum standard set out in the Approved Document M. There is also a dual goods / passenger lift and fire fighting / passenger lift which again exceeds the minimum standards of Part M. The provision of multiple lifts, will provide resilience, should one of the lifts fail and require servicing. Lift lobbies incorporate more than the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

Gender Neutral Facilities

As part of the improvement of inclusivity in the work place, 1 gender neutral WCs have been included on every floor which are accessed from common corridors.

Gender neutral showers and changing are also included in the cycle store.



Key

- Gender Neutral WC
- Accessible WC

7.3 Cleaning and Maintenance

A number options have been explored and considered to provide a clear and logical strategy for cleaning, accessing and maintaining each section of the building facade. The solutions proposed are deemed to be the safest, simplest, most practical and quickest, with the least disruption to the building occupants and the general public.

Reach & Wash (Lower Floors & 9th Floor Roof Pavilion)

The lower levels (ground & first floor) of the building facade along with the 9th floor roof pavilion will be cleaned, accessed and maintained from ground level, using generic window cleaning methods. Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

Typically, this kind of system is comfortable of reaching heights up to 18m. Suitable Water-Fed Pole Systems and providers will be identified at a later stage.

It is likely that pedestrian access routes along Medlock Street, River Street and First Street will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.

The adjacent diagram 02 indicates the minimum 3m zone around the perimeter of the building needed to sufficiently operate a Water-Fed Pole System.

Option 1: Abseiling (Upper Levels)

The upper levels of the building will be cleaned, accessed and maintained

through high level access. The facade and balustrade enclosing the external terrace is set back 1.5m on the 9th floor to provide an access and maintenance walkway for building operatives. A Davit arm solution is currently seen as the safest and most cost effective solution for an operative to connect to and clean the lower levels if the building via abseiling. Further investigation of this option will take place during the next design stage.

It is likely that pedestrian and access routes around the building will need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created for abseil landing zones when cleaning is in operation. The hard standing surrounding the building provides a safe abseil landing zone. Hard standing will also be required within the external terrace to provide a safe abseil landing zone.

Option 2: Mobile Elevated Work Platform (Spider MEWPS)

A second strategy for consideration at this Stage is for the building to be cleaned, accessed and maintained through a large reach spider MEWP. This is another safe, efficient and cost effective way to maintain the building. The strategy for this, along with the spatial requirements for the setting out of the MEWPs at ground, will be explored and developed further with a specialist designer during the next design stage.

When accessing lower elevations the unit can be positioned closer to the façade and can operate at angles which will minimize disruption to surrounding roads

etc. Pedestrian and access routes around the building may need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance.

This ensures that there is a safe and adequate amount of space created enabling the MEWP to be positioned at both the minimum and maximum distance from the facade. This will be developed further and interrogated with a specialist designer during the next stage.

The adjacent diagram 02 begins to indicate the minimum zone around the perimeter of the building needed to sufficiently position and operate a Spider MEWP.

Glass Replacement

A number of options have been considered for glass replacement:

1. Replace glass using temporary options from the roof and ground;
2. Use a BMU on the roof where possible;
3. Replace the glass from inside.

The third option has been discounted due the size of panels that would need to be manoeuvred through lifts and floor plates potentially filled with partitions and furniture.

The preferred option to replace the glass makes use of Davit arms, already proposed for use for cleaning the building facade.

In this scenario, the Davit arms could be used for attaching a cradle for operatives to use while an additional arm is used as a winch to remove the demountable fins, remove the damaged glass, install the new glass and remount the fins. As an

alternative, the glass could be winched into place using a Davit arm with two abseilers either side. The cradle and glass would be placed at ground floor level for connection to the Davit arm / winch.

Alternatively, the option to replace the glass can also be achieved through the Spider MEWP, already proposed as an additional option for considerations for the cleaning of the building facade. Both options will be explored in further detail during the next design stage.

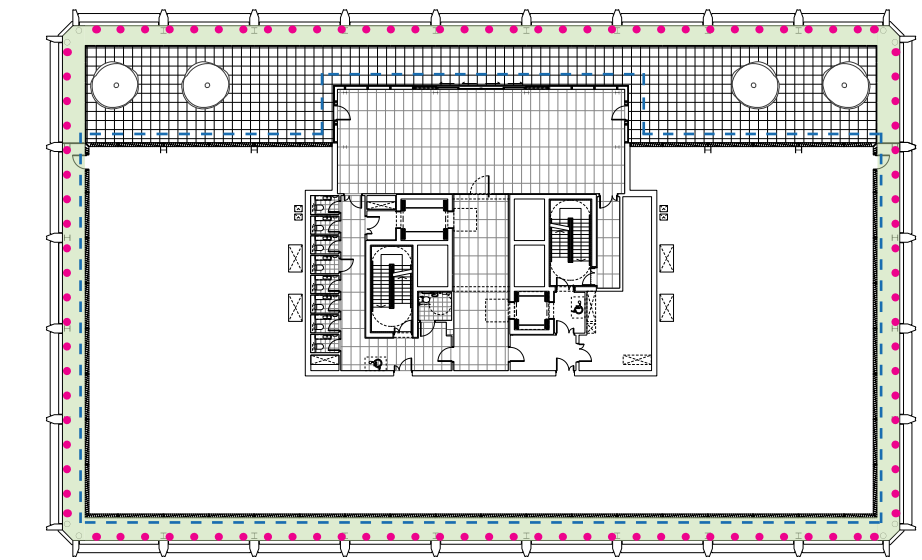


Diagram 01 - 9th floor plan

Key

- 1.5m maintenance walkway
- Possible locations for Davit arms / connections
- Reach and wash access from terrace level

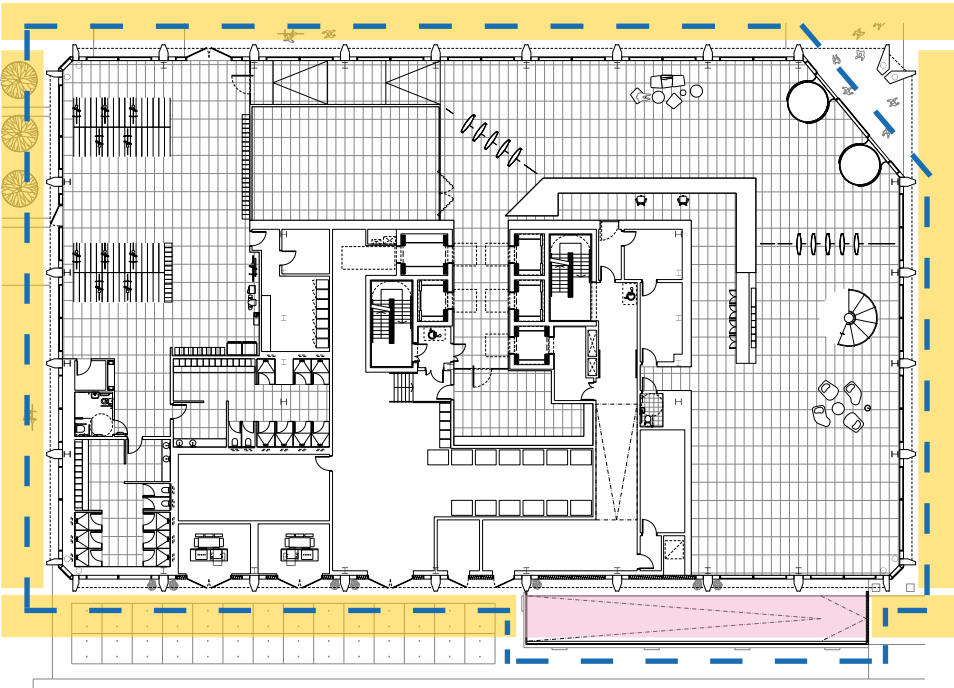


Diagram 02 - Ground floor plan

Key

- 3m Clearance zone
- Sloped clearance zone over ramp (levelled out with MEWP platform)
- Reach and wash access from ground level

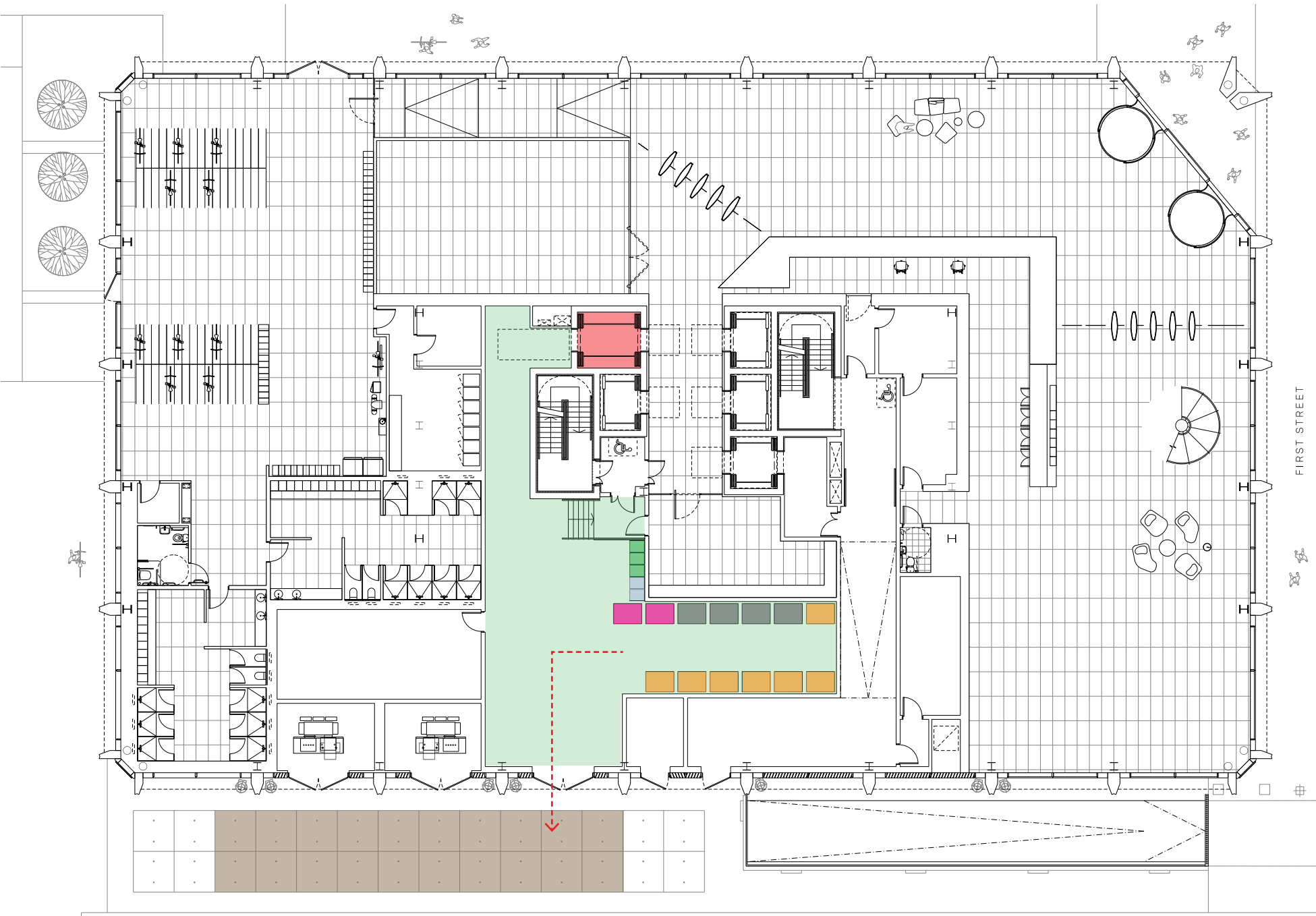
The building will house a recycling and refuse store for the office at ground floor level. This provides space for 13 No. 1100L Eurobins plus 5 No. 240 L bins for recycling streams. The waste provision forecast has been based on BS5906:2005 for Offices & Hotels and will be a twice weekly private collection.

