

simpsonhaugh

Plot F, Great Jackson Street, Manchester

DESIGN & ACCESS STATEMENT | OCTOBER 2021

Z1-SHP-A180-RP-XX-B5D802 | REVISION P03

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1.1 Introduction

PURPOSE

This Design and Access Statement has been prepared by SimpsonHaugh in support of a planning application for the development of a residential development at Great Jackson Street, Plot F which forms part of the Great Jackson Street Regeneration Area.

The site is 0.88ha and is bound by Owen Street, Pond Street, and Great Jackson Street. The Site is currently used as site compound for construction works on an adjacent development. However, previous to this, its established use was as a surface level car park, and an industrial unit with adjacent car parking.

PROJECT

In summary, the proposals include the following elements for which full planning permission is sought:

- Erection of two 51-storey residential buildings (Use Class C3) incorporating a podium accommodating residential amenity facilities
- Each building has separate private car and cycle parking within a two and a three-storey basement.
- Landscaping and public realm works
- A highways and servicing route.

PROCESS

The Proposed Development has been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the Site and directly responds to market demand but also embraces the Site's unique heritage and delivers key policy objectives and statutory requirements.

The Proposed Development has been subject to extensive pre-application consultation with the Local Planning Authority, statutory consultees and local stakeholders. The involvement of statutory consultees at the pre-application stage has informed the design of the development, and changes to the scheme have been included where appropriate.

1.2 Development Team

Design Team

Developer

Renaker Build Ltd
NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Architect

SimpsonHaugh
Riverside
4 Commercial St
Manchester
M15 4RQ

Planning Consultant

Deloitte
Hanover Building
Corporation Street
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M4 4AH

Structural Engineer

DP Squared
4 Albert Street
Hebden Bridge
West Yorkshire
HX7 8AH

Building Services

Futureserv
10 Oxford Court
Manchester
M2 3WQ

TVIA

Chris Burnett Associates
Whitehouse Farm
Shocklach
Malpas
Cheshire
SY14 7BN

Verified Views

Ambiente
Hurstwood House
Station Court,
New Hall Hey Road,
Rossendale
BB4 6AJ

Air Quality

Ensafe
Osprey House
Pacific Quay
Broadway
Manchester
M50 2UE

Daylight & Sunlight

GIA
2 Commercial St
Manchester
M15 4RQ

Landscape Architect

TPM Landscape
Studio 10
10 Little Lever Street
Manchester
M1 1HR

Sustainability

Element Sustainability
65A High Street
Tarporley
Cheshire
CW6 0DP

Transport & Flood Risk

Curtins
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG

Fire Engineer

Hoare Lea
Royal Exchange
Manchester
M2 7FL

Heritage Architect

Heritage Architecture Ltd
Suite 1.6, Canada House
3 Chepstow Street
Manchester
M1 5FW

Ecology

ERAP
49a Manor Lane
Penwortham
Preston
Lancashire
PR1 0TA

Electronic Interference

Pager Power
South Suffolk Business Centre
Alexandra Road
Sudbury
Suffolk
CO10 2ZX

Wind Microclimate

WSP
WSP House
70 Chancery Lane
London
WC2A 1AF

Climate Change

WSP
6 Devonshire Square
London
EC2M 4AE

Acoustics

Fisher Acoustics
The Flint Glass Works
64 Jersey Street
Manchester
M4 6JW

2.0 Site Assessment

2.1 Site Context

AREA

The Site is well placed strategically - located within the Great Jackson Street (GJS) Framework study area. Measuring approx 0.88ha the Site represents one of the few remaining opportunities of a cleared brownfield site within the city centre, with tremendous development potential.

The Site is L-shaped and is currently bisected by Owen Street which runs North-South through the site and connects to Great Jackson Street. The western part of the site is bounded by the area known as Plot E to the north, Owen Street to the east, and Great Jackson Street to the south & west. The eastern part of the site is bound by Pond Street and Deansgate Square development to the north, Boatmans residential building to the east, and Great Jackson Street to the south.

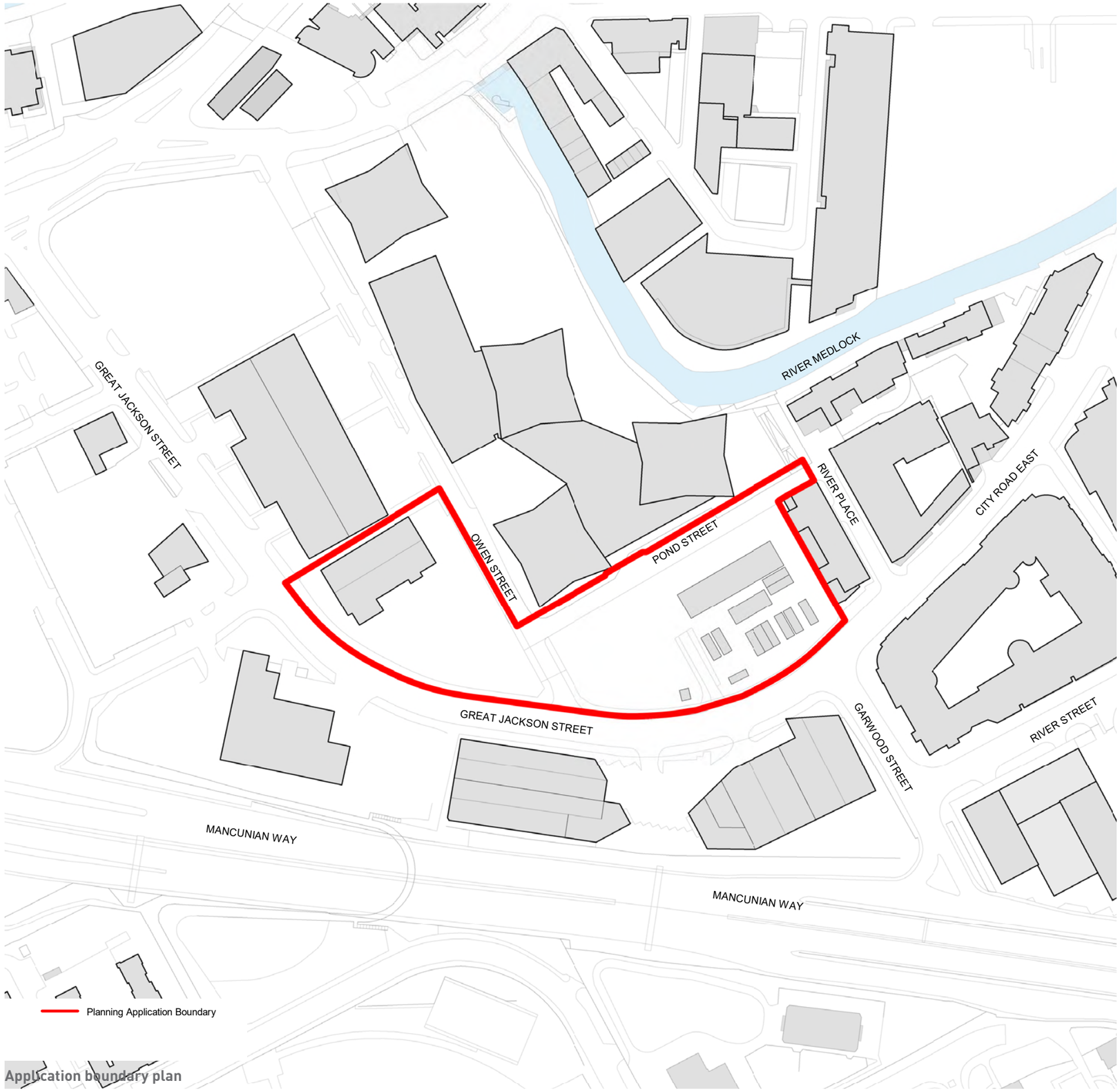
Vehicular access is currently provided via Owen Street and Great Jackson Street.

CONNECTIVITY

The Site sits between the established residential neighbourhoods including Castlefield and City Road East and near to key Strategic Development Zones of First Street and The Corridor.

Connectivity is excellent on Deansgate Square, but has poor connections to the south in particular to Hulme and Hulme Park have been severed by the Mancunian Way. This poor connectivity has been exacerbated by a lack of signage and poor quality pedestrian environment.

The 2018 GJS Framework has looked to address this through the creation of high quality linkages and legible street hierarchy that connects to the existing pedestrian bridge.



Application boundary plan

2.2 Historic Context

Until late in the 18th century the Great Jackson Street area was open land. A few Georgian villas stood on Chester Road which was already an important route into the city. The Great Jackson Street area was originally developed as part of the Hulme area and by the middle of the 19th Century most of it was laid out in a gridiron pattern of terraces.

The OS plans, dated 1908 and 1922 show no significant changes to the Site, other than the extension of the tramway network along Great Jackson Street shortly after the turn of the century and the conversion of Pryme Street Mill to a 'canned' food factory and Knott Mill to an Iron Works.

Between 1950 and 1970 the residential properties which occupied the Site were demolished to make way for the construction of the Mancunian Way, and the street layout altered to its present day configuration.

Construction of the present day industrial sheds took place in the early 1980's.



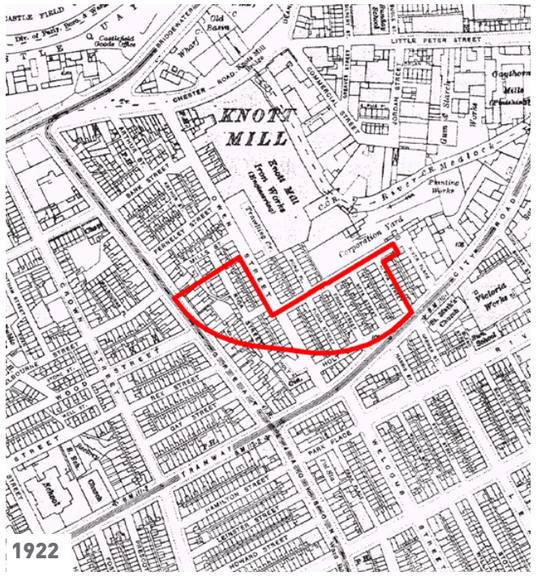
1922 - Hulme and Great Jackson Street



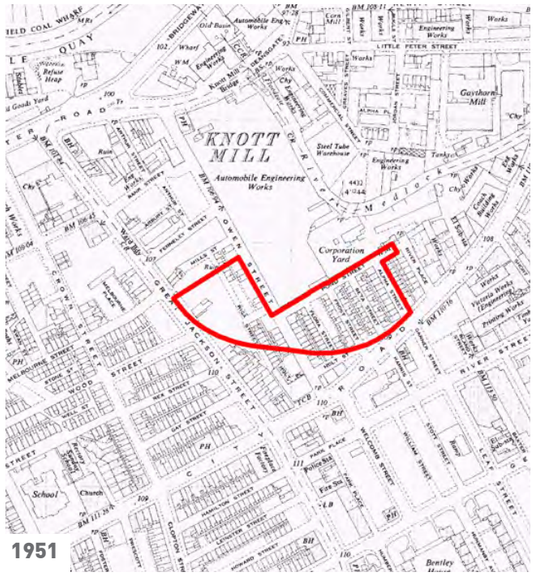
2007 - Hulme and Great Jackson Street



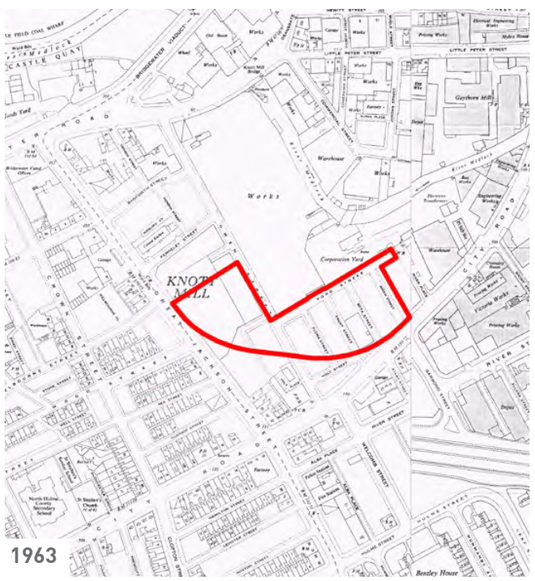
1908



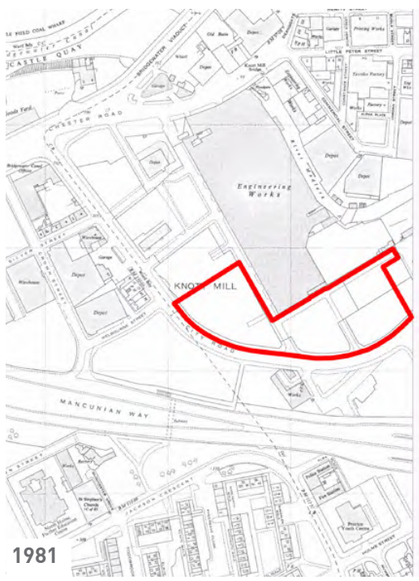
1922



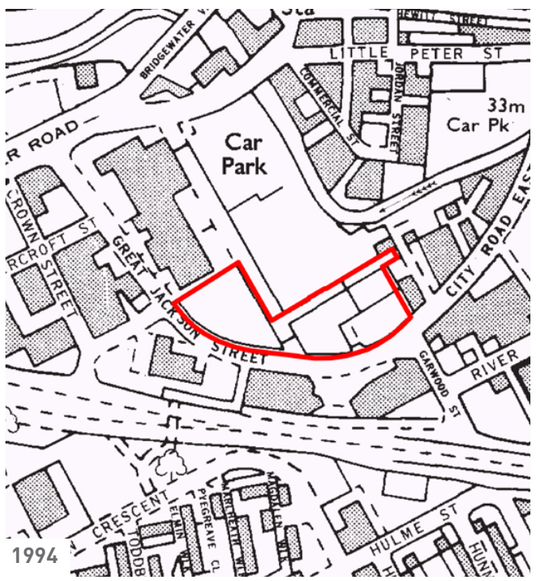
1951



1963



1981



1994

2.3 Surrounding Context

The site benefits from the recent improvements to the area brought forward by Deansgate Square, located to the north of the site. However, other surrounding streets are characterised by a poor pedestrian environment, dead frontages and unwelcoming spaces. The environment currently acts as significant physical and psychological barrier to movement around this part of the city.

Great Jackson Street
Running through the entire Great Jackson Street Framework area, this road links Chester Road and Medlock Street (culminating as City Road East). The relatively wide single carriageway road can become busy during rush hour times, used by commuters as a 'rat run'.

Owen Street
Running north-south from Deansgate to Great Jackson Street, Owen Street is narrow two-way road which is the primary access road to Deansgate Square.

Pond Street
A narrow single carriageway service road, constructed as part of the Deansgate Square development, Pond Street connects Owen Street with River Place to the east of the Great Jackson Street framework area.

Boatmans Building
A late 20th Century existing residential development which pre-dates the Great Jackson Street framework. This, together with the adjacent Lumiere building and City South provided the existing residential context prior to the framework.

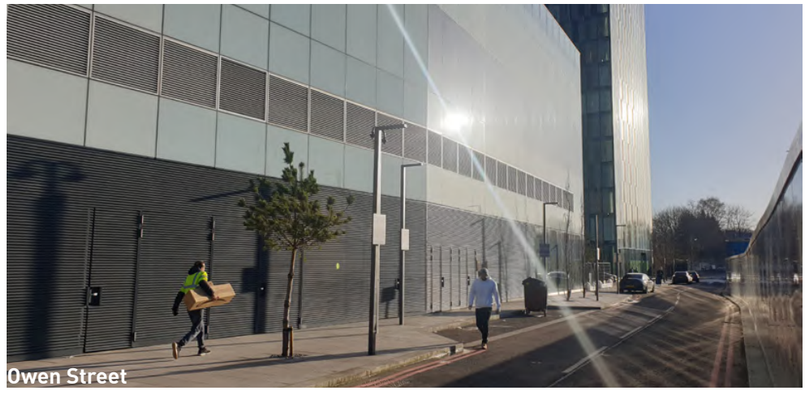
Future
This environment is however improving, the development of Deansgate Square has created active frontage on to Owen Street and created a strong edge to the north of the site.

Other schemes under construction such as Crown Street, phases 1 and 2, will provide significant improvements to the immediate context, create further public realm and ultimately increase footfall through the area.


Owen Street



Great Jackson Street


Owen Street


River Place

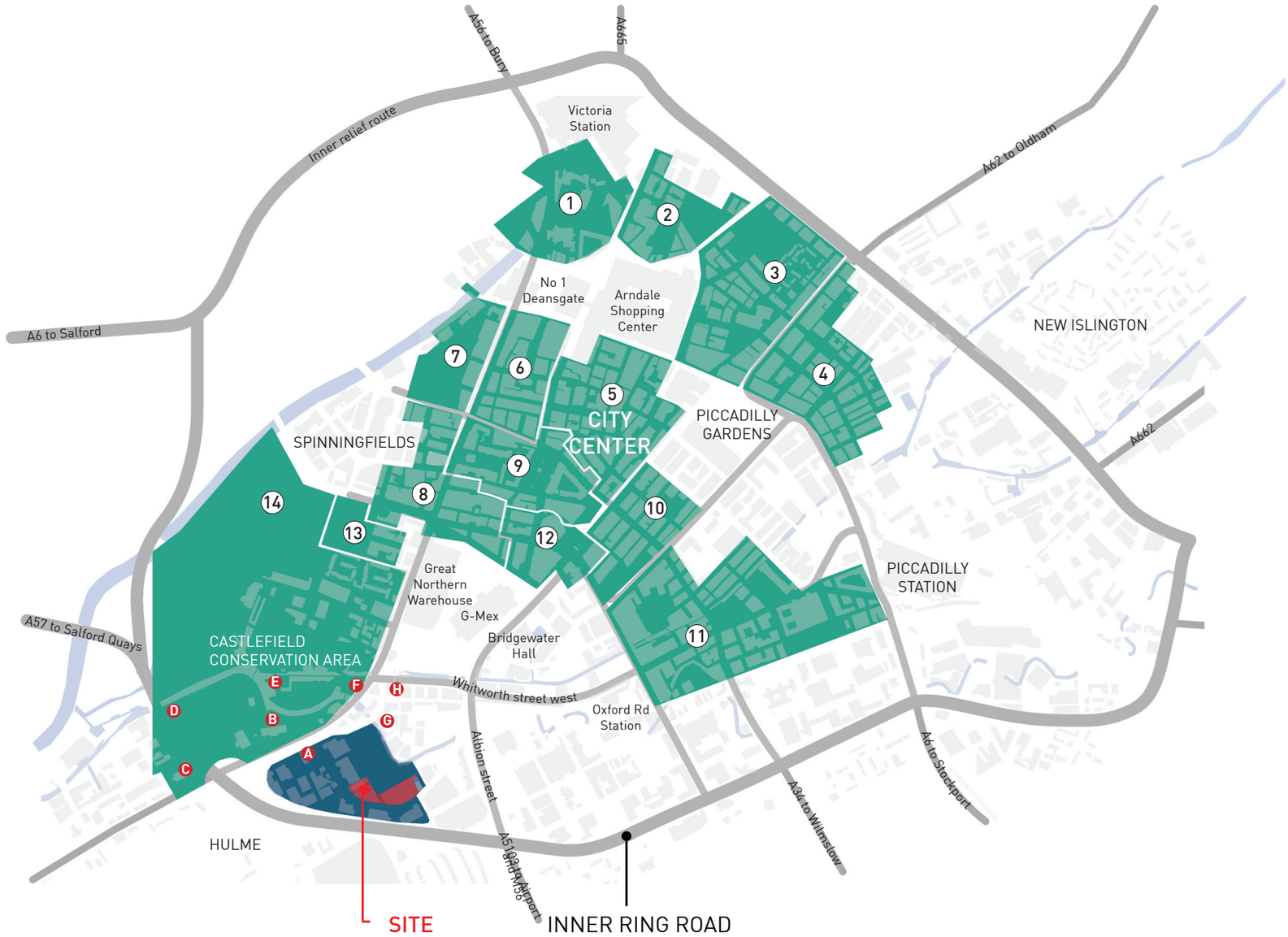

View from Hulme Bridge



Boatmans Building



2.4 Heritage Context



CONSERVATION AREA
GREAT JACKSON SITE STUDY AREA

① CATHEDRAL
② SHUDEHILL
③ SMITHFIELDS
④ STEVENSON
⑤ UPPERKING STREET
⑥ STAAN'S SQUARE
⑦ PARSONAGE GARDENS
⑧ PETER STREET
⑨ ALBERT SQUARE
⑩ GEORGE
⑪ WHITWORTH
⑫ ST PETER'S SQUARE
⑬ ST JOHN STREET
⑭ CASTLEFIELD

CONSERVATION AREAS

The Site is located to the southern boundary of the Castlefield Conservation Area. At present, the Castlefield Basin and Castlefield Conservation Area are disconnected in terms of character, spatial configuration and streetscape from the Great Jackson Street area. Chester Road functions as a physical boundary dividing the two areas.

The Conservation Area is a varied and multi-layered area of the city, and encompasses a large part of the south-west of the city centre. The Conservation Area's focus is primarily towards its south-eastern corner, across Chester Road from the Site, where the original canal basin and canalside warehouses are located. The conversion of these existing industrial buildings into residential and leisure premises since the 1980's, has created a dynamic and evolving place, where historic buildings sit alongside new development. It has also resulted in more connectivity between Castlefield and the rest of the city and surrounding areas. These changes have allowed greater public access and enjoyment of the industrial architecture and spaces of Castlefield.

The development of the Site, and other sites within the Great Jackson Street Framework area, presents an opportunity to further improve the immediate surroundings of the Conservation Area and better connect it to surrounding areas.

HERITAGE ASSETS

There are no listed buildings or structures within the Site. The Grade II listed Former Bridgewater Canal Company Offices are located to the north of the Great Jackson Street Framework Area. Middle Warehouse, also Grade II listed, is located on the opposite side of Chester Road.

LISTED BUILDINGS IN VICINITY

A	BRIDGEWATER CANAL OFFICES	GRADE II
B	MIDDLE WAREHOUSE	GRADE II
C	CHURCH OF ST GEORGE	GRADE II*
D	FORMER CANAL FLOUR MILLS	GRADE II
E	MERCHANTS WAREHOUSE	GRADE II
F	ARTINGSTALLS AUCTIONEERS	GRADE II
G	FLOODGATE & BOUNDARY STONE KNOTT MILL BRIDGE	GRADE II
H	DEANSGATE STATION	GRADE II

2.5 Development Context

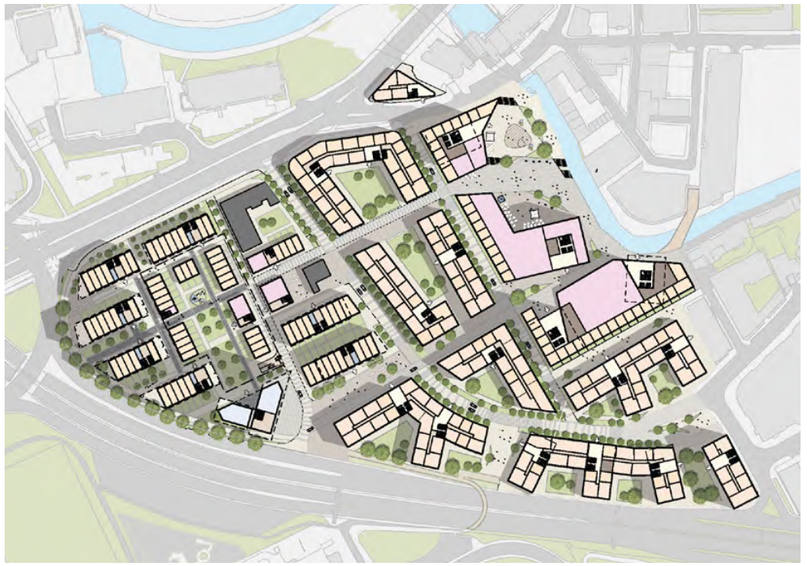
INTRODUCTION

The Site is within the Great Jackson Street Strategic Regeneration Framework study area as development Plot F.

GREAT JACKSON STREET FRAMEWORK - 2015

The 2015 framework proposals responded to the demand for high quality homes to support the growth of the economy.

This document established parameters for the creation of a residential neighbourhood, the ambition being to create a vibrant, safe, secure and sustainable community with a range of dwelling types that provide an attractive place to live.



2015 GJS Framework - Masterplan ground level



2015 GJS Framework - Indicative massing

GREAT JACKSON STREET FRAMEWORK - 2018

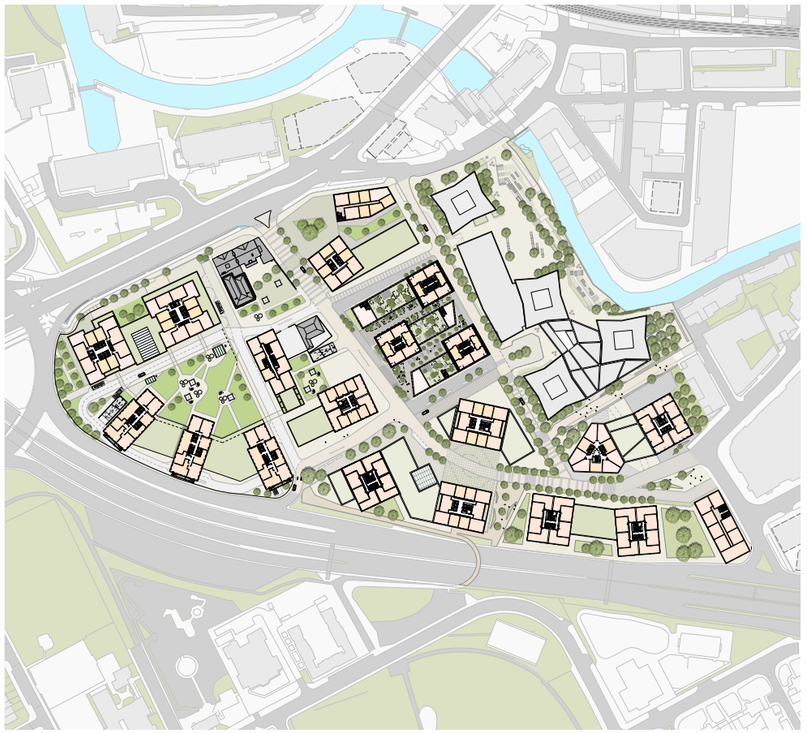
The Framework was updated during 2017/2018 retaining the central vision of the 2015 Framework but offers an enhanced form of high density development, which allows a greater quantity, quality and variety of public spaces as well as greater separation between buildings.

The changes to the Framework were necessary in order to incorporate changes in Manchester City Council legislation including the adoption of the Residential Quality Guidance and associated minimum unit sizes (Nationally Described Space Standards), resulting in larger floorplate buildings.

The City Council's Executive Committee endorsed the Framework in January 2018. The Framework will be a material planning consideration in the determination of all applications that come forward in the Framework Area.

The Framework sets out a series of urban design and development principles as well as an illustrative masterplan and indicative development matrix. It reinforces the opportunities for height within this part of the city centre, as identified within previous versions of the Great Jackson Street Development Framework.

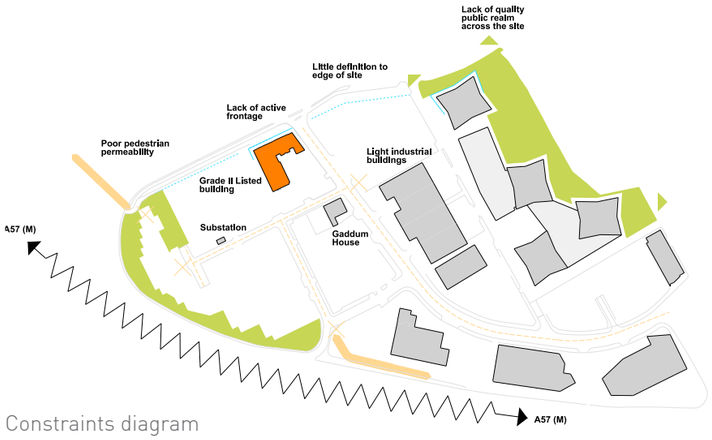
These principles are outlined overleaf.



2018 GJS Framework - Masterplan typical upper level



2018 GJS Framework - Indicative Massing (view north)



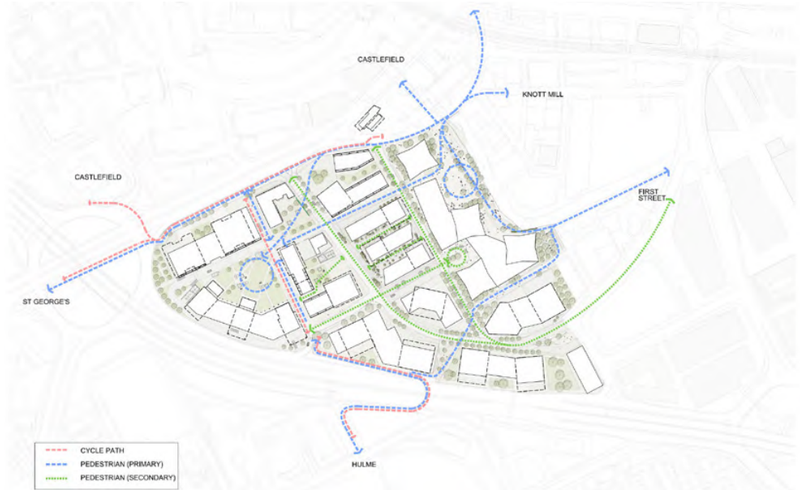
Constraints diagram



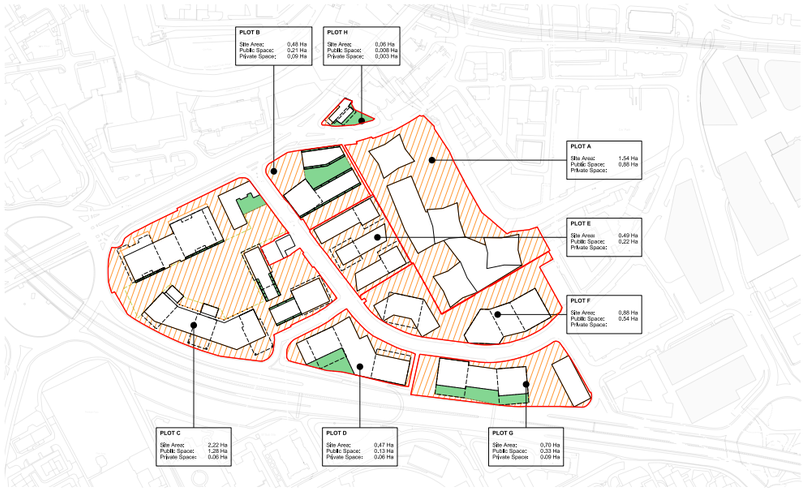
Opportunities diagram



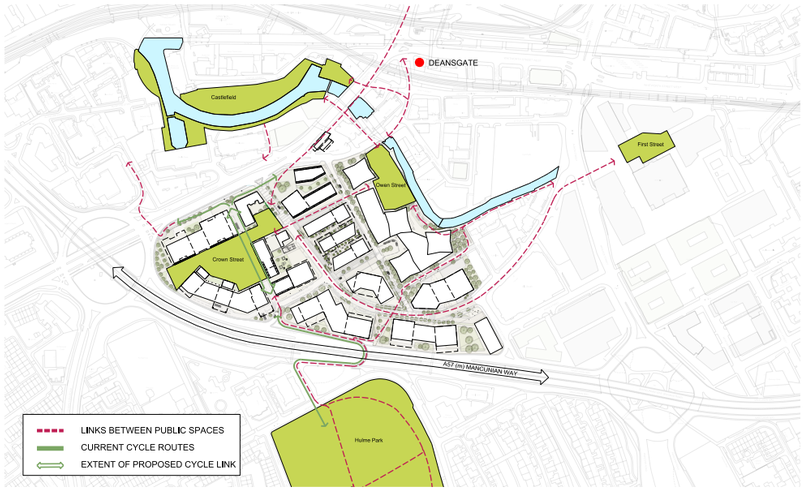
Building orientation and separation



Strategic site linkages



Public / private space provision



Green Network

- **INCREASED QUANTUM AND VARIETY OF PUBLIC SPACE**
  The Framework sets out a clear public realm strategy, which provides larger spaces / more meaningful areas of public space over and above the previous 2015 Framework for the area.
- **MIX OF USES**
  The need for each development phase to consider and make allowances for provisions for delivering social infrastructure necessary to support new and existing residents.
- **PEDESTRIAN AND CYCLE LINKAGES**
  The Framework details the importance of improving the pedestrian environment through active frontages and landscaping, as well as defining a clear-cut street hierarchy to promote cycling and walking.
- **GREATER SEPARATION BETWEEN BUILDINGS**
  Increased separation between buildings. A back to back separation of c.20m is proposed where higher density developments are located.
- **GREATER SUNLIGHT AND DAYLIGHT PENETRATION**
  Greater separation between buildings will allow for more sunlight penetration to public spaces.
- **REINFORCING PREVIOUSLY IDENTIFIED OPPORTUNITIES FOR HEIGHT**
  Sites identified for height are located around the perimeter of the Framework area addressing the key views. Building heights step down within the centre of the Framework area and towards the former Bridgewater Canal Offices.

PLOT F

The 2018 Framework includes a number of development plots. The Site falls within 'Plot F' which envisages three residential buildings, totalling 939 units.

Height

The 2018 Framework established an opportunity for 3 tall buildings on this site ranging in height from 33, 35 and 46 storeys. A series of key viewpoints were studied in order to allow tall buildings to terminate key views from within the city centre on the larger land parcels.

Density

Retaining the fundamental principles of the 2015 Framework, the 2018 GJS Framework has allocated higher densities to the larger sites coupled with a greater proportion of site area to public realm. Plot F is defined in the framework as having an overall density of 1,079 units per hectare.

Public Space

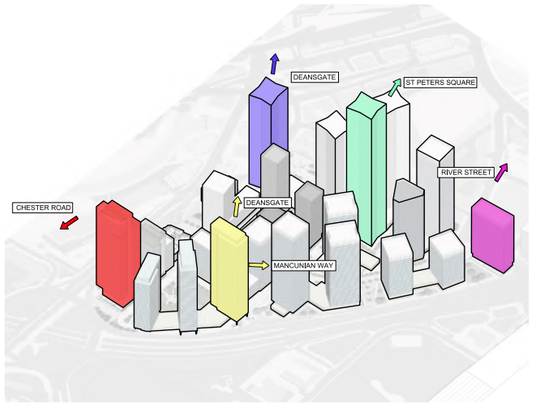
The 2018 framework identifies that 62% of the site area is given over to public space. It is the masterplan intention that the public space provision for Plot F will be delivered as part of this phase of development - consolidated in the public realm space in the centre of the site.

Parking

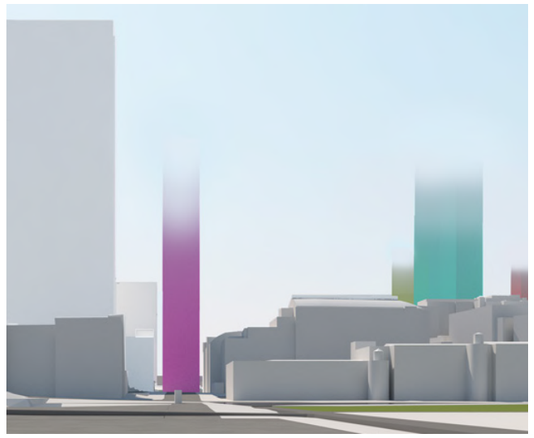
The Framework suggests a car parking ratio of 40% of residential units across the site, totalling 379 spaces.

Strategic Linkages

The importance of creating a stronger pedestrian and cycle connection through Plot F has been identified in order to create a wider network of linked public spaces. The creation of better links between the city and Hulme Park is a key ambition of the Framework.



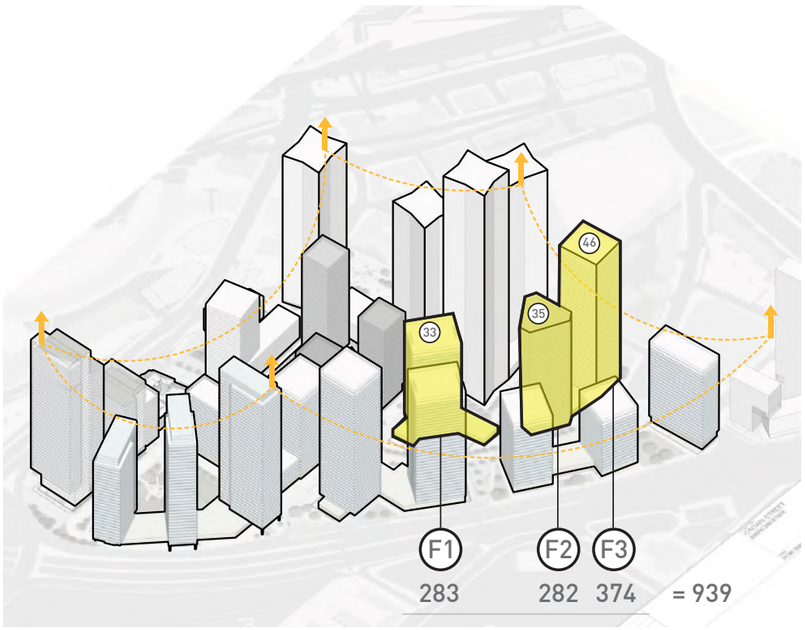
Tall building diagram



View 04 - River Street
(site adjacent to green marker)



View 05 - Oxford Road Station
(site adjacent to green marker)



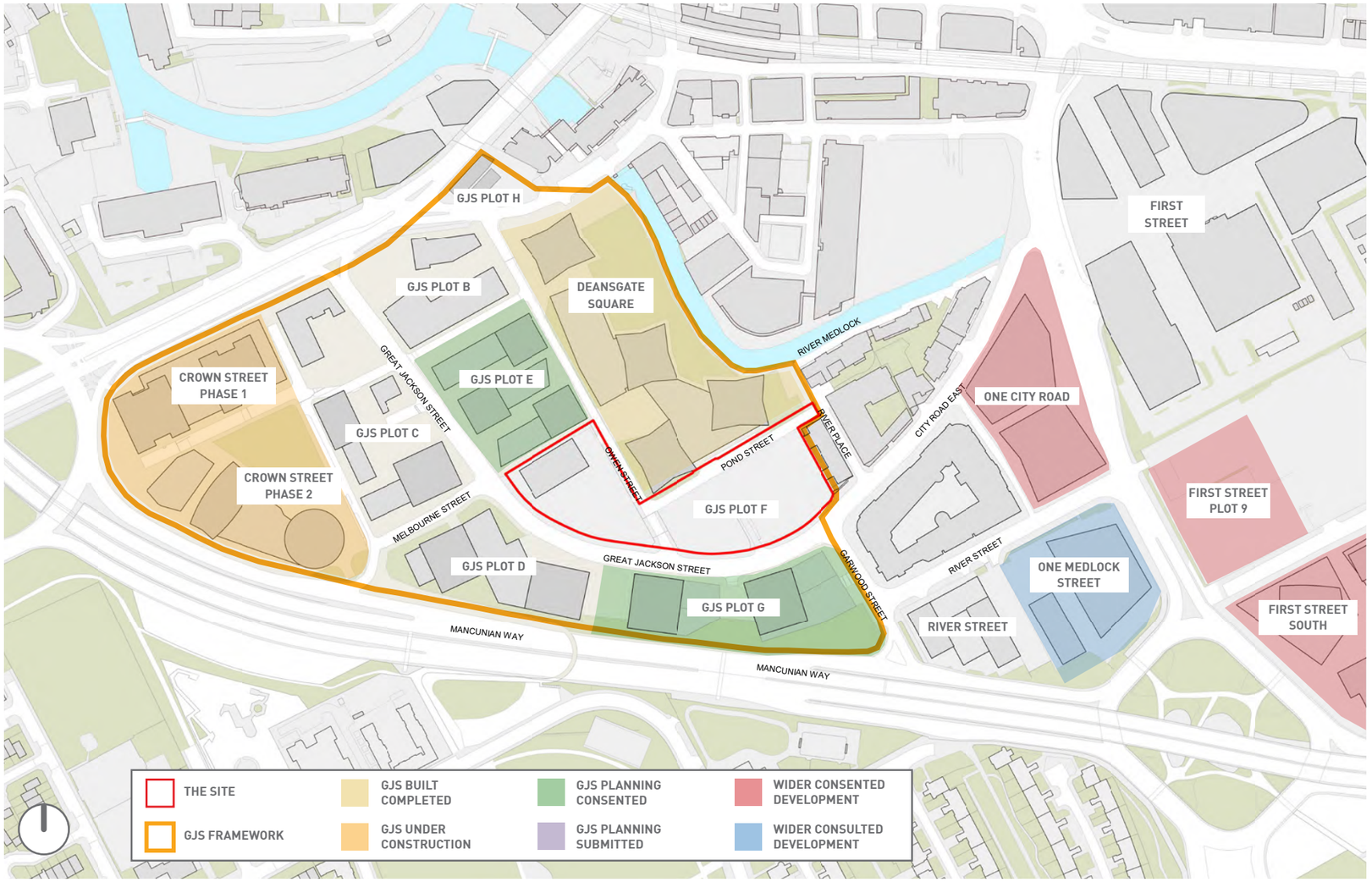
Quantum & Heights



Key plan

Zone	Site Area (Hectare)	Public Space (Hectare)	Public Space (%)	Storeys (Total)	Storeys (Resi.)	Townhouses	Units	Density (Unit/Hectare)	Typical Floorplate (GEA m2)	GEA (m2)	GEA (ft 2)
Plot F											
F1				33	31		283		1,606	29,484	
F2				35	33		282		2,306	26,433	
F3				46	44		374		2,306	37,356	
Podium				2	0		0		N/A	4,516	
Total	**0.87**	**0.55**	**63**				**939**	**1079**		**97,789**	1,052,601

2.6 Emerging Context



The immediate area surrounding the Site has a number of schemes consented, under construction and built including, but not limited to the following:

- Crown Street, Phase 1 (residential)
- Crown Street, Phase 2 (mixed use)
- 2 - 4 Chester Road (residential)
- Deansgate Square (residential)
- Transition, Plot E, Great Jackson Street (residential)
- First Street South (mixed use)
- GJS Plot G (residential)
- 10-12 Whitworth Street (residential)
- Axis, Albion Street (residential)
- Viadux, Albion Street (mixed use)
- River Street (student residential)
- Sky gardens (residential)
- City Gardens (residential)
- St George's Gardens (residential)
- Arundel Street (residential)
- 1 Alpha Place (hotel)
- Potato Wharf Phase 3 & 4

These schemes have been used to test the cumulative impact of the scheme both visually and environmentally; this is covered in further detail in the relevant Environmental Statement.

The dynamic nature of development within this area will change the immediate context and scale of the area. The area will be transformed from a series of vacant surface car parks to cluster of high rise buildings to the south of the city centre.

Deansgate Square, now completed,is the tallest building in Manchester (and tallest residential building in the UK) with a cluster of residential towers from 38 - 65 storeys. Deansgate Square, along with Crown Street phases 1 and 2 and Castle Wharf, have set a new benchmark in terms of quality and a new precedent in building tall within the city and serves as a catalyst for the development of the wider Great Jackson Street area.


GJS PLOT E: TRANSITION


GJS PLOT G: PARK PLACE


ONE MEDLOCK STREET


ONE CITY ROAD


FIRST STREET SOUTH

2.7 Neighbourhood Context

GJS FRAMEWORK
The 2018 Framework establishes the principles for delivering the social infrastructure neccessary to support the new and existing residents. This includes both community and commercial provision strategically located within a number of sites.

COMMUNITY PROVISION
The Crown Street development phases includes provision for a Medical Centre, a Primary School and a Day Care Nursery.

In addition, a Dentist practice has been identified within the Plot E/ Transition site.

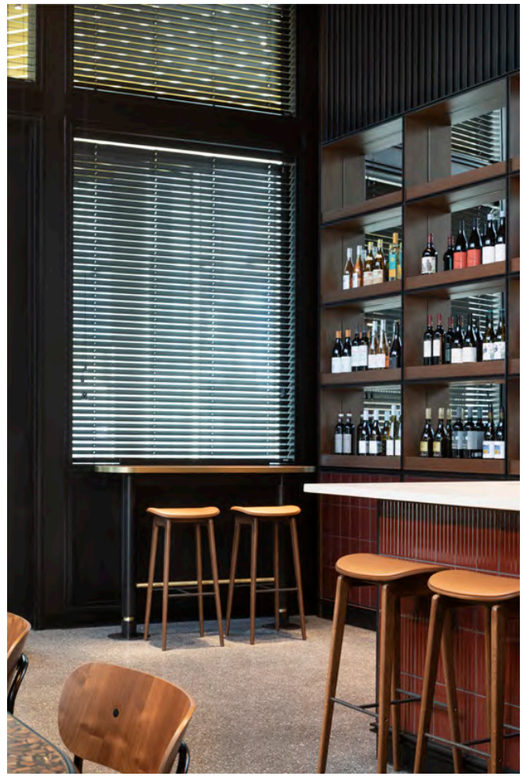
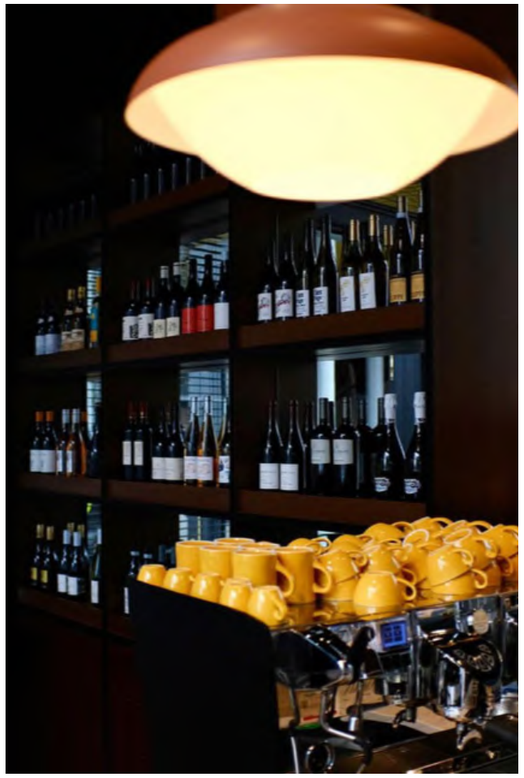
COMMERCIAL PROVISION
Opportunities for retail are identified across several of the GJS frameowrk plots. A significant number of these have been delivered as part of the Deansgate Square development. These include a new grocery store, bakeries, cafés, bars, restaurants, florists and beauty retail.

Elsewhere within the framework zone, 4no. retail and commerical units are planned for the Plot E / Transition site, 2no units are to be delivered within the Crown Street phase 2 development, and a single unit within Plot G / Park Place.

DEANSGATE SQUARE PRECEDENT
The neighboruing development of Deansgate Square has already provided significant improvements to the area. Some of these include, but are not limited to:

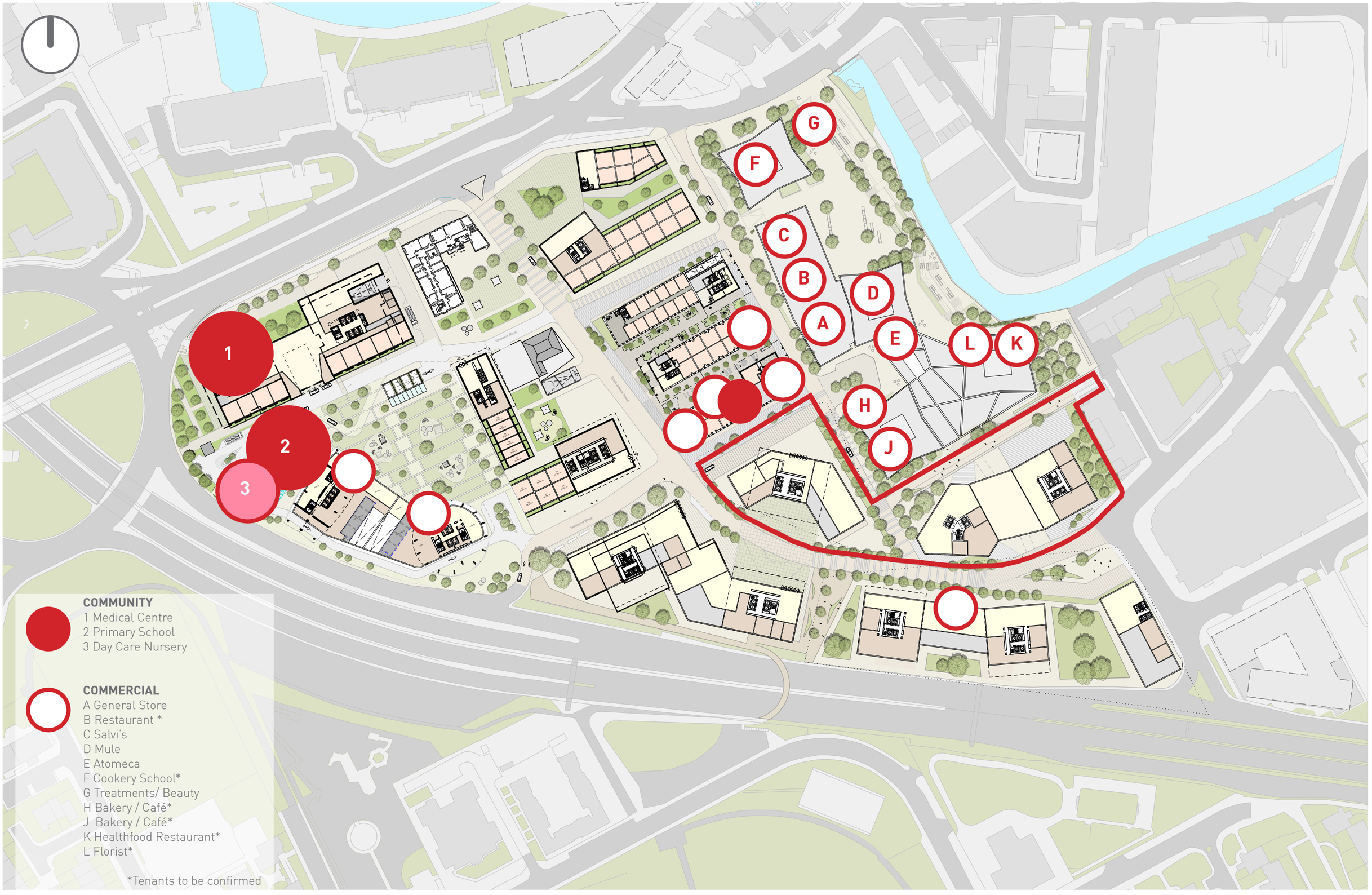
- High quality public realm along the River Medlock, providing a new pedestrian connection with First Street
- Growing number of families living in Deansgate Square, with 60 children resident currently
- 70 Different nationalities into the area, creating a cosmopolitan comunity

All of which sets a positive place for Plot F to be positioned within and expand to link accross Great Jackson Street




Images of Atomeca and Mule


1
2
3
F
G
C
B
A
D
E
L
K
H
J
COMMUNITY
1 Medical Centre
2 Primary School
3 Day Care Nursery
COMMERCIAL
A General Store
B Restaurant *
C Salvi's
D Mule
E Atomeca
F Cookery School*
G Treatments/ Beauty
H Bakery / Café*
J Bakery / Café*
K Healthfood Restaurant*
L Florist*
*Tenants to be confirmed

3.0 Brief & Design Process

3.1 Constraints & Opportunities

CONSTRAINTS

The design development of the Proposed Development has been a complex process and a variety of options have been generated to analyse key issues associated with the Site and its surroundings; the scale, massing and permeability of the Proposed Development and its relationship to the current surrounding context and emerging proposals for adjacent schemes.

Analysis of the existing site identified a series of factors and constraints that had to be taken into account when considering any development on the Site.

Proximity to Existing Development

Consideration has been given to the neighbouring buildings. This includes long standing existing buildings such as Boatmans, recently constructed developments such as Deansgate Square, and potential future developments including other consented masterplan sites, Plot E and Plot G.

Boatmans

The Boatmans residential building is located on the boundary to the east of the site. Consideration has been given to the separation between the Proposed Development and the Boatmans building, including the layout and aspect of the existing building.

Environmental Conditions

Whilst the site is located sufficiently far away from the Medlock which minimises flood risk, the site is positioned towards the south-western edge of the Framework area, coinciding with the angle of the prevailing wind in Manchester. The proximity to existing high-rise development reuqires early engagement with wind assessment to understand mitigation of wind effects.

Mancunian Way

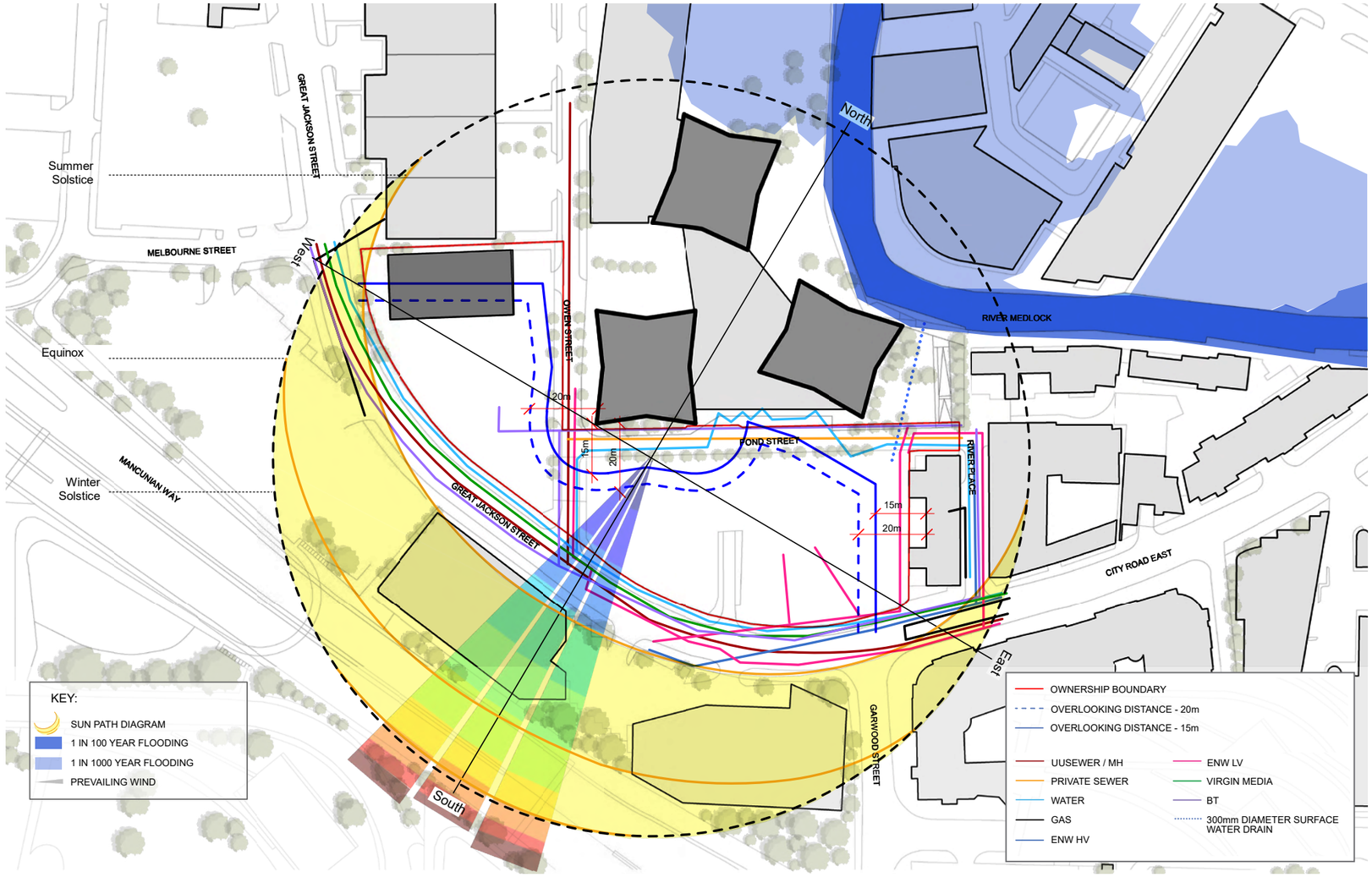
Whilst it is not directly adjacent to the site, the Mancunian Way is still relatively close given the proposed scale of development. Specialist consultant advice is being provided as part of the Environmental Impact Statement with regard to mitigating the effects of the road from noise and air quality

Utilities

A series of existing underground utilities cross the Site. In particular, the continuation of Owen Street contains utilities which constrain development and construction footprint.

Highways

The current road layout will need to be adjusted to enable development of the Site in particular the continuation of Owen Street through the site.

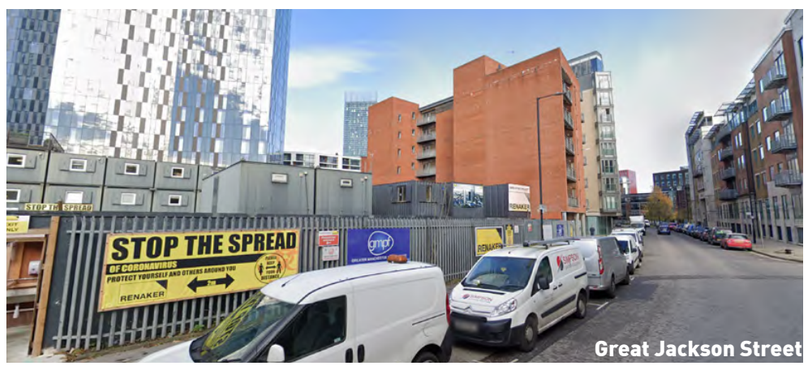


Constraints diagram



Boatmans Building





Great Jackson Street



OPPORTUNITIES

The Site is strategically well positioned. The Proposed Development can build on the established Framework to allow positive development with the huge potential that a site of this scale and nature possesses.

Quantum of development

The Site represents an opportunity to deliver a significant number of high quality residential units as defined in the Framework.

Street Level Environment

There is significant potential to improve the street level environment and define the site edge.

Wider Regeneration

The completion of Deansgate Square and consent for the adjacent 'Plot E' and 'Plot G', will enhance the immediate context to the Site and provide areas of new public realm.

Connectivity

The Site has the potential to form part of a wider strategic linkage to Hulme, Castlefield, the City Centre and beyond.

Green and Blue Network

There is considerable potential for the Site to act as part of an important network of linked public realm, in particular between established zones in Castlefield / new public realm at Deansgate Square and Hulme Park across Mancunian Way.

Height

As defined in the 2018 GJS Framework the potential for a tall building or buildings has been acknowledged by MCC for this Site.


Owen Street Public Realm


Pedestrian bridge to Hulme


Hulme Park

3.2 Brief Development

The brief has evolved and been informed by the extensive design evolution and consultation process, however, a number of objectives have remained constant throughout this process:

CONTEXT
- Deliver on the objectives of the 2018 Great Jackson Street Framework.
- Improve the street level environment.
- Create new high quality public realm at the heart of the development.
- Maintain minimum 20m separation distances between facing buildings.

USE
988 Residential Apartments
Residential Amenity
Public Realm space
Underground private car park

RESIDENTIAL UNIT MIX
33% 1 bed units
62% 2 bed units
5% 3 bed units

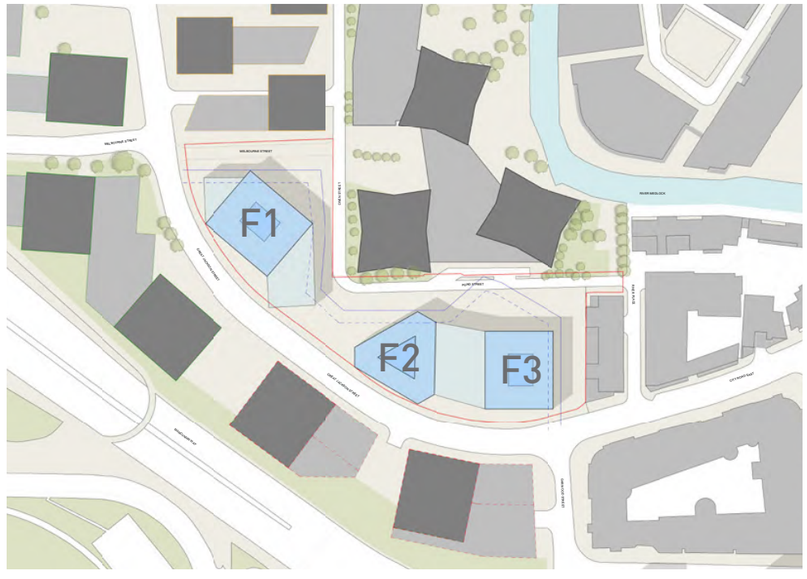
FORM / APPEARANCE
Each building to have strong identity of it own.

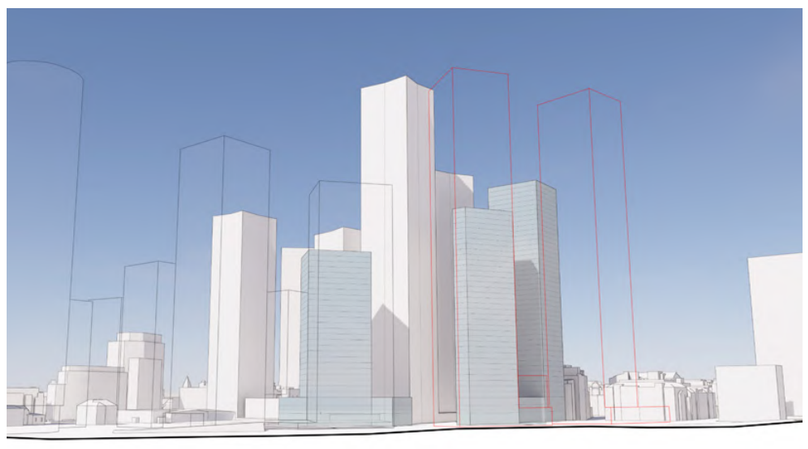
SPACE PLANNING
Net internal area of apartments to meet or exceed Manchester's Emerging Space Standards.

FLOOR TO CEILING
2.4m floor to ceiling for typical levels
2.6m minimum floor to ceiling for penthouse apartments and upper levels

RESIDENTIAL AMENITY
Gymnasium
Meeting rooms / Flexible work spaces
Resident's lounge
Resident's garden

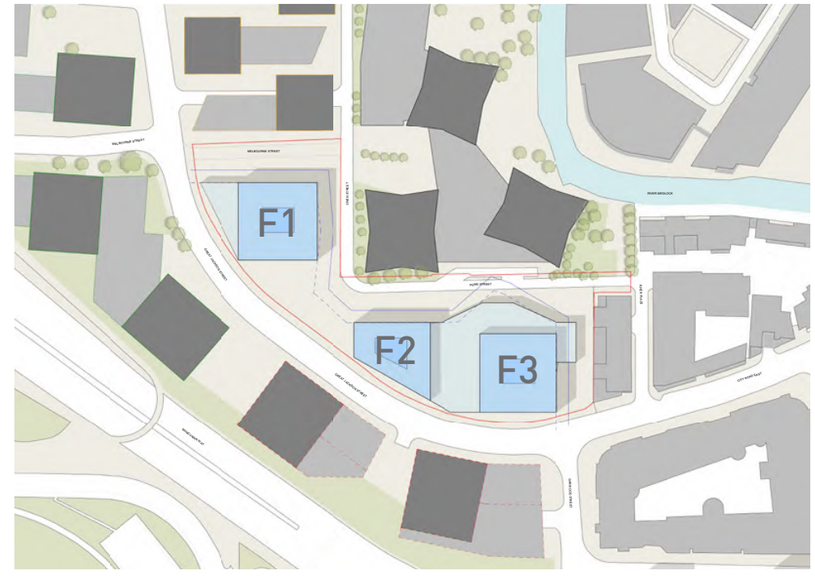
CAR PARKING
Private car park - approx. 30% across two/ three basement levels.