Further information regarding recycling and refuse collection and servicing can be found within the Servicing and Waste Management Statement.

The refuse store is located within the service area with direct access to the the service yard south of the building and a dedicated goods lift on each floor.

Key

- Service & refuse area
- Goods lift
- General refuse: 1100L Eurobin x 4
- Paper / card: 1100L Eurobin x 7
- Co-mingled: 1100L Eurobin x 2
- Organic: 240L Eurobin x 3
- Glass: 240L Eurobin x 2
- Service yard



8.0

Consultation

Several iterations of the development proposals for Plot 9 have been progressed. At each stage, pre-application consultation has taken place to ensure the Local Planning Authority, Ward Members, neighbouring residents and businesses, as well as statutory and other key stakeholders have had the opportunity to be fully informed and consulted on the proposals in advance of submission.

An outline of each application and the associated consultation undertaken is below.

Plot 9A (December 2018)

Planning Permission was granted for a 17 storey commercial office and hotel development on Plot 9A in December 2018 (Application Reference: 121462/FO/2018). This application was subject to a comprehensive stakeholder engagement including presentation at a PlacesMatter Design Review panel, engagement with Historic England and Greater Manchester Police, and multiple meetings with the Local Planning Authority. Engagement also took place with Local Ward Councillors from the Deansgate Ward. This was covered within the Statement of Consultation prepared for that application.

Plot 9 (January to July 2019)

During early 2019, the Applicant became aware of an office occupier with interest in pre letting a substantial amount of floorspace in the First Street area. This started a period of dialogue and the Applicant began to form plans to accommodate them within an enlarged Plot 9 building. This would still accommodate a Premier Inn hotel on the upper floors. In tandem with this, the Applicant worked with Whitbread (owners of the Premier Inn brand) to prepare plans to redevelop their existing Premier Inn site on Medlock Street.

These proposals for a 14 storey commercial office and hotel development on Plot 9 built from the design ethos in approved the Plot 9A scheme, promoting

a similar approach to architecture and landscape design in particular. The proposals were subject to a robust public consultation exercise including a PlacesMatter panel and a public exhibition in July 2019.

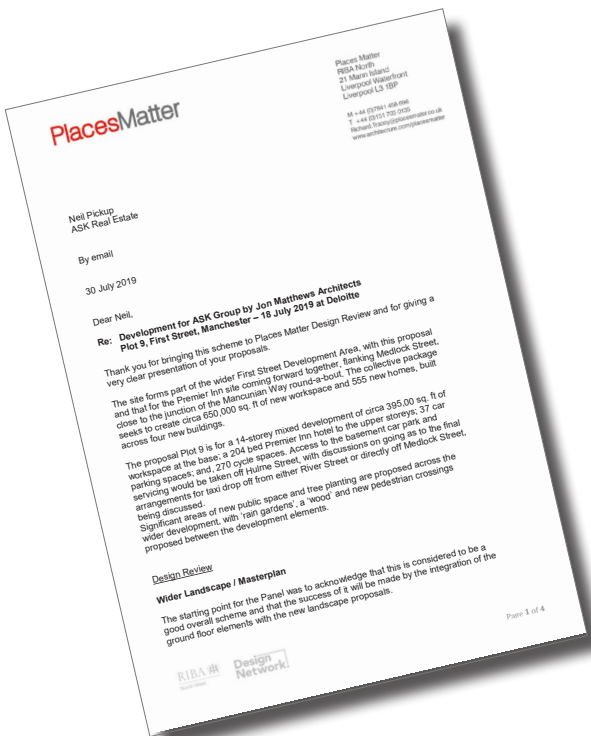
The public consultation was very well attended. 24 comments were left during the consultation and a number were received after the consultation. Of these comments only 4 were specifically for Plot 9. All of these were supportive of the proposals with a number of very positive responses. 12 responses were jointly for Premier Inn Site and Plot 9, with 10 of these supportive of the proposals. The remaining comments related to the proposals for the existing Premier Inn Site.

Plot 9A (October 2021)

The current planning application has taken into account the feedback from consultation events for the site since 2018. In addition to the statutory consultees, several consultees have been engaged.

Meetings were held with Manchester City Council on the 20th September and 11th October, where discussions were held regarding the form of the application and the emerging design. Engagement also took place with Local Ward Councillors from the Deansgate Ward and Greater Manchester Police. Leaflets were also sent to over 700 residents and businesses in the area describing the updates to the proposals and detailing where the information could be found on Manchester’s planning portal. Any public comments will be responded to as part of the planning application process.

A primary driver for the design of this iteration of development on Plot 9 is maximising active frontage so that the building creates positive street spaces for people whether visiting or passing through. As such the building is designed to be permeable and to encourages people to be welcoming, to enter and engage with its facilities.



Joint public consultation for Plot 9 and Premier Inn Site held 16th July 2019 .

Greater Manchester Police Design for Security were consulted during the pre-application stage. The Crime Impact Statement makes reference to the main of discussion points as follows:

- Landscape plan
- Ground floor glazed elevations
- Entrance to basement
- Refuse collection
- Access beyond reception lobby
- Access to spiral staircases
- Inter floor travel
- Night access
- Subdivision of floor space
- Post room

Please refer to the Crime Impact Statement for additional information and the landscape section in this report. Design responses to the above points are summarised as following:

Basement car and cycle parking access
Access to the basement is controlled by a single fast action roller shutter which permits access only to approved users. A second line of security in the basement controls access from the car park into the lift lobby and the cycle store to mitigate risk of tailgating and unauthorised access. All areas and entrance will be covered by CCTV.

Refuse Collection
The bin store is located in the service area at the ground floor. The bins will be pulled outside by the building management to a designated service yard on collection days.

Access beyond reception
Speed gates adjacent to the reception desk control access to the lift lobby and amenity space to approved users. Visitors access will be controlled by the building managers.

Access to spiral staircases
A spiral staircase is proposed between the ground and second floor. Access will be secure and controlled on each floor plate.

Interfloor travel
The stairs between floors are located in the landlord areas. Access beyond landlord areas is controlled by fob and or controlled by tenants.

Night Access
The building will have an on site security presence 24 hours a day. Details of access controls will be finalised with managing agents and the design team.

Subdivision of floor space
Any subdivision of floor space will result in individual access controls

Post Rooms
The Post room is in a single isolated position allowing access through the service area from the street for deliveries and from the lift lobby for approved users.

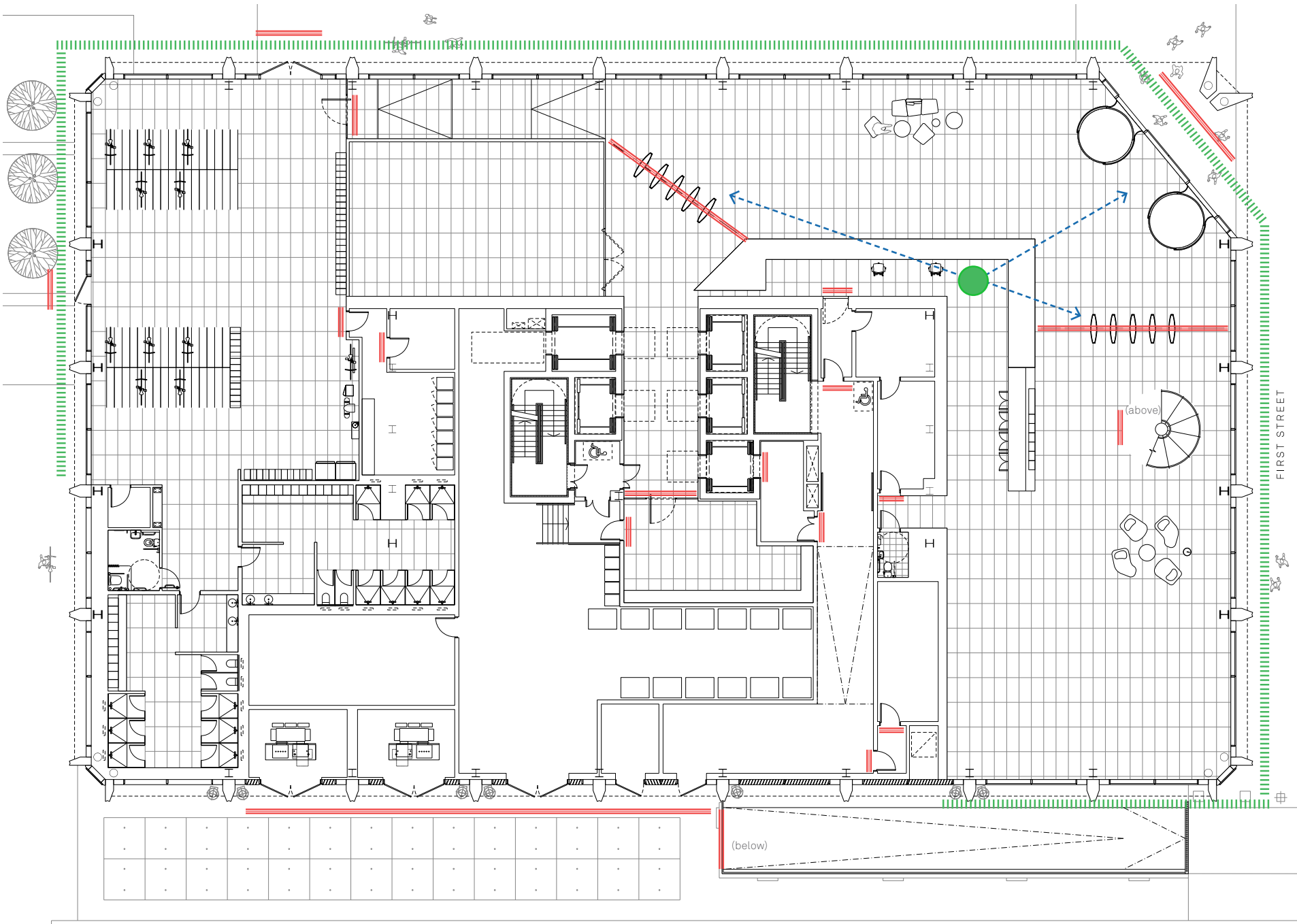
Street animation
It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned reception will also increase natural surveillance.

Building footprint
The simple building footprint with few recesses was viewed positively.

Storage and servicing functions
The secure enclosures for plant and refuse stores discourages anti-social behaviour.

Active frontages
The office reception, ground floor cycle store and amenity space will all provide active frontage to the building. The service yard will also be active through deliveries and refuse collection. The wall to the ramp will be designed to allow views through to the pedestrian walkway to the south, taking advantage of the active frontage for natural surveillance.