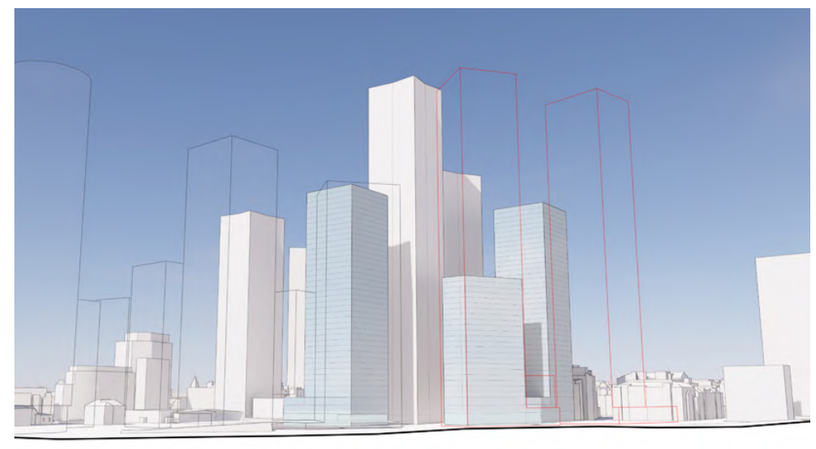




2018 FRAMEWORK ARRANGEMENT

- 3 tower volumes; F1, F2 & F3
- Massing steps up in height from plot F1 to F3
- High density between F2 & F3
- F2 encroaches into Deansgate Square 20m proximity constraint
- F3 encroaches into Boatmans 20m proximity constraint

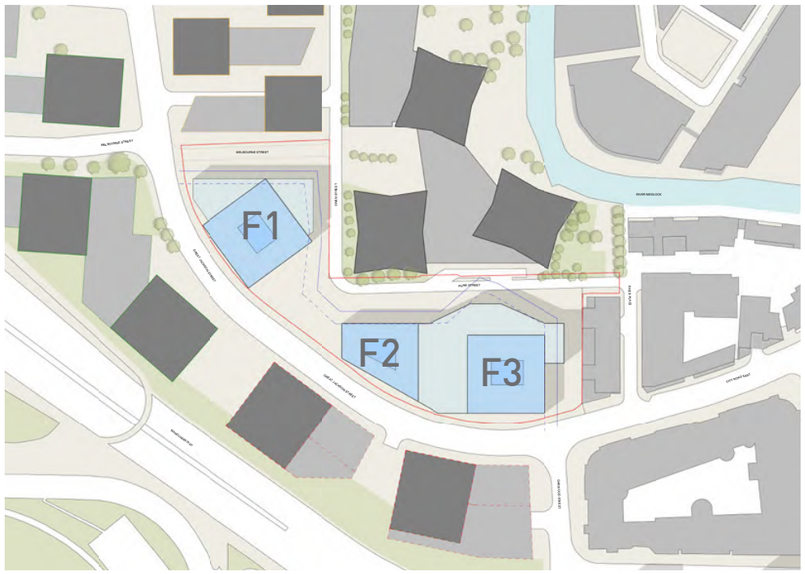


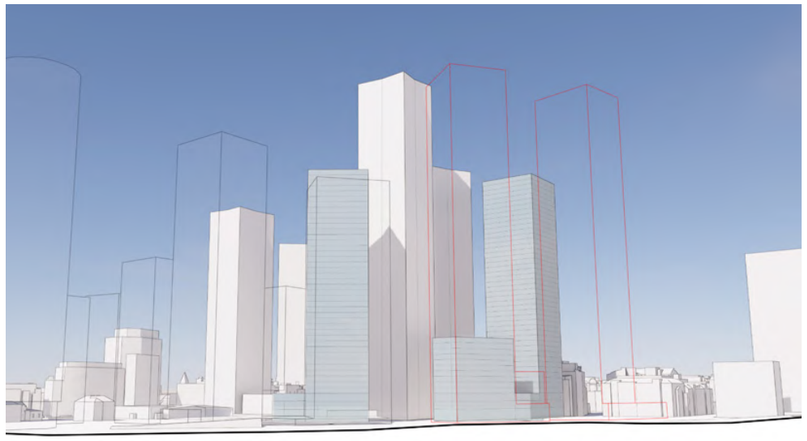


DESIGN DEVELOPMENT ITERATION 01

- 3 tower volumes; F1, F2 & F3
- Lowering of F2 improves separation between F1 & F3 towers and also relationship with South tower of Deansgate Square
- F1 & F3 heights are balanced
- High density between F2 & F3 with direct facing elevations
- F3 moved away from Boatmans to maintain 20m proximity, but has a direct facing aspect

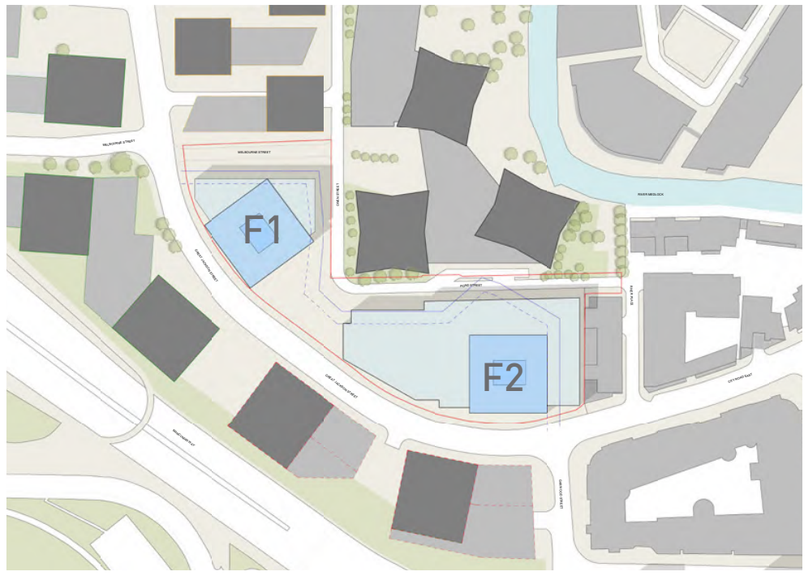
3.3 Concept Design

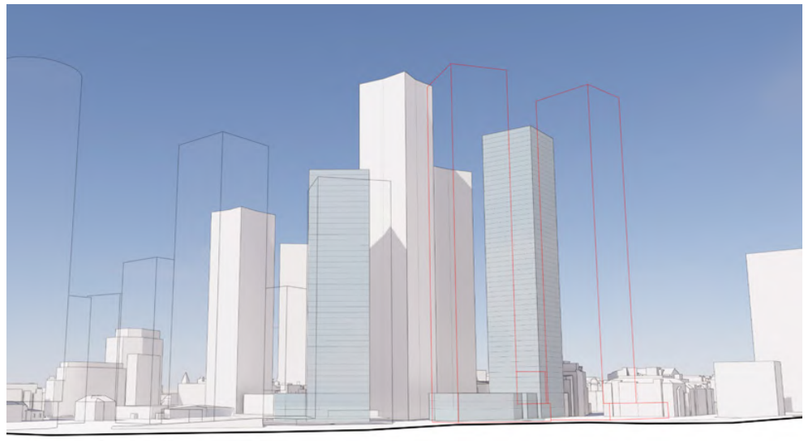




DESIGN DEVELOPMENT ITERATION 02

- 2 tower volumes & 1 lower volume
- Further lowering of F2 improves relationship with Deansgate Square
- Additional increase in height for F1 & F3 provides distinct separation between taller & lower volumes
- Rotation of F1 form also improves separation distances and reduces direct facing elevations





DESIGN DEVELOPMENT ITERATION 03

- 2 tower volumes & podium
- Further lowering of middle volume omits central building and creates 2 separate towers; F1 & F2
- Further improvement to relationship with Deansgate Square
- Increased daylight penetration into Pond St
- Tower cluster composition is less dense

Having developed the brief with the client, a series of massing arrangements have been tested and refined over the past nine months.

THREE BUILDINGS

In line with the 2018 GJS Framework, the initial response to the brief comprised three distinct buildings, which were arranged to respond to Great Jackson Street. A lower podium block connected buildings F2 and F3 along the south eastern part of the site, whilst F1 was separate to the north west. The podium blocks each provided a street scale edge to Owen Street and Pond Street.

This response arranged 939 apartments across three buildings stepping down in scale from east to west, with a relatively small scale of public realm between F1 and F2.

Following the commencement of the project, and through more developed design studies, the constraints of the Site, in particular the available area to position and logistically construct three separate buildings begun to compromise the arrangement. It also became importat the desire to increase public realm and respecting adjacent buildings by providing better daylight/sunlight and views

TWO STAIRS

A further Renaker Build requirement introduced after the publication of the Framework has been the introduction of a second escape stair within the core. The impact of this has meant that the floorplates for the residential building have had to increase in plan form. Three larger plan form building will further tighten the proximity between the buildings.

PROXIMITY

A key consideration was the requirement to maintain a 20m separation between adjacent buildings and facing elevations. This reduced further the available building zones and constrained the opportunity for successfully acheiving the 3 building solution shown within the masterplan.

TWO BUILDINGS

A series of options for reducing and eventually omitting the central building were explored whilst maintaining a similar quantum of accommodation. Two buildings rather than three allowed a more elegant massing response to be developed with greater separation between the two buildings. The resultant height of each building increased to ensure that the quantum of accommodation was acheived to create a viable development.

FORM & MASSING

During these early explorations, the form and massing was kept as simple extruded plan volumes, however subsequent iterations of the design explored the massing in more detail.

3.3 Concept Design

Further development of the layout and location of the buildings on the site resulted in a refinement of the strategic design.

BUILDING ROTATION

The relationship between the two towers and the adjacent built and future context was a key parameter during the evolution of the site layout. In particular, the following relationships were explored and tested:

- Building F1 - Deansgate Square South Tower
- Building F1 - GJS Plot E (consented)
- Building F2 - Deansgate Square East Tower.
- Building F2 - Boatmans Building
- Building F2 - GJS Plot G (consented)

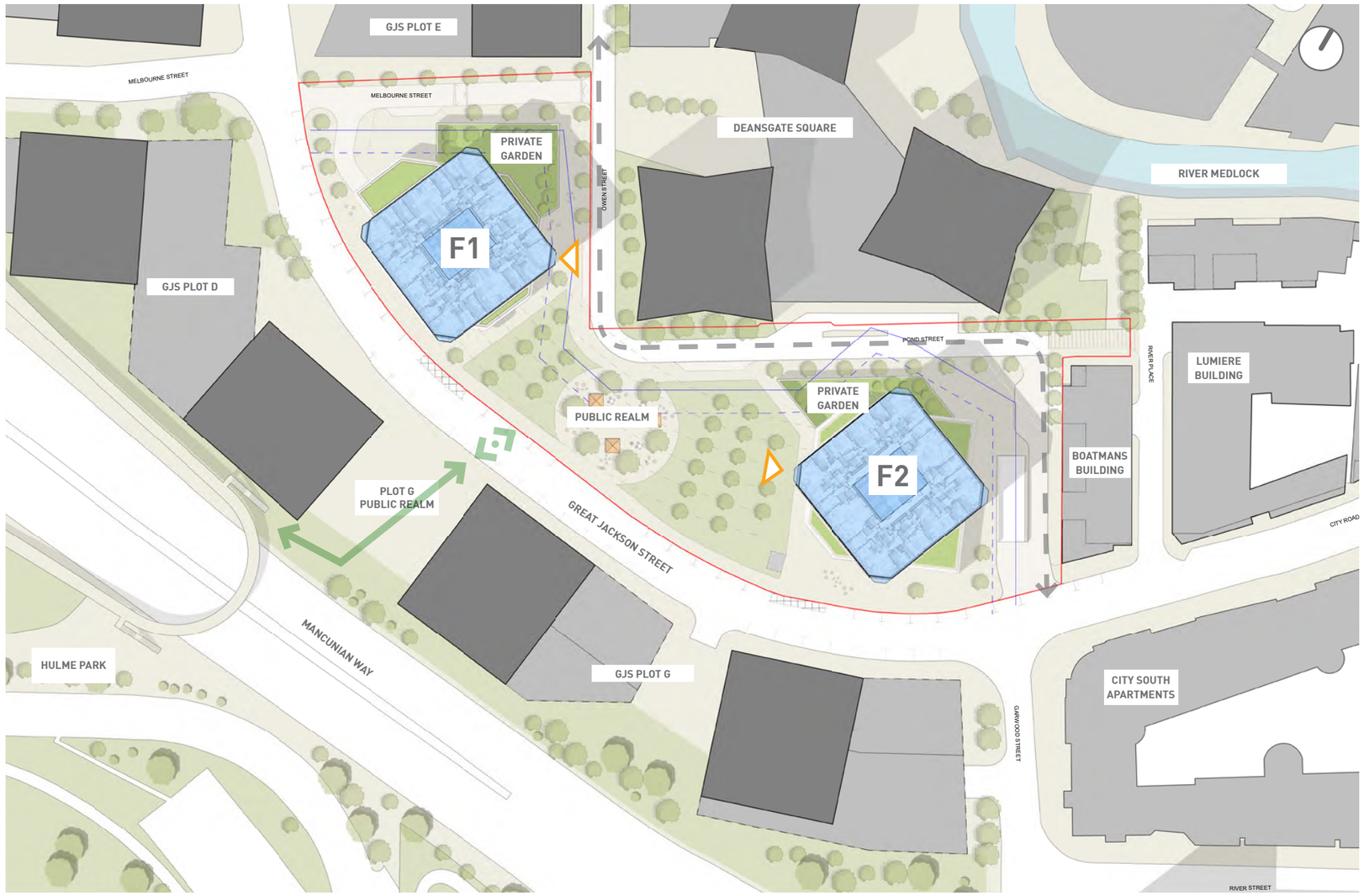
The rotation of both F1 and F2 resulted in tower orientations which minimised the direct facing of elevations between the Proposed Development and the neighbouring buildings.

PUBLIC REALM

The consolidation of building form to two distinct and separate tower and podium buildings provided an opportunity to create a larger and more meaningful public realm space. This new green space provides an open setting for not just the proposed F1 and F2, but also the South Tower of Deansgate Square, and potentially Plot G west tower.

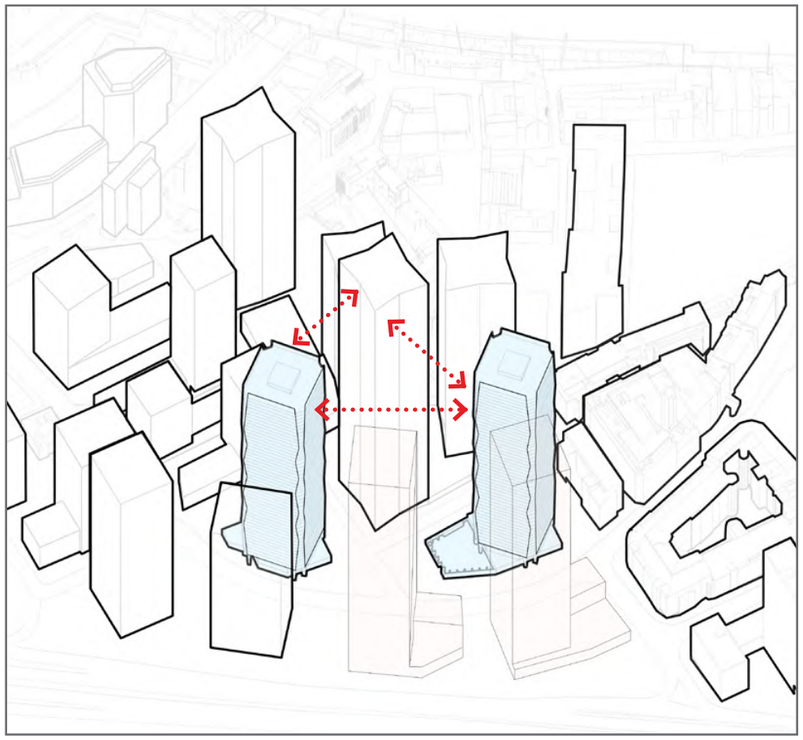
TOWER HEIGHTS

Given the increased separation between the towers, resultant form and heights are equalised giving the potential to create two identical forms, and unify the architectural language across the site, whilst providing individuality through the facade colours and podium level design.

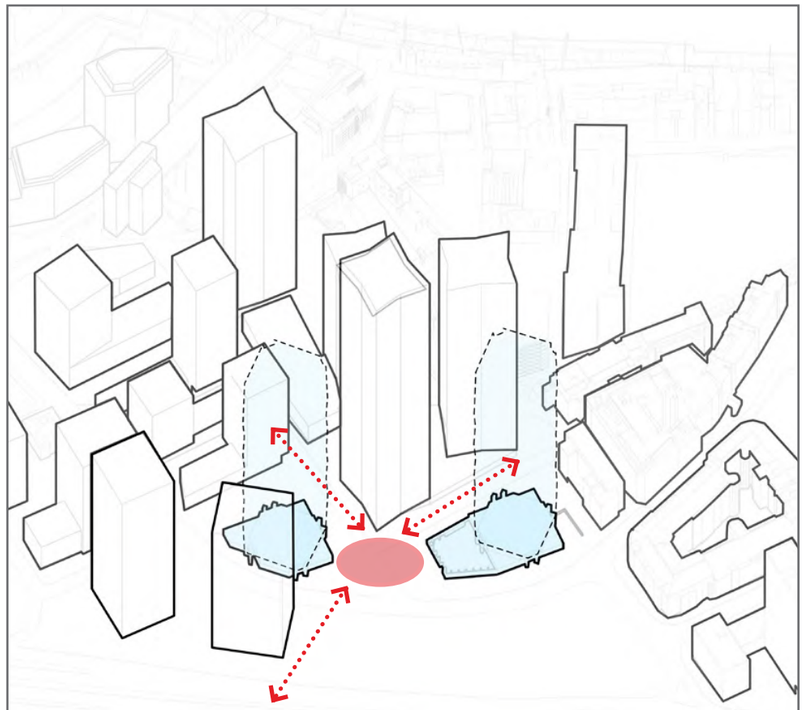


DESIGN ITERATION 04 - PROPOSED DEVELOPMENT

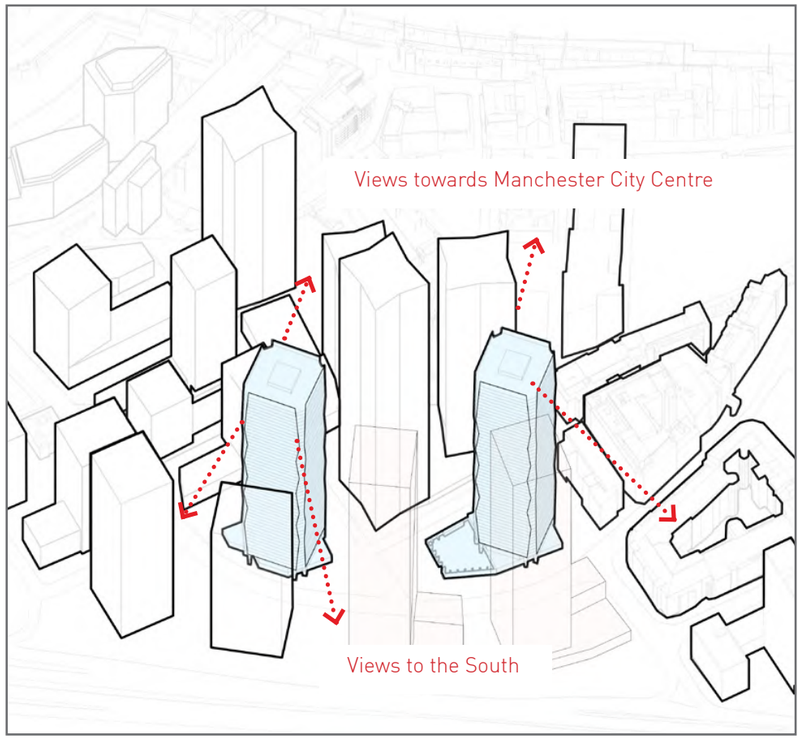
- 2 tower volumes, no central building.
- Removal of central volume creates simple plan diagram, with large public realm space
- F1 & F2 heights are equalised and become identical towers
- F2 rotated to improve relationship with adjacent buildings
- Further improvement to relationship with Deansgate Square
- Increased daylight penetration into Pond St



INCREASE SEPARATION BETWEEN TOWERS



CREATE MEANINGFUL PUBLIC REALM: A SETTING FOR 2 TOWERS



ORIENTATE TOWERS TO MINIMISE DIRECT FACING ELEVATIONS

3.3 Concept Design

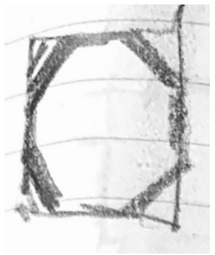
FORM & MASSING

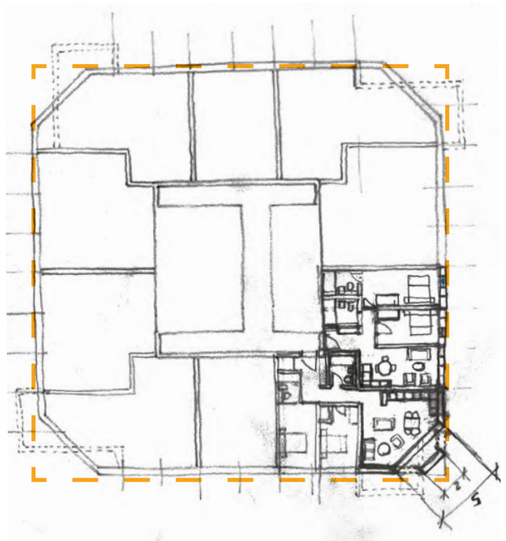
The form developed in response to layout and brief considerations. Using a simple square as the basis for the tower plan, early layout designs explored apartment types which occupied the 4 corners.

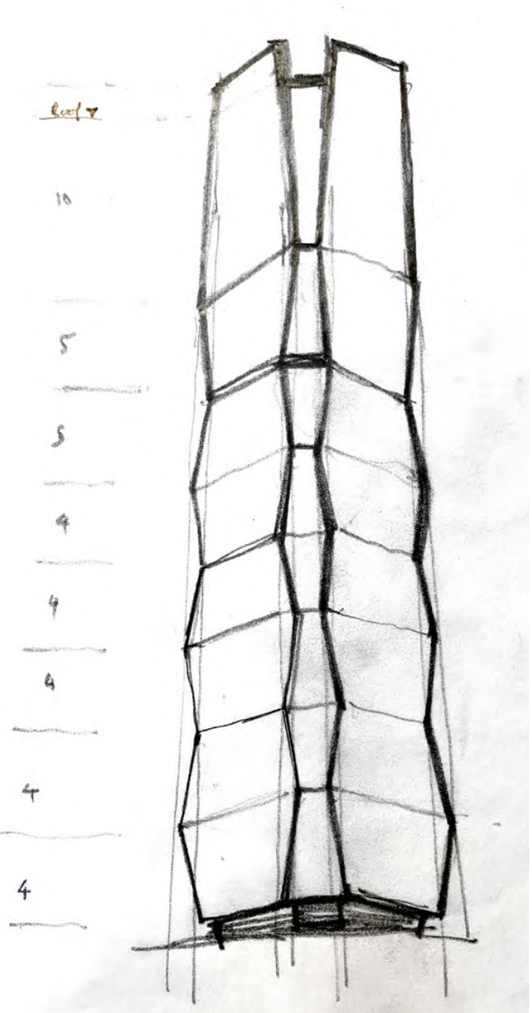
The introduction of a chamferred corner maintained layout efficiency and target areas for the corner apartments. The development of the chamfer vertically provided an opportunity to explore a more dynamic corner to the tower, and also the ability to adapt the apartments internally to respond to mix. The vertical movement is provided by the change in position of the chamfer, which mediates between a minimum floorplan and a maximum floorplan over a number of floors.

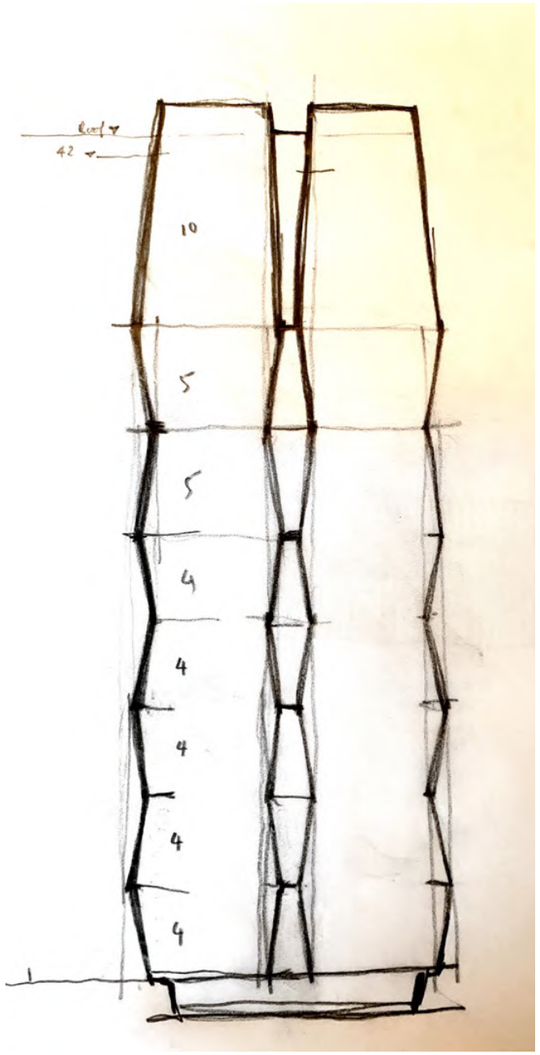
The transition between the maximum and minimum floors occurs typcially over 5 floors, with a 9 floor transition at the base, and a 11 floor transition at the top of the tower.

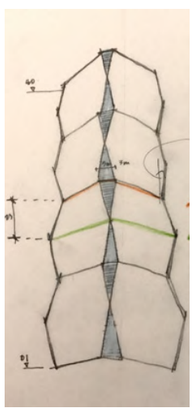
The resultant form creates an undulating ribbon at each corner. These corners are intended to be read as a faceted elevation, sliced into the main form. These are fully glazed, providing a contrast to the main elevations, which describe the primary form.

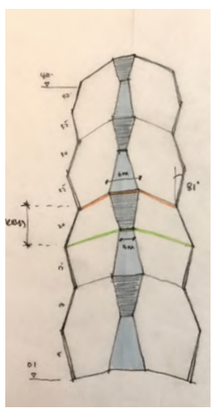


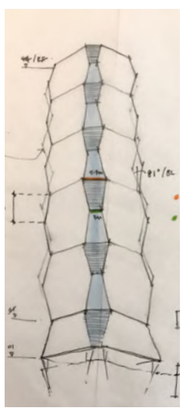


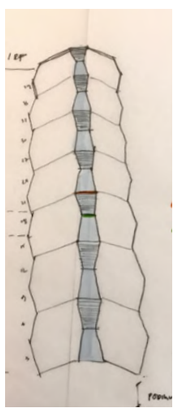


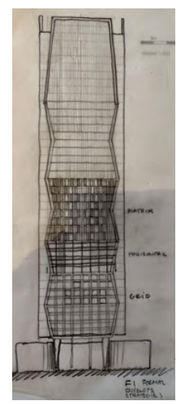


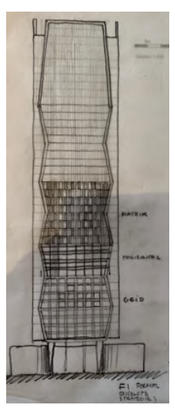


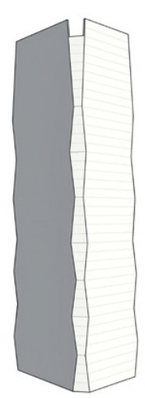




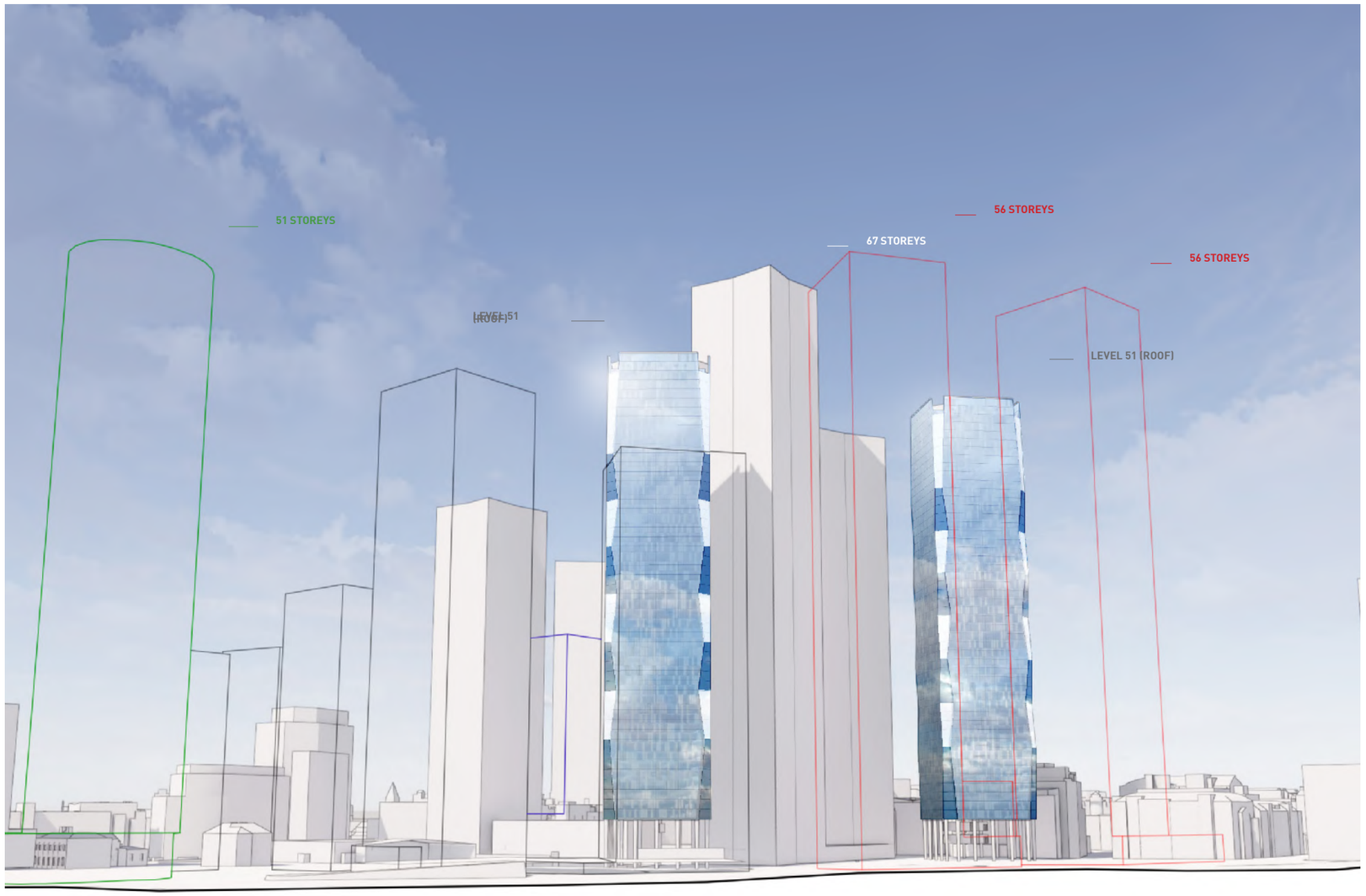














CROWN STREET PHASE 2 (51 STOREYS)

PLOT E (CONSENTED)

GJS MASTERPLAN

PLOT G (CONSENTED) (2x 56 STOREYS)

3.3 Concept Design

2018 GREAT JACKSON STREET FRAMEWORK - SUMMARY & COMPARISON
The following figures summarise the proposed development quantum and uses against those defined in the adopted 2018 GJS Framework.

PUBLIC SPACE
The figures have been calculated in the same manner as the 2018 GJS Framework and are for the entire Plot F.

2018 GJS Framework	0.88 Ha Total	0.54 Ha public	62%
Plot F Proposal	0.88 Ha Total	0.59 Ha public	68%

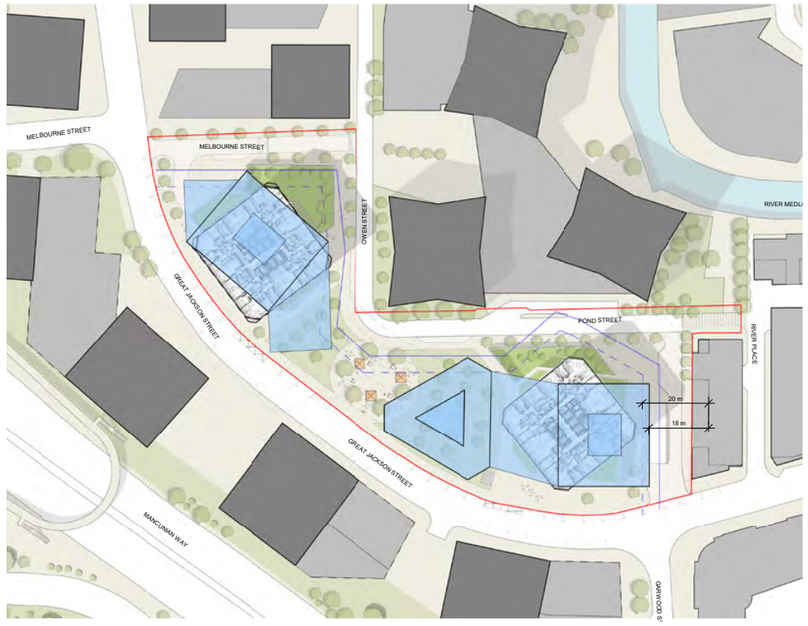
The overall quantum of public space across Plot F has been increased from the GJS Framework. In addition, more of the public space has been consolidated as a central focussed public space of higher quality. This has resulted from reduction in the building footprints and greater separation between the two residential buildings, and will allow more sunlight to enter the site.

ACCOMMODATION
The number of residential apartments is in line with the Framework, with the proposal yielding an additional 49 apartments across the whole site.

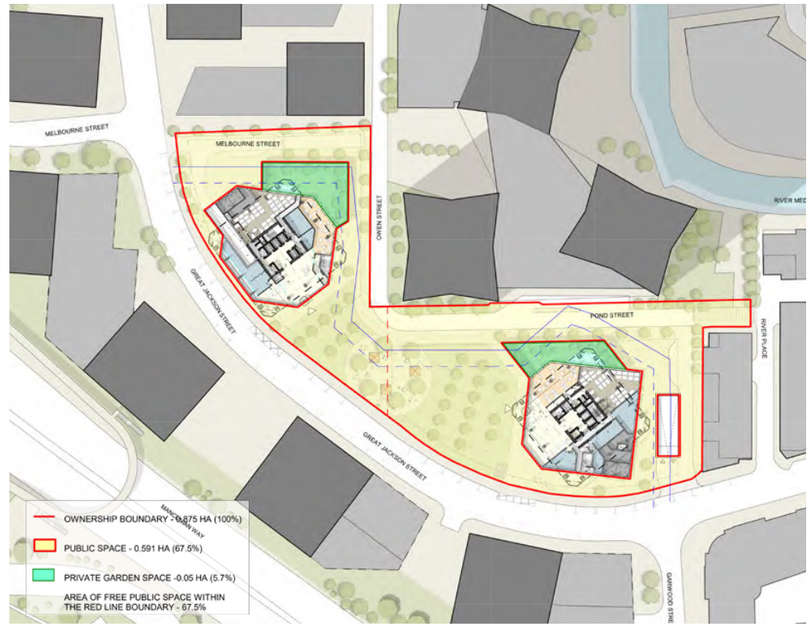
2018 GJS Framework	(F1=283 + F2=282 + F3=374)	939 units
Plot F Proposal	(F1=494 + F2=494)	988 units

USE
In line with the Framework the uses are predominantly residential with car parking and significant public realm included.

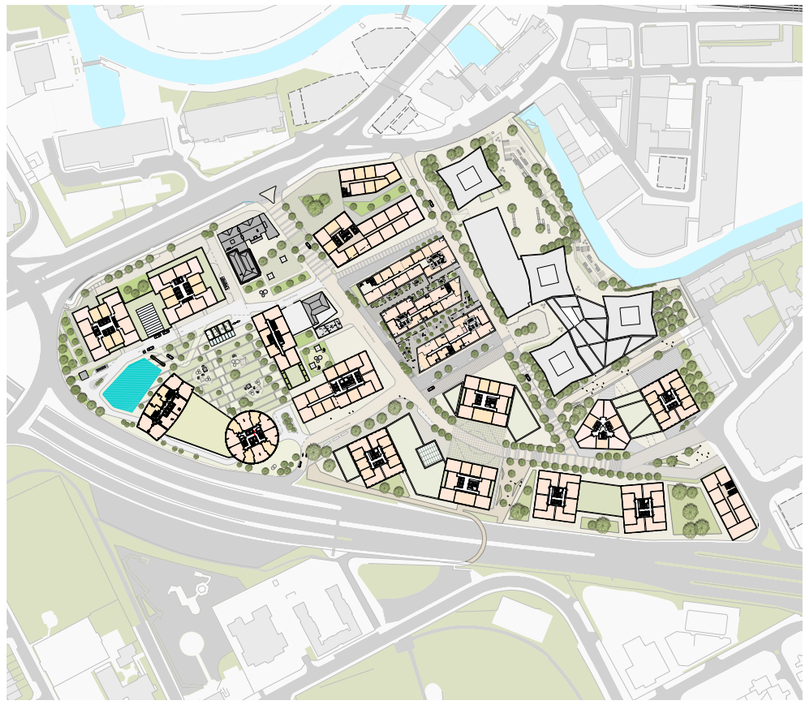
2018 GJS Framework	Residential / Car parking / Public Realm
Plot F Proposal	Residential / Car parking / Public Realm

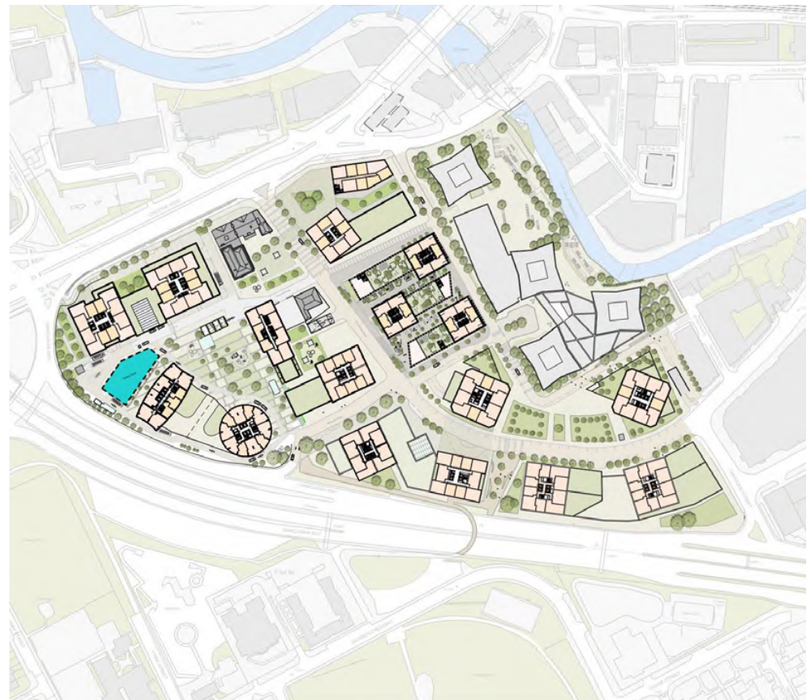


Comparison of Building Form and Layout



Public space provision





Comparison of 2018 GJS Framework Layout (left) and revised masterplan with Concept proposal (right).



Concept proposal shown in the context of the 2018 GJS Framework massing

CAR PARKING

The brief required a lower ratio of 30% for the Plot F proposal, compared to the 40% ratio given in the framework.As a consequence, the total quantum of car parking has been reduced.

2018 GJS Framework	(F1=114 + F2/F3=265)	379 spaces	
Plot F Proposal	(F1=148 + F2=148)	296 spaces	(-22%)

BUILDING SEPARATION

Reducing the number of buildings from three to two has allowed the separation distances to increase to at least 20m at the tightest points.

2018 GJS Framework (minimum)	16 metres	
Plot F Proposal (minimum)	20 metres	(+25%)

FORM & MASSING

The tower floorplates are similar in plan scale to the Framework but the two towers have been developed with a very distinct plan form resulting in a more dynamic massing arrangement.

SCALE

Consolidating the accommodation in to two towers from three has resulted in a 10% reduction in the total number of storeys from the Framework massing.

The two storey podium building has been designed to have a strong relationship with the public realm.

2018 GJS Framework	33 + 35 + 46	114 storeys	
Plot F Proposal	51 + 51	102 storeys	(-10%)

3.4 Consultation

THIRD PARTIES

The scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers. As part of the consultation process, the following key stakeholders have been engaged:

- Manchester City Council
- Greater Manchester Police
- Local Ward Councillors
- Local businesses and residents
- Places Matter Design Review

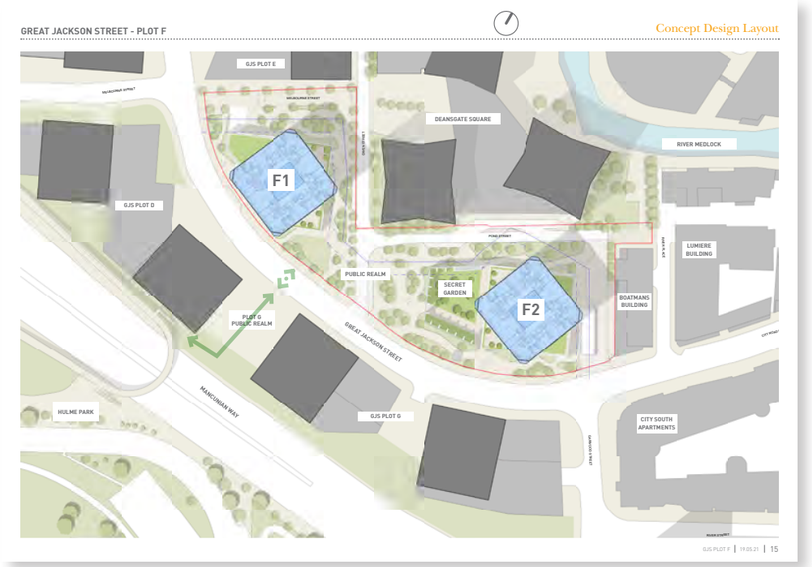
PLACES MATTER

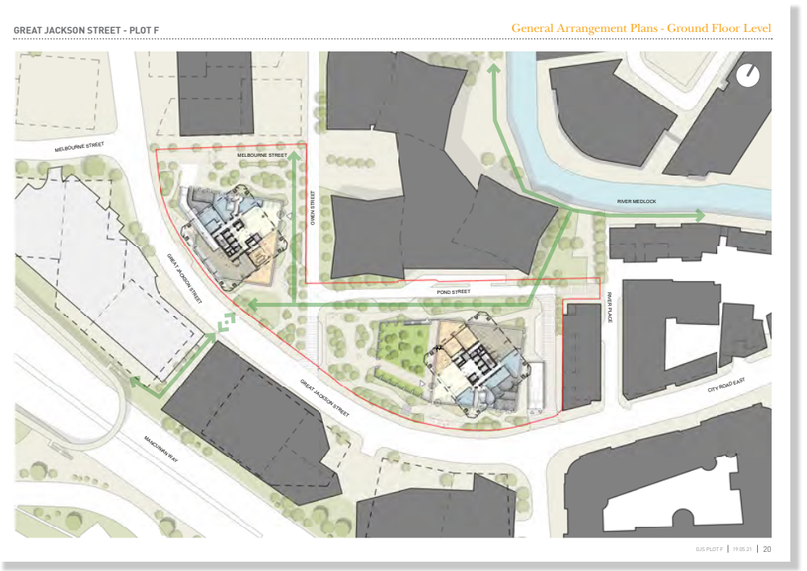
The Proposed Development was subject to the Places Matter Design Review on 19th May 2021, 22 weeks ahead of submission. The Places Matter Panel were very positive about the design quality of the Proposed Development concluding their feedback with the following:

"The Panel thanked you for the very clear presentation. The choice made seems to be working in terms of losing one tower and adding density to the remaining two, and the height and scale of these feels comfortable

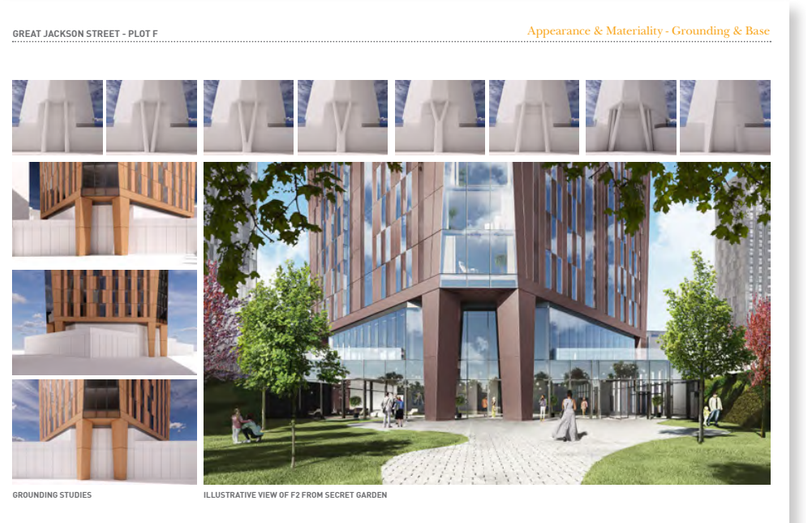
The movement and animation which you are creating from the components was felt to be "fabulously commendable". The chamfers on the towers that splay in and out were felt to be very successful."

The detailed feedback is shown overleaf and the design team's response to their points have been summarised in the following pages.



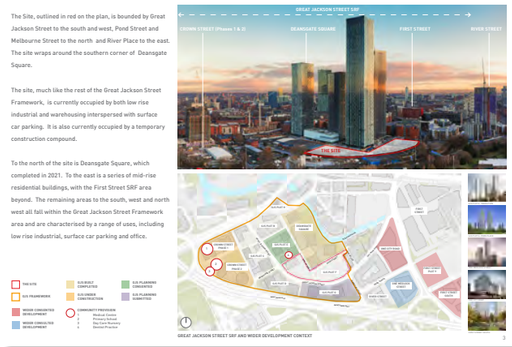


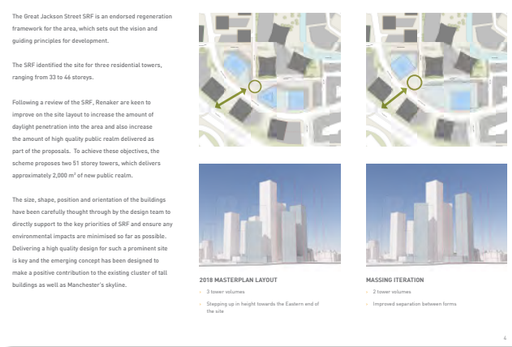


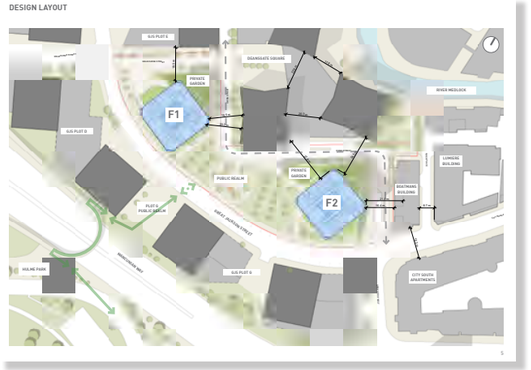


Extracts from PlacesMatter! Presentation

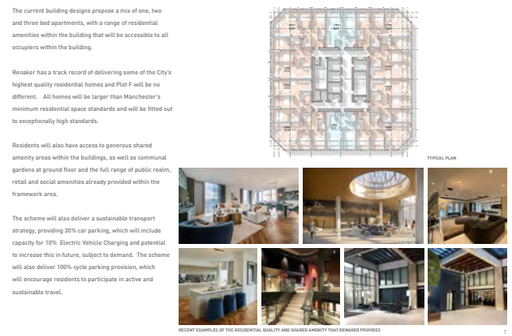




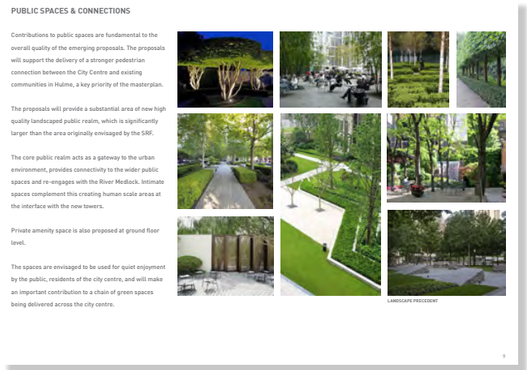














PUBLIC CONSULTATION

Due to COVID19 restrictions, the consultation was managed accross multiple platforms. In the first instance, an online presentation was held with local Ward Councillors on Thursday 10th June.Following this, Renaker Build Ltd held a public consultation which was conducted over a period of 3 weeks through a dedicated website. This included a viewable presentation document with information about the proposal. The website was publicised through leaflets being posted to local residents, Ward Councillors and key stakeholders. Details of the event were lso included in a press release to maximise public awareness of the project.

Finally, a consultation webinar event was held on Wednesday 23rd June 2021 between 17:30 – 19:00. The event was attended by members of the client and design teams, and was visited by several local residents and stakeholders over the course of the evening.
Details of the communications/engagement tools used can be viewed in the Statement of Consultation, along with a summary of the comments and queries raised and responses to those queries.

EVALUATION

Throughout the process of developing the vision across the Plot F site, the team has taken on feedback and were available to clarify any queries. The team also received feedback regarding benefits to the local community.

Renaker have shown significant foresight on previous programmes where extensive public realm is concerned. Using the now occupied and activated 'Deansgate Square' development as an example, the public realm space has been key in a responsive strategy where residents' physical, social and mental wellbeing has been prioritised through a challenging period for those living in apartment accommodation. Small, intimate events designed to encourage community have proven successful, and have been given precedence over larger 'placemaking' type events designed to draw further crowds towards the space. Whilst there will be a programme of events designed to do just that in coming years, the success of focussing initially on residents (particularly considering the sheer quantum of people involved) has led us to consider public realm as a given in our community creation plans.

Using pockets of space within the generous and extensive public realm at Plot F, we aim to create a programme of events which will allow residents to become advocates for their home. By focussing on them and their wants and needs, they will naturally encourage friends and acquaintances to join them in 'their' spaces - creating an organic attraction and a genuine 'place'. Whilst we propose to include comprehensive indoor fitness spaces with unparalleled levels of fit out, we know that outdoor fitness is popular and we would look to deliver classes and clubs both inside and outside using the fixtures to create interesting and exciting activities – for example, the railings on the private gardens at Deansgate Square are used to host barré classes and the flat, clean landscaping of the main square provides ample space for HIIT and circuit training.

Public Consultation Website Document

3.5 Places Matter!

Detailed responses to the Panel's feedback has been provided below (Design team response in orange)

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

The design team have developed the materiality of towers F1 & F2 to provide a clear contrast between the chamferred corners and the main facade. The colour and tone of both towers has been considered in detail. The resultant selection has been chosen to provide each tower with an identity, whilst being tonally unifying to ensure that both towers are read as a pair.

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

Further development of the podium design and the column language occured following the review. The resultant design is considered to provide a grounded and human scale approach, whilst maintaining the strong columns at the corners.

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

The colour palette options for both towers were reviewed further with particular regard to the indentification of the chamferred corners. Additionally, the top of the towers were also developed to emphasise the separation between the facades and the corners.

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

The entrances and their relationship to the landscape has been thoroughly reviewed. The option to position the entrances facing each other was considered, but eventually the design was resolved with the entrances located on the corners, whilst still maintaining a strong relationship to the landscape.
itself.

PlacesMatter

Plot F, Great Jackson Street Manchester

Reference: PM_2021_016

Report of the Design Review Panel

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

Findings

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

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

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

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

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

PlacesMatter

Background

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

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

Design Review

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

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

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

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

Places Matter Feedback

PlacesMatter

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

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

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

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

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

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

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

PlacesMatter

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

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

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

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

The design team have continued to develop the public realm strategy in response to the comments. The design has focussed on creating a strong diagram which responds to the scale of the buildings and space. The resultant design provides a stronger edge along Great Jackson Street, but the potential for additional commerical/ amenity within the landscape was considered to be unneccesary.

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

The secret gardens were reviewed and developed. The position of each garden and its relationship with both the towers and the wider routes have been re-evaluated resulting in a simplified and strengthend layout.

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

Following a detailed review of the movement strategy, the design team have developed a solution which avoids dividing the site, and repositions the vehicular movement to the perimeter.

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

The landscape design strategy has continued to evolve, with particular focus on the holistic relationship with the towers. The landscape design is described in greater detail in the Landscape Design & Access Statement.

3.6 Greater Manchester Police

GREATER MANCHESTER POLICE

The Proposed Development was reviewed with GMP on 7th July 2021, early enough in the design phase to allow comments and feedback to help improve the Proposed Development.

The Crime Impact Statement was received on 15th July 2021 and acknowledged a number of positive aspects of the proposal, including:

- Location of development being in close vicinity to other residential developments which can foster a safer environment and reduce the potential for crime,
- Apartments located at 2nd floor and above, with access control at ground level,
- Landscaped areas overlooked by reception areas,
- Main entrances are in prominent locations and easily seen,
- Secure residents garden area,
- Access control measures into circulation core,
- Residents only amenity spaces,
- Cycle spaces located in secure basement with access control,
- Basement parking for residents provides secure parking and reduces demand for on-street parking,
- Restricted access roads with bollards reduces the the potential for misuse.

RECOMMENDATIONS

The statement also included the following recommendations (paraphrased below), with Design Team responses to these recommendations also outlined below:

GMP: *The area between the building and the residents garden could potentially be a concealed area/ blind spot and allow, facilitate or generate antisocial or criminal behaviour... [Ref. Area A on adjacent plan]*

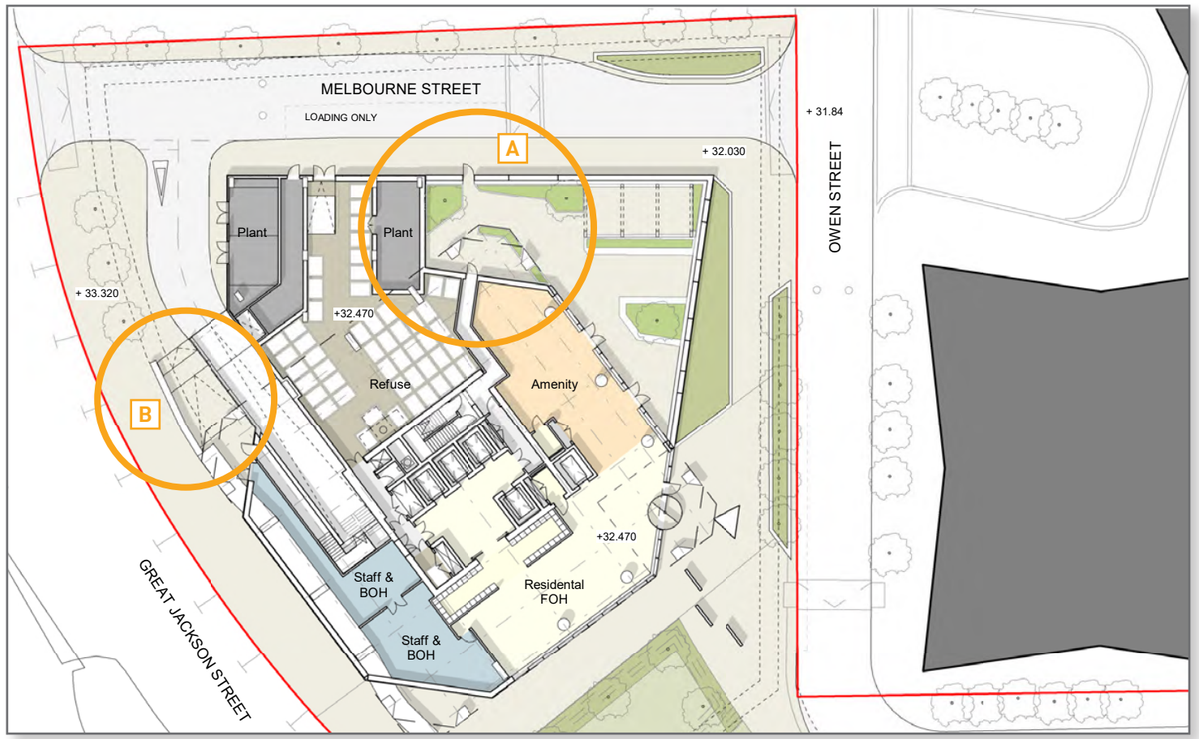
Design Response: The podium has been developed to eliminate the concealed area and provide a continuous secure line.

GMP: *Consideration should be given to ensure that this area is not obscurred from view... [Ref. Area B on adjacent plan]*

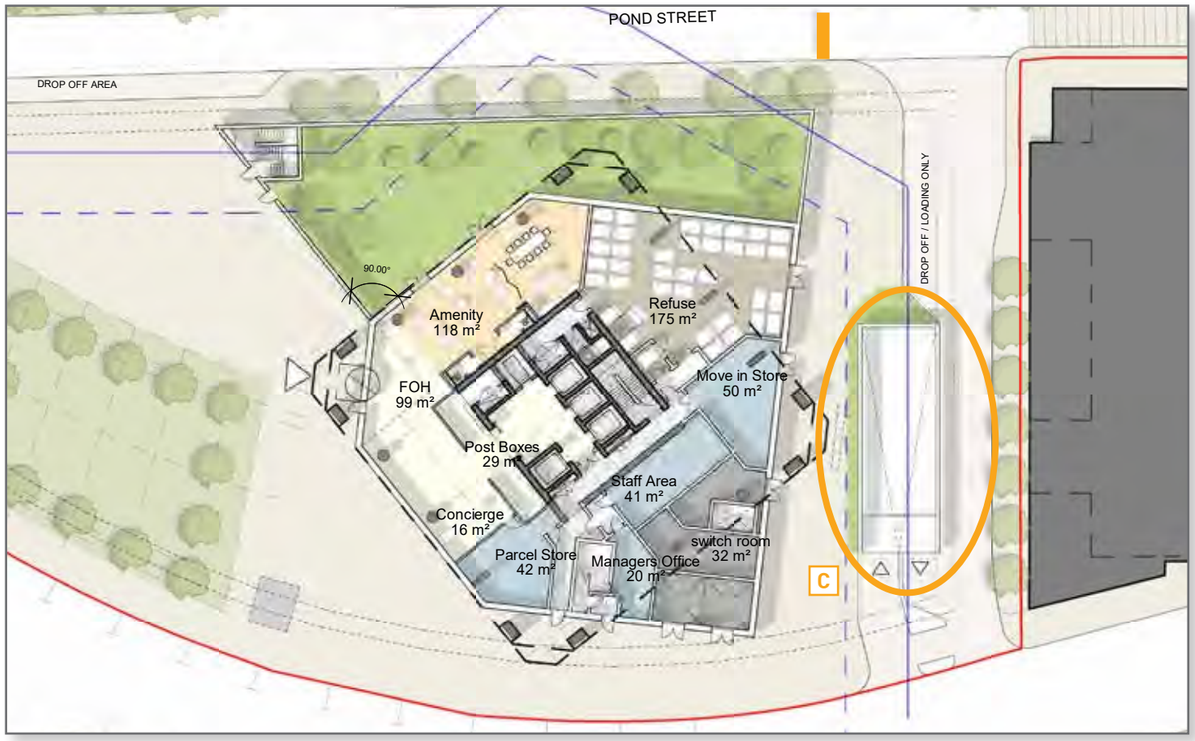
Design Response: This area is not concealed from view. The zone to the south of this route is a low level element of structure and will allow the route to be viewed from the adjacent pavement.



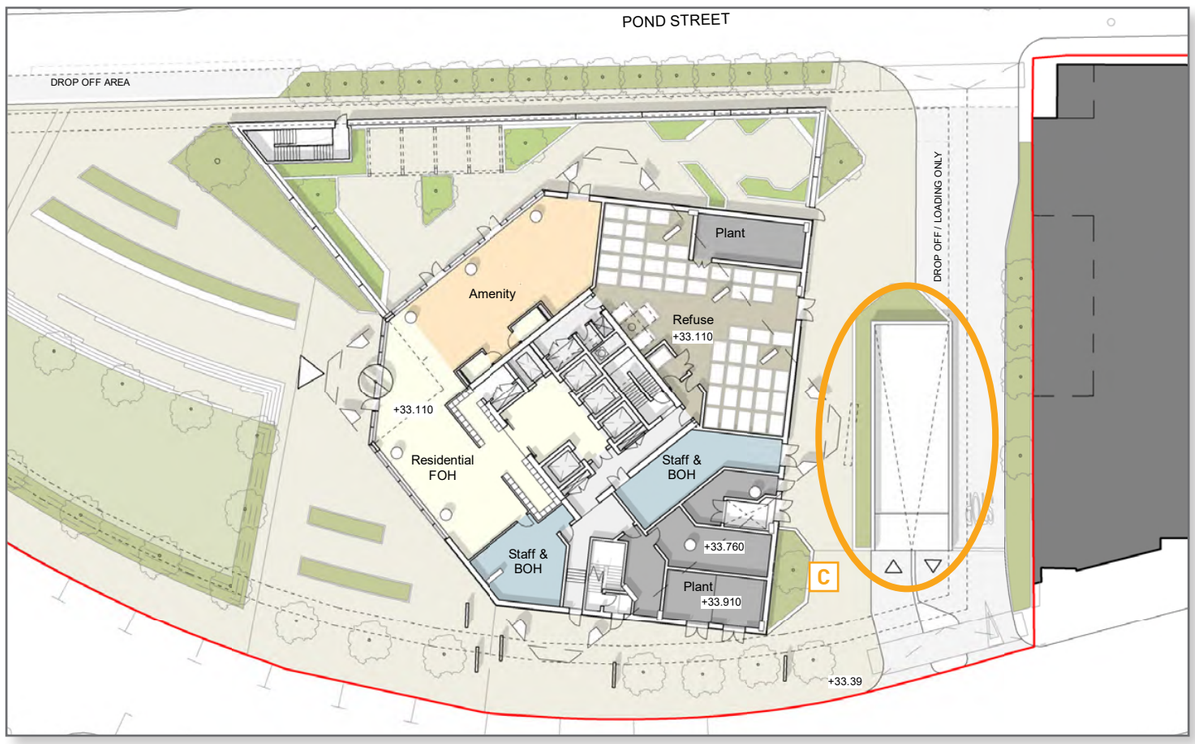
F1 layout presented at GMP review



Proposed F1 layout



F2 layout presented at GMP review



Proposed F2 layout

GMP: *The basement car park entrance ramp for F2 is a separate structure. The height of the structure should not be easily climbable, nor trees places such that they could facilitate climbing onto the roof. The facade should be carefully considered so that it is not climbable ... [Ref. Area C on adjacent plan]*

Design Response: At the time of the review, consideration was given for this structure to be enclosed with a permeable roof element. Following the review, this structure was developed such that the ramp is open, without roof, and the secure line has been located at the base of the ramp. Furthermore, as with Area B, the level of the structure is set at a height which allows the ramp to be viewed and not concealed from view.

GMP: *Ancillary structures are often targeted with grafitti. It is recommended that this structure is treated with anti-graffiti treatment and that the surface is difficult to deface ... [Ref. Area C on adjacent plan]*

Design Response: The reduction in height of these walls, and the increased visibility around this area should reduce the potential for graffiti. In addition, consideration has been given for planting around the base of the walls to provide a natural visual screen to the walls, and a barrier to access for graffiti.

The remainder of the recommendations relate to technical specifciations and management including door certifcation, access control systems and lighting levels. These will be considered in detail during the development of the design.

The design of the landscaped areas is communcated in more detail in the Landscape Design Statement by TPM.

3.7 Layout

SITE

The built element of the Proposed Development comprises two identical square forms with chamferred corners. The rotation of these forms are also identical at approximately 22 degrees from north, such that the sides face north-east, south-east, south west and north-west.

However, due to the curvature of Great Jackson Street, each building form creates a very different relationship to this street. Building F1 presents a flat side to the street, and F2 presents a chamferred corner to the street. This provides an opportunity for building identity for two very similar buildings.

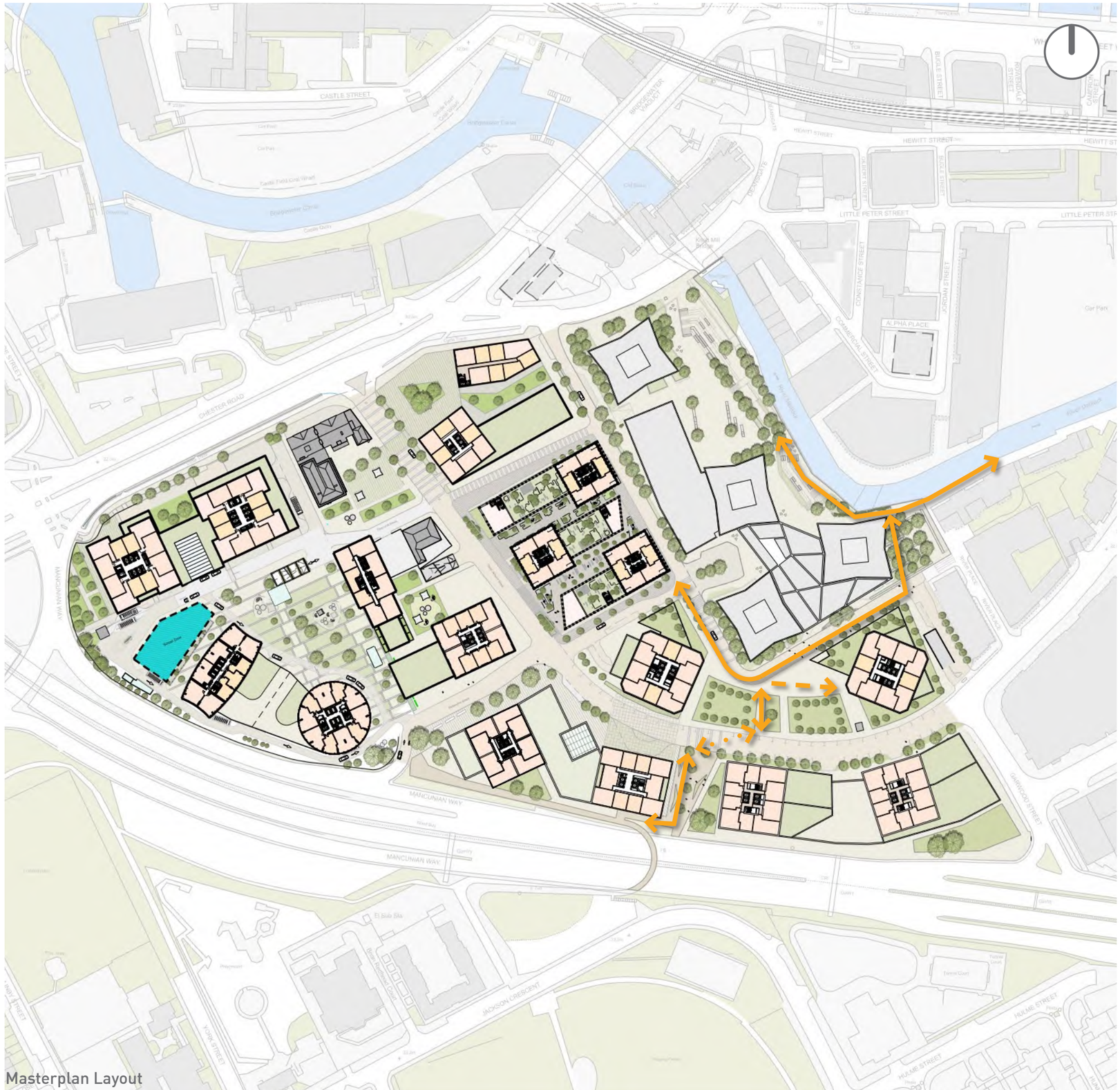
The rotation and chamferred corners, also results in a direct relationship to the inflection of the adjacent Deansgate Square South and East towers.

The two forms are positioned at opposite ends of the site, creating a central public realm space that responds to the pedestrian linkage to Hulme Park identified in the Great Jackson Street SRF.