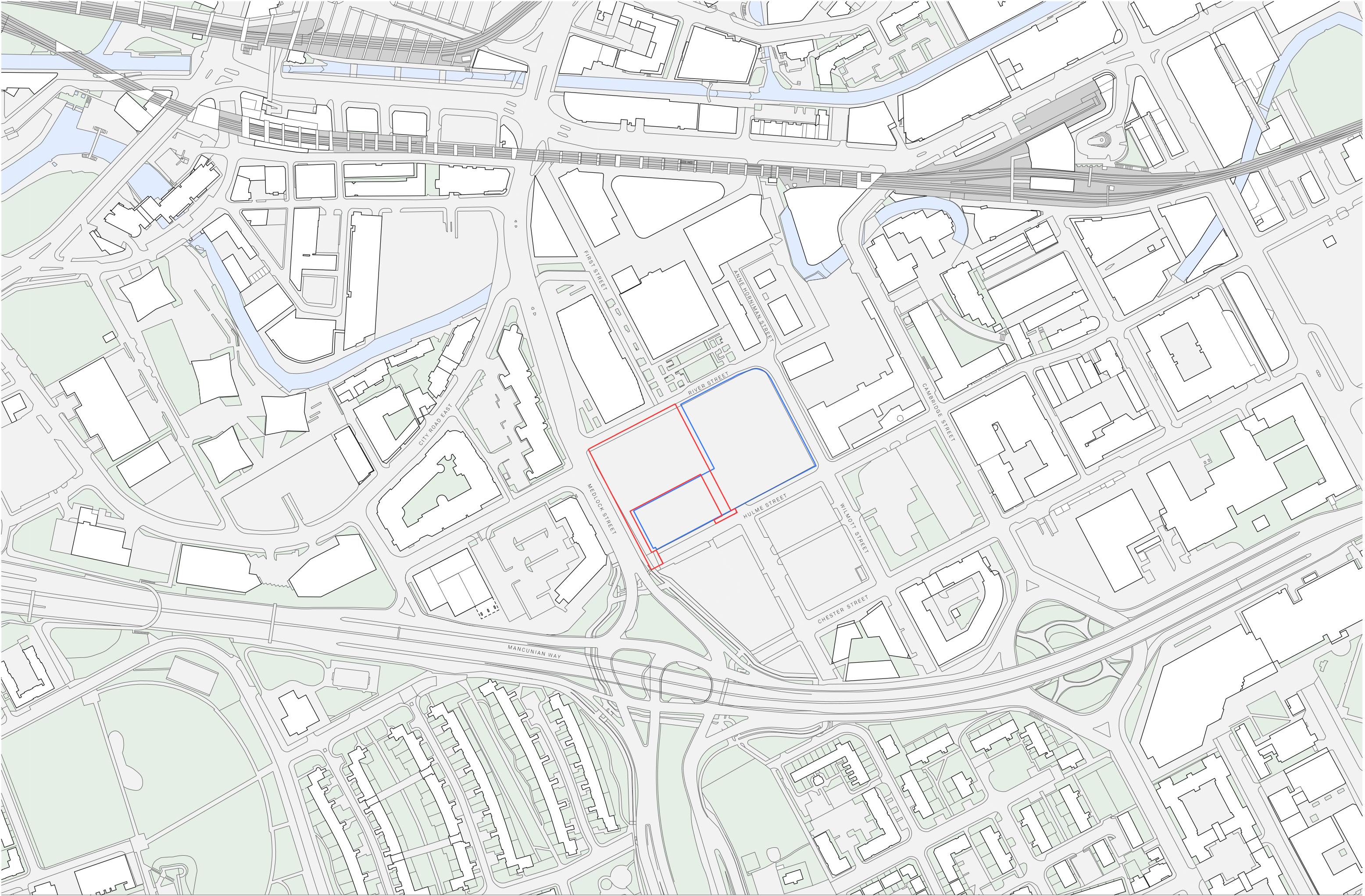
Primary entrance
The primary office entrance leads directly to reception and ground floor amenity space. Lift lobbies will be accessible through access control points. The office reception desk will have excellent views of the entrance, lifts and access to amenity space.



- Key
- Active frontage
 - Security / access control
 - Reception
 - Line of sight

9.0

Architectural Drawings



Notes:



KEY

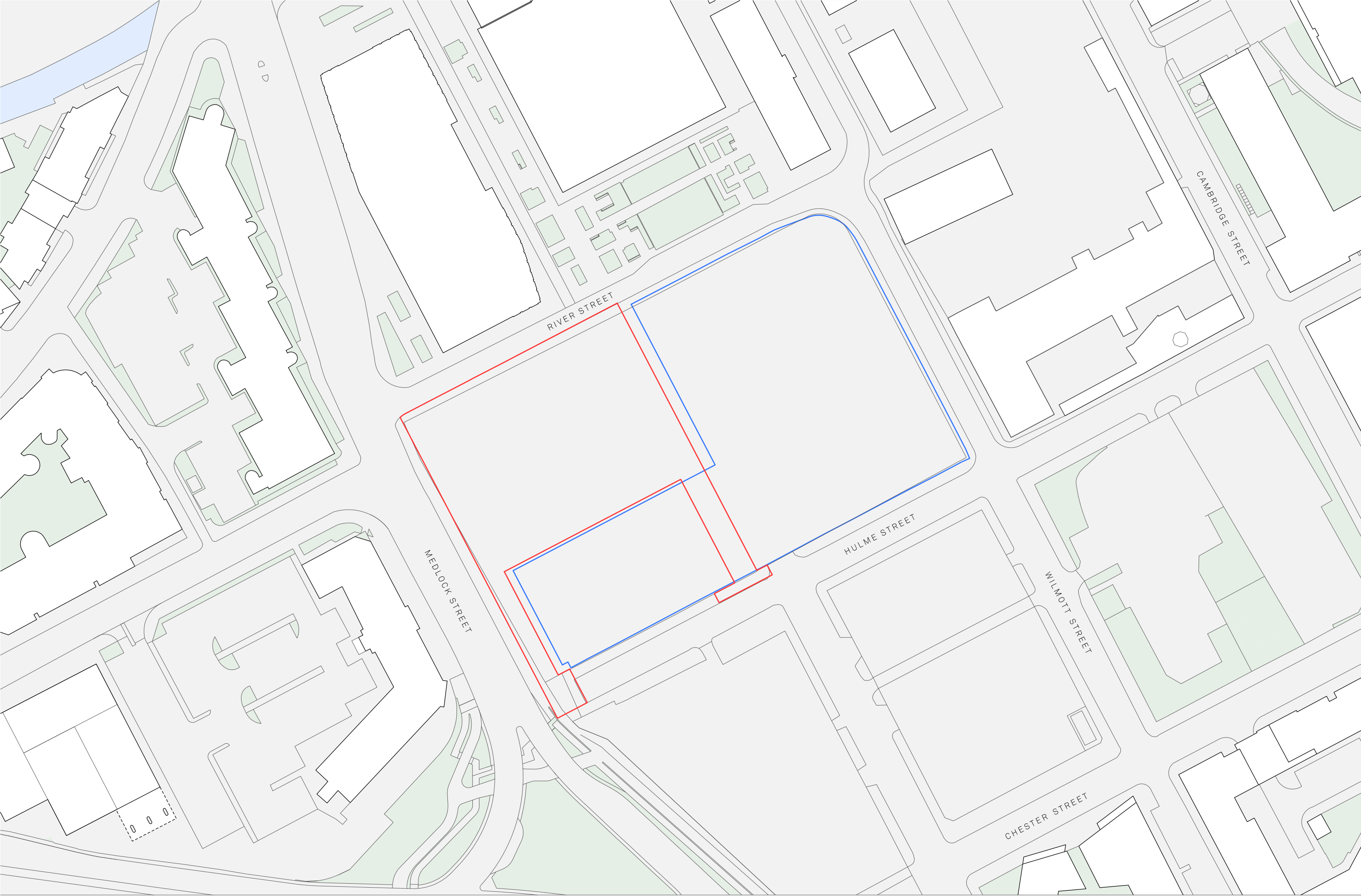
- Application Boundary
- Land owned by applicant outside of the application boundary

Project Name: Plot 9a First Street		Title: Site Location Plan		Scale: 1:1250 @ A1	
Drawn: JBe	Checked: MH	Status: Planning	Project: 05662	Drawing No: _MP_00_1000	Rev: -
Details: - 23/12/21 Issued for Planning					

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

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Notes:

KEY

Application Boundary

Land owned by applicant outside of the application boundary

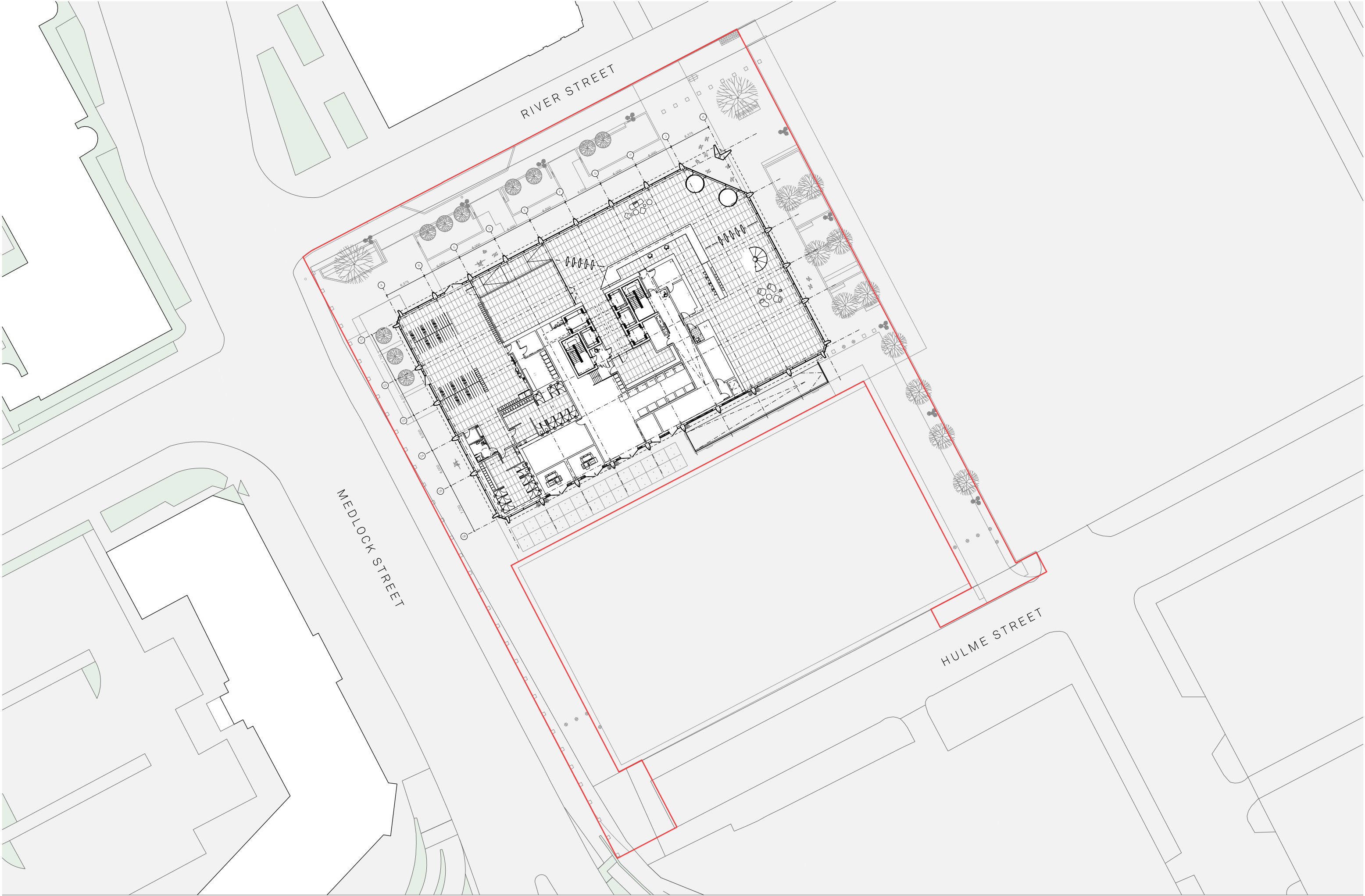
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Plot 9a		Red Line Boundary Plan		1:1250 @ A1	
First Street					
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
JBe	MH	Planning	05662	_MP_00_1001	-
Details:					
- 23/12/21		Issued for Planning			

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Notes:



 Application Boundary

Project Name:
Plot 9a
First Street

Drawn: JBe
Checked: MH

Detail:
A

Title:
Proposed Ground Floor
Site Plan

Status:
Information

Issued for Planning

Scale:
1:250 @ A1

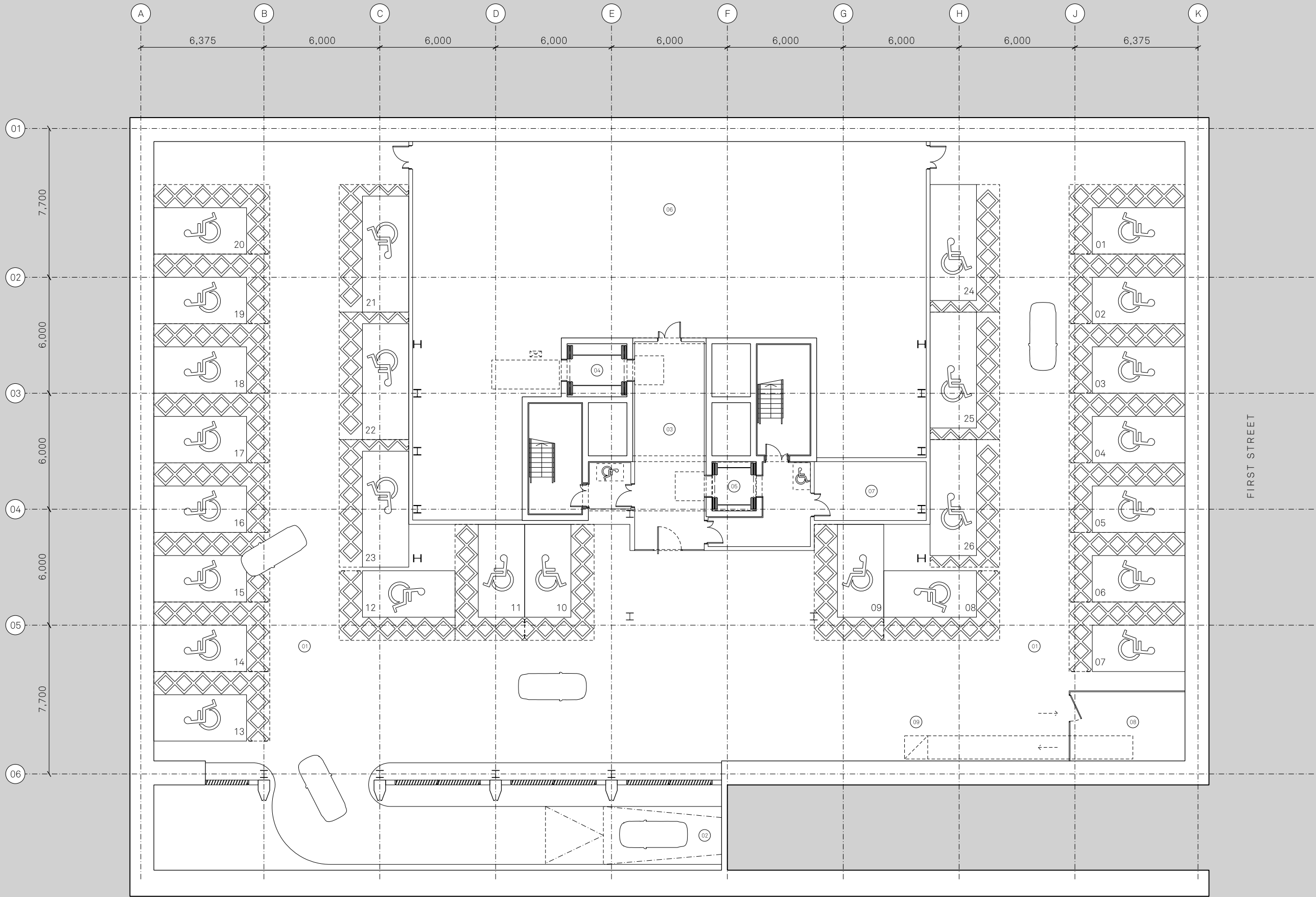
Project:
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Drawing No:
_MP_00_1200

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Notes:

KEY

- 01 Car parking showing 26 accessible spaces
- 02 Access ramp
- 03 Lift lobby
- 04 Goods / passenger lift
- 05 Fire fighting / passenger lift
- 06 Plant
- 07 Building technology equipment plant room
- 08 Duty / standby fans plant room
- 09 Exhaust duct at high-level

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:
B 23/12/21

Title:
Basement Floor
General Arrangement Plan

Status:
Planning

Issued for Planning

Scale:
1:100 @ A1

Project:
05662

Drawing No:
_B1_02_2199

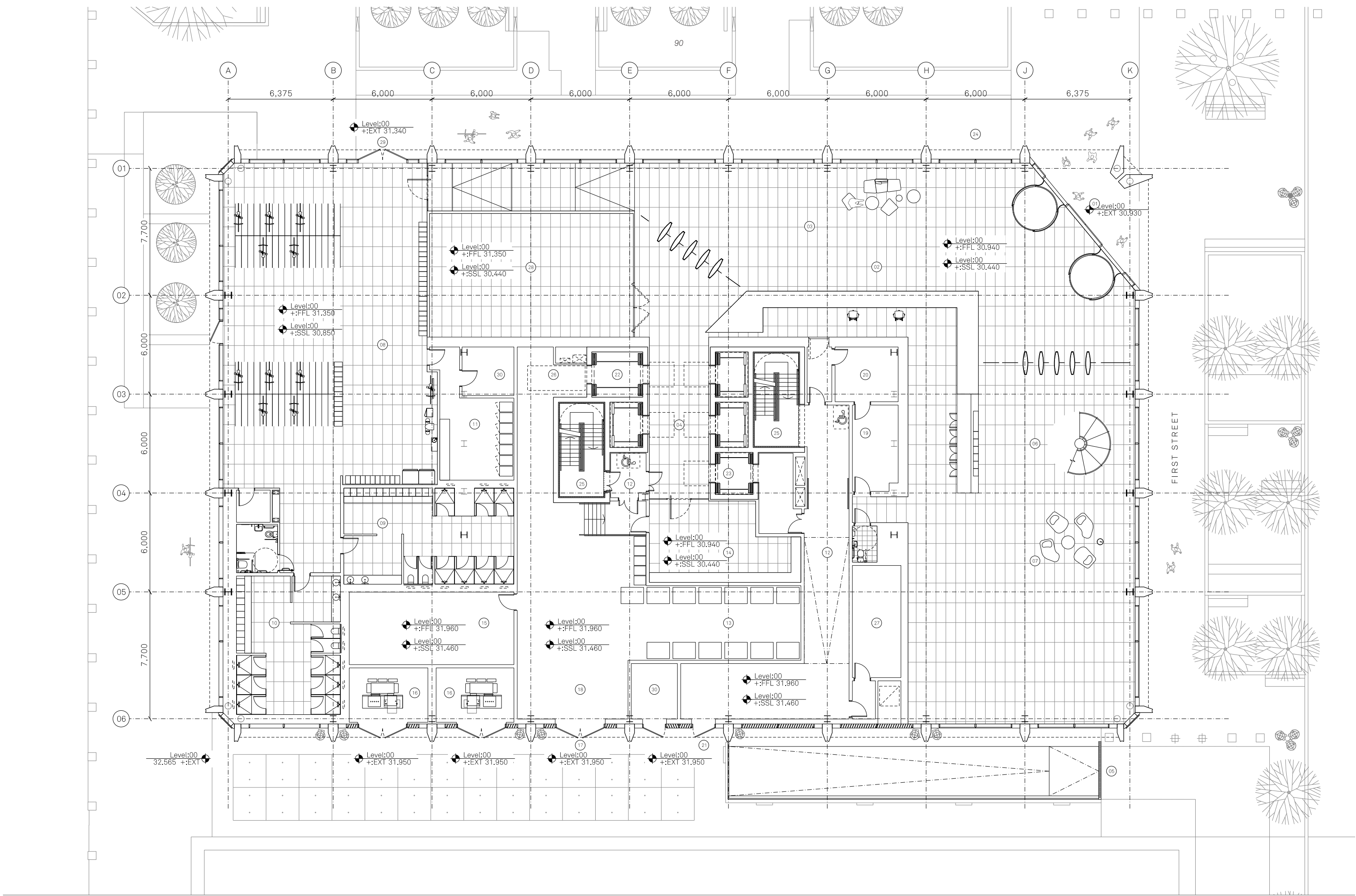
Rev:
B

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 974 3690

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Notes:



KEY

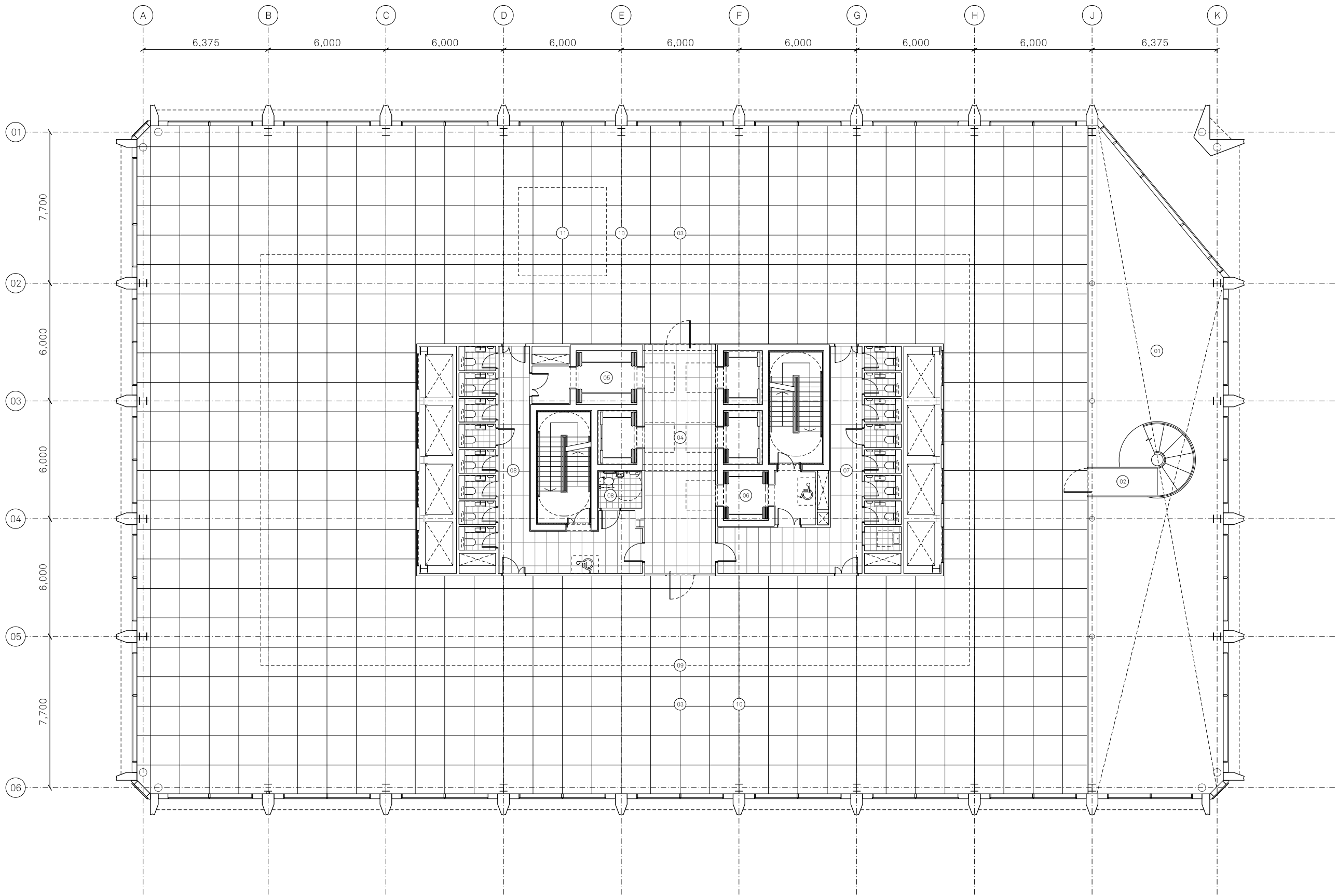
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|--------------------|----------------------------------|--------------------------|------------------------|------------------------------|------------------------------------|---------------------------|-----------------------------------|---------------------------------------|-------------------------|
| 01 Office entrance | 04 Lift lobby | 07 Amenity space | 10 Male changing rooms | 13 Refuse store | 16 Substation | 19 Building manager suite | 22 Goods / passenger lift | 25 Stairs to upper floors | 28 Amenity space |
| 02 Reception | 05 Basement entrance access ramp | 08 Cycle store | 11 Drying room | 14 Post room / package store | 17 Service / refuse store entrance | 20 CCTV room | 23 Fire fighting / passenger lift | 26 Access hatch for plant replacement | 29 Cycle store entrance |
| 03 Speed gates | 06 Feature stair to 1st floor | 09 Female changing rooms | 12 Fire escape | 15 LV / HV switchroom | 18 Service area | 21 Fire service entrance | 27 Comms room | 30 Data room | |