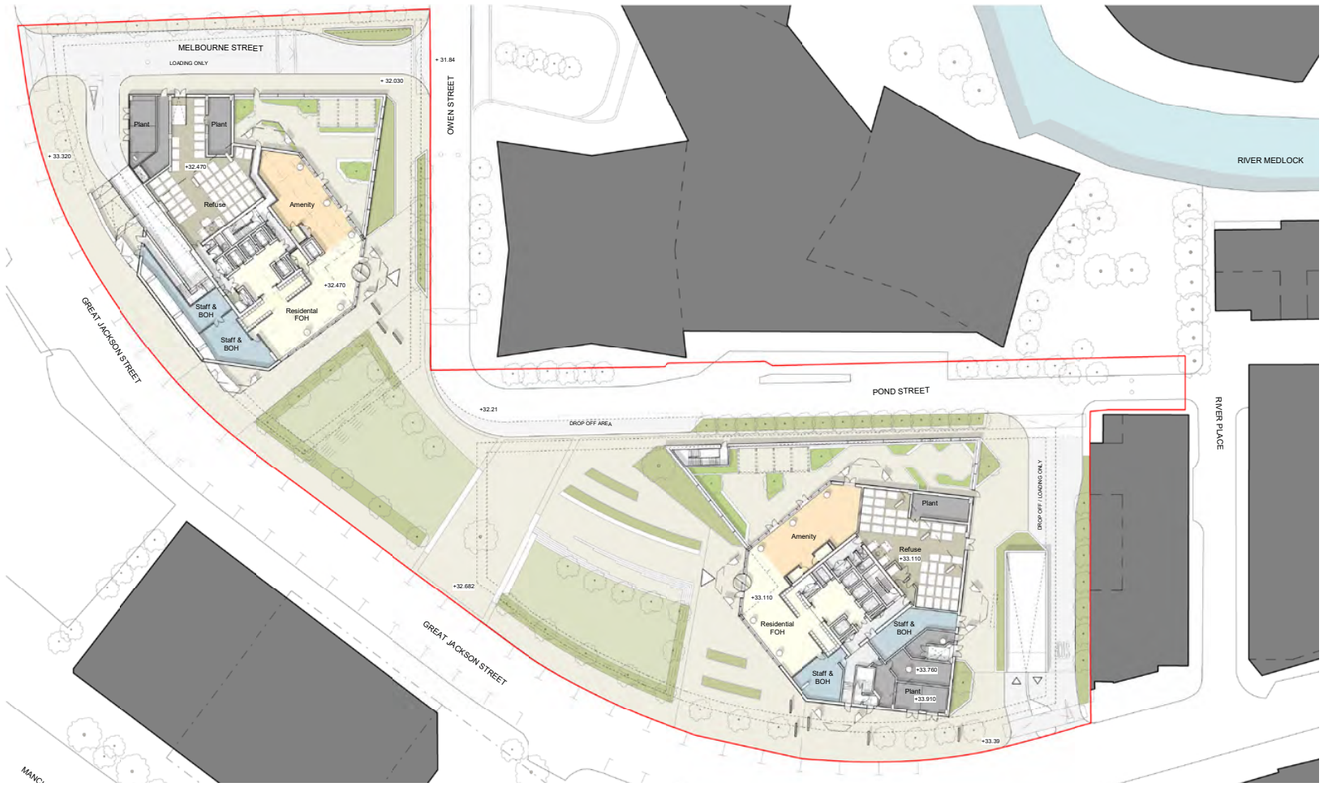
PHASING

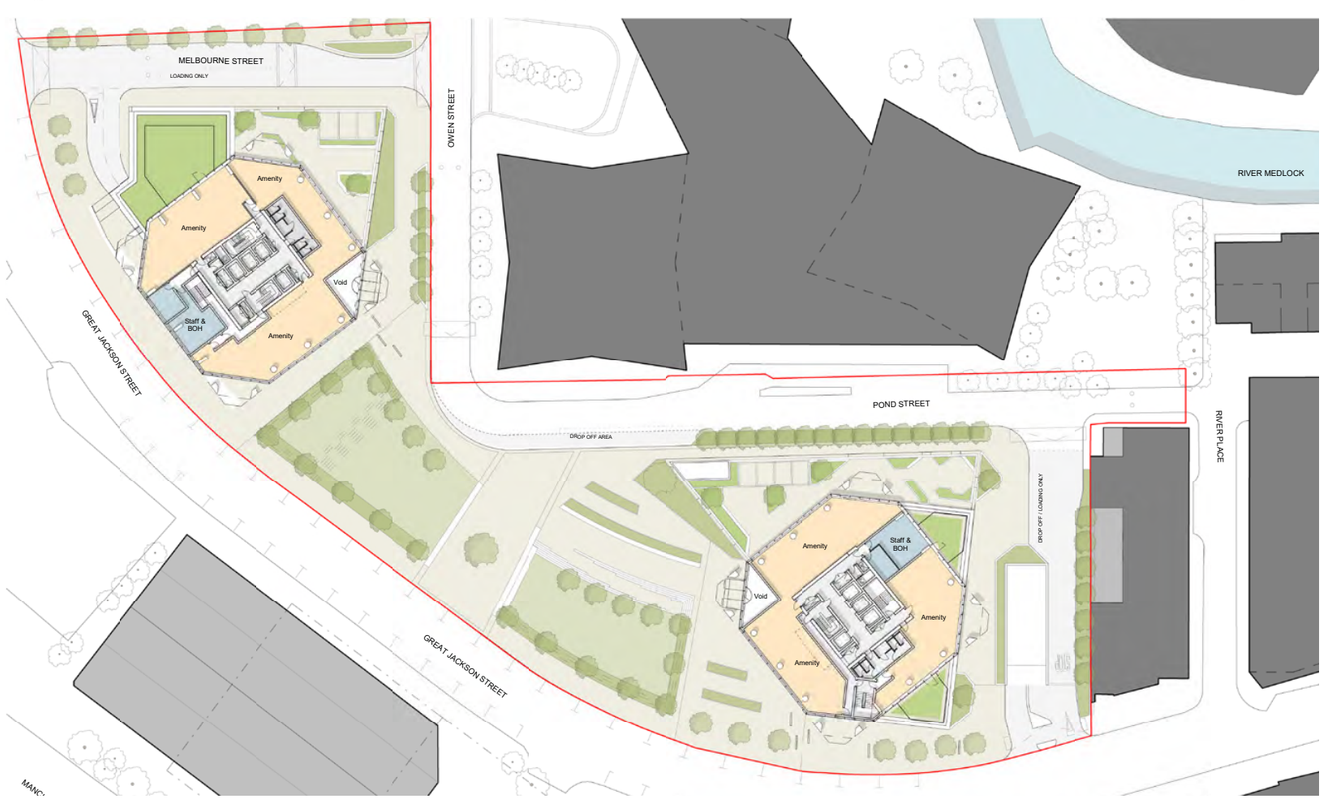
For further details regarding the phasing and sequencing of the development refer to the following drawings submitted as part of the application:

Z1-SHP-G000-PL-Grd-B5D804



Masterplan Layout





GROUND FLOOR

The ground floor accommodation has been arranged to have a strong relationship with the proposed central public realm space between buildings F1 & F2. Each residential building benefits from a dedicated concierge & reception foyer, accessed from the public realm space.

The entrance to Building F1 is located along Owen Street, whilst the entrance to F2 is accessed directly from the the public realm. The ground floor foyer for both F1 & F2 are each supplemented with associated residential lounge facilities and amenity.

External private residential gardens are provided for both F1 and F2 buildings These are accessed from the residential lounges and are situated between the podium and Melbourne Street for F1, and between the podium and Pond Street for F2.

Servicing for F1 is provided from a new road identified in the GJS 2018 Framework, Melbourne Street, which connects Great Jackson Street with Owen Street. This provides access to the basement car park, plant rooms and refuse store. Servicing for F2 is provided from a new dedicated route which links Pond Street with Great Jackson Street, and is situated between F2 and the Boatmans building. From this route, the basement car park, plant rooms and refuse stores can all be accessed.

FIRST FLOOR

For both F1 & F2, the residential concierges benefit from double height volumes providing both a strong relationship with the public realm, and a link to the first floor.

At the first floor, high quality residential amenity is arranged within the podium building. These include a gymnasium and co-working spaces.

3.7 Layout

UPPER LEVELS - MINIMUM FLOORS

From level two upwards, both buildings comprise the residential levels.

The form for each tower is identical; based upon a square plan with chamferred corners. The chamferred corners incrementally decrease and then increase over 5 storeys creating a dynamic vertical movement up the building.

The starting point for this sequence is at Level 2, whereby the chamfer at the corner is largest and results in the smallest floor plate; the Minimum floor types. These floor types then repeat at 10 floor intervals.

The residential apartments types included for the Minimum floor levels are as follows:

Building F1 **12no. units (4no. 2 bed units & 8no. 1 bed units)**
Building F2 **12no. units (4no. 2 bed units & 8no. 1 bed units)**



UPPER LEVELS - TYPICAL FLOORS

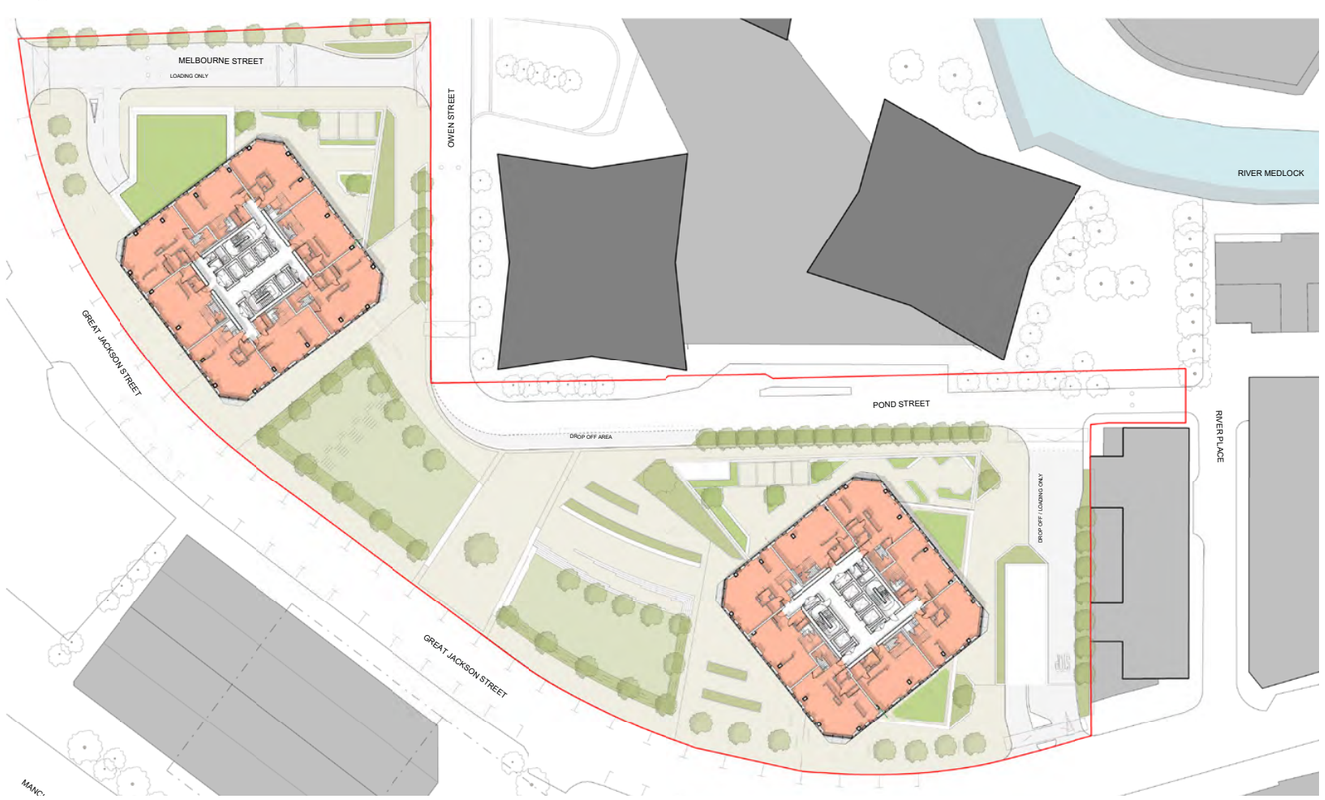
The incremental transitions between the Minimum floor levels to the Maximum floor levels are planned as typical floor levels. These repeat over 3 floors within the 5 storey transition between Minimum to Maximum floor levels. These provide an efficient and generously proportioned floorplate which repeats up each of the buildings.

The residential apartments types included for the Typical floor levels are as follows.

Building F1 **10no. units (8no. 2 bed units & 2no. 1 bed units)**
Building F2 **10no. units (8no. 2 bed units & 2no. 1 bed units)**







UPPER LEVELS - MAXIMUM FLOOR

The floor level whereby the chamfer at the corner is smallest results in the largest floor plate; the Maximum floor types. The first of these occur at Level 6 and then repeats at 10 floor intervals, providing a total of 4no, of these floor types.

The Maximum floor types differ from the typical levels through the inclusion of a 3 bed apartment at the corners.

The residential apartments types included for the Maximum floor levels are as follows.

Building F1	**10no. units (4no. 3 bed units & 6no. 1 bed units)**
Building F2	**10no. units (4no. 3 bed units & 6no. 1 bed units)**

PENTHOUSE LEVELS

The uppermost levels of each tower contain generously proportioned duplex penthouse units.

Building F1	**8no. units (8no. 3 bed units)**
Building F2	**8no. units (8no. 3 bed units)**

ROOF LEVELS

Above the duplex penthouse units, the roof level includes the Building Maintenance Unit, this is located behind a full height parapet, screening it from view.

3.7 Layout

BASEMENT LEVELS

The Proposed Development contains a significant element of basement excavation works. The basement levels will accommodate building plant, car parking and cycle stores allowing the maximum space for public realm to be given over at ground level.

PRIVATE CAR PARK

Accessed from Melbourne Street for F1, and Great Jackson Street for F2, the private car park entrances will be secured by a bi-fold security gate arrangement with resident fob access. Residents will use a shuttle lift between the concierge and the basement levels. Building F1 has 3 basement levels and F2 has two basement levels

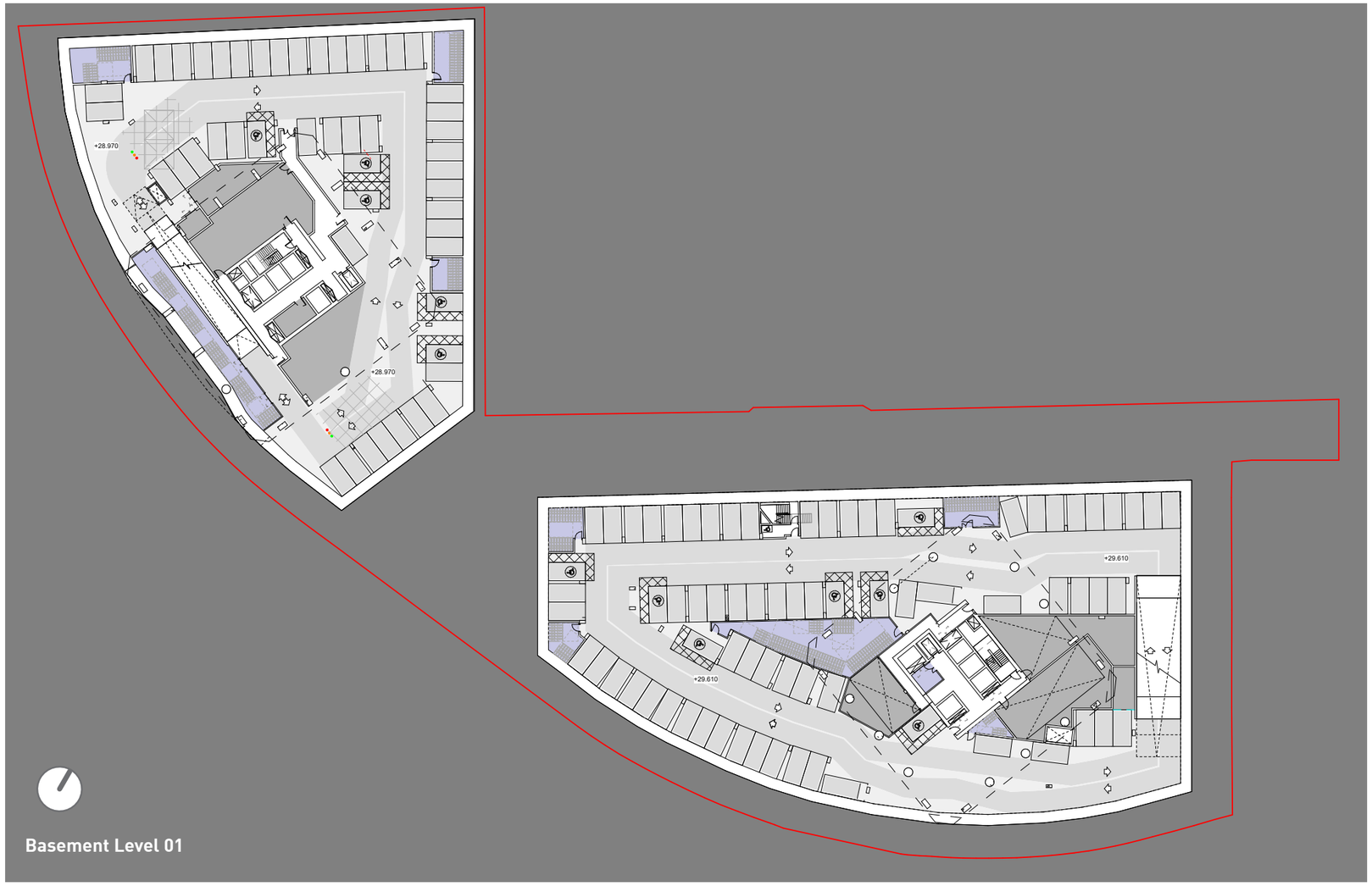
Tower F1

Total Car Parking Spaces	**148 (30%)**
Electric Vehicle Charging	min.10%*
Accessible Spaces	10%
Cycle spaces	494 (100%)

Tower F2

Total Car Parking Spaces	**148 (30%)**
Electric Vehicle Charging	min.10%*
Accessible Spaces	10%
Cycle spaces	494 (100%)

*Renaker Build Limited will provide the electrical capacity and infrastructure for up to 20% demand-led Electric Vehicle Charge (EVC) provision (7kW each). Spaces will be future proofed with containment channels that enable connections to be installed as and when required.



Basement Level 01



Basement Level 02



Basement Level 03 (F1 only)

3.7 Layout

RESIDENTIAL FLOORPLATE DESIGN

The residential buildings, F1 & F2 have been developed to provide high quality, desirable spaces to live, with exceptional city views, well proportioned and laid out apartments with adequate storage provision.

Both towers are identical in form and layout, based upon a square plan with chamferred corners. The position of the chamfer moves in and out of the plan over 10 storey intervals, resulting in Maximum and Minimum floor types, with a range of typcial floor levels between.

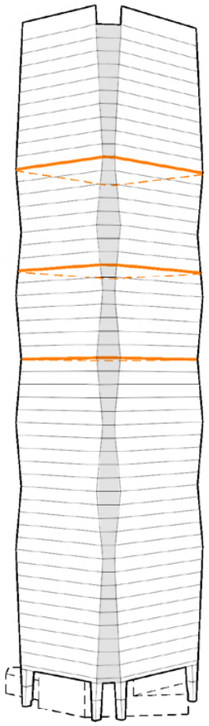
The undulating corner allows for different apartment types to occupy the corner, whilst maintaining a simple arrangement of apartments around the core. The larger maximum floor plates become more suited to 3 bedroom apartments at the corner, whilst the smaller typical and minimum floor plates have 2 bedroom apartments at the corner. The corners provide an opportunity for living spaces within the apartments, and offer wide views out at every level.

The orientation and shape of the tower floorplate has been developed to minimise solely north facing apartments, and to maximse separation distances between facing elevations of adjacent buildings and future developments.

CORE DESIGN

Apartments are arranged around a central core. The core arrangement allows for a generous landing within the lift lobby and inviting arrival experience at ground floor level.

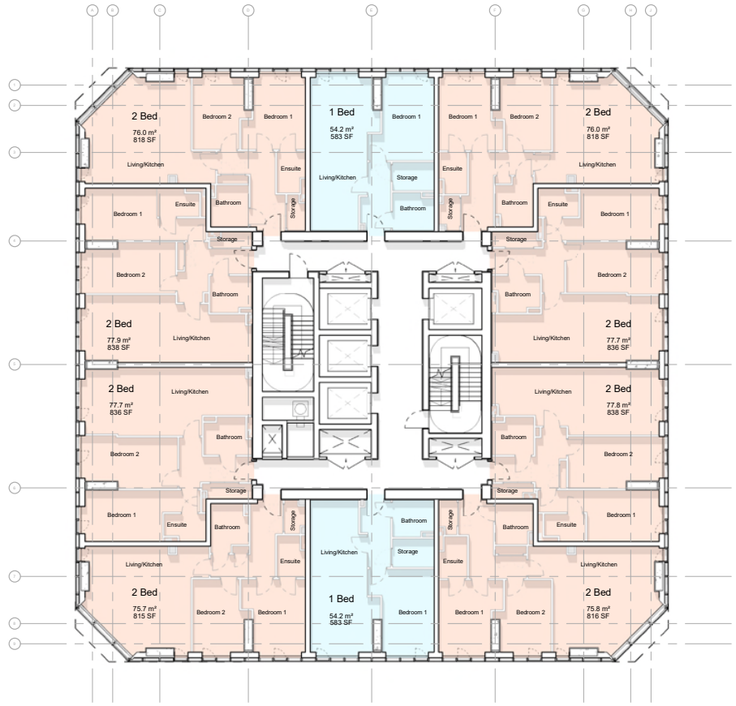
The core contains a refuse chute lobbied from circulation space, serving a refuse store at ground level. The core benefits from two escape stairs, over and above current regulatory requirements for a residential building of this nature.



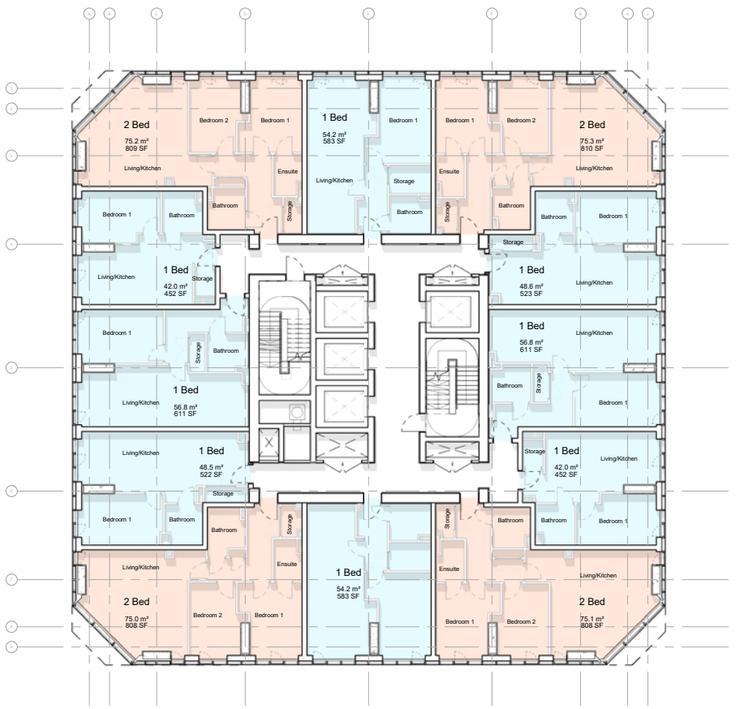
MAXIMUM LEVEL PLAN

TYPICAL LEVEL PLAN

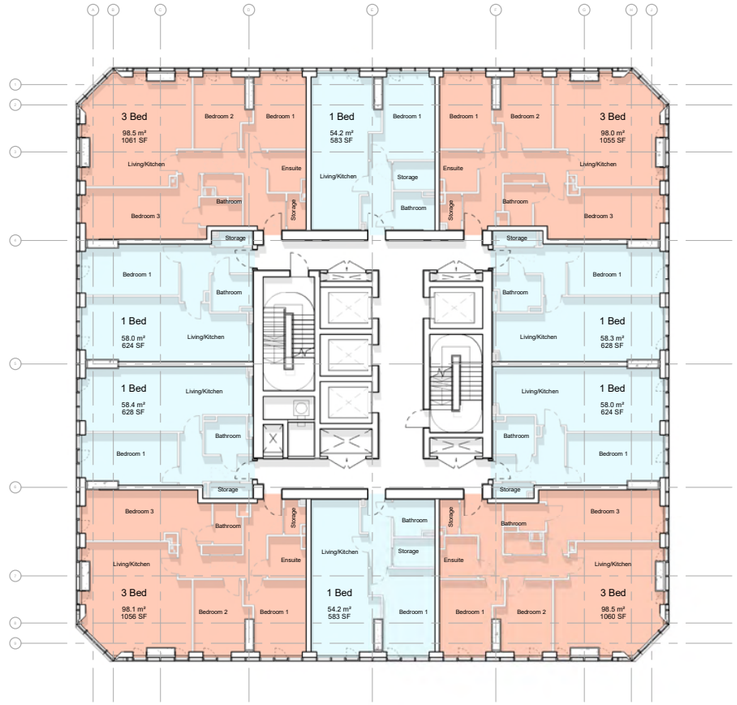
MINIMUM LEVEL PLAN



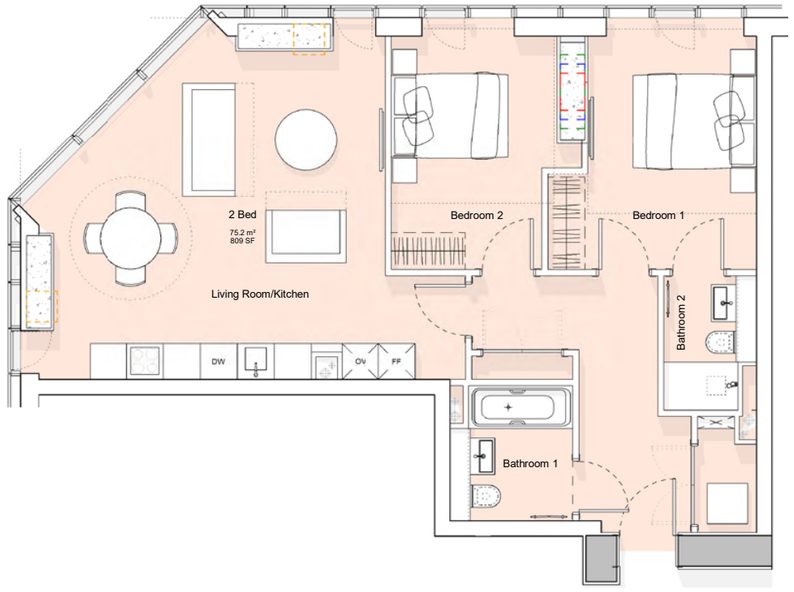
Typical Level Plan



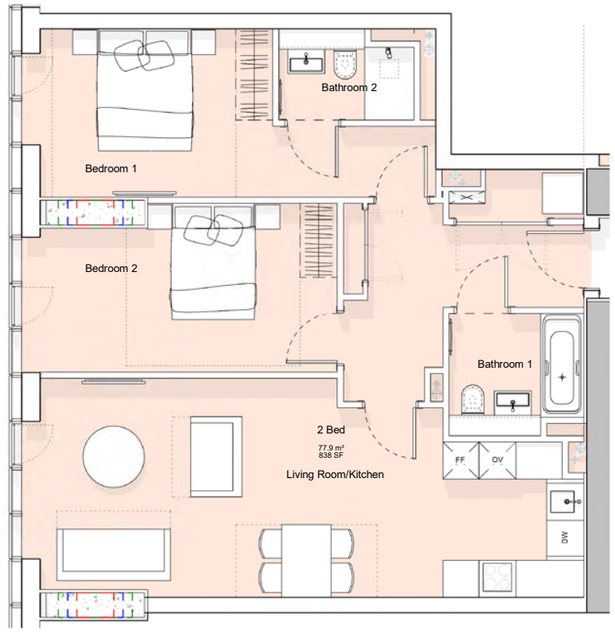
Minimum Level Plan



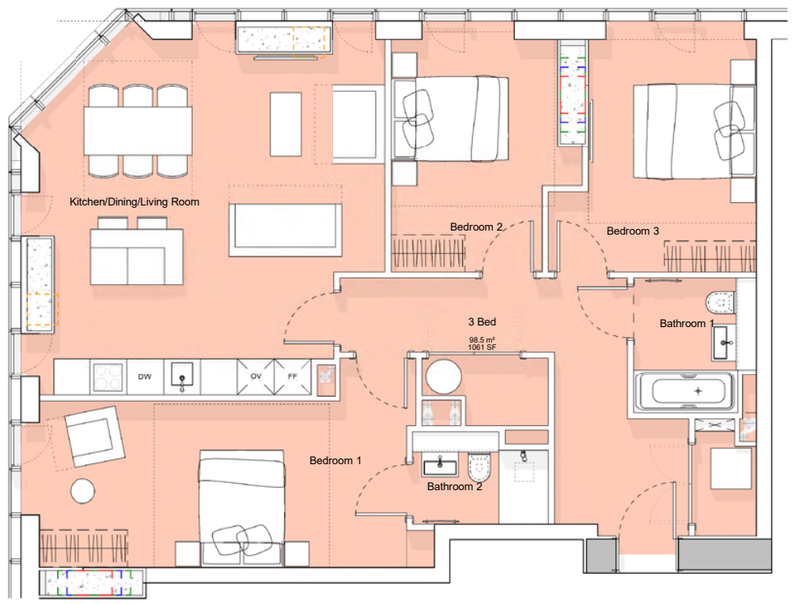
Maximum Level Plan



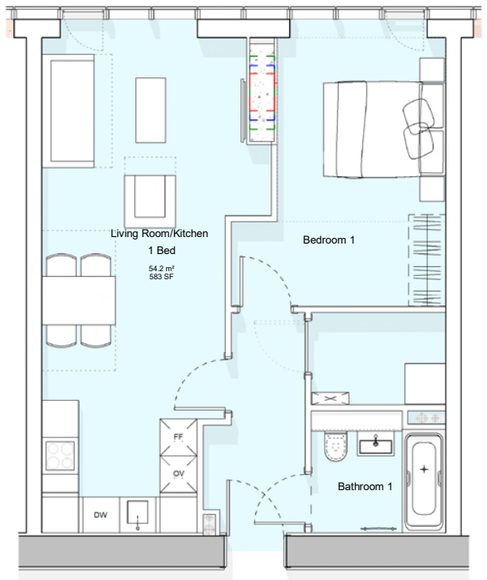
2 Bed - 4 Person (74 sqm)



2 Bed - 4 Person (78 sqm)



3 Bed - 6 Person (100 sqm)



1 Bed - 2 Person (54 sqm)

COMPLIANCE

The residential apartments have been designed to meet and in some cases exceed Manchester's Emerging Space Standards defined in the Manchester City Council Residential Quality Guidance 2017 (RQG).

The layouts shown demonstrate the range of apartment layouts on the more typical floorplates, these are representative of the well planned and generously proportioned apartment layouts provided throughout the scheme. The GIA of the apartments are outlined below. Further details of all the apartment types and sizes can be found in the accompanying plan drawings.

Units have been designed for future adaption to accessible units wherever possible - further details of this are included in the section on 'inclusive access'.

TYPICAL PROPOSED SIZES		MANCHESTER'S EMERGING SPACE STANDARDS	
3B - 6P		**3B - 6P**	
Gross Internal Area:	98.5 sqm	Gross Internal Area:	95 sqm
Built in storage:	3.69 sqm	Built in storage:	2.5 sqm
2B - 4P - TYP A		**2B - 4P**	
Gross Internal Area:	77.9 sqm	Gross Internal Area:	70 sqm
Storage	2.0 sqm	Storage	2.0 sqm
2B - 4P - TYP B (Corner)			
Gross Internal Area:	75.2 sqm		
Storage	2.46 sqm		
1B - 2P		**1B - 2P**	
Gross Internal Area:	54 sqm	Gross Internal Area:	50 sqm
Storage	3.3 sqm	Built in storage:	1.5 sqm

3.8 Use

RESPONSE

The Proposed Development seeks to provide high quality residential accommodation befitting a city centre location, recognising the opportunity for the Site to deliver a critical mass of high quality accommodation and car parking to support the economic growth of Manchester. The proposed uses meet the objectives of the 2018 Great Jackson Street Framework.

RESIDENTIAL

The Framework identifies the Site as being both in an existing and an emerging residential location that forms part of a series of connected neighbourhoods. The connected central location and the opportunity for scale both suit a residential usage.

The Manchester Residential Growth Strategy (2016) cites the need to locate higher density developments towards district centres and transport hubs. The Site is well connected to both heavy and light rail and a short walk to the city centre.

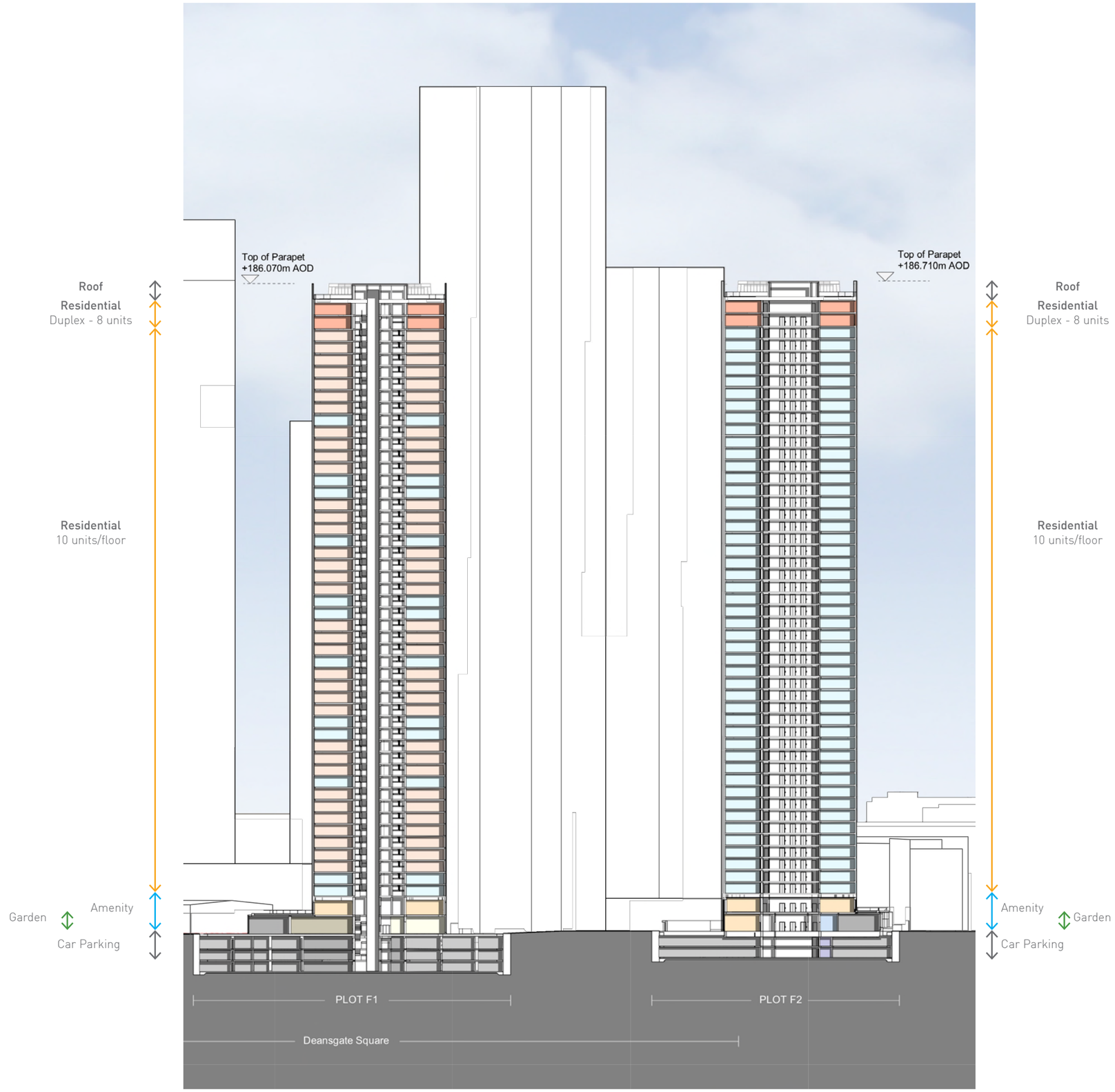
Provision has been made for shared amenity spaces and gardens for all residents of each tower to access.