Project Name: Plot 9a First Street		Title: Ground Floor General Arrangement Plan		Scale: 1:100 @ A1	
Drawn: HM	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_02_2200	Rev: B
Details: B 23/12/21		Issued for Planning			

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Notes:

KEY

- | | | | |
|------------------------------|-----------------------------------|--|--|
| 01 Void | 04 Lift lobby | 07 Male WCs / cleaning cup'd | 10 Primary split |
| 02 Feature stair from ground | 05 Goods / passenger lift | 08 Female, gender neutral & accessible WCs | 11 Indicative location for interconnecting stair |
| 03 Office | 06 Fire fighting / passenger lift | 09 6m prime line | |

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:
B 23/12/21

Title:
1st Floor
General Arrangement Plan

Status:
Planning

Issued for Planning

Scale:
1:100 @ A1

Project: 05662
Drawing No: _B1_02_2201

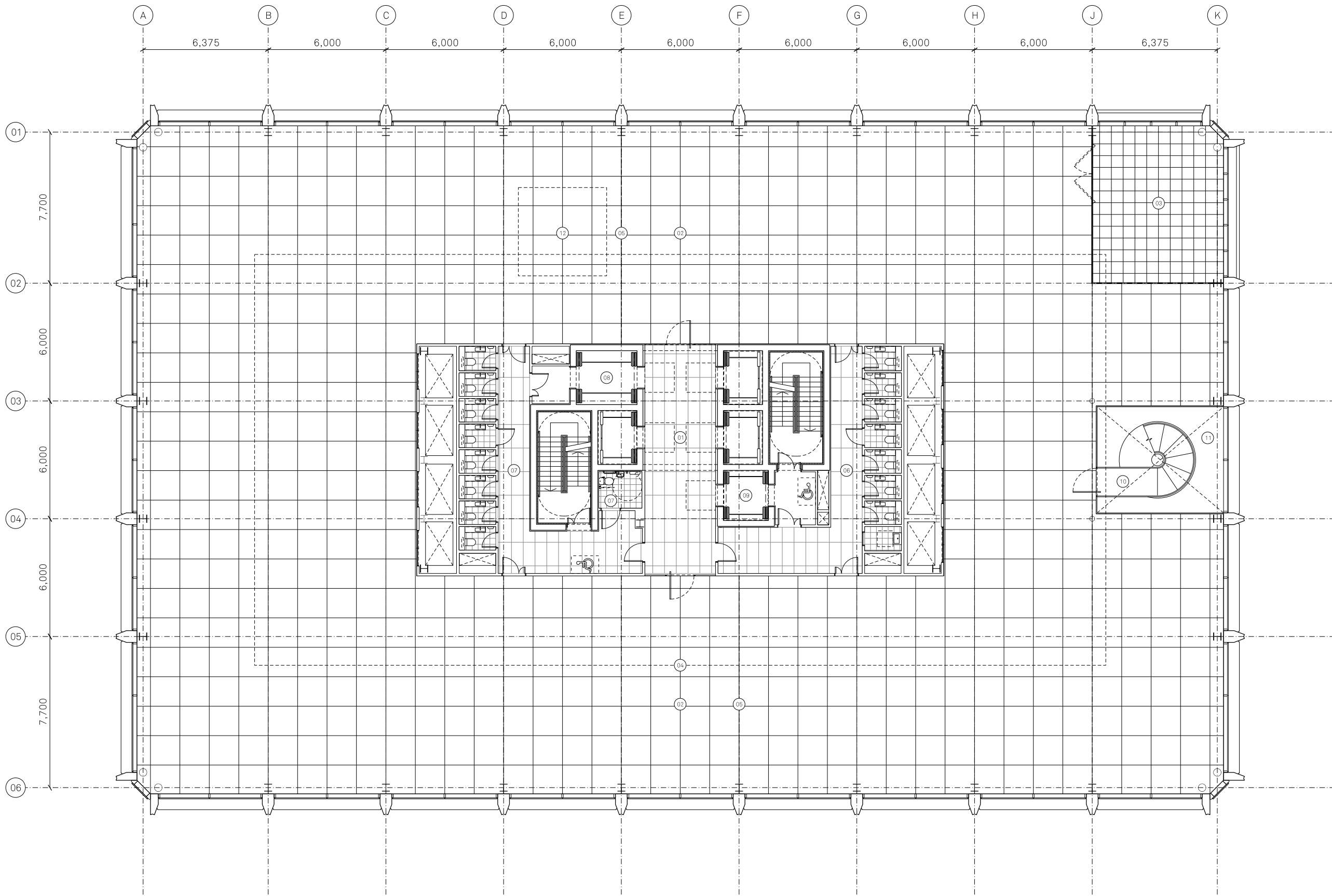
Rev: B

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Notes:

KEY

- | | | | |
|------------------|------------------------------|--|--|
| 01 Lift lobby | 04 6m prime line | 07 Female, gender neutral & accessible WCs | 10 Feature stair from ground |
| 02 Office | 05 Primary split | 08 Goods / passenger lift | 11 Void |
| 03 Winter garden | 06 Male WCs / cleaning cup'd | 09 Fire fighting / passenger lift | 12 Indicative location for interconnecting stair |

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:
B

Title:
2nd Floor
General Arrangement Plan

Status:
Planning

Issued for Planning

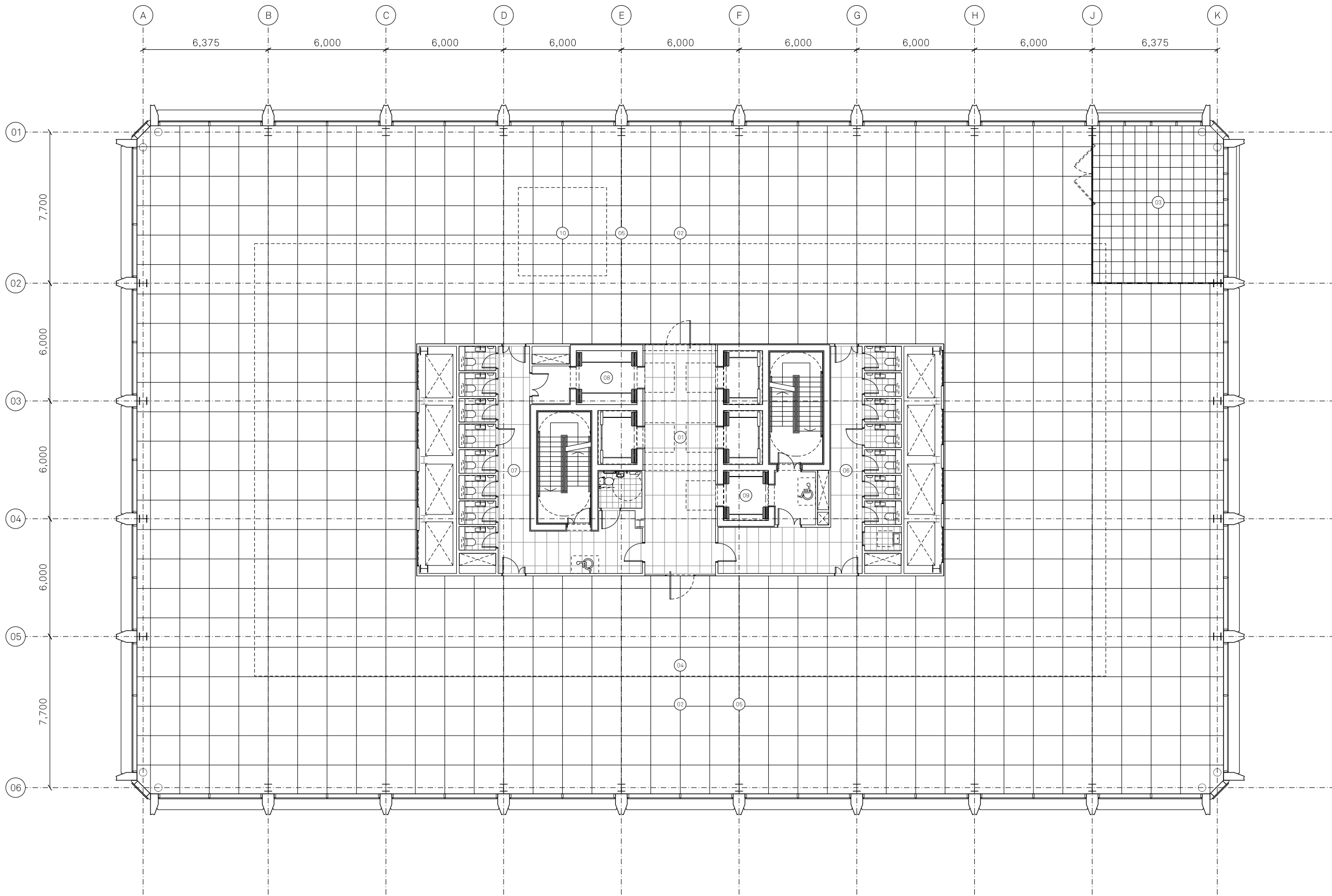
Scale:
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Project: 05662
Drawing No: _B1_02_2202
Rev: B

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Notes:



KEY

- | | | | |
|------------------|------------------------------|--|--|
| 01 Lift lobby | 04 6m prime line | 07 Female, gender neutral & accessible WCs | 10 Indicative location for interconnecting stair |
| 02 Office | 05 Primary split | 08 Goods / passenger lift | |
| 03 Winter garden | 06 Male WCs / cleaning cup'd | 09 Fire fighting / passenger lift | |

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Details:

B 23/12/21

Title:
3rd-8th Floor
General Arrangement Plan

Status:
Planning

Issued for Planning

Scale:
1:100 @ A1

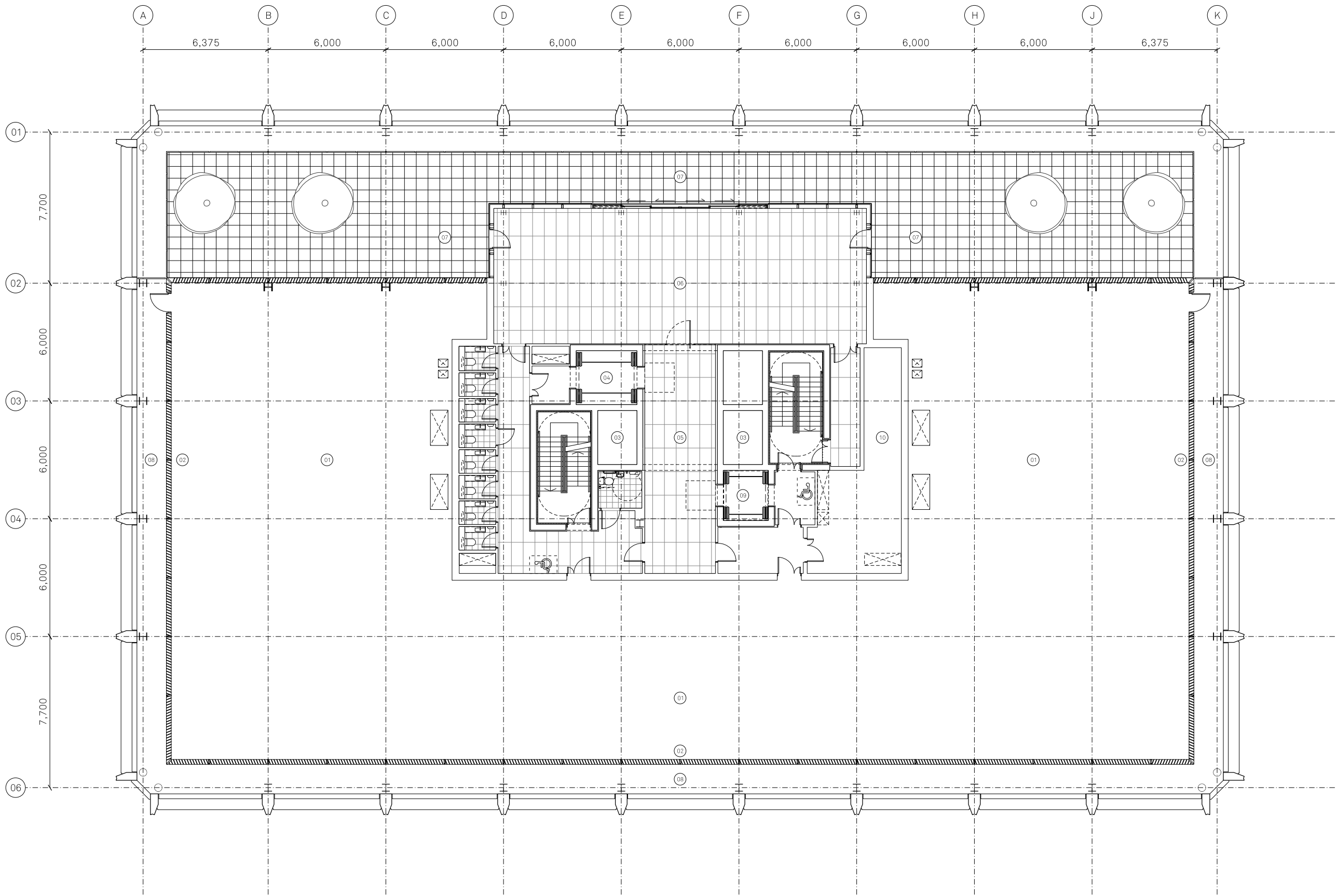
Project: 05662
Drawing No: _B1_02_2203
Rev: B

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Notes:

KEY

- 001 External plant
- 002 Plant screen
- 003 Lift overrun
- 004 Goods/passenger lift
- 005 Lift lobby
- 006 Roof pavilion
- 007 External terrace
- 008 External walkway for access, cleaning & maintenance
- 009 Fire Fighting / passenger lift
- 010 Internal plant

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Status:
Planning

Details:
B 23/12/21

Title:
9th Floor Roof
General Arrangement Plan

Project:
05662

Drawing No:
_B1_02_2209

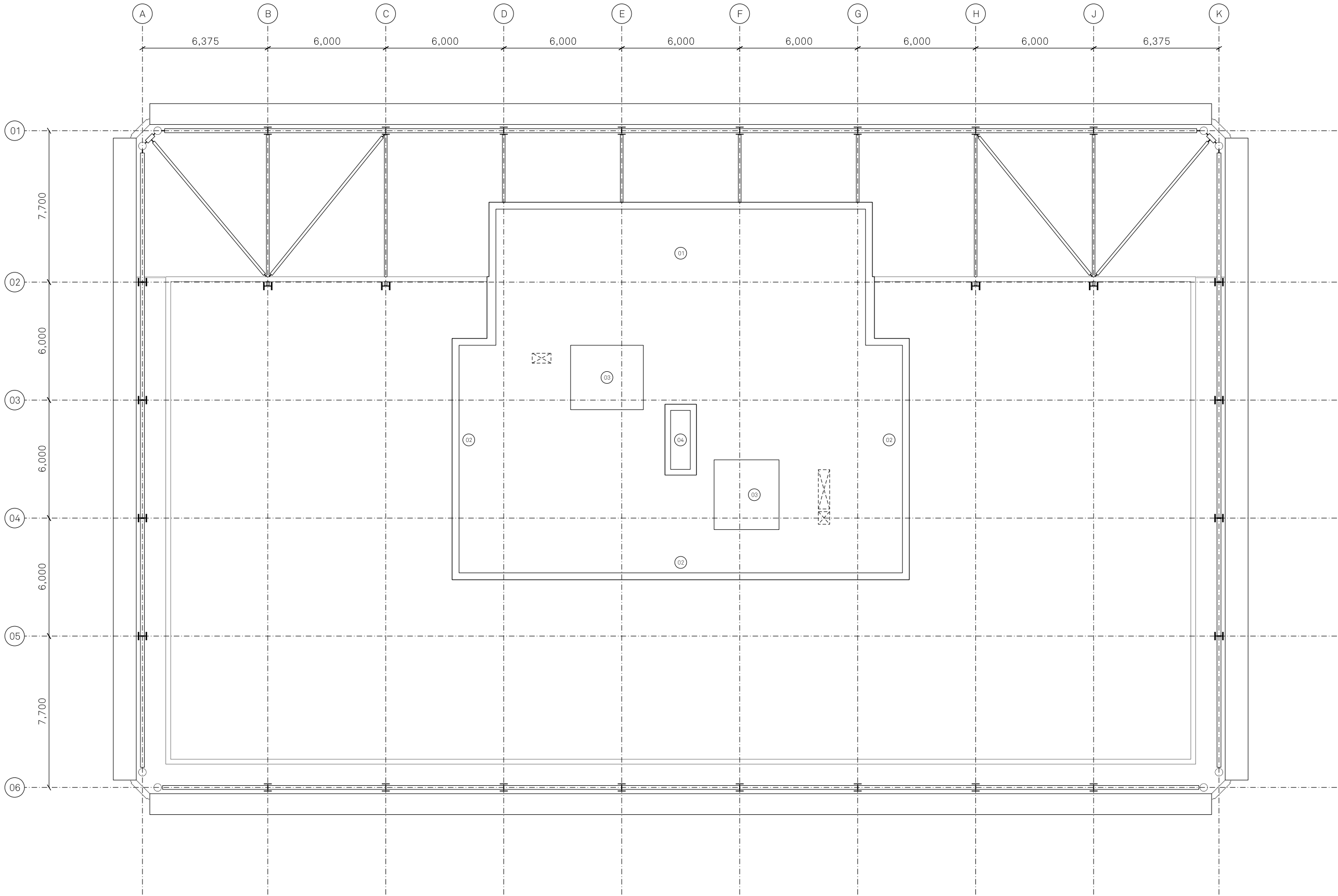
Rev:
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Scale:
1:100 @ A1

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Notes:



KEY

- 01 External plant
- 02 Plant screen
- 03 Lift overrun
- 04 Roof access hatch

Project Name:
Plot 9a
First Street

Drawn: HM
Checked: MH

Date: 23/12/21

Title:
10th Floor, Roof Level
General Arrangement Plan

Status:
Planning

Issued for Planning

Scale:
1:100 @ A1

Project: 05662

Drawing No: _B1_02_2210

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Notes:

MATERIALITY KEY:

- 01 Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish

02 Horizontal green pre cast concrete forming an angled crown at top. Polished finish
- 03 Vertical green pre cast concrete cladding. Polished finish

04 Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass
- 05 Capless opening solid vent panel with decorative profile. Metallic mid-dark silver finish

06 Capless glass to glass curtain walling system set out to a 1.5m & 3m module. Mid-dark grey frames with clear glass. Module width changes to suit full height glazing at building corners
- 07 Recessed PPC insulated metal spandrel panel behind glass masking floor construction

08 Fully glazed automated powered detection curved sliding door at office entrance. Incorporated into curtain walling system
- 09 Horizontal green pre cast concrete panel with decorative perforations. Panel sits in front of winter garden curtain walling system. Acid etched finish

10 Capless curtain walling system to winter gardens with automated parallel opening panels. Mid-dark grey frames with clear glass
- 11 Back painted glass in a curtain walling system, mid-dark grey frames

12 PPC Metal balustrade
- 14 Grey vertical pre cast concrete cladding, articulated with a decorative ribbed profile. Acid etched finish

15 Back painted glass screen concealing plant at roof level
- 16 Vertical metal louvre system, mid grey metallic PPC, with integrated service doors as part of system

17 Metal ventilation louvres at high level. Metallic mid-dark silver finish
- 18 Decorative metal panel for solar shading with perforated pattern. Metallic mid-dark silver finish

21 Grey pre cast concrete plinth. Polished finish
- 19 PPC Aluminium flashing, colour to match green PCC

20 Metal panel with decorative profile, metallic mid-dark silver finish

Project Name:

Plot 9a

First Street

Drawn:

JBe

Checked:

MH

Status:

Planning

Project:

05662

Scale:

1:125@A1

Revised:

_B1_04_2201

Author:

A

Date:

23/12/21

Issued for Planning

Title:

Elevation BB

Medlock Street

Project:

05662

Status:

Planning

Project:

05662

Scale:

1:125@A1

Revised:

_B1_04_2201

Author:

A

Date:

23/12/21

Issued for Planning

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- Notes: MATERIALITY KEY:
- 01 Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern, Acid etched finish
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 - 03 Vertical green pre cast concrete cladding, Polished finish
 - 04 Capless fixed glazing set out on a 3m module, Mid-dark grey frames with clear glass
 - 05 Capless opening solid vent panel with decorative profile, Metallic mid-dark silver finish
 - 06 Capless glass to glass curtain walling system set out to a 1.2m & 3m module, Mid-dark grey frames with clear glass, Module width changes to suit full height glazing at building corners
 - 07 Recessed PPC insulated metal spandrel panel behind glass masking floor construction
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 - 12 PPC Metal balustrade
 - 13 Vertical metal louvre system, mid grey metallic PPC, screening external plant
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 - 15 Back painted glass screen concealing plant at roof level
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 - 17 Metal ventilation louvres at high level, Metallic mid-dark silver finish
 - 18 Decorative metal panel for solar shading with perforated pattern, Metallic mid-dark silver finish
 - 19 PPC Aluminium flashing, colour to match green PCC
 - 20 Metal panel with decorative profile, metallic mid-dark silver finish
 - 21 Grey pre cast concrete plinth, Polished finish

Project Name: Plot 9a First Street		Title: Elevation DD First Street		Scale: 1:125@A1	
Drawn: JBe	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_04_2203	Rev: A
Detail: A 23/12/21		Issued for Planning			

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Notes:

KEY

- 01 Reception & shared workspace
- 02 Cycle store & changing
- 03 Back of house
- 04 Void at first floor
- 05 Office
- 06 External plant space
- 07 Basement containing 26 accessible car parking bays & plant space

Project Name:

Plot 9a

First Street

Drawn:

HM

MH

Detail:

A

Title:

Section AA

Status:

Planning

Issued for Planning

Scale:

1:125 @ A1

Project:

05662

Drawing No:

B1_05_2200

Rev:

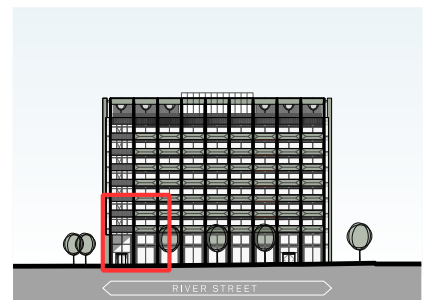
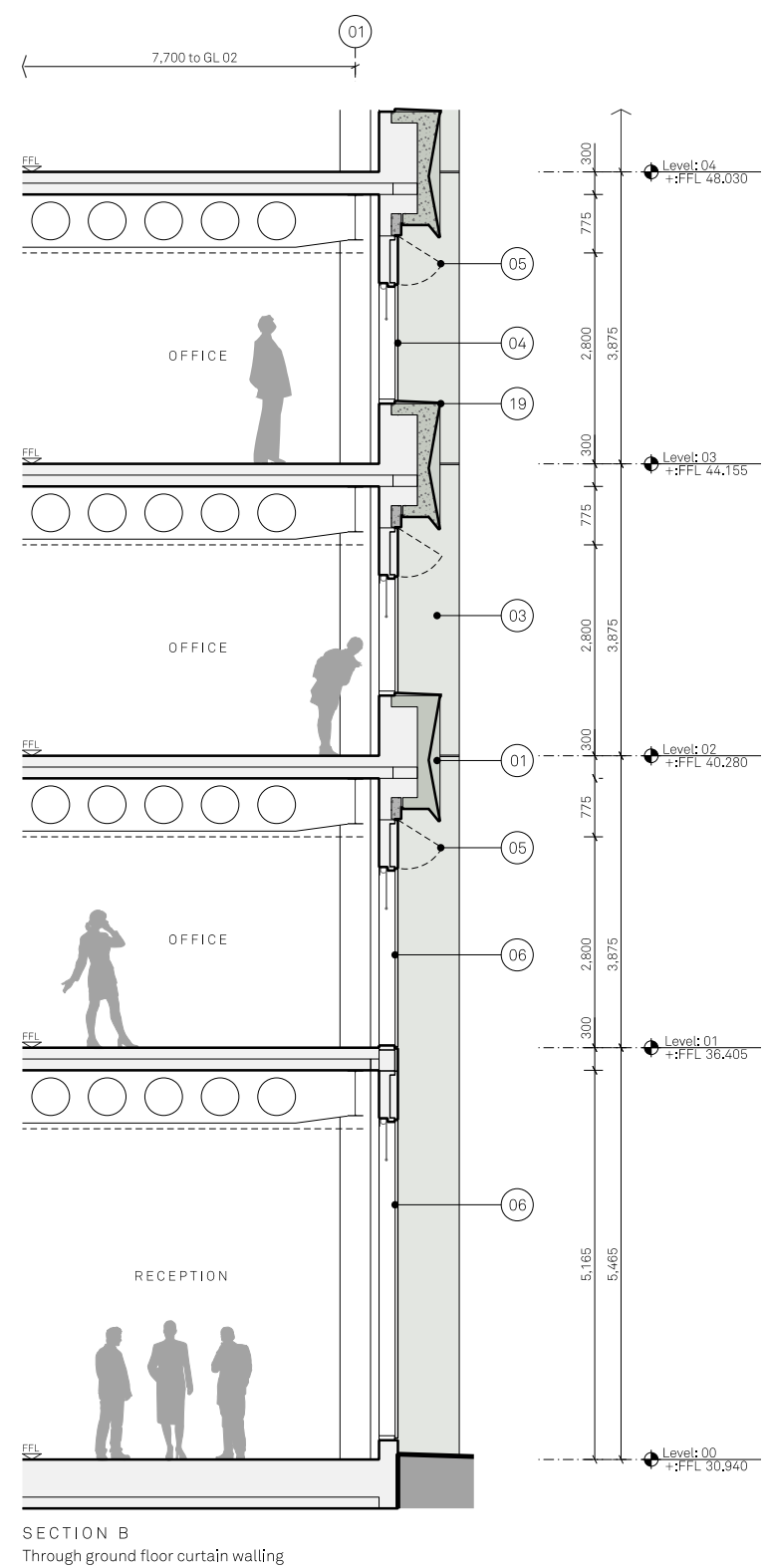
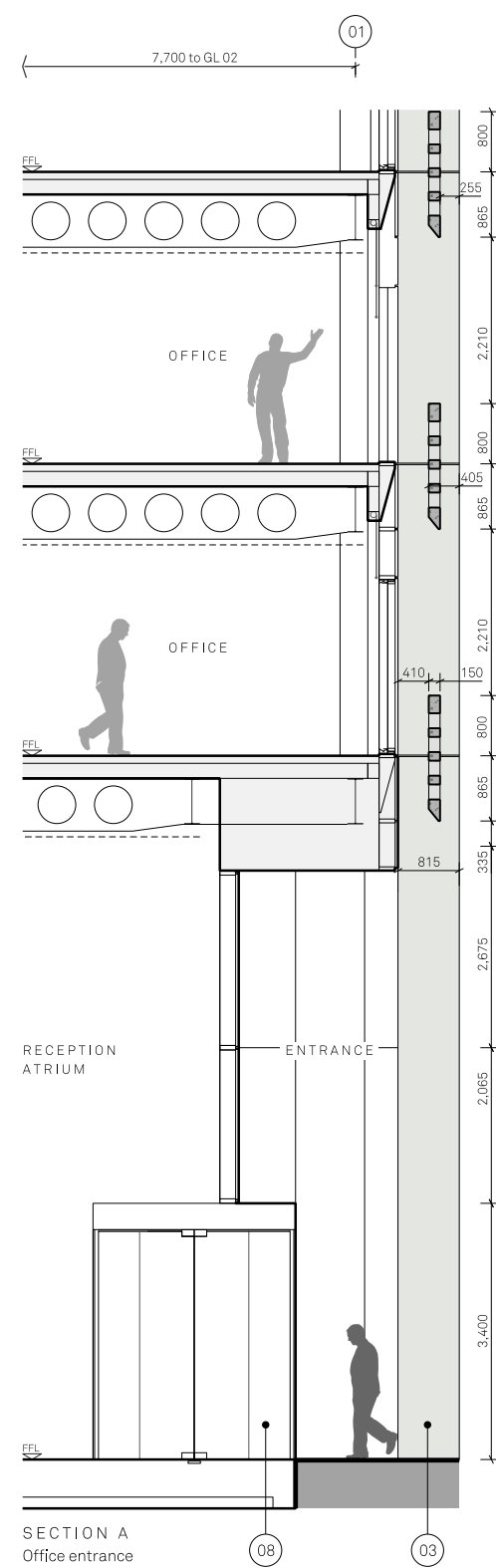
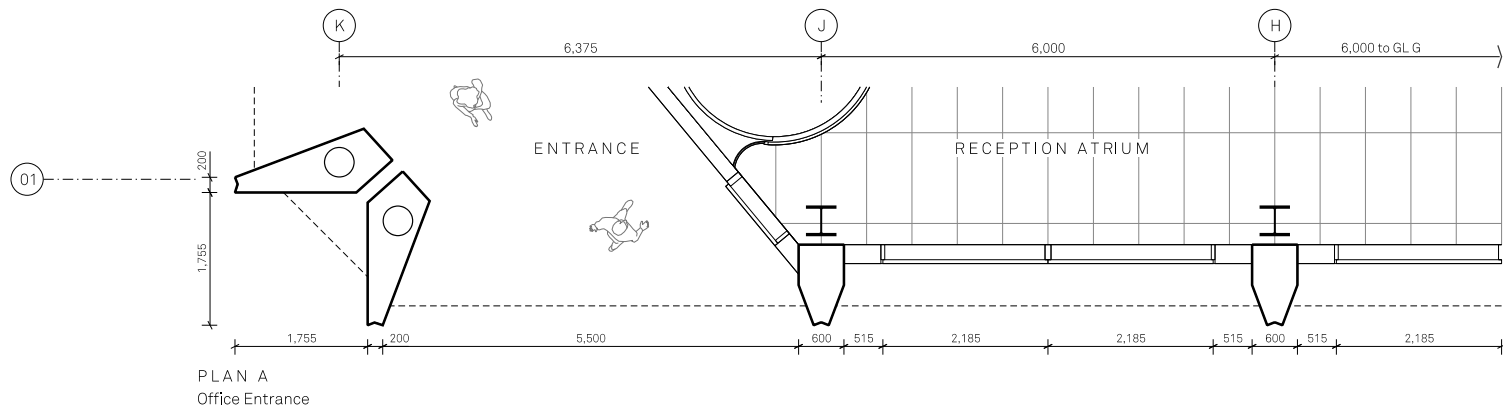
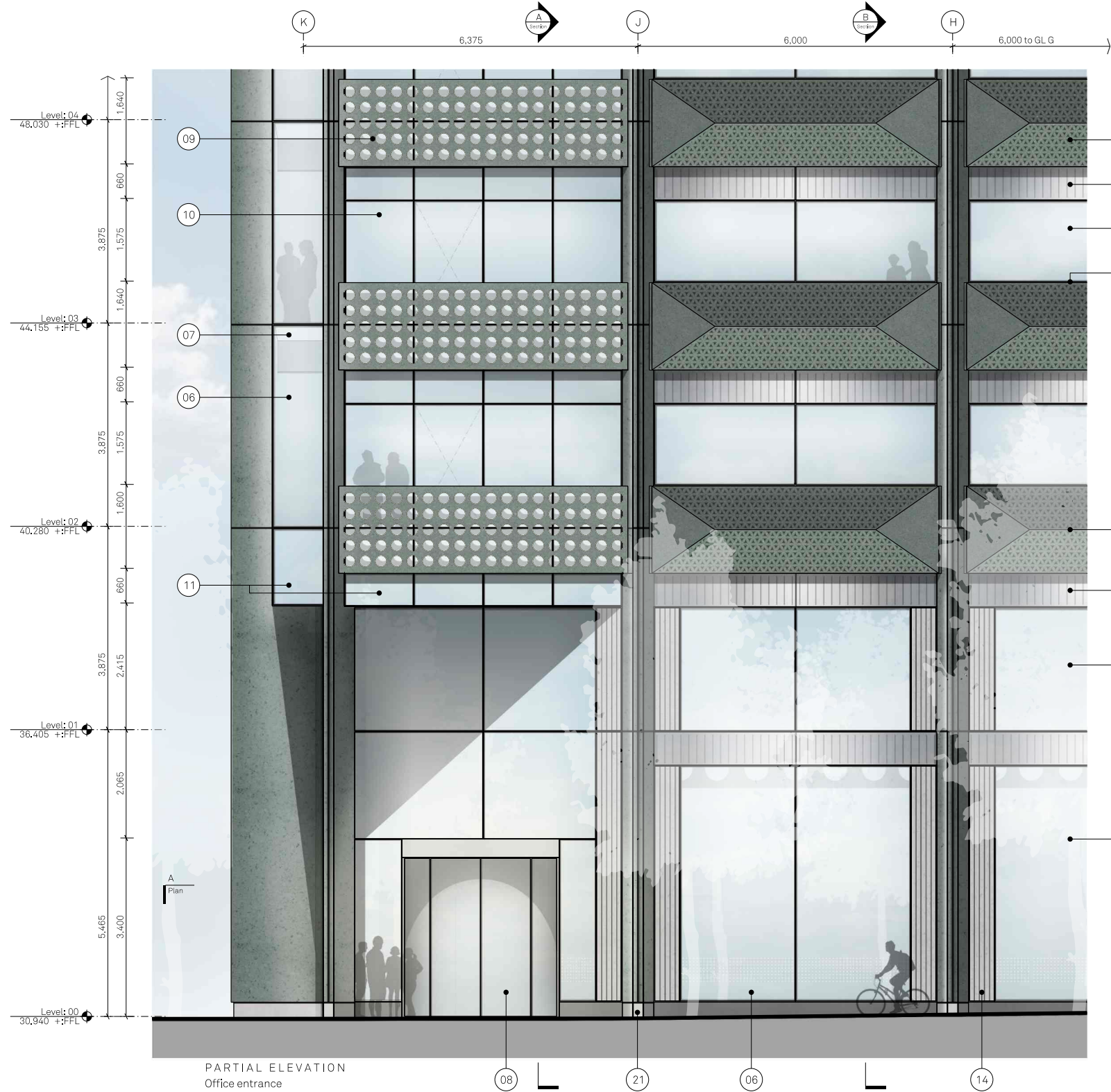
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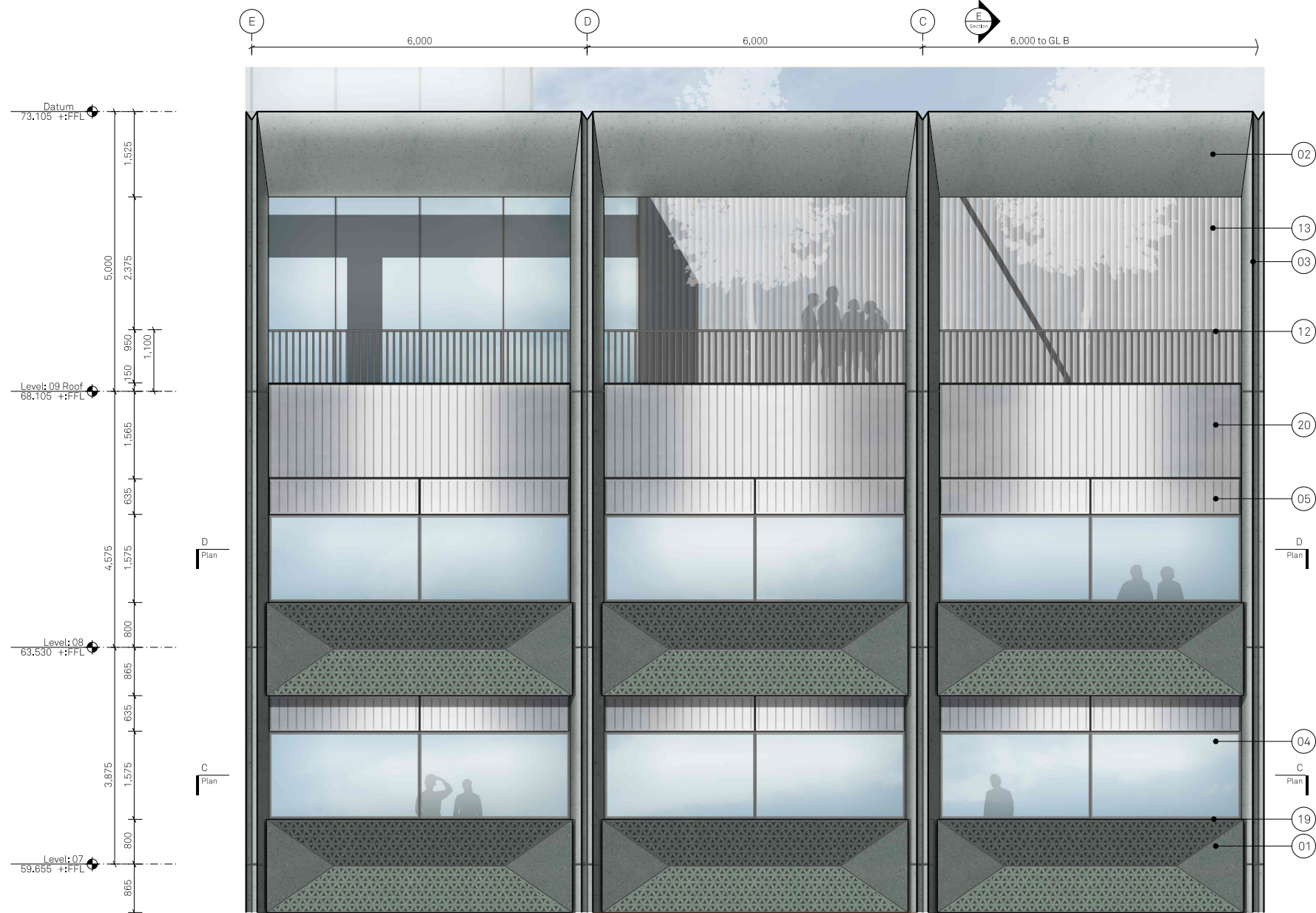
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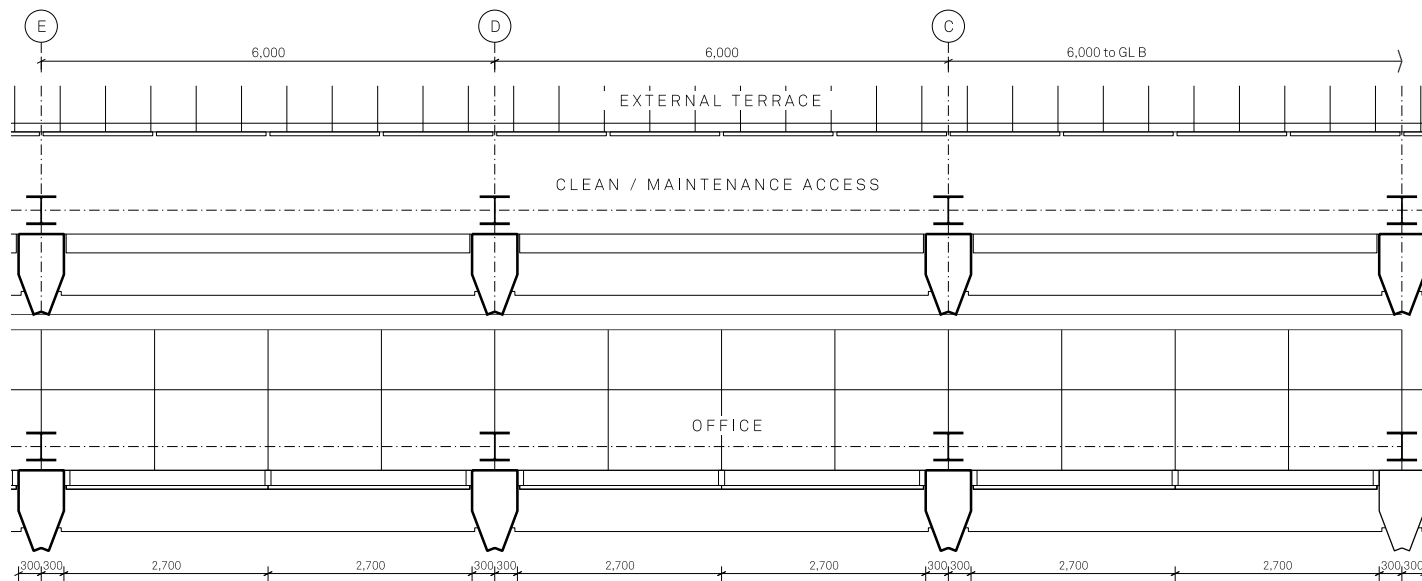
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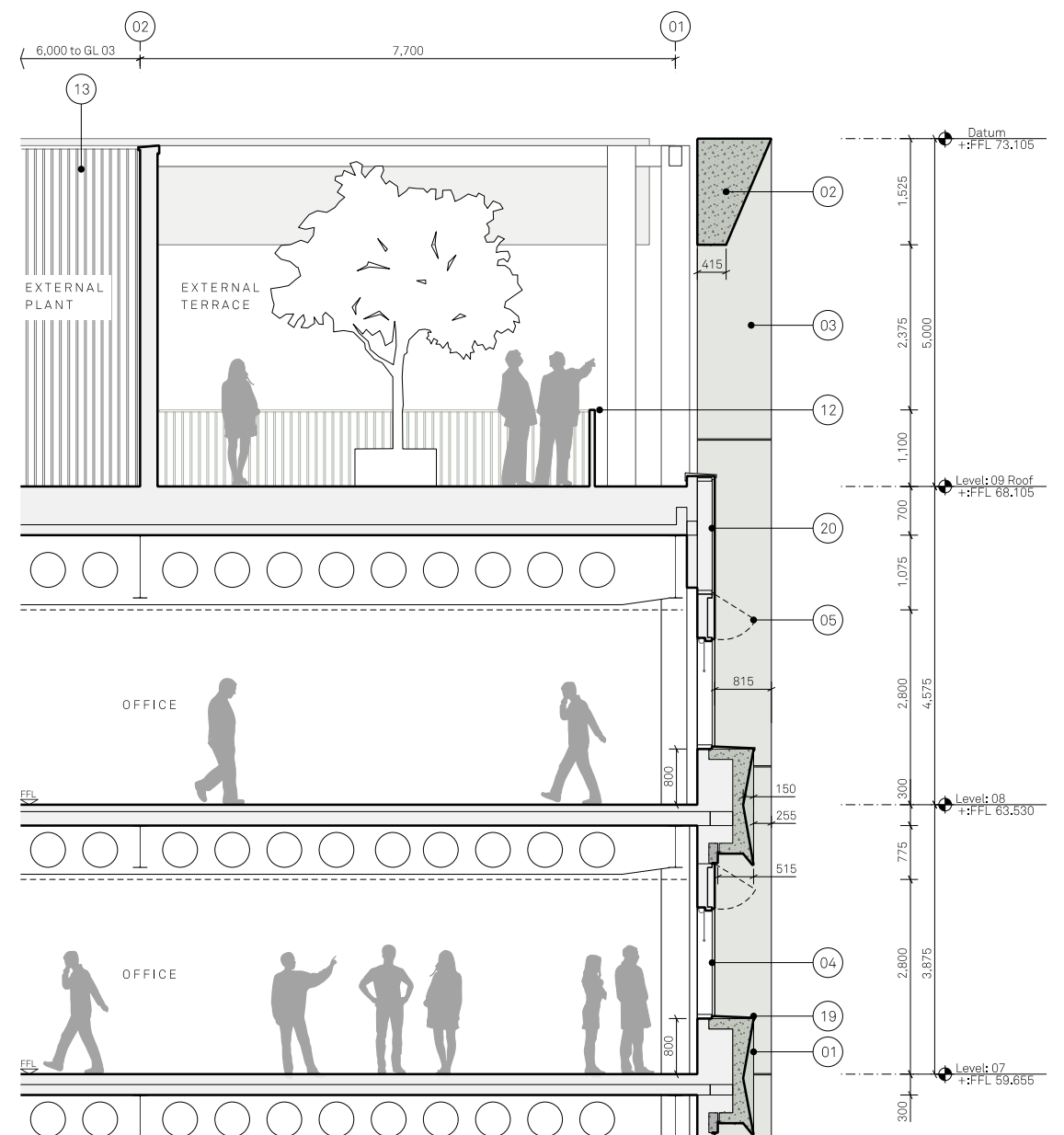




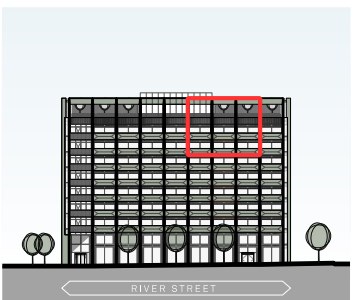
PARTIAL ELEVATION
External Terrace



PLAN C & D
Typical office & external terrace



SECTION E
Through office & external terrace



Notes:

MATERIALITY KEY:

- 01 Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern, Acid etched finish
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- 19 PPC Aluminium flashing, colour to match green PPC
- 20 Metal panel with decorative profile, metallic mid-dark silver finish
- 21 Grey pre cast concrete plinth, Polished finish

Project Name:
Plot 9a
First Street

Drawn:
HM MH

Details:
- 23/12/21

Title:
Bay Study 03
External Terrace

Status:
Planning

Issued for Planning

Scale:
1:50 @ A1

Project:
05662

Drawing No:
_B1_10_4203

Rev:
-

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