CAR PARKING

Private car parking has been included to serve the anticipated demand arising from the residential development.

PUBLIC REALM

The provision of public realm is in line with the GJS 2018 Framework and will benefit residents of the Great Jackson Street area and the wider community.



F1 SUMMARY

Residential

Floor Plan Type	Storeys	Apartments Per Storey	Apartment Type	NIA (sqm)	1 Bed Per Storey	1 Bed Total	2 Bed Per Storey	2 Bed Total	3 Bed Per Storey	3 Bed Total	Penthouses Per Storey	Penthouses Total	Apartments Total
B1	1	x	x	x	x	x	x	x	x	x		x	x
B2	1	x	x	x	x	x	x	x	x	x		x	x
B3	1	x	x	x	x	x	x	x	x	x		x	x
00	1	x	x	x	x	x	x	x	x	x		x	x
01	1	x	x	x	x	x	x	x	x	x		x	x
TYPE A PLAN (Minimum Plan)	8	12	Type 1B-01	54.2	2	64		32			x	x	96
			Type 1B-02	42.0	2								
			Type 1B-03	56.8	2								
			Type 1B-04	48.5	2								
			Type 2B-01	75.2			2						
			Type 2B-02	75.3			2						
TYPE B & B1 PLAN (Typical Plan)	35	10	Type 1B-01	54.2	2	70		280			x	x	350
			Type 2B-01	75.2			2						
			Type 2B-02	75.3			2						
			Type 2B-03	77.9			2						
			Type 2B-04	77.7			2						
TYPE C PLAN (Maximum Plan)	4	10	Type 1B-01	54.2	2	24				16	x	x	40
			Type 1B-05	58.0	2								
			Type 1B-06	56.4	2								
			Type 3B-01	98.5					2				
			Type 3B-02	98.0					2				
Duplex 49	1	8	Type DP-01L	102.6	x	x	x	x	x	x	2	8	8
			Type DP-02L	78.8							2		
			Type DP-03L	92.7							2		
			Type DP-04L	83.1							1		
			Type DP-05L	82.8							1		
Duplex 50	1	8	Type DP-01U	93.3	x	x	x	x	x	x	2	8	8
			Type DP-02U	69.6							2		
			Type DP-03U	84.8							2		
			Type DP-04U	72.9							1		
			Type DP-05U	72.5							1		

Other

	NIA (sqm) Area Type	NIA (sqm) (resi only) per storey	GIA (sqm) per storey	GEA (sqm) per storey	Notes
Parking	1707.4	N/A	2452	2763.8	
BOH	258.0				
Cycle Store	181.1				
Parking	1707.4	N/A	2452	2763.8	
BOH	266.3				
Cycle Store	181.1				
Parking	1723.4	N/A	2452	2763.8	
BOH	266.3				
Cycle Store	181.1				
Entrance /Lounge	216.8	N/A	1049.8	1112.6	External Garden: 256.6m2
BOH	196.30				
Amenity	113.00				
Refuse/Plant	*212.20*				
Amenity	461.9	N/A	802.9	881.9	
BOH	57.4				
x	704.0	704.0	919.3	972.5	
x	720.6	720.6	920.8	976.3	
x	730.2	730.2	928.0	986.0	
x	714.1	714.1	916.6	974.6	
x	640.8	640.8	916.5	972.5	

Totals:	Storeys: 51	1 Bed:	Number: 158	2 Bed:	Number: 312	3 Bed:	Number: 16	Duplexes:	Number: 8	Units 494
			Mix: 32.0%		Mix: 63.2%		Mix: 3.2%		Mix: 1.6%	

Total GIA: (Excluding Basement Area) 46,980.2

Total GIA: (Including Basement Area) 54,336.2

F2 SUMMARY

Residential

Floor Plan Type	Storeys	Apartments Per Storey	Apartment Type	NIA (sqm)	1 Bed Per Storey	1 Bed Total	2 Bed Per Storey	2 Bed Total	3 Bed Per Storey	3 Bed Total	Penthouses Per Storey	Penthouses Total	Apartments Total
B1	1	x	x	x	x	x	x	x	x	x		x	x
B2	1	x	x	x	x	x	x	x	x	x		x	x
00	1	x	x	x	x	x	x	x	x	x		x	x
01	1	x	x	x	x	x	x	x	x	x		x	x
TYPE A PLAN (Minimum Plan)	8	12	Type 1B-01	54.2	2	64		32			x	x	96
			Type 1B-02	42.0	2								
			Type 1B-03	56.8	2								
			Type 1B-04	48.5	2								
			Type 2B-01	75.2			2						
			Type 2B-02	75.3			2						
TYPE B & B1 PLAN (Typical Plan)	35	10	Type 1B-01	54.2	2	70		280			x	x	350
			Type 2B-01	75.2			2						
			Type 2B-02	75.3			2						
			Type 2B-03	77.9			2						
			Type 2B-04	77.7			2						
TYPE C PLAN (Maximum Plan)	4	10	Type 1B-01	54.2	2	24				16	x	x	40
			Type 1B-05	58.0	2								
			Type 1B-06	56.4	2								
			Type 3B-01	98.5					2				
			Type 3B-02	98.0					2				
Duplex 49	1	8	Type DP-01L	102.6	x	x	x	x	x	x	2	8	8
			Type DP-02L	78.8							2		
			Type DP-03L	92.7							2		
			Type DP-04L	83.1							1		
			Type DP-05L	82.8							1		
Duplex 50	1	8	Type DP-01U	93.3	x	x	x	x	x	x	2	8	8
			Type DP-02U	69.6							2		
			Type DP-03U	84.8							2		
			Type DP-04U	72.9							1		
			Type DP-05U	72.5							1		

Other

	NIA (sqm) Area Type	NIA (sqm) (resi only) per storey	GIA (sqm) per storey	GEA (sqm) per storey	Notes
Parking	2391.7	N/A	3207	3570.4	
BOH	306.7				
Cycle Store	209.9				
Parking	2365.5	N/A	3207	3570.4	
BOH	306.7				
Cycle Store	240.9				
Entrance /Lounge	188.0	N/A	960.3	1020.8	External Garden: 364.3m2
BOH	91.4				
Amenity	117.7				
Refuse/Plant	*200.1*				
Amenity	463.7	N/A	803.1	882.1	
BOH	54.7				
x	704.0	704.0	919.3	972.5	
x	720.6	720.6	920.8	976.3	
x	730.2	730.2	928.0	986.0	
x	714.1	714.1	916.6	974.6	
x	640.8	640.8	916.5	972.5	

Totals:	Storeys: 51	1 Bed:	Number: 158	2 Bed:	Number: 312	3 Bed:	Number: 16	Duplexes:	Number: 8	Units 494
			Mix: 32.0%		Mix: 63.2%		Mix: 3.2%		Mix: 1.6%	

Total GIA: (Excluding Basement Area) 46,890.9

Total GIA: (Including Basement Area) 53,304.9

3.9 Quantum of Development

RESPONSE

The overall quantum of accommodation contained within the development has been derived as a product of the composition and massing of building elements in response to location, orientation and programme.

QUANTUM

- 93,787 sq m / 1,009,518 sq ft gross internal residential total (excluding Basement levels)

RESIDENTIAL MIX (F1 & F2)

- 988 Total residential apartments, comprising;

- 316 One bedroom residential apartments
- 624 Two bedroom residential apartments
- 48 Three bedroom residential apartments, including
- 16 Three bedroom Duplex apartments

PARKING

A detailed breakdown of parking provision has been provided earlier in the document (page 38), however a summary is as follows:

- 296 Private parking spaces (in the basement car park) across three basement levels.

CYCLES

- 988 secure cycle spaces are located in double stacked units across the basement levels.

3.10 Scale

RESPONSE

Scale has been developed in a very specific and direct response to context and orientation which gives the Proposed Development a clear identity of two towers and provides a significant number of high quality dwellings with dynamic views across the city.

The Proposed Development has also been considered in context with the adjacent Deansgate Square development. The position and orientation of the proposed F1 & F2 towers creates a strong relationship with the South Tower of Deansgate Square with all three facing the new public realm.

The residential towers are both 51 storeys tall and 153.600m from ground level, and for each a two storey podium provides a human scale element at Ground level, whilst delivering the quantum of amenity and support spaces for the residents.

The towers are anchored to the ground through pairs of double height tapered columns, located on each of the chamfered corners.

BUILDING HEIGHTS

A series of massing compositions were appraised through the design development of the scheme before arriving at the proposed massing.

The brief for the quantum of accommodation had been developed based on a proven track record for delivering high quality residential developments. Necessary commercial considerations with regard to quantum of development per residential development plot were considered by the development team in order to provide a robust and viable offer. The brief therefore required a similar sized quantum of accommodation in each plot.

The strength of the plan form in providing a distinctive massing arrangement is felt to provide adequate variety to the overall composition of the two towers with the adjacent Deansgate Square. The pair of towers are unified through the consistant height.

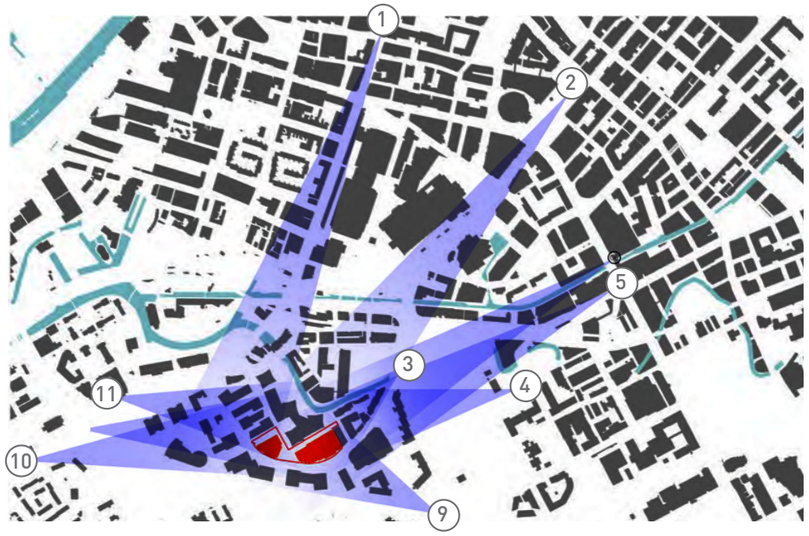
STRATEGIC REGENERATION FRAMEWORK

The 2018 Framework identified an opportunity for tall landmark buildings on this gateway site along the city's ring road.

The development of the 2018 Framework from the 2015 Framework identified that in order to accommodate larger apartments that adhered to National Space Standards and to provide a higher proportion of public space it was necessary to build taller buildings - but fewer buildings.

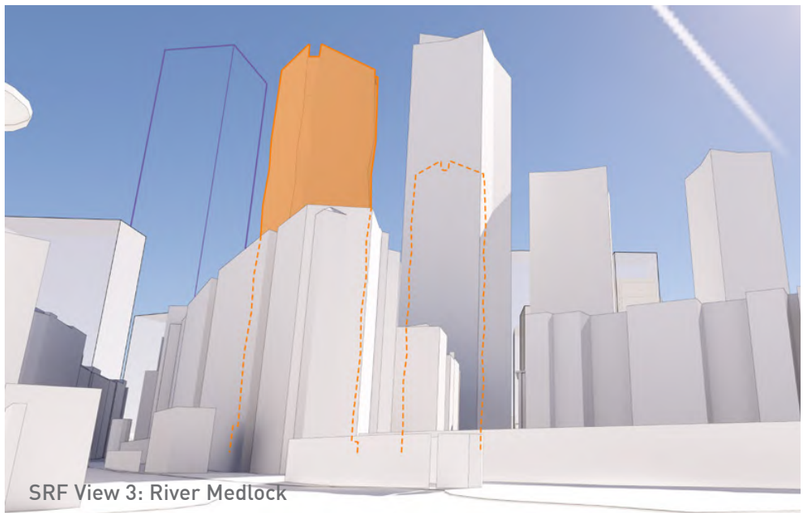
Therefore the development of the Plot F scheme is in the spirit of the revised Framework in that it increases the separation between the buildings, provides larger apartments albeit in taller more elegant forms.

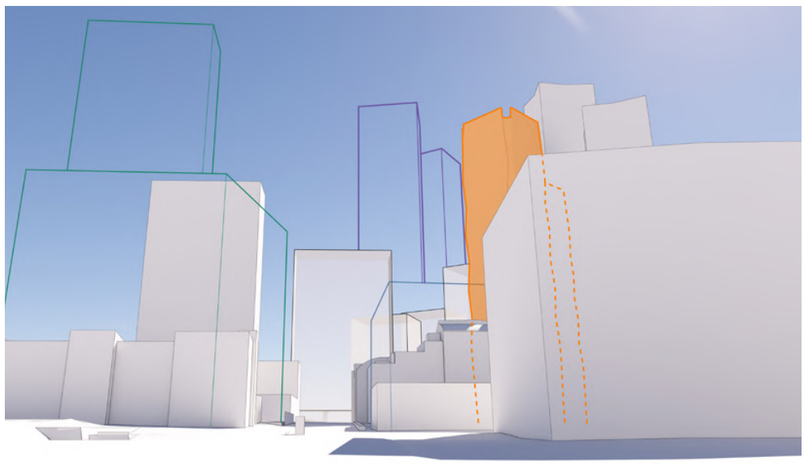




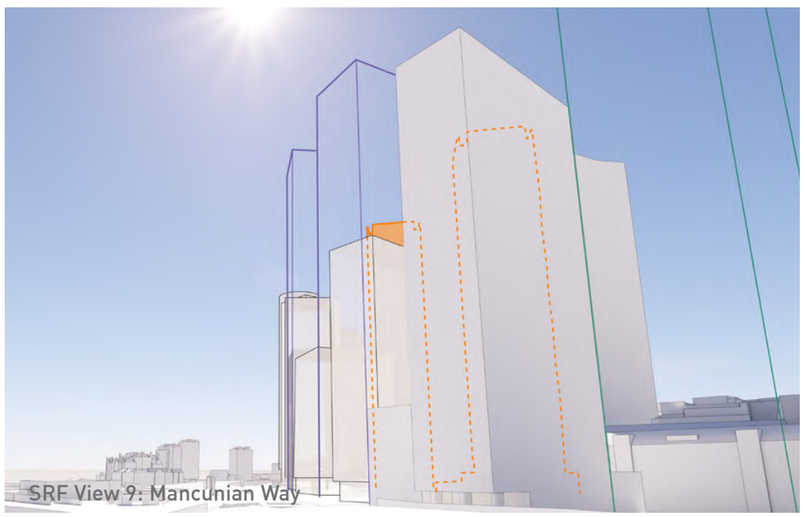

SRF View 1: Deansgate

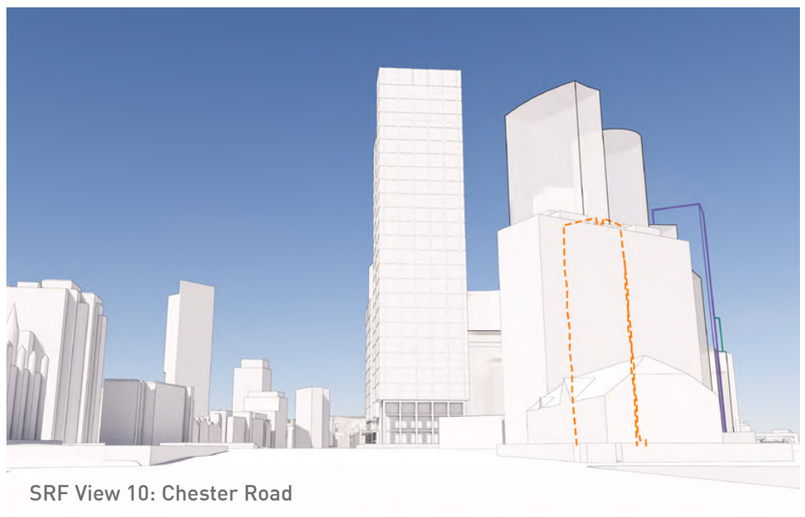

SRF View 2: St Peter's Square


SRF View 3: River Medlock


SRF View 4: River Street


SRF View 5: Oxford Road Station


SRF View 9: Mancunian Way


SRF View 10: Chester Road


SRF View 11: Castlefield

3.11 Appearance

APPROACH

The 2018 Framework defines that the prominent gateway location and the location of tall buildings demands high quality architectural solutions. Materials used must be durable with a long design life to ensure that a high quality design and finish is maintained.

It continues to state that taller buildings will typically be lighter weight in appearance, will take reference from relationships with adjacent buildings, key vistas, and may develop individual expressions / identities.

The overall approach for the elevational treatment of the Plot F towers has been designed to complement the emerging context of the GJS Framework area. Consideration has been given to the composition of the towers (including the adjacent towers of Deansgate Square), and as both contrasting and unifying elements.

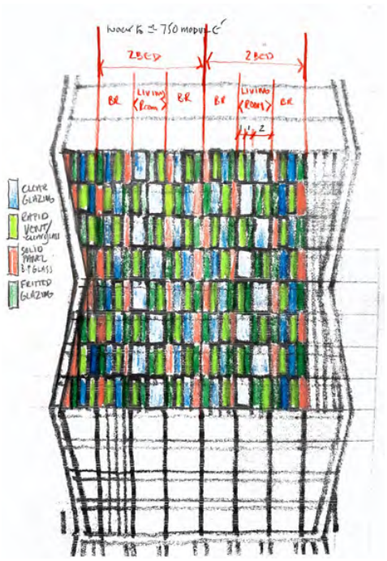
The development of the form as an elegant extruded square with undulating chamferred corners provides an opportunity to create a strong envelope language that responds to the form. The chamferred corners are fully glazed, creating highly reflective and lighter angular facets, whilst the flat, principle elevations of the towers have been designed in alumnium to provide a visually contrasting surface.

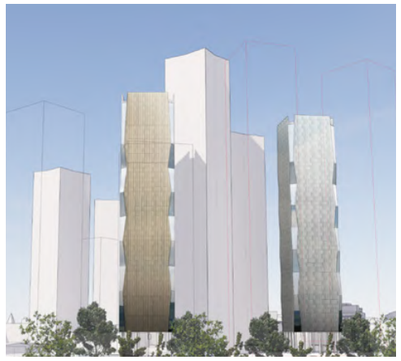
PRECEDENT & SAMPLES

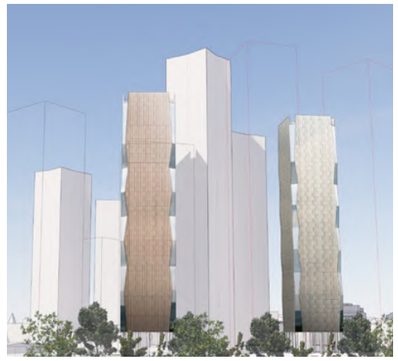
A thorough analysis of material sample has informed the design process. A series of samples have been procured throughout the design development to test the relationship of varying material combinations.

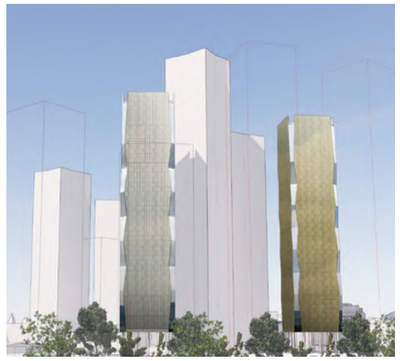


Proposed Plot F view from Hulme Park



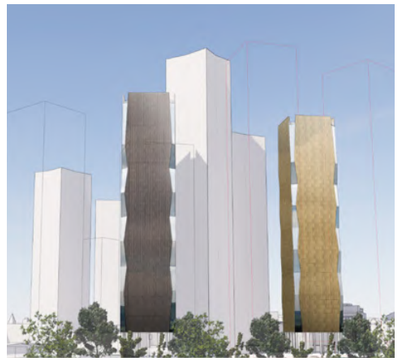


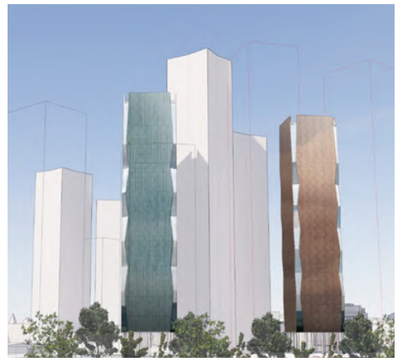


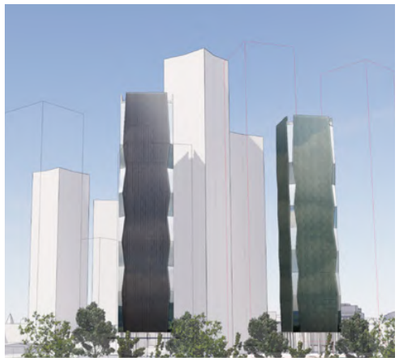








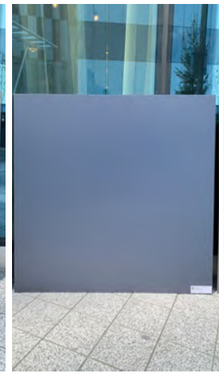
































East Elevation

North Elevation

3.12 Tower - F1

APPR0ACH

The elevations of Towers F1 and F2 have been carefully considered to respond to both the form and to the composition of the towers within the setting of Deansgate Square.

The appearance strategy is consistent for both towers and is intended to provide a uniformity through composition and material. The use of different colours for each tower provide a separate identity for F1 and F2.

Primary Elevations

The primary elevations are flat and described the extruded square of the tower form. These elevations are composed as a matrix of windows, solid panels and perforated purge ventilation panels, and therefore have a similar texture and rhythm to the elevations of the Deansgate Square towers.

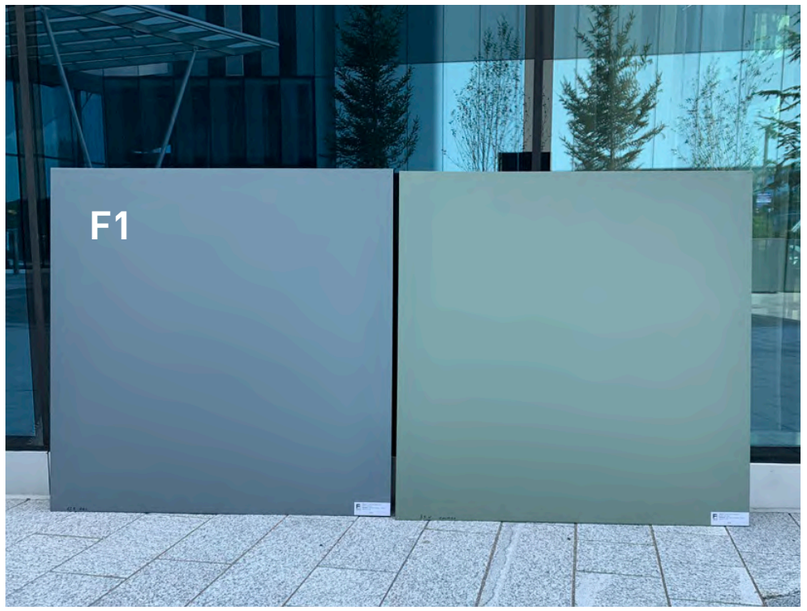
However, in contrast to Deansgate Square, and to provide a clear distinction to the chamferred corners, these elevations are finished in anodised aluminium. This inverts the texture with both solid panels and purge ventilation panels in aluminium. The windows therefore become a larger perforation within the alumnium facade.

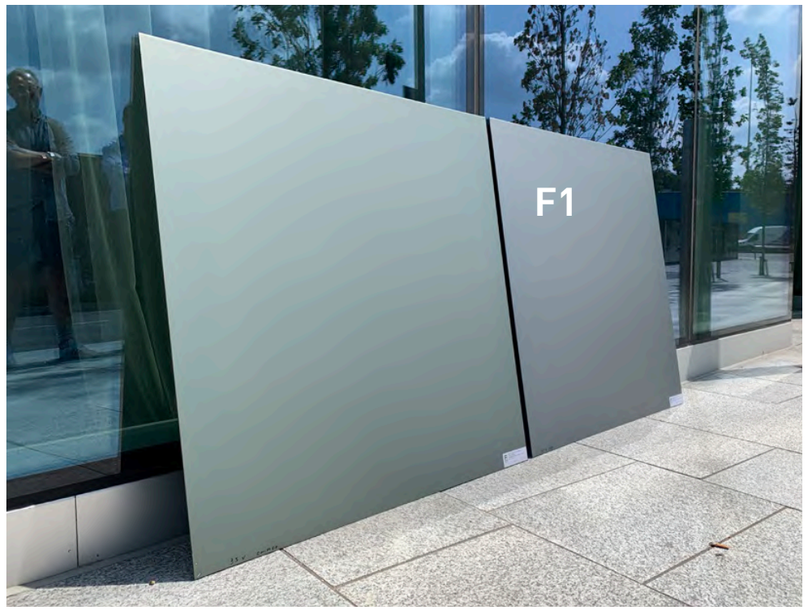
The selected colour for the anodised aluminium for F1 is light blue, providing a contrast to the darker and more reflective glazing on the corners.

Corner Elevations

The angled, chamferred corners which undulate up the towers provide a second elevation and provide the towers with their elegant, dynamic form. These facets are fully glazed, providing a contrast to the solidity of the primary elevations, and wide views out from the apartment living spaces.

The inclined angles of the facets, both inwards and outwards create differing reflections which animate the corners.





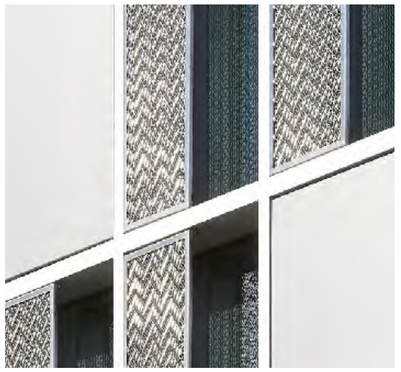
Sample photographs; in Shade & Sunlight



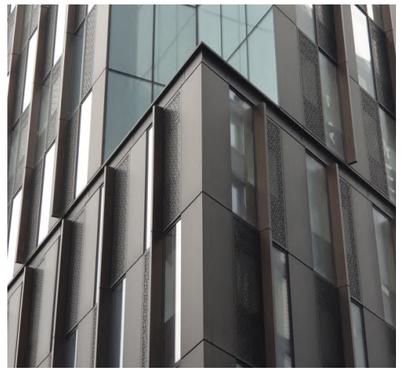
Inclined & Angled glass planes



Example of colour

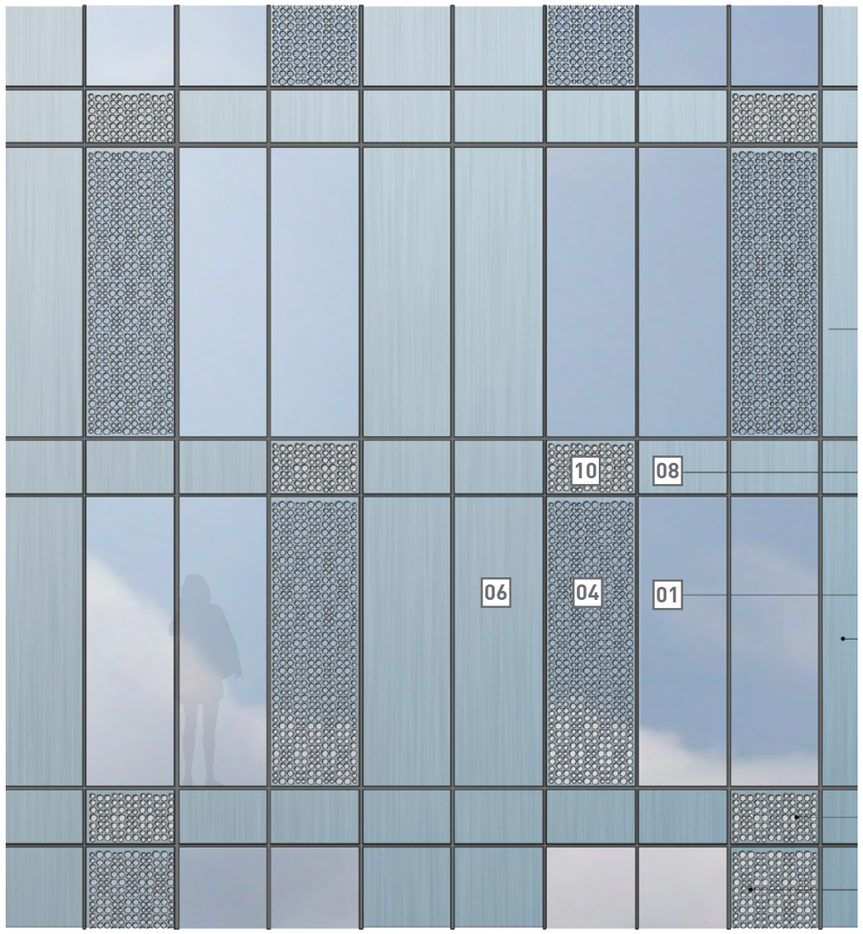


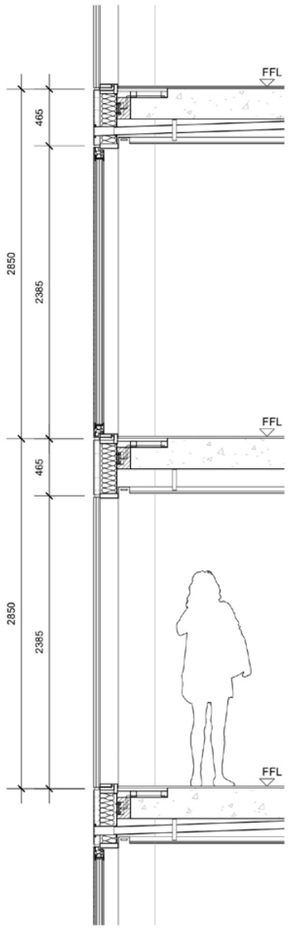
Examples of Anodised Panels

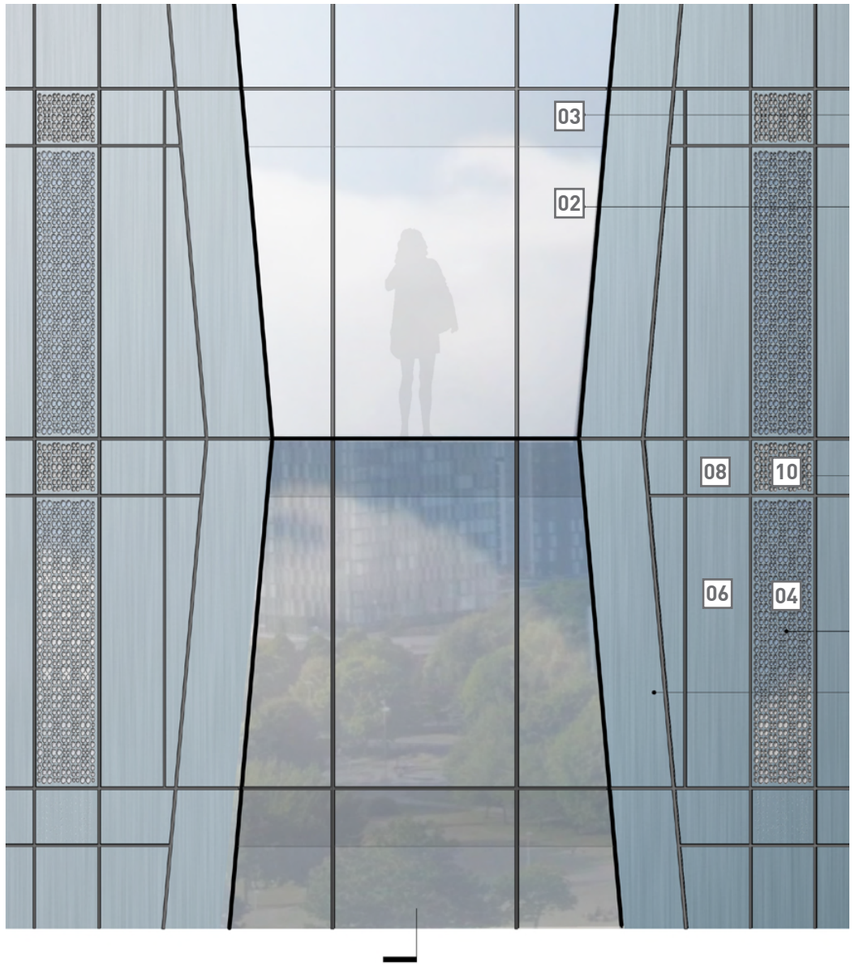


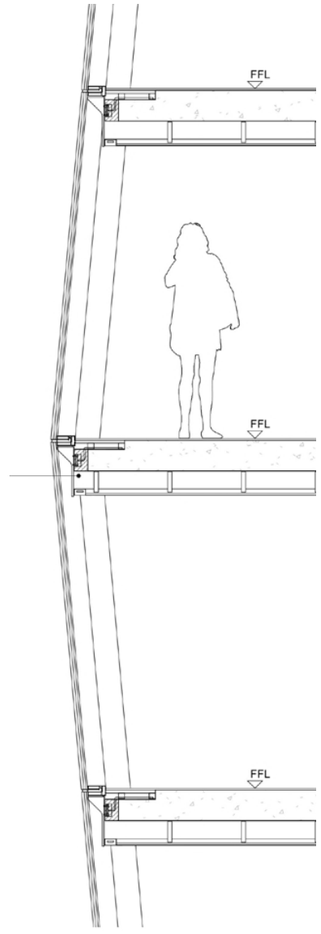
Material Key

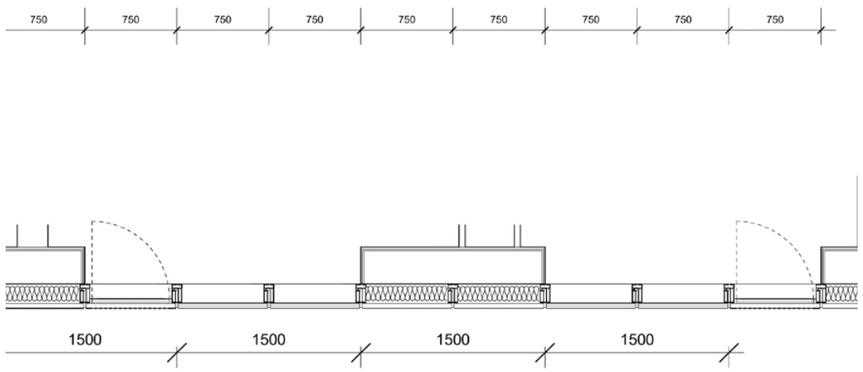
01	Vision Unit – TYPE 1: Full height clear vision unit (unitised)
02	Vision Unit – TYPE 2: Full height clear vision unit (unitised)
03	Floor Edge cover: Dark Grey, concealing floor slab edge
04	Purge Vent - TYPE 1 (Light Blue): Light blue anodised aluminium perforated sheet in plane of façade, concealing glazed door behind
05	Purge Vent - TYPE 2 (Light Green): Light green anodised aluminium perforated sheet in plane of façade, concealing glazed door behind
06	Opaque Unit - TYPE 1 (Light Blue): Light blue anodised aluminium sheet (unitised)
07	Opaque Unit - TYPE 2 (Light Green): Light blue anodised aluminium sheet (unitised)
08	Opaque Spandrel – TYPE 1 (Light Blue): Light blue anodised aluminium sheet (unitised)
09	Opaque Spandrel – TYPE 2 (Light Green): Light green anodised aluminium sheet (unitised)
10	Perforated Spandrel – TYPE 1 (Light Blue): Light blue anodised aluminium perforated sheet, concealing floor slab edge and ventilation behind
11	Perforated Spandrel – TYPE 2 (Light Green): Light green anodised aluminium perforated sheet, concealing floor slab edge and ventilation behind

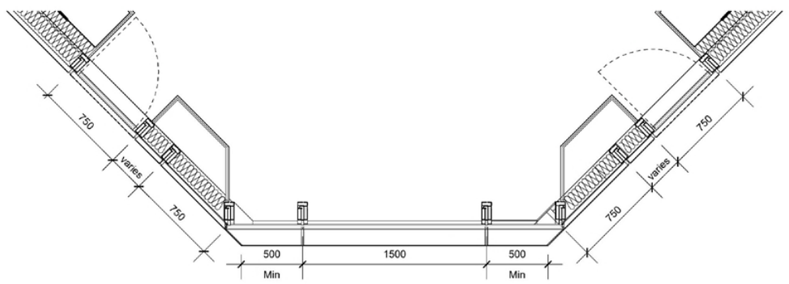

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3.13 Tower - F2

APPR0ACH

The elevations of Tower F2 follow the same strategy to those of F1.

Primary Elevations

The primary elevations are flat and described the extruded square of the tower form. These elevations are composed as a matrix of windows, solid panels and perforated purge ventilation panels, and therefore have a similar texture and rhythm to the elevations of the Deansgate Square towers.

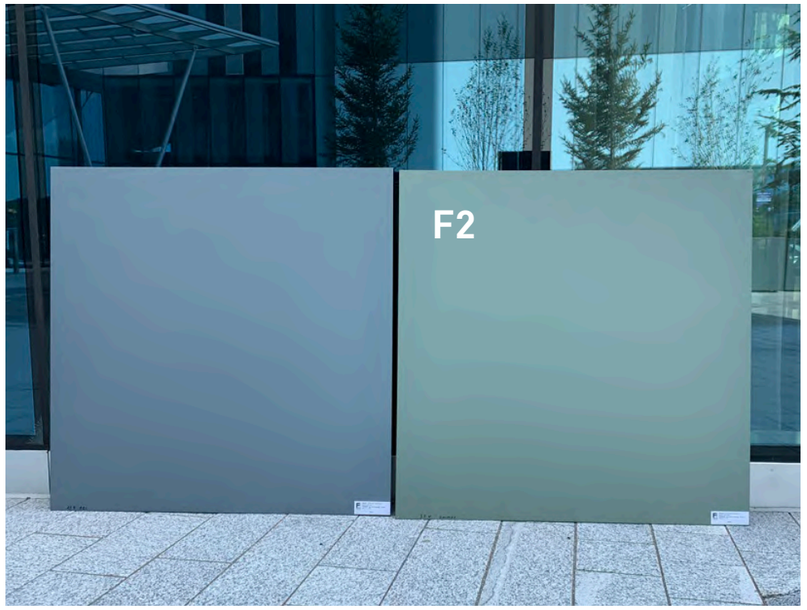
However, in contrast to Deansgate Square, and to provide a clear distinction to the chamferred corners, these elevations are finished in anodised aluminium. This inverts the texture with both solid panels and purge ventilation panels in aluminium. The windows therefore become a larger perforation within the alumnium facade.

The selected colour for the anodised aluminium for F2 is light green. In addition to providing a contrast to the darker and more reflective glazing on the corners, this has also been chosen to provide legibility of the form when read against the backdrop of Deansgate Square.

Corner Elevations

The angled, chamfered corners which undulate up the towers provide a second elevation and provide the towers with their elegant, dynamic form. These facets are fully glazed, providing a contrast to the solidity of the primary elevations, and wide views out from the apartment living spaces.

The inclined angles of the facets, both inwards and outwards create differing reflections which animate the corners.

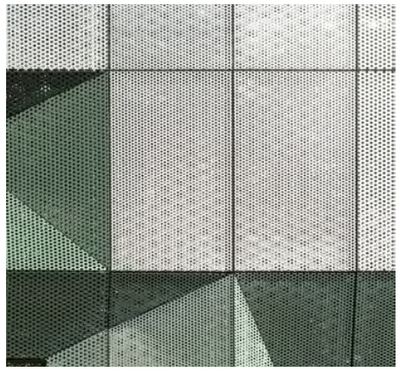




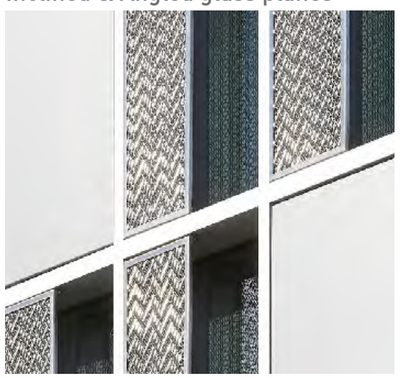
Sample photographs; in Shade & Sunlight



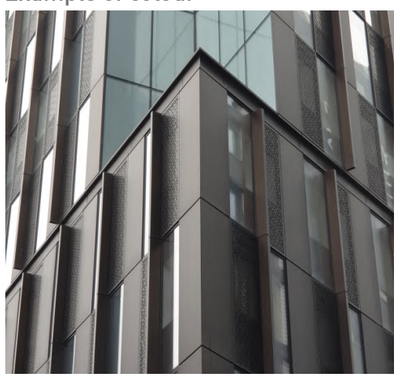
Inclined & Angled glass planes



Example of colour

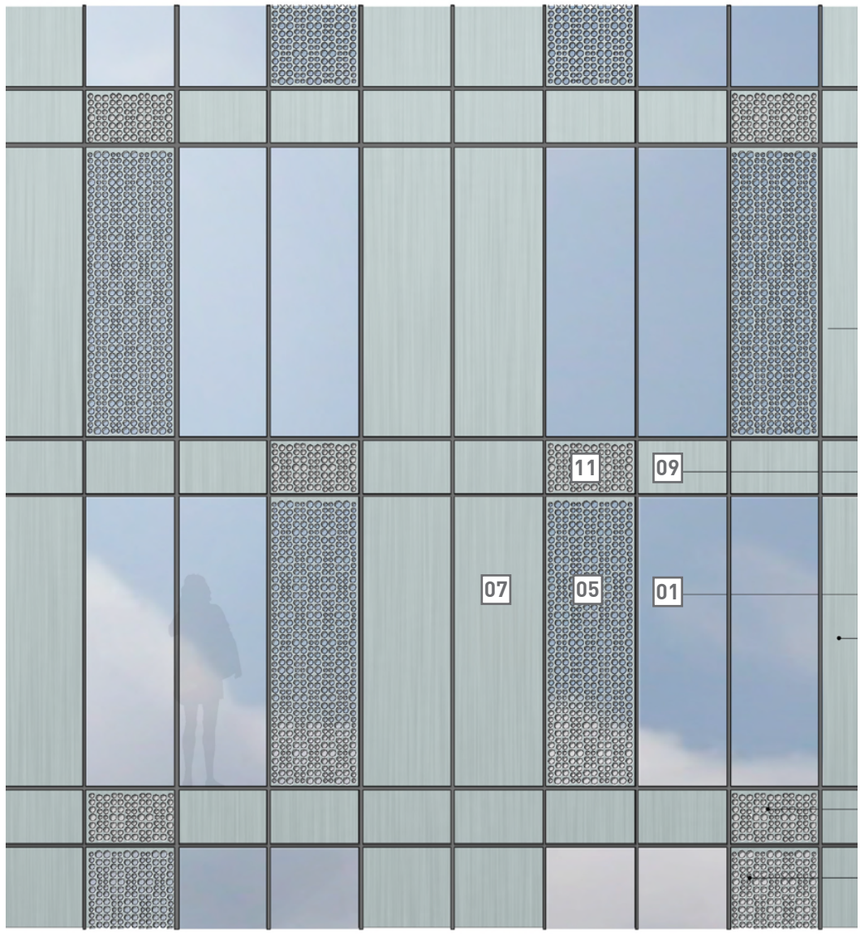


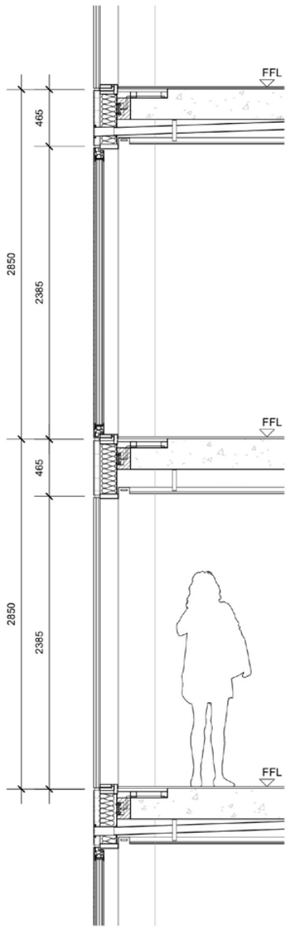
Examples of Anodised Panels

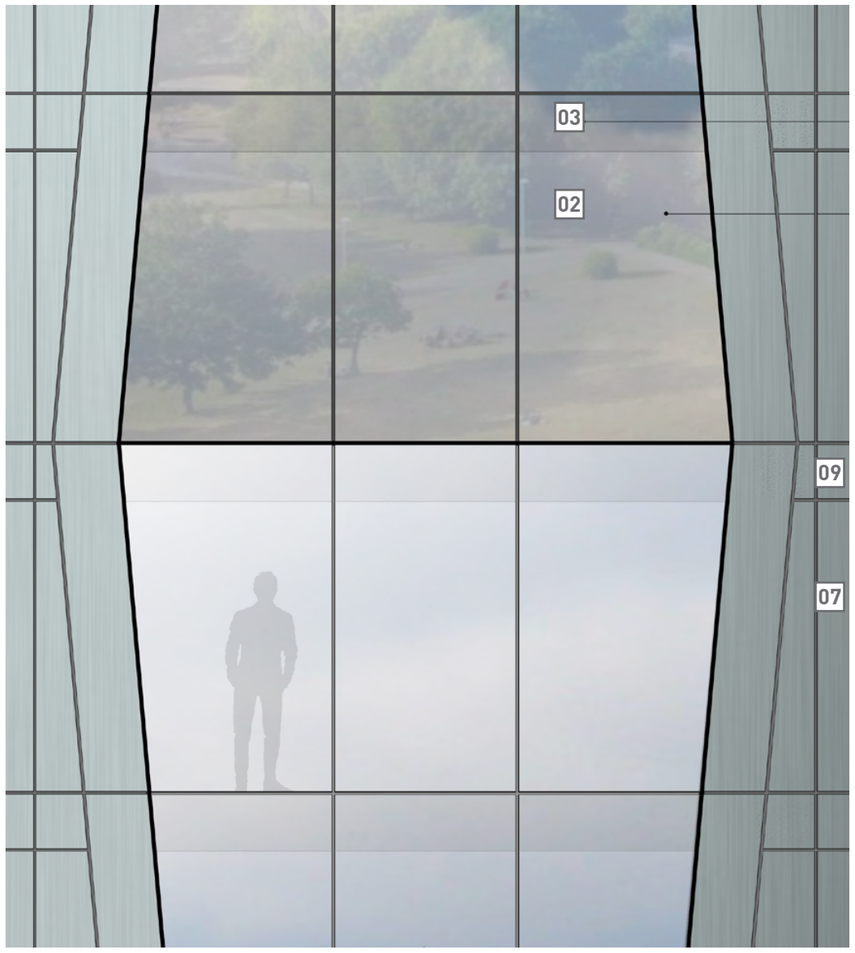


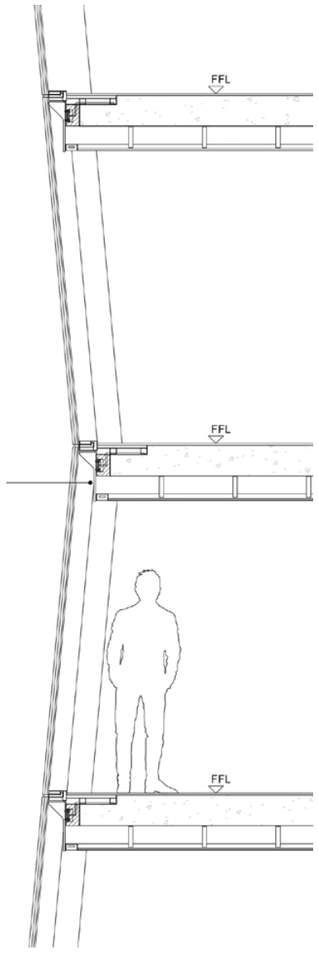
Material Key

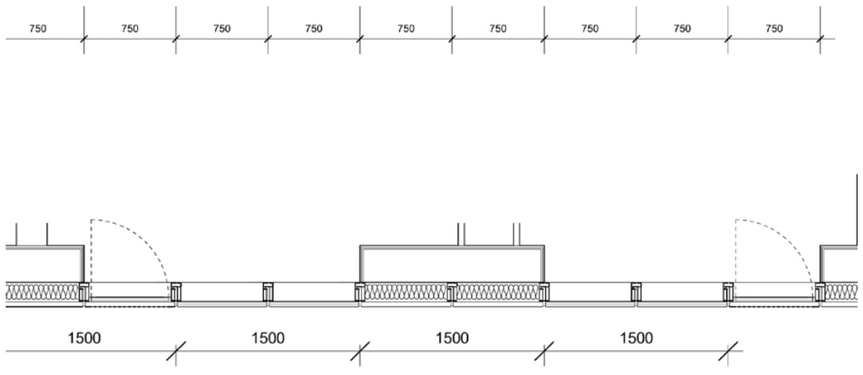
01	Vision Unit – TYPE 1: Full height clear vision unit (unitised)
02	Vision Unit – TYPE 2: Full height clear vision unit (unitised)
03	Floor Edge cover: Dark Grey, concealing floor slab edge
04	Purge Vent - TYPE 1 (Light Blue): Light blue anodised aluminium perforated sheet in plane of façade, concealing glazed door behind
05	Purge Vent - TYPE 2 (Light Green): Light green anodised aluminium perforated sheet in plane of façade, concealing glazed door behind
06	Opaque Unit - TYPE 1 (Light Blue): Light blue anodised aluminium sheet (unitised)
07	Opaque Unit - TYPE 2 (Light Green): Light blue anodised aluminium sheet (unitised)
08	Opaque Spandrel – TYPE 1 (Light Blue): Light blue anodised aluminium sheet (unitised)
09	Opaque Spandrel – TYPE 2 (Light Green): Light green anodised aluminium sheet (unitised)
10	Perforated Spandrel – TYPE 1 (Light Blue): Light blue anodised aluminium perforated sheet, concealing floor slab edge and ventilation behind
11	Perforated Spandrel – TYPE 2 (Light Green): Light green anodised aluminium perforated sheet, concealing floor slab edge and ventilation behind

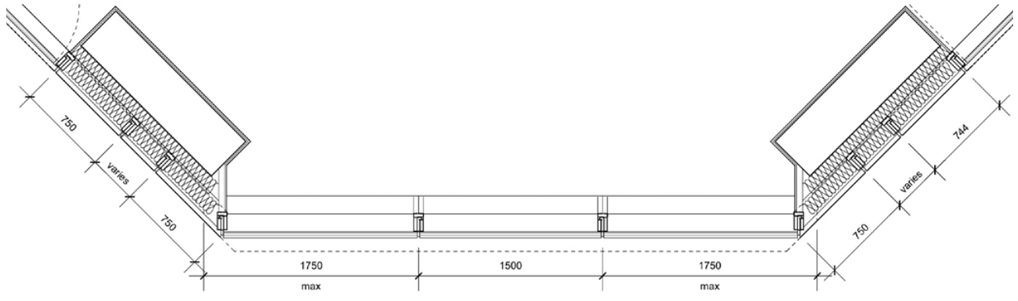

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3.14 Podium & Columns

APPROACH

The grounding of the tower comprises two distinct elements; firstly, 4no. pairs of columns at the tower corners, and secondly a 2 storey podium. The design of the podium for each of the F1 and F2 towers follows a similar approach to form, materiality and language, with the resultant podium extents being shaped by site constraints.

Columns

A pair of columns are located at each of the tower corners. These are shaped to extend the angle of the chamferred corner and provide continuity of form, connecting the tower to the ground.

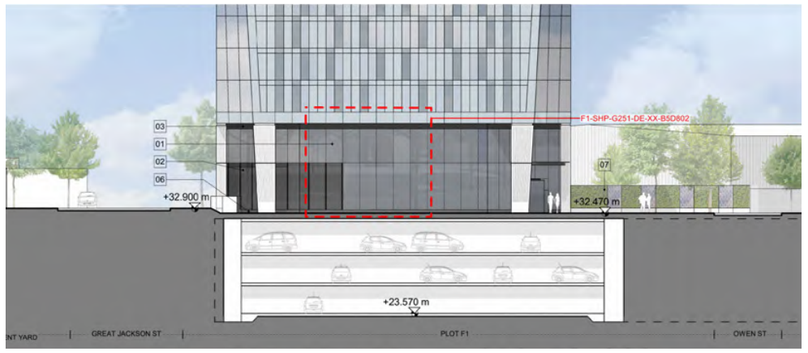
The columns are white, ribbed concrete elements, subject to sample. These provide a distinct identity, as robust structural objects, which are visually separate from the tower, whilst following the geometry of the form above. The colour, will provide a contrast to the podium material pallete, ensuring that these columns are clearly legible.

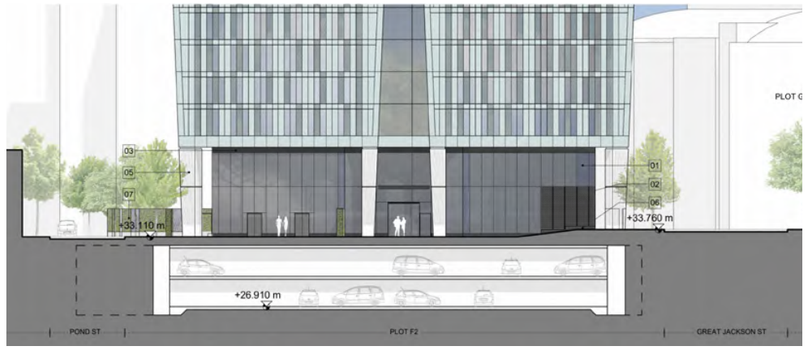
Podium

The podium is designed to be visually separate from the tower. The palette comprises uncapped glazed vision panels to the front of house & amenty spaces, dark grey brickwork to back of house areas, with dark grey louvred panels for ventilation.

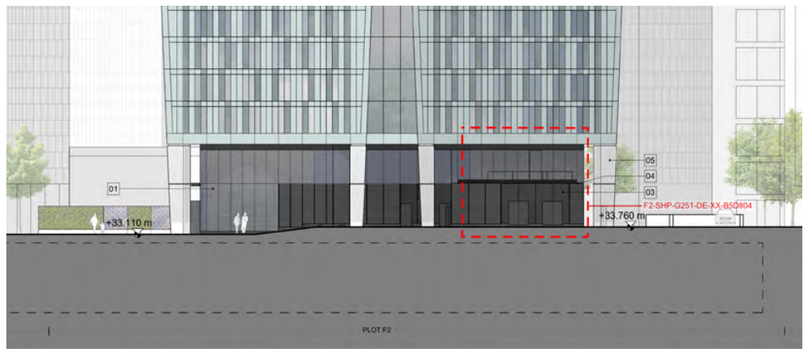
Private Gardens

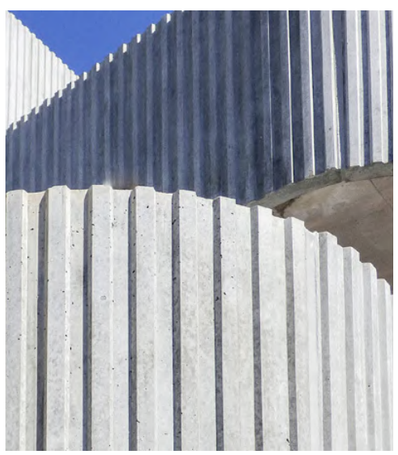
The podium for each of F1 and F2 is augmented with a private garden space, which is accessed from the ground floor amenity. The enclosure for the gardens comprise a combination of hedging and perforated panels. These are described in more detail in the Landcape Design Statement prepared by TPM ref:
PR-TPM-G710-RP-GRD-3851 501







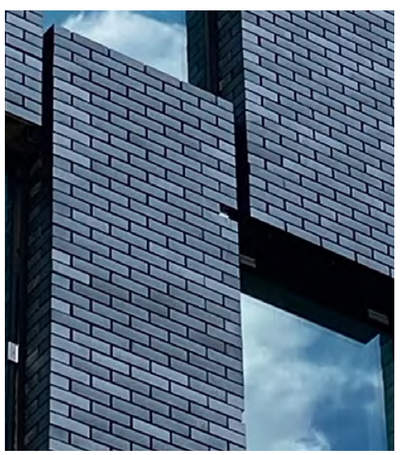






Examples of ribbed concrete





Examples of dark grey brickwork panels



View south from the park - morning







Podium massing development images

3.15 Landscaping

APPROACH

The proposal contains significant new elements of landscaped space and public realm which will support delivery of the wider Framework vision. The section provides a brief overview of the landscape and public realm strategy. Further detail is provided in the Landscape Design Statement (PR-TPM-G710-RP-GRD-3851 501).

Public Realm (#A opposite)

The public realm is placed between the two towers and is a nodal point located along the pedestrian route from Hulme Park through the Great Jackson Street framework area; creating linkages to the Medlock and the wider city.

The space is an informal green space for the residents and other users within the masterplan site and the wider city. Areas of open lawn are located to benefit from the sunny aspect and changing sun patterns between the two towers. Informal pathways lead users through the space where people are encouraged to stop and stay within the green space. Formal planting with trees and swathes of grasses and herbaceous planting will create seasonal interest within the park. 63 trees will be provided within the public realm and around the perimeter of the site. 38 of these will be in ground (15 planted along Pond street to the north of F2, that were deferred as part of DSQ scheme to alleged construction of Plot F), and 25 in raised planters or raised ground

Private Realm (#B opposite)

The private gardens are separate green spaces that are accessed directly from the towers. These are more contemplative spaces that are for Residents only, and provide seating and shading within a enclosure provided by hedging and screening.

HIGHWAYS

In addition to the extensive landscaping works, improvements are proposed to the highways both privately owned and public

Melbourne Street (#1 opposite) Private Road

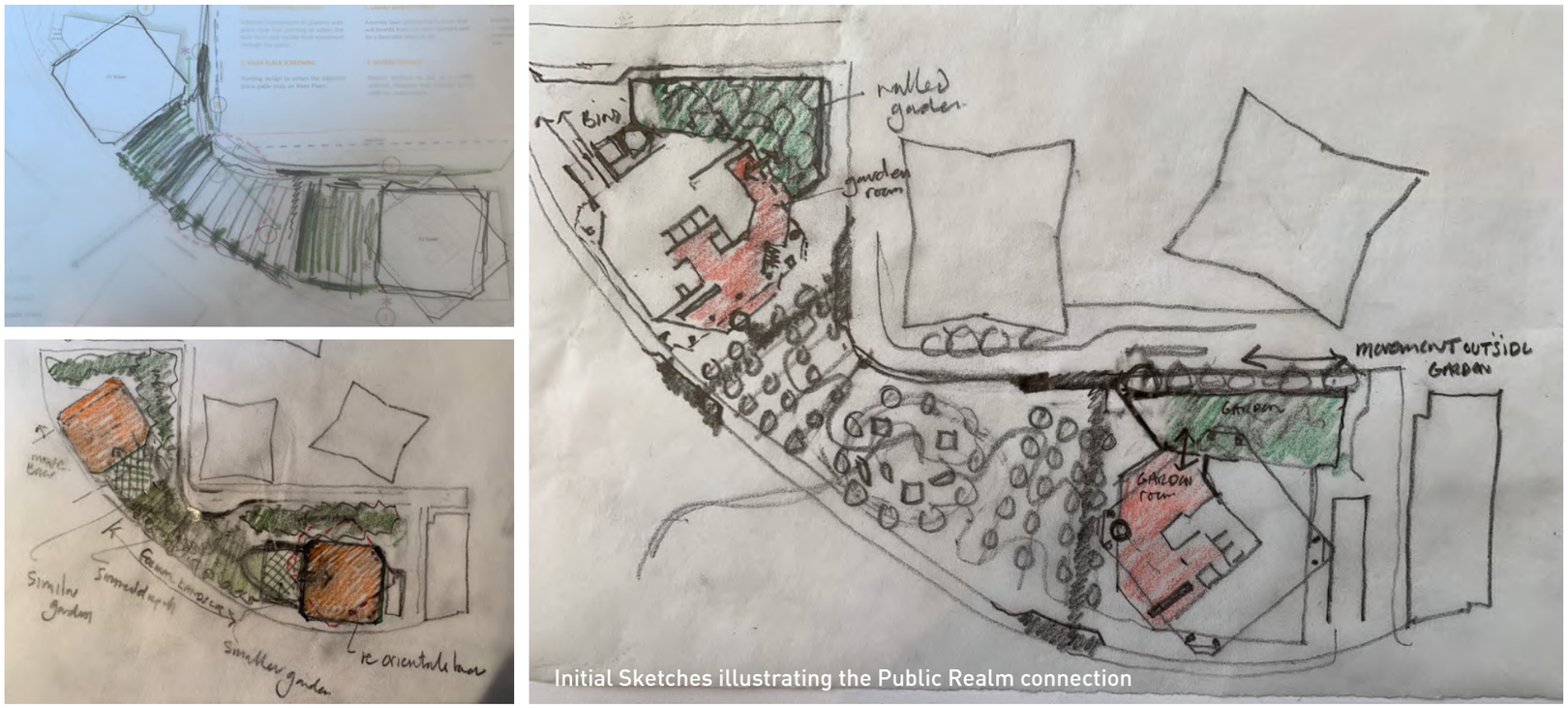
Works include the continuation of Melbourne Street along the northern edge of the site linking Great Jackson Street with Owen Street. The new street will provide access to the F1 car park and service vehicles for refuse collection, maintenance and deliveries.

Owen Street South (#2 opposite) Private Road

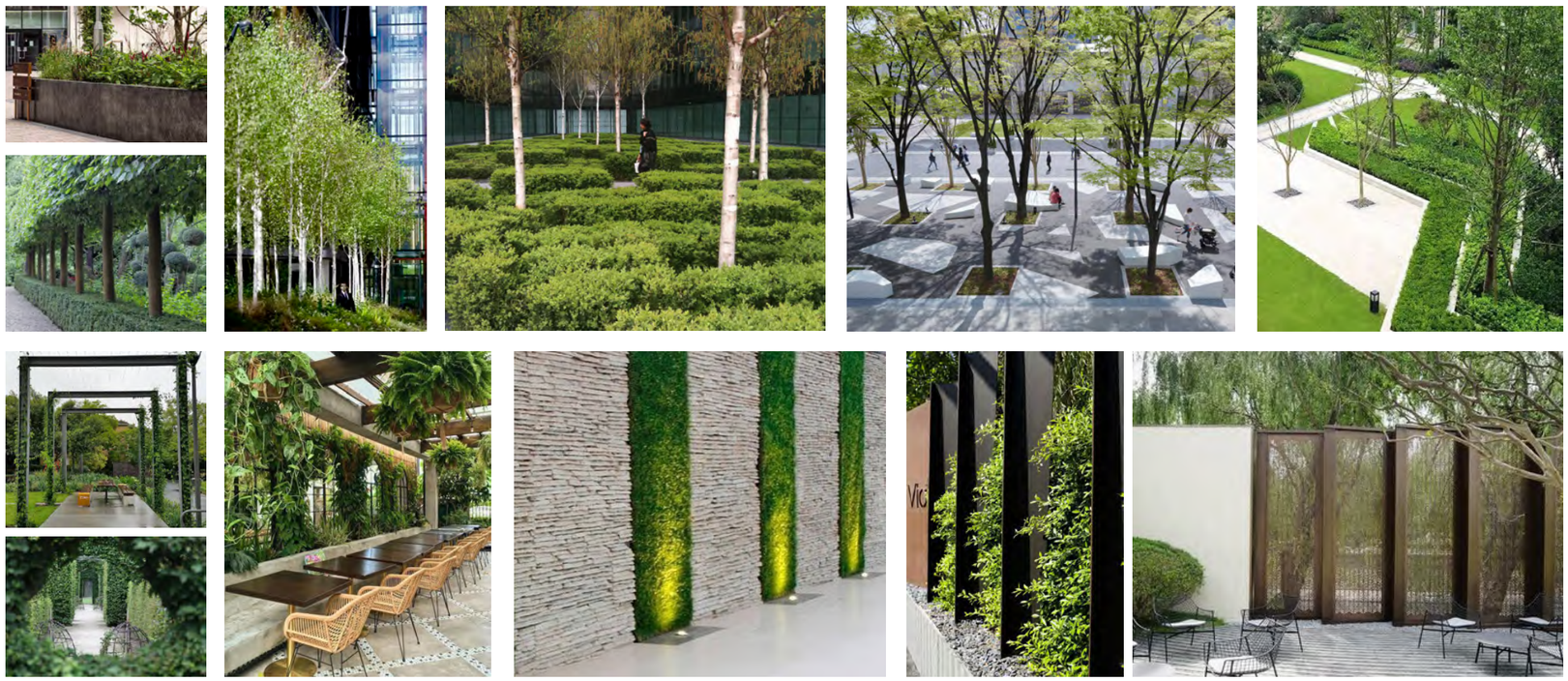
It is proposed to close the southern end of Owen Street and junction with Great Jackson Street. This will maximise and unify the central public realm.

F2 Service Road (#3 opposite) Private Road

Works are also proposed to provide a new service road at the eastern edge of the site linking Pond Street and Great Jackson Street. This will provide a one-way route for service and delivery vehicles to exit the site onto Great Jackson Street.



Initial Sketches illustrating the Public Realm connection



Landscape Precedent



LEGEND

HARD LANDSCAPE

Paving Type 1 - Paving Flags (P1)
Plan Size: 600 x 200mm (depth varies)
Colour:Warm Grey Blend
Finish: Flamed
Laying Bond: Stretcher Bond

Paving Type 2 - Paving Block (P2)
Plan Size: 300 x 100 (depth subject to loading)
Colour: 3 tone (blend of warm grey colours)
Finish: Textured
Laying Bond: Herringbone

Paving Type 3 - Paving Block (P3)
Plan Size: 300 x 100 (depth subject to loading)
Colour: 3 tone (blend of warm grey colours)
Finish: Flamed
Laying Bond: Stretcher Bond

Paving Type 4 - Paving Block (P4)
Plan Size: 100 x 100mm
Colour: Warm Grey (blend of 3)
Finish: Sawn
Laying Bond: Stack Bond

Paving Type 5 - Paving Trim
Plan Size: 100 x 100mm
Colour: Warm grey
Finish: Cropped top
Laying Bond: Stack Bond

Proposed Tactile Paving
Blister finish
Colour: Dark Grey

Cube Seats
High quality stone cube seats
Size: 600 x 600mm x 450mm high
Colour: Dark Grey

Linear Seating Plinth
High quality stone linear seating plinths
Size: Length varies, width 900 x height 450mm
Colour: Dark Grey

Raised Planter Edges (450-750mm high)
High quality stone raised edges

Linear Seats (Moveable)
To match linear seating plinths with lifting slot incoporated to the base
Colour: Dark Grey

Steps (Tapered)
High quality stone steps to match the main surface material. Stainless steel handrail and tactiles at the bottom and top of step units 150mm upstand per step with 300mm tread.

Raised Steel Planter (150mm high)
Info: Polyester Powder Coated
Colour: Dark grey

Raised Steel Planter (450mm high)
Info: Polyester Powder Coated
Colour: Dark grey

Cycle Stands
Info: 'Fin' cycle stands
Finish: Stainless Steel

Porous Resin bound gravel
Colour: Buff

Proposed Kerbs
300mm wide high quality material with varying upstands

Feature Lighting Columns
Height: 6m
Material: Steel
Colour: Dark Grey
Lighting spec to be confirmed

Bollards (Fixed)
Material: Stainless Steel
Height: 1200mm
Info: Anti-ram

Bollards (Collapsible)
Material: Stainless Steel
Height: 900mm

Proposed Bins

Proposed Perforated Screens
Heights: 2.5-3m high. TBC
For wind mitigation

Proposed Tensile Wires and Frame
Heights: to match perforated screen.
To promote climber growth
Material: to match perforated screen

Proposed Asphalt
To engineers spec

SOFT LANDSCAPE

Amenity Grass
High quality and high wearing turf

Mounding/ Contours (150mm increments)

Proposed Tree (set in soft planting)
Size: 4-4.5m high
Girth: 18-20cm, Advanced Nursery Stock
Fixing: Below ground guyed and staked
Irrigation: Irrigation pipe (plastic)

Proposed Tree (focal trees set in raised planter)
Size: 7-8m
Girth: 45-50cm, Semi Mature
Fixing: Below ground guyed
Irrigation: Irrigation pipe

Proposed Tree (set in hard landscape)
Size: 5-6m high, 2m clear stem
Girth: 25-30cm, Semi Mature
Fixing: Below ground guyed and underground cell system and tree grill surround.
Irrigation: Irrigation ring with s/s surface inlet

Proposed Small Tree (set in soft landscape)
Size: 2-3m high
Container size: 50L Form: Multi-Stem
Fixing: Below ground guyed
Irrigation: Irrigation ring

Ornamental Shrub Planting
Mixed shrub and herbaceous planting
5-7.5L containers with 15-20L specimens
Planting beds to received 75mm depth ornamental bark mulch

Proposed Instant Hedge (2.5m high)
Surrounding private gardens

Perforated Screens (2.5m high)
To enable permeability into private gardens

Proposed Tensile Wires with climbers
To promote climber growth to the external elevation of the emergency stair access

+32.436 **Proposed Levels**

+32.200 **Existing Levels**

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
P1	DC	Planning Submission	14.10.21

Client
Renaker Build Ltd

Project
Plot F, Manchester

Description
Landscape General Arrangements

Status
For Approval

Scale @ A1	Drawn	Checked	Date
1:250	DC	KH	14.10.21

Drawing number
Z1-TPM-G710-PL-XX-3851 101

Revision
P1

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

TPM Landscape drawing (ref Z1-TPM-G710-PL-XX-3851 101)

4.0 Access

4.1 Inclusive Access

OVERVIEW
This section of the report sets out details of the measures that have been employed with regard to inclusive access within the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age or gender. These cover the access within the new buildings and the public realm within the application site.

ACCESS AT SITE BOUNDARY
The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

CIRCULATION AND ACCESS TO PRIMARY ENTRANCES
The clear width of all access routes from pavement to main entrances are at least 1500mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are either 'flat' (cross falls introduced for drainage only) will be set at no more than 1 in 21.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances.

RECEPTION DESK / WAITING AREA / ENTRANCE LOBBIES
Main reception areas and concierge facilities are located at ground floor of each tower with self contained facilities.

Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for these spaces. Reception desks will include a low level desk area for wheelchair users. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted .
- The use of lighting and signage to aid way finding. .
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement.

COMMUNAL STAIRS AND LIFTS INCLUDING LOBBIES
Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. All buildings will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event. There are wheelchair refuges with intercom access to the concierge provided to the car park stair and amenity floors.

WIDTH OF INTERNAL CIRCULATION ROUTES
All primary circulation corridors are minimum 1500mm wide. The layout of the residential floors and apartments have been carefully considered to avoid facing front door apartment entrances wherever possible.

INTERNAL LAYOUT OF APARTMENTS
Full height glazing will provide clear unobstructed views, and solid opening vent panels will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

EMERGENCY EGRESS
Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

- Visual fire alarms especially where people may be alone
- Improvements in legibility of evacuation procedure signs
- Direction and location signs to circulation cores

FIRE FIGHTING ACCESS
The detailed design will adopt a fire engineered solution utilising references from BS9991.

ACCESSIBLE PARKING SPACES
Accessible parking spaces are located across basement levels 01, 02 & 03. Accessible space provision has been calculated based on 10% of the total private parking provision.

MCC DESIGN FOR ACCESS 2
Consideration has also been given to the requirements of MCC Design for Access 2, albeit noting that this is guidance for public buildings and pre-dates the more recent equalities legislation and building regulations. The assessment of the proposal against the relevant sections of DFA2 is provided in the Addendum



Secure line drawing

4.2 Security

GREATER MANCHESTER POLICE

Greater Manchester Police liaison were consulted during the design process in order to review the scheme design in relation to security issues. This generated a useful discussion and a positive response to the proposed design.

Following the consultation, it was highlighted a blindspot/concealed space between the building and the private garden. This area has been redesigned to eliminate the risk.

The ground floor layout has been designed to maximise opportunities for passive surveillance of the public realm spaces. Residential entrance foyers are situated adjacent to the public realm which will be well lit and overlooked.

The development will benefit from 24 hour on-site concierge/management staff in each tower. The car park entrance will be provided with a security shutter / bi-fold gate arrangement.

The ground floor layout provides good visibility to access routes and spaces. Entrances will be well lit and the development will incorporate CCTV.

A Crime Impact Statement has been produced by GMP in relation to the Proposed Development containing useful recommendations to inform the process of design development.

4.3 Management

MANAGEMENT APPRAISAL

A supplementary Management Evaluation has been prepared by Zenith Property Management; ARMA accredited Management Agents specialising in large city centre residential schemes and is included within the Appendices.

The report identifies the scheme has been designed such that an effective management structure is in place from day-one and is able to provide a high-quality resident experience, meeting the expectations and challenges that are common to large residential developments.

The appraisal concludes that the proposed scheme and its management facilities will be well placed to deliver a comprehensive service to future residents and visitors. The design anticipates and accounts for the operational needs of the management team and will ensure that a robust service is delivered to the resident as the ultimate end user.

4.4 Servicing

This section of the Design and Access Statement is supported by a Travel Plan and Transport Statement submitted as part of the application.

TRANSPORT CONNECTIONS

The Site is within easy walking distance of the central retail and commercial districts of Manchester city centre. The site benefits from being closely linked to Deansgate Railway Station and Deansgate-Castlefield Metrolink Stop. Bus stops are located close by on Chester Road.

SERVICING

Consideration has been given to the servicing of each building independently, for a range of different vehicles and uses. These are described below:

Regular Service Vehicles (e.g. refuse collections & deliveries)

For F1, service & delivery vehicles will enter the site at the junction of Great Jackson Street and Melbourne Street, with controlled access along the private road through bollards. A servicing bay is located on Melbourne Street, from which point the refuse store and other back of house areas can be easily accessed. There is localised hard standing in front of the sub-station for maintenance and replacement. To exit, vehicles will turn left onto Owen Street and exit the site in forward motion.

For F2, service and delivery vehicles will enter the site at the junction of River Place and Pond Street, and then turn left into a new private access road along the eastern boundary of the site. A servicing bay is located along this route, from which point the refuse store and other back of house areas can be accessed. The road continues to a junction with Great Jackson Street, from which vehicles can exit the site in forward motion.

Ad-hoc, Irregular and Oversized service vehicles

The Owen Street and Pond Street private road route, which currently serves Deansgate Square, can also be used for Ad-hoc and oversized vehicle access to both F1 and F2. This is a one-way route from the Owen Street/ Melbourne Street junction, with access along it controlled by bollards at either end. A pull-in zone is positioned on Pond Street for long vehicle loading/drop-off also provides overspill for F2.

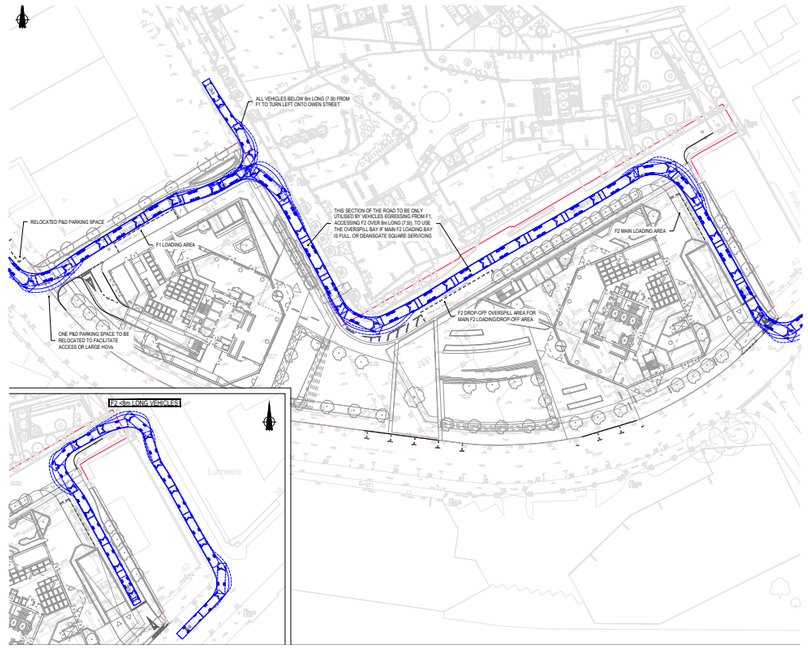
Taxi

Taxi drop off zone for F1 is located aong Melbourne Street. A similar zone is identified for F2 at the top of the new access road, close to the junction with Pond Street. This will minimise the number of vehicles entering the main site zone. Taxis for F2 will go up River Place, turning left onto Pond Street and left again to the new road between F2 and Boatmans

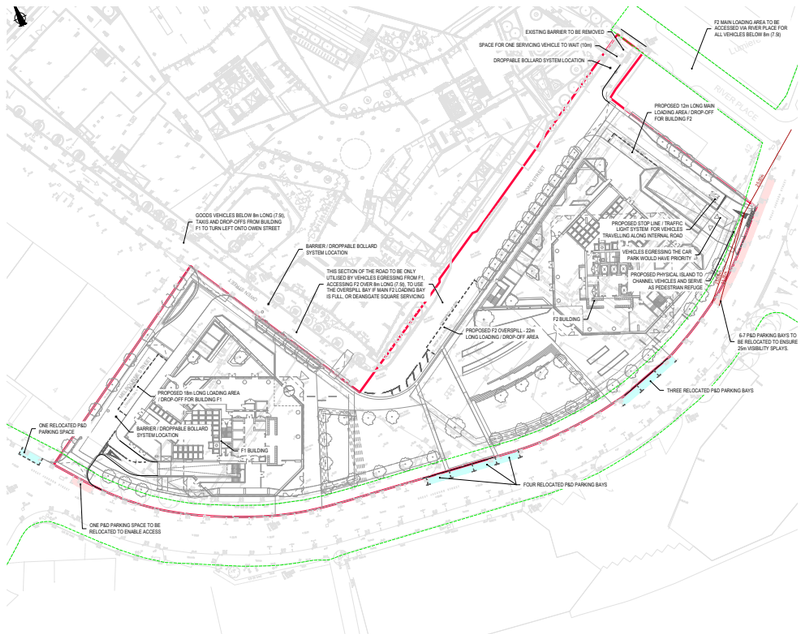
Cars / Parking

The car park entrance for F1 is at the western end of the new continued Melbourne Street. This is set back from the road, and will be managed via a traffic light system for incoming and outgoing cars,

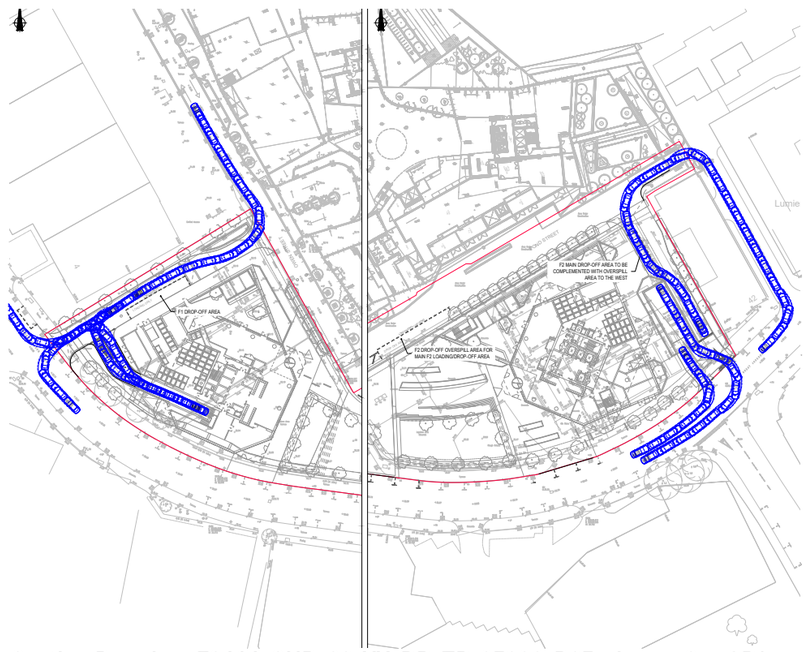
The car park entrance for F2 is accessed from Great Jackson Street. Vehicles will have priority over exiting service vehicles through 'Give Way' signage.



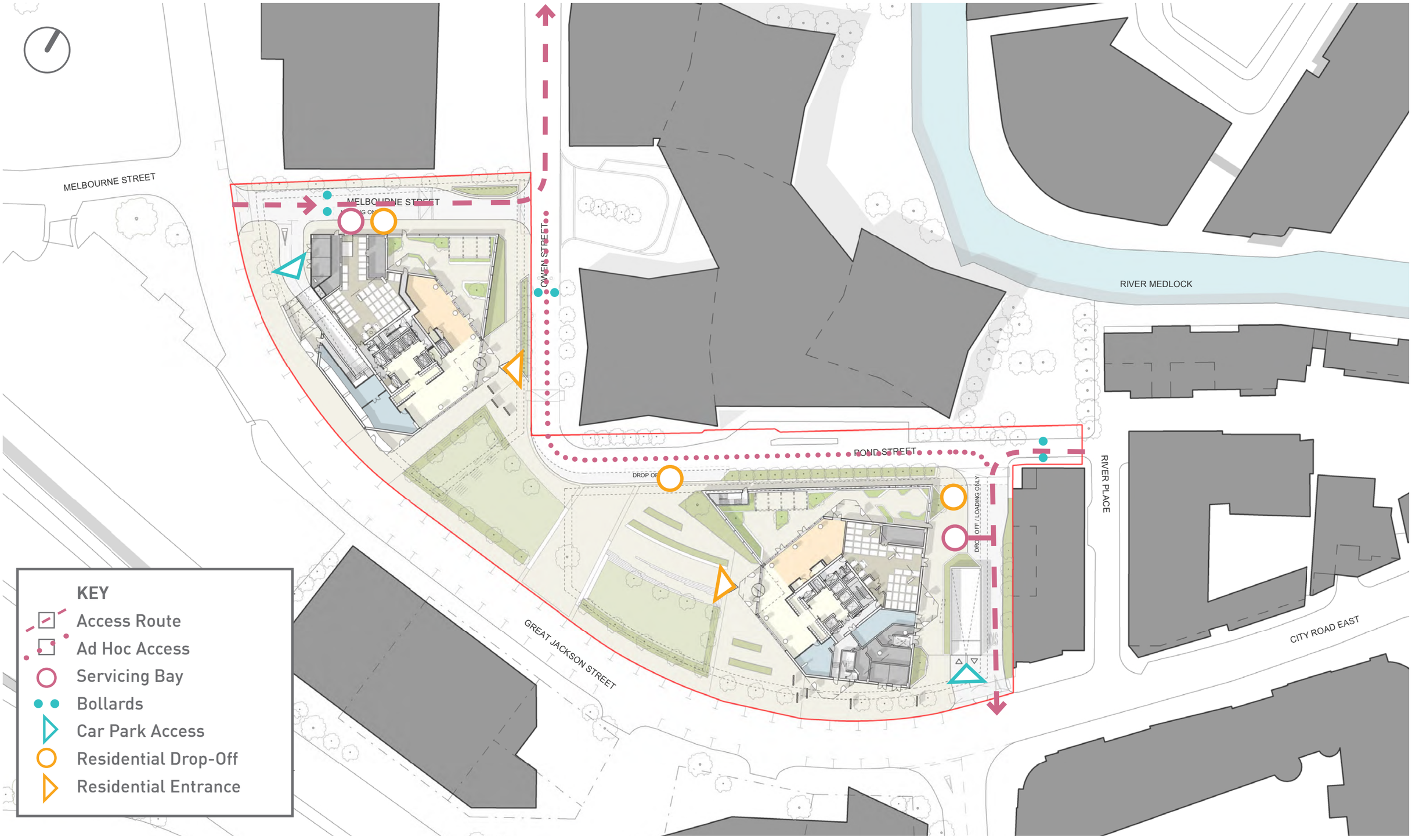
Curtins Drawing: 78616-CUR-00-XX-DR-TP-05002-P06 - Servicing SPA



Curtins Drawing: 78616-CUR-00-XX-DR-TP-75001-P05 - Access Strategy



Curtins Drawing: 78616-CUR-00-XX-DR-TP-05002-P05 - Large Car SPA


MELBOURNE STREET
MELBOURNE STREET
OWEN STREET
RIVER MEDLOCK
ROND STREET
DROP OFF / LOADING ONLY
RIVER PLACE
GREAT JACKSON STREET
CITY ROAD EAST
KEY
Access Route
Ad Hoc Access
Servicing Bay
Bollards
Car Park Access
Residential Drop-Off
Residential Entrance

4.5 Waste Management Strategy

INTRODUCTION

MCC have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled.

To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose built stores minimising the distance to collection thus the opportunity for spillage.

The MCC Waste Management Stratgey Profoma is included on the following pages. This provides a Waste & Servicing Strategy for the Plot F development incorporating 2 large residential towers.

The residential waste forecast has informed the strategy and the completion of the proforma.

It is concluded that the waste management and refuse collection strategy proposed is appropriate for this scale of development and that servicing and waste collection can be undertaken in an efficient manner, in line with Manchester City Council Guidance GD04.

WASTE FORECASTS

Residential waste forecasts have been calculated using MCC Waste Storage and Collection guidance for New Developments (GD04 V6). The figures for the residential forecast are outlined in the adajcent table.

The waste forecasts for residential waste are based upon the MCC guidance of 110 litres per apartment per week. The waste chute includes a tri-separator which will split the waste into 3no. waste streams which will be colour coded:

General Refuse (including Organic)
Pulpable Paper/ Card
Mixed Recyclables (Plastic / Metal / Glass) .

Building F1

Apartments	494	no.
Weekly Forecast/ Apartment	110	L / week
TOTAL Waste	54,340	L / week

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	27170	25
Organic	2%	1087	1
Paper/Card	24%	13042	12
Plastic/ Metal / Glass	24%	13042	12
Total Eurobins	**100%**	**54,340**	**50**

Building F2

Apartments	494	no.
Weekly Forecast/ Apartment	110	L / week
TOTAL Waste	54,340	L / week

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	27170	25
Organic	2%	1087	1
Paper/Card	24%	13042	12
Plastic/ Metal / Glass	24%	13042	12
Total Eurobins	**100%**	**54,340**	**50**

Table 01. Residential waste forecast - based on MCC GD04 - V6 (September 2017)



BIN STORES & REFUSE COLLECTION

The bin stores for each residential building are located at ground floor, with residents using tri-separator waste chutes to deposit their rubbish. The bin store locations are shown on the adjacent drawing.

Waste collection for both buildings F1 and F2 will be supervised by the on-site building management team and involves bins being brought out immediately prior to collection and returned immediately after and to ensure areas are kept clean.

It is proposed that Residential Waste will be collected weekly via a combined strategy with the local Authority waste collection company, in tandem with a private waste contractor where required.

RESIDENTS WASTE STRATEGY

Residents will benefit from three colour coded waste bins within each residential unit. The development will employ a waste chute system with an automated tri-separator located at the bottom of the chute to separate each different form of waste. There would therefore be three waste streams created, colour coded to assist management and compliance.

On all residential floors (02-50) there will be lobbied access to a waste chute from the main circulation core. The chute will incorporate a series of buttons relating to the type of recycling, allowing the tri-separator to deposit the waste in the correct bin in the store. The building management company will monitor the bins as they fill and replace with empty bins when required.

Following advice from Zenith Property Management - food waste will be bagged and brought to two purpose built bin stores close to the lift cores at ground level. Refer to orange shading on the plan

4.5 Waste Management Strategy

MCC WASTE MANAGEMENT STRATEGY PROFORMA

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: To be confirmed
Date Submitted: September / October 2021

Estimated volumes/ m² required by the development

Low Rise Domestic N/A

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	F1: Total Apartments = 494 no. Total Area of Refuse Store = 208 sqm Total Area/ Apartment = 0.42 sqm F2: Total Apartments = 494 no. Total Area of Refuse Store = 198 sqm Total Area/ Apartment = 0.40 sqm

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Commercial Developments N/A

Please state number of bins you propose, showing calculations where appropriate.

General Waste - Pulpable Recycling - Mixed Recycling - Food Waste - Industrial Waste -	N/A. Development is High Rise Residential Only.

Has / will a contract be obtained with a licenced waste carrier?	☐✓

Mixed Use Developments N/A

Are the stores for residential and commercial separate from each other?	N/A	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each apartment will be provided with 3no. bins which are to be colour coded to match the colour regime of the Waste Chute Hopper. Residents will be given instructions on the use of the Waste Chute.

Waste Chutes are located on every residential floor within the communal corridor.

The Waste Chutes will include a automate tri-separator located at the bottom of the chute to separate different forms of waste.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The residential refuse stores are shown in the accompanying drawings in section 4.7 of the DAS.

Ensure all bins in the store are accessible	☐✓	NOTE 1.
Ensure recycling facilities are as easy to access as general refuse	☐✓	

NOTE 1: The refuse stores are not accessed directly by residents, but will be accessed by management and operational staff. Residential access to refuse is provided via the Waste Chute.

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -	The refuse stores will be mechanically ventilated
Hygiene -	The floor and walls of the refuse stores will be constructed and finished in materials that are impervious and easily cleaned. Overall waste management will be undertaken by the on-site staff/ management company who would monitor the cleanliness on a regular basis, and would ensure that all areas of the site are kept clean as required.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The on-site staff / management company would ensure that the bins are presented on the service roadside ready for collection, and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the General Manager

Please ensure that you have attached:

Detailed plans of waste stores	☐✓	NOTE 2.
Location plans showing stores	☐✓	NOTE 2.
Location plans showing the proposed collection point and the route the collection vehicle will take	☐✓	NOTE 3.

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

NOTE 2: Refer to Site Layout plans and Ground Floor plans which accompany the planning application, and Section 4.7 in the Design & Access Statement

NOTE 3: Refer to Sections 4.6 & 4.7 in the Design & Access Statement, and the Transport Statement which accompany the planning application

4.6 Access & Maintenance Strategy

INTRODUCTION

The design of the buildings and their layout on the site have been considered to accommodate both regular cleaning and maintenance, as well as infrequent facade and plant replacement.

Whilst the strategy will continue to develop during the next design stage, consideration has been given for building use, height, adjacencies and facade type. This process has led to the selection of an appropriate strategy for each building volume.

ACCESS AND MAINTENANCE STRATEGY

In summary, the strategy for each volume type is described as follows:

Podium Elevations

It is proposed that the use of ground based access strategy is maximised where possible. This strategy could be employed for the cleaning and light maintenance of the 2 storey podium elevations for both F1 and F2 through the use of a Mobile Elevated Work Platform (MEWP)

For all other areas that are not able to be accessed from Ground level, the following roof mounted systems have been considered.

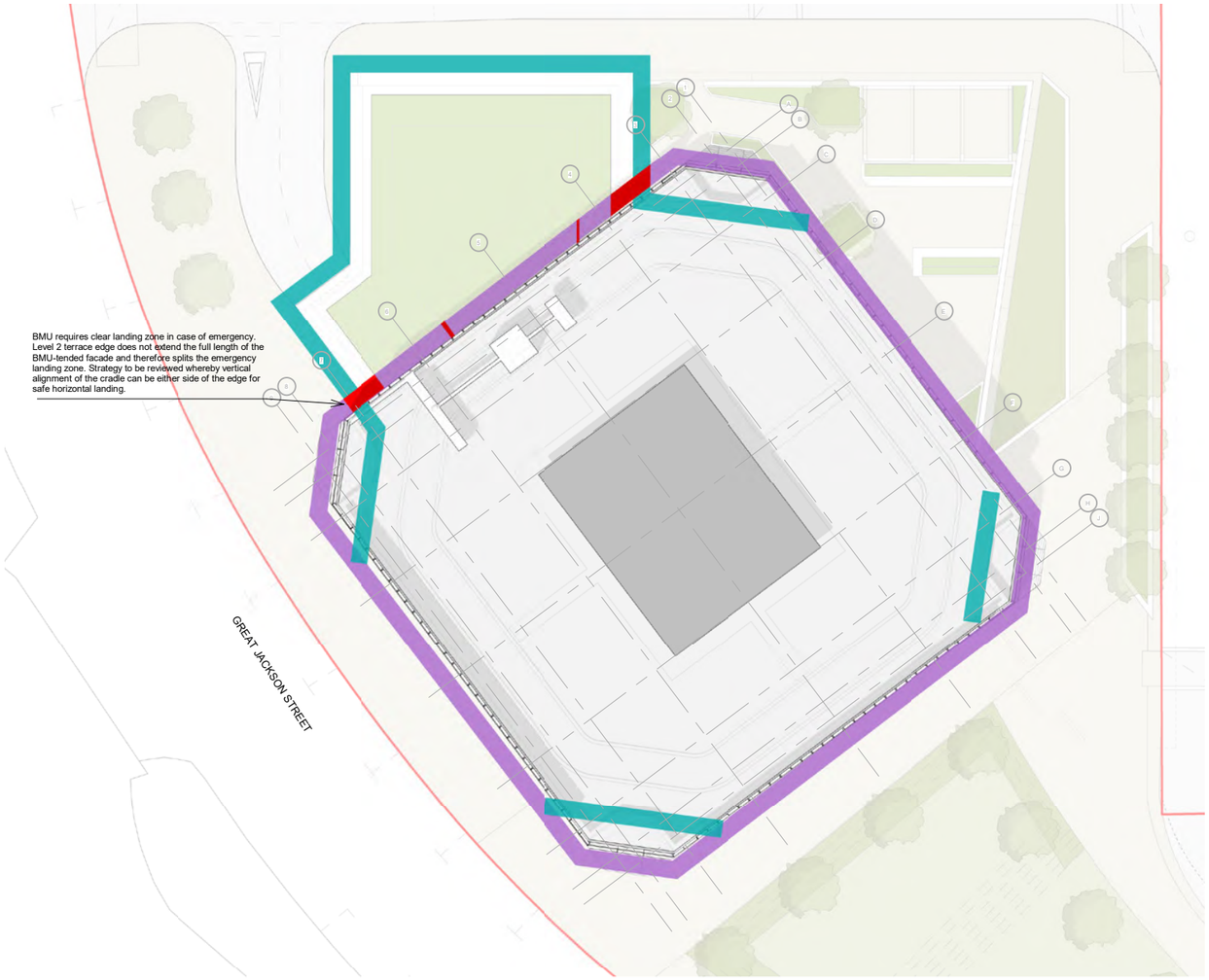
Residential Tower Elevations

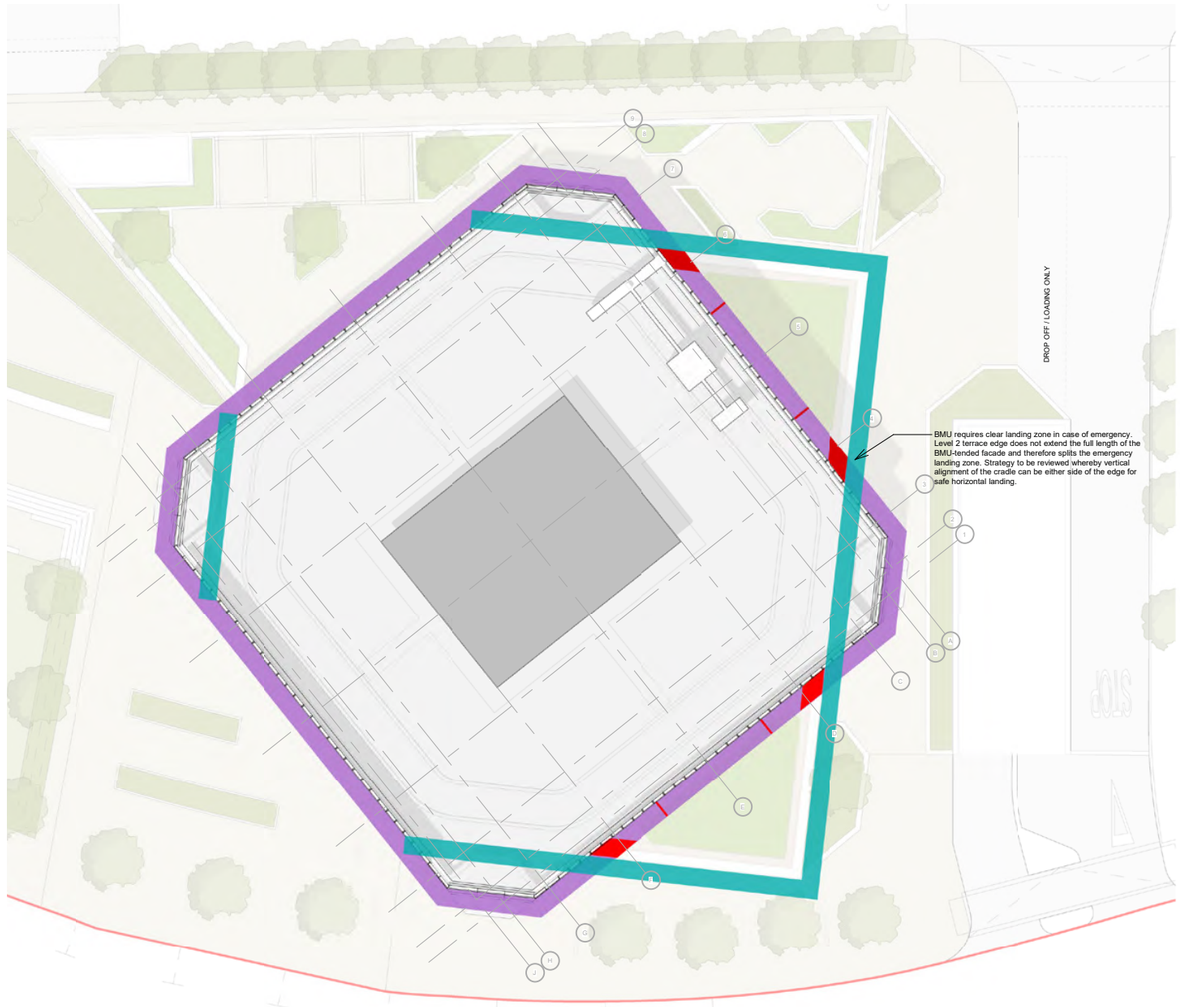
The cleaning and maintenance of these facades would be undertaken by a roof based fully powered twin track mounted BMU (Building Maintenance Unit) and counterbalanced pantograph type cradle.

The position of the track allows the cradle to access all of the tower facades for both F1 and F2.

The maintenance and glass replacement for the undulating chamferred corners are managed with the use of an overhang glass lifting beam.







KEY

- BMU Access
- Pole / MEWP Access (from Level 00 or 02)
- BMU Landing Zone
- Highlighted interruptions